

County of Ventura
Board of Supervisors Hearing
September 15, 2020
Case No. PL17-0141

Exhibit 22

2040 General Plan

Ventura County

2040 General Plan



September 2020



Ventura County
2040
GENERAL PLAN

Please see the next page.

Ventura County 2040 GENERAL PLAN

Policy Document

September 2020

Prepared for:
County of Ventura
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1. Introduction

1.1 Purpose of the General Plan

The Ventura County 2040 General Plan is a long-range plan that guides decision-making, establishes rules and standards for development and county improvements, and helps to inform residents, developers, and decision-makers. It reflects the County's vision for the future, provides direction through the year 2040 on growth and development, and is an expression of the quality of life in Ventura County.

California law requires that every county and city adopt a general plan "for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." (Gov. Code, § 65300.) A general plan serves as the jurisdiction's "constitution" or "blueprint" for future decisions concerning a variety of issues including land use, health and safety, and resource conservation. All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

The Ventura County 2040 General Plan serves several purposes:

- Provides the public opportunities for meaningful participation in the planning and decision-making process;
- Provides a description of current conditions within the county and trends influencing the future of the county;
- Identifies planning issues, opportunities, and challenges that should be addressed in the 2040 General Plan;
- Explores land use and policy alternatives;
- Ensures that the General Plan is current, internally consistent, and easy to use;
- Provides guidance in the planning and evaluation of future land and resource decisions; and
- Provides a vision and framework for the future growth of the County of Ventura.

Ventura County is unique in California due to the successful past efforts that have guided, and continue to guide, land use planning in the county. These include the following:

- The County of Ventura, cities within the county, and the Ventura Local Agency Formation Commission (LAFCo) adopted the Guidelines for Orderly Development in 1969 to direct urban-level development and services to the incorporated areas.
- Greenbelts, voluntary agreements between the County and one or more cities, are used to limit development of agricultural and/or open space areas within the unincorporated county. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County totaling approximately 164,000 acres.
- Save Open Space & Agricultural Resources (SOAR) refers to a series of voter initiative measures that have been approved by 8 of the 10 cities and the unincorporated area (Ojai and Port Hueneme have not adopted SOAR measures). SOAR measures within cities establish voter-controlled urban growth boundaries, known as City Urban Restriction Boundaries (CURBs). A city's annexation or approval of urban development of land outside of a CURB boundary requires voter approval. The County's SOAR measure, which is included as Appendix C and incorporated by reference into the General Plan, generally requires voter approval to re-designate land with Open Space, Agricultural, or Rural General Plan land use designations, and to amend the goals and policies for these land use designations.

Using the General Plan

The General Plan is used by the Board of Supervisors, Planning Commission, and County staff to make decisions with direct or indirect land use and resource management implications. It also provides a framework for inter-jurisdictional coordination of planning efforts among officials and staff of the County and other government agencies (e.g., federal, state, regional, and local). County residents, property owners, and businesses also use the General Plan for guidance for particular geographic areas or for particular subjects of interest to them.

The General Plan is the basis for a variety of regulatory measures and administrative procedures. California planning law requires consistency between the general plan and its implementing programs, such as zoning and subdivision ordinances, capital improvement programs, area plans, specific plans, environmental review procedures and building and housing codes.

Over time the county's population will change, its goals will evolve, and the physical environment in which its residents live and work will be altered. In order for the General Plan to be a useful document, it must be monitored and periodically revised to respond to and reflect changing conditions and needs.

The General Plan should be reviewed annually to evaluate the progress in achieving its goals. A more comprehensive and thorough review should be done every five to 10 years to assess whether the plan needs to be refined or updated to reflect changes in local conditions, local priorities, or state law. State law permits the General Plan to be amended up to four times in any calendar year, unless special conditions apply as defined by Government Code sections 65358(c) and (d). Each amendment may contain more than one change to the General Plan.

Administrative Provisions

General Plan Amendments: The County shall require that all privately initiated General Plan Amendments are screened by the Board of Supervisors to determine if the amendment is appropriate for further processing.

Interpretations: Although every effort has been made to provide goals, policies and programs that are clear, the necessity of interpreting such goals, policies and programs in light of specific and unusual cases will occur from time to time. When interpretation of General Plan goals, policies or programs is required, the Planning Director is responsible for the review and interpretation with the right of appeal by an applicant to the Planning Commission and the Board of Supervisors.

1.2 Vision and Guiding Principles

The General Plan vision and guiding principles provide direction for the future and introduce key themes to be addressed in the General Plan. Specifically, the guiding principles serve as touchstones to determine consistency of goals, policies, and implementation programs with the overarching vision.

Vision Statement

A vision statement reflects what community members value most about the county and their shared aspirations for the future. The vision statement is intended to be inspirational and set the direction for the General Plan's goals, policies, and implementation programs. The visioning process helped to identify issues important to the community and provided early direction for alternatives development and analysis during the update process.

The following is the 2040 General Plan Vision Statement:

Ventura County is an exceptional place to live, work, and play. Our quality of life and economic vitality are rooted in the stewardship of our cultural and natural resources, including agricultural lands and soils, open spaces, mountains, beaches, and talented people. The General Plan reflects the County's ongoing commitment to collaborate with residents, cities, businesses, and non-profit organizations to meet our social and economic needs in a sustainable manner, to protect the environment and address climate change, and to encourage safe, healthy, vibrant, and diverse communities to thrive.

Guiding Principles

Guiding Principles are central ideas that articulate the County's commitment to achieving the Vision Statement. They establish the framework for the ideas and concepts integral to the General Plan and served as touchstones during the process to develop and refine goals, policies, and programs.

Land Use and Community Character

Direct urban growth away from agricultural, rural, and open space lands, in favor of locating it in cities and unincorporated communities where public facilities, services, and infrastructure are available or can be provided.

Housing

Support the development of affordable and equitable housing opportunities by preserving and enhancing the existing housing supply and supporting diverse new housing types, consistent with the Guidelines for Orderly Development.

Circulation, Transportation, and Mobility

Support the development of a balanced, efficient, and coordinated multimodal transportation network that meets the mobility and accessibility needs of all residents, businesses, and visitors.

Public Facilities, Services, and Infrastructure

Invest in facilities, infrastructure, and services, including renewable energy, to promote efficiency and economic vitality, ensure public safety, and improve our quality of life.

Conservation and Open Space

Conserve and manage the County's open spaces and natural resources, including soils, water, air quality, minerals, biological resources, scenic resources, as well as historic and cultural resources.

Hazards and Safety

Minimize health and safety impacts to residents, businesses and visitors from human-caused hazards such as hazardous materials, noise, air, sea level rise, and water pollution, as well as managing lands to reduce the impacts of natural hazards such as flooding, wildland fires, and geologic events.

Agriculture

Promote the economic vitality and environmental sustainability of Ventura County's agricultural economy by conserving soils/land while supporting a diverse and globally-competitive agricultural industry that depends on the availability of water, land, and farmworker housing.

Water Resources

Develop and manage water resources in a manner that addresses current demand without compromising the ability to meet future demand, while balancing the needs of urban and agricultural uses, and healthy ecosystems.

Economic Vitality

Foster economic and job growth that is responsive to the evolving needs and opportunities of the County's economy and preserves land use compatibility with Naval Base Ventura County and the Port of Hueneme, while enhancing our quality of life and promoting environmental sustainability.

Climate Change and Resilience

Reduce greenhouse gas emissions to work toward achieving all adopted targets, proactively anticipate and mitigate the impacts of climate change, promote employment opportunities in renewable energy and reducing greenhouse gases, and increase resilience to the effects of climate change.

Healthy Communities

Promote economic, social, and physical health and wellness by investing in infrastructure that promotes physical activity, access to healthy foods, supporting the arts and integrating Health in All Policies into the built environment.

Environmental Justice

Commit to the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies, protect disadvantaged communities from a disproportionate burden posed by toxic exposure and risk, and continue to promote civil engagement in the public decision-making process.

1.3 General Plan Organization

The 2040 General Plan is made up of two primary documents: Policy Document and Background Report.

Policy Document

A general plan is made up of a collection of “elements,” or topic categories. The state-mandated elements are: land use, circulation, housing, conservation, open space, noise, safety, air quality, and environmental justice. (Gov. Code, § 65302). Other elements may be included that address issues of local concern, such as economic development, agriculture, or water. (Gov. Code, § 65303). Under state law, if optional elements are included in the general plan, they carry the same weight of law as those that are legally mandated. Jurisdictions may organize general plans in anyway provided the plan addresses the required topics.

Table 1-1 shows how the elements of the Ventura County 2040 General Plan are organized to meet the requirements of state law.

Table 1-1 Elements of the Ventura County 2040 General Plan

	State-Mandated Elements									Optional
	Land Use	Circulation	Housing	Conservation	Noise	Open Space	Safety	Air Quality	Environmental Justice	
Land Use and Community Character	■					■			■	
Housing			■						■	
Circulation, Transportation, and Mobility		■							■	
Public Facilities, Services, and Infrastructure	■	■		■			■		■	
Conservation and Open Space				■		■		■	■	
Hazards and Safety	■				■		■	■		
Agriculture	■			■		■			■	■
Water Resources	■			■		■			■	■
Economic Vitality									■	■
Appendix B: Climate Change	■	■		■	■	■	■	■	■	■

Source: Mintier Harnish, 2019.

The Ventura County 2040 General Plan Policy Document is organized into 11 chapters: An Introduction, 9 elements, and a chapter containing County Area Plans. The General Plan also contains three appendices. The following provides a brief description of each chapter and appendix in the 2040 Ventura General Plan Policy Document. The two- or three-letter acronym following each element’s name represents the letters used to refer to the goals and policies under that element. See Section 1.4 for further information on use of these acronyms.

1. **Introduction**

The Introduction chapter provides an overview of the General Plan and the process used to develop the 2040 General Plan. This chapter also includes a Reader's Guide (Section 1.4) that provides useful information on how to read and use the goals, policies, and programs presented in each element.

2. **Land Use and Community Character Element (LU)**

The Land Use and Community Character Element establishes the pattern and intensity of land use in the county and sets forth policies and standards to guide future development. This Element serves as the primary vehicle for ensuring that new land uses are logically organized and developed in a way that is sustainable and enhances Ventura County's unique identity.

3. **Housing Element (HE)**

The Housing Element ensures that there is adequate land to appropriately accommodate the County's fair share of population growth and housing needs. The County adopted the 2014-2021 Housing Element in 2013 to identify and address housing needs in the county in compliance with state housing law. The 2040 General Plan integrates the County's current 2014-2021 Housing Element by formatting the document to be consistent with the 2040 General Plan.

4. **Circulation, Transportation, and Mobility Element (CTM)**

The Circulation, Transportation, and Mobility Element focuses on providing a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context. Beyond a transportation plan, this Element is a strategy for addressing infrastructure needs to ensure the adequate circulation of people, goods, and services.

5. **Public Facilities, Services, and Infrastructure Element (PFS)**

The Public Facilities, Services, and Infrastructure Element provides goals, policies, and programs to guide essential public facilities and services, energy efficiency, infrastructure funding, wastewater treatment and disposal, solid and hazardous waste, flood control and drainage, public utilities, community facilities, library facilities and services, parks and recreation facilities, law enforcement and emergency services, and fire protection.

6. **Conservation and Open Space Element (COS)**

The Conservation and Open Space Element focuses on the long-term preservation and conservation of both the county's natural and developed open space environment. This Element addresses a variety of topics, including open space, habitat conservation, energy resources, greenhouse gas (GHG) emissions, and climate change.

7. **Hazards and Safety Element (HAZ)**

The Hazards and Safety Element provides for the protection of the community from any unreasonable risks associated with the effects of the following: wildfire hazards, flood hazards, sea level rise and coastal flooding, geologic and seismic hazards, hazardous materials, transportation related hazards, oil and gas production and transportation incidents, military compatibility, noise, air quality, and increasing temperatures.

8. **Agriculture Element (AG)**

The Agriculture Element focuses on the protection, preservation, and expansion of productive agriculture. Agriculture plays a key role in shaping the economy and unique character of Ventura County.

9. **Water Resources Element (WR)**

Water is an essential resource for the future of Ventura County, both for ensuring quality of life for residents and a sustainable economy. Adequate water supply is a current and ongoing concern in Ventura County because of climate change and drought, the related declines in river flows and reservoir levels, historic overdraft of several local groundwater basins, curtailment of groundwater supplies in southern Ventura County, new groundwater well prohibitions, and reduced deliveries of imported water.

10. **Economic Vitality Element (EV)**

The Economic Vitality Element focuses on supporting a resilient economy that promotes economic health of the county, sustainable funding for public services, a thriving business environment, and job retention and growth.

11. **Area Plans**

The current General Plan includes the following nine area plans:

- El Rio/Del Norte (ED)
- Lake Sherwood/Hidden Valley (LS)
- North Ventura Avenue (NV)
- Oak Park (OP)
- Ojai Valley (OJ)
- Piru (P)
- Thousand Oaks (TO)
- Coastal Area Plan
- Saticoy

Seven of the nine Area Plan have been updated as part of the 2040 General Plan. The acronyms following these Area Plan names are used in those Areas Plans to uniquely identify the goals and policies in each plan. The Coastal Area Plan and the Saticoy Area Plan were not updated as part of the 2040 General Plan process and are incorporated into the General Plan as previously adopted.

12. **Glossary**

Definition of key terms used in the 2040 General Plan.

A. **Appendix A**

This appendix contains Area Plan and Community land use maps.

B. **Appendix B**

This appendix covers climate change. The County developed an integrated approach to addressing climate change in the General Plan by incorporating related policies and programs throughout the General Plan elements, such that the General Plan will also serve as the County's Climate Action Plan (CAP). The purpose of this Climate Change Appendix is to provide further details regarding the General Plan's integrated climate action strategy, including a summary of results of key technical analyses used to develop the strategy.

C. **Appendix C**

This appendix contains a copy of the County of Ventura Measure (SOAR) Save Open Space and Agricultural Resources Initiative – 2050.

D. Appendix D

This appendix contains a copy of the County 1996 Guidelines for Orderly Development.

Background Report

The Background Report provides a “snapshot” in time of the existing county conditions. It presents physical, social, and economic resource information used to support the preparation of the General Plan. The data and information in the Background Report reflect a baseline date of June 2016. The Background Report serves as the foundation document from which subsequent planning policies and programs are formulated. The document is also used as the “environmental setting” section of the General Plan Program Environmental Impact Report (Program EIR).

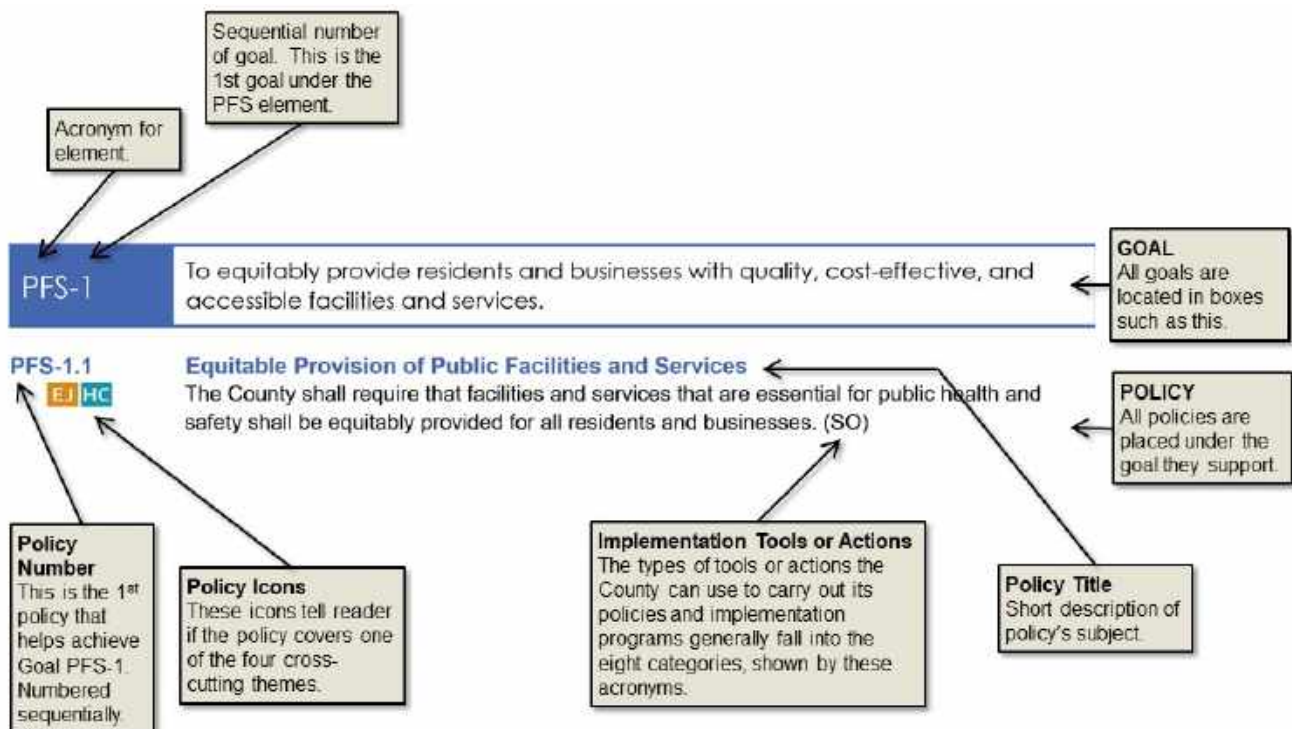
The County published the public review draft of the Background Report in March 2017, followed by a revised public review draft in October 2017, and a subsequent revision in January 2018. While there were no substantive changes, the County refined the information and made editorial revisions between each version.

1.4 Readers' Guide

Goals and Policies

Each element contains the goals and policies that the County will use to guide future land use, development, resource management, and environmental protection decisions. The goals and policies in the General Plan are presented in a standard format. An explanation of this format, using a sample goal and policy, is illustrated below in Figure 1-1.

Figure 1-1 How to Read Goals and Policies



Goal

A goal is a statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

Policy

A policy is a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal.

Policy / Program Icons



The Ventura County 2040 General Plan contains a number of policies and programs that address cross-cutting topics that weave throughout the General Plan. In order to highlight these policies and programs, one or more of the icons shown to the left of this text are used. These icons identify policies and programs that directly relate to one or more of these topics. The icons are described below:



Environmental Impact Report Mitigation

Where potential for significant environmental impacts was identified in the draft 2040 General Plan EIR, mitigation measures are proposed to reduce the level of impact in the form of new or revised policies or implementation programs. For the draft EIR, these policies and programs constitute mitigation measures pursuant to Section 15126.4 of the State CEQA Guidelines and ensure that implementation of the 2040 General Plan includes a feasible reduction in environmental impacts in accordance with CEQA. This method of incorporating mitigation measures into a proposed plan is consistent with Section 15126.4(a)(2) of the State California Environmental Quality Act (CEQA) Guidelines. The set of new and revised policies and programs that could be included in the 2040 General Plan will be presented before the Board of Supervisors when it considers whether to certify the Final EIR and adopt the 2040 General Plan. Mitigation measures eventually included in the 2040 General Plan would be identified with an EIR icon to track their origin.



As the draft 2040 General Plan Program EIR will not be completed until after publication of the Public Draft 2040 General Plan (see Section 1.5 for a description of these documents), the EIR icon will not be used until the final General Plan is prepared.



Environmental Justice

Pursuant Government Code Section 65302(h), general plans must include an environmental justice element or include goals and policies in other element(s) of the general plan addressing health risks within designated unincorporated disadvantaged communities.



Healthy Communities

Based on Board of Supervisors direction, the 2040 General Plan focuses on promoting healthy communities and the connection between the built environment and public health. Healthy communities focus on providing for a quality and sustainable environment, supporting economic and social development, ensuring social equity, and encouraging social relationships that are supportive and respectful to meet all residents' basic needs across a lifespan. To improve health outcomes, the County needs to focus on policies, systems, and programs that address the social and environmental determinants of health.



Climate Action Plan

The 2040 General Plan serves as the County's Climate Action Plan (CAP) by including both a GHG Strategy and Climate Adaptation Strategy that are integrated throughout the 2040 General Plan. The GHG Strategy identifies policies and implementation programs that establish GHG emissions reduction

targets and GHG reduction measures, consistent with state guidance and applicable GHG protocols. The Climate Adaptation Strategy includes analysis of climate change vulnerability and adaptation measures that address unincorporated county vulnerabilities to climate change and increase the County's long-term resilience, per the requirements of Government Code Section 65302(g). The specific goals and policies under both strategies that would otherwise form a "stand-alone" CAP are integrated into the Ventura County 2040 General Plan.

Implementation Tools and Actions

Many policies are specific enough to be applied and carried out directly as consistency with the General Plan is evaluated for future projects and actions. The types of tools or actions the County can use to carry out these policies generally fall into the eight categories listed below. For each policy, a set of two- to four-initial identifiers (shown in parenthesis at the end of each policy) tell the reader the tools or actions typically used to implement that policy.

- Regulation and Development Review (RDR)
- Master Plans, Strategies, and Programs (MPSP)
- Financing and Budgeting (FB)
- Planning Studies and Reports (PSR)
- Services and Operations (SO)
- Inter-Governmental Coordination (IGC)
- Joint Partnerships with the Private Sector (JP)
- Public Information (PI)

Regulation and Development Review (RDR)

Many General Plan policies are implemented through regulations adopted by the County based on the County's constitutional police power to protect the public health, safety, and welfare. County ordinances also create a development review process that provides for County review of individual project proposals and authorizes the County to approve, deny, and condition projects based on their consistency with the General Plan. The following is a list of state, regional and County laws and regulations commonly used to implement the General Plan:

- Ventura County Building Code and State building codes
- CEQA and Ventura County Initial Study Assessment Guidelines
- Guidelines for Orderly Development / Save Our Open Space and Agricultural Resources (SOAR)
- Ventura County Subdivision Ordinance
- Ventura County Coastal and Non-Coastal Zoning Ordinances
- Ventura County Cultural Heritage Ordinance
- Development Review Process (review and processing of discretionary permit applications)

Master Plans, Strategies, and Programs (MPSP)

The County has adopted strategies and programs focusing County attention on various types of county services and facilities, types of development, or geographic areas. These are prepared to provide more specific direction for County decision-makers, staff, and the public on how the General Plan will be implemented. They are not elements or components of the General Plan. The following is a list of some of the plans, strategies, and programs that the County has adopted:

1. Introduction

- Local Coastal Program
- Area Plans
- Specific Plans
- Ventura County Economic Vitality Strategic Plan
- Ventura County Multi-Hazard Mitigation Plan
- Mobile Home Rent Review Program

Financing and Budgeting (FB)

The development, maintenance, and operation of public facilities such as parks and drainage facilities and the provision of County services require financial resources that are derived from various sources. Programming of County capital projects and their funding over time is outlined in the County's Capital Improvement Program, which is updated annually. The following is a list of revenue sources used by or available to the County to support development, maintenance, or operation of public facilities and services:

- Property tax revenue
- Sales tax revenue
- User fees
- Rents
- Development fees
- Quimby Act (Park) dedications
- Community facilities and special assessment districts
- Bonds
- Special taxes
- Regional, State, and Federal funding

Planning Studies and Reports (PSR)

The County conducts studies and produces reports to collect and evaluate information related to specific issues. These studies and reports are undertaken at the direction of the Board of Supervisors as needed or are prepared annually to report on the status and implementation of the General Plan.

Services and Operations (SO)

The County provides a broad range of services to its residents, businesses, and visitors and manages and operates its facilities to meet community needs. How the County provides services and carries out its operations makes a significant difference in how effectively the General Plan is implemented.

Inter-governmental Coordination (IGC)

The County must coordinate with numerous local, regional, state, and federal agencies to implement the General Plan. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the General Plan. The following is a partial list of public agencies that may play a role in implementing the General Plan:

- Local agencies such as cities, special districts, and school districts;
- Regional agencies such as Ventura Local Agency Formation Commission, Ventura County Air Pollution Control District, Ventura Council of Governments, and Ventura County Transportation Commission;

- State agencies such as Caltrans, General Services, California State University, California Environmental Protection Agency, California Coastal Commission, and Native American Heritage Commission; and
- Federal agencies such as U.S. Coast Guard, Naval Base Ventura County (NBVC), U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and Federal Emergency Management Agency.

The County also recognizes unique public and private partnerships, which are described in more detail below:

Joint Partnerships with the Private Sector (JP)

The County can combine its efforts with private sector efforts to improve public service delivery, manage public sector assets, or leverage private sector investment. By expanding the role of the private sector, the County can use its technical, management, and financial resources in creative ways to achieve objectives of the General Plan.

Public Information (PI)

The County can use a wide range of techniques to keep residents informed of County services or other issues of interest. Public information can be distributed through media such as brochures, pamphlets, the County's website, workshops, seminars, public access television, radio, newspapers, public hearings, neighborhood and community meetings, County social media channels, and customer service hotlines.

Source. *Each policy in the draft versions of the 2040 General Plan provides information on its source. This information is to aid in the review of the document and is not part of the actual policy. These source tags will be removed in the final version of the 2040 General Plan.*



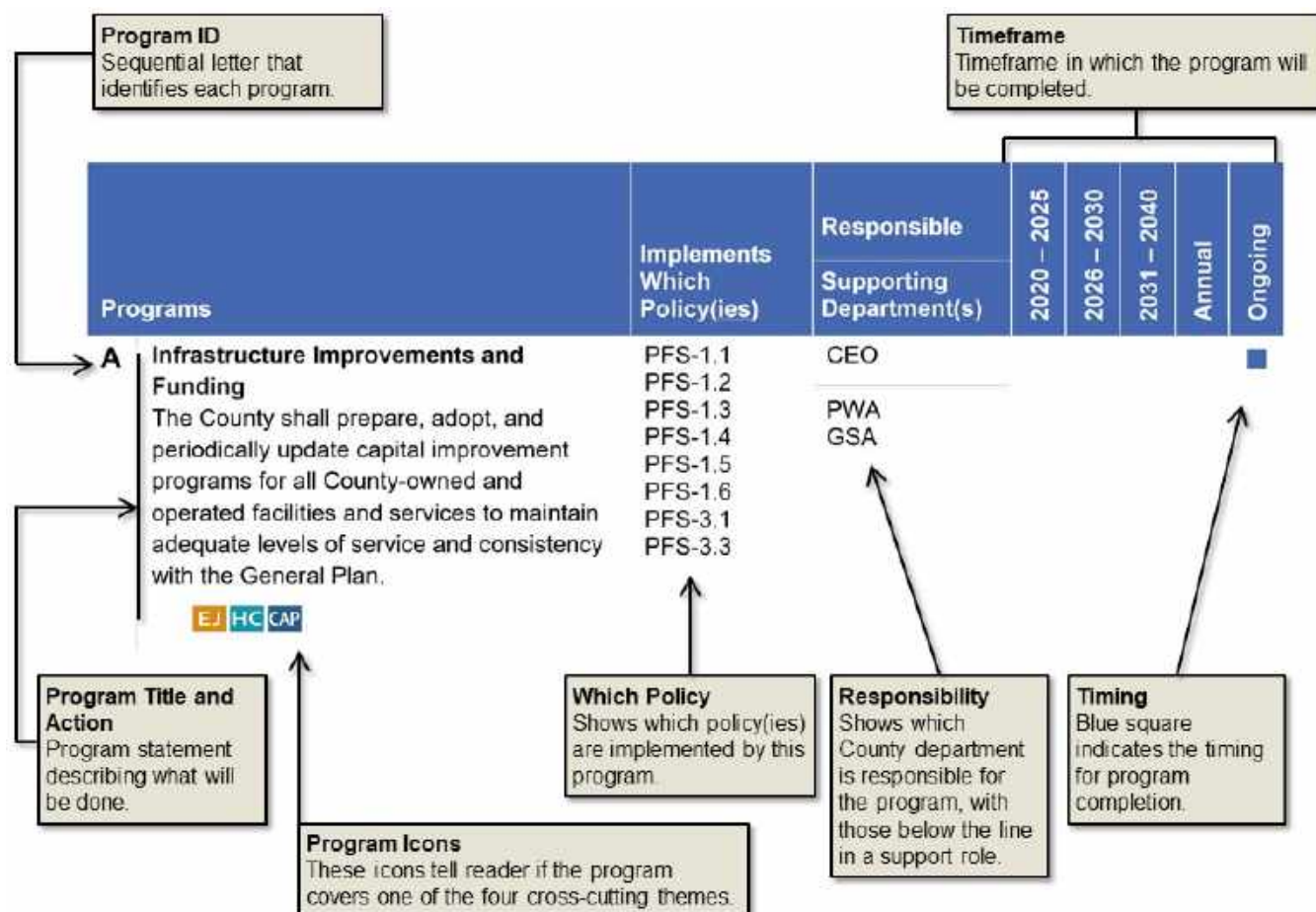
- GPP. A goal, policy, or program from the existing General Plan.
- New Policy. New policy developed based on inputs received or in response to state requirements.
- NBVC JLUS. Strategy from the NBVC Joint Land Use Study.
- EVSP. Strategy from the Ventura County Economic Vitality Strategic Plan.

Implementation Programs

While many policies can be implemented as part of standard County operations, some policies require specific programs to assure their implementation. These implementation programs are included as the last section in each element in a format illustrated on Figure 1-2. Similar to policies, implementation programs that address one or more of the cross-cutting topics include an icon to highlight the implementation program's relationship to these topics, as applicable.

1. Introduction

Figure 1-2 How to Read Implementation Programs



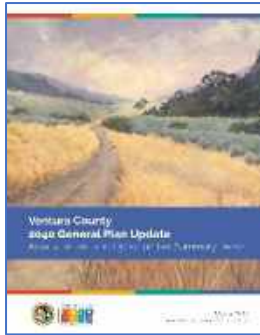
Under the “Responsibility” column on the Implementation Programs, acronyms are listed for the responsible and supporting County agencies. These are as follows:

- AG C Agricultural Commissioner
- AIR Ventura County Department of Airports
- CEO County Executive Office
- FD Ventura County Fire District/Department
- GSA General Services Agency
- HD Harbor Department
- HCA Health Care Agency
- HR Human Resources
- LIB Library
- PWA Public Works Agency
- REA Regional Energy Alliance
- RMA Resource Management Agency
- VCSO Ventura County Sheriff’s Office

1.5 Milestone Documents

In addition to the Background Report, the County prepared several additional documents throughout the 2040 General Plan Update process.

Assets, Issues, and Opportunities Summary Report



The County published the Assets, Issues, and Opportunities Summary Report in March 2017. This report documents public input received during the first phase of the 2040 General Plan Update project and identifies issues and opportunities to be addressed during the next phases of the project. This report consists of three parts: a comprehensive summary of community input; a discussion of issues and opportunities that emerged from that input; and appendices that include all public input. This report does not draw conclusions or suggest how the County should proceed in the development of the General Plan goals, policies, and implementation programs. Rather, it provides a summary of public input to facilitate discussion on important topics.

General Plan Update Public Opinion Survey Summary Report

The County published the General Plan Update Survey Summary Report on October 30, 2017. This report provides an overview of the purpose of the public opinion survey, methodology, and key findings. The County conducted the survey to provide objective, statistically reliable measures of residents' opinions on key issues to be addressed in the 2040 General Plan.



Vision and Guiding Principles

The County published the draft Vision and Guiding Principles in January 2018, which the Board of Supervisors reviewed during its January 23, 2018 meeting. Based on public input, the County refined the draft statements and published the next draft on May 5, 2018.

Alternatives Concept Report

The County published the Alternatives Concept Report on April 17, 2018 as the first step in the evaluation of alternatives. The report was designed to provide community members, stakeholders, and decision-makers with an annotated outline of the topics to be covered as part of the full Alternatives Report. The report also provided an opportunity to gain public input and direction from the Board of Supervisors regarding the scope and analysis to be conducted as part of the alternatives' evaluation.



Alternatives Report



The County published Chapters 1 to 6 of the Alternatives Report in July 2018, and Chapters 7 to 9 in November 2018. This report is the culmination of the Alternatives Phase of the General Plan Update project, which develops and explores different options for how the county could grow in the future and how the General Plan Update project could address major policy issues. This phase included discussions with community members, stakeholders, and decision-makers about General Plan organization, population projections, land use capacity assessment and alternatives, and policy options. This process provided the

community with an opportunity to discuss pros and cons of different growth alternatives, ways to achieve the vision, and build consensus for a Preferred Alternative. The Preferred Alternative provided the framework for future growth and resource protection and established the basis for the updated goals, policies, and implementation programs that comprehensively address land use, mobility, public facilities, environmental quality, water conservation, agricultural resources, and healthy communities.

1.6 Community Engagement

The 2040 General Plan was shaped by an extensive community engagement program to ensure all community members had the opportunity to be involved in the 2040 General Plan update process. The County gathered community input through the following methods:

- Public Opinion Survey
- Workshops, Open Houses, and Informational Sessions
- Public Presentations
- Project Website – www.VC2040.org
- General Plan Advisory Bodies
 - Technical Advisory Committee (TAC)
 - Focus Groups
 - Agricultural Policy Advisory Committee
 - Municipal Advisory Councils and Piru Neighborhood Council
- Planning Commission and Board of Supervisors Meetings, Working Sessions, and Hearings



Some of the items listed below are planned for future dates that have not been confirmed at this time. Please check the County's website for dates and locations.

Public Opinion Survey

In the Fall of 2017, the County conducted a survey to provide objective, statistically reliable measures of residents' opinions on a number of key issues to be addressed in the General Plan Update project. The results of the survey were combined with information gathered through other public input methods to help develop the 2040 General Plan.

Workshops, Open Houses, and Informational Sessions

Pre-Scoping Public Workshops

In April 2015 the County initiated a project to review the 1988 Ventura County General Plan and prepare a General Plan Update work program to consider options for updating that Plan. As part of this project, the County held three public workshops on April 22 and 23 of 2015. At each workshop, County staff and consultants briefed community members on the basics of General Plans, including their structure, content, timeline, and the reasons the County was contemplating a General Plan Update. They then described three workshop exercises to gather community input on major assets, issues, and opportunities in the county. The Work Program Options Report, published on June 26, 2015, discusses the results of these community workshops.



Assets, Issues, and Opportunities Community Workshops



From July 13 to August 11, 2016, County staff facilitated 12 community workshops throughout the county. During the workshops, over 250 participants learned about the General Plan Update and discussed their views on the community's major assets, current issues, and opportunities. Six of the community workshops were conducted in coordination with the County Municipal Advisory Councils while the remainder were provided to areas without a Municipal Advisory Council or similar organization.

In addition to in-person events, the General Plan Update used an online questionnaire to facilitate remote participation. The online questionnaire received 136 responses and provided background information and questions commensurate with the in-person community workshops.

Interactive General Plan Update Booth at the Ventura County Fair

In addition to the 12 community workshops, from August 3 to 14, 2016, the County hosted a booth at the Ventura County Fair to inform residents about the General Plan Update project and gather input. The booth was in the Agriculture building alongside exhibits showcasing the county's natural resources. During the Fair, County staff provided information on the General Plan Update project's purpose, process and ways to get involved. It featured informational posters in both English and Spanish.



General Plan Update Information Booth at the Ventura County Government Center

County staff hosted an information booth at Ventura County Government Center's Hall of Administration from October 31 to November 4, 2016. The information booth included materials to inform residents about the General Plan Update project and gather input. The booth provided information on the General Plan Update project's purpose, process, and ways to get involved. It featured informational posters in both English and Spanish.

Vision and Guiding Principles Community Meetings and Open House Events



From July 17 to August 12, 2017, County staff held seven community meetings and four open house events to provide information on the proposed Vision and set of Guiding Principles. The County conducted open house events in coordination with the six Municipal Advisory Councils and the Piru Neighborhood Council. Open house events were facilitated as pop-up information booths with County staff present to

answer questions and provide information about the General Plan Update project. The Open House events were conducted in local libraries and parks for communities that did not have a Municipal Advisory Council or neighborhood council to host a community meeting.

General Plan Update Information Booth at the Ventura County Government Center

County staff hosted an information booth at Ventura County Government Center's Hall of Administration from July 24th to 28th, 2017. It featured informational posters in both English and Spanish.



Evaluating Alternatives Community Open Houses

From March 14 to April 4, 2018, General Plan Update staff facilitated six community open house events to inform the public on findings from the evaluation of land use alternatives and prospective policy topics. Over 130 members of the public attended the community events, during which they participated in interactive activities. Materials were available in English and Spanish at all events, and the final open house was facilitated in Spanish with translation services available in Mixtec.

VC2040 Draft General Plan Community Open Houses

As part of the review of the Preliminary Public Review Draft 2040 General Plan, the County held a set of seven community workshops/open houses in Spring 2019. These events allowed participants to learn more about the 2040 General Plan and to ask questions of County staff.

Public Presentations

The County General Plan Update project staff also provided public presentations to various community and agency groups, as requested. Groups included the following:

- Graduate and undergraduate classes at California Lutheran University;
- Municipal Advisory Councils in the Casa Conejo, El Rio-Del Norte, Oak Park, Oak View, Santa Rosa Valley, and Somis communities;
- Santa Clara River Watershed Committee;
- Student group from California Polytechnic Institute of San Luis Obispo;
- Partnership for a Healthy Ventura County;
- Piru Neighborhood Council;
- Ventura County Agricultural Policy Advisory Committee;

- Ventura County Cultural Heritage Board;
- Ventura County Economic Development Association;
- Ventura Local Agency Formation Commission;
- Ventura County Community Transformation Leadership Team; and
- Open Space Roundtable.

Project Website – www.VC2040.org

To help expand the outreach efforts of the General Plan, the County maintained a project website (www.VC2040.org) to provide information on the process including meeting dates and locations, past meeting minutes, and project documents. The County regularly updated and used the project website throughout the General Plan update process to keep community members informed and involved.

- **Online Workshop Questionnaire for “Assets, Issues, and Opportunities”**
From July 13 to September 1, 2016, the County provided an Online Workshop Questionnaire for community members who were unable to attend any of the 12 community workshops. The questions on the Online Workshop Questionnaire were similar to the exercises from the community workshops.
- **Online Workshop Questionnaire for “Vision and Guiding Principles”**

General Plan Advisory Bodies

Technical Advisory Committee (TAC)

The TAC consists of County agency directors, deputy directors, and senior management staff who oversee agencies, departments, or programs, and implement policies that the General Plan will address. The TAC was established to provide data, information, and feedback at key points during the General Plan update process.

Focus Groups

The County established seven Focus Groups to provide input on the following topic areas: agriculture, climate change, economic development, housing, open space and recreation, transportation and infrastructure, and water. Focus Group members are subject matter experts who represent a variety of disciplines and provide input on public review draft documents at key points throughout the project.

- April 2016 TAC and Focus Group Kick-Off Meeting
- March 2017 Provided input on Draft Background Report
- April 2018 Provided input on Alternatives Concept Report, land use alternatives and policy topics
- April 2019 Provided input on Preliminary Public Review Draft 2040 General Plan

Agricultural Policy Advisory Committee

The Agricultural Policy Advisory Committee includes five members, with one member appointed to represent each of the five Board of Supervisor districts. The Agricultural Policy Advisory Committee provided recommendations to the Planning Commission and Board of Supervisors on the 2040 General Plan Update project.

Municipal Advisory Councils and Piru Neighborhood Council

The County's six Municipal Advisory Councils (Ojai Valley, Casa Conejo, El Rio/Del Norte, Santa Rosa Valley, Oak Park, and Somis) and the Piru Neighborhood Council served as convening organizations for community workshops and provided recommendations to the Planning Commission and Board of Supervisors on the 2040 General Plan Update project.

- **Overview Presentation Provided at Ventura County Municipal Advisory Councils**

From May 16 to June 30, 2016, County staff presented an overview of the General Plan Update scope of work, schedule, and roles and responsibilities of the Municipal Advisory Councils.

- **Proposed Vision and Guiding Principles**

From July 17 to 26, 2017, County staff presented information and received feedback on the 2040 General Plan's proposed Vision and Guiding Principles.

- **Project Update for the 2040 General Plan**

From March 13 to 26, 2019, County staff presented information related to the impending release of the Preliminary Public Review Draft 2040 General Plan and the public participation opportunities that would follow its release.

Planning Commission and Board of Supervisors Meetings, Working Sessions, and Hearings

The Planning Commission and Board of Supervisors were engaged in each step of the development of the 2040 General Plan (illustrated on Figure 1-3). Their insight and guidance were key to developing the 2040 General Plan. At each of the following meetings and work sessions, the public was invited to provide input.

Planning Commission Work Sessions

- **April 7, 2016**

Presentation of an overview of the Planning Commission roles and responsibilities, final work program and schedule, and proposed Community Engagement Strategy.

- **June 8, 2017**

Presentation of the Assets, Issues, and Opportunities Summary Report and the Draft Background Report.

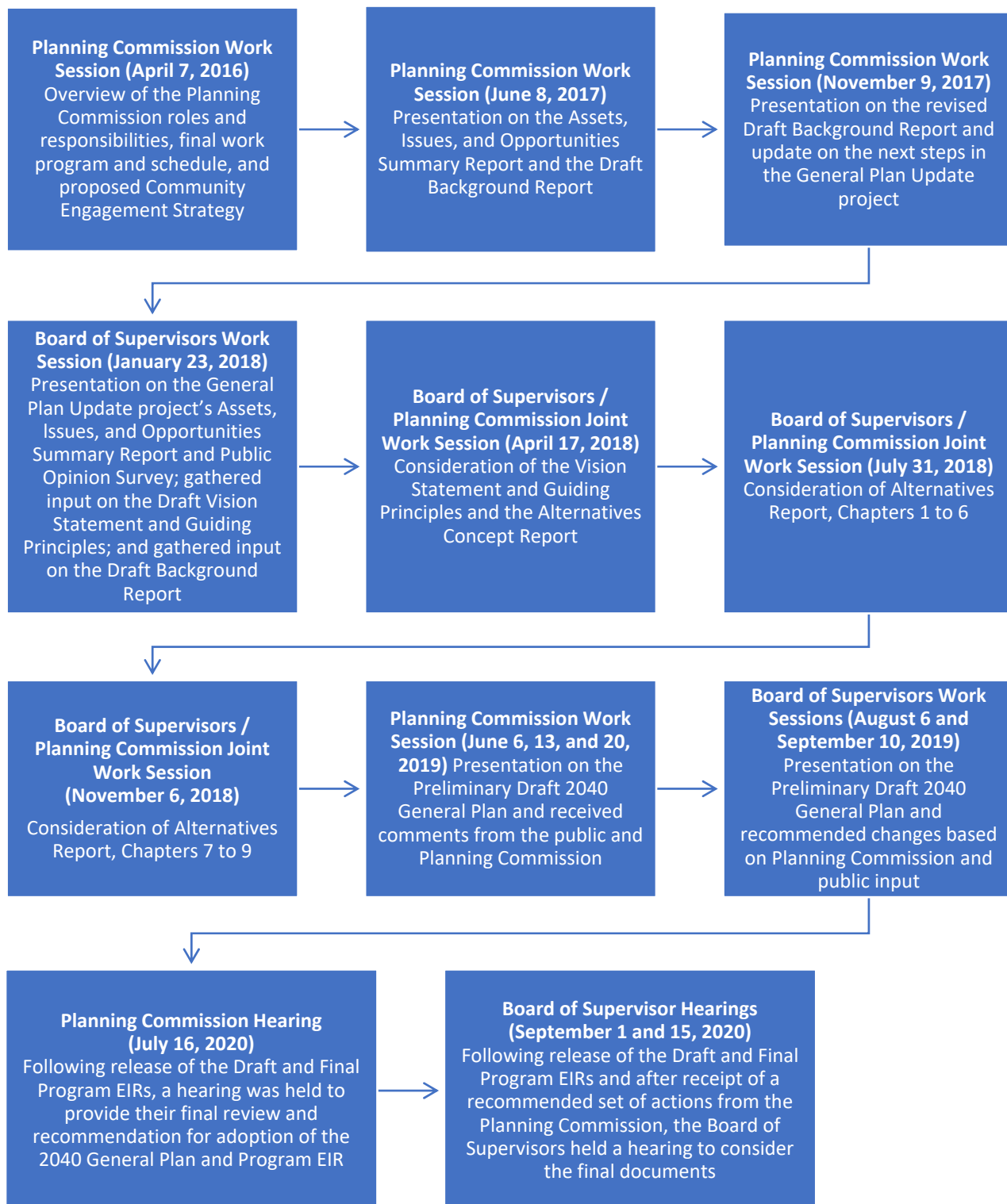
- **November 9, 2017**

Presentation of the revised Draft Background Report and update the Planning Commission on next steps for the General Plan Update project.

