

# EXHIBIT 1, PC-3

Clean Version of Proposed Non-Coastal Zoning  
Ordinance Amendments

County-Initiated Proposed Ordinance Amending  
Articles 2, 5, 7, and 19 of the Ventura County  
Non-Coastal Zoning Ordinance to Include a  
Definition, Use Category, and Acres Limitation for  
Phase I of the Renewable Energy Program  
Case No. PL24-0019

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
AMENDING DIVISION 8, CHAPTER 1, ARTICLES 2, 5, 7, AND 19 OF THE VENTURA  
COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE TO AMEND  
THE DEFINITION FOR “ENERGY PRODUCTION FROM RENEWABLE SOURCES”  
AND INCLUDE A DEFINITION, USE CATEGORY, AND ACREAGE LIMITATION FOR  
"RENEWABLE ENERGY STORAGE" FACILITIES IN CERTAIN ZONES**

The Board of Supervisors of the County of Ventura (“County”) ordains as follows:

**Section 1**

**ARTICLE 2:  
DEFINITIONS**

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**Article 2, Section 8102-0 – Application of Definitions** of the Ventura County Ordinance Code is hereby amended to revise the definition of “Energy Production from Renewable Sources” and to add a definition for “Renewable Energy Storage,” to read as follows:

Energy Production and Storage from Renewable Sources - Any facility, structure, or installation as a principal use that produces or stores energy, primarily for off-site use, from naturally replenished sources such as, but not limited to, wind, water, sunlight, geothermal heat, or biomass.

Energy Storage, Renewable – A specific type of land use under the definition “*energy production and storage from renewable sources*” that is limited to the storage of renewable energy primarily for off-site use.

## Section 2

# ARTICLE 5: USES AND STRUCTURES BY ZONE

**Article 5, Section 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones** of the Ventura County Ordinance Code is hereby amended to rename the use category of “Energy Production from Renewable Sources” to “Energy Production and Storage from Renewable Sources” and add a reference to applicable development standards, to read as follows:

### Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones

	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
ENERGY PRODUCTION AND STORAGE FROM RENEWABLE SOURCES * (3)	CUP	CUP	CUP								

**Article 5, Section 8105-5 - Permitted Uses in Commercial and Industrial Zones** of the Ventura County Ordinance Code is hereby amended to rename the use category of “Energy Production from Renewable Sources” to “Energy Production and Storage from Renewable Sources” and to add a line item for “Renewable Energy Storage,” with a reference to applicable development standards, to read as follows:

### Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones

	CO	C1	CPD	M1	M2	M3
ENERGY PRODUCTION AND STORAGE FROM RENEWABLE SOURCES (3)					CUP	CUP
Renewable Energy Storage*				PD	PD	PD

**Section 3**  
**ARTICLE 7:**  
**STANDARDS FOR SPECIFIC USES**

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**Article 7 – Standards for Specific Uses** of the Ventura County Ordinance Code is hereby amended by adding a new **Section 8107-49 – Energy Production and Storage from Renewable Sources** to read as follows:

**Sec. 8107-49 – Energy Production and Storage from Renewable Sources**

The purpose of this Section 8107-49 is to regulate *energy production and storage from renewable sources* to ensure public safety and compatibility with surrounding land uses, and limit impacts to agricultural and open space lands, while providing reliable renewable energy for the community.

**Sec. 8107-49.1 – Renewable Energy Storage Acreage Limitation**

The total cumulative acreage for *renewable energy storage* facilities, including accessory equipment and structures but excluding the area for ingress and egress to the facility, shall not exceed 100 acres within the OS (Open Space), AE (Agricultural Exclusive), and RA (Rural Agriculture) zoning districts.

**Section 4**  
**ARTICLE 19:**  
**SPECIFIC STANDARDS FOR AREA PLANS**

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**Article 19, Section 8119-1 – Old Town Saticoy Development Code** of the Ventura County Ordinance Code is hereby amended to add “Renewable Energy Storage” under the heading of “Warehousing and Storage, Indoor Only,” to read as follows:

**Sec. 8119-1 – Old Town Saticoy Development Code**

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>WAREHOUSING AND STORAGE, INDOOR ONLY</b>				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
Renewable Energy Storage				PD

## Section 5

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

## Section 6

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2024, by the following vote:

AYES: Supervisors \_\_\_\_\_

NOES: Supervisors \_\_\_\_\_

ABSENT: Supervisors \_\_\_\_\_

\_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS

ATTEST:

DR. SEVET JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By \_\_\_\_\_

Deputy Clerk of the Board