



Memorandum

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/divisions/planning

Date: March 12, 2019
To: Board of Supervisors
From: Planning Division
Subject: Revisions to Proposed Ordinances Amending Ventura County Non-Coastal Zoning Ordinance

A. Revisions to Proposed Ordinance Amending Articles 2, 3, 4, 5, and 9 of the Ventura County Non-Coastal Zoning

Planning Division staff recommends the following two revisions be made to the proposed ordinance amending Articles 2, 3, 4, 5, and 9 of the Ventura County Non-Coastal Zoning (see Exhibit 5 to the Board of Supervisors letter) at the following sections, with inclusions and deletions indicated in red text with underline and ~~strikeout~~, respectively.

1. Revision to Section 8109-4.8.2.4b(5)(ii)

As a clarification to implement the section's original intent, Planning Division staff recommends that this section be adopted to read as follow:

"Sec. 8109-4.8.2.4b(5):

b. Standards and Requirements. Except as provided in Sec. 8109-4.8.2.4.a regarding existing *lighting*, the following standards and requirements apply to *lighting* and use thereof subject to and not prohibited by this Sec. 8109-4.8.2:

¶ ¶ ¶

(5) Security Lighting

i. *Outdoor lighting* installed for *security lighting* shall have a maximum output of 2,600 *lumens* per *luminaire*. If required for proper functioning of a security camera used in conjunction with *security lighting*, the *correlated color temperature* may exceed 3,000 Kelvin. Where the light output exceeds 850 *lumens*, *security lighting* shall be operated by motion sensor or a timer switch and shall be programmed to turn off no more than 10 minutes after activation.

ii. Notwithstanding subsection (i) above, if *security lighting* is installed within ~~200 feet of~~ a *surface water feature*, it shall be programmed to turn off no more than five minutes after activation.

iii. *Outdoor lighting* installed for *security lighting* that is used in connection with agricultural uses on lots zoned Agricultural Exclusive (AE), Open Space (OS), and Rural-Agricultural (RA) or legally authorized *oil and gas exploration and production* uses operating under a discretionary permit as of [Ordinance effective date] shall not be subject to the requirements for motion sensors and timers set forth in subsections (i) and (ii) above.

iv. *Essential luminaires* may remain on if used to illuminate circulation areas such as walkways, driveways or building entrances."

2. Revision to Section 8109-4.8.3

For clarification, Planning Division staff recommends that this section heading be revised to include "Wildlife Impermeable Fencing" and be adopted to read as follows, with inclusion indicated in red text with underline:

"Section 8109-4.8.3:

Applicability and Exemptions, Prohibitions, Wildlife Crossing Structures, Surface Water Features, Vegetation Modification, Wildlife Impermeable Fencing, Permitting

3. Revision to Section 8109-4.8.3.2s

Planning Division staff recommends that this section be revised to exempt wildlife impermeable fencing from Section 8109-4.8.3 when such fencing is temporary (i.e., installed for 30 calendar days or less). Planning Division staff recommends that Section 8109-4.8.3.2s be adopted to read as follows, with inclusion indicated in red text with underline:

"Section 8109-4.8.3.2s:

The following are not subject to this Sec. 8109-4.8.3:

¶ ¶ ¶

s. Structures, wildlife impermeable fencing or improvements that are temporary, or are located entirely or substantially underground (e.g., pipelines, cables, individual sewage disposal systems)."

B. Revision to Proposed Ordinance Amending Article 18 of the Ventura County Non-Coastal Zoning Ordinance

1. Revision Exhibit 7A - Amendments to Zoning Classifications for the Habitat Connectivity and Wildlife Corridors Overlay Zone

Planning Division staff recommends that Exhibit 7A, Legend: Zoning Classifications, Current and Amended, of the proposed ordinance amending Article 18 of the Ventura County Non-Coastal Zoning (see Exhibit 7 to the Board of Supervisors letter), be amended to read as follows, with inclusion indicated in red text with underline:

“Legend: Zoning Classifications, Current and Amended

AE-40 ac – Agricultural Exclusive, 40-acre minimum lot size

AE-80 ac – Agricultural Exclusive, 80-acre minimum lot size

CPD – Commercial Planned Development

M1-10,000 sq. ft. – Industrial Park, 10,000 square feet minimum lot size

M2-10,000 sq. ft. – Limited Industrial, 10,000 square feet minimum lot size

M3-10,000 sq. ft. – General Industrial, 10,000 square feet minimum lot size

OS-10 ac - Open Space, 10-acre minimum lot size

OS-20 ac - Open Space, 20-acre minimum lot size

OS-40 ac - Open Space, 40-acre minimum lot size

OS-80 ac - Open Space, 80-acre minimum lot size

OS-160 ac - Open Space, 160-acre minimum lot size

R1-6,000 sq. ft. - Single-family Residential, 6,000 square feet minimum lot size

R1-8,000 sq. ft. - Single-family Residential, 8,000 square feet minimum lot size

R1-10,000 sq. ft. - Single-family Residential, 10,000 square feet minimum lot size