- **June 6, 13, and 20, 2019**

Presentation of the Preliminary Public Review Draft 2040 General Plan and receive comments from the public and Planning Commission. This review occurred over several meetings. As part of these meetings, the Planning Commission made recommendations on the content of the 2040 General Plan to be used in the preparation of the Draft Program EIR.

Figure 1-3 Planning Commission and Board of Supervisors Process Integration



Board of Supervisors Work Sessions

- **January 23, 2018**
Receive and file the General Plan Update project's Assets, Issues, and Opportunities Summary Report and Public Opinion Survey; provide input on the Draft Vision Statement and Guiding Principles; and provide input on the Draft Background Report.
- **August 6 and September 10, 2019**
Presentation of the Preliminary Public Review Draft 2040 General Plan and recommended changes based on Planning Commission and public input. As part of these meetings, the Board of Supervisors made recommendations on the content of the 2040 General Plan to be used in the preparation of the Public Review Draft General Plan and Draft Program EIR. The September 10, 2019 Work Session included the review of the policy changes recommended at the August 6, 2019 Work Session and consider outstanding questions.

Board of Supervisors / Planning Commission Joint Work Sessions

- **April 17, 2018**
Consideration of the Vision Statement and Guiding Principles and the Alternatives Concept Report.
- **July 31, 2018**
Consideration of Alternatives Report, Chapters 1 - 6.
- **November 6, 2018**
Consideration of Alternatives Report, Chapters 7 - 9.

Planning Commission Hearings

- **July 16, 2020**
Following release of the Draft and Final Program EIRs, a hearing was held with the Planning Commission to provide their final review and provide their recommendations on the 2040 General Plan and Program EIR. At this hearing, the Planning Commission received public testimony and made final recommendations on any changes needed. The Planning Commission then recommended approval of both documents to the Board of Supervisors for their consideration.

Board of Supervisor Hearings

- **September 1 and September 15, 2020**
Following release of the Draft and Final Program EIRs and after receipt of a recommended set of actions from the Planning Commission, the Board of Supervisors held hearings to consider the final documents. Following public testimony and discussion and requested changes, the Board of Supervisors acted to certify the Program EIR and to adopt the 2040 General Plan.

Please see the next page.



Please see the next page.

2. Land Use and Community Character Element

The County of Ventura has land use regulatory authority over most unincorporated land in the county. In contrast, the County lacks land use authority within the city limits of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Ventura. The County lacks land use authority over land in the unincorporated area that is owned/managed by the state or federal government (e.g., state parks, national parks, Bureau of Land Management areas, and tribal lands), except for portions of state parks and other state land located in the coastal zone. Under state law the County has land use authority over land owned/managed by special districts in the unincorporated area (e.g., school districts, cemetery districts, water districts), subject to limited exceptions.

The purpose of the Land Use and Community Character Element is twofold. First, this Element includes policies establishing land use designations that identify the type and intensity of uses permissible in unincorporated areas. These designations are shown on the Land Use Diagram, which graphically illustrates the boundaries for distinct land use designations. The intent of these land use designations is also described through text and a table of accompanying development standards. Second, this Element includes a series of goals and policies identifying the County's philosophy for future change, development, and natural resource protection. The focus of this section is to preserve agricultural, rural, and open space lands while directing growth to cities and unincorporated communities. Goals, policies, and implementation programs in this Element are organized under the following headings.

Section	Title	Page
2.1	Growth Management	2-2
2.2	Land Use Designations and Standards	2-13
2.3	Area Plans	2-47
2.4	Character and Design	2-50
2.5	Environmental Justice	2-51
2.6	Civic Engagement	2-54
2.7	Development Review and Inter-Agency Coordination	2-55
2.8	Military Compatibility	2-56
2.9	General Plan Maintenance	2-58
2.10	Implementation Programs	2-59

The Land Use and Community Character Element includes a series of diagrams (i.e., maps) to depict areas described in this element. These are as follows:

Figure	Title	Page
Figure 2-1	Urban and Existing Community Designated Areas	2-5
Figure 2-2	Area Plans	2-7
Figure 2-3	Areas of Interest	2-9
Figure 2-4	General Plan Land Use Diagram.....	2-15
Figure 2-5	General Plan Land Use Diagram, Southern Area	2-17
Figure 2-6	Designated Disadvantaged Communities	2-52

2.1 Growth Management

One of Ventura County’s distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, which are described below, as well as in Chapter 8, Agriculture Element. An overview of the annexation history and development trends in Ventura County is located in Section 3.3, “Annexation and Development Trends,” of the Background Report.

Guidelines for Orderly Development

Ventura County’s Guidelines for Orderly Development (Guidelines) are a set of policies that have been adopted by the County, all incorporated cities in the county, and the Ventura Local Agency Formation Commission (LAFCO). The Guidelines intend to: (1) clarify the relationship between the cities and the County with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use change requests. The Guidelines represent a unique, collaborative commitment to encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County.

The Guidelines were developed into their current form through the key milestones listed below:

- **1967:** Several cities and the County began adopting greenbelt agreements.
- **1969:** The Guidelines were adopted by the Ventura County Board of Supervisors and LAFCO as a set of policies related to growth and delivery of urban services.
- **1976:** The Guidelines were revised and adopted by the County, LAFCO, and all Ventura County incorporated cities except the City of Ojai. Changes to the Guidelines included the establishment of Areas of Influence, which were subsequently renamed Areas of Interest.

- **1983:** The Guidelines were revised and readopted by the County, LAFCO, and all incorporated cities in Ventura County. Revisions to the Guidelines included establishment of the Areas of Interest, with one city in each Area of Interest; establishment of Spheres of Influence for each city which identify where annexations could occur; and clarification of land use policies.
- **1995:** The Guidelines were revised and readopted by the County, LAFCO, and all incorporated cities in Ventura County. Changes to the Guidelines included defining “urban development” as referring to residential lots less than two acres in area; change in the County’s minimum lot size for the Rural land use designation from one to 2 acres; and clarified land use policies.

Greenbelt Agreements

Greenbelt agreements, also referred to as greenbelts, are voluntary agreements between the County and one or more cities to limit development of agricultural and/or open space areas within the unincorporated county. Greenbelts protect open space and agricultural lands to prevent premature conversion to uses incompatible with agricultural uses. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County covering approximately 164,000 acres collectively.

Save Open Space & Agricultural Resources (SOAR)

Ventura County voters first approved the countywide SOAR initiative in 1998. In general, and subject to certain exceptions, SOAR requires countywide voter approval of any 1) substantive change to the General Plan’s Agricultural, Open Space, or Rural land use goals or policies, and 2) re-designation of land with these General Plan land use designations. In November 2016, Ventura County voters renewed the County’s SOAR initiative and extended its provisions through 2050. Similarly, voters in eight of the county’s ten cities renewed SOAR initiatives adopted by the respective jurisdictions which are applicable within their boundaries. The County SOAR initiative’s Agricultural, Open Space and Rural goals and policies are included in this General Plan with only technical, non-substantive revisions for clarification and internal consistency with the rest of the General Plan.

LU-1

To ensure that the County can accommodate anticipated future growth and development while promoting orderly growth and development that enhances quality of life, maintains a safe and healthful environment, preserves valuable natural resources, and plans for adequate public facilities and services.

LU-1.1



Guidelines for Orderly Development

The County shall continue to promote orderly and compact development by:

- working with cities in Ventura County and the Ventura Local Agency Formation Commission (LAFCO) to promote and maintain reasonable city boundaries and Spheres of Influence to prevent growth-inducing urban development in unincorporated areas, and
- require unincorporated urban development to be located in areas designated as Existing Communities and unincorporated urban centers consistent with the Guidelines for Orderly Development and as defined in Policy LU-1.2.

(RDR, IGC)

LU-1.2

Area Designations

For purposes of planning within the county and as used in this General Plan, the County establishes the following area designations:

- **Urban.** Figure 2-1 indicates the boundary of the Urban area designation. All areas inside these boundaries are considered within the Urban area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-2 and associated policies for further information on this designation.
- **Existing Community.** Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-3 and associated policies for further information on this designation.
- **Area Plans.** Area Plans are an integral part of the County's General Plan, providing the basis for future land use development in specifically defined areas. These plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities. In the General Plan, the Area Plan designation defines the boundary for the specific geographic areas of the county that are covered by an adopted Area Plan. Area Plans shall be consistent with the General Land Use Diagram, although the Area Plans may be more specific. Figure 2-2 indicates the areas covered by the Area Plans in the county.
- An **Area of Interest** is part of a plan adopted by Ventura Local Agency Formation Commission (LAFCO) which divides the county into major geographic areas that are reflective of community and planning identity. Within each Area of Interest there should be no more than one city or unincorporated urban center, but there will not necessarily be a city or unincorporated urban center in each Area of Interest. Figure 2-3 shows the Area of Interest boundaries for the county.
- An **Unincorporated Urban Center** is an existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest. For example, the Community of Piru represents the focal center in the Piru Area of Interest.
- A **Sphere of Influence**, as used in this General Plan, is an area determined by the Ventura Local Agency Formation Commission (LAFCO) to represent the "probable" ultimate boundary of a city. LAFCO also recognizes Spheres of Influence for special districts, which are not discussed in this Element. The adoption of Spheres of Influence is required by Government Code Section 56425.

(RDR)

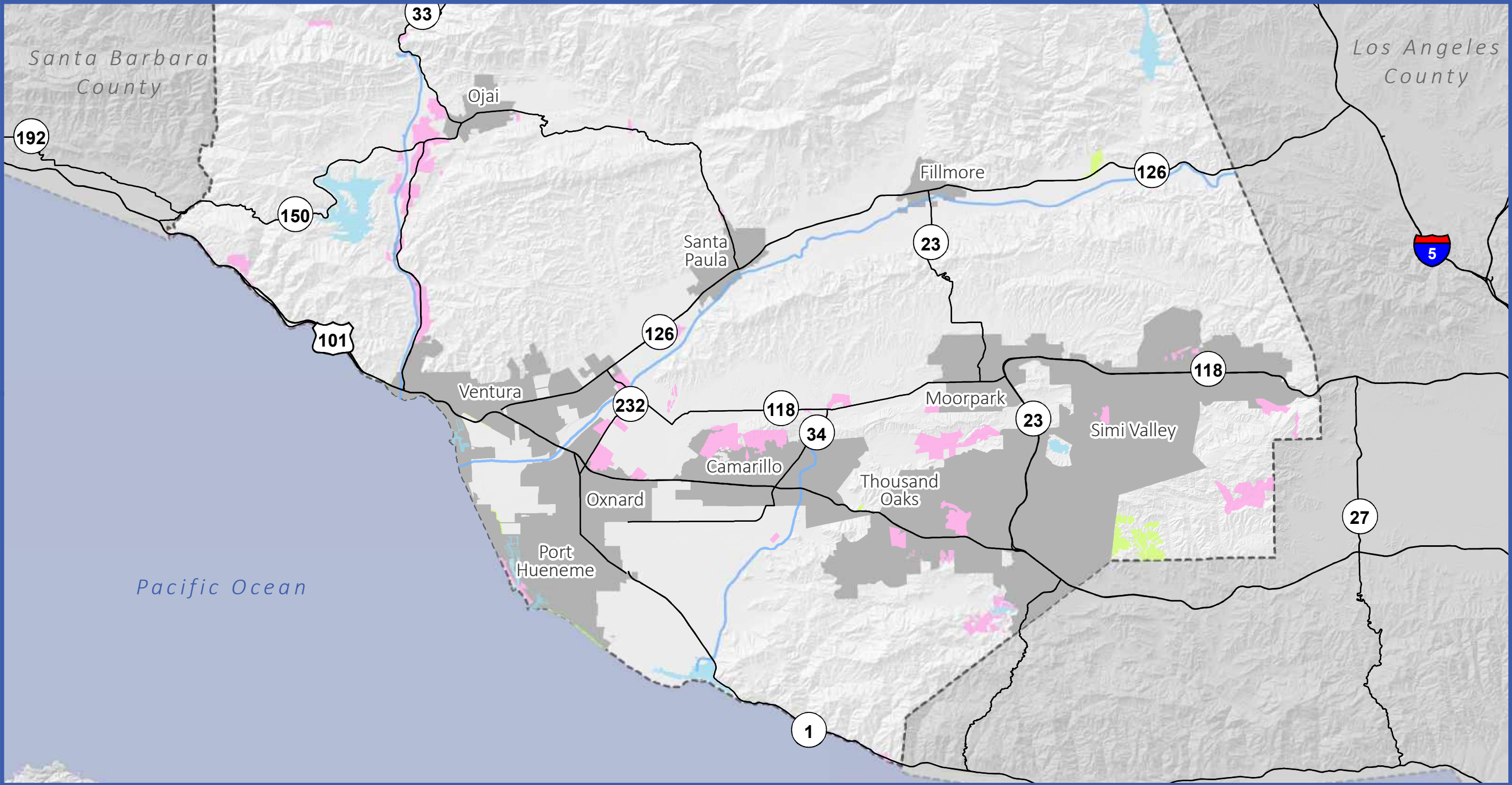
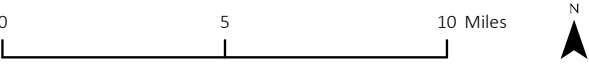


Figure 2-1:
Urban and Existing Community Designated Areas

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.



- Ventura County Boundary
- Cities
- Major Roadways
- Major Waterways
- Urban
- Existing Community

Please see the next page.

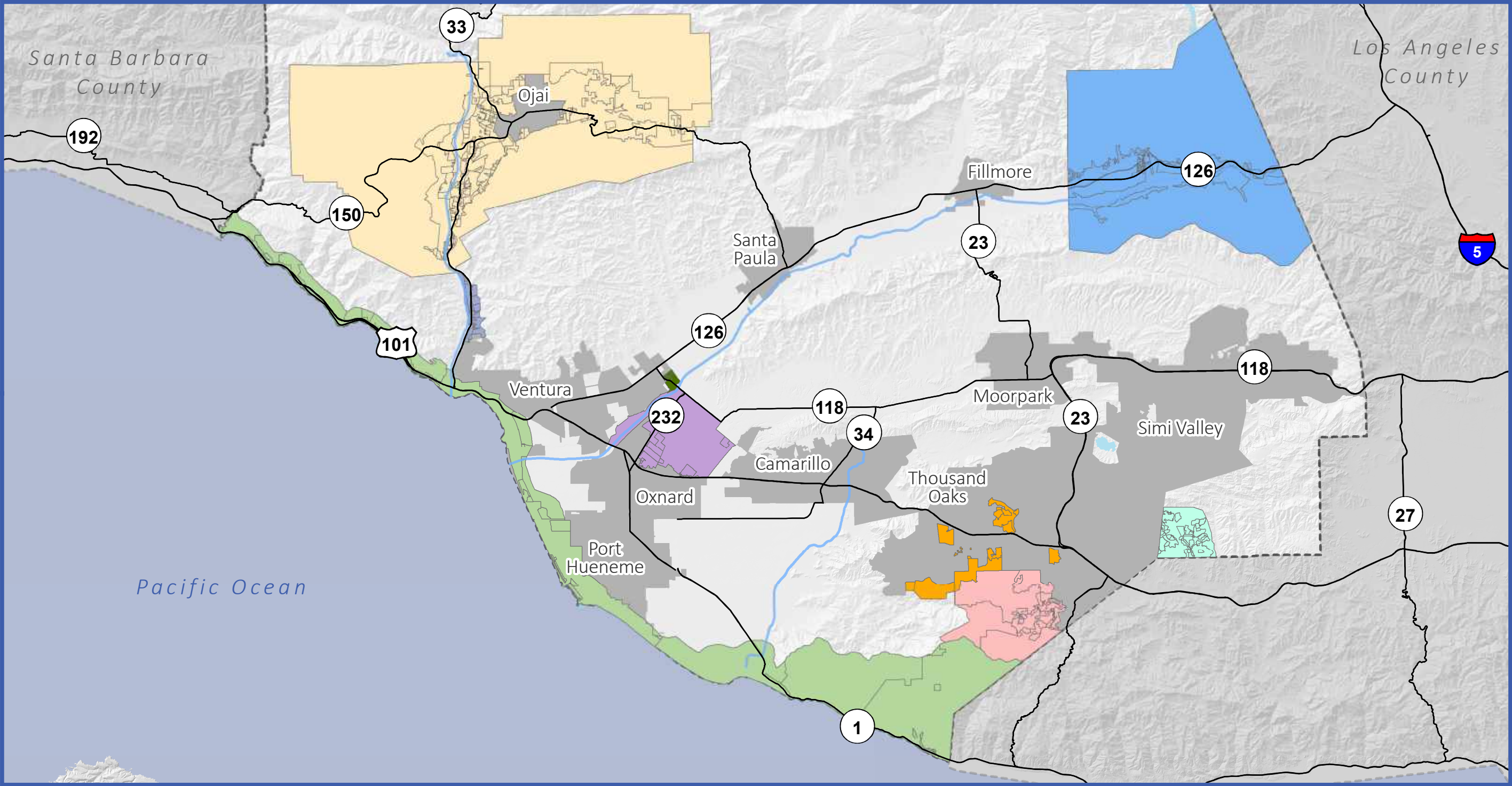


Figure 2-2:
Area Plans

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.



- | | | |
|-------------------------|----------------------|-----------------------------|
| Ventura County Boundary | Area Plans | Ojai Valley |
| Major Roadways | Coastal Area | Piru |
| Major Waterways | El Rio/Del Norte | Saticoy |
| | North Ventura Avenue | Thousand Oaks |
| | Oak Park | Lake Sherwood/Hidden Valley |
| | | Cities |

Please see the next page.

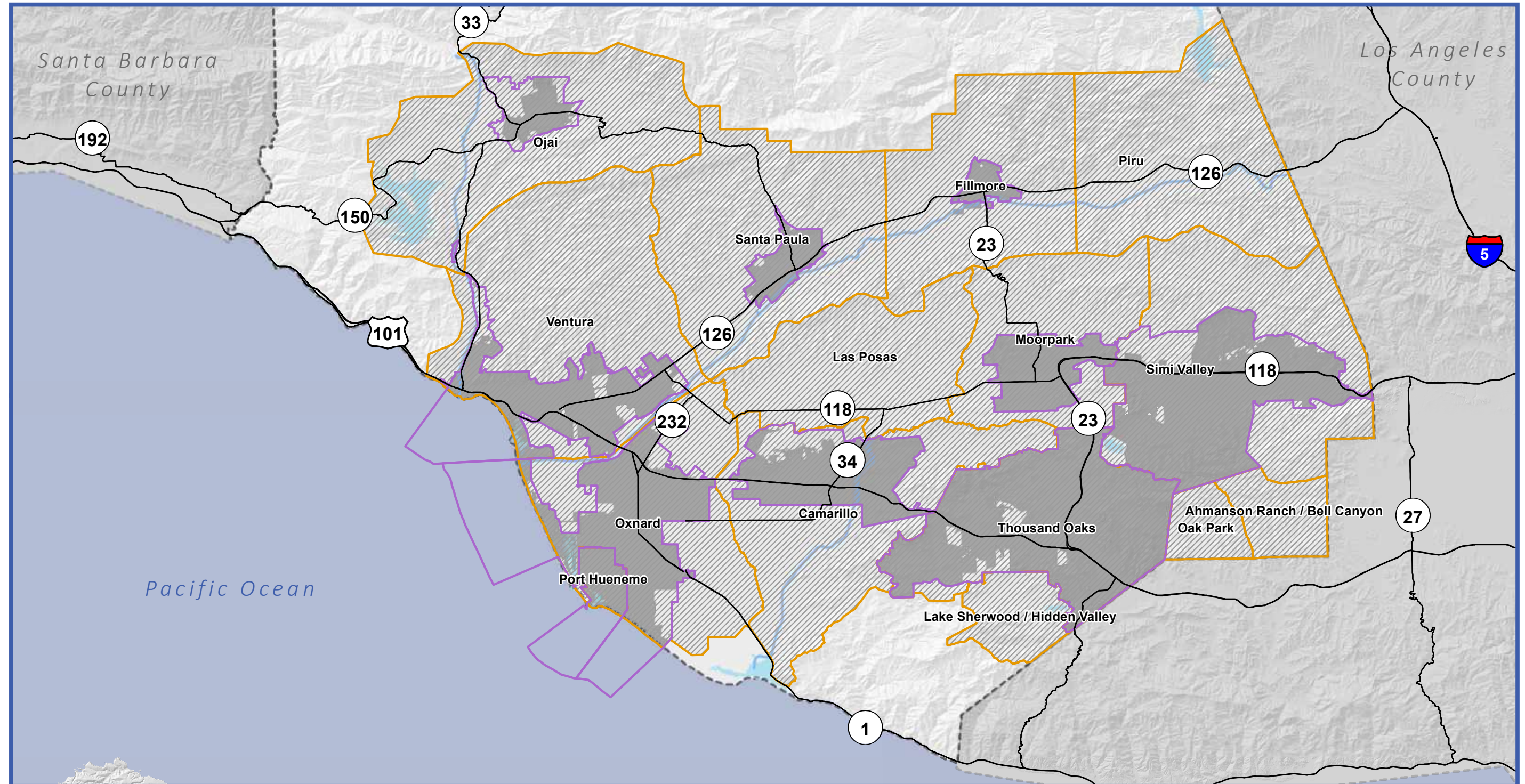








Figure 2-3:
Areas of Interest and City Spheres of Influence (SOI)

Map Date: September 03, 2019
Source: Mintier Harnish, 2019.



-  Ventura County Boundary
  Areas of Interest
-  Cities
  City Sphere of Influence (SOI)
-  Major Roadways
-  Major Waterways

Please see the next page.

2. Land Use and Community Character Element

LU-1.3

Regional Housing Needs Allocations

The County shall coordinate with Southern California Association of Governments (SCAG) to direct state regional housing needs allocations predominantly to cities to ensure consistency with the County's Save Open Space & Agricultural Resources (SOAR) initiative and the SCAG's Sustainable Communities Strategy. (RDR, IGC)

LU-1.4



Land Use Patterns

The County shall ensure that new land use patterns emphasize efficient use of land and infrastructure, walkable neighborhoods, contemporary development practices, and sense of place consistent with the Guidelines for Orderly Development. (RDR)

LU-1.5

Infill Development

The County shall encourage infill development within Existing Communities and within or adjacent to existing development within unincorporated urban centers to maximize the efficient use of land and existing infrastructure. (RDR)

LU-1.6

Accommodating Future Growth

The County shall ensure that the General Plan designates adequate land for urban development to accommodate projected population and employment growth in the unincorporated areas as determined by the Board of Supervisors. (RDR)

LU-1.7



Safe and Sanitary Homes Education and Outreach

The County shall engage with agencies, non-profit organizations, landlords, property owners and tenants in Disadvantaged Communities to disseminate information to educate about indoor mold and lead hazards, methods for reduction, and prevention.

LU-2

To maintain an Urban designation that:

- recognizes areas within the county planned for urban development which are currently incorporated, or which are candidates for future incorporation ;
- direct urban development to existing cities and unincorporated urban centers within their own Area of Interest; and
- discourage outward expansion of urban development when suitable developable areas exist within cities and unincorporated urban centers.

LU-2.1

Urban

The Urban area designation, referred to in the Save Open Space & Agricultural Resources (SOAR) initiative, is used to depict existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres. This designation has been applied to all incorporated lands within a city's Sphere of Influence as established by the Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation. In this General Plan, this term is synonymous with the combination of the areas shown as "Cities" and "Unincorporated Urban Centers" on Figure 2-1. (RDR, MPSP)



This designation defines the boundary of Urban in the unincorporated areas of the county and the areas within these boundaries, as shown on Figure 2-1.

LU-3

To recognize and confine existing urban enclaves, which are within Existing Community boundaries, to limit the location of uses, densities, and zoning designations normally limited to Urban designated areas.

LU-3.1

Existing Community(ies)

The Existing Community area designation, referred to in SOAR, identifies existing urban residential, commercial, or industrial enclaves outside of incorporated areas and unincorporated urban centers. The Existing Community area designation recognizes existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses, contains these enclaves within specific areas so as to prevent further expansion, and limits the building intensity and land use to previously established levels. Thomas Aquinas College is newly designated in this initiative as Existing Community, with the intention that it be confined to its current boundaries with the understanding that it may continue to intensify its building for its educationally related purposes.

Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR) initiative. This term is considered synonymous with “Urban Enclave” as used in other planning documents. (RDR, MPSP)



This designation defines the boundary of the Existing Communities in the unincorporated areas of the county and the areas within these boundaries, as shown on Figure 2-1.

LU-3.2

Areas Appropriate for the Existing Community Designation

The County shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers within Existing Community designated boundaries. (MPSP)

LU-3.3

Range of Uses in the Existing Community Designation

The County shall recognize that the Existing Community area designation may cover the range of zones present in the area including, but not limited to, residential, commercial, and industrial, as well as the range of existing population densities and building intensities. The County shall allow the appropriate zoning, population densities, and building intensities based on the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in Appendix A. Because of the degree of specificity on the Existing Community Maps, the County shall require a General Plan amendment for any zone change within an Existing Community. (MPSP)

2.2 Land Use Designations and Standards

A central component of the Land Use Element is the inclusion of a diversity of land use designations to adequately classify and distinguish the various land uses needed within the county, as well as descriptions that distinguish between corresponding levels of intensity, density, and allowable uses as required by Government Code Section 65302(a)). The General Plan Land Use Diagram (see Figures 2-4 and 2-5) provides a graphical representation of the distribution of allowed land uses within the unincorporated areas of Ventura County. It gives direction for how, where, and what kind of development may occur. An overview of land use designations and their locations in the county is described and illustrated in section 3.5, “General Plan and Area Plan Land Use Designations,” of the Background Report.

LU-4

To ensure that land uses are appropriate and compatible with each other and guide development in a pattern that will minimize land use conflicts between adjacent land uses.

LU-4.1

General Plan Land Use Diagram

The County shall maintain and implement a Land Use Diagram for purposes of describing the types of allowed land uses by geographic location and the density and/or intensity of allowed uses within each designation.

The goals and locational descriptions set forth in this Element are general guidelines for determining whether land should be within a particular land use designation depicted on the General Plan Land Use Diagram (Figures 2-4 and 2-5). The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Diagram, whether or not such parcel meets all of the applicable criteria.

The General Plan Land Use Diagram covers the mainland areas of the county. The following designations apply to Anacapa and San Nicholas islands and are incorporated into the Land Use Diagram by reference.

- Anacapa Island is designated “OS” as Open Space
- San Nicholas Island is designated “P” as State, Federal, Other Public Lands

(RDR)



It is common for the County to update the Land Use and Circulation Diagrams over time. Please check with the Planning Division of the Ventura County Resource Management Agency to ensure you have the current version.

LU-4.2

Zoning Consistency

The County shall ensure that zoning designations are consistent with the General Land Use Diagrams (Figures 2-4 and 2-5) and the Zoning Consistency Matrix (Table 2-1). The County shall apply the following factors to determine the appropriate zone classification (from among those consistent with the appropriate land use designation):

- Recognizing the desirability of retaining existing uses and densities on the subject land;
- Recognizing the desirability of accommodating anticipated uses on the subject land;

- Maintaining continuity with neighboring zoning, land uses and parcel sizes;
- Implementing the recommendations of specific zoning and land use studies of the area in question;
- Recognizing and addressing the presence and significance of resources and hazards; and
- Evaluating the ability to provide public services and facilities.

(RDR)

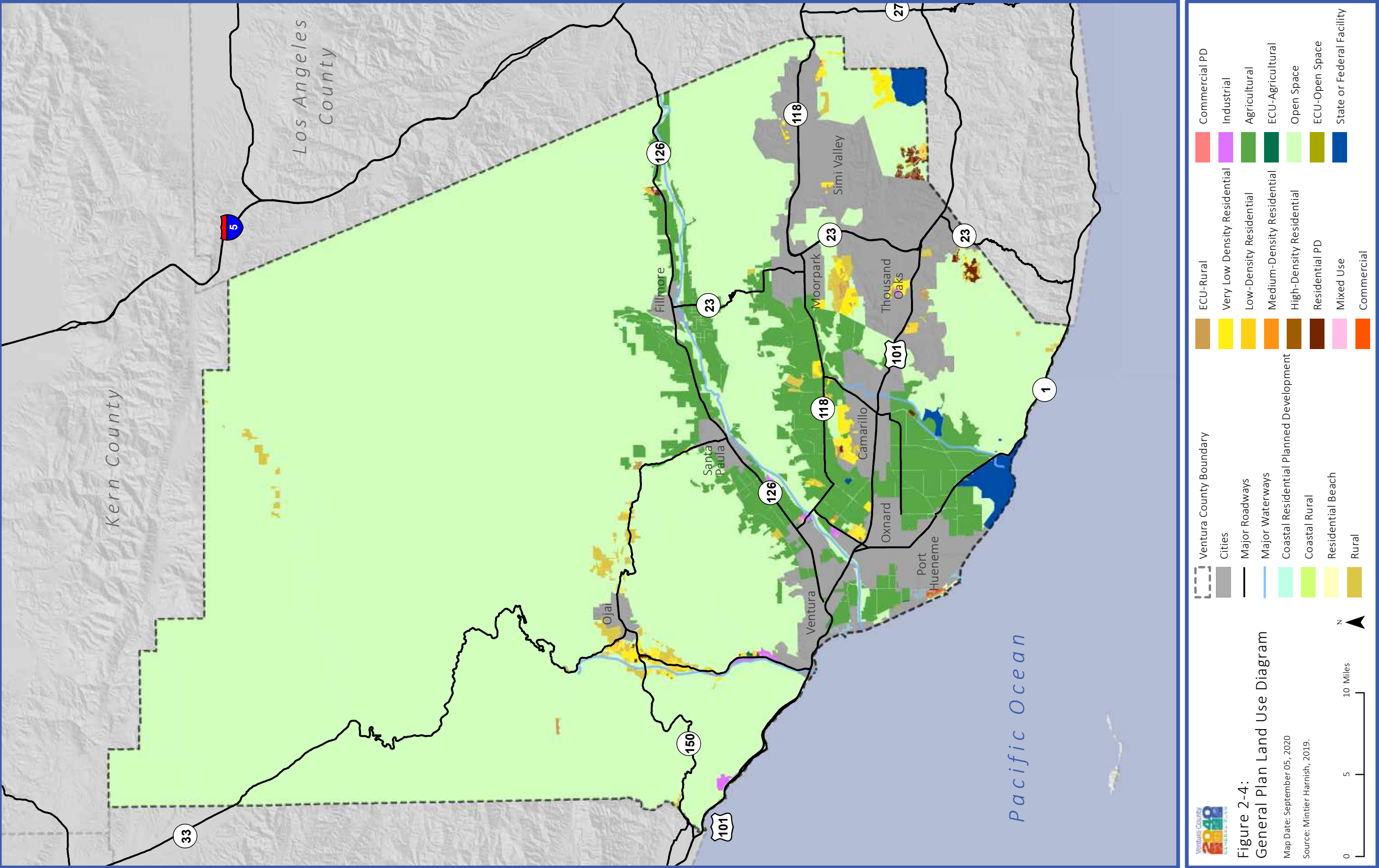
LU-4.3

Minimum Parcel Size

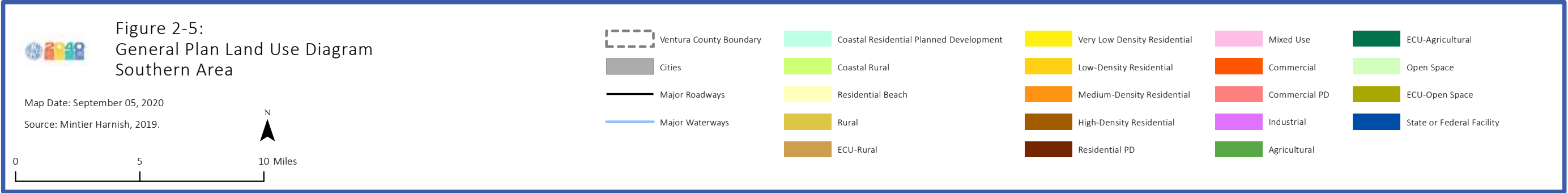
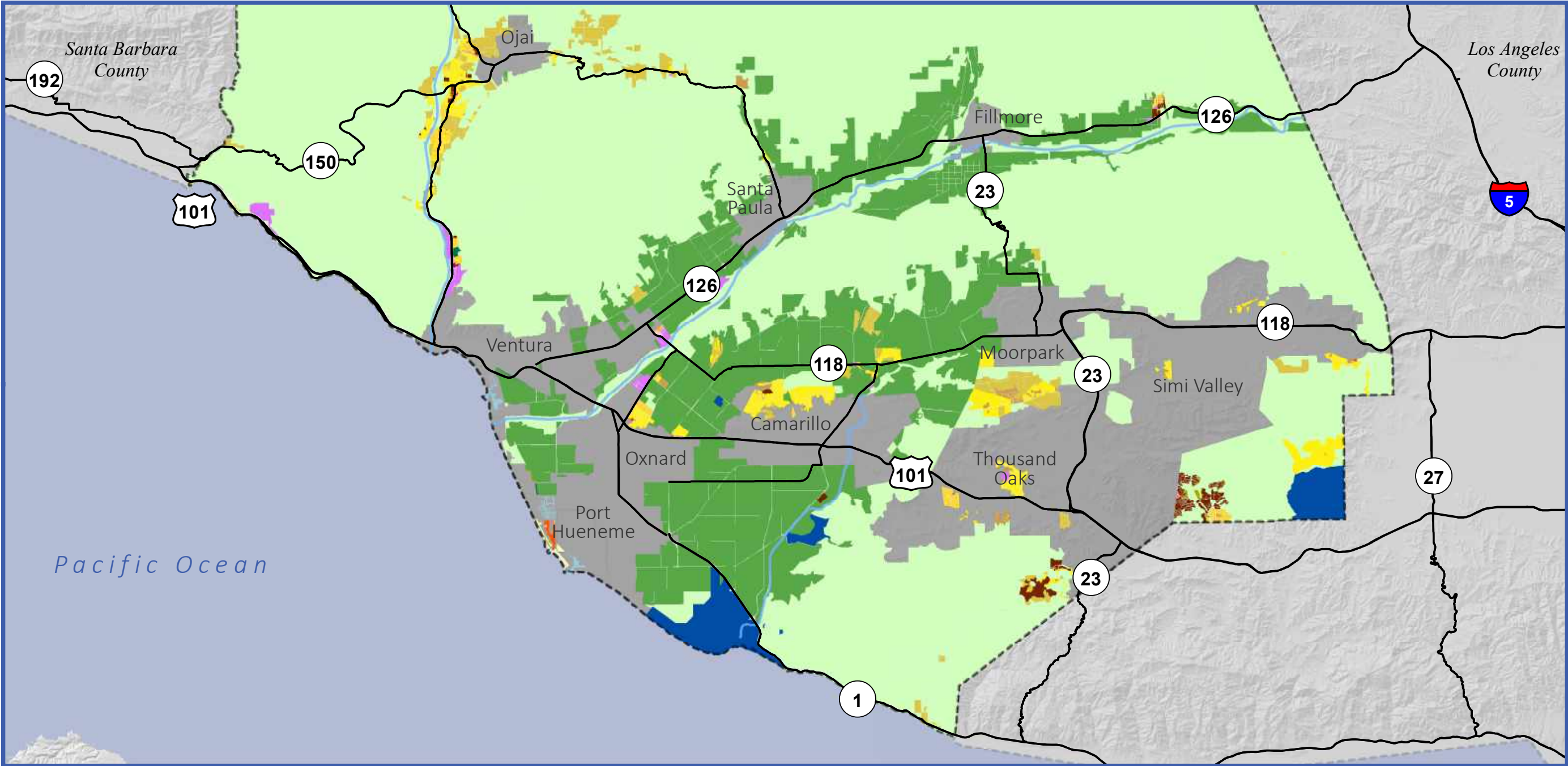
The County shall require subdivisions of land to meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A. Parcels smaller than the stated minimum may be allowed under the following circumstances:

- A parcel may be created for the sole purpose of transferring, by lease or sale, possession of an agricultural water well and the land around the well as may be necessary for its operation. Such parcels, and the wells they contain, shall be used for agricultural purposes only.
- Parcels for public purposes such as, but not limited to, fire, police, municipal water wells, flood control, and other public health and safety facilities.
- Affordable and elderly housing developments that are eligible for density bonuses as specified in Article 16 of the County Non-Coastal Zoning Ordinance may be granted a reduction from the minimum parcel size requirements in accordance with the provisions of Article 16 or pursuant to state law.
- Parcels designated as Cultural Heritage Sites may be granted a reduction from the minimum parcel size requirements in accordance with the Non-Coastal Zoning Ordinance.
- Parcels subdivided for resource conservation purposes in accordance with the conservation subdivision process established in the Ventura County Subdivision Ordinance.
- Parcels subdivided for the perpetual maintenance of biotic or wildlife habitat in accordance with California Government Code section 66418.2.
- Parcels of less than the prescribed minimum lot area may be allowed for farmworker housing complexes on land zoned Agricultural Exclusive (AE) within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres.

(RDR)



Please see the next page.



Please see the next page.

2. Land Use and Community Character Element

Table 2-1 General Plan Land Use Designations and Zoning Compatibility Matrix

General Plan Land Use Designations	Coastal and Non-Coastal Zones																																		
	AE	C1	CA	CC	CM	COS	CPD	CPD/CBD	CR	CR1	CR2	CRE	CRPD	CPD	IND	M1	M2	M3	OS	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP	REC	OS-REC	
Rural									■			■											■			■			■						
ECU-Rural									■			■											■			■			■						
Agricultural	■		■																																
ECU-Agricultural	■		■																				■									■			
Open Space ^{1, 2}	■		■			■													■																■
ECU-Open Space ^{1, 2}	■		■			■													■																■
Very Low Density Residential																					■		■			■			■						
Low-Density Residential										■	■										■	■													
Medium-Density Residential											■								■							■					■				
Residential High-Density																												■							
Residential Planned Development													■																		■				

General Plan Land Use Designations	Coastal and Non-Coastal Zones																																		
	AE	C1	CA	CC	CM	COS	CPD	CPD/CBD	CR	CR1	CR2	CRE	CRPD	CPD	IND	M1	M2	M3	OS	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP	REC	OS-REC	
Coastal Residential Planned Development													■																						
Residential Beach																								■	■										
Mixed Use																				■											■				
Commercial		■		■			■	■						■																					
Commercial Planned Development							■	■																											
Industrial					■										■	■	■	■																■	
Parks & Recreation ²																																		■	
State, Federal, Other Public Lands						■													■																

Notes: ¹ The minimum lot size is 10 acres, or 20 acres if contiguous with Agricultural.

² Parcels and corresponding zone classifications have not yet been identified for the new Parks and Recreation land use designation, Recreation zone classification or Open Space Parks and Recreation zone classification.

2. Land Use and Community Character Element

Table 2-2 Land Use Designation General Development Standards

Acronym	Land Use Designation	Maximum Density / Intensity	Minimum Lot Size	Max. Lot Coverage
Rural, Agricultural, and Open Space Designations				
RUR	Rural	1 du/2 ac	2 acres, or zone suffix equal to or more restrictive than 2 acres	25%
ECU-R	ECU-Rural	1 du/2 ac	2 acres	25%
AG	Agricultural	1 du/40 ac	40 acres	5%
ECU-A	ECU-Agricultural	1 du/40 ac	40 acres	5%
OS	Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
ECU-OS	ECU-Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
Residential Designations				
VLDR	Very Low Density Residential	4 du/ac	10,000 SF	n/a*
LDR	Low-Density Residential	6 du/ac	6,000 SF	n/a*
MDR	Medium-Density Residential	14 du/ac	3,000 SF	n/a*
RHD	Residential High-Density	20 du/ac	No Minimum	n/a*
RPD	Residential Planned Development	20 du/ac	No Minimum	n/a*
CRPD	Coastal Residential Planned Development	36 du/ac	No Minimum	n/a*
RB	Residential Beach	36 du/ac	1,500 SF	n/a*
Mixed Use, Commercial, and Industrial Designations				
MU	Mixed Use	20 du/ac; 60% lot coverage	No Minimum	60%
C	Commercial	60% lot coverage	No Minimum	60%
CPD	Commercial Planned Development	60% lot coverage	No Minimum	60%
I	Industrial	50% lot coverage	10,000 SF	50%
Other Designations				
PR	Parks & Recreation	n/a	None	5%
P	State, Federal, Other Public Lands	n/a	None	n/a

* Maximum lot coverage is per appropriate County Zoning classification.

LU-4.4

Nonconforming Parcel Size

The County shall not prohibit the use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum parcel size requirements of the applicable land use designation, solely by reason of such failure. However, this policy shall not be construed to permit the division of any parcel into two or more lots if any of the new lots fail to meet the minimum parcel size requirements. (RDR)

LU-4.5

Jobs-Housing Balance

The County shall evaluate employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees to assess the project's impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project. At such time as the Housing Impact Mitigation Fee Program is completed, this policy shall no longer apply. (RDR)

LU-4.6

Variances

The County may grant variances to minimum parcel size requirements and building intensity standards, height and setback standards applicable to a given property subject to the following conditions:

1. There are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location, or surroundings, which do not apply generally to comparable properties in the same vicinity and land use designation;
2. Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and land use designation;
3. Strict application of the minimum parcel size requirements and building intensity standards as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such requirements and standards; and
4. The granting of such variances will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment or valuation of neighboring properties.

Any such variance shall be processed in the same manner and subject to the same standards as a variance respecting zoning regulations. (RDR)

LU-5

To promote the effective implementation and use of the General Plan Land Use Diagram.

LU-5.1

General Plan Land Use Amendments

When reviewing proposed General Plan amendments to modify or change land use designations or the General Plan Land Use Diagram, the County shall consider if the proposal:

- maintains consistency with the General Plan Vision, Guiding Principles, and relevant goals, and policies;
- maintains consistency with the Guidelines for Orderly Development;
- minimizes the creation of a land use that is inconsistent with the policies, land uses, or development standards of surrounding parcels;

- enhances compatibility with existing or planned uses in the area;
- addresses new physical, social, or economic factors that are relevant and were not present at the time of the General Plan adoption;
- reduces the potential for undesired, growth-inducing precedent;
- demonstrates appropriate infrastructure and services are available, or amendment is conditioned on requirement to provide or appropriately fund needed infrastructure and services; and
- demonstrates acceptable effect on the fiscal health of the County.

(MPSP)

LU-5.2

Land Use Boundary Interpretation

The County Planning Director shall have the interpretative authority, subject to appeal to the Planning Commission and Board of Supervisors, of the alignment of all land use boundaries depicted on the General Plan Land Use Diagram, consistent with the goals and policies of the General Plan. To the extent feasible, the boundaries on the Land Use Diagram should follow natural or human-made boundaries (including parcel lines), such as:

- water courses
- ridge lines
- toes of slopes
- lines marking changes in vegetation
- lines marking changes in slope
- parcel boundaries
- roads
- rail lines
- utility corridors
- lines separating different land uses
- lines marking the separation between a group of large lots from a group of small lots
- lines marking features or designations referenced in the definitions and criteria of the various land use categories

(RDR)

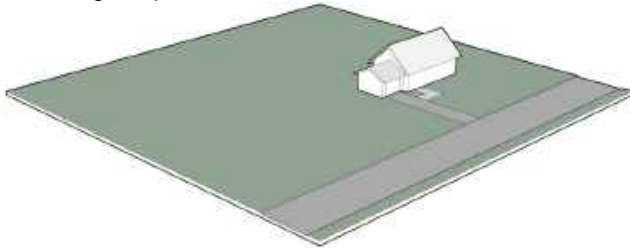
LU-5.3

Concurrent Zoning Change Processing

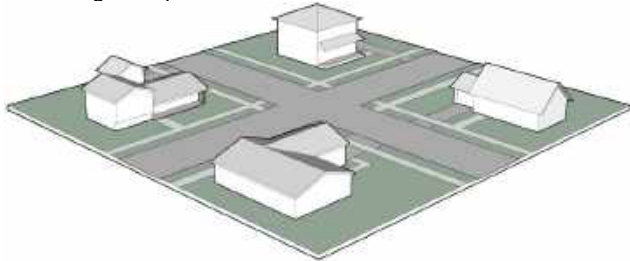
The County shall process zone changes, if necessary, concurrently with General Plan amendments to assure zoning consistency. (RDR)

Residential Density Examples

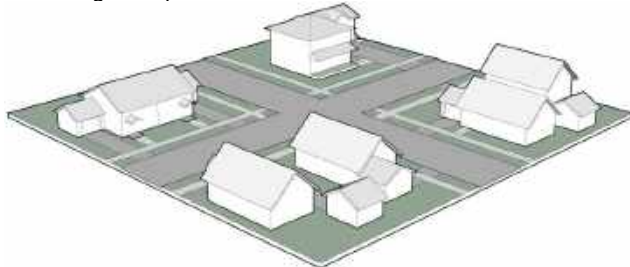
1 dwelling unit per acre



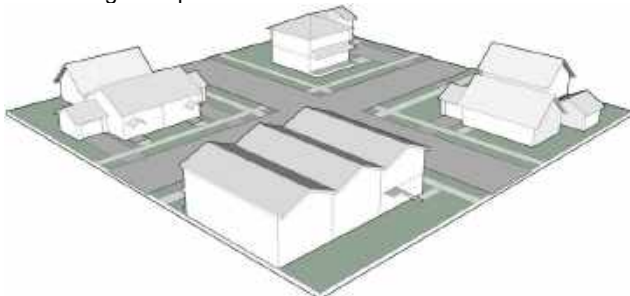
4 dwelling units per acre



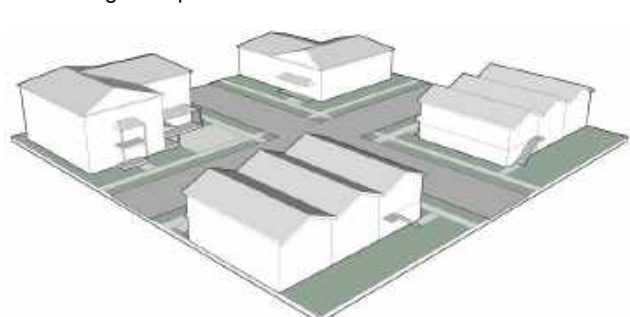
8 dwelling units per acre



12 dwelling units per acre



20 dwelling units per acre



Typical Uses

The land use descriptions on the following pages (both residential and non-residential) outline the range of uses that are typically found within each designation.

Residential Designations

Each land use designation in this section is described in terms of typical uses and basic development standards. Development standards for land use designations suitable for residential development as the principal use (e.g., Rural, Low/Medium/High Density Residential) are based on the **density** of the use, as expressed by the number of dwelling units per gross acre, and the **intensity** of use, as expressed by a minimum lot size standard. These development standards are described on the following pages (for each residential designation) and summarized in Table 2-2. Accessory dwelling units are not included in the calculation of residential density.

The drawings to the left illustrate the concept of residential density.

Non-Residential Designations

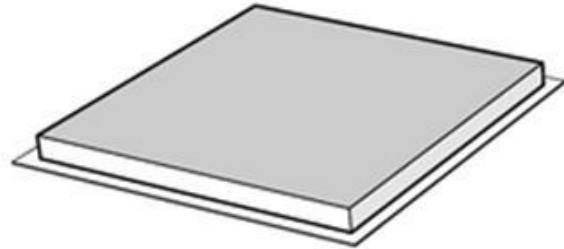
Standards of building intensity where the principle use is not residential (e.g., Agricultural, Open Space, Commercial, Industrial) development standards are based on the intensity of use, expressed as the maximum allowable lot coverage.

Lot coverage is the percent of the gross building footprint (area of the lot covered by the first floor of the building) to the net square footage of the lot. For example, a lot coverage of 100 percent will allow 10,000 square feet of gross building footprint area to be built on a lot with 10,000 net square feet of land area, regardless of the number of stories in the building. On the same lot, a lot coverage of 50 percent would allow 5,000 square feet of floor area, and a lot coverage of 25 percent would allow 2,500 square feet. These development standards are described on the following pages and summarized in Table 2-2.

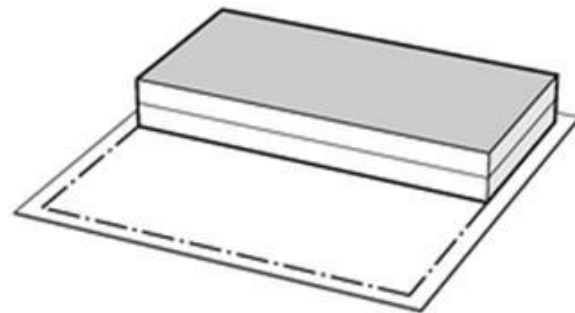
The drawings to the right illustrate this concept.

Lot Coverage Examples

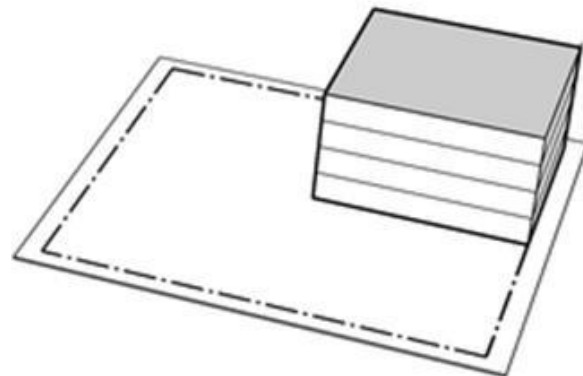
100% lot coverage



50% lot coverage

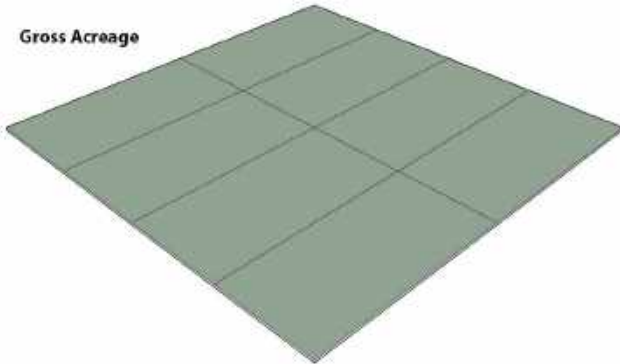


25% lot coverage

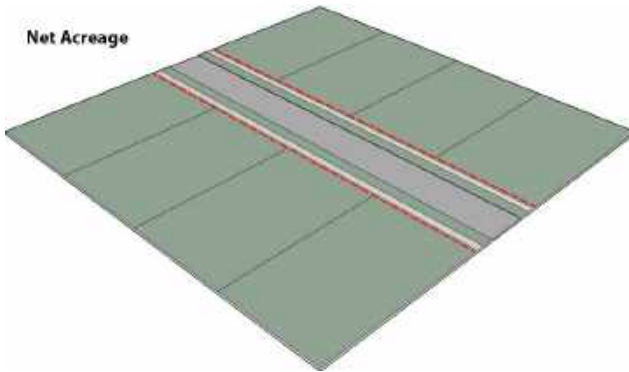


Gross versus Net Acreage Examples

Gross Acreage



Net Acreage



Gross versus Net Acreage (Lot Area)

The term “gross acre” includes all land within the boundaries of the lot (including, but not limited to, easements, streets, and rights-of-way) designated for a particular use. The gross acreage is defined as the total area, measured on a horizontal plane, within the lot lines of a lot. “Net lot area” means lot area less the area within any existing or proposed public or private street, road, or easement for ingress or egress, and less the area within any existing or proposed easement wherein the owner of the lot is prohibited from using the surface of the land.

The minimum lot area for subdivision purposes is expressed in “net” area for parcels of less than 10 acres, and “gross” area for parcels of 10 acres or more.

In areas with more commercial and industrial type development, net acreage may be 20 to 25 percent less for a given site than its gross acreage. In rural areas, the difference between net and gross can be as low as 5 percent.

The drawings to the left illustrate this concept.

RURAL, AGRICULTURAL, AND OPEN SPACE DESIGNATIONS

Ventura County contains many rural, agricultural, and open space areas that provide a variety of natural assets and resources that establish the essence of the county's quality of life. These resources provide opportunities for residents and visitors to enjoy the county's heritage and natural setting. The focus of this section is to provide guidance for the future of these resources in the county.

The acronym "ECU-" preceding a designation name refers to land use designations that apply only within the boundaries of an Existing Community or Urban land use designation. See Policy LU-1.2 for definition of Existing Community and Urban area designations.

RURAL LAND USE DESIGNATIONS

Rural (RUR)

The Rural designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of two acres or greater parcel size and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes.

The Rural designation also identifies institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is used for recreational uses such as retreats, camps, recreational vehicle parks, and campgrounds.

The designation of areas for Rural land uses is intended to accommodate the need for low density rural residential development, which, in conjunction with the higher density development of the Urban designated land uses, will provide a full range of residential environments.

The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 2 acres
- Minimum Lot Size: 2 acres
- Maximum Lot Coverage: 25 percent

ECU-Rural (ECU-R)

This designation provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. The ECU-Rural designation generally applies to the outer edges of Existing Community and Urban Areas and around sensitive natural resources within the boundaries of an Existing Community designated area. Typical building types include large-lot single family homes in a rural setting.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 2 acres
- Minimum Lot Size: 2 acres
- Maximum Lot Coverage: 25 percent

AGRICULTURAL LAND USE DESIGNATIONS

Agricultural (AG)

The Agricultural designation is applied to lands which are suitable for the cultivation of crops and the raising of livestock. Because of the inherent importance of agriculture as a land use in and of itself, agriculture is not subsumed under the Open Space land use designation, but has been assigned a separate land use designation.

Under this designation, the County shall:

- Identify, preserve, and protect agricultural lands as a non-renewable resource within the county that are critical to the maintenance of the local agricultural economy and are important to the state and nation for the production of food, fiber, and ornamentals.
- Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
- Establish policies and regulations which restrict agricultural land to farming and related uses rather than other development purposes.
- Restrict the introduction of conflicting uses into farming areas.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 40 acres
- Minimum Lot Size: 40 acres
- Maximum Lot Coverage: 5 percent

2. Land Use and Community Character Element

ECU-Agricultural (ECU-A)

The ECU-Agricultural designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock within the boundaries of an Existing Community designated area.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 40 acres
- Minimum Lot Size: 40 acres
- Maximum Lot Coverage: 5 percent

OPEN SPACE LAND USE DESIGNATIONS

Open Space (OS)

The Open Space designation encompasses land, as defined under Section 65560 of the Government Code, as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section and which is designated on a local, regional or State open space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
- Open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.
- Open space to promote efficient municipal services and facilities by confining urban development to defined development areas.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per parcel
- Minimum Lot Size: 10 acres, or 20 acres if contiguous with Agricultural
- Maximum Lot Coverage: 5 percent

ECU-Open Space (ECU-OS)

This designation provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining) and are located within the boundaries of an Existing Community designated area.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per parcel
- Minimum Lot Size: 10 acres, or 20 acres if contiguous with Agricultural
- Maximum Lot Coverage: 5 percent

RURAL, AGRICULTURAL, AND OPEN SPACE POLICY DIRECTION

LU-6

To provide appropriate land use designations that provide for the long-term preservation of the county's rural lifestyle, productive farmland and supporting services, and the vast open space resources that define the county.

LU-6.1

Agricultural Buffers

The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations. (RDR)

LU-6.2

Maximum Lot Coverage Exclusions - Agricultural Land Use Designation

The County shall exclude structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures from the Agricultural land use designation maximum lot coverage. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures. Additionally, greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes. (RDR)

2. Land Use and Community Character Element

LU-6.3

Density Exceptions – Agricultural Land Use Designation

The County shall exclude from the Agricultural land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code. (RDR)



Additional goals and policies on agricultural resources are in Chapter 8, Agriculture Element.

Goals and policies on farm-related housing are in Chapter 3, Housing Element.

RURAL LAND USE POLICY DIRECTION

LU-7

To recognize and plan for low- density rural residential and recreational development, while preserving resources, avoiding hazards, and providing adequate public facilities and services.

LU-7.1

Areas Appropriate for the Rural Land Use Designation

The County shall require that lands designated as Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development. (RDR)

LU-7.2

Minimal Parcel Size for the Rural Land Use Designation

The County shall require that the smallest minimum parcel size consistent with the Rural land use designation is two acres. The County may require larger minimum parcel sizes based on the parcel's Non-Costal Zoning Ordinance zoning classification. (RDR)

LU-7.3

Maximum Lot Coverage Nonconforming Lots - Rural Land Use Designation

The County shall require that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Rural designation, or 2,500 square feet plus 1 square foot for each 4,596 square feet of lot area over 5,000 square feet, whichever is greater. (RDR)

AGRICULTURAL LAND USE POLICY DIRECTION

LU-8	<p>To maintain an Agricultural designation that:</p> <ul style="list-style-type: none">■ Recognizes the farmlands within the county that are critical to the maintenance of the local agricultural economy and which are important to the state and nation for the production of food, fiber, and ornamentals;■ Preserves and protects agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber, and ornamentals;■ Promotes the economic viability of agricultural lands by assisting agricultural producers and establishing zoning policies that support long-term investments in agriculture;■ Maintains agricultural lands in parcel sizes which will assure that viable farming units are retained;■ Establishes policies and regulations which encourage agricultural land to remain in farming and related uses;■ Restricts the introduction of conflicting uses into farming areas;■ Subject to state law, the Guidelines for Orderly Development, and applicable zoning requirements, actively promotes infrastructure, sized not larger than necessary for the specific project, for farmworker housing to support the continuing viability of agriculture.
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- LU-8.1**

Areas Appropriate for the Agricultural Land Use Designation

The County shall ensure that the Agricultural land use designation primarily includes lands that are designated as Prime Farmlands, Farmlands of Statewide Importance, or Unique Farmlands in the state's Important Farmland Inventory (IFI), although the County may not designate land as Agricultural if small areas of agricultural land are isolated from larger blocks of farming land. In such cases, the Agricultural land is to be assigned to the Open Space or Rural designation for consistency with surrounding properties. (MPSP)
- LU-8.2**

Land Uses Appropriate for the Agricultural Land Use Designation

The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses. (RDR)
- LU-8.3**

Minimal Parcel Size for the Agricultural Land Use Designation

The County shall ensure that the smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP)

2. Land Use and Community Character Element

LU-8.4

Maximum Lot Coverage Nonconforming Lots - Agricultural Land Use Designation

The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Agricultural designation, or 2,500 square feet plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater. Greater lot coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of "Crop and Orchard Production". (RDR)

LU-8.5

Farmworker Housing

The County shall support the development of safe and quality farmworker housing that facilitates a reliable labor force and promotes efficient agricultural operations. Housing units shall include a variety of housing types, including group quarters and larger dwelling units that can accommodate a family. (RDR)

OPEN SPACE LAND USE POLICY DIRECTION

LU-9

- To maintain an Open Space designation that:
- Preserves for the benefit of all county residents the continued wise use of the county's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources;
 - Acknowledges the presence of certain hazardous features which urban development should avoid for public health and safety reasons, as well as for the possible loss of public improvements in these areas and the attendant financial costs to the public;
 - Retains open space lands in a non-urbanized state so as to preserve the maximum number of future land use options;
 - Retains open space lands for outdoor recreational activities, parks, trails and for scenic lands;
 - Defines urban areas by providing contrasting but complementary areas which should be left non-urbanized;
 - Recognizes the intrinsic value of open space lands and not regard such lands as "areas waiting for urbanization";
 - Encourages Land Conservation Act (LCA) contracts on farming and grazing and open space lands; and
 - Supports the productive agricultural activities of Open Space designated lands that are commonly used for agriculture, grazing, and ranching and that are important to the overall economy of Ventura County.

LU-9.1

Areas Appropriate for the Open Space Land Use Designation

The County shall ensure that the Open Space land use designation includes areas of land or water that are set aside for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, wetlands, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands. (MPSP)

2. Land Use and Community Character Element

LU-9.2

Preservation of Areas for Public Health and Safety

The County shall designate areas of land or water which are set aside for public health and safety as Open Space, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality. (MPSP)

LU-9.3

Minimal Parcel Size for the Open Space Land Use Designation

The County shall ensure that the smallest minimum parcel size consistent with the Open Space land use category is 10 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP)

LU-9.4

Minimal Parcel Size for the Open Space Contiguous with Agricultural

The County shall require Open Space properties contiguous with Agricultural designated land to have a minimal parcel size of 20 acres. (RDR, MPSP)

LU-9.5



Recreational Areas Appropriate for the Open Space Land Use Designation

The County shall designate areas appropriate for recreational activities as Open Space, including, but not limited to, use and enjoyment of recreational trails and areas for hunting and fishing. Preservation of open space also serves to protect areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. (MPSP)

LU-9.6

Undeveloped Areas Appropriate for the Open Space Land Use Designation

The County shall designate undeveloped natural areas as Open Space if they surround urban-designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development. (MPSP)

LU-9.7

Natural Resource Areas Appropriate for the Open Space Land Use Designation

The County shall designate areas set aside for managed production of resources as Open Space, including, but not limited to, forest lands, rangeland, agricultural lands not otherwise designated Agricultural; areas required for the recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply. (MPSP)

LU-9.8

Maximum Lot Coverage Nonconforming Lots – Open Space Land Use Designation

The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Open Space designation, or 2,500 square feet plus 1 square foot for each 22,334 square feet of lot area over 5,000 square feet, whichever is greater. Greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of "Crop and Orchard Production". (RDR)

LU-9.9

Open Space Land Use Designation Interpretations

The County shall ensure that Open Space Interpretations granted prior to May 17, 1983 permitting parcel sizes less than those specified in the General Plan shall be considered conforming to the General Plan. Zoning which is consistent with the purpose and intent of the Open Space Interpretations shall be considered conforming to the General Plan. (RDR)

RESIDENTIAL DESIGNATIONS

The unincorporated county contains a wide array of housing types – from urban multifamily complexes along the coast and in some Existing Communities to rural residential uses on large acreages. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality-of-life of county residents. The focus of this section is to provide an appropriate range of residential land use designations that will guide the development of residential uses in keeping with the needs of the unincorporated county.

RESIDENTIAL LAND USE DESIGNATIONS

Very Low Density Residential (VLDR)

This designation provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. Typical building types include large-lot single family homes in a rural setting.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 4 dwelling units per acre
- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: Not applicable

2. Land Use and Community Character Element

Low-Density Residential (LDR)

This designation provides for a variety of single-family homes and neighborhoods. Typical building types include small-lot single family homes, and other similar housing types, such as second units.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 6 dwelling units per acre
- Minimum Lot Size: 6,000 square feet
- Maximum Lot Coverage: Not applicable

Medium-Density Residential (MDR)

This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.

Typical building types include one- to three-story attached single-family dwellings and lower density multifamily developments.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 13 dwelling units per acre
- Minimum Lot Size: 3,000 square feet
- Maximum Lot Coverage: Not applicable

Residential High Density (RHD)

This designation provides for residential development in more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes and within major commercial centers. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.

Typical building types include one- to three-story multifamily developments.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

Residential Planned Development (RPD)

The purpose of this designation is to provide areas for residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Using the RPD zoning, areas with this designation provide a flexible regulatory procedure to encourage:

- Compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses, co-housing developments, and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and
- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

Coastal Residential Planned Development (CRPD)

The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 36 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

Residential Beach (RB)

This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated area in the Coastal Zone.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 36 dwelling units per acre
- Minimum Lot Size: 1,500 square feet
- Maximum Lot Coverage: Not applicable

RESIDENTIAL LAND USE DESIGNATIONS POLICY DIRECTION

LU-10	To provide opportunities for a variety of residential types and densities in established Existing Communities, Urban areas, within a city's adopted Sphere of Influence, and Area Plans.
LU-10.1	Accessory Dwelling Units The County shall permit accessory dwelling units as provided for in the Non-Coastal and Coastal Zoning Ordinances, even if such a dwelling would result in a density greater than the standard density specified for the residential land use designations. (RDR)
LU-10.2	Density Exceptions – Residential Land Use Designation The County shall exclude from the Residential land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code . (RDR)
LU-10.3	Maximum Lot Coverage Nonconforming Lots - Residential Land Use Designations The County shall ensure that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Residential designation, or 2,500 square feet plus 1 square foot for each 4,596 square feet of lot area over 5,000 square feet, whichever is greater.
LU-10.4	Range of Housing Choices The County shall facilitate the creation of a variety of housing types that meet the needs of all residents. (RDR)

MIXED USE, COMMERCIAL, AND INDUSTRIAL DESIGNATIONS

To support the needs of the county's residents and visitors, a balanced set of commercial and industrial designations is needed. The industrial designation provides appropriate areas to provide employment, products processing, and warehousing. The mixed use and commercial designations provide an appropriate mix of commercial services designed to meet the everyday needs of the community.

MIXED USE LAND USE DESIGNATION

Mixed Use (MU)

This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.

The Mixed-Use designation is only allowed within areas designated as Existing Community, Urban areas, or Unincorporated Urban Centers under Policy LU-1.2. Areas designated as MU should be of a size sufficient to promote the economic success of future developments. Developments should be located on an arterial or higher roadway classification and shall include appropriate pedestrian and bicycle facilities. Typical building types include one- to three-story horizontal or vertical mixed-use structures. Development in the MU areas can have a mix of both residential and commercial uses, or a variety of commercial uses.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

COMMERCIAL LAND USE DESIGNATIONS

Commercial (C)

This designation provides for a mix of retail and service uses that are typically needed by residents in rural communities and surrounding agricultural operations. The Commercial designation is only allowed in areas designated as Existing Community, Urban areas, or Unincorporated Urban Centers under Policy LU-1.2. Developments in Commercial designated areas may include a mix of uses. Developments should be located on a County-defined Minor Collector or higher classification roadway (as shown on Figure 4-3 or 4-4) and should include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

Commercial Planned Development (CPD)

The purpose of this designation is to provide areas for vibrant commercial centers which will be developed utilizing modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Using the CPD zoning, areas with this designation provide a flexible regulatory procedure in order to encourage the development of coordinated, innovative, and efficient commercial sites and to provide areas for a wide range of commercial retail and business uses, including stores, shops, and offices supplying commodities or performing services for the surrounding community.

The CPD designation is only allowed in areas designated as Existing Community, Urban areas, or Unincorporated Urban Centers under Policy LU-1.2.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

INDUSTRIAL LAND USE DESIGNATION

Industrial (I)

This designation provides for a range of industrial employment-generating uses, including production, assembly, warehousing, and distribution, that are conducted within enclosed buildings or in appropriately sited and screened outdoor work spaces that are designed for compatibility with surrounding land uses. The Industrial designation should be limited to areas served by, or planned to be served by, public water, wastewater, and drainage systems. Developments must be located on a County-defined Minor Arterial or higher classification roadway (as shown on Figure 4-3 or 4-4).

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: 50 percent

MIXED USE, COMMERCIAL, AND INDUSTRIAL LAND USE DESIGNATIONS POLICY DIRECTION

LU-11	To promote the development of mixed-use, commercial, and industrial uses in areas that are appropriate for these uses.
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LU-11.1	<p>Location</p> <p>The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development. (RDR)</p>
LU-11.2	<p>Applications Within Sphere of Influence</p> <p>The County shall direct all applicants for commercial and industrial discretionary development located within a city's Sphere of Influence to that city for possible annexation and processing. (RDR)</p>
LU-11.3	<p>Design</p> <p>The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. (RDR)</p>

2. Land Use and Community Character Element

LU-11.4



Sustainable Technologies

The County shall encourage discretionary development on commercial- and industrial-designated land to incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices.

LU-11.5

Mixed-Use Development

The County shall require discretionary development on land designated mixed-use be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping. (RDR, PSP)

LU-11.6

Live-Work Development

The County shall encourage mixed-use developments to include live-work floor plans for residents who desire office, commercial, or studio space adjacent to their living space. (RDR)

LU-11.7

Density Exceptions – Mixed Use Land Use Designation

The County shall exclude from the Mixed Use land use maximum density farmworker dwellings and accessory dwelling units pursuant to section 65852.2 of the Government Code (RDR)

LU-11.8

Location of Retail Sales and Service Type Commercial and Office Facilities

The County shall encourage retail sales and service type commercial and office facilities to locate in shopping centers, established commercial areas, or planned mixed-use districts. (RDR)

LU-11.9

Alternative Energy and Alternative Fuel Production

The County shall allow the production of alternative energy and alternative fuels on land within the Industrial designation to reduce the reliance on petroleum-based fuel and greenhouse gas emissions. (RDR)

OTHER DESIGNATIONS

This group of designations is applied to extensive areas of the county where good conservation practices and interagency coordination are imperative. These designations identify and geographically locate resource areas of the county for their conservation, development, and utilization. These areas are characterized by minimal development and the limited availability of public services.

PARKS & RECREATION LAND USE DESIGNATION

Parks & Recreation (PR)

This designation provides for parks and recreation facilities and associated recreation uses. The Parks and Recreation (PR) designation is only allowed in areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2.

Typically, these areas are characterized by a high degree of open space, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses.

Connectivity to surrounding areas via pedestrian and bicycle facilities is desired.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: 5 percent

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION

State, Federal, Other Public Lands (P)

This designation applies to those state- and federally-owned parks, forests, rangelands, coastal resources, and/or recreation areas. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction (i.e., beaches and tidelands). For all other areas the County has no land use authority. Areas so designated include land under federal or state ownership on which governmental facilities are located.

Principal uses of these areas include: continued provision of public recreational facilities and access; multi-use management where applicable; support for rangeland activities, and interconnection or coordination of state, federal, and local facilities and programs when possible.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: Not applicable

PARKS & RECREATION LAND USE DESIGNATION POLICY DIRECTION

LU-12

To provide parks and recreational facilities to serve all residents of Ventura County.

LU-12.1



Parks and Recreational Facilities

The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)



Additional policies on intergovernmental coordination are in Section 2.7, Development Review and Inter-Agency Coordination.

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION POLICY DIRECTION

LU-13

To maintain a designation that:

- Recognizes lands devoted to governmental uses which are under the authority of the state or federal government and over which the County has no effective land use jurisdiction.
- Encourages the proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately-owned lands.

LU-13.1

Areas Appropriate for the State, Federal, Other Public Lands Land Use Designation

The County shall include state- or federally-owned lands on which a significant governmental use is located under the State, Federal, Other Public Lands land use designation, and which are under the control of the state or federal government. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction. All other areas are beyond the land use jurisdiction of the County. (MPSP)

LU-13.2

Process for Changing the State, Federal, Other Public Lands Land Use Designation

When land designated as State, Federal, Other Public Lands is transferred to a private party or another public entity, the County shall require that the land be re-designated to an appropriate land use designation through the General Plan amendment process. (RDR, MPSP)

CITY'S SPHERE OF INFLUENCE (SOI) POLICY DIRECTION

LU-14

To acknowledge the interests of cities and recognize the Ventura Local Agency Formation Commission (LAFCO) adopted Spheres of Influence as areas in which urbanization will likely occur under the authority of each city.

LU-14.1

Development Applications in a City's Sphere of Influence (SOI)

The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the appropriate city about submitting their application and shall discourage applicants from applying to the County. (RDR)

2.3 Area Plans

Area Plans are an integral part of the County General Plan, providing the basis for future land use development in specifically defined areas. "Area Plan" is a term for plans that focus on a particular region or community within the overall general plan area. Area Plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. In general, the purpose of an Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. The following nine adopted Area Plans each includes goals, policies, programs, and land use designations for the smaller, unincorporated communities they cover:

- Coastal Area
- El Rio/Del Norte
- Lake Sherwood/Hidden Valley
- North Ventura Avenue
- Oak Park
- Ojai Valley
- Piru
- Saticoy
- Thousand Oaks

This section addresses the goals and policies that apply to all Area Plans related to land use. The goals and policies that are specific to an area are in the separately contained Area Plan. A description of land use designations and locations of Area Plans in the county are illustrated in section 3.5. "General Plans and Area Plan Land Use Designations," of the Background Report.

LU-15

To provide a clear policy framework that enhances the communities within each Area Plan boundary.

LU-15.1

Area Plan Requirements

When the County comprehensively updates an Area Plan, the County shall ensure that the updated Area Plan includes specific policies and programs that address local issues, and a range of land use designations that accommodate the land uses appropriate to the area and commensurate with public infrastructure and services. Through the Area Plan Update process, the County shall ensure that all principles, goals, objectives, policies, and plan proposals set forth in the area plan are consistent with the County General Plan.

For consistency, the County shall organize the updated Area Plans using the following structure:

Introduction

- Purpose
- Area Plan Chronology
- Content and Organization

Local Setting

- Overview of Plan Area
- Community History

Area Plan Elements

- Land Use and Community Character
- Circulation, Transportation, and Mobility
- Public Facilities, Services, and Infrastructure
- Conservation and Open Space
- Hazards and Safety
- Water Resources

(MPSP)

LU-15.2

General Plan and Area Plan Consistency

Area Plans for specific geographic subareas of the County may be adopted as part of the County General Plan. Area Plans shall be consistent with the General Land Use Diagram (Figures 2-4 and 2-5), although the Area Plans may be more specific and provide additional direction and restrictions concerning future development and resource management. (MPSP)

LU-15.3

General Plan and Area Plan Hierarchy

Within locations covered by an area plan, where an inconsistency is identified between the General Plan and the Area Plan, the more restrictive of the two shall prevail. (RDR, MPSP)

2. Land Use and Community Character Element

LU-15.4 Complete Communities

The County shall encourage the development of an appropriately-scaled land use mix in each designated Area Plan where these plans include this type of use, and each designated Existing Community that contributes to an adequate economic base to fund capital improvements, including long-term maintenance, and to meet the daily needs of residents, including grocery stores, local-serving restaurants, community facilities, and civic centers. (RDR, MPSP)

LU-15.5 Commercial and Industrial Land for Employment Uses

The County shall provide sufficient commercially and industrially designated land to meet the employment needs of the community. (MPSP)

LU-15.6 Neighborhood Configurations to Promote a Variety of Lifestyles

The County shall encourage the development of neighborhood configurations that encourage a variety of lifestyles, a central community focus, and distinct identity. (MPSP, RDR)

LU-15.7 Neighborhood Configurations to Preserve Natural Features

The County shall encourage the development of neighborhood configurations that preserve the natural features of the site and minimize the requirements for grading. (RDR)

LU-15.8 Nonconforming Uses in Residential Areas

The County shall continue to work with land owners to eliminate nonconforming land uses in residential areas, as appropriate. (SO)

LU-15.9 Area Plan Impacts on Jobs/Housing Balance

The County shall require that as Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region. (RDR)

2.4 Character and Design

A key aspect of preserving agricultural, rural, and open space lands is actively investing in enhancing existing communities and urban areas. These are areas with adequate public services and infrastructure to support housing and employment centers. This section focuses on promoting attractive communities with a distinct sense of place. An overview of design standards based on zoning is located in section 3.6, “Existing Zoning,” of the Background Report.

LU-16

To enhance the character and design of unincorporated communities in the county in order to cultivate self-contained communities designed to meet the daily needs of Ventura County residents.

LU-16.1 **Community Character and Quality of Life**

The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR)

LU-16.2 **Urban Design Standards for Commercial and Industrial Development**

The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion. (RDR)

LU-16.3 **Mixed Use Development**

The County shall support compatible, mixed-land use development in areas designated as Area Plans and Existing Communities, where these plans include this type of use. (MPSP, RDR)

LU-16.4 **Live/Work Spaces**

In Area Plans and Existing Communities, the County shall encourage the development of flexible live-work spaces for residents who desire office, commercial, or studio space adjacent to their living space, where these plans include this type of use. (RDR)

LU-16.5 **Multimodal Access to Commercial Development**



The County shall encourage discretionary commercial development to promote ease of pedestrian/bicycle access to encourage walk-in business, while providing sufficient off-street parking. (RDR)

LU-16.6 **Strip Commercial Development Concerns**

The County shall discourage the development of new or expansion of existing strip commercial development. (RDR)

LU-16.7 **Parking Location**

The County shall encourage discretionary development to locate central gateways and building entrances in areas that are visible from the street to contribute to an active commercial center and locate parking in areas that are less visible from the street. (RDR)

LU-16.8 **Residential Design that Complements the Natural Environment**

The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR)

2. Land Use and Community Character Element

LU-16.9



Building Orientation and Landscaping

The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR)

LU-16.10

Visual Access for Rural Development

The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR)

2.5 Environmental Justice

Pursuant to Senate Bill (SB) 1000 (2016), general plans adopted after January 1, 2018, must include an environmental justice element or include goals, policies, and objectives in other element(s) of the general plan addressing health risks within “designated disadvantaged communities.” Designated disadvantaged communities are identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or are low-income areas that are disproportionately affected by pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Household incomes for “low-income areas” are at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code. Designated disadvantaged communities in Ventura County are shown on Figure 2-6.

SB 244 (2011) requires cities, counties, and local agency formation commissions (LAFCO) to identify disadvantaged unincorporated communities and provide an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or deficiencies. SB 244 defines a “disadvantaged unincorporated community” as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

For the Ventura County 2040 General Plan, environmental justice is addressed as a cross-cutting topic, with goals and policies incorporated throughout the General Plan as it relates to each element.

Ventura County has established a Guiding Principle on environmental justice issues. As stated in Chapter 1, Ventura County is “Commit[t]ed to the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies, protect disadvantaged communities from a disproportionate burden posed by toxic exposure and risk, and continue to promote civil engagement in the public decision-making process.”

There are two major components of environmental justice. One is meaningful involvement in the decision-making process, and the second is the actual planning, siting, development, and operations of public facilities and infrastructure. An overview of environmental justice disadvantaged unincorporated communities in the county is located in Section 3.11, “Environmental Justice and Disadvantaged Communities,” of the Background Report.

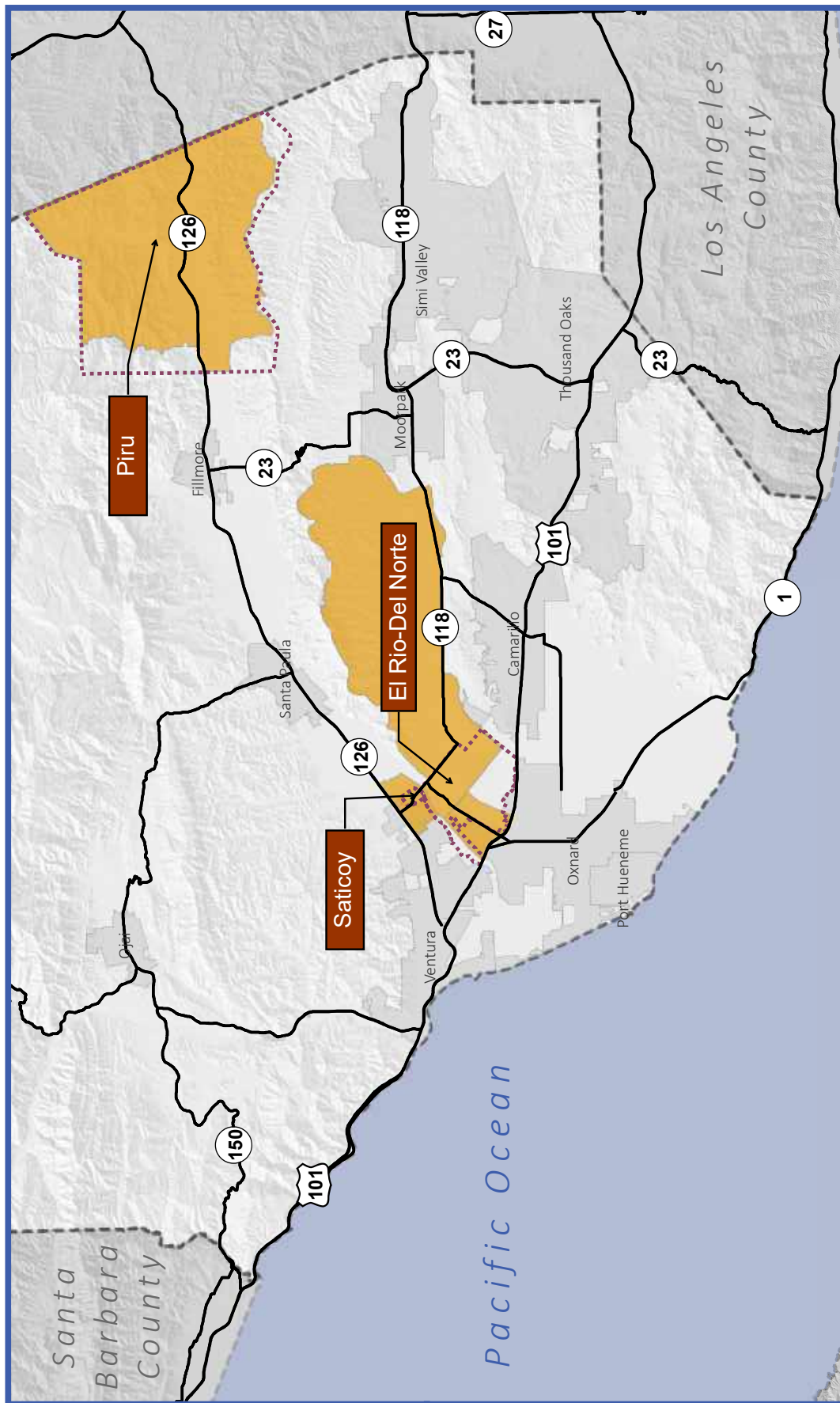


Figure 2-6
Designated Disadvantaged Communities

Map Date: September 09, 2020

Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.



Senate Bill 1000 (2016) (Source: 2010 Decennial Census, US Census Bureau)

Unincorporated areas within Senate Bill 1000 Eligible Census Tracts

Cities



LU-17

Within designated disadvantaged communities, to plan for and provide public facilities, services, and infrastructure that provide fair treatment and quality of life to all people regardless of race, color, national origin, or income.

LU-17.1



Providing Equitable Public Services

Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to the equitable provision of public services and infrastructure such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life. (MPSP, FB, PSR, SO, JP)

LU-17.2



Siting of Uses

Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to potential health impacts associated with land use decisions to reduce the adverse health effects of hazardous materials, industrial activities, and other uses that may negatively impact health or quality of life for affected county residents. (RDR, MPSP, PSR)

LU-17.3



Environmental Protection

The County shall apply environmental protection measures equally among geographic and socioeconomic sectors within designated disadvantaged communities of the county. (RDR, MPSP, PSR)

LU-17.4



New Incompatible Land Uses

The County shall not approve new discretionary projects within or in the immediate vicinity of existing residential areas, especially designated disadvantaged communities, introducing a new incompatible land use that could have substantial adverse health impacts on an area's residents. (RDR, MPSP, PSR)

LU-17.5



Placement of New Residential Uses

Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included. (RDR, MPSP, PSR)

LU-17.6



Negative Impacts from Potential Hazards

Within designated disadvantaged communities, the County shall work to reduce or prevent negative impacts associated with environmental hazards, including industrial and roadway-generated pollution, to people who are living and working in close proximity to these uses. (RDR, MPSP)

LU-17.7



Brownfield Remediation

Within designated disadvantaged communities, the County shall promote the remediation and reuse of contaminated brownfield sites to spur economic development, expand natural open spaces and parks, community gardens, and other similar health-promoting community revitalization activities. (MPSP)

LU-17.8



Limit Concentrations of Unhealthy Food Providers

Within designated disadvantaged communities, the County shall encourage farmer's markets and healthier food options within neighborhoods or near child-oriented uses (e.g., schools, family day care, parks). (RDR)

2.6 Civic Engagement

The state enacted Senate Bill (SB) 1000 (2016) in response to increasing concerns about vulnerable communities in California experiencing environmental injustice. A key requirement of SB 1000 is that the County must identify objectives and policies to promote increased access to the public decision-making process. While technical analysis can provide insight into the needs of an area, these practices can fall short without full participation by the individuals and groups that will be most affected by a decision. By enacting SB 1000, the state expressed the expectation for the County to ensure that these individuals and groups have a seat at the table to engage in meaningful dialogue and collaboration. An overview of SB 1000 is located in section 3.11, “environmental Justice and Disadvantaged Communities,” of the Background Report.

LU-18

To promote meaningful dialogue and collaboration between members of designated disadvantaged communities and decision-makers to advance social and economic equity.

LU-18.1

EJ

Communication Channels

Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers, including County staff and elected and appointed representatives. (SO)

LU-18.2

EJ

Input on Proposed Planning Activities

Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (SO)

LU-18.3

EJ

Times and Locations of Public Engagement Opportunities

Within designated disadvantaged communities, the County shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. (SO)

LU-18.4

EJ

Variety of Public Communication Methods

Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community. (PI)

LU-18.5

EJ

CAP

Participation in Climate Change Planning

The County shall encourage stakeholders in designated disadvantaged communities who are vulnerable to sea level rise or other climate change impacts to have the opportunity to learn about and participate in the decision-making process for adaptation planning within Ventura County. (PI)

2.7 Development Review and Inter-Agency Coordination

There are many local, regional, state, and federal agencies that have land use planning, permitting, or development review authority in Ventura County. It is critical that there is clear direction on which agency is responsible at each step of the process and that there is coordination among agencies to ensure regulatory compliance, increase efficiency for development projects, and eliminate redundancies among agencies. A description of plans, policies and regulations relating to other agencies with permitting and review authority is located in sections 3.9, “Other Agency Plans,” of the Background Report.



Additional policies on Inter-Agency Coordination are in Section 2.8, Military Compatibility.

LU-19

To enhance inter-agency coordination to achieve mutually beneficial land use conservation and development.

LU-19.1

County and City Cooperation

The County shall work cooperatively with all cities in the county to enhance consistency among planning processes and to ensure that each jurisdiction’s general plan is compatible with the Ventura County General Plan, the Guidelines for Orderly Development, and adopted greenbelt agreements. (IGC, MPSP)

LU-19.2

Policy Consultation within Spheres of Influence

For General Plan amendments and other policy changes that may impact growth or the provision of public services within city Spheres of Influence, the County shall engage in meaningful consultation with the appropriate city early on in the process. (IGC, MPSP)

LU-19.3

Development Incentives and Streamlined Review

The County shall support expanded incentives and CEQA streamlining opportunities for projects that are consistent with the following:

- this General Plan,
- Save Open Space and Agricultural Resources (SOAR) Initiative,
- Guidelines for Orderly Development, and
- the adopted Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS).