R1-13,000 sq. ft. - Single-family Residential, 13,000 square feet minimum lot size

R1-15,000 sq. ft. - Single-family Residential, 15,000 square feet minimum lot size

R1-20,000 sq. ft. - Single-family Residential, 20,000 square feet minimum lot size

R1-1 ac. - Single-family Residential, 1-acre minimum lot size

R2-7,000 sq. ft. - Two-family Residential, 7,000 square feet minimum lot size

RA-1 ac - Rural Agricultural, 1-acre minimum lot size

RA-2 ac - Rural Agricultural, 2-acre minimum lot size

RA-4 ac - Rural Agricultural, 4-acre minimum lot size

RA-5 ac - Rural Agricultural, 5-acre minimum lot size

RA-10 ac - Rural Agricultural, 10-acre minimum lot size

RA-20 ac - Rural Agricultural, 20-acre minimum lot size

RA-40 ac - Rural Agricultural, 40-acre minimum lot size

RE-10,000 sq. ft. - Rural Exclusive, 10,000 square feet minimum lot size

RE-20,000 sq. ft. - Rural Exclusive, 20,000 square feet minimum lot size

RE-1 ac - Rural Exclusive, 1-acre minimum lot size

RE-2 ac - Rural Exclusive, 2-acre minimum lot size

RE-4 ac - Rural Exclusive, 4-acre minimum lot size
RE-5 ac - Rural Exclusive, 5-acre minimum lot size
RE-20 ac - Rural Exclusive, 20-acre minimum lot size
RO-2 ac - Single-Family Estate, 2-acre minimum lot size
RO-5 ac - Single-Family Estate, 5-acre minimum lot size
RPD - Residential Planned Development (various densities in du/ac)
TP-160 ac - Timberland Preserve, 160-acre minimum lot size
/SRP - Scenic Resource Protection Overlay Zone
/TRU - Temporary Rental Unit Regulation Overlay Zone
/DKS - Dark Sky Overlay Zone
/HCWC - Habitat Connectivity and Wildlife Corridors Overlay Zone
/CWPA - Critical Wildlife Passage Areas Overlay Zone"

2. Revision Exhibit 7A - Amendments to Zoning Classifications for the Habitat Connectivity and Wildlife Corridors Overlay Zone, List of Assessor Parcel Numbers

Planning Division staff recommends that Exhibit 7A, at page A-114, of the proposed ordinance amending Article 18 of the Ventura County Non-Coastal Zoning (see Exhibit 7 to the Board of Supervisors letter), be amended to read as attached hereto, with deletion indicated in **red text** and **strikeout**. The purpose of this revision is to delete the reference to a parcel from the proposed zoning map establishing the Habitat Connectivity and Wildlife Corridor Overlay Zone.

3. Revision Exhibit 7C - Amendments to Zoning Classifications for the Oak View Portion of the Critical Wildlife Passage Areas Overlay Zone

Planning Division staff recommends that Exhibit 7C, Legend: Zoning Classifications, Current and Amended, of the proposed ordinance amending Article 18 of the Ventura County Non-Coastal Zoning (see Exhibit 7 to the Board of Supervisors letter), be amended to read as follows:

"Legend: Zoning Classifications, Current and Amended

AE-40 ac - Agricultural Exclusive, 40-acre minimum lot size
AE-80 ac - Agricultural Exclusive, 80-acre minimum lot size
CPD - Commercial Planned Development
M1-10,000 sq. ft. - Industrial Park, 10,000 square feet minimum lot size
M2-10,000 sq. ft. - Limited Industrial, 10,000 square feet minimum lot size
M3-10,000 sq. ft. - General Industrial, 10,000 square feet minimum lot size
OS-10 ac - Open Space, 10-acre minimum lot size
OS-20 ac - Open Space, 20-acre minimum lot size
OS-40 ac - Open Space, 40-acre minimum lot size
OS-80 ac - Open Space, 80-acre minimum lot size
OS-160 ac - Open Space, 160-acre minimum lot size