(RDR, MPSP, IGC)

LU-19.4

Consultation with State and Federal Agencies

The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities. (IGC)

- LU-19.5 Consultation with California State University Channel Islands**
The County shall notify and consult with California State University Channel Islands (CSUCI) Office of the President and CSUCI Site Authority prior to adopting any County-initiated land use regulation, policy, or plan that may impact the University, or residents living within the jurisdiction of the CSUCI Site Authority.

LU-20	To encourage the protection and use of state- and federally-owned beaches, hillsides, woodlands, grasslands, rivers, streams, wetlands, estuaries, and cultural resources for the education and enjoyment of Ventura County residents and visitors.
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- LU-20.1 Recreational Access and Use**
The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service. (IGC)
- LU-20.2 Coastal Access from Federal and State Lands**
The County shall encourage federal and state agencies to consider existing uses in the area (residential, visitor-serving, and public) at beach and coastal sites so that access is optimized, potential conflicts are minimized, and existing qualities maintained. (IGC)
- LU-20.3 Day-Use Opportunities**
The County shall encourage federal and state agencies to provide improved day-use recreational facilities in the county. (IGC)

2.8 Military Compatibility

Ventura County is home to several significant military installations and operations areas. These facilities are not only critical to the nation’s defense, but also provide significant economic benefits and land use challenges. The locations of military installations are described and illustrated in section 3.10, “Military Institutions and Installations,” of the Background Report.

Naval Base Ventura County (NBVC) consists of three operating facilities – Point Mugu, Port Hueneme, and San Nicolas Island – that encompass a diverse set of specialties, including three warfare centers (Naval Air Warfare Center – Weapons Division, Naval Surface Water Center – Port Hueneme Division, and Naval Facilities Engineering and Expeditionary Warfare Center). NBVC is also home to deployable units, including the Pacific Seabees and the West Coast E-2 Hawkeyes. The 204-acre Channel Islands Air National Guard Station is located adjacent to Naval Base Ventura County-Point Mugu. Additionally, the Instrument Route-200 (IR-200) military training route passes through Ventura County connecting the Point Mugu Sea Range and the Naval Air Weapons Station (NAWS) China Lake.

Compatibility between military installations, adjacent land uses, and local communities is essential to protect military missions, the health of local economies and industries, and the quality of life for county residents. In order to achieve compatibility, the military and local governments must be collaborative and cooperative in their planning efforts. The policies in this section are intended to support that collaboration.



Further information on Military Compatibility can be found in Chapter 7, Hazards and Safety Element and in these documents:

- *Air Installations Compatible Use Zones (AICUZ) report for Naval Base Ventura County, Point Mugu*
- *Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)*

LU-21

To ensure that County plans and policies are consistent with state laws concerning military compatibility and the recommendations contained in the Naval Base Ventura County Joint Land Use Study as they relate to land use and communications.

LU-21.1

Joint Land Use Study (JLUS) Coordination Committee

The County shall participate in the Naval Base Ventura County (NBVC), Joint Land Use Study (JLUS) Coordination Committee responsible for the efficient and effective coordination among JLUS partners and implementation of Joint Land Use Study (JLUS) recommendations to enhance long-term coordination on military compatibility issues. (IGC)

LU-21.2

Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)

The County shall utilize the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) and the strategies contained therein that list Ventura County as a “Responsible” entity to guide land use and resource management decisions and plan updates and the NBVC Air Installations Compatible Use Zones (AICUZ) study to guide land use limitation and standards in the airport safety and noise zones. (MPSP)

LU-21.3

Military Compatibility Areas

The County shall utilize the Military Compatibility Areas (MCA), as defined in the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) and the NBVC Air Installations Compatible Use Zones (AICUZ) study, to guide land use and resource management decisions and plan updates. (MPSP)

LU-21.4

Enhance Communications

The County shall work to enhance communication and coordination with Naval Base Ventura County (NBVC) and other jurisdictions in the county to enhance public knowledge and access to information regarding military operations and compatibility challenges while adhering to operational security requirements. (IGC, PI)

LU-21.5

Infrastructure Expansion Coordination

The County shall notify and coordinate with Naval Base Ventura County (NBVC) Public Works Department on County-initiated major infrastructure expansion plans (e.g., mainline/trunk facilities) within the Military Compatibility Area (MCA) that may impact NBVC infrastructure or services. (SO, IGC)

LU-21.6


Stormwater Infrastructure Improvement Coordination

The County shall notify and coordinate with the Naval Base Ventura County (NBVC) Public Works Department on County-initiated major stormwater infrastructure (mainline/trunk facilities) improvement or expansion plans in the Calleguas Creek Watershed. (SO, IGC)

- LU-21.7 Capital Improvement Coordination**
The County shall coordinate with the Naval Base Ventura County (NBVC) and cities of Oxnard and Port Hueneme when updating its Capital Improvement Program for projects related to improvement projects on Victoria Avenue. (MPSP, IGC)

2.9 General Plan Maintenance

The General Plan is a living document that must reflect the County's needs and desires, which evolve over time. The effectiveness of the General Plan ultimately depends on how the County implements and maintains the General Plan over its lifetime. State law requires that most actions of local government affecting the physical environment be consistent with the general plan and sets out guidelines for general plan monitoring, updating, and amending. This section ensures that the County maintains a high level of attention to the General Plan by providing for regular review and updating to ensure that County regulations and ordinances are consistent with the General Plan.

LU-22	To provide a clear framework for the ongoing administration, maintenance, and implementation of the Ventura County 2040 General Plan.
LU-22.1	<p>Five-Year General Plan Review</p> <p>The County shall conduct a thorough review of the General Plan every five years from the date of final approval, and revise and update as necessary. This review can include the following:</p> <ul style="list-style-type: none">▪ Modify, add, or delete goals, policies, or programs to reflect notable changes in the county over the previous period;▪ Remove or modify programs that have been completed or require additional time;▪ Modify or add new goals, policies, or programs to reflect changing needs within the county;▪ Modify to reflect applicable changes in state law; and▪ Modify as needed to comply with state housing law. <p>(PSR)</p>
LU-22.2	<p>Implementation Program Monitoring</p> <p> The County shall maintain and annually review the General Plan Implementation Programs before the preparation of the County's Annual Budget. As part of this process, the County shall update the prioritization of programs based on applicability, relevance, timing of initiation, and availability of funding. (PSR, SO)</p>
LU-22.3	<p>Taking of Property Without Just Compensation</p> <p>Notwithstanding any policy or provision of the General Plan, the Board of Supervisors, based on the advice of the County Counsel and upon making a finding that the application of a policy or provision of the General Plan will effect an unconstitutional taking of property without just compensation, may take any action or approve any project to the extent necessary to avoid such an unconstitutional taking. This provision does not apply to any General Plan amendment, including but not limited to any property land use re-designation, that is subject to the County of Ventura Save Open-Space and Agricultural Resources initiative measure - 2050 (Appendix C). (RDR)</p>

2.10 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
A Guidelines for Orderly Development Implementation The County shall continue to implement the Guidelines for Orderly Development and work with cities to promote orderly and compact development, increased options for affordable housing, minimize vehicle miles traveled, and limit sprawl development.	LU-1.1	RMA CEO					■
B General Plan Consistency The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan, including the Zoning Ordinances and Building Code.	LU-1.6 LU-4.2 LU-5.3 LU-15.2	RMA All County agencies, as necessary	■				
C Expansion of Allowed Housing Types The County shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development.	LU-10.4	RMA	■				
D Technical Assistance Grants To the extent that federal and state grants are available, the County shall continue to administer loan and technical assistance programs to small businesses and micro-enterprise to develop new and strengthen existing economic opportunities in the county, with a focus on job creation and retention.	LU-11.1 LU-15.5	CEO n/a					■
E Update Non-Coastal Zoning Ordinance for Alternative Fuel Productions The County shall update the Non-Coastal Zoning Ordinance to allow for the production of alternative fuels in the industrial zone.	LU-11.9	RMA n/a	■				

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
F Comprehensive Area Plan Updates The County shall review and periodically prepare a comprehensive update to each of the Area Plans to ensure that they reflect community needs and expectations.	LU-15.1	RMA All County agencies, as necessary					
Coastal Area							
El Rio/Del Norte							
Lake Sherwood/Hidden Valley							
North Ventura Avenue							
Oak Park							
Ojai Valley							
Piru							
Saticoy							
Thousand Oaks							
G Update Coastal Area Plan The County shall move General Plan policies specific to the Coastal Zone to the Coastal Area Plan as part of the next Coastal Area Plan update.	LU-15.1	RMA n/a					
H Limit Alcohol and Tobacco Outlets The County shall explore establishing zoning code limitations on the density of alcohol and tobacco outlets near sensitive receptors such as schools, childcare facilities, senior housing, parks, etc., and especially in designated disadvantaged communities, that is consistent with State law.	LU-17.2 LU-17.4	RMA n/a					

EJ

2. Land Use and Community Character Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
I Develop Memorandum of Understanding The County should collaborate through the Naval Base Ventura County (NBVC) and Joint Land Use Study (JLUS) Coordination Committee to facilitate the development of a formal Memorandum of Understanding (MOU) that delineates the roles and responsibilities for each partner agency in the JLUS Study Area, including the County, NBVC, and incorporated cities. This document should contain information such as: <ul style="list-style-type: none"> Point of contact and contact information for each agency, Role in addressing compatibility issues with the base, Responsibility in addressing compatibility issues, Community and military response times, and Triggers for coordination and communication, e.g., infrastructure planning, water resources planning, economic development. 	LU-21.1	CEO	■				
	LU-21.2						
	LU-21.3	n/a					
	LU-21.4						
	LU-21.5						
	LU-21.6						
	LU-21.7						

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
J Develop a JLUS Resource Management Reference Guide The County shall cooperate with Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) partners in the development of a reference guide providing information about the various agencies in the JLUS Study Area with their respective responsibilities. It shall be tailored to existing JLUS issues and contain:	LU-21.1	RMA					
	LU-21.2						
	LU-21.3	CEO					
	LU-21.4						
K Update Plans and Amend Regulations with AICUZ Recommended Land Uses The County should amend the Zoning Ordinance and/or Initial Study Assessment Guidelines, if necessary, to incorporate the Air Installations Compatible Use Zones (AICUZ) recommended land use limitations and standards in the safety and noise zones. (MPSP)	LU-21.2	RMA					
	LU-21.3	n/a					
L Amend Zoning Ordinance The County should amend the Zoning Ordinances, if necessary, to comply with the Federal Aviation Administration (FAA) vertical obstruction guidelines, more specifically with the Navy's Airfield Imaginary Surfaces of the airfields located in the area. These surfaces are more restrictive and provide for greater safety of the public, pilots, and aircraft. The Navy's Airfield Imaginary Surfaces include slopes and heights that are allowable from various distances from the airfield.	LU-21.2	RMA					
	LU-21.3	AIR					

2. Land Use and Community Character Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
M Military Compatibility Areas (MCA) The County shall update the Non-Coastal Zoning Ordinance and the Coastal Zoning Ordinance, if necessary, to delineate and establish the Military Compatibility Areas and Subzones illustrated on Figures 5 through 7 of the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS).	LU-21.3	RMA n/a	■				■
N Acquisition of Land Near Airfield The County shall support the acquisition of conservation easements that protect operations at Naval Base Ventura County, Point Mugu, while maintaining agricultural production capabilities.	LU-21.3	CEO AIR					■
O Five-year General Plan Review The County shall conduct a thorough review of the General Plan, (including the Background Report) every five years from the date of final approval.	LU-22.1	RMA Other County Agencies	■	■	■		■
P Annual General Plan Implementation Review The County shall review the General Plan annually, focusing on the status and progress of program implementation. The County shall prepare a report to the Board of Supervisors summarizing the status of implementation programs and any recommendations for General Plan amendments.	LU-22.2	RMA All County agencies, as necessary				■	

CAP

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
Q Identify Designated Disadvantaged Communities in Oxnard and Ventura Planning Areas Within one-year of 2040 General Plan adoption, the County shall research the southwestern and northwestern Oxnard Planning Area and along the Ventura Avenue in the Ventura Planning Area using Cal EPA CalEnviroScreen to identify Designated Disadvantaged Communities (DDCs). Upon identification of DDCs, the General Plan maps and list of low income and disadvantaged communities in the General Plan will be updated. In addition, the Background Report will be updated to reflect the existing conditions and description of these DDCs.	LU-17.1	RMA	■				
	LU-17.2						
	LU-17.3						
	LU-17.4						
	LU-17.5						
	LU-17.6						
	LU-17.7						
	LU-17.8						
R Review of Designated Disadvantaged Communities Every five years from the adoption of the 2040 General Plan, the County shall review changes to the CalEPA designations of disadvantaged communities as well as changes in localized income data and pollution burdens and amend, as necessary, the maps and lists of low income and disadvantaged communities in the General Plan.	LU-17.1	RMA					■
	LU-17.2						
	LU-17.3						
	LU-17.4						
	LU-17.5						
	LU-17.6						
	LU-17.7						
	LU-17.8						



Please see the next page.



3

3. Housing Element

The County of Ventura adopted its current Housing Element in 2014, which was certified by the California Department of Housing and Community Development (HCD). The 2014 Housing Element provides a comprehensive assessment of current and projected housing needs for all economic segments in the unincorporated area. The Housing Element includes goals, policies, implementation programs, and identifies housing sites adequate to meet the needs of the County and state.

The next cycle of housing element updates for cities and counties within the Southern California Association of Governments (SCAG) area will cover the planning period from 2021 to 2029. As part of this process, SCAG will work with the County and the cities within the county to develop a Regional Housing Needs Allocation (RHNA). The RHNA process requires the County to identify land available to accommodate the development of adequate housing for all household income categories (e.g. extremely low, very low, low, moderate, and above moderate-income) in the unincorporated area. SCAG will release draft RHNA numbers for the 2021-2029 Housing Element update in February 2020, with final RHNA numbers expected in October 2020.



The update of the County's Housing Element is dependent upon the receipt of the new RHNA numbers for the unincorporated area. Final RHNA numbers are expected to be released in October 2020. The Housing Element for the County will be updated following the receipt of the RHNA numbers. At this time, this Element only provides information regarding the process that will be followed to conduct this subsequent update.

The County's certified 2014-2021 Housing Element is contained in Chapter 3.3 of the County's Goals, Policies and Programs document with supporting documentation in Chapter 3.3 of the Land Use Appendix.

<https://docs.vcrma.org/images/pdf/planning/plans/gpp-section3.3.pdf>

The RHNA numbers provided by SCAG will be used to prepare the 2021-2029 Housing Element update. To comply with state Housing Element law, the County must demonstrate that there is adequate capacity to accommodate the development of dwelling units that are affordable for all household income categories (i.e., extremely low, very low, low, moderate, and above moderate-income) based on the existing zoning and General Plan designations.

The County's 2021-2029 Housing Element update will also address changes in state law that have occurred since the 2014-2021 Housing Element was adopted in 2014. During 2017 and 2018 the state passed several new affordable housing laws that will impact the analysis and ultimate identification of adequate RHNA sites for the 2021-2029 Housing Element cycle. These include, but are not limited to, a law that requires the County demonstrate that the projected residential development capacity of RHNA sites can realistically be achieved (Gov. Code, Section 65583.2(c)). According to HCDs "Building Blocks: A Comprehensive Housing-Element Guide," realistic development capacity is based on several factors:

- Existing site use: vacant, underutilized, or appropriate for redevelopment;
- Site's current zoning: a site is either zoned for or allows residential development, or a site is zoned for nonresidential use but can be rezoned and redeveloped for residential use;
- The cumulative impact of development standards on residential development such as maximum lot coverage, height, open space, and parking;
- Existing development trends;
- A site's general environmental features such as existence of floodplains, protected wetlands, or oak tree preserves, and demonstration that the presence of such features will not preclude residential development; and
- Adequate public infrastructure capacity, such as water, sewer, and other dry-utilities supply.

In addition, new state law requires no "net loss" of identified RHNA sites for lower and moderate-income dwelling units (i.e., the County may not take action that would reduce identified affordable housing sites for these income categories (Gov. Code, § 65863). Furthermore, the state adopted the Housing Accountability Act, which prohibits the County from lowering the density or denying a project (unless there are specific and unmitigable adverse impacts to health and safety) if the project complies with the County General Plan and zoning ordinance (Gov. Code, Section 65589.5). Finally, new state law requires ministerial approval of, and provides a statutory CEQA exemption for, affordable housing projects consistent with specified criteria (Gov. Code, Section 65913.4).

The existing General Plan allows residential uses in areas designated as Open Space, Agriculture, Rural, Urban, and Existing Community. The proposed 2040 General Plan land use designations provide a more refined range of designations with clear density ranges to accommodate the County's housing needs.

To meet the lower-income portion of the RHNA (i.e., low-income, very-low income, and extremely low), the County can assume that land zoned with a density of at least 20 dwelling units per acre (du/ac) qualifies as suitable for development of housing affordable to lower-income households (Gov. Code, Section 65583.2(c)(3)(B)). Further, the County can address a portion of its RHNA through the provision of accessory dwelling units (ADUs). The County currently (2018) permits ADUs on most lots that allow for residential development, including Open Space and Agricultural Exclusive zoned lots. ADUs are a valuable housing type that can facilitate affordability for a variety of housing needs.



Please see the next page.

4. Circulation, Transportation, and Mobility Element

The Circulation, Transportation and Mobility Element identifies goals, policies, and programs that establish a framework for decisions in Ventura County concerning the countywide transportation system. The transportation system provides for the safe and efficient movement of people and goods in and around the county through a variety of transportation modes. While the Element strives to encourage a multi-modal transportation system that serves the mobility needs of all residents, it also reflects the rural nature of the county.

Policies in the Element encourage development of a “Complete Streets” strategy for public transportation services, and pedestrian and bicycle facility improvements in areas of the county where they will provide residents a range of options for travel to work, shopping, and leisure destinations. Besides improving access and mobility options, “Complete Street” policies provide public health benefits, since many of them can have an influence on physical and mental health. Transportation infrastructure that promotes everyday physical activity such as walking and biking, sometimes referred to as “active transportation,” addresses sedentary behavior, which is a shared risk factor for obesity and other chronic diseases. As specified in the California Complete Streets Act of 2008, complete streets are those roadways that are planned, designed, constructed and maintained to provide safe mobility for all users regardless of age and physical ability, including pedestrians, bicyclists, motorists, and public transportation riders appropriate to the function and context of the facility. There are many policies supporting active transportation in Section 4.2 of this Element.

The Circulation, Transportation, and Mobility Element includes a series of circulation diagrams (i.e., maps) that depict plans for the County’s transportation system.

Figure	Title	Page
Figure 4-1	Ventura County Minimum Level of Service Standards.....	4-3
Figure 4-2	Ventura County Regional Transportation Network.....	4-5
Figure 4-3	Ventura County Roadway Classifications.....	4-7
Figure 4-4	Federal Highway Classifications.....	4-9
Figure 4-5	Goods Movement Corridors.....	4-11
Figure 4-6	National Highway System.....	4-13
Figure 4-7	Ventura County Bikeway Network	4-15
Figure 4-8	Ventura County Transit Network	4-17

These diagrams were developed to guide long-range transportation system planning and programming in Ventura County. Roadways are classified in this system based on the linkages they provide and their function in the hierarchy of roadways. The Circulation, Transportation, and Mobility Element works closely with the Land Use section of the Land Use and Community Character Element to ensure that the county transportation system can accommodate growth anticipated during the General Plan planning period.

Goods movement efficiency improvements also offer potential solutions for improving safety, alleviating roadway congestion, and providing opportunities for long-term transportation connections both to other regional centers in the state and between communities within Ventura County. Policies in this section encourage an efficient and economical transportation system to move goods for the Port of Hueneme and Naval Base Ventura County, agricultural, mineral resource, and manufacturing industries.

The Circulation, Transportation and Mobility Element also provides a policy framework to address emerging trends in the transportation sector including the market penetration of Mobility-as-a-Service (MaaS) providers such as Uber and Lyft, provision of “shared mobility” enterprises such as bike-share and scooter-share, and advances in transportation technology including electrification of vehicles and autonomous vehicles. These emerging trends will continue to influence travel choices within Ventura County, which in turn can alter infrastructure needs. New policies will help prepare Ventura County for these emerging trends.

Determination of environmental impacts as it relates to the transportation system has also changed. The traditional performance measure has been Level of Service (LOS). LOS is a measure used to rate roadway traffic flow characteristics and serves as an indicator of roadway performance, relative to locally established standards for service quality. With the passage of SB 743, vehicle miles traveled (VMT) will replace LOS as the basis for determining transportation impact identification and mitigation under the California Environmental Quality Act (CEQA). VMT is a measure of the amount of travel for all vehicles in a geographic region over a given time period. This Element provides a policy framework for determining the impact of VMT changes resulting from discretionary development within the unincorporated area. The County LOS standards and policies will remain for use outside of CEQA as part of the County’s transportation planning and consideration of land use legislation and entitlement applications. County LOS thresholds are shown in Figure 4-1.

Goals, policies, and implementation programs in this Element are organized under the following headings:

Section	Title	Page
4.1	Roadways	4-19
4.2	Regional Multimodal System	4-25
4.3	Vehicle Trip Length and Frequency.....	4-30
4.4	Air Transportation	4-31
4.5	Emerging Technologies and Sustainable Practices	4-32
4.6	Funding.....	4-33
4.7	Implementation Programs.....	4-34

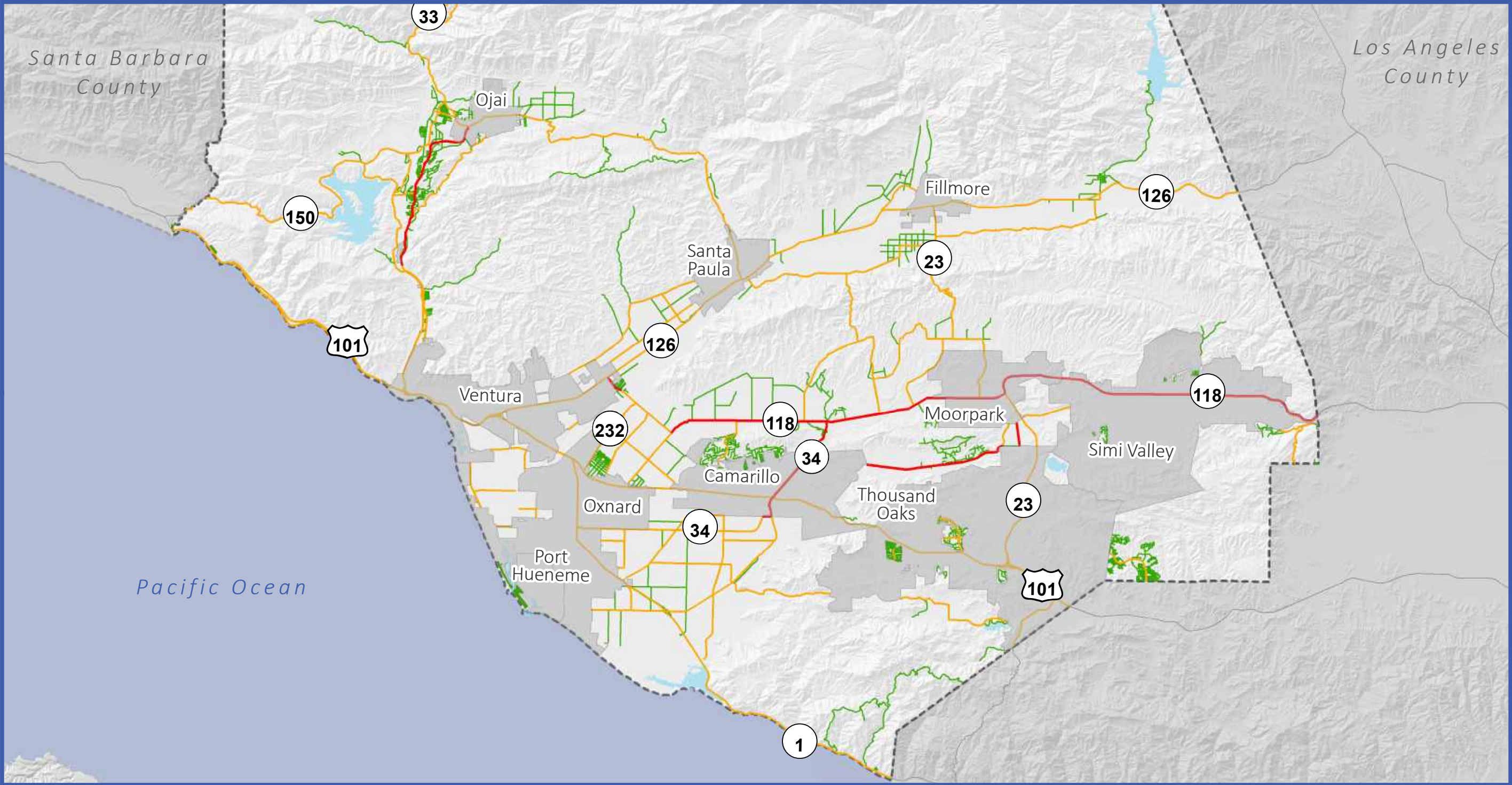
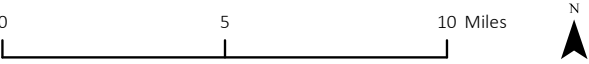


Figure 4-1:
County of Ventura Roadway Level of Service (LOS) Standards

Map Date: September 19, 2019
Source: Ventura County, 2019; USGS, 2013.



- LOS E
- LOS D
- LOS C
- Regional Road Network
- Cities
- Ventura County Boundary
- Water Bodies

Please see the next page.

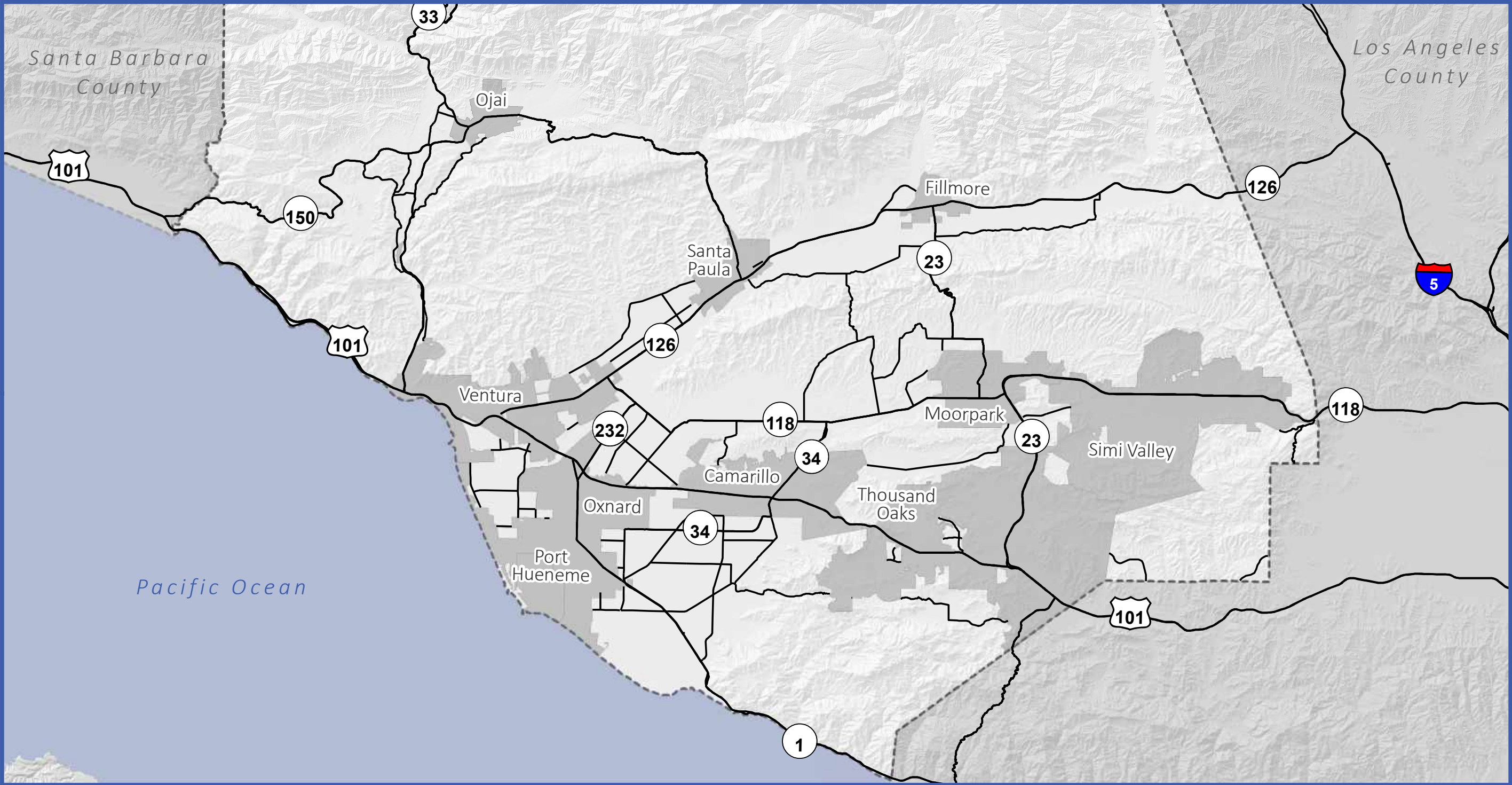
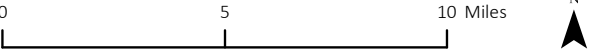


Figure 4-2:
Ventura County Regional Road Network

Map Date: September 19, 2019
Source: Ventura County, 2019; California Department of
Transportation, 2003; USGS, 2013.



- Regional Road Network
- Cities
- Ventura County Boundary

Please see the next page.

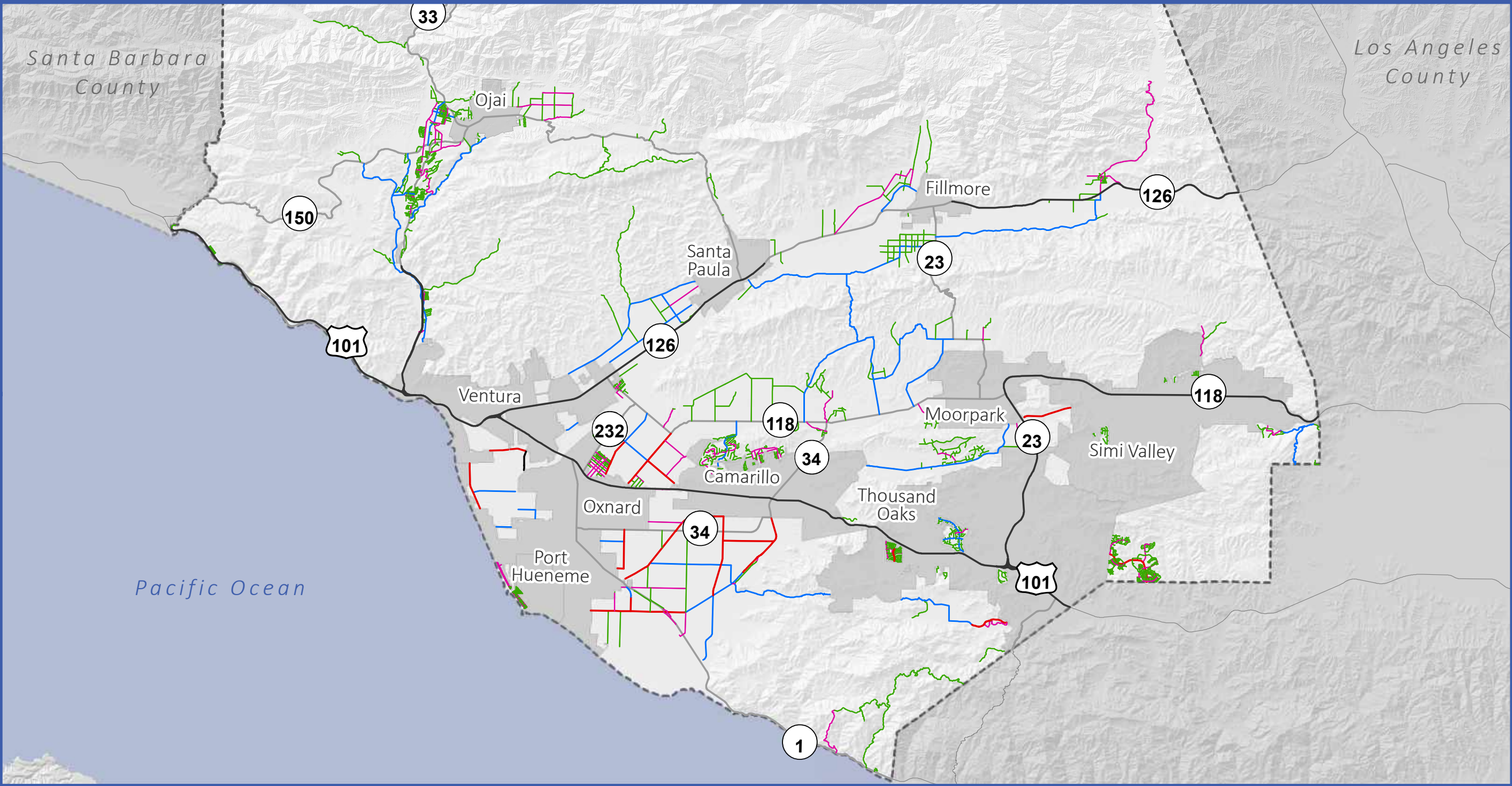
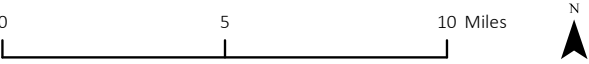


Figure 4-3:
Ventura County Roadway Classification

Map Date: September 19, 2019
Source: Ventura County, 2019; USGS, 2013.



- | | | |
|---------------------|-----------------------------------|-------------------------|
| Street Class | Expressway / Conventional Highway | Regional Road Network |
| Primary | Freeway | Cities |
| Secondary | | Ventura County Boundary |
| Collector | | |
| Minor | | |
| Local | | |

Please see the next page.

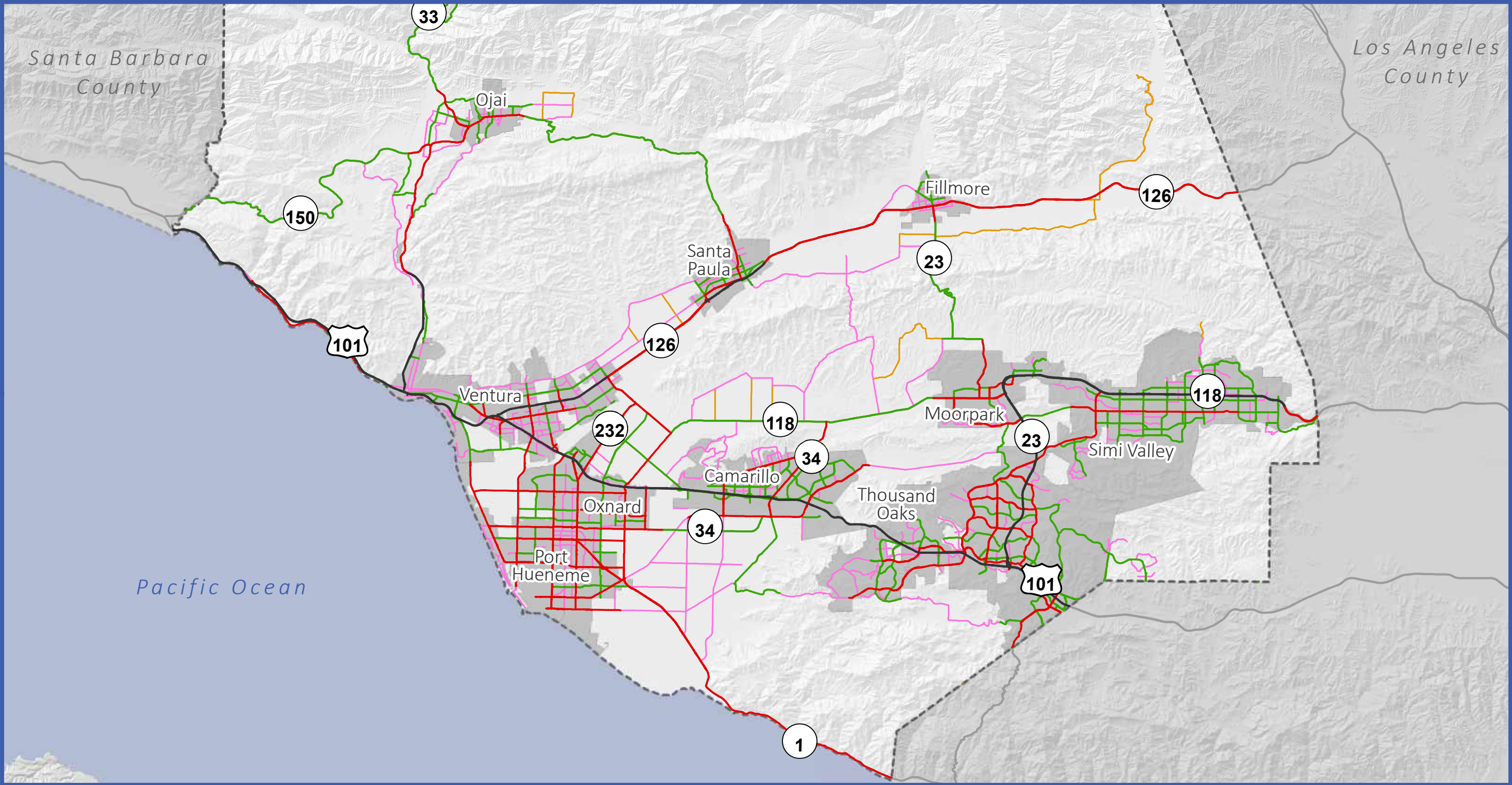


Figure 4-4:
Federal Highway Classifications

Map Date: September 19, 2019
Source: Ventura County, 2019; California Department of Transportation, 2016; USGS, 2013.
Disclaimer: Designations are unofficial. See California Road System maps for official functional classifications.

0 5 10 Miles

- | | |
|------------------------------|-------------------------|
| Functional Classification | Regional Road Network |
| 2 - Other Fwy or Expwy | Cities |
| 3 - Other Principal Arterial | Ventura County Boundary |
| 4 - Minor Arterial | |
| 5 - Major Collector | |
| 6 - Minor Collector | |

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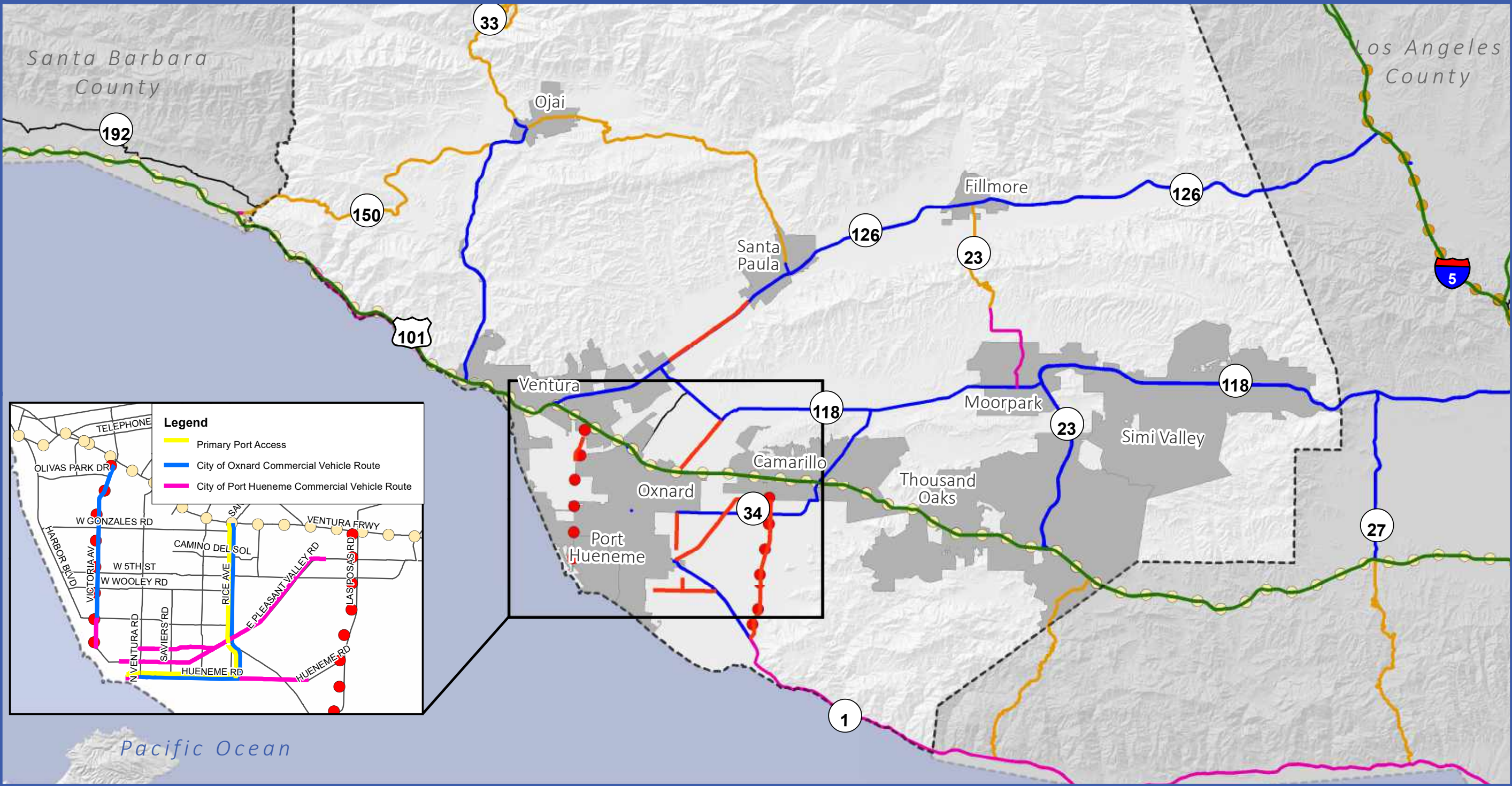


Figure 4-5:
Goods Movement Corridors

Map Date: September 08, 2020
Source: Ventura County, 2019; California Department of
Transportation, 2018; USGS, 2013.

0 5 10 Miles



- Overweight Corridor
- STAA National Network
- STAA Terminal Access Route
- 65' California Legal Route
- California Advisory Route
- Interstate STRAHNET
- Non-Interstate STRAHNET
- STRAHNET Connector
- Regional Road Network
- Cities
- Ventura County Boundary

Please see the next page.

Figure 4-6 National Highway System

Please see the next page.

Figure 4-7 Ventura County Bikeway Network

Please see the next page.

Figure 4-8 Ventura County Transit Network

Please see the next page.

4.1 Roadways

There are approximately 542 centerline miles of County maintained roadways within the unincorporated area (2019). This is considered the County road network. Roads and highways within Ventura County consist of an interconnected network of federal and state highways, as well as county, city, and private roads. Private roads are not maintained by the County. The connections between these roadway systems play an important role in facilitating local, inter-county, and interstate travel. These roadways provide access to local and regional destinations, such as employment areas, shopping centers, schools, recreational areas, and residential communities. The County has designated a subset of roadways as the Regional Road Network comprised of state-, county- and city-maintained roadways. The Regional Road Network facilitates inter-city, regional and inter-regional travel shown in Figure 4-2. Ventura County defines its roadways by functional classification shown in Figure 4-3. The Federal Roadway Functional Classification system as applied to Ventura County is shown in Figure 4-4. Federal classifications are directly tied to federal funding eligibility. The highest federal priority network is the designated National Highway System (NHS). Roadways designated as part of the NHS in Ventura County, some of which are County-maintained roadways, are shown in Figure 4-5. The latter roadways are subject to performance monitoring and targets as established in the National Performance Management Rule (23 CFR Part 490).

Ventura County roadways also facilitate the movement of goods throughout the region and state. The Surface Transportation Assistance Act (STAA) truck routes, National and Terminal Access Routes, Primary Highway Freight System, Port Hueneme Primary Highway Freight System Routes and those local county roadways designated by the County as Overweight Vehicle Corridors are shown in Figure 4-6.

Pursuant to the 2008 California Complete Streets Act (see Gov. Code, §§ 65040.2 and 65302), certain classifications of roadways should also provide adequate right-of-way to accommodate pedestrians, bicyclists, and public transportation riders. Improving the multimodal functionality of the County's roadway network is a key priority.

Bicycle facilities are defined using the following classification scheme:

- **Class I:** A Class I bike path provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with crossflow by motorists minimized.
- **Class II:** A Class II bike lane provides a striped lane for one-way bike travel on a street or highway and is typically designated by bike lane signs and markings.
- **Class III:** A Class III bike route provides a shared use area with pedestrian traffic or motor vehicle traffic (i.e., paved shoulder) and is typically designated with a bike route sign.
- **Class IV:** A Class IV bike lane provides a separated bike lane, or "protected bike lane" with a physical barrier between the bike lane and the adjacent travel lanes, parking lanes, and sidewalks. Class IV may be one-way or two-way. Separated bike lanes can be separated from motor vehicle traffic by raised medians, concrete curbs, landscaping, on-street parking, bollards, flexible delineator posts or by a change in elevation between the bike lane and travel lane. Providing a striped buffer between the bike lane and travel lane (i.e., no physical barrier) with restricted parking can provide the same additional separation between cyclists and motor vehicles where traditional Class IV facilities are not feasible and where Class II facilities are not adequate.

In total, the County maintains 58.2 miles of bike lanes – all but 1.56 miles are located within the shared roadway right-of-way (Class II or Class III). There are currently no Class IV bike facilities in the unincorporated areas of the County. The bikeway network in Ventura County is provided in Figure 4-7. Provision of transit service is dependent on the roadway network. Transit routes serving Ventura County are shown in Figure 4-8.

Planning for roadways near areas of new discretionary development can ensure that the roadway system maintains sufficient capacity and mobility. This section describes how the County will maintain and improve the quality of the county roadways to efficiently move people and goods on the highways and roads within and through the county.

The Ventura County Transportation Department's priorities are public safety, ensuring roads are safe for use when used with due care in a manner in which it is reasonably foreseeable that they will be used; preservation of infrastructure; and preservation and maintenance of the public's multi-billion-dollar investment in roads, bridges, and other facilities associated with the County road system. When funds are available, the County will strive to make operational improvements to specific areas of the road system as detailed in the Public Works Capital Improvement Plan.

CTM-1

To ensure the design, construction, and maintenance of a safe and efficient roadway system for the movement of persons and goods.

CTM-1.1

Vehicle Miles Traveled (VMT) Standards and CEQA Evaluation

The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines. (RDR)

CTM-1.2

Projects with Significant Transportation Impacts

County General Plan land use designation changes, zone changes, and discretionary development that would cause an individual (i.e., project-specific) or cumulative significant transportation impact based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) shall be prohibited unless:

1. There are no feasible mitigation measures available that would reduce the impact to a less than significant level; and
2. The County's decision-making body, after balancing, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of the project against its unavoidable transportation impact and any other environmental risks, determines that the benefits of the project outweigh the unavoidable adverse environmental impacts and adopt a statement of overriding considerations pursuant CEQA. (RDR)

4. Circulation, Transportation, and Mobility Element

CTM-1.3

County Level of Service (LOS) Standards

The County shall maintain LOS standards for use as part of the County's transportation planning including the traffic impact mitigation fee program, and the County's review and consideration of proposed land use legislation and discretionary development. For purposes of County transportation planning and review and consideration of proposed land use legislation and discretionary development, the County shall use the following minimum acceptable Level of Service (LOS) for road segment and intersection design standards within the Regional Road Network and all other County-maintained roadways:

- a. LOS-'C' for all Federal functional classification of Minor Collector (MNC) and Local roadways (L); and
- b. LOS-'D' for all Federal functional classifications except MNC and L, and Federal and State highways in the unincorporated area, except as otherwise provided in subparagraph (c and d;
- c. LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the city of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the city of Camarillo, and State Route 118 between Santa Clara Avenue and the city of Moorpark;
- d. LOS 'F' for Wendy Drive between Borchard Drive to Lois Avenue; and
- e. The LOS prescribed by the applicable city for all federal highways, state highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted and is implementing a General Plan policy, ordinance, or a reciprocal agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county.
- f. At any intersection between two or more roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the roads shall be the minimum acceptable LOS for that intersection.

CTM-1.4

Level of Service (LOS) Evaluation

County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:

- a. Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS;
- b. Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and
- c. Could cause future roads planned for addition to the Regional Road Network or County-maintained roadways to function below an acceptable LOS.
- d. The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.

CTM-1.5

Projects with Unacceptable Level of Service (LOS)

1. County General Plan land use designation changes and zone changes that would cause any cumulative unacceptable LOS as determined pursuant to Policies CTM-1.3 and CMT-1.4 shall be prohibited unless the Board of Supervisors imposes all feasible conditions of approval to address all unacceptable LOS effects and, after balancing, as applicable, the project's economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, against the project's unacceptable LOS effects, determines that the benefits of the project outweigh the project's unacceptable LOS effects.
2. County General Plan land use designation changes, zone changes, and discretionary development that would individually (i.e., project-specific) cause an unacceptable LOS effect as determined pursuant to Policies CTM-1.3 and CMT-1.4 shall be prohibited unless the improvements to the roadway and intersections are included in the Public Works Agency, Transportation Department Strategic Master Plan with a funding mechanism identified and the project is conditioned on the payment of a fee proportional to the project's fair share of unacceptable LOS effects.
3. The following are exempt from this Policy:
 - a. Farmworker Housing Complexes and other housing exclusively for lower-income households.
 - b. Affordable housing developments, pursuant to Article 16 of the Non-Coastal Zoning Ordinance, where such developments are served by roads that are currently operating at LOS "E" or better;
 - c. Additional dwellings and lots on Cultural Heritage Sites as permitted in the Non-Coastal Zoning Ordinance;
 - d. Agriculture and Agricultural Operations as permitted in the Coastal and Non-Coastal Zoning Ordinances, where such developments are served by roads that are currently operating at LOS "E" or better;
 - e. The unacceptable LOS exists on a City-maintained road or federal or state highway located within a city unless the applicable city has formally adopted and is implementing a general plan policy, ordinance, or a reciprocal traffic impact mitigation fee agreement with the County regarding development in the city that is intended to improve the LOS of County-maintained local roads and federal and state highways located within the unincorporated area of the county;
 - f. Allow LOS "F" for Wendy Drive and maintain as two-lane road; and
 - g. If the LOS effects of a County-approved Specific/Area Plan are determined acceptable pursuant to Policies CTM-1.3 and CMT-1.4, the LOS effects of any subsequent development that is consistent with the approved Specific/Area Plan shall be exempt from this Policy.

CTM-1.6

Ojai Valley Area Plan - Level of Service (LOS) Evaluation and Unacceptable Level of Service

County General Plan land use designation changes, zone changes, and discretionary development within the boundaries of the Ojai Valley Area Plan are subject to the Level of Service goals, policies and programs in the Ojai Valley Area Plan and not subject to Policies CTM-1.3, CTM-1.4 and CTM-1.5.

4. Circulation, Transportation, and Mobility Element

CTM-1.7

Pro Rata Share of Improvements

The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance. (RDR)

CTM-1.8

Discretionary Development in Cities

The County shall oppose discretionary development within cities, and annexation to cities for the purposes of discretionary development, where such development would individually or cumulatively cause:

1. Any existing road within the County's Regional Road Network, or any existing County-maintained local road, that is currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS pursuant to Policy CTM-1.2;
2. Any existing road within the County's Regional Road Network, or any existing County-maintained local road that is currently operating below an acceptable LOS, as determined pursuant to Policy CTM-1.2, to have a worsening of traffic conditions; or
3. Any project that will create a significant unavoidable transportation impact pursuant to Policy CTM-1.1; or
4. Any future road planned for addition to the County's Regional Road Network, or any planned future County-maintained local road, to function below an acceptable LOS as determined pursuant to Policy CTM-1.2).

This policy does not apply to those cities which have formally adopted General Plan policies, ordinances, or a reciprocal transportation impact mitigation fee agreement with the County similar to Policies CMT-1.3, CMT-1.4, and CMT-1.5.

(RDR)

CTM-1.9

National Highway System Performance Measure and Target Monitoring

The County shall coordinate with Caltrans and Ventura County Transportation Commission (VCTC) to monitor the performance measures and targets established by Caltrans and Southern California Association of Governments (SCAG) for compliance with the National Performance Management Measures Rule for all roadways designated as part of the National Highway System in Ventura County, including some portions owned or maintained by the County. (SO)

CTM-1.10



Direct Traffic to Highways to Preserve County Character

The County shall strive to direct interregional traffic to federal and state highways. Improvement to County roadways shall not be for the primary purpose of relieving congestion on federal or state highways. (SO)

CTM-1.11

Safe and Efficient Goods Movement

The County shall coordinate with Caltrans and cities to ensure that truck routes are appropriately designed and designated for the safe and efficient movement of goods throughout the county, particularly to the Port of Hueneme. (IGC)

CTM-1.12

Surface Transportation Assistance Act Planning

The County shall coordinate with Caltrans, cities, and major shipping entities to improve and enhance the Surface Transportation Assistance Act (STAA) Terminal Access routes and STAA network connectivity between and among goods movement modes and facilities (e.g., truck routes/terminals, railroads/yards, shipping lanes/ports, and air-transport/airports). This will include at a minimum adequate STAA Terminal “T” and “S” signage as appropriate to improve wayfinding and access to the National STAA Network. (IGC)

CTM-1.13

Grade Separations

The County shall work with the Naval Base Ventura County (NBVC) to determine the feasibility of grade separations on unincorporated segments of NBVC mobilization corridors/Strategic Highway Network (STRAHNET) (Figure 4-5) to increase mobility and allow for uninterrupted mission operations and military readiness. (IGC)

CTM-1.14

Railroad Grade Crossings

The County shall work with Union Pacific Railroad, the Port of Hueneme, owner of the Ventura County Railroad, Caltrans, cities, and the Ventura County Transportation Commission (VCTC) to continue to enhance roadway safety along railroad grade crossing surfaces through improvements including the installation of concrete railroad grade crossing surface panels. (IGC, SO)

CTM-1.15

Mobilization Corridors

The County shall work with Naval Base Ventura County (NBVC) and neighboring jurisdictions to enhance circulation for identified roadway mobilization corridors/Strategic Highway Network (STRAHNET) (Figure 4-5). (IGC)

4.2 Regional Multimodal System

This section takes a “Complete Streets” approach to transportation planning to provide a regional multimodal system. Purposeful planning and coordinated development of complete streets infrastructure can provide long-term cost savings for the County by reducing future road construction (and associated repair, and maintenance costs) and expanding the tax base and businesses within the county. It can also improve public health by encouraging active lifestyles, increase roadway safety, provide economic benefits to property owners and businesses, and decrease air pollution and greenhouse gas emissions. Policies in this section focus on connecting, balancing, and prioritizing transportation modes based on surrounding uses, activities, and right-of-way allowances; integrating different types of facilities into existing streets to make them more complete; and planning and designing new streets to create complete streets.

CTM-2

To facilitate the safe, efficient, and cost-effective movement of all users, including bicyclists, pedestrians, public transportation riders, children, older people, and disabled people, as well as motorists through the provision of an integrated multimodal system.

CTM-2.1



Complete Streets

The County shall prepare and adopt Complete Streets Design Guidelines to be used when constructing new roadways or improving existing roadways where Complete Streets would be appropriate/feasible. The Complete Streets Design Guidelines shall employ a context-sensitive approach to planning and designing the road and street network to reflect the distinct agricultural, rural, or urban character of a particular location. (MPSP)

CTM-2.2



Functional Classification

The County shall plan a roadway system that has adequate capacity and is designed to provide reasonable and safe use by vehicles, public transportation, bicycles and pedestrians with minimum delay pursuant to LOS standards described in Policy CMT-1.2. The road system should follow Federal Highway Administration (FHWA) classification as identified on Figure 4-4. (MPSP)

CTM-2.3



County Road Access

The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards. (RDR)

CTM-2.4



Transportation System Safety







The County shall strive to provide safe operating conditions for all appropriate modes and uses of County roadways. (RDR, MPSP, SO)

CTM-2.5



Emergency Services

The County shall coordinate the development and maintenance of all transportation facilities with emergency service providers to ensure continued emergency service operation and service levels. (ICG)

- CTM-2.6** **Regional Transportation Planning**
 The County shall work with Caltrans, Southern California Association of Governments (SCAG), Ventura County Transportation Commission (VCTC), and cities in the county to plan, develop, and maintain regional transportation facilities and services, and to identify existing and future transportation corridors that should be linked across jurisdictional boundaries so that sufficient right-of-way may be preserved. (IGC)
- CTM-2.7** **Congestion Management Program**
 The County shall coordinate with Ventura County Transportation Commission (VCTC) to implement and update the Congestion Management Program (CMP). The County shall also encourage consideration of multimodal performance measures as part of future updates to the CMP. (MPSP, IGC)
- CTM-2.8** **Congestion Management Program and County Regional Network Consistency**
 For those portions of the County's Regional Road Network currently not designated as part of the Congestion Management Program (CMP), the County shall coordinate with Ventura County Transportation Commission (VCTC) to formally designate applicable County maintained roadways as part of the CMP. (MPSP, IGC)
- CTM-2.9** **State Route 118 Improvement in Saticoy Area**
 The County shall work with the Ventura County Transportation Commission (VCTC) and Caltrans to reprioritize the re-striping of SR 118 from Vineyard Avenue to Darling Road on the Ventura County Congestion Management Plan and the Caltrans list of projects to provide for an additional lane in each direction of travel. (IGC)
- CTM-2.10** **Safe Routes to School**
 The County shall work with public and private schools to identify and expand safe routes to school, where feasible. (IGC)
- CTM-2.11** **Efficient Land Use Patterns**
 The County shall establish land use patterns that promote shorter travel distances between residences, employment centers, and retail and service-oriented uses to support the use of public transportation, walking, bicycling, and other forms of transportation that reduce reliance on single-passenger automobile trips. (RDR, MPSP)
- CTM-2.12** **Countywide Bicycle Lane and Trail System**
 The County shall coordinate with cities in the county and Ventura County Transportation Commission (VCTC) to plan and implement a system of bicycle lanes and multi-use trails that link the cities, unincorporated communities, schools including colleges and universities, commercial/retail, employment centers, health care service facilities, public transportation, and other points of interest. (MPSP, IGC)
- CTM-2.13** **Transportation System Connectivity**
 The County shall strive to eliminate "gaps" in roadways, bikeways, and pedestrian networks by planning for and seeking funding to construct necessary improvements to remove barriers and improve transportation system connectivity as well as connections that support first and last mile accessibility to and from public transportation. (MPSP, PSR, FB)
- CTM-2.14** **Bicycle Facility Design**
 When designing new bicycle facilities, or modifying existing roadways with bicycle facilities, the County shall prioritize and install features to improve the safety and visibility of bicyclists. (MPSP)

4. Circulation, Transportation, and Mobility Element

CTM-2.15



Bicycle/Pedestrian Design

The County shall rely on the guidelines and design standards for bicycle and pedestrian facilities established by the California Manual on Uniform Traffic Control Devices (CAMUTCD) and supporting guidelines provided the Federal Highway Administration, Caltrans, and the American Association of State Highway and Transportation Officials (AASHTO). (MPSP, PSR, SO)

CTM-2.16



Pedestrian Planning

The County shall consider the safety and accessibility of pedestrians when preparing transportation plans, studies, and reports. (MPSP)

CTM-2.17



Support Regional Bicycle Infrastructure

The County shall support efforts to improve regional infrastructure that will make biking more attractive to residents and tourists. (IGC, SO, JP)

CTM-2.18



Complete Streets Standards in Existing Communities

The County shall require discretionary development in designated Existing Communities to construct roadways to urban standards and Complete Streets principles, including curb, gutter, sidewalks, and bike lanes when there is a nexus for improvement. The County shall rely on the guidelines and design standards for Complete Streets design established by the California Manual on Uniform Traffic Control Devices (CAMUTCD), Caltrans in the Highway Design Manual, and Complete Streets Guidelines (pursuant to Deputy Directive-64-R2), Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO). (RDR)

CTM-2.19



Safety Metrics

The County shall continue to examine and update safety metrics for California Environmental Quality Act (CEQA) impact analysis as appropriate. Options include but are not limited to: queue spill-back at intersections; mid-block unprotected crossings; and, increased crossing distances. (RDR)

CTM-2.20



Safe Pedestrian Crossings

The County shall improve pedestrian safety at intersections and mid-block locations in Existing Communities through approved features consistent with the California Manual on Uniform Traffic Control Devices (CAMUTCD), Highway Design Manual, Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO), and the National Cooperative Highway Research Program Report 498 (Application of Pedestrian Crossing Treatments for Streets and Highways). (RDR, SO)

CTM-2.21



Pedestrian/Bicycle Conflicts along Overweight Vehicle Corridor and Surface Transportation Assistance Act (STAA) Truck Routes

Within Existing Communities, the County shall provide/retrofit separated or buffered pedestrian and bicycle paths from the outside travel lane along County Road Network roads that are designated Overweight Vehicle Corridors and STAA designated Terminal Access Routes. Where the application or retrofitting of separated or buffered facilities is not feasible, the County shall prioritize alternative pedestrian and bicycle connections that encourage and attract pedestrian and bicycle traffic off designated Overweight Vehicle Corridors or STAA designated truck routes. (MPSP)

CTM-2.22



Funding and Maintenance for Sidewalks

The County shall seek funding sources first for construction of new sidewalks in low-income areas and then for sidewalk maintenance particularly in low-income areas. (FB)

CTM-2.23



Intercommunity and Countywide Public Transportation System

The County shall continue to work with Ventura County Transportation Commission (VCTC), Naval Base Ventura County, and local public transportation regional bus service providers to promote the expansion of a safe, efficient, convenient, integrated, and cost-effective intercommunity and countywide public transportation and bus service that provides county residents with access to employment, commercial services, health and medical facilities, social services, educational facilities and institutions, and personal business destinations. (IGC)

CTM-2.24



Non-Drivers Living in Rural Areas

The County shall work with Ventura County Transportation Commission (VCTC) and local public transportation providers to address the needs of non-drivers living in rural areas to provide public transportation and paratransit service. (IGC)

CTM-2.25



Amtrak Service Improvements

The County shall support the recommendations of the California State Rail Plan for Amtrak trains, including track and signalization upgrades, increasing service frequencies by adding additional round-trip service to regional destinations north and south of Ventura County, improving passenger information and comfort, and reducing travel time. (IGC)

CTM-2.26



Abandoned Railroad Rights-of-Way

When railroad rights-of-way are abandoned, the County shall evaluate the feasibility of acquiring the land for public use as public transportation, bicycle, pedestrian, or equestrian paths. (MPSP)

CTM-2.27



Discretionary Development and Conditions of Approval to Minimize Traffic Impacts

The County shall require that discretionary development be subject to permit conditions of approval, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, bicycle racks and lockers, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed development. (RDR)

CTM-2.28



Emergency Access

The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels. (RDR)

CTM-2.29



Railroad Safety Assessment

The County shall require that all new discretionary development is evaluated for potential impacts to existing railroad facilities and operations and identify appropriate mitigation measures, as warranted therein. (RDR)

CTM-3

To develop an accessible and interconnected bicycle network that addresses resident and visitor needs for commuting, daily activities, and recreation.

CTM-3.1



Bicycle Network Strategy and Prioritization

The County shall identify and prioritize components of a bicycle network to increase public access and ridership on bicycle routes. (MSPR, SO)

CTM-3.2



Inclusive Bicycle Network

The County shall develop a bicycle network for all user types and routes across the county. (MPSR, SO, PI)

CTM-3.3



Regional Destination Focus for Bicycle Network

The County shall encourage the development of a bicycle network that connects to regional destinations such as parks, trails, educational institutions, employment centers, transit, park and ride lots, and tourist destinations. (IGC) y

CTM-3.4



Interjurisdictional Bicycle Network Connectivity

The County shall promote bicycle network connectivity between Ventura County communities as well as Santa Barbara and Los Angeles Counties. (IGC)

CTM-3.5



Bicycle Routes in Rural Areas

The County shall plan for bicycle network connectivity in rural, agricultural, and open space areas in a way that supports and complements business and agricultural activities in those areas. (JP)

CTM-3.6



Coordination with Bicycle Wayfinding Plan

The County shall support the Complete Streets effort by, when feasible, constructing bicycle lanes on County maintained roads listed in the Ventura County Transportation Commission Bicycle Wayfinding Plan. (SO, JP, IGC)

CTM-3.7



Bicycle Trail along Santa Paula Branch Line

The County shall encourage the construction of a bicycle trail along the Santa Paula Branch Line Railroad in the unincorporated area between the cities of Ventura and Santa Paula. (SO, JP, IGC)

CTM-3.8



Bicycle Network Routes and Wayfinding

The County shall use clear and consistent message and placement for on- and off-street regional bikeways and to regional destinations. (PI, SO)

CTM-3.9



Funding for Bicycle Network and Wayfinding Planning and Improvements

The County shall actively pursue outside funding opportunities for bicycle network improvements. (FB, JP)

CTM-3.10



Bicycle Storage Facilities

The County shall require adequate bicycle storage facilities (e.g., bicycle racks, lockers) for discretionary development as determined by allowable land uses at a given site. (RDR)

4.3 Vehicle Trip Length and Frequency

Planning for the regional road system to support sufficient vehicle capacity is essential for the provision of adequate mobility to reduce roadway delays and restricted access. The General Plan retains LOS as a congestion-based standard/metric to gauge roadway performance, while also focusing on reducing vehicle trip length and frequency (i.e., VMT).

CTM-4

To ensure that land use and transportation planning efforts in the county are cohesive, mutually supportive, and reduce Vehicle Miles Traveled (VMT) per capita within the unincorporated areas of the County.

CTM-4.1 **Reduce Vehicle Miles Traveled (VMT)**



The County shall work with Caltrans and Ventura County Transportation Commission (VCTC) to reduce VMT by:

- facilitating the efficient use of existing transportation facilities;
- striving to provide viable modal choices that make driving alone an option rather than a necessity,
- supporting variable work schedules to reduce peak period VMT, and
- providing more direct routes for pedestrians and bicyclists.

(MPSP, SO)

CTM-4.2 **Alternative Transportation**



The County shall encourage bicycling, walking, public transportation, and other forms of alternative transportation to reduce Vehicle Miles Traveled (VMT), traffic congestion, and greenhouse gas emissions. (PI)

CTM-4.3 **Vehicle Occupancy**



The County shall work with a broad range of agencies (e.g., Caltrans, Ventura County Transportation Commission (VCTC), Amtrak, Ventura County Air Pollution Control District, public transportation providers and shared mobility vendors) to encourage and support programs that increase vehicle occupancy including the provision of traveler information, shuttles, and preferential parking for carpools/vanpools. (IGC, PI)

CTM-4.4 **Park-and-Ride Facilities**



The County shall coordinate with Caltrans and Ventura County Transportation Commission (VCTC) to identify future park-and-ride lots within the unincorporated areas of Ventura County to facilitate more carpooling, vanpooling, and public transportation use. (IGC)

4. Circulation, Transportation, and Mobility Element

4.4 Air Transportation

Ventura County's aviation system consists of two publicly-owned airports (Camarillo and Oxnard Airports), one privately-owned airport (Santa Paula Airport), and a federally-operated Naval Air Station and two runways (Naval Base Ventura County-Point Mugu). The privately-owned airport allows public use. While none of these airports currently (2019) provide commercial passenger services, this aviation system is a vital economic resource that moves people and goods. The policies in this section address the safety, efficiency, and reliability implications of air transportation in Ventura County.



For policies concerning airport and aviation hazards, see Section 7.6, Transportation Related Hazards.

CTM-5

To ensure that air transportation systems provide safe, efficient, and reliable movements of people and goods.

CTM-5.1

Airport Effects

The County shall strive to minimize adverse environmental and safety effects of County airports on the surrounding communities. (RDR, SO)

CTM-5.2

General Aviation Service

The County shall provide facilities at Oxnard and Camarillo Airports to meet the general aviation and commuter service needs of the citizens of Ventura County. (SO, JP)

CTM-5.3

Private Airstrips and Agricultural Landing Fields

The County shall require private airstrips and agricultural landing fields to be sited to minimize conflicts with the flight paths of existing airports and other areas that would present significant hazards or nuisances. (RDR)

CTM-5.4

Air Freight Service

The County shall encourage industrial and commercial activities that involve goods movement by air to locate near airports with air freight service to reduce greenhouse gas emissions from transportation. (RDR)

CTM-5.5

Airport Land Use Compatibility

Discretionary development that would endanger the efficient, safe operation of an airport or would result in significant land use incompatibility impact with an airport shall be prohibited. (RDR, SO)

4.5 Emerging Technologies and Sustainable Practices

The transportation sector is one of the leading sources for greenhouse gas (GHG) emissions in Ventura County. The County has an opportunity to reduce GHG emissions to achieve all adoption targets and proactively mitigate the impacts of climate change. The County can ensure environmental sustainability by making use of emerging technologies and sustainable practices.

CTM-6

To use emerging technologies and environmentally-sustainable practices to increase transportation system efficiency and resiliency.

CTM-6.1



Routine Use of Alternative Transportation Options

The County shall support the integration of emerging technologies that increase the routine use of alternative transportation options to decrease single-passenger automobile travel. (MPSP)

CTM-6.2

Autonomous Technology

The County shall continue to consider and assess the implications of autonomous vehicles, alternative energy vehicles, and other transportation technological advancements on mobility planning and infrastructure. (MPSP)

CTM-6.3



Permeable Pavement

As part of new roadway planning and design as part of discretionary development, the County shall promote the use of permeable paving and other passive drainage features such as bio-swales to prevent flooding, particularly in urban areas (RDR, SO)

CTM-6.4



Facilities for Emerging Technologies

The County shall support the development of alternative fueling stations (e.g., electric and hydrogen) and vehicle-to-infrastructure (V2I) technology for emerging technologies. (SO)

CTM-6.5



Electric Vehicle Charging Stations

The County shall support the installation of electric vehicle charging stations, where feasible, at County facilities, parking lots, park-and-ride lots, truck stops, and new development. (RDR, SO)

CTM-6.6



Neighborhood Electric Vehicles

The County shall encourage developments and street systems that support the use of properly licensed Neighborhood Electric Vehicles (NEV), where appropriate. (MPSP)

CTM-6.7



Shared Mobility Operations

The County shall encourage and support car share operators at multimodal facilities including public transportation hubs, passenger rail stations, and park-and-ride lots.

CTM-6.8



Micro-Mobility Operations

The County shall evaluate the feasibility and work to establish requirements for shared micro-mobility (e.g., bike sharing) vendors within unincorporated areas. (RDR)

CTM-6.9



Mobility-as-a-Service Enterprises – Vehicle Operations

The County shall encourage Mobility-as-a-Service (MaaS) providers to park between service calls versus driving within unincorporated communities (RDR, SO)

4. Circulation, Transportation, and Mobility Element

CTM-6.10



Mobility-as-a-Service Enterprises – Support Public Transportation

The County shall encourage Mobility-as-a-Service (MaaS) providers to coordinate with public transportation providers that serve unincorporated areas to increase the attractiveness of public transportation through the provision of free or subsidized public transportation patron first and last mile connections within unincorporated communities (IGC, JP)

CTM-6.11

Mobility-as-a-Service Enterprises – Streetscape Design

The County shall consider the need for designated curb space for Mobility-as-a-Service (MaaS) drop-off and pick-up activity in commercial/retail areas within unincorporated communities (SO)

4.6 Funding

This section supports the identification and pursuit of sufficient funds to construct, maintain, manage, and operate a multimodal transportation system. Transportation funding sources include federal funds, state, regional, and local funds.

CTM-7

To maintain sufficient funding to provide for existing and future transportation facility and service needs, including the operation and maintenance of the transportation system.

CTM-7.1

Federal and State Funding


The County shall identify, develop, and prioritize transportation projects to best compete for federal and state funds for roadway safety improvements, public transportation, bicycle and pedestrian improvements. (IGC)

CTM-7.2

Local Funding Mechanisms

The County shall continue to use local financing mechanisms such as gas tax, vehicle registration fees, and Traffic Impact Mitigation Fees to help fund transportation projects. The County shall continue to support regional and county-wide measures for transportation funding. (FB)

4.7 Implementation Programs



Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
A	Traffic Impact Mitigation Fee Program The County shall update its Traffic Impact Mitigation Fee Program and perform a comprehensive update to the program a minimum once every ten (10) years pursuant to Government Code Section 66000 et seq. 	CTM-1.3 CTM-1.7 CTM-2.26 CTM-7.2	PWA	■				■
			CEO RMA					

4. Circulation, Transportation, and Mobility Element


Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
B Initial Study Assessment Guidelines The County shall update and adopt its Initial Study Assessment Guidelines (ISAG) no later than 2025 to address Vehicle Miles Traveled (VMT) and safety metrics pursuant to CEQA Guidelines Section 15064.3. This program shall consider inclusion of the following components: <ul style="list-style-type: none"> Establishment of screening criteria to define projects not required to submit detailed VMT analysis, such as infill projects, inclusion of locally serving commercial, transit supportive projects, or transportation enhancements that reduce VMT; Establishment of thresholds of significant for identifying VMT related transportation impacts to meet or exceed State requirements; at minimum the thresholds will be equivalent to the threshold values for different project types identified in Mitigation Measure CTM-1; Standard mitigation measures for significant transportation impacts; and Specify the County's procedures for reviewing projects with significant and unavoidable impacts, under CEQA, related to VMT. 	CTM-1.3 CTM-1.4 CTM-1.5 CTM-1.7 CTM-1.8 CTM-1.9	PWA	■				■
		RMA					



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Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
C Vehicle Miles Traveled (VMT) Reduction Program To support climate change related goals and CEQA related VMT policies pursuant to SB 743 (2013), the County shall develop a VMT Reduction Program no later than 2025. This program will contain a range of project- and program-level mitigation measures and VMT reduction strategies, that could include: <ul style="list-style-type: none"> ■ Preparation of a Transportation Demand Management (TDM) program to promote mode shifts from single occupant vehicle use to transit, ridesharing, active transportation, telecommuting, etc.; and, ■ Transportation System Management applications such as park-and-ride lots, intelligent transportation system (ITS) field deployment, pavement management, etc. This program shall identify measures to achieve an additional five percent overall reduction in VMT by 2030, and 10 percent by 2040 relative to 2030 and 2040 business as usual scenarios, respectively. During implementation of the 2040 General Plan, the County will review and update the VMT Reduction Program as warranted to provide additional mitigation measures and programs that achieve these levels of VMT reduction.  	CTM-1.1 CTM-1.2 CTM-4.1 CTM-4.2 CTM-4.3 CTM-4.4	PWA	■				■
		RMA					






4. Circulation, Transportation, and Mobility Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Regional Road Network Coordination The County shall continue to coordinate across its own agencies as well as with cities in Ventura and Los Angeles Counties and Caltrans to identify needed improvements to the Regional Road Network. This will include identification of funds available and needed for County and cities inter-city road-building purposes to construct improvements. 	CTM-1.7 CTM-2.6 CTM-2.7 CTM-2.8	PWA		■			■
		RMA					
E Pavement Management System The County shall continue to maintain its Pavement Management System (PMS) to identify Pavement Condition Index (PCI) and ensure that the County road network is kept in a state of good repair with an emphasis and priority on goods movement corridors (e.g., Surface Transportation Assistance Act, Overweight Vehicle corridor, or local County roadways designated as part of the National Highway System). The PCI thresholds for pavement rehabilitation shall be based on guidance provided by the Board of Supervisors.	CTM-1.11	PWA					■
		n/a					
F Overweight Vehicle Corridors The County shall maintain and update as needed its Overweight Vehicle Corridors as Surface Transportation Assistance Act (STAA) Terminal Access routes to connect to the National Network.	CTM-1.12 CTM-1.13 CTM-1.14 CTM-1.15	PWA	■				
		RMA					

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
G Grade Separations The County shall work with the Naval Base Ventura County (NBVC) to determine feasibility of grade separations for segments of the mobilization corridors to ease mobility and allow for uninterrupted mission operations and military readiness.	CTM-1.12 CTM-1.13 CTM-1.14 CTM-1.15	PWA n/a		■			
H Complete Streets Guidelines The County shall prepare and adopt Complete Streets Design Guidelines/standards to be used when constructing new roadways or improving existing roadways where Complete Streets would be appropriate/feasible. Complete Streets Design Guidelines/standards should be consistent with the pedestrian and bicycle design guidelines and design standards established by Caltrans and supporting state/federal guidelines when designing bicycle/pedestrian facilities. These include the California Manual on Uniform Traffic Control Devices (CAMUTCD), Highway Design Manual, Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO). The County shall improve pedestrian safety at intersections and mid-block locations in developed communities by providing pedestrian crossing treatments where appropriate. 	CTM-2.1 CTM-2.2 CTM-2.3 CTM-2.4 CTM-2.14 CTM-2.15 CTM-2.16 CTM-2.18 CTM-2.19 CTM-2.20 CTM-2.21 CTM-2.23 CTM-3.1 CTM-4.2	PWA n/a	■				■
I County Road Standards Update The County shall update Road Standards to include the Complete Street Design Guidelines/Standards. 	CTM-2.1 CTM-2.2 CTM-2.3 CTM-2.14 CTM-2.15 CTM-2.18 CTM-2.19 CTM-6.11	PWA n/a	■				■




4. Circulation, Transportation, and Mobility Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
J Vision Zero The County shall develop a Vision Zero strategy for the County of Ventura with the goal of reducing all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. 	CTM-2.4 CTM-2.19 CTM-2.20 CTM-2.21	PWA RMA		■			
K Safe Routes to School The County shall support the Safe Routes to School Program by identifying opportunities to support bike and pedestrian routes to schools, identify needed improvements and opportunities to increase public access and use of these routes. 	CTM-2.10	PWA n/a		■			
L Master Bicycle Network Plan The County shall develop a master bicycle network plan that includes the recommendations from the Bicycle Wayfinding Study and the prioritized list of bike lanes from the Board approved criteria. 	CTM-2.12 CTM-2.13 CTM-2.18 CTM-2.21 CTM-2.26 CTM-3.1 CTM-3.2 CTM-3.3 CTM-3.4 CTM-3.5 CTM-3.6 CTM-3.7 CTM-3.8 CTM-3.9 CTM-3.10	PWA RMA		■			
M Bicycle Wayfinding Plan Participation The County shall continue to participate in and support the Ventura County Transportation Commission in updates to the Bicycle Wayfinding Plan linking all Ventura County cities, unincorporated communities, and CSUCI. 	CTM-3.2 CTM-3.3 CTM-3.4 CTM-3.5 CTM-3.6 CTM-3.7 CTM-3.8 CTM-3.9	PWA RMA GSA					■


Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
N	Storage Facilities for Shared Mobility Enterprises The County shall work with the Ventura County Transportation Commission to analyze the feasibility of shared micro-mobility (e.g., bike sharing) vendors being required to provide storage/parking areas or facilities to be designated and/or physically placed outside of the public right-of-way if private shared mobility vendors are allowed to operate within the unincorporated areas of the county. 	CTM-6.8	RMA					
			GSA					
O	Mobility-as-a-Service Enterprises – Parking The County shall consider designating parking areas in County parking facilities for Mobility-as-a-Service (MaaS) vehicles to use between customer service runs and will work with cities to provide locations as well. 	CTM-6.9 CTM-6.10	RMA					
			GSA					
P	Interim VMT CEQA Assessment Criteria Following June 30, 2020 and prior to completion of Implementation Program CTM-B, all projects (not otherwise exempt from CEQA analysis) shall be evaluated for potential environmental impacts relative to VMT using the State’s minimum reduction standards, as follows:	CTM-4.1	RMA					
			PWA					

4. Circulation, Transportation, and Mobility Element

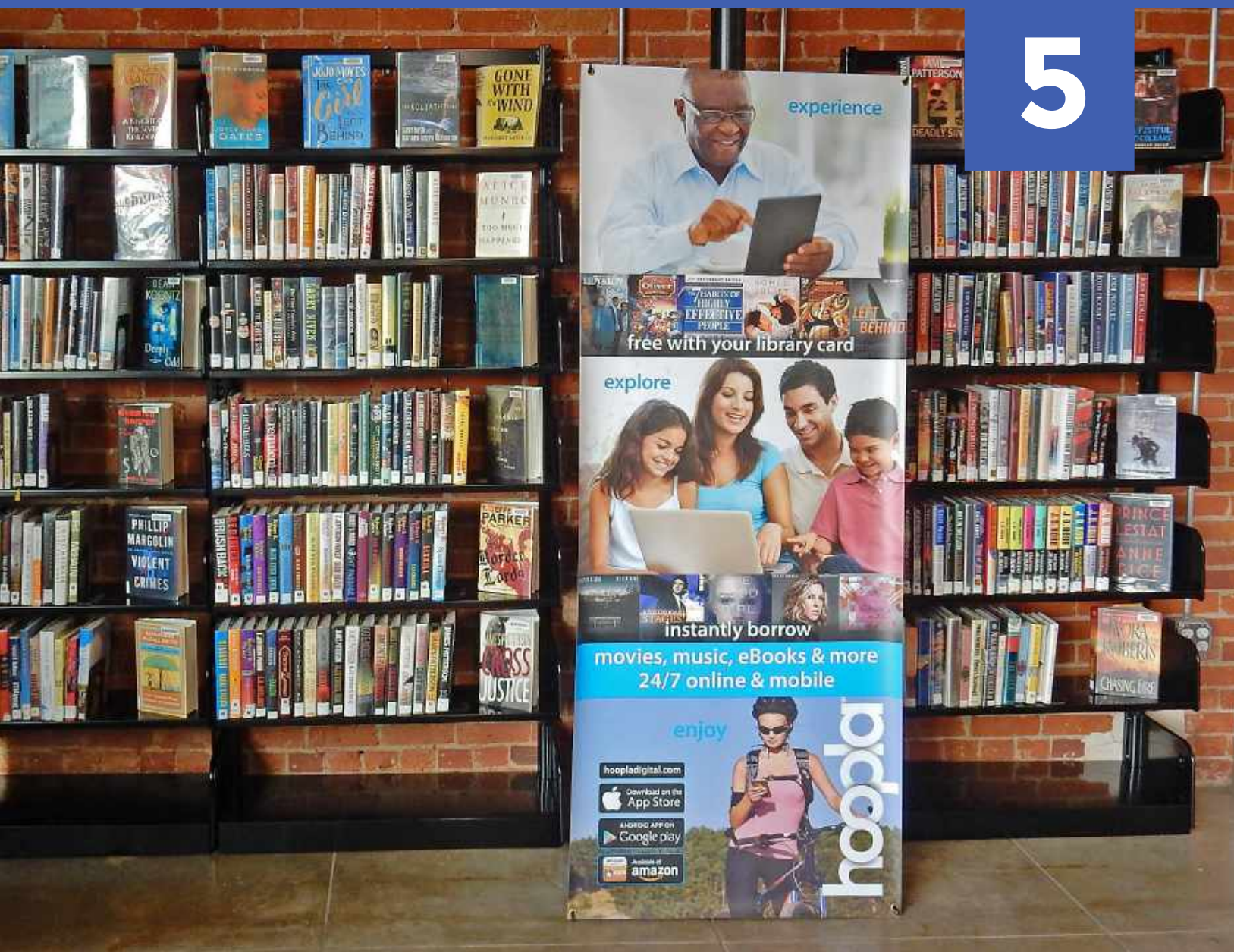
Programs			Implements Which Policy(ies)	Responsible		2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
				Supporting Department(s)						
	Program P (continued)									
	Project Type	Measurement Unit	Model Trip Types	Minimum Criteria	Baseline VMT	Threshold VMT				
	Residential	VMT/Capita	Average of all Home Based Trip Types	15% Reduction of Regional Average	9.66	8.21				
	Office	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49				
	Industrial	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49				
	Retail	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249				
	Agriculture	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249				
	Infrastructure	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249				
	All Other Project Types	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249				

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p><i>Program P (continued)</i></p> <p>If a proposed project is found to have a significant impact on VMT, the impact must be reduced, as feasible¹, by modifying the project's VMT to a level below the established thresholds of significance and/or mitigating the impact through multimodal transportation improvements or mitigations to enhance transportation mode shift (use of alternative transportation modes). Following completion and adoption of VMT thresholds as part of the Ventura County ISAG, this implementation program shall no longer apply.</p> <p><i>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</i></p> <p></p>							
<p>Q Updated Traffic Impact Fee Mitigation Program</p> <p>The County shall require that discretionary development which adds traffic to roadways traversing within a County designated substandard roadway impact area contribute the fair share cost of any safety counter-measures that improve the safety of the impacted roadways by paying the applicable fees under the County's Traffic Impact Fee Mitigation program prior to the issuance of Zoning Clearance.</p> <p></p>	CTM-7.2	<p>PWA</p> <hr/> <p>n/a</p>					

4. Circulation, Transportation, and Mobility Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
R Emergency Access Maintenance The County shall plan capital improvements needed to provide transportation infrastructure that is maintained and/or upgraded to provide appropriate emergency access. 	CTM-2.5, CTM-2.28	PWA					■
		n/a					

Please see the next page.



Please see the next page.

5. Public Facilities, Services, and Infrastructure Element

This element provides the framework for decisions in Ventura County concerning public and private infrastructure, utilities, and services. Existing and planned development in the county is dependent on a complicated network of public facilities and services. At the same time, infrastructure and services to residents and businesses in Ventura County are provided by a range of public and private institutions, and organizations. Each type of facility and service has a unique set of challenges and must adapt to growth and change differently. The County is responsible for providing and maintaining certain facilities and services necessary to maintain safe communities and to support the existing and future development described in the Land Use and Community Character Element.

The goals, policies, and programs in this element support the provision and maintenance of infrastructure, facilities, and services in appropriate areas of the unincorporated county and provide for their timely expansion, if required to maintain adequate services. The goals and policies indicate where those facilities and services will be most beneficial to meet the needs of county communities, residents, and businesses. The element also includes policies, in coordination with the Health and Safety Element, for the provision of facilities and services to ensure the safety and welfare of residents and visitors and the protection of property and with the Water Element for water supply and delivery.

Goals, policies, and implementation programs in this element are organized under the following headings:

Section	Title	Page
5.1	Public Facilities and Services	5-2
5.2	Energy Efficiency for County Operations.....	5-3
5.3	Infrastructure Funding.....	5-5
5.4	Wastewater Treatment and Disposal.....	5-6
5.5	Solid and Hazardous Waste	5-7
5.6	Flood Control and Drainage Facilities.....	5-8
5.7	Public Utilities.....	5-9
5.8	Community Facilities.....	5-11
5.9	Library Facilities and Services	5-12
5.10	Parks and Recreational Facilities	5-13
5.11	Law Enforcement and Emergency Services.....	5-14
5.12	Fire Protection.....	5-16
5.13	Implementation Programs.....	5-17



Goals, policies, and implementation programs concerning water are in Chapter 9, Water Resources Element.