R1-6,000 sq. ft. - Single-family Residential, 6,000 square feet minimum lot size
R1-8,000 sq. ft. - Single-family Residential, 8,000 square feet minimum lot size
R1-10,000 sq. ft. - Single-family Residential, 10,000 square feet minimum lot size
R1-13,000 sq. ft. - Single-family Residential, 13,000 square feet minimum lot size
R1-15,000 sq. ft. - Single-family Residential, 15,000 square feet minimum lot size
R1-20,000 sq. ft. - Single-family Residential, 20,000 square feet minimum lot size
R1-1 ac. - Single-family Residential, 1-acre minimum lot size
R2-7,000 sq. ft. - Two-family Residential, 7,000 square feet minimum lot size
RA-1 ac - Rural Agricultural, 1-acre minimum lot size
RA-2 ac - Rural Agricultural, 2-acre minimum lot size
RA-4 ac - Rural Agricultural, 4-acre minimum lot size
RA-5 ac - Rural Agricultural, 5-acre minimum lot size
RA-10 ac - Rural Agricultural, 10-acre minimum lot size
RA-20 ac - Rural Agricultural, 20-acre minimum lot size
RA-40 ac - Rural Agricultural, 40-acre minimum lot size
RE-10,000 sq. ft. - Rural Exclusive, 10,000 square feet minimum lot size
RE-20,000 sq. ft. - Rural Exclusive, 20,000 square feet minimum lot size
RE-1 ac - Rural Exclusive, 1-acre minimum lot size
RE-2 ac - Rural Exclusive, 2-acre minimum lot size
RE-4 ac - Rural Exclusive, 4-acre minimum lot size
RE-5 ac - Rural Exclusive, 5-acre minimum lot size
RE-20 ac - Rural Exclusive, 20-acre minimum lot size
RO-2 ac – Single-Family Estate, 2-acre minimum lot size
RO-5 ac – Single-Family Estate, 5-acre minimum lot size
RPD - Residential Planned Development (various densities in du/ac)
TP-160 ac – Timberland Preserve, 160-acre minimum lot size
/SRP – Scenic Resource Protection Overlay Zone
/TRU – Temporary Rental Unit Regulation Overlay Zone
/DKS – Dark Sky Overlay Zone
/HCWC – Habitat Connectivity and Wildlife Corridors Overlay Zone
/CWPA – Critical Wildlife Passage Areas Overlay Zone”

4. Revision Exhibit 7E - Amendments to Zoning Classifications for the Simi Hills Portion of the Critical Wildlife Passage Areas Overlay Zone

Planning Division staff recommends that Exhibit 7E, Legend: Zoning Classifications, Current and Amended, of the proposed ordinance amending Article 18 of the Ventura County Non-Coastal Zoning (see Exhibit 7 to the Board of Supervisors letter), be amended to read as follows, with inclusion indicated in red text with underline:

“Legend: Zoning Classifications, Current and Amended

AE-40 ac – Agricultural Exclusive, 40-acre minimum lot size
AE-80 ac – Agricultural Exclusive, 80-acre minimum lot size
CPD – Commercial Planned Development

M1-10,000 sq. ft. – Industrial Park, 10,000 square feet minimum lot size
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M3-10,000 sq. ft. – General Industrial, 10,000 square feet minimum lot size
OS-10 ac - Open Space, 10-acre minimum lot size
OS-20 ac - Open Space, 20-acre minimum lot size
OS-40 ac - Open Space, 40-acre minimum lot size
OS-80 ac - Open Space, 80-acre minimum lot size
OS-160 ac - Open Space, 160-acre minimum lot size
R1-6,000 sq. ft. - Single-family Residential, 6,000 square feet minimum lot size
R1-8,000 sq. ft. - Single-family Residential, 8,000 square feet minimum lot size
R1-10,000 sq. ft. - Single-family Residential, 10,000 square feet minimum lot size
R1-13,000 sq. ft. - Single-family Residential, 13,000 square feet minimum lot size
R1-15,000 sq. ft. - Single-family Residential, 15,000 square feet minimum lot size
R1-20,000 sq. ft. - Single-family Residential, 20,000 square feet minimum lot size
R1-1 ac. - Single-family Residential, 1-acre minimum lot size
R2-7,000 sq. ft. - Two-family Residential, 7,000 square feet minimum lot size
RA-1 ac - Rural Agricultural, 1-acre minimum lot size
RA-2 ac - Rural Agricultural, 2-acre minimum lot size
RA-4 ac - Rural Agricultural, 4-acre minimum lot size
RA-5 ac - Rural Agricultural, 5-acre minimum lot size
RA-10 ac - Rural Agricultural, 10-acre minimum lot size
RA-20 ac - Rural Agricultural, 20-acre minimum lot size
RA-40 ac - Rural Agricultural, 40-acre minimum lot size
RE-10,000 sq. ft. - Rural Exclusive, 10,000 square feet minimum lot size
RE-20,000 sq. ft. - Rural Exclusive, 20,000 square feet minimum lot size
RE-1 ac - Rural Exclusive, 1-acre minimum lot size
RE-2 ac - Rural Exclusive, 2-acre minimum lot size
RE-4 ac - Rural Exclusive, 4-acre minimum lot size
RE-5 ac - Rural Exclusive, 5-acre minimum lot size
RE-20 ac - Rural Exclusive, 20-acre minimum lot size
RO-2 ac – Single-Family Estate, 2-acre minimum lot size
RO-5 ac – Single-Family Estate, 5-acre minimum lot size
RPD - Residential Planned Development (various densities in du/ac)
TP-160 ac – Timberland Preserve, 160-acre minimum lot size
/SRP – Scenic Resource Protection Overlay Zone
/TRU – Temporary Rental Unit Regulation Overlay Zone
/DKS – Dark Sky Overlay Zone
/HCWC – Habitat Connectivity and Wildlife Corridors Overlay Zone
/CWPA – Critical Wildlife Passage Areas Overlay Zone"