5.1 Public Facilities and Services

The County is responsible for providing many public facilities and services, including a number that are essential to protection of public health and safety. It is vital to the provision of those facilities and services that the County secure funding for new services and maintenance of existing facilities. The County must ensure that adequate funding and resources are available to provide necessary public facilities and services to meet the needs of existing and future residents and businesses. The County must be responsive to meeting service needs, while also ensuring that new facilities are strategically located to maximize use and efficiency.

This section is intended to guide the overall provision of public facilities and services in the unincorporated area, ensuring that sufficient capacity exists to meet demand, funding exists for construction and maintenance, and collaboration occurs among partners to enhance efficiency.

PFS-1

To equitably provide residents and businesses with quality, cost-effective, and accessible facilities and services.

PFS-1.1



Equitable Provision of Public Facilities and Services

The County shall require that facilities and services that are essential for public health and safety shall be equitably provided for all residents and businesses. (SO)

PFS-1.2



Resilient Facilities and Services

The County shall monitor the projected impacts of climate change and natural disasters to make adaptive improvements and upgrades to public facilities and services. (SO)

PFS-1.3



Location of New Essential Public Facilities

The County shall review plans for constructing new essential public facility, such as a hospital, health care facility, emergency shelter, emergency command center, or emergency communications facility, so that these facilities are located outside of at-risk areas whenever feasible. If such a location is infeasible, then the County shall require the use of construction methods and site design features to minimize potential damage to these facilities. (RDR, SO)



Information on hazards in the county are in Chapter 7, Hazards and Safety Element.


PFS-1.4



Collaboration on Infrastructure and Public Service Deficiencies

The County shall collaborate with the cities in Ventura County, neighboring jurisdictions, special districts, and regional agencies to address issues of mutual interest and concern, including infrastructure and public service deficiencies, particularly in Designated Disadvantaged Communities. (IGC)

5. Public Facilities, Services, and Infrastructure Element


- PFS-1.5** **Infrastructure Expansion Coordination with Naval Base Ventura County**
The County shall coordinate with Naval Base Ventura County (NBVC) when planning for infrastructure expansions, improvements, and maintenance that may impact any NBVC facility or operation. (IGC)
- PFS-1.6** **Capital Improvements Prioritizations**
 The County shall prioritize non-emergency capital improvement projects that provide the greatest benefit to county residents, including repairing or replacing inadequate facilities; updating or upgrading aging facilities and structures that exceed their planned lifecycles; protecting sensitive resources; and addressing deficiencies in Designated Disadvantaged Communities. (IGC)
- PFS-1.7** **Public Facilities, Services, and Infrastructure Availability**
 The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy. (RDR)
- PFS-1.8** **Annexation Priority**
Within a city's Sphere of Influence, annexation to that city is preferable to formation of new or expansion of existing County Service Areas. (RDR)
- PFS-1.9** **Requirements Inside City Spheres of Influence**
County shall only approve a discretionary development within a city's Sphere of Influence if the required public facilities and infrastructure meets or exceeds those required by the associated city. (RDR)
- PFS-1.10** **Efficient County Operation and Maintenance**
 The County shall operate and maintain County facilities in an efficient manner that meets community needs while conserving financial and natural resources. (SO)

5.2 Energy Efficiency for County Operations

The County is dedicated to investing in renewable energy to promote efficiency and economic vitality and to minimize impacts on the environment. Energy infrastructure that is resilient to changing climate conditions is essential for public safety and overall quality of life for future generations. This section focuses on becoming a leader in energy efficiency through new projects and enhancements to County operations.

PFS-2

To be a regional leader in energy efficiency.

- PFS-2.1** **Sustainable Plans and Operations**
 The County shall encourage energy efficiency, greenhouse gas reduction features, and resiliency planning into County facility and service plans and operations. (PSP, SO)

PFS-2.2



Sustainable Community Facility Design

The County shall encourage the incorporation of sustainable design features in community facilities to reduce energy demand and environmental impacts, such as solar reflective roofing, permeable pavement, and incorporation of shade trees. (SO, IGC)

PFS-2.3



Energy Efficient Facility Construction, Purchases, Leases, Retrofits, and Expansions

The County shall prioritize energy efficiency and water conservation as key design features when constructing, purchasing, leasing, retrofitting or expanding County facilities. (SO)

PFS-2.4



Recycling Receptacles and Biodegradable/Recycled-Materials Products

The County shall provide recycling and composting receptacles and use of biodegradable or recycled-material products at County facilities and events, where feasible. (SO)

PFS-2.5



County Employee Trip Reduction

The County shall encourage its employees to reduce the number and distance of single-occupancy vehicle work trips. (SO)

PFS-2.6



County Alternative Fuel Vehicle Purchases

The County shall review market-available technologies for alternative fuel vehicles and prioritize purchase of vehicles to reduce greenhouse gas emissions where economically feasible. (SO)

PFS-2.7

Department of Defense Siting Clearinghouse Coordination

When processing commercial renewable energy development applications, the County shall comply with Department of Defense Siting Clearinghouse requirements and standards published in Title 32, Code of Federal Regulations, Part 211. (RDR)

PFS-2.8



Electric Vehicle Charging Station Infrastructure

The County shall include electrical vehicle charging station infrastructure in new County-initiated facility construction to the extent feasible. The County shall also look for opportunities to install EV charging stations as part of any major renovation, retrofit or expansion of County facilities. (SO)



This goal addresses energy efficiency for County facilities. For other development, refer to policies in Section 6.7, Energy Resource Conservation.

5.3 Infrastructure Funding

Implementing the County's vision for effective infrastructure requires funding. The County can most quickly and efficiently complete infrastructure projects if there is ample and predictable funding. This section focuses on securing funding for infrastructure through a range of mechanisms including new project fees, assessments, and grants.

PFS-3

To secure ample and predictable funding to maintain and upgrade infrastructure.

PFS-3.1

Funding Mechanisms

The County shall pursue and maximize the use of a wide range of funding mechanisms for capital improvements, maintenance, and operations of infrastructure. This shall include use of federal, state, regional, local, and private resources, including development impact fees, assessment districts, and grant funding. (RDR, FB)

PFS-3.2

Fair Share of Improvement Costs

The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms. (RDR)

PFS-3.3

Grant Funding Cooperation

The County shall coordinate with special districts and other agencies, as appropriate, when applying for state and federal funding for public infrastructure, water and wastewater treatment and distribution needs. (FB, IGC)

5.4 Wastewater Treatment and Disposal

Wastewater collection, treatment, reclamation, and disposal is provided by 16 agencies, districts, and other service providers in the unincorporated area. The focus of this section is to address wastewater treatment and disposal requirements, treated water quality, and alternative treatment methods to ensure wastewater is treated to an acceptable level and safely disposed.

PFS-4

To ensure the adequate provision of individual and public wastewater collection, treatment, reclamation, and disposal operations and facilities to meet the county's current and future needs in a manner that will protect the natural environment as well as public health, safety, and welfare.

PFS-4.1

Wastewater Connections Requirement

The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable. (RDR)

PFS-4.2

Onsite Wastewater Treatment Systems

The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements. (RDR)

PFS-4.3

Onsite Wastewater Treatment System Failure Repair

The County shall require landowners to repair or replace failing septic tanks, disposal area, and package systems that constitute a threat to water quality and public health. (SO)

PFS-4.4

CAP

Groundwater Resource Protection

The County shall encourage wastewater treatment facilities to provide the maximum feasible protection and enhancement of groundwater resources. (SO, IGC)

PFS-4.5

Onsite Water Reuse

The County shall encourage on-site water reuse for landscape irrigation and groundwater recharge consistent with health standards, to reduce demand for potable water, and increase drought and disaster resiliency. (SO, RDR)

PFS-4.6

CAP

Reclaimed Water

The County shall encourage public wastewater system operators to upgrade existing wastewater treatment systems to reclaim water suitable for reuse for landscaping, irrigation, and groundwater recharge. (SO, IGC)

PFS-4.7

Design to Minimize Inflow/Infiltration

The County shall require that new wastewater lateral and trunk collection lines be designed to allow the minimum feasible amount of inflow and infiltration into the wastewater collection system. (RDR)

5.5 Solid and Hazardous Waste

The County manages the collection and disposal of solid and hazardous waste in the unincorporated area. The County is focused on reducing waste, preventing pollution, and promoting sustainable management of waste materials. The County must also comply with the California Integrated Waste Management Act. The County maintains a Countywide Integrated Waste Management Plan (CIWMP), which provides an assessment of the County's goals and objectives, issues and problems identified in the incorporated and unincorporated areas of the county, summary of waste management programs and infrastructure, existing and proposed solid waste infrastructure, and description of the steps that the County will take to achieve the outlined goals. This section focuses on the collection and disposal of solid and hazardous waste in the unincorporated area.

PFS-5	To maximize recycling, reuse, and composting of solid waste and ensure the safe handling and disposal of the remaining solid and hazardous waste
PFS-5.1 	Solid Waste Facility Location The County shall require new landfills and other solid waste processing and disposal facilities (including facilities for composting, green waste, food waste) to be sited in areas that do not pose health and safety risks to residents and groundwater resources. The County shall require such facilities to be located based on objective criteria that do not disproportionately impact Designated Disadvantaged Communities. (RDR)
PFS-5.2	Land Use Compatibility with Solid Waste Facilities The County shall review and condition discretionary development near landfills and other solid waste processing and disposal facilities (including facilities for composting, green waste, food waste) to avoid incompatible development and future nuisance complaints from encroachment by incompatible land uses. (RDR)
PFS-5.3	Solid Waste Capacity The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development. (RDR)
PFS-5.4 	Food Waste Reduction The County shall continue to provide educational and informational materials to restaurants, grocery stores, and other food providers, as part of food facility inspections, to support donation of safe, unused food to non-profit service agencies. (SO)
PFS-5.5 	Agricultural Waste Reuse The County shall support the beneficial reuse of agricultural wastes for activities such as composting and energy generation. (RDR, SO)
PFS-5.6 	Value-Added Alternatives to Waste Disposal The County shall promote value-added alternatives to solid waste management, such as compost, energy, biochar, and wood products to avoid open burning of agricultural biomass wastes. (SO, PI)

- PFS-5.7 Discretionary Development Siting and the Countywide Integrated Waste Management Plan**
The County shall require that discretionary development adjacent to existing and proposed waste treatment, transfer, and disposal sites, as identified in the Countywide Integrated Waste Management Plan, shall not conflict with the current and anticipated future use of these waste facilities. (RDR)
- PFS-5.8 Waste Treatment and Disposal Operations**
The County shall require sites used for waste treatment and disposal operations to be restored to a use compatible with surrounding uses upon conclusion of the operation. (RDR)
- PFS-5.9 Waste Reduction Practices for Discretionary Development**
The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills. (RDR, SO)

5.6 Flood Control and Drainage Facilities

The primary stormwater drainage watercourses in Ventura County are the Ventura River, the Santa Clara River, and Calleguas Creek, all of which traverse the southern and most populated areas of the county. Coastal watercourses drain stormwater from cities of Ventura, Oxnard, and Port Hueneme, as well as the County's unincorporated coastal areas. Watercourses in the northern part of Ventura County travel through the largely unpopulated and mountainous areas of the Los Padres National Forest. Each of these watercourses are subject to periodic flooding.



A goal and associated policies and implementation programs addressing flood hazards are in Chapter 7, Hazards and Safety Element.

PFS-6

To provide adequate surface drainage and flood control facilities to protect public health and safety.

- PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development**
The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development. (RDR)
- PFS-6.2 Multi-Purpose Flood Control Projects**
The County shall encourage the integration of design features into flood control projects, when feasible: to address resource conservation and restoration and preservation of natural riparian habitats, to provide groundwater recharge, to enhance water quality, to protect scenic vistas, and to incorporate recreational areas or opportunities. (RDR, SO)

5. Public Facilities, Services, and Infrastructure Element

- PFS-6.3** **Climate Change Impacts on Flood Control and Drainage Facilities - Capacity**
CAP The County shall monitor projected climate change impacts, and coordinate with local, regional, state, and federal agencies to identify existing and potential projected impacts and develop strategies to maintain and improve flood control facilities accordingly. (SO, IGC)
- PFS-6.4** **Climate Change Impacts on Flood Control and Drainage Facilities - Retention**
CAP The County shall coordinate with local, regional, state, and federal agencies to identify existing and potential infrastructure improvements to increase water retention to respond to drought conditions. (SO, IGC)
- PFS-6.5** **Stormwater Drainage Facilities**
The County shall require that stormwater drainage facilities are properly designed, sited, constructed, and maintained to efficiently capture and convey runoff for flood protection and groundwater recharge. (RDR)
- PFS-6.6** **Natural Drainage Courses**
The County shall retain drainage courses in their natural state to the extent feasible. (SO)
- PFS-6.7** **Flood Control and Beach Sand Nourishment**
The County shall include beach sand nourishment as an important factor in the design and maintenance of flood control facilities. (SO)

5.7 Public Utilities

Public utility service providers are central to supporting residents and businesses and increasing capacity for the county's economic base. Utility infrastructure typically includes facilities that provide energy (e.g., electricity and natural gas) and communication services to residential, commercial, and institutional users. Electricity in Ventura County is primarily supplied by the Southern California Edison Company, while the Southern California Gas Company provides natural gas service. This section focuses on the provision of sufficient public utilities and methods for enhancing service into the future.

PFS-7

To promote the efficient distribution of public utility facilities and transmission lines to ensure that public utilities are adequate to service existing and projected land uses and are sited and constructed to avoid hazards and land use incompatibility.

- PFS-7.1** **Accessible Public Utilities**
The County shall work with utility companies and service providers to ensure that gas, electric, broadband, cellular mobile communications, cable television, and telephone utility transmission lines are located appropriately to provide for adequate services throughout the unincorporated area. (JP)
- PFS-7.2** **Reduce Transmission Facility Fire Hazard Risk**
CAP The County shall work with utility companies to modernize and upgrade transmission lines and associated equipment to reduce the risk of fire in areas with a high wildfire hazard risk. (JP)



Additional goals, policies, and implementation programs on fire hazards are in Chapter 7, Hazards and Safety Element.

PFS-7.3

Transmission Line Visual Impacts

The County shall work with utility companies to ensure that new gas, electric, cellular mobile communications, cable television, and telephone utility transmission lines use or parallel existing utility rights-of-way, where feasible. When existing right-of-way cannot be used, the County should encourage utility companies to design and locate transmission lines to avoid scenic areas and viewsheds, and to site in a manner that minimizes impacts on community character, the natural environment, and existing development. (JP)

PFS-7.4

Discretionary Development Utility Service Line Placement

The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact. (RDR)

PFS-7.5



Broadband Service Access

The County shall encourage broadband service providers to expand service areas and provide high quality access to broadband (high-speed internet) and cellular mobile communications services to residents and businesses, including unserved and underserved areas. (JP)

PFS-7.6



Smart Grid Development

The County shall work with utility providers to implement smart grid technologies as part of new developments and infrastructure projects. (JP)

PFS-7.7



Community Microgrids

The County shall collaborate with renewable energy developers, community choice aggregation programs, and local serving entities to develop solar generation plus energy storage at critical facilities and community microgrids for resilience during power outages with a priority in designated disadvantaged communities. (JP)

PFS-7.8

Minimized Disruption of Natural Vegetation

The County shall encourage location and construction of all transmission lines in a manner which minimizes disruption of natural vegetation and agricultural activities and avoids unnecessary grading of slopes when not in conflict with the rules and regulations of the California Public Utilities Commission. (JP)

5.8 Community Facilities

Community facilities enhance the quality of life of county residents and promote economic vitality, social opportunities, and community health and safety. This section focuses on the provision of community facilities to support educational, community and social engagement.

PFS-8

To promote public community facilities and services to provide robust educational, community and social engagement.

PFS-8.1



Collaboration on Maintenance of Community Facilities

The County shall work with cities, non-profit organizations, schools, and other community service providers to maintain and support public and private community facilities that are located throughout the county. (IGC)

PFS-8.2



Community Facility Co-Location

The County shall promote the co-location and integration of parks, schools, civic facilities, health service providers, and other community-oriented facilities to support community cohesion and leverage limited resources. (IGC)

PFS-8.3



Community Facility Design to Promote Health

The County shall encourage the integration of design features in community facilities that promote healthy activities, such as designing staircases to be visually prominent and attractive, providing secure bicycle parking, and providing connections to trails and outdoor activities. (SO, IGC)

PFS-8.4

Joint Use Facilities for Community Activities

The County shall work with school districts to provide joint use of County and school facilities. (IGC)

5.9 Library Facilities and Services

The Ventura County Library System (VCLS) is a County agency that consists of 12 library branches, a Mobile Library, an administration office facility, and a Virtual Library or e-Library that can be accessed 24/7 online. The VCLS provides services to all County residents, serving both the unincorporated area and cities (or areas within cities), which are neither served by a city library nor within the boundaries of an independent library district. The VCLS offers free access to books, audiobooks, magazines, comic books, music, and movies for checkout and in streaming or electronic format. The VCLS also has the Mobile Library, which the first mobile service in California dating back to 1924. This is a key service for underserved areas where many people have little or no library service.

PFS-9

To provide individuals free access to library collections, resources, and services to help them be successful in their educational and work goals, and to serve as a social and cultural hub where community members can engage and collaborate to improve their overall quality of life.

PFS-9.1



Library Programs, Services, and Resources

The County shall continue to provide access to library facilities and services throughout the county. Library programs, services, and resources shall be periodically evaluated to identify opportunities to expand vocational training, literacy, life skills, lifelong learning, health, and wellness programs. (SO)

PFS-9.2



Location of New Libraries

The County shall consider the following factors when selecting new library locations:

- Ease of access from major vehicular and pedestrian traffic routes;
- Feasibility for ensuring adequate, well-lit, and secure automobile and bicycle parking;
- Walking distance to residential neighborhoods, senior housing, and schools;
- Proximity to businesses and community-serving organizations; and
- Unique community demographics that may impact access to or use of the facility and services.

(SO)

PFS-9.3



Modern Library Facilities

The County shall ensure that library facilities are designed and renovated to best meet community needs, such as collaborative and flexible work spaces, sufficient public meeting room spaces, or computers and other technological tools. (SO)

PFS-9.4



Innovative Library Services

The County shall explore new and expansive approaches to providing and expanding access to library facilities and services, including use of satellite sites, virtual and online services, and self-services. (SO)

PFS-9.5



Library Facilities as Part of Affordable Housing Projects

The County shall consider opportunities to partner with affordable housing developers to leverage development or renovation of community library facilities as part of the housing development strategy. (IGC, JP, FB)

5.10 Parks and Recreational Facilities

The County owns and manages a wide variety of parks, open spaces, golf courses, and trails. Many recreation opportunities also exist in the unincorporated area, including mountain hiking trails, bicycle paths, beach parks, golf courses, camp sites, equestrian facilities, access to the off-shore Channel Islands, and lakes. This section addresses open space for outdoor recreation, such as parks, areas of scenic and cultural value, trails, and other links between open spaces. In Ventura County, a large portion of federal and state open space lands are accessible to the public and provide several recreational resources such as beaches, trails, playgrounds, scenic vistas, and campgrounds. Public open spaces that provide recreation resources are important for maintaining a high quality of life in the county. The County parks system financially operates as an enterprise fund whereby operations and maintenance costs and expenses are offset through user fees.

PFS-10

To develop and maintain a comprehensive system of parklands and recreational facilities that meet the active and passive recreational needs of residents and visitors, as funding is available.

PFS-10.1



Trail Network

The County shall encourage the establishment of a countywide network of trails to meet the needs of equestrians, bicyclists, hikers, and other trail user groups. (SO)

PFS-10.2



Recreational Use of Public Facilities

The County shall make public facilities, such as flood control channels and easements, available for recreational use, if feasible, safe, and appropriate for the site's primary function. (SO)

PFS-10.3



Amenities at Public Parks and Recreational Facilities

The County shall provide a full range of amenities at public parks and recreational facilities including playgrounds, restrooms, drinking fountains, trees and landscaping, outdoor furniture, trash cans, and lighting, to the maximum extent feasible. (SO)

PFS-10.4



New Park and Recreational Facility Locations and Park Accessibility

Parks and recreational facilities shall be located and designed to be accessible and inclusive for all users, to the maximum extent feasible. (RDR, SO)

PFS-10.5



Parkland Dedication Requirement

The County shall require discretionary development to provide new trails and/or parkland dedication, or equivalent in-lieu fees, based on a standard of five acres of local parkland per thousand population in accordance with the Quimby Act (Gov. Code, § 66477) and County Quimby Ordinance (contained in Ventura County Subdivision Ordinance). Any lands dedicated to meeting this requirement shall be accessible to the general public. (SO, RDR)

PFS-10.6



Additional Lands for Recreational Use

As part of subdivision development, the County shall encourage developers to set aside unused open space for active and passive recreational uses. (RDR)

PFS-10.7



Parkland Development, Operation, and Maintenance

The County shall require discretionary projects to provide funding for development, operation, and maintenance of park facilities appropriate to serve the needs of the project. (SO, RDR)

PFS-10.8



Discretionary Development near Trails

The County shall require discretionary development near existing trails to mitigate or avoid adverse impacts to the existing trail system. Where appropriate, a condition of approval or other means of permanent dedicated trail access shall be provided. (RDR)

PFS-10.9



Partnerships for Recreational Programming

The County shall develop partnerships with, and encourage efforts by, service clubs, civic groups, and individuals wishing to provide recreational programs in the county. (SO, IGC)

5.11 Law Enforcement and Emergency Services

This section focuses on law enforcement facilities and services in Ventura County. The Sheriff's Office has been responsible for the security and safety of county residents and their property since 1873. The Sheriff's Office oversees the county jail system and the investigation of all criminal activities occurring in the unincorporated area. A fundamental aspect of the county's quality of life is the public perception of safety, and county residents identified their sense of safety as a top asset of the county.

It is also critical for the County to vigilantly maintain adequate emergency preparedness. This refers to the coordinated efforts by the County and other agencies to prevent, prepare for, respond to, recover from, and mitigate natural and humanmade disasters and emergencies. The Sheriff's Office of Emergency Services is responsible for countywide all hazards disaster preparedness, planning, response, and recovery.



Additional goals, policies, and implementation programs on disaster preparedness are found in Chapter 7, Hazards and Safety Element.

PFS-11

To protect the public through effective law enforcement, disaster preparedness, and emergency services.

PFS-11.1



Emergency Response

The County shall maintain adequate staffing, equipment, and facilities to provide timely and effective responses to emergencies. (FB, SO)

PFS-11.2

Mutual Training and Aid Agreements

The County shall work with other public agencies and organizations to develop, maintain, and enhance mutual training and aid agreements to efficiently prevent and respond to regional emergencies. (SO, IGC)

PFS-11.3

Emergency Services Accessibility

The County shall work with cities, local and regional agencies, and organizations to identify and remove impediments to emergency services accessibility, particularly for residents facing systemic barriers, such as a disability, limited mobility, language barrier, or limited telecommunications. (IGC, SO)

5. Public Facilities, Services, and Infrastructure Element

PFS-11.4 **Emergency Vehicles Access**

The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments. (RDR)

PFS-11.5 **Individual Readiness Educational Programs**

The County shall support educational programs that empower individuals to prepare for self-sufficiency in emergencies through an understanding of risk reduction, and emergency response protocols and procedures. (PI)

PFS-11.6 **Emergency Notifications**

The County shall work with the Sheriff's Office of Emergency Services to provide effective and timely emergency notifications to the public in the event of an emergency or disaster. (SO, PI)

PFS-11.7 **Social Support Networks**



The County shall support efforts to cultivate social support networks to improve community preparedness, response, and recovery from hazards and disasters to minimize injury and loss of life. (SO, PI)

PFS-11.8 **Avoidance of Surveillance Interference**

The County shall condition discretionary development to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level). (RDR)

5.12 Fire Protection

This section focuses on fire protection services in the county. The Ventura County Fire Protection District (VCFPD or Fire Protection District) was established in 1928. VCFPD provides a wide range of programs and services designed to protect lives and property in Ventura County from the adverse effects of fires, sudden medical emergencies, exposure to hazardous materials, and other emergency situations. These programs and services include fire protection planning, fire prevention education, fire law and code enforcement, fire suppression and recovery, first responder level emergency medical services, and assistance and support for other non-fire emergencies such as floods, earthquakes, and similar disasters. Superior fire protection services are essential for protecting life and property in the county.



Goals, policies, and implementation programs concerning fire hazards can be found in Chapter 7, Hazards and Safety Element.

PFS-12

To protect life and property through the efficient provision of fire prevention, suppression, and rescue services and facilities.

PFS-12.1 Collaboration Among Partners

The County shall encourage the Fire Protection District to continue to develop relationships with local, state, and federal agencies and non-profit organizations to collaboratively inform and prepare citizens for wildland fires. (IGC, PI)

PFS-12.2 Fire Station Locations



The County shall work with the Fire Protection District to site fire stations in locations central to the area served and on or near arterial highways to minimize call response time. (IGC)

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes

The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes. (RDR)

PFS-12.4 Consistent Fire Protection Standards for New Development








The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection. (RDR, IGC)



PFS-12.5 Training for Emergency Response Personnel

All County Fire Protection District and Sheriff's Department personnel shall be given initial training in accordance with all federal, state, and local laws and regulations for the position they hold. On-going training shall be provided to maintain all required certifications and to maintain appropriate proficiency in their position.

The County highly encourages additional training and education to further enhance the capabilities of Fire Protection District and Sheriff's Department personnel. In addition, all County Disaster Service Workers (DSWs) shall be trained in accordance with the National Incident Management System (NIMS), the California Standardized Emergency Management System (SEMS) and the Incident Command System (ICS).

5.13 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
A Infrastructure Improvements and Funding The County shall prepare, adopt, and periodically update capital improvement programs for all County-owned and operated facilities and services to maintain adequate levels of service and consistency with the General Plan. 	PFS-1.1 PFS-1.2 PFS-1.3 PFS-1.4 PFS-1.5 PFS-1.6 PFS-3.1 PFS-3.3	CEO <hr/> PWA GSA					
B Accessibility in General Services Agency Maintained County Owned and Leased Buildings The County shall continue the ongoing facilities program to inventory County owned and leased buildings for compliance with State and Federal Handicapped Accessibility laws, including the Federal Americans with Disabilities Act (ADA) of 1990, as required by HUD for Block Grant Funds.	PFS-1.1 PFS-1.10	GSA <hr/> n/a					
C Sea Level Rise Impacts Monitoring The County shall conduct, and periodically update, Climate Change Impacts Monitoring reports to map locations of communication, energy, public service, transportation facilities, and infrastructure that are vulnerable to rising sea levels and coastal flooding. 	PFS-1.2	CEO <hr/> RMA GSA PWA					

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Sea Level Rise Adaptation Response Based on findings from the Climate Change Impacts Monitoring reports, in cases where existing County facilities are found to be vulnerable to sea-level rise or coastal flooding, the County shall identify funding and create an action plan to protect, accommodate, or manage the retreat of County facilities to areas of higher elevation or reduced flood exposure. For facilities operated by other entities, the County shall work with these entities to create an action plan to protect, accommodate, or manage the retreat of their facilities to areas of higher elevation or reduced flood exposure. 	PFS-1.2	CEO <hr/> RMA GSA PWA					■
E County Purchasing Policy The County shall prioritize the procurement of products made from recycled materials (e.g., office products and equipment, recycled asphalt use in roads and bike paths) and for reusing or sharing equipment/resources, when feasible. 	PFS-2.1 PFS-2.4	GSA <hr/> PWA					■

5. Public Facilities, Services, and Infrastructure Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
F Trip Reduction for County Staff The County shall provide support for the following trip-reduction methods for County staff members: <ul style="list-style-type: none"> carpooling/vanpooling, active transportation options (e.g., pedestrian or biking), use of electric or alternative energy vehicles, and public transit use. <p>These will be accomplished through incentives, such as dedicated parking areas, electric vehicle (EV) charging stations at County facilities, carpool/vanpool coordination, and flexible work shifts.</p>	PFS-2.5 PFS-2.8	CEO HR GSA					■
G Local Agency Management Program The County shall review and update the Local Agency Management Program plan every five years consistent with the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy.	PFS-4.1 PFS-4.2 PFS-4.3 PFS-4.4	PWA RMA n/a	■	■	■		■
H Ventura County Sewer Policy The County shall maintain a policy regarding the requirements and exemptions related to the connection to a wastewater treatment system.	PFS-4.1	RMA n/a					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
I Onsite Wastewater System for Commercial and Industrial Uses Discretionary development for commercial or industrial facilities served by onsite wastewater treatment facilities shall be conditioned to grant an access easement to the applicable County Service Area. In addition, regular testing and monitoring of onsite wastewater treatment system shall be performed to the satisfaction of the County's Environmental Health Division.	PFS-4.2	RMA n/a					■
J Public Education of Onsite Wastewater Treatment Systems Care The County shall promote and support programs to educate homeowners on the care and maintenance of private onsite wastewater treatment systems and environmental implications of improper maintenance. CAP	PFS-4.2 PFS-4.3 PFS-4.4	RMA PWA					■
K Coordination on Large Onsite Wastewater Treatment Systems Repairs The County shall coordinate with the Los Angeles Regional Water Quality Control Board to address compliance and repair issues for large onsite wastewater treatment systems (over 5,000 gallons) and package treatment systems. CAP	PFS-4.2 PFS-4.3 PFS-4.4	RMA n/a					■
L Solid Waste Reduction The County shall continue to support and promote programs focused on solid waste prevention, reduction, recycling, and composting efforts, including food waste reduction in cases where consumable food can be redistributed rather than disposed. HC CAP	PFS-5.4	PWA RMA					■

5. Public Facilities, Services, and Infrastructure Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
M Joint Use Facilities The County General Services Agency will work with the cities, local civic groups, and public and private school districts throughout the county to establish cooperative agreements for use of each other's facilities to provide parks and recreational opportunities for all residents of the Ventura County.	PFS-8.4	GSA n/a					■
N Open Space Zone for Parks and Recreation The County shall amend the Non-Coastal Zoning Ordinance to create a new Open Space zone for public lands that will be limited to parks and recreational uses.	PFS-10.1 PFS-10.6 PFS-10.7	RMA GSA	■				
O Crime Prevention Programs The County shall continue to support efforts to organize neighborhood, rural, and industrial crime prevention programs.	PFS-11.1	VCSO n/a					■
P Adequate Fire Flow – Water Districts/Companies Capabilities The County shall work with mutual water districts/companies to identify and address the capabilities of each entity to provide adequate fire flows to address existing and potential development (including the anticipated growth of accessory dwelling units), within their service areas.	PFS-12.3	FD PWA					■
Q Adequate Fire Flow – New Development The County shall continue to review all new development to ensure that an adequate level of water for fire flow and fire protection can be provided.	PFS-12.4	FD RMA					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
R Biogas Control Systems The County shall review and update regulations to allow the development of appropriate biogas facilities near the source of organic waste materials and develop a program to coordinate public-private local investment in biogas control systems to encourage their development.	PFS-5.5 PFS-5.6	AGC CEO	■				
S Organic Waste Recycling at County Facilities and Events The County shall evaluate the feasibility of establishing organic waste recycling programs at County facilities and County-sponsored events.	PFS-2.4	GSA PWA	■				
T Development and Inclusion of Los Padres National Forest and Santa Monica Mountains National Recreation Area Trails and Map The County shall prepare a map of public trails within and into the Los Padres National Forest and Santa Monica Mountains National Recreation Area, including those that cross private lands for inclusion in Public Facilities, Services, and Infrastructure Element.	PFS-10.1 PFS-10.6 PFS-10.8	RMA n/a	■				

5. Public Facilities, Services, and Infrastructure Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
U Review Future Projects for Incorporation of Law Enforcement Security Measures Future discretionary projects shall be reviewed by the County Sheriff's Department to determine whether the project includes adequate security measures and access so as not to exacerbate the need for new law enforcement/emergency services. Security measures considered adequate include but are not limited to: nighttime security lighting; cameras; alarms; fencing; window and door locks; private security patrols or special event security assistance; treatment of vulnerable surfaces with community supported murals (e.g. endorsed via petition by neighbors), anti-graffiti coating, or landscaping; removal of graffiti within a specified time period and/or other design measure to create defensible space.	PFS-11.1	SO RMA					■

EIR

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6. Conservation and Open Space Element

The Conservation and Open Space Element covers two key aspects of County planning:

- Provides guidance and programs for the conservation, management, development, and use of natural and cultural resources; and
- Provides guidance and programs for the long-term preservation and conservation of open space lands. This includes the preservation of natural resources and scenic resources, and the provision of land for outdoor recreation.
- Provides guidance and programs related to energy resources and planning for climate change impacts.

The Conservation and Open Space Element is coordinated with the Land Use and Community Character Element to guide and balance conservation and development within the unincorporated area. Goals, policies, and implementation programs in this element are organized under the following headings:

Section	Title	Page
6.1	Biological Resources	6-2
6.2	Coastal Resources.....	6-4
6.3	Scenic Resources	6-7
6.4	Cultural, Historical, Paleontological, and Archaeological Resources	6-8
6.5	Soil and Mineral Resources.....	6-10
6.6	Oil and Gas Resources.....	6-12
6.7	Energy Resource Conservation.....	6-13
6.8	Open Space	6-15
6.9	Climate Change and Greenhouse Gas Emissions Reduction.....	6-16
6.10	Implementation Programs.....	6-18



Additional topics related to state requirements for the Conservation and Open Space Element can be found in other elements, as follows:

- Water (Chapter 9, Water Element)
- Water, hydraulic force, flooding and fire (Chapter 7, Hazards and Safety Element)

6.1 Biological Resources

Ventura County lies within one of only five areas on earth characterized by the warm, dry summers and cool, wet winters known as Mediterranean climate. Mediterranean climates occur over only about two percent of the land area of the earth. Areas subject to such climate, however, support over 15 percent of the world's plant species, including many species occurring nowhere else on earth (Rundel and Tiszler 2007). Ventura County contains a diverse range of elevations, biogeographic features and ecosystems. The County's biological resources include plant and animal species, their habitats, plant communities and ecosystems that include habitat linkages and wildlife corridors. Numerous special-status species of plants and animals require special consideration and protection to federal, state and local law.

COS-1	To identify, preserve, protect, and restore sensitive biological resources, including federal and state-designated endangered, threatened, rare, or candidate species and their supporting habitats; wetland and riparian habitats; coastal habitats; habitat connectivity and wildlife corridors; and habitats and species identified as "locally important" by the County.
COS-1.1	<p>Protection of Sensitive Biological Resources</p> <p>The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body. (MPSP, IGC, RDR)</p>
COS-1.2	<p>Consideration of Sensitive Biological Resources</p> <p>The County shall identify sensitive biological resources as part of any land use designation change to the General Plan Land Use Diagram or zone designation change to the Zoning Ordinance that would intensify the uses in a given area. The County shall prioritize conservation of areas with sensitive biological resources. (MPSP)</p>
COS-1.3	<p>Wildlife Corridor Crossing Structures</p> <p>Based on the review and recommendation of a qualified biologist, the design and maintenance of road and floodplain improvements, including culverts and bridges, shall incorporate all feasible measures to accommodate wildlife passage. (RDR, MPSP)</p>
COS-1.4	<p>Consideration of Impacts to Wildlife Movement</p> <p>When considering proposed discretionary development, County decision-makers shall consider the development's potential project-specific and cumulative impacts on the movement of wildlife at a range of spatial scales including local scales (e.g., hundreds of feet) and regional scales (e.g., tens of miles). (RDR)</p>
COS-1.5	<p>Development Within Habitat Connectivity and Wildlife Corridors</p> <p>Development within the Habitat Connectivity and Wildlife Corridors overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance. (RDR)</p>

6. Conservation and Open Space Element

COS-1.6 Discretionary Development on Hillside and Slopes

The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural land forms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible. (RDR, MPSP)

COS-1.7 Balancing Resource Preservation and Flood Protection

The County shall require that discretionary development and County-initiated projects balance the preservation of streams, wetlands, and riparian habitats with the need to adequately protect public safety and property from flooding hazards by incorporating natural or nature-based flood control infrastructure, (e.g., wetland restoration, soil conservation, vegetated levees), when feasible. (MPSP)

COS-1.8 Bridge Crossing Design

The County shall require discretionary development that includes new or modified road crossings over streams, wetlands and riparian habitats to include bridging design features with bridge columns located outside the riparian habitat areas, when feasible. (RDR)

COS-1.9 Agency Consultation Regarding Biological Resources



The County shall consult with the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the U.S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, National Park Service for development in the Santa Monica Mountains or Oak Park Area, and other resource management agencies, as applicable during the review of discretionary development applications to ensure that impacts to biological resources, including rare, threatened, or endangered species, are avoided or minimized. (MPSP, IGC, RDR)

COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands

The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines. (RDR)

COS-1.11 Discretionary Development Sited Near Wetlands

The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body. (RDR)

- COS-1.12** **Discretionary Development and Landscaping**
The County shall require landscaping associated with discretionary development, or subject to the California Water Efficient Landscape Ordinance (WELO), to be water-efficient and include native, pollinator-friendly plants consistent with WELO guidelines, as applicable. The planting of invasive and watch list plants as inventoried by the California Invasive Plant Council shall be prohibited, unless planted as a commercial agricultural crop or grown as commercial nursery stock. (RDR)
- COS-1.13** **Partnerships for Protection of Natural and Biological Resources**
 The County shall continue to work in partnership with agencies, organizations, and entities responsible for the protection, management, and enhancement of the county's biological resources. (IGC)
- COS-1.14** **Ecological Information Programs**
The County shall support programs that encourage awareness and respect for the natural environment. (PI)
- COS-1.15** **Countywide Tree Planting**
 The County shall establish and support a countywide target for the County, cities in Ventura County, agencies, organizations, businesses, and citizens to plant two million trees throughout the county by 2040. (SO, JP, IGC)

6.2 Coastal Resources

There are 42 miles of coastline in Ventura County. Coastal resources are significant scenic resources, home to endangered and threatened species and habitats, and contain areas with cultural, paleontological, and archeological resources.

Beaches add significant value to quality of life for both their aesthetic beauty as well as free and safe access to leisure and recreational opportunities. Additionally, sections of State Route 1 and US Highway 101 along the coast are state eligible for official designation as “scenic” through the Caltrans California Scenic Highway Program. These scenic eligible highways offer outstanding views of the Pacific Ocean, as well as the foothills and mountainous areas on the inland side of coastal viewsheds.

Beaches also provide coastal habitats containing rich biodiversity. For example, the Mugu Lagoon has the richest biological diversity of all the coastal marsh areas in the county. It provides habitat for more than 30 “special-status species” and shelters the remnants of many plant, bird, fish, and insect populations that once inhabited preexisting lagoons. Ventura County is also home to several coastal wetlands including McGrath Lake, the Ormond Beach area, and the mouths of the Ventura and Santa Clara Rivers.

The coastal and interior zones of Ventura Country contain areas with marine and terrestrial fossils that are among the best in Southern California. Paleontological resources are present in many of the geologic formations in the county.

6. Conservation and Open Space Element

Through the Coastal Act, the State mandates that coastal communities manage the conservation and development of coastal resources through creation and adoption of a Local Coastal Program. Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance together constitute the Local Coastal Program for unincorporated areas of the county. The primary goal of the Local Coastal Program is to ensure that the County's land use plans, policies, and actions meet the requirements of and implement the provisions and policies of the Coastal Act within the county.



Policies related to coastal resources are contained in the Coastal Area Plan. The Coastal Area Plan covers the land within the Coastal Zone Boundary along the Pacific Coast. The Coastal Area Plan addresses shoreline access and public trails; development in scenic areas, coastal hazards, and coastal bluffs; environmentally sensitive habitat areas; cultural resources; transportation; and public services.

For policies concerning sea level rise, see Chapter 7, Hazards and Safety Element.

COS-2

To protect and conserve coastal beaches and sand dunes, proactively enhance coastal and marine resources, and respond to projected sea level rise.

COS-2.1

Beach Erosion

The County shall strive to minimize the risk from the damaging effects of coastal wave hazards and beach erosion and reduce the rate of beach erosion, when feasible. (MPSP, RDR, IGC)

COS-2.2

Beach Nourishment



The County shall support activities that trap or add sand through beach nourishment, dune restoration, and other adaptation strategies to enhance or create beaches in areas susceptible to sea-level rise and coastal flooding. (MPSP)

COS-2.3

Coastal Regional Sediment Action Committee

The County should work with the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON), Ventura Port District, Channel Islands Harbor, cities, and the Navy to identify issues and establish common goals and objectives regarding sediment management, as well as to identify resources to meet defined goals. (IGC)

COS-2.4

Mining Activities

The County shall require discretionary development for all mining activities in County streams and rivers to incorporate all feasible measures to mitigate beach sand replenishment impacts. (RDR)

COS-2.5

Shoreline Protective Structure Design

The County shall require all shoreline protective structures which alter natural shoreline processes to be designed to eliminate or mitigate adverse impacts on local shoreline sand supplies. (MPSP, IGC)

COS-2.6

Public Access



The County shall continue to plan for the preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations. (IGC)

COS-2.7



Preserve Public Access

The County shall work with federal, state, and local jurisdictions, agencies, and organizations to assess the vulnerability of public coastal access points and prioritize protection for those that provide the greatest benefits to residents and visitors. (PSR, IGC, JP)

COS-2.8

Coastal Fisheries

The County shall encourage community programs that are designed to improve the quality of coastal fisheries and marine resources (PSR, IGC)

COS-2.9

Estuarine Protections

The County shall support efforts by other agencies and organizations to maintain and enhance estuarine systems in order to protect and enhance coastal fisheries and other marine resources. (PSR, IGC)

COS-2.10



Saltwater Intrusion

The County shall work with Federal, State, and local jurisdictions, agencies, and organizations to monitor saltwater intrusion and take proactive steps to reduce intrusion, including:

- working to maintain and restore coastal wetlands buffers;
- enhancing groundwater management to prevent excessive pumping in order to restore groundwater levels needed to reduce saltwater intrusion; and
- implementing mitigation measures to prevent saltwater intrusion into estuaries and groundwater basins including, but not limited to, implementation of reactive barriers and use of pumps to divert saltwater.

(PSR, IGC, JP)

COS-2.11

Dune Vegetation

Discretionary development which would result in the removal of dune vegetation shall be conditioned to replace the vegetation. (RDR)

6.3 Scenic Resources

Scenic resources improve quality of life. From the coastline to the forested mountains of the north, the county contains aesthetic features that continue to attract visitors and provide pleasure to residents. The County is dedicated to conservation of these resources and ensuring visual access to them. Conservation of aesthetic resources is most critical where they will frequently be viewed, such as in proximity to a highway or a residential area. From panoramic views of the Santa Monica Mountains in the south to northern vistas of the Topatopa mountain range in the Los Padres National Forest and scenic views of coastal beaches and cliffs in the west, Ventura County offers a variety scenic resources.



Policies related to parks and recreational facilities are in Chapter 5, Public Facilities, Services, and Infrastructure Element.

COS-3

To preserve, protect, and enhance the unique scenic resources in Ventura County, and ensure access to scenic resources within Ventura County for present and future generations.

COS-3.1

Scenic Roadways

The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways. (RDR)

COS-3.2



Tree Canopy

The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities. (MPSP, RDR)

COS-3.3



Utility Undergrounding Priority

The County shall give overhead utility undergrounding within high fire hazard areas and Scenic Resource Areas first priority when allocating County Utility Undergrounding Funds. (MPSP, FB)

COS-3.4

Visual Impacts from Reservoirs

The County shall ensure that reservoirs are not sited on prominent ridgelines and that new reservoirs are well-screened with native vegetation and berms and, if possible, are undergrounded. (RDR)

COS-3.5

Ridgeline and Hilltop Preservation

The County shall ensure that ridgelines and major hilltops remain undeveloped and that discretionary development is sited and designed to remain below significant ridgelines, except as required for communication or similar facilities. (RDR)

COS-3.6

Open Space Character

The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas. (RDR)

6.4 Cultural, Historical, Paleontological, and Archaeological Resources

Cultural resources are most frequently identified with prehistoric (archaeological) or historic resources. Cultural resources in Ventura County include prehistoric indigenous Native American sites, historic areas of occupation and activity, and features of the natural environment. Cultural resources also include non-renewable, nonmaterial resources such as cognitive systems (including meanings and values attached to items of material culture, biota, and the physical environment), religion and world views, traditional or customary behavior patterns, kinship and social organization, and folklore.

Historical resources refer to the material and nonmaterial expressions of human adaptations that characterized the post-contact (historic) period. These resources include historic event or activity sites, historic archaeological sites, standing architecture and other significant properties, and documents and other sources of historical information, and objects of material culture. Also, more nonmaterial cultural qualities, such as folklore, social organization, and value systems, can be associated with these properties.

Paleontological resources refer to the fossilized remains of plant and animal life. In Ventura County, paleontological remains include examples from most of geological history, including the Paleozoic (542 to 251 million years ago), the Mesozoic (251 to 65.5 million years ago), and the Cenozoic (65.5 million years ago to the present). Careful scientific study of fossilized life forms preserved in the sedimentary and metamorphic rocks of the Ventura County region can lead to identification of local paleo-environmental conditions and biological evolutionary trends. In addition, certain fossil remains are only found in isolated outcrops in Ventura County and are therefore of unique scientific interest.

Archaeological resources refer to the material remains (e.g., artifacts, structures) produced by human beings, whether intentionally or accidentally. The scientific study of these remains can lead to identification of activities, types of adaptation to the environment, and changes in activities and organization that groups of people in the past experienced. Furthermore, these remains often have special significance to Native Americans, ethnic groups, special interest groups (e.g., avocational archaeologists), as well as the general public.

COS-4

To identify, inventory, preserve and protect cultural, historical, paleontological, and archaeological resources in Ventura County, including Native American resources, for their scientific, educational, and cultural value.

COS-4.1



Tribal, Cultural, Historical, Paleontological, and Archaeological Resources Inventory

The County shall maintain an inventory of tribal, cultural, historical, paleontological, and archaeological resources in Ventura County based on project studies and secondary resources, including record studies and reports filed with natural history programs, the California Historical Resources Information System and the Native American Heritage Commission. (MPSP)

COS-4.2



(a) Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation

The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county (IGC).



(b) Cooperation for Tribal Cultural Resource Preservation

For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county. (IGC)

COS-4.3

Historical Landmarks Preservation

The County shall require all structures and sites that are designated, or eligible for designation, as County Historical Landmarks to be preserved as a condition of discretionary development, in accordance with the Secretary of the Interior Standards, unless a structure is unsafe or deteriorated beyond repair. The property owner shall place an appropriate marker on the site to describe the historical significance of the structure, site or event. (RDR)

COS-4.4



Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation

The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources. (RDR)

COS-4.5

Adaptive Reuse of Historic Structures

The County shall require, in all feasible circumstances, discretionary development to adaptively reuse architecturally or historically significant buildings if the original use of the structure is no longer feasible and the new use is allowed by the underlying land use designation and zoning district. (RDR)

COS-4.6

Architectural Design to Reflect Historic and Cultural Traditions

The County shall require discretionary development to incorporate architectural designs and features that reflect the historical and cultural traditions characteristic to the area or community. (RDR)

COS-4.7



Cultural Heritage Board Review

Prior to environmental review of discretionary development projects, the County shall initiate a records search request with the South Central Coastal Information Center and coordinate with the Cultural Heritage Board to identify sites of potential archaeological, historical, tribal cultural and paleontological significance, to ensure that all known resources have been properly identified. Should a site of archaeological, tribal, architectural, or historical significance be identified, the County shall provide an opportunity for the Cultural Heritage Board to include recommendations specific to the discretionary project and identified resource(s). If it is determined during the review that a site has potential archaeological, tribal, architectural, or historical significance, information shall be provided to the County Cultural Heritage Board for evaluation. Recommendations identified by the Cultural Heritage Board shall be provided to the appropriate decision-making body. (RDR)

COS-4.8

State Historic Building Code

The Building and Safety Division shall utilize the State Historic Building Code for preserving historic sites in the County.

6.5 Soil and Mineral Resources

Approximately 65 percent of the soil associations in the county have the capacity to produce varying amounts and types of agricultural commodities. Typically, gentler slopes can produce the largest crop variety including strawberries, irrigated vegetables, row crops, and citrus. The steeper the elevation, the more rooted the crops must be, which tends to favor tree nuts, avocados, and citrus crops. The remaining 35 percent of soil associations in the county either cannot support agricultural production due to slope, soil composition, access to water, elevation, or the capacity for production is minimal.

Mineral Resources are defined as naturally occurring inorganic materials in the earth's crust that are of economic value and can be extracted. Mineral resources in Ventura County consist primarily of aggregate resources, more commonly known as construction grade sand, gravel, and stone. Other mineral resources within the County include clay, shale, gypsum, silica sand, limestone, and phosphate. The location of Mineral Resource Zones and petroleum resources in the county are described and illustrated in Section 8.4, "Mineral Resources," of the Background Report,

COS-5

To preserve and protect soil resources in the county from erosion and for agricultural productivity.

COS-5.1

Soil Protection

The County shall strive to protect soil resources from erosion, contamination, and other effects that substantially reduce their value or lead to the creation of hazards. (RDR, SO)

COS-5.2

Erosion Control

The County shall encourage the planting of vegetation on soils exposed by grading activities, not related to agricultural production, to decrease soil erosion. (RDR, PSR)

6. Conservation and Open Space Element

COS-5.3



Soil Productivity

The County shall encourage landowners to participate in voluntary programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Ventura County Resource Conservation District, University of California Cooperative Extension, and other similar agencies and organizations. (RDR)



Policies related to landslide potential and erosion are in Chapter 7, Hazards and Safety Element.

COS-6

To manage mineral resources in a manner that identifies economically significant mineral deposits and plans for and protects access to, extraction, and long-term conservation of mineral resources for existing and future generations.

COS-6.1

Balanced Mineral Resource Production and Conservation

The County shall balance the development and conservation of mineral resources with economic, health, safety, and social and environmental protection values. (MPSP, IGC, RDR)

COS-6.2

Significant Mineral Resource Deposits

In accordance with California Code of Regulations Section 3676, the County shall maintain classification and/or designation reports and maps of mineral resources deposits as identified by the California State Geologist as having regional or statewide significance and any additional deposits as may be identified by the County, and as provided by the State Mining and Geology Board. The County shall provide notice to landowners and the general public on the location of significant mineral resource deposits. (MPSP, PI)

COS-6.3



Mineral Extraction Location Priority

The County shall promote the extraction of mineral resources locally to minimize economic costs and environmental effects associated with transporting these resources. (IGC, JP)

COS-6.4

Mineral Resource Area Protection

Discretionary development within Mineral Resource Zones identified by the California State Geologist shall be subject to the Mineral Resource Protection (MRP) Overlay Zone and is prohibited if the use will significantly hamper or preclude access to or the extraction of mineral resources. (RDR)

COS-6.5



Mineral Resource Land Use Compatibility

The County shall ensure that discretionary development is compatible with mineral resources extraction and processing if the development is to be located in areas identified on the Mineral Resource Zone Maps prepared by the California State Geologist or in County identified mineral resource areas. The County shall:

1. Require an evaluation to ascertain the significance of the mineral resources deposit located in the area of a discretionary development and to determine if the use would significantly hamper or preclude access to or the extraction of mineral resources.

2. Require discretionary development proposed to be located adjacent to existing mining operations to provide a buffer between the development and mining operations to minimize land use incompatibility and avoid nuisance complaints.
3. Establish a buffer distance based on an evaluation of noise, community character, compatibility, scenic resources, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.

(RDR)

COS-6.6

In-River Mining

The County shall require discretionary development for in-river mining to incorporate all feasible measures to mitigate water, biological resource, flooding, and erosion impacts. (RDR)

6.6 Oil and Gas Resources

Oil and gas are major energy resources in Ventura County. There are currently (2018) 57 oil companies operating in Ventura County under the authority of 135 conditional use permits granted by the County to authorize oil and gas activities. Oil and gas are produced in Ventura County using both traditional and enhanced recovery techniques. While there is significant oil and gas production in Ventura County, no new offshore oil and gas development is anticipated in the county or nearby Federal waters because of regulation and opposition from the California State Lands Commission.

COS-7

To effectively and safely manage the exploration, production, and drilling of oil and gas resources in Ventura County.

COS-7.1

Minimum Site Area

The County shall only approve discretionary development for oil and gas development if the area of ground disturbance constitutes the minimum necessary to accomplish the project objectives. (RDR)

COS-7.2



Oil Well Distance Criteria

The County shall require new discretionary oil wells to be located a minimum of 1,500 feet from residential dwellings and 2,500 from any school. (RDR)

COS-7.3

Compliance with Current Policies, Standards, and Conditions

The County shall require new or modified discretionary development permits for oil and gas exploration, production, drilling, and related operations be subject to current State and County policies, standards, and conditions. (RDR)


COS-7.4



Electrically-Powered Equipment for Oil and Gas Exploration and Production

The County shall require discretionary development for oil and gas exploration and production to use electrically-powered equipment from 100 percent renewable sources and cogeneration, where feasible, to reduce air pollution and greenhouse gas emissions from internal combustion engines and equipment. (RDR)

6. Conservation and Open Space Element

- COS-7.5** **Restoration and Revegetation of Sites Used for Oil and Gas Exploration, Extraction, and Production**
The County shall require that discretionary development for oil and gas exploration activities be conditioned to require the restoration and revegetation of the site if the exploration does not result in oil and gas production facilities. (RDR)]
- COS-7.6** **Abandoned Oil and Gas Well Identification**
The County shall evaluate discretionary development to identify any abandoned oil and gas wells on the project site. (RDR)
- COS-7.7** **Conveyance for Oil and Produced Water**
 The County shall require new discretionary oil wells to use pipelines to convey oil and produced water; oil and produced water shall not be trucked. (RDR)
- COS-7.8** **Gas Collection, Use, and Disposal**
The County shall require that gases emitted from all new discretionary oil and gas wells shall be collected and used or removed for sale or proper disposal. Flaring or venting shall only be allowed in cases of emergency or for testing purposes. (RDR)

6.7 Energy Resource Conservation



Energy resources are important natural resources that support the expansion of the region's economic base, its agricultural sector, and infrastructure capacity. As traditional sources of energy are depleted, there is a need to reduce energy consumption and develop alternate methods of power generation. California has made it a priority over the past decade to reduce energy demand through energy conservation and efficiency. As such, there has been an increasing investment in a range of energy efficiency and conservation programs. In line with statewide requirements and best practices, this section focuses on promoting energy conservation and supporting a diversity of energy resource development in the county.



Additional policies related to climate change monitoring and adaptation are in Chapter 7, Hazards and Safety Element.

COS-8

To minimize energy consumption and increase the use of renewable energy.

- COS-8.1** **Reduce Reliance on Fossil Fuels**
 The County shall promote the development and use of renewable energy resources (e.g., solar, thermal, wind, tidal, bioenergy, hydroelectricity) to reduce dependency on petroleum-based energy sources. (IGC, RDR)
- COS-8.2** **Incentives for Energy Efficiency**
 The County shall encourage the State, [community choice aggregation programs](#), and energy utility companies to provide programs, rebates, and incentives for energy efficiency installation and retrofit projects. (IGC)

COS-8.3 **Coordinate Climate Action Plan with Cities and Organizations**



The County shall facilitate the coordination of its Climate Action Plan implementation and maintenance with the cities in the county, the Air Pollution Control District, and other organizations to promote countywide collaboration on addressing climate change. (SO, IGC)

COS-8.4 **Clean Power Alliance**



The County, as a signatory to a legal entity created under a Joint Powers Authority with neighboring communities, shall continue to serve as an active member of the Clean Power Alliance or similar organization providing local customer access to electricity generated from low carbon renewable energy sources in excess of State requirements. (SO, IGC)

COS-8.5 **Decarbonize Communitywide Electricity Supplies**



The County shall work with utility providers to offer residents options to purchase and use renewable energy resources. (SO, IGC, JP)

COS-8.6 **Zero Net Energy and Zero Net Carbon Buildings**



The County shall support the transition to zero net energy and zero net carbon buildings, including electrification of new buildings. (RDR)

COS-8.7 **Sustainable Building Practices**



The County shall promote sustainable building practices that incorporate a “whole systems” approach for design and construction that consumes less energy, water, and other non-renewable resources, such as by facilitating passive ventilation and effective use of daylight. (RDR)

COS-8.8 **Renewable Energy Features in Discretionary Development**



The County shall encourage the integration of features that support the generation, transmission, efficient use, and storage of renewable energy sources in discretionary development (RDR)

COS-8.9 **Urban Tree Canopy Improvements for Energy Conservation**



The County shall encourage discretionary development to include the planting of shade trees on each property and within parking areas to reduce radiation heat production. (RDR)

COS-8.10 **Battery Energy Storage Systems**



The County shall encourage battery energy storage systems as an option for optimizing the management of electricity generated by renewable resources. (RDR)

COS-8.11 **Energy Conservation in Area Plan Land Use Policies**

Land use policies in area plans should be developed to promote energy conservation and should include the following:

1. The pattern of residential, commercial and industrial land use should be compact, relate to transit routes and centers and minimize vehicular travel.
2. The infill of vacant lots should be encouraged over step-out developments

(RDR)

6.8 Open Space

There are approximately 640,000 acres of open space in Ventura County that are managed by federal, state, county, special district, local, and non-profit agencies and organizations. A portion of these open spaces are accessible to the public and offer a variety of recreational opportunities in different settings.

The United States Forest Service (USFS) manages 87 percent, or 561,000 acres, of open space lands in Ventura County, which makes up almost all of north Ventura County. However, access to USFS lands is limited in part due to the wildlife conservation areas for the California condor and the existence of private lands near the southern forest boundary, which often do not have easements for public access. Non-USFS lands in Ventura County (other federal, state, and local lands) totaling approximately 79,000 acres, are mostly clustered near Ventura County's southeastern border.

Although Ventura County residents have a wide array of open space and recreational opportunities, distance to open space, and access, varies substantially throughout the county. Thus, some Ventura County residents do not have access to open space/park resources within walking distance, or a half mile of their residence.

COS-9

To develop and maintain a comprehensive system of parks, recreation, and natural open space lands that meet the active and passive recreation and open space needs of Ventura County residents and visitors.

COS-9.1



Open Space Preservation

The County shall preserve natural open space resources through:

- the concentration of development in Urban Areas and Existing Communities;
- use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;
- maintaining large lot sizes in agricultural areas, rural and open space areas;
- discouraging conversion of lands currently used for agricultural production or grazing;
- limiting development in areas constrained by natural hazards; and
- encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing.

(RDR)

COS-9.2



Public Open Space

The County shall explore possible resources for public acquisition of permanent open space for public use. (IGC, JP)

COS-9.3




Open Space Preservation

The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit. (PSP)

6.9 Climate Change and Greenhouse Gas Emissions Reduction

Climate change is a global problem caused by the cumulative warming effects of greenhouse gas (GHG) emissions. Governments at all levels, non-governmental agencies, and private citizens and businesses are now acting to mitigate GHG emissions as quickly as possible to reduce or avoid the most catastrophic effects of climate change.

This section contains policy components of the County's approach to greenhouse gas (GHG) emissions reduction and is a key part of the County's overall Climate Action Plan (CAP). As noted in the General Plan introduction, the County developed an integrated approach to addressing climate change in the General Plan by incorporating policies and programs that address climate change throughout the General Plan elements. These policy components are designated with the  icon next to applicable CAP policies. As such, the General Plan will serve as the County's CAP.



Details on the purpose of the CAP, details regarding the General Plan's integrated climate action strategy, and a summary of results of key technical analyses used to develop the CAP strategy are contained in Appendix B. Section B.1 of this Appendix includes the components of the County's GHG emissions reduction strategy, while Section B.2 of this Appendix documents the County's vulnerability to climate change and climate adaptation strategy. Also refer to Environmental Impact Report (EIR) for the 2040 General Plan, specifically Appendix D of the Draft EIR and Chapters 2 and 3 and Attachment 2 of the Final EIR, for detailed information regarding the County's GHG emissions inventory and forecasts.

Greenhouse Gas Emissions Reduction Strategy

The current inventory of GHG emissions is organized by the following seven sectors, presented in decreasing order by level of contribution. Information on the detailed activity data, assumptions, and calculations used to develop the County's GHG inventory are included in Appendix D of the Draft EIR, and Chapters 2 and 3 and Attachment 2 of the Final EIR.

- Transportation
- Building Energy
- Solid Waste
- Stationary Sources
- Agriculture
- Water and Wastewater
- Off-Road Equipment

Climate Change Adaptation and Resilience Strategy

In accordance with the requirements of SB 379 (2015), codified in Government Code section 65302(g)(4), climate change adaptation and resilience must be addressed in the safety element of all general plans in California. Appendix B contains a section that summarizes the County's vulnerability assessment and a list of all CAP policies within the General Plan in Section B.3. Chapter 12, "Climate Change," of the General Plan Background Report, released in January of 2018, summarizes the County's vulnerabilities to the effects of climate change over the coming century. The key findings of Chapter 12 of the General Plan Background Report include:

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- a rise of three to six degrees Fahrenheit (°F) by 2090 in the County;
- coastal erosion of up to 1.36 meters (4.46 feet) by 2100 due to sea-level rise;
- more frequent flooding events and more extensive and longer duration of flooding;
- elevated groundwater levels and salinity intrusion due to sea-level rise;
- the exposure of approximately 23,300 people countywide to inundation from a 100-year flood event combined with a 1.4-meter (4.6-foot) rise in sea level, many of whom are low income or especially vulnerable;
- the exposure of approximately 170 miles of roads and railways, hospitals, schools, emergency facilities, wastewater treatment plants, three power plants, and a naval base from a 100-year flood event combined with a 1.4-meter (4.6-foot) rise in sea level;
- habitat fragmentation due to changes in precipitation, increased temperatures, and rising sea levels;
- an increase of up to 79 extreme heat days per year by 2099; and
- a 15 percent increase countywide in the potential amount of area burned by wildfire between 2020 and 2085 as compared to historical trends.

This background information is further summarized in Appendix B. Specific policies and implementation programs contained in the General Plan elements that address climate vulnerability and adaptation are identified in Sections B.1 and B.3.

COS-10

To improve the long-term sustainability of the community through local efforts to reduce greenhouse gas (GHG) emissions.

COS-10.1 Greenhouse Gas (GHG) Reduction Strategy



The County shall maintain and refer to the General Plan and its integrated greenhouse gas (GHG) Reduction Strategy as the County's comprehensive plan for reducing community-wide GHG emissions in the unincorporated County. (RDR)]

COS-10.2 Community Greenhouse Gas Emissions Reduction Target for 2030



The County shall work toward achieving a community-wide GHG emissions reduction target of 41 percent below 2015 levels by 2030. (RDR)

COS-10.3 Community Greenhouse Gas Emissions Reduction Goals for 2040 and 2050



The County shall work toward achieving longer-term, post-2030 community-wide GHG emissions reduction goals, as follows:

- 61 percent below 2015 levels by 2040, and
- 80 percent below 2015 levels by 2050.

(RDR)

COS-10.4





Greenhouse Gas Reductions in Existing and New Development

The County shall reduce GHG emissions in both existing and new development through a combination of measures included in the GHG Strategy, which includes new and modified regulations, financing and incentive-based programs, community outreach and education programs, partnerships with local or regional agencies, and other related actions. (RDR)

6.10 Implementation Programs



Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	Standards for Compact Development The County shall update the Non-Coastal Zoning Ordinance to include design and development standards to achieve compact siting of development adjacent to scenic or sensitive biological resources.	COS-1.1 COS-1.2	RMA	■				
			n/a					
B	Update Initial Study Assessment Guidelines The County shall update the Initial Study Assessment Guidelines to identify a range of mitigation measures for protected biological resources. This will include updating Section 4, Biological Resources, to include the following California Environmental Quality Act (CEQA) policy language regarding compensatory mitigation: “When there is no other feasible alternative to avoiding an impact to a wetland habitat, the County shall require the discretionary development to provide restoration and/or replacement habitat as compensatory mitigation such that no overall net loss of wetland habitat results from the development. The restoration and/or replacement habitat shall be “in kind” (i.e. same type and acreage) and provide wetland habitat of comparable biological value. On-site restoration and/or replacement shall be preferred wherever possible. A habitat restoration and/or replacement plan to describe and implement such compensatory mitigation	COS-1.1 COS-1.2 COS-1.6 COS-1.10 COS-1.11	RMA	■				
			n/a					







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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
	shall be developed in consultation with all agencies that have jurisdiction over the resource.”							
C	Update Tree Protection Ordinance The County shall update existing Tree Protection Regulations in the Non-Coastal Zoning Ordinance to further enhance conservation of our urban forests and the preservation of the County’s oak woodland resources. Updates shall include incorporation of Board-adopted recommendations from the Ventura County Oak Woodlands Management Plan (2007), which includes tree replacement offsets for ministerial development projects that remove protected trees. The County shall also re-evaluate and modify, if necessary, mitigation ratios for tree removal and oak woodland impacts for discretionary development projects, evaluate existing protections for invasive, non-native trees and consider the degree to which they provide habitat for a species during critical life stages (e.g., colonial roost sites, breeding sites, etc.). In addition, the evaluation shall also include anticipated effects of climate change on the urban forest environment 	COS-1.1 COS-3.2	RMA					
			GSA (Parks)					









Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D	Research Feasibility of Updating Vegetation Maps In partnership with other natural resource agencies and organizations, the County shall explore the feasibility of updating vegetation maps for unincorporated areas to facilitate the accurate analysis of potential impacts of development on vegetation communities and other sensitive biological resources. If necessary, the County shall develop or modify regulations and development standards to ensure adequate protections for vegetation communities.	COS-1.1 COS-1.10 COS-1.11	RMA	■				
			PWA Watershed Protection					
E	Update Non-Coastal Zoning Ordinance Standards for Vegetation Communities Based on the results of Implementation Program COS-D, (updated vegetation mapping), the County shall develop or modify regulations and development standards to ensure adequate protections for vegetation communities and other sensitive biological resources, if necessary.	COS-1.1 COS-1.6 COS-1.10 COS-1.11	RMA		■			
			n/a					
F	Evaluate Increase to Standard Setback from Wetland The County shall evaluate whether a standards 200-foot setback from wetlands should apply to development in order to improve water quality, reduce the impacts of flooding and provide adequate protection for sensitive biological resources.	COS-1.1 COS-1.2 COS-1.10 COS-1.11	RMA		■			
			n/a					
G	Identification of Critical Habitats The County shall continue to partner with state and federal agencies to identify those areas of the County that are considered to be critical habitats of endangered, threatened or rare species as well as for other significant biological resources.	COS-1.9 COS-1.10 COS-1.11	RMA					■
			n/a					

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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H	County Tree Planting Program The County shall plant at least one thousand trees annually.] 	COS-1.15	CEO GSA RMA Other County Agencies, as appropriate				■	
I	Grants for Climate Change Adaptation Activities The County shall apply for grants through the California Coastal Commission and other organizations for beach nourishment, dune restoration, and other adaptation activities to improve the resilience of county beaches to sea-level rise and coastal flooding. 	COS-2.1 COS-2.2	PWA n/a					■
J	Scenic Highway Designations The County shall seek official State Scenic Highway designations for County designated Scenic Highways.	COS-3.1	RMA		■			
K	Preservation Guidelines for Significant Cultural, Historical, Paleontological, and Archaeological Resources The County shall prepare, and regularly update as needed, specific guidelines for the preservation of significant cultural, historical, paleontological, and archaeological resources.	COS-4.1 COS-4.2 COS-4.3 COS-4.4	RMA n/a					■
L	Oil and Gas Well Stimulation Treatment The County shall require discretionary projects that include fracking, well stimulation treatment, cyclic steaming, and/or steam flooding be evaluated for potential effects on ground water contamination, exacerbation of seismic activity, water use, greenhouse gas (GHG) emissions, and other impacts.	COS-7.4	RMA n/a					■

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
M	Oil and Gas Tax The County shall evaluate the feasibility of establishing a local tax on all oil and gas operations located in the unincorporated county. 	COS-8.1	CEO					
			n/a					
N	Sustainable Building, Siting, and Landscaping Practice Guidelines The County shall prepare sustainable building, siting, and landscaping practice guidelines that promote a whole systems approach to building designs and construction techniques that reduce consumption of non-renewable resources such as oil, gas and water and promote renewable energy use. 	COS-8.7 COS-8.8	RMA					
			GSA					
O	Assessment of Land Near Electrical Transmission and Distribution Lines The County shall conduct a study and prepare a publicly available assessment of suitable undeveloped lands near electrical transmission and distribution lines that serve as priority areas for the development of utility-scale solar energy generation and storage projects. If suitable locations are identified, the County shall establish a new zone, if necessary, called a Renewable Energy Priority Zone, for these sites in the County's Coastal and Non-Coastal Zoning Ordinances. 	COS-8.1 COS-8.5	RMA					
			REA					










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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
P	Study to Demonstrate Energy and Greenhouse Gas (GHG) Savings The County shall conduct a study that demonstrates the energy and greenhouse gas (GHG) savings of the options identified in Implementation Program COS-R using modeled building prototypes. To satisfy state regulatory requirements for Energy Reach Code adoption, the study shall also demonstrate long-term cost savings of the options through a life-cycle cost analysis that considers the initial costs of efficiency improvements offset by utility bill cost savings and other relevant factors. 	COS-8.1 COS-8.6	CEO					
			RMA REA					
Q	Incentives for Development of Renewable Energy Projects To incentivize the development of the Renewable Energy projects, the County shall consider waiving permit fees for renewable energy generation or storage projects. 	COS-8.5	CEO					
			RMA REA					
R	Performance-Based Building Code for Green Building The County shall maintain and update as needed the Building Code to establish performance-based standards that incentivize green building techniques. 	COS-8.6 COS-8.7 COS-8.8	RMA					
			REA					
S	Building Code Update The County shall update the Building Code to include a mandatory Energy Reach Code. 	COS-8.6 COS-8.7	RMA					
			REA					

T	Energy Consumption Performance The County shall continue to review its energy consumption performance and implement programs designed to increase energy efficiency in County-owned buildings, including, but not limited to: <ul style="list-style-type: none"> ■ reduced operating hours for heating, ventilating and lighting systems, ■ installation of weather stripping on all openable doors and windows, ■ development of energy audit and energy management programs, ■ implementation of operation and maintenance programs which contribute to energy conservation, ■ develop energy audits and energy management programs for all County-owned facilities, ■ develop a plan to re-invest utility company rebates and utility savings into a long-range funding program for on-going conservation projects, ■ implement operational and maintenance programs which contribute to energy conservation, ■ investigate and implement new energy technologies such as solar and fuel cells, ■ install energy management systems in all County-owned facilities to control air conditioning and lighting systems where beneficial, ■ install ceiling, wall, and roof insulation whenever feasible, ■ install plumbing flow restrictors in toilets, lavatories and showers, and ■ provide energy conservation training and literature to all County agencies. 	COS-8.7	GSA						
			REA						







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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
U	Solar Canopies in Non-Residential Projects The County shall amend the County's Coastal and Non-Coastal Zoning Ordinances to require parking lots for new non-residential construction projects, with floor area of greater than 50,000 square feet, to include solar canopies.  	COS-8.8 COS-8-9	RMA					
			PWA					
V	Improve Energy Conservation Awareness The County shall encourage community members to conserve energy and reduce greenhouse gas emissions and increase awareness about energy efficiency and climate change and adaptation, to conduct targeted outreach to homeowners and contractors to encourage installation of electric appliances upon routine replacement of natural gas appliances and heaters and provide information regarding financial incentives.  	COS-8.1 COS-8.6 COS-8.7	CEO					
			REA					
W	Energy Efficiency and Conservation Program The County shall develop a behavior change program for energy efficiency and conservation. This program would provide energy literacy training for low-income customers on buying energy-efficient products or using energy more efficiently; develop and offer digital applications offering real-time energy use information to residents and businesses; offer anonymized data on community energy use for residents to compare performance; and provide rewards or rebates for improved energy conservation.  	COS-Goal 8	CEO					
			REA					

Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
X	Greenhouse Gas (GHG) Strategy Implementation The County shall implement the General Plan GHG Strategy through specific policies, programs, and implementing actions integrated throughout the General Plan and summarized in Appendix B.	See all policies and programs tagged with a CAP symbol in General Plan	RMA					■
			Varies (see descriptions for individual components or GHG reduction measures)					
Y	Greenhouse Gas (GHG) Strategy Monitoring The County shall implement, under the overall direction of the CEO and with support of RMA, PWA, GSA, AGC, FD, and other departments as appropriate, the GHG Strategy through specific policies, programs, and implementing actions integrated throughout the General Plan and summarized in Appendix B, Climate Action Plan, as well as other appropriate actions adopted from time to time. The greenhouse gas reduction strategy shall consist of a comprehensive program to systematically reduce greenhouse gas emissions to meet adopted emission reduction targets and deadlines from all sectors – transportation, buildings, solid waste, stationary sources, agriculture, water and wastewater, and off-road equipment.	COS-10.1 COS-10.2 COS-10.3 COS-10.4	RMA					■
			PWA GSA AGC FD					




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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
Z	Public Reporting on Greenhouse Gas (GHG) Strategy Progress The County shall prepare public reports on the results of GHG Strategy implementation and monitoring and present these reports to the Board of Supervisors. The first report shall be submitted to the Board of Supervisors two years after the approval of the General Plan, after which the Board of Supervisors will determine the appropriate future reporting interval. The County shall also present a more detailed progress report to the Board of Supervisors, including results of the latest GHG inventory update, every five years. 	COS-10.1 COS-10.2 COS-10.3 COS-10.4	RMA CEO				■	
AA	Greenhouse Gas (GHG) Inventory Updates The County shall update the County's GHG emissions inventory at least every five years. 	COS-10.1 COS-10.2 COS-10.3 COS-10.4	RMA CEO	■	■	■		■
BB	Greenhouse Gas (GHG) Strategy Amendments The County may amend the GHG Strategy to ensure that the County is on track to achieve its 2030 target and making substantial progress towards achieving its longer-term, post-2030 goals. 	COS-10.1 COS-10.2 COS-10.3 COS-10.4	RMA CEO					■


<p>CC</p>	<p>Climate Emergency Council</p> <p>The County shall establish a Climate Emergency Council (CEC) by a resolution of the Board of Supervisors to advise the Board of Supervisors on climate action planning and implementation of the Climate Action Plan (CAP) goals, policies, and programs. The County agency or department responsible for implementation of this program shall draft, administer, and maintain the CEC bylaws. Initial establishment of the CEC and its bylaws shall include the following terms, duties, and membership composition:</p> <ul style="list-style-type: none"> ■ Term of each member is two years. At the conclusion of a term, a CEC member may be re-appointed or re-selected, as applicable, for a consecutive term by the appointing authority. ■ Duties of the CEC members include attendance at duly called meetings; review, in advance, of all written material provided in preparation for CEC meetings; serve and participate on committees and/or sub-committees; and contribute to the CEC's advisory recommendations to the Board of Supervisors; ■ The officers of the CEC shall be Chairperson and Vice-Chairperson. ■ Officers shall be elected annually at regular meeting each year by CEC members. Nomination shall be made from the floor. Election shall be by simple majority. ■ Officers shall serve a one-year term. An officer may be re-elected, but no individual shall serve more than three full consecutive terms in the same office. No member shall hold more than one office at a time. ■ The Chairperson shall preside at all meetings of the CEC, sign all correspondence, reports, and other materials produced by the CEC, 	<p>See all policies and programs tagged with a  symbol in General Plan</p>	<p>CEO</p> <hr/> <p>RMA</p>	<p>■</p>				
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	<p>and perform any and all other duties prescribed by the CEC from time to time. The Chairperson may serve as an ex-officio member of all committees.</p> <ul style="list-style-type: none">■ The Vice-Chairperson shall represent the Chairperson and/or substitute in performance of the Chairperson during their absence.■ Membership of the CEC shall be comprised of the following:<ul style="list-style-type: none">■ One person representing each Supervisorial District who has demonstrated interest in and knowledge of climate action planning shall be nominated by each of the five members of the Board of Supervisors, and confirmed by a majority of the Board of Supervisors resulting in a total of five Supervisorial District representatives;■ One resident from each of the designated disadvantaged communities identified in the 2040 General Plan who has demonstrated an understanding of their community's needs as well as an interest in and knowledge of climate action planning shall be appointed by a majority of the Board of Supervisors; and■ Two additional at-large members who have demonstrated special interest, competence, experience, or knowledge in climate action planning shall be selected by a majority of the CEC members.							
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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
	<ul style="list-style-type: none"> Each member is entitled to one vote on each matter submitted to a vote of the CEC.  							
DD	Budget and Staffing Plan for CAP Implementation The CEO shall, within six months from the adoption of the General Plan Update and Climate Action Plan, present to the Board of Supervisors a proposed budget and staffing plan (including qualified technical consultants) to implement the Climate Action Plan, and shall update the budget and staffing plan each year. 	COS-10.1 COS-10.2 COS-10.3 COS-10.4	CEO <hr/> RMA					■
EE	Amend Initial Study Assessment Guidelines to Reference Secretary of the Interior's Standards and Guidelines The County shall amend the Initial Study Assessment Guidelines at Section 7, Paleontological Resources, Attachment: Minimum Qualifications for Paleontological Consultants, and at Section 8a., Cultural Resources – Archaeological, Attachment 2: Minimum Qualifications for Archaeologists, to indicate that archaeology and paleontology consultants shall meet the Secretary of the Interior's (SOI) Standards and Guidelines for archeology and historic preservation. The County shall also amend the Initial Study Assessment Guidelines at Section 7, Paleontological Resources, at Section 8a., Cultural Resources – Archeological, and at Section 8b., Cultural Resources – Historic, to indicate that staff conducting field surveys shall be supervised by an archaeology, paleontology or architectural historian consultant that meets the SOI's Standards and Guidelines within one-year of adoption of the 2040 General Plan.	COS 4.4	RMA	■				

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Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
FF	Review Discretionary Development for Glare Effects Along Regional Road Network Roadways Applicants for future discretionary development projects that include use of reflective surfaces such as metal, glass, or other materials that could produce glare and that the County determines would potentially be visible to motorists traveling along one or more (RRN) roadways shall submit a detailed site plan and list of project materials to the County for review and approval. If the County determines that the project would include materials that would produce disability or discomfort glare for motorists traveling along one or more RRN roadways then the County will either require the use of alternative materials, such as high-performance tinted non-mirrored glass, painted (non-gloss panels), and pre-cast concrete or fabricated textured wall surfaces, or require that the applicant submit a study demonstrating that the project would not introduce a glare source that exceeds 3:1 in a luminance histogram, which consists of inputting a set of digital photographs from a subject glare source into a computer simulation program and generating a graph that identifies the brightness level of different sections of that scene, from darkest to brightest. Glare impacts from future projects would be considered significant when the glare source to the median of the background ration exceeds 3:1 in a luminance histogram. 	COS-3.6	RMA					■
GG	Protection of Sensitive Biological Resources For any future discretionary development project that could potentially impact	COS-1.1	RMA	■				■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>sensitive biological resources, the project shall be evaluated pursuant to the methodology described in the Ventura County Initial Study Assessment Guidelines which shall be amended within one year of 2040 General Plan adoption to include the following:</p> <ul style="list-style-type: none"> ■ A preliminary assessment of the project shall be completed by County staff, in consultation with a qualified biologist, using available mapped biological resource data and aerial imagery to determine if the project has the potential to impact sensitive biological resources in the defined impact area (direct and indirect impacts). County staff will determine if project conditions or mitigation measures can be developed and implemented that would reduce or avoid those impacts to a less than significant level without requiring a more comprehensive biological resource assessment, otherwise known as an Initial Study Biological Assessment. Examples of projects that would not require a biological resource assessment may include but are not limited to: Projects that occur in previously developed areas, if additional vegetation removal is not required or the use may not impact surrounding natural areas; or projects on land consisting of non-native grasslands totaling less than one acre that are completely surrounded by existing urban development (such as urban infill lots). ■ If County staff find that the project may adversely affect sensitive 							

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Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	<p>biological resources, then a County approved qualified biologist shall prepare a biological resource assessment to assess and mitigate the adverse impacts of the proposed project. The procedures detailed in Step 3 of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section shall be followed to prepare this biological resource assessment.</p> <ul style="list-style-type: none"> ■ The biological resource assessment shall be conducted by a County approved qualified biologist that meets the minimum qualifications for biological consultants listed in Attachment 1 to the County of Ventura Initial Study Assessment Guidelines. The qualified biologist shall have expertise in the taxonomic group or species on which the surveys are focused as well as the County's data review procedures and survey methods recommended by natural resource agencies or commonly accepted standards in the taxonomic group, community, or species (e.g., California Native Plant Society survey protocols). ■ The biological field survey area will be determined by the County agency responsible for administering the project with consideration of recommendations from the qualified biologist. The survey area will include all areas of proposed disturbance, including associated equipment or personnel staging areas, and the surrounding area of potential sensitive biological resources that may be indirectly 						

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	<p>adversely affected by the project. The size of the survey area will be based on the characteristics of surrounding habitat, the potential for sensitive biological resources to occur, and the nature of the project. For example, an infill project within an already developed area may not require a large survey area; however, a development project adjacent to natural habitat may require a larger survey area based on the potential for disturbance. The procedure for delineating the size of the survey area will follow Step 1 of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section.</p> <ul style="list-style-type: none"> ■ Prior to conducting any field surveys, the qualified biologist shall conduct an initial data review to determine the type of sensitive biological resources that may occur within the survey area using the procedures detailed in Step 3 (a) of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section. This will include but not be limited to review of the best available, current data including: vegetation mapping data, mapping data from the County (Locally Important Species, Habitat Connectivity and Wildlife Corridor, Water Protection District data, past biological reports in the area, etc.); National Wetland Inventory Database (NWI); USGS National Hydrographic Dataset; EcoAtlas; and database searches of the US Fish and Wildlife Service Critical Habitat, Environmental 						

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Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>Conservation Online System (ECOS) and Information, Planning, and Conservation System (IPaC); California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB); and California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California; Audubon Important Bird Areas and Red Lists, Xerces Society, etc.</p> <p>Biological Inventory -Special Status Species, Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors</p> <ul style="list-style-type: none"> The biological inventory shall be conducted as detailed in Step 3 (b) Conduct Field Survey and (c) biological inventory, of the County of Ventura Initial Study Guidelines, Biological Resources Chapter, Methodology Section, which includes a general floristic survey of the project impact areas. Vegetation communities within the survey area shall be inventoried using the CDFW vegetation classification standards (Manual of California Vegetation) and the most recent version of CDFW vegetation mapping standards “Survey of California Vegetation Classification and Mapping Standards [CDFW, 2019]. If the initial data review shows a wetland or water occurring within 300 feet (in non-coastal zone) or 500 feet (in coastal zone) from the edge of the proposed disturbance areas, then a qualified biologist 							

Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
	<p>shall delineate the aquatic habitat (including waters of the United States and other waters including those under State jurisdiction). A summary of the type of aquatic habitat, primary water source, species diversity, connectivity to off-site habitat or other hydrological features, hydric soils, and hydrophytic vegetation, and the boundary of the feature (based upon the outermost limit of associated vegetation (canopy drip line or scrub line), hydric soils, bank and bed – whichever is greater) shall be included in the biological resource assessment.</p> <ul style="list-style-type: none"> ■ If the initial data review indicates that sensitive biological resources have the potential to occur within the survey area, a qualified biologist shall conduct additional focused surveys for these species or other protected habitats using the most recently updated protocols recommended by natural resource agencies (e.g., Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities [CDFW 2018]. Staff Report on Burrowing Owl Mitigation [CDFG 2012]), or if not available, standards accepted in the professional biological community to survey that taxonomic group, community, or species. If an established protocol is not available for a special-status species then the qualified biologist will consult with the County, and CDFW or 							

6. Conservation and Open Space Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>USFWS, to determine the appropriate survey protocol.</p> <p>Mitigation for Special-Status Species, Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors</p> <ul style="list-style-type: none"> ■ If a sensitive biological resource is identified during field surveys, then the County shall require implementation of mitigation measures at the project level that fully account for the adversely affected resource. To the maximum extent feasible¹, mitigation measures should adhere to the following priority to reduce adverse impacts of a proposed project to the resource: avoid impacts, minimize impacts, and compensate for impacts. ■ Mitigation measures shall be used on a project level basis and be tailored to on site conditions and sensitive biological resources present as follows: <ul style="list-style-type: none"> • Priority 1. Avoid of Impacts: Proposed development shall avoid impacts to the maximum extent feasible¹ by not taking certain actions or parts of an action. Projects shall be sited to avoid direct or indirect impacts on the resource, and include measures such as implementing no-disturbance buffers (e.g., nesting bird buffer areas during construction, siting staging areas outside buffer area), or implementing project-specific design features (e.g., wildlife-friendly fencing and lighting in a wildlife corridor), such that 							

Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
	<p>indirect adverse effects of project development are avoided.</p> <ul style="list-style-type: none"> • Priority 2. Minimize Impacts: Proposed development shall be conditioned to minimize adverse impacts by limiting the degree or magnitude of the action and its implementation to less than significant to the maximum extent feasible¹. Other mitigation measures may include reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action. • Measures to mitigate the spread of invasive plant species and invasive wildlife species (e.g., New Zealand mudsnail) shall include but will not be limited to: cleaning of equipment, footwear, and clothing before entering a construction site and the identification and treatment of significant infestations of invasive plant species within a project site. ■ Priority 3. Compensate for Impacts: Compensating for the impact can be done by replacing or providing substitute resources or by rectifying the impact by repairing, rehabilitating, or restoring the impacted environment. ■ Compensatory mitigation ratios for protected sensitive resources will be established based on the rarity of the resource, quality of affected habitat associated with the resource, temporary and permanent losses to habitat function, the type of mitigation 							

6. Conservation and Open Space Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	<p>proposed (restoration, enhancement, preservation, establishment), and other requirements associated with state or federal permits. Mitigation ratios will be determined at the project level in consultation with the County, the qualified biologist, and, where applicable, federal or state agencies with jurisdiction over the resource (e.g., CDFW, USACE, USFWS).</p> <ul style="list-style-type: none"> if impacts on a protected sensitive biological resource are unavoidable, then the project proponent shall mitigate for the type of resource as follows: Endangered, Rare, Threatened, or Candidate Species: The applicant shall obtain incidental take authorization from USFWS (16 U.S. Code [U.S.C.] Section 1531 et seq.) or CDFW (California Fish and Game Code Sections 2050–2115.5) prior to commencing development of the project site, apply minimization measures or other conditions required under the incidental take authorization, and shall provide equivalent compensation for the unavoidable losses of these resources, generally at a minimum ratio of 1:1, or greater. Compensation may include purchasing credits from a USFWS- or CDFW-approved mitigation bank or restoring or enhancing habitat within the project site or outside of the project site. Special-Status Species (includes Locally Important Species): The applicant shall provide equivalent 						