If you have any questions concerning the information presented above, please contact Kim Prillhart, Planning Director, at (805) 654-2481 or by email at Kim.Prillhart@ventura.org.

You may also contact Shelley Sussman, Project Planner, at (805) 654-2493 or by email at Shelley.Sussman@ventura.org.

Exhibit 7 – Ordinance Amending the Zoning Classifications and Zoning Maps in the NCZO (Article 18)

**Exhibit 7A: Proposed Amendments to Zoning Classifications,
Habitat Connectivity and Wildlife Corridors Overlay Zone**

APN	PID	CURRENT ZONE	AMENDED ZONE
5200090425		OS-10 ac	OS-10 ac/HWC
5200090435		OS-10 ac	OS-10 ac/HWC
5200100070		RE-1 ac	RE-1 ac/HWC
5200100220		OS-40 ac	OS-40 ac/HWC
5200100580		OS-10 ac	OS-10 ac/HWC
5200100590		OS-10 ac	OS-10 ac/HWC
5200100600		OS-10 ac	OS-10 ac/HWC
5200100610		OS-10 ac	OS-10 ac/HWC
5200180135		OS-40 ac	OS-40 ac/HWC
5200180155		OS-40 ac	OS-40 ac/HWC
5200180195		OS-40 ac	OS-40 ac/HWC
5200180215		OS-40 ac	OS-40 ac/HWC
5200180220		AE-40 ac	AE-40 ac/HWC
5200180245		OS-40 ac	OS-40 ac/HWC
5200331115		RE-1 ac	RE-1 ac/HWC
5200331165		RE-1 ac	RE-1 ac/HWC
5200331195		RE-1 ac	RE-1 ac/HWC
5200331235		RE-1 ac	RE-1 ac/HWC
5200331245		RE-1 ac	RE-1 ac/HWC
5200331285		RE-1 ac	RE-1 ac/HWC
5200350295		RE-1 ac	RE-1 ac/HWC
5200350305		RE-2.875 ac av	RE-2.875 ac av/HWC
5200350325		RE-1 ac	RE-1 ac/HWC
5200350325		RE-2.875 ac av	RE-2.875 ac av/HWC
5200360055		RE-2 ac	RE-2 ac/HWC
5200360065		RE-2 ac	RE-2 ac/HWC
5200360075		RE-2 ac	RE-2 ac/HWC
5200360085		RE-2 ac	RE-2 ac/HWC
5200360095		RE-2 ac	RE-2 ac/HWC
5200360105		RE-2 ac	RE-2 ac/HWC
5200360115		RE-2 ac	RE-2 ac/HWC
5200360125		RE-2 ac	RE-2 ac/HWC
5200360135		RE-2 ac	RE-2 ac/HWC
5200360145		RE-2 ac	RE-2 ac/HWC
5200360155		RE-2 ac	RE-2 ac/HWC
5200360165		RE-2 ac	RE-2 ac/HWC
5200360175		RE-2 ac	RE-2 ac/HWC
5200360185		RE-2 ac	RE-2 ac/HWC
5940010015		OS-40 ac	OS-40 ac/HWC
5940010035		OS-40 ac	OS-40 ac/HWC
5940020015		OS-40 ac	OS-40 ac/HWC
5940020025		OS-40 ac	OS-40 ac/HWC
5940020035		OS-10 ac	OS-10 ac/HWC
5940020045		OS-40 ac	OS-40 ac/HWC
5940020055		OS-10 ac	OS-10 ac/HWC
5940020065		OS-10 ac	OS-10 ac/HWC