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	<p>compensation for impacts on special-status species by restoring or significantly enhancing existing habitat where the species occurs, acquiring or protecting land that provides habitat function for affected species that is at least equivalent to the habitat function removed or degraded as a result of project implementation.</p> <ul style="list-style-type: none"> If impacts on sensitive habitats, wetlands, other non-wetland waters, riparian habitats, native wildlife nursery sites, and wildlife corridors cannot be avoided, then the project applicant shall: <ul style="list-style-type: none"> Federal or State Protected Sensitive Habitats: Obtain the required regulatory authorization (e.g., Section 404 permits for impacts on waters of the United States, 401 water quality certification from the Regional Water Quality Control Board, a Streambed Alteration Agreement for impacts on aquatic or riparian habitats within CDFW jurisdiction under Fish and Game Code Section 1602, a coastal development permit for impacts on ESHA), and provide equivalent compensation for the unavoidable losses of the above mentioned resources such that there is no net loss². Other Protected Sensitive Habitats (includes locally important plant communities, sensitive natural communities, habitat connectivity and wildlife corridors, native wildlife nursery or overwintering sites): Provide compensation for other 						

6. Conservation and Open Space Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>protected sensitive habitats which may include the restoration, enhancement, or preservation of the aforementioned habitats within or outside of the project site, or the purchasing of credits at an existing mitigation bank or in lieu fee program deemed acceptable by the County Planning Director.</p> <ul style="list-style-type: none"> All compensatory mitigation sites shall be protected in perpetuity through a conservation easement (if off-site), or deed restriction (or other comparable legal instrument) if on-site. <p>The County shall, in harmonizing the 2040 General Plan with the Ventura County Initial Study Assessment Guidelines, add definitions for the habitat types included in this mitigation measure, including which components are subject to compliance with the County's Local Coastal Program and Coastal Zoning Ordinance versus non-coastal areas.</p> <p><i>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</i></p> <p><i>2. "Mitigation, No-Net-Loss" A principle where if a development project cannot avoid the loss of a valued natural resource, the project mitigates the impacts by replacing the impacted habitat with a newly created or restored habitat of the same size and similar functional condition so that there is no</i></p>							

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
	<p><i>loss of ecological functions and values of that habitat type for a defined area. Similar functional condition means the relative ability to support and maintain the same species composition, diversity, and functional organization as the impacted habitat.</i></p> <p>EIR</p>							
HH	<p>Cultural Records Research</p> <p>As part of a discretionary application process, project applicants (Ventura County for County projects) shall initiate a records search and Sacred Lands File search with the South Central Coastal Information Center.</p> <p>EIR</p>	COS-4.4	RMA					■
II	<p>Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures</p> <p>For discretionary projects, the County shall require the following:</p> <ul style="list-style-type: none"> Projects shall be designed to protect existing resources and shall avoid potential impacts to the maximum extent feasible¹. If determined necessary by the County, an archaeological or paleontological and/or Native American monitor shall be retained to monitor ground-disturbing activities during construction. If any materials or artifacts are discovered during ground disturbance and/or construction activities, construction shall halt until a qualified archaeologist, paleontologist, or Native American monitor can access the discovery. A report or memorandum shall be prepared by the qualified monitor documenting any findings and identifying recommendations for 	COS-4.4	RMA					■




6. Conservation and Open Space Element

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
	<p>protection or avoidance of discovered resources. Recommendations or mitigation identified by the qualified monitor shall be implemented prior to commencing</p> <p>EIR</p> <p><i>1 “Feasible” means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of “feasible” set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA. or continuing project activities and/or construction.</i></p>							
JJ	<p>Project-Level Historic Surveys and Protection of Historic Resources</p> <p>During project-specific environmental review of discretionary development, the County shall define the project’s area of potential effect for historic buildings and structures. The County shall determine the potential for the project to result in historic resource impacts, based on the extent of ground disturbance and site modification anticipated for the project. The potential for adverse impacts to historic resources shall also be determined pursuant to the requirements and protocol set forth in the Ventura County ISAG and Cultural Heritage Board Ordinance.</p> <p>Before altering or otherwise affecting a building or structure 50 years old or older, the project-applicant shall retain a qualified architectural historian according to the Secretary of the Interior Standards, to record it on a California Department of</p>	COS-4.4	RMA					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>Parks and Recreation DPR 523 form or equivalent documentation, if the building has not previously been evaluated. Its significance shall be assessed by a qualified architectural historian, using the significance criteria set forth for historic resources under CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the county and the region. For buildings or structures that do not meet PRC 5024.1 or the CEQA criteria for historical resource, no further mitigation is required.</p> <p>1) If the building or structure can be preserved on site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.</p> <p>2) If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the County shall ensure that a qualified architectural historian thoroughly documents the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be prepared in consultation with State Historic Preservation Officer and filed with the Office of Historic Preservation. The record shall be accompanied by a report</p>							

6. Conservation and Open Space Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.</p> <p>3) If preservation and reuse at the site are not feasible¹, the historical building shall be documented as described in item (2) and, when physically and financially feasible¹, be moved and preserved or reused.</p> <p>4) If, in the opinion of the qualified architectural historian, the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation, the County shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation or abandonment. If no such measures are feasible,¹ the historical building shall be documented as described in item (2).</p> <p>EIR</p> <p><i>1 “Feasible” means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of “feasible” set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA. or continuing project activities and/or construction.</i></p>							

Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
KK	Implement Project-Level Security Measures During project-level ground disturbance activities for discretionary development, in areas where paleontologically rich sites or tribal cultural resources are known to be present, project sites shall be secured during non-construction hours to ensure that the unauthorized access and the unlawful curation of fossil materials or tribal cultural resources does not occur. Such security measures may include construction fencing, unauthorized access signage, security lighting, and security cameras. For large-scale development, a security plan may be prepared prior to construction activities to detail security measures and protocol for the project site. 	COS-4.4	RMA					
LL	Greenhouse Gas Reduction Policy Enhancement Program The Climate Emergency Council that would be established under COS-CC shall develop recommended subprograms which implement the 52 policies identified in Table 4.8-7 of the draft EIR that do not have associated implementation programs in the 2040 General Plan. For any additional future policies that may be adopted as part of the County's Greenhouse Gas (GHG) Reduction Strategy (2040 General Plan, Policy COS-10.1), the CEC may recommend new subprograms. The CEC shall demonstrate in the materials submitted to the Board of Supervisors that the proposed subprograms and policies would result in quantifiable GHG emission reductions that further the County's progress towards achieving the 2030, 2040, and 2050 GHG reduction targets and goals established in the 2040 General Plan. The GHG emission	COS-10.1 COS-10.2 COS-10.3 COS-10.4	CEO RMA					

6. Conservation and Open Space Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>reduction policy topics that may be considered and analyzed by the CEC for recommendation to the Board of Supervisors are identified in the Table 4.8-7 and include but are not limited to the following:</p> <ul style="list-style-type: none"> ■ Sustainable Technologies; ■ Regional Bicycle Infrastructure; ■ Funding and Maintenance for Sidewalks; ■ Amtrak Service Improvements; ■ Routine Use of Alternative Transportation Options; ■ Permeable Pavement; ■ Facilities for Emerging Technologies; ■ Electric Vehicle Charging Stations; ■ Neighborhood Electric Vehicles; ■ Shared Mobility Operations; ■ Sustainable Community Facility Design; ■ Energy Efficient Facility Construction, Purchases, Leases, Retrofits, and Expansions; ■ Agricultural Waste Reuse; ■ Value-Added Alternatives to Waste Disposal; ■ Smart Grid Development; ■ Consistent Fire Protection Standards for New Development; ■ Soil Productivity; ■ Incentives for Energy Efficiency; ■ Battery Energy Storage Systems; ■ Air Pollutant Reduction; ■ Air Pollution Impact Mitigation Measures for Discretionary Development; 							

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
	<ul style="list-style-type: none"> ■ Transportation Control Measures Programs; ■ Alternative Transportation Modes; ■ Urban Greening; ■ Integrated Pest Management Practices; ■ Technological Innovation; and ■ Renewable Energy Facilities. <p>The CEC's recommended GHG reduction subprograms and policies shall be presented to the Planning Commission for review and recommendation to the Board of Supervisors, and then to the Board of Supervisors for consideration and approval, no later than 2025. The Board of Supervisors shall have sole authority to adopt (including as modified) and direct the County's implementation of the subprograms and policies that are developed and recommended by the CEC. Any CEC recommendation that would require amendments to the 2040 General Plan, County ordinances, policies or regulations shall be processed and approved by the County in accordance with all applicable legal requirements.</p> <p>EIR</p>							
MM	<p>Surface Mining Reclamation Act Ordinance</p> <p>The County shall evaluate and as necessary update the local Surface Mining Reclamation Act ordinance within three years of adoption of the 2040 General Plan.</p>	COS-6.1 COS-6.2 COS-6.3 COS-6.4 COS-6.5 COS-6.6	RMA	■				

6. Conservation and Open Space Element

Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
NN	Oil and Gas Setbacks By 2022, the County shall conduct a study of going to 2,500-foot setback(s) that should be required between oil wells and related extraction facilities and surrounding sensitive receptors for a future potential General Plan amendment.	COS-7.2	RMA	■				

Please see the next page.



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7. Hazards and Safety Element

Ventura County is in a region that is prone to a variety of natural disasters, including wildfires, coastal flooding and flood hazards, and debris flows. Flood, wildfire, and sea level rise events associated with climate change are likely to increase in frequency and severity in the region. In addition to natural hazards, Ventura County also has a number of transportation facilities and military installations that increase risks for human-induced hazards, such as aircraft accidents, hazardous material spills, and exposure to excessive noise. While it is impossible to completely avoid natural and human-induced hazards, this Element establishes goals and policies to protect life, minimize property damage, and maintain or restore services during future disasters and emergencies. This policy framework will help to reduce hazards and ensure public safety in Ventura County.

This Element, along with other Elements in the General Plan, includes policies and programs that will help the County adapt to climate change impacts and increase the County's resilience. A detailed discussion of the County's vulnerability to climate change, along with a summary of which policies and programs in various Elements are part of the County's adaptation strategy in response to such effects, is included in Appendix B, Climate Change.

Goals, policies, and implementation programs in this element are organized under the following headings:

Section	Title	Page
7.1	Wildfire Hazards.....	7-2
7.2	Flood Hazards.....	7-12
7.3	Coastal Flooding	7-13
7.4	Geologic and Seismic Hazards.....	7-14
7.5	Hazardous Materials	7-17
7.6	Transportation Related Hazards.....	7-18
7.7	Oil and Gas Production and Transportation Incidents.....	7-20
7.8	Military Compatibility	7-21
7.9	Noise	7-23
7.10	Air Quality	7-29
7.11	Increasing Temperatures	7-32
7.12	Emergency Response	7-34
7.13	Implementation Programs.....	7-38

The Hazards and Safety Element includes a series of diagrams (i.e., maps) to depict applicable hazard areas described in the policies. These are as follows:

Figure	Title	Page
Figure 7-1	Hazards Protection Map	7-3
Figure 7-2	Hazards Protection Map Southern Half	7-5
Figure 7-3	Fire Hazard Severity Zones	7-7
Figure 7-4	Fire Hazard Severity Zones Southern Half	7-9


7.1 Wildfire Hazards

Portions of Ventura County are at very high risk for wildfire with high concentrations on the northern coast leading inland between Santa Paula and Ojai. Additional high fire Hazard Severity Zones, as designated by the California Department of Forestry and Fire Protection (CAL FIRE), occur along the southern coast and continue inland toward Simi Valley. Figures 7-3 and 7-4 show areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. The maps distinguish these Fire Hazard Severity Zones based on local or State responsibility. Local responsibility areas generally include cities, cultivated agriculture lands, and portions of the desert. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts, counties, and by Cal FIRE under contract to the local government. State responsibility area is a legal term defining the area where the state has financial responsibility for wildfire protection. Incorporated cities and federal ownership are not included. The prevention and suppression of fires in all areas that are not state responsibility areas are primarily the responsibility of federal or local agencies. Additional fire hazard areas are identified on the Ventura County Fire Department Hazardous Fire Areas maps.

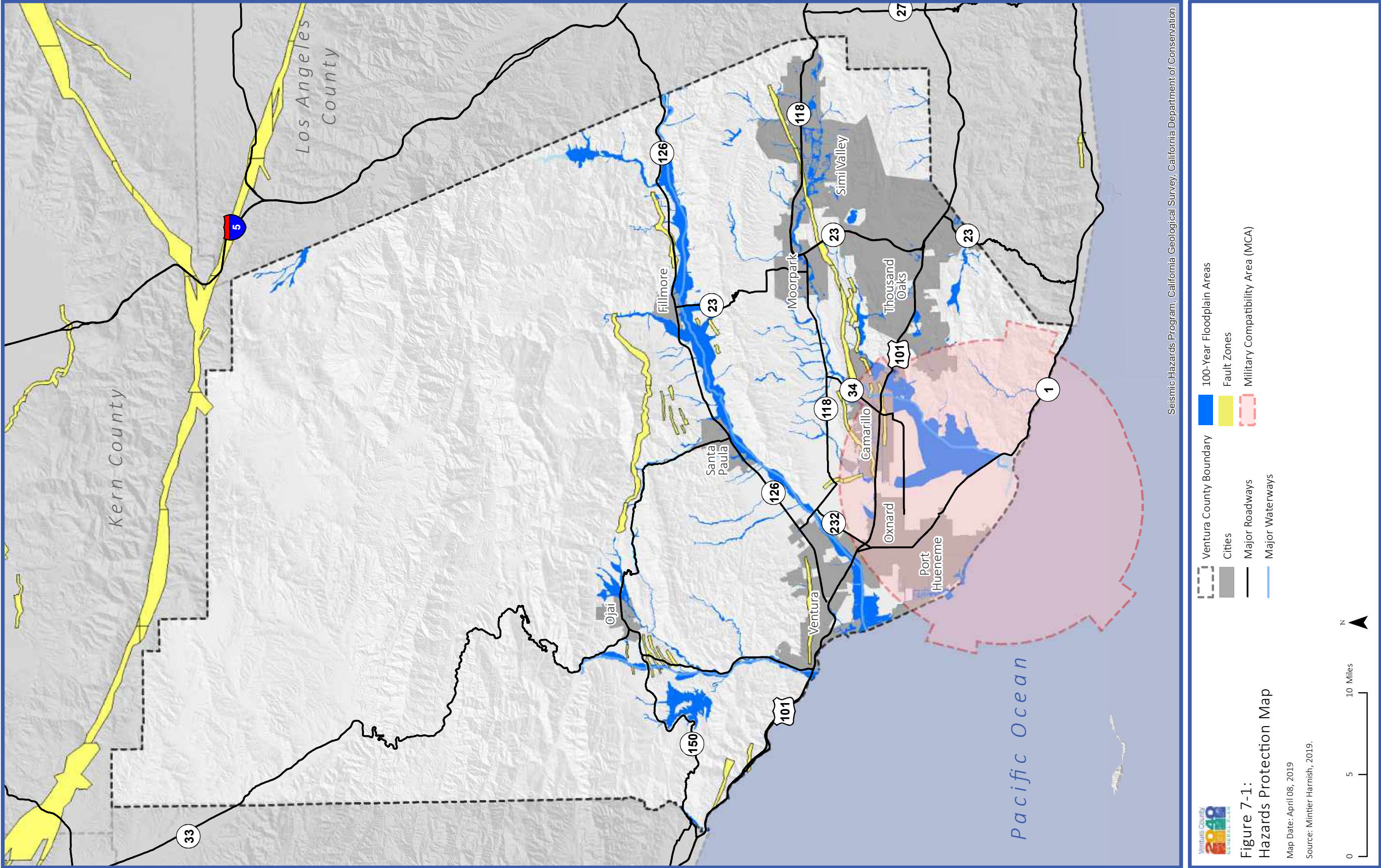
Given rising temperatures combined with changes in precipitation patterns, the county may continue to experience an increase in wildfire frequency and intensity as fuel loads become drier and more flammable. Wildfire also presents other health-related impacts associated with emissions of air pollutants during the combustion of organic fuels and other materials, such as particulates (soot and smoke), carbon monoxide, nitrogen oxides, and other substances that can be widely dispersed through a region and degrade air quality. Exposure to these air pollutants can cause acute (short-term) and exacerbate chronic (long-term) respiratory and cardiovascular illnesses, especially in vulnerable populations such as the elderly, children, and agricultural and outdoor workers.

Additionally, wildfire can cause direct and indirect damage to utilities and communication infrastructure, roads, and other public infrastructure. Direct exposure to fire can sever transmission lines, and heat and smoke can affect transmission capacity. Furthermore, fires can cause acute damage to soil structure and moisture retention thus increasing susceptibility to erosion or landslides. Following the Thomas Fire in December 2017, Santa Barbara County, which is located directly northwest of Ventura County, experienced powerful debris flows following a severe rain event. The level of precipitation coupled with the exposed landscape resulted in debris flows that caused the deaths of 22 people.

This section focuses on protecting against and preparing for potential wildfire hazards as well as restoration efforts for previously burned areas.



Goals, policies, and implementation programs focusing on access and evacuation during a wildfire disaster are in Section 7.12, Emergency Response of this Element, and fire protection are in Chapter 5, Public Facilities, Services, and Infrastructure Element.



Please see the next page.

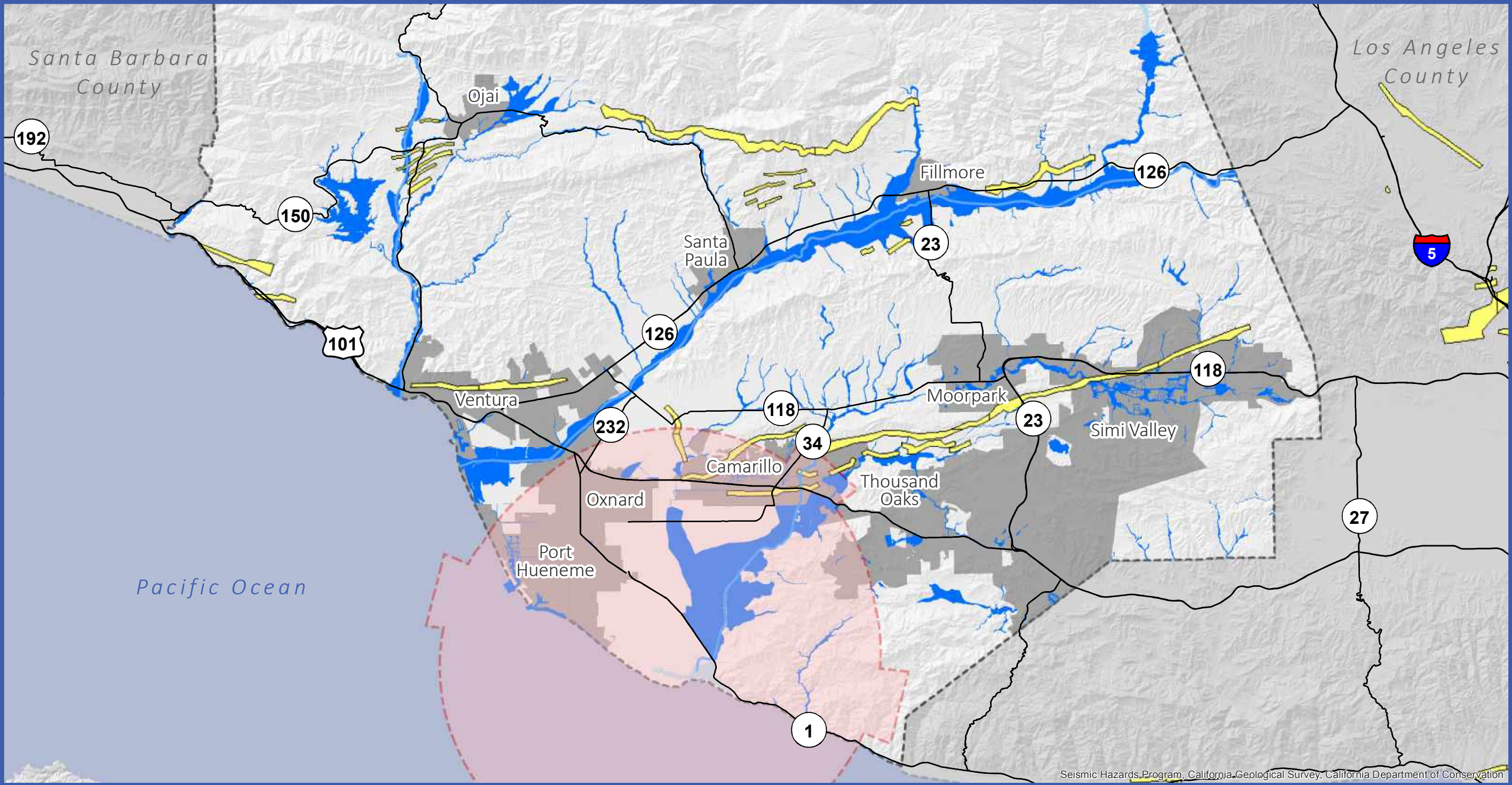


Figure 7-2:
Hazards Protection Map
Southern Half

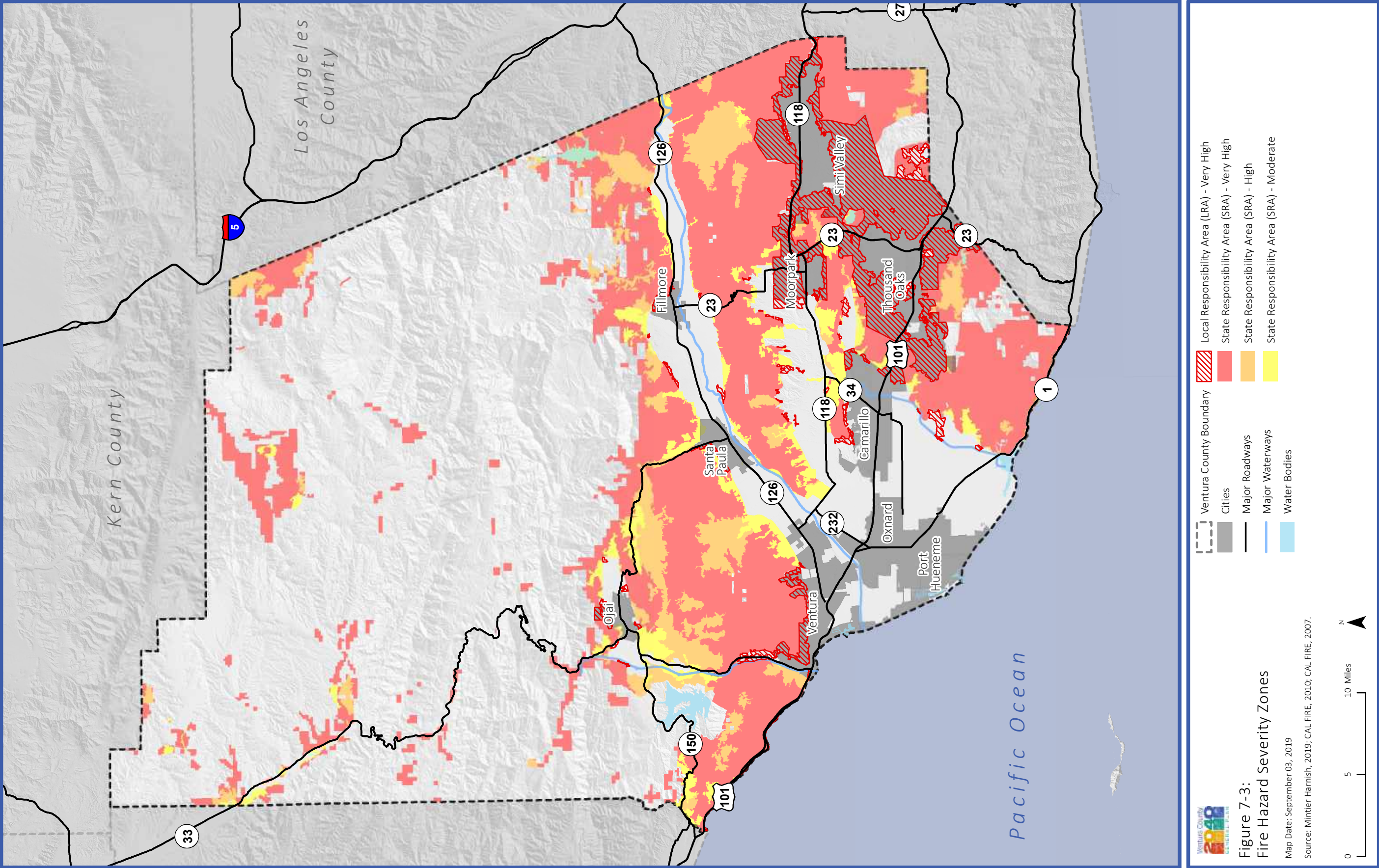
Map Date: April 08, 2019
Source: Mintier Harnish, 2019.



- Ventura County Boundary
- Cities
- Major Roadways
- Major Waterways
- 100-Year Floodplain Areas
- Fault Zones
- Military Compatibility Area (MCA)

Seismic Hazards Program, California Geological Survey, California Department of Conservation

Please see the next page.



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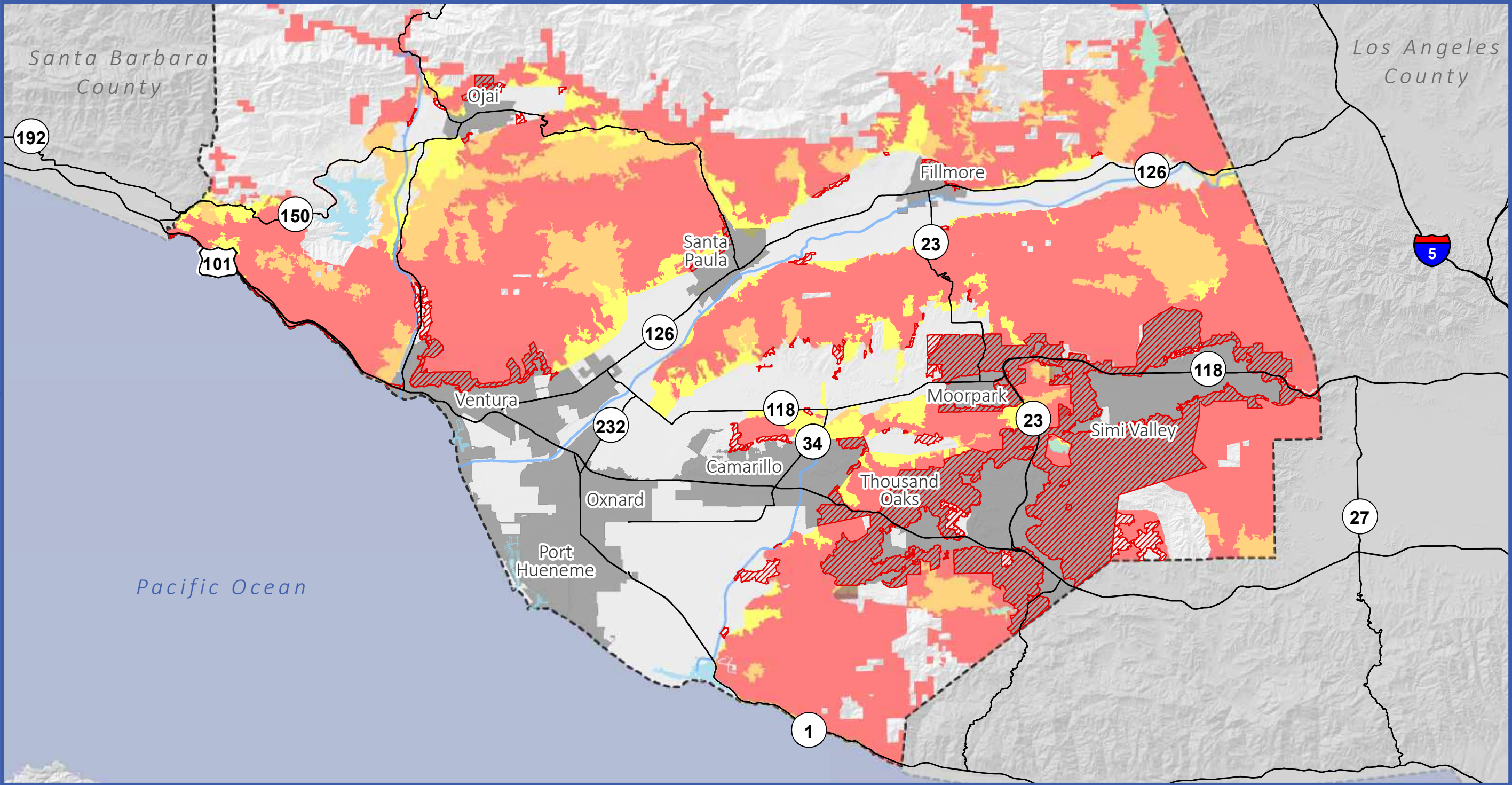
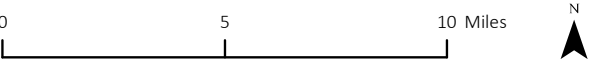


Figure 7-4:
Fire Hazard Severity Zones
Southern Half

Map Date: September 03, 2019
Source: Mintier Harnish, 2019; CAL FIRE, 2010; CAL FIRE, 2007.



- | | |
|-------------------------|---|
| Ventura County Boundary | Local Responsibility Area (LRA) - Very High |
| Cities | State Responsibility Area (SRA) - Very High |
| Major Roadways | State Responsibility Area (SRA) - High |
| Major Waterways | State Responsibility Area (SRA) - Moderate |
| Water Bodies | |

Please see the next page.

HAZ-1

To improve the resilience of the County to wildfire risk by locating, designing, and constructing development in a manner that minimizes the risk, and by providing effective fire prevention, suppression, and rescue services and facilities.

HAZ-1.1



Fire Prevention Design and Practices

The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures. (RDR, PI)

HAZ-1.2



Defensible Space Clear Zones

The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection. (IGC, PI, RDR)

HAZ-1.3



Controlled Burns and Other Fire Prevention Measures

The County shall continue to recognize the role of fire in local ecosystems by supporting controlled burns and other fire prevention measures. (IGC)

HAZ-1.4



Development in High Fire Hazard Severity Zones and Hazardous Fire Areas

The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE). (RDR)

HAZ-1.5

Discouragement of Home-Building in Very High Fire Severity Zones

The County should discourage the building of homes in Very High Fire Severity Zones. (RDR)

HAZ-1.6



Wildfire Risk Education

The County shall continue to develop and distribute educational materials and conduct educational outreach activities informing the public about wildfire risk and protection strategies. (PSR, IGC, PI)

HAZ-1.7

Post-Fire Community and Natural Resource Recovery

The County shall assemble an interagency team as needed to maintain response plans and coordinate the management of resources following wildfire events. (PSR, IGC)

HAZ-1.8

Federal Fire Risk Management


The County should collaborate with the federal agencies to better manage fuel loads on federally-owned or managed lands. (IGC)

7.2 Flood Hazards

A flood occurs when the existing channel of a stream, river, canyon, or other watercourse cannot contain excess water runoff from natural processes such as heavy or sustained rainfall events as well as human-induced incidents such as dam, pipe, or water tank failures that result in overflows onto adjacent lands. In coastal areas, flooding may also occur when large waves, high winds, or tides cause seawater to surge into areas that are above the normal high tide line.

Wildfires are a common occurrence in the hills and mountainous regions of Ventura County. By reducing or destroying vegetative cover and altering surface soil characteristics, fires often result in conditions that can significantly increase runoff and erosion during rainfall events. These conditions may also result in a debris flows (also referred to as mud flow) where a mixture of water-laden rock and sediment can funnel into stream channels and pose additional safety threats.

The focus of this section is to address all potential flood hazards by maintaining and improving the flood protection infrastructure, requiring all new developments provide adequate flood protection, and by continuing effective emergency response efforts in response to flooding events.



A goal and associated policies and implementation programs addressing flood control and drainage facilities are located in Chapter 5, Public Facilities and Services Element.

HAZ-2

To minimize the loss of life, injury, property damage, and economic and social dislocations resulting from flooding, dam failure, seismic-induced flooding, post-fire debris flow, tsunamis, or other water inundation hazard.

HAZ-2.1

Principal Floodway Purpose


The County should limit land use in the regulatory floodway, as identified in the Ventura County Flood Plain Management Ordinance, limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Public Works Agency. The floodway’s principal use should be maintained for safely conveying floodwater away from people and property while protecting ecological functions of the river. (RDR)

HAZ-2.2

Best Available Flood Hazard Information

The County shall continue to use the best available flood hazard information from local, regional, State, and Federal agencies to inform decision-making on appropriate land uses, discretionary development, and infrastructure investments. (SO, MPSP, RDR)

HAZ-2.3



Incompatible Land Uses in Floodplains

The County shall prohibit incompatible land uses and limit discretionary development within floodplains. (RDR)

HAZ-2.4

Low Impact Development Upstream of Military Installations

The County shall encourage discretionary development upstream of military installations to incorporate low impact designs that reduce the risk of flooding downstream. (RDR)

7. Hazards and Safety Element

HAZ-2.5 **Recordation of a Notice of Flood Hazard**

The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs). (RDR)

HAZ-2.6 **Recordation of a Notice of Dam Inundation Hazard**

The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well. (RDR)

HAZ-2.7 **Tsunami Hazard Areas – Planning**

The County shall strive to locate essential facilities, special occupancy structures and hazardous materials storage facilities outside of tsunami hazard areas. (RDR)

HAZ-2.8 **Natural Flood Protection Solutions**

The County shall consider natural, or nature-based flood protection measures for discretionary development or County-initiated development, when feasible. (PSR, IGC)

7.3 Coastal Flooding

California's coastline, which includes more than 2,000 miles of open coast and enclosed bays, is vulnerable to a range of natural hazards, including storms, extreme high tides, tsunamis, and rising sea levels related to climate change. Sea level rise will increase the threat of coastal flooding. Along the central and southern California coast, the sea has risen by more than 5.9 inches over the 20th Century. Climate change modeling, as reported in the Ocean Protection Council's Sea Level Rise Guidance document (Natural Resources Agency, State of California, 2018), provides sea level rise guidance that projects up to 85.2 inches of increase by 2100.

Popular coastal recreational resources, critical transportation infrastructure, facilities associated with Naval Base Ventura County, as well as residential and commercial properties along the coast are vulnerable to five or more feet of sea level rise within Ventura County, particularly in conjunction with one hundred year storm events along the coast (one percent annual chance). Open space uses such as beaches, sand dunes, agriculture, and estuaries are also highly vulnerable. By the year 2040, prominent sea level models predict that beach widths will noticeably decrease. By 2100, narrow beaches on the north and south coasts of the County will disappear, and the expansive central coast beaches will be reduced by half.

Additionally, areas close to the ocean with high groundwater could become flooded as rising tides infiltrate through soils and pond in low-lying areas. Along coastal highways, increasing forces of erosion may expose and damage buried infrastructure and roadway structures. Groundwater quality is likely to degrade due to increased saltwater intrusion.

Sea level rise will also have an impact on Ventura County's coastal ecosystems. Aquatic ecosystems located in creeks, streams, and estuaries along the coast, many containing a range of sensitive species of plants and animals, will need to adapt to changes in water quality from saltwater intrusion/incursion further upstream. The beneficial services that coastal ecosystems provide, such as flood protection, water filtration, and support for fisheries will be threatened as rising sea levels expose beach, dune, estuarine, and freshwater habitats. Finally,

natural resources, such as cobble, sand, and dunes that have been overlooked for coastal planning will be increasingly necessary to hold and maintain the County's beaches for sea level rise adaptation.



For policies concerning coastal resources, see Chapter 6, Conservation and Open Space Element.

HAZ-3

To improve resilience to sea level rise and coastal flooding.

HAZ-3.1



Sea Level Rise Planning and Adaptation

The County shall continue to actively plan for sea level rise by using the best available science to analyze critical vulnerabilities, identify measures to conserve coastal resources, minimize impacts on residents and businesses, maintain public services, and strengthen resiliency. (MPSP)

HAZ-3.2



County Infrastructure Projects and Sea Level Rise

County-initiated infrastructure projects sited along or seaward of Highway 101, such as bridges and levees, that will provide 100 years or more of service, shall be planned with the potential to be easily modified to accommodate 100-years of projected sea level rise in accordance with the H++ extreme risk aversion sea level rise scenario. (PSR, IGC)

HAZ-3.3



Sea Level Rise Educational Outreach

To the extent feasible, the County shall incorporate education elements into coastal adaptation projects to inform the public about the risks of sea level rise and options for adaptation. (RDR, SO, JP)

7.4 Geologic and Seismic Hazards

Consistent with the 2015 Ventura County Multi-Hazard Mitigation Plan, this section focuses on geologic and seismic hazards in Ventura County, which include the following areas of concern:

- Earthquake Faults
- Seismic Hazards -Liquefaction/Earthquake Induced Landslides
- Landslides
- Soil Erosion
- Expansive Soils
- Seiche
- Subsidence

It is important to note that there are several earthquake faults in the county that have a status of “Active” or “Potentially Active,” according to the California Geological Survey’s Seismic Hazards (Assessment and Mapping) Program. Areas throughout the county are also susceptible to liquefaction, with the most vulnerable locations being along the Santa Clara River and the Oxnard Plain. These areas are described and illustrated on figures in Section 11.1, “Geologic and Seismic Hazards,” of the Background Report.

HAZ-4

To minimize the risk of loss of life, injury, collapse of habitable structures, and economic and social dislocations resulting from geologic and seismic hazards.

HAZ-4.1



Projects in Earthquake Fault Zones

The County shall prohibit new structures for human occupancy and subdivisions that contemplate the eventual construction of structures for human occupancy in Earthquake Fault Zones unless a geologic investigation is performed to delineate any hazard of surface fault rupture and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. (RDR)

HAZ-4.2

Linear Project Intersection with Active Faults

The County shall require that linear projects, including roads, streets, highways, utility conduits, water transmission facilities, and oil and gas pipelines, avoid intersecting active faults to the extent possible. When such locations are unavoidable, the project design shall include measures to minimize the effects of any fault movement. (RDR)

HAZ-4.3

Structural Design

The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking. (RDR)

HAZ-4.4

Discretionary Development Below Rocky Outcrops

The County shall require discretionary development below rocky outcrops to evaluate and mitigate potential rockfall hazards including but not limited to by avoiding placement of structures that could be impacted by rockfall hazards, rock removal, rock anchoring, walls, fence barriers, or other similar systems. (RDR)

HAZ-4.5

Soil Erosion and Pollution Prevention

The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution. (RDR)

HAZ-4.6

Vegetative Resource Protection

The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides. (SO)

HAZ-4.7

Temporary Revegetation on Graded Areas

The County shall require, as necessary, the use of soil stabilization methods on graded areas to reduce the potential for erosion, particularly during the construction phase. (RDR)

HAZ-4.8

Seismic Hazards

The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. (RDR)

HAZ-4.9

Slope Development

The County shall require geotechnical reports that demonstrate adequate slope stability and construction methods for building and road construction on slopes greater than 50 percent pursuant to the California Building Code Appendix J Section 108.6. (RDR)

- HAZ-4.10 Development in Landslide/Debris Flow Hazard Areas**
The County shall not allow development in mapped landslide/debris flow hazard areas unless a geologic and geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. (RDR)
- HAZ-4.11 Alteration of Land in Landslide/Debris Flow Hazard Areas**
The County shall not allow alteration of land in landslide/debris flow hazard areas, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and undercutting of the bases of slopes or other grading activity unless demonstrated by geologic, geotechnical, and civil engineering analysis that the project will not increase the landslide/debris flow hazard. (RDR)
- HAZ-4.12 Slope Drainage**
Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas. (RDR)
- HAZ-4.13 Design for Expansive Soils**
The County shall not allow habitable structures or individual sewage disposal systems to be placed on or in expansive soils unless suitable and appropriate safeguards are incorporated into the project design to prevent adverse effects. (RDR)
- HAZ-4.14 Development in Seiche Hazard Areas**
The County shall not allow development in potential seiche hazard areas unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. (RDR)
- HAZ-4.15 Subsidence Hazard – Extraction Wells**
The County shall require that potential ground surface subsidence be evaluated prior to approval of new oil, gas, water or other extraction well drilling permits and appropriate and sufficient safeguards are incorporated into the project design and facility operation. (RDR)
- HAZ-4.16 Subsidence and Hydroconsolidation Hazard – Structural Design**
Structural design of buildings and other structures shall recognize the potential for subsidence and hydroconsolidation and provide mitigation recommendations for structures that may be affected. (RDR)
- HAZ-4.17 Earthquake Fault Zone Maps or Earthquake Zones of Required Investigation**
The County should, where feasible, require that land in Earthquake Fault Zones and potentially Holocene active fault areas be designated Open Space or Agriculture on the General Land Use Diagram. (RDR)
- HAZ-4.18 Preparation of Plans in Seiche Hazard Areas**
The County shall consider Seiche Hazard Areas during the preparation of regional and area plans and special studies and be used to guide future investigations of the hazard. (RDR)

7.5 Hazardous Materials

This section addresses hazardous materials, which include any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant existing or potential hazard. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that is potentially injurious to the health and safety of persons or harmful to the environment if released or encountered.

HAZ-5

To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment and disposal of hazardous materials and wastes.

HAZ-5.1

Hazardous Materials and Waste Management

The County shall manage hazardous materials and wastes produced by County facilities and operations in such a way that waste reduction through alternative technology is the County's first priority. When not possible, the County's priorities will progress from recycling and reuse, then on-site treatment, and finally disposal as the last resort. (SO)

HAZ-5.2



Hazardous Materials and Waste Management Facilities

The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities. (SO)

HAZ-5.3

Preventing Contamination of Natural Resources

The County shall strive to locate and control sources of hazardous materials to prevent contamination of air, water, soil, and other natural resources. (SO)

HAZ-5.4



Household Hazardous Waste

The County shall continue to develop and distribute educational materials and conduct educational outreach to inform the public about household hazardous waste and the proper disposal methods. (PI)

HAZ-5.5

Hazardous Waste Reduction at the Source

The County shall, as part of the discretionary review process, require that hazardous wastes and hazardous materials be managed in such a way that waste reduction through alternative technology is the first priority, followed by recycling and on-site treatment, with disposal as the last resort. (RDR)

HAZ-5.6

Hazardous Materials – County Regulatory Oversight

The County shall continue to provide regulatory oversight for all facilities or activities that store, use, or handle hazardous materials. (SO)

HAZ-5.7

Presence of Hazardous Wastes

Applicants shall provide a statement indicating the presence of any hazardous wastes on a site, prior to discretionary development. The applicant must demonstrate that the waste site is properly closed, or will be closed, pursuant to all applicable state and federal laws, before the project is inaugurated. (RDR)

HAZ-5.8



Siting Criteria for Hazardous Waste Generators

The County shall require commercial or industrial uses which generate, store, or handle hazardous waste and/or hazardous materials to locate, operate, and maintain hazardous waste and/or hazardous materials in a manner that does not endanger public health and safety and is located based on objective criteria that do not disproportionately impact Designated Disadvantaged Communities. (RDR)

7.6 Transportation Related Hazards

Hazards associated with movement of goods and people or conveyance of hazardous materials have been grouped together and are addressed below. These include incidents related to aviation, vehicles, and railroad operations.



Policies concerning hazards related to oil and gas transportation can be found in Section 7.7, Oil and Gas Production and Transportation Incidents.

Although airplane crashes can occur anywhere, crashes that affect life and property on the ground occur most frequently in airport approach and departure zones. Residences, schools, and other buildings occupied by people that are located in such zones are subject to an ever-present risk from airplane accidents. Hazard zones have been identified for the four airports within the county: 1) Ventura County Airport at Oxnard; 2) Ventura County Airport at Camarillo; 3) Santa Paula Airport; and 4) Naval Base Ventura County, Point Mugu.

Ground-based transportation also poses risks associated with potential incidents. A major train derailment that occurs in a heavily populated area can result in loss of life and considerable property damage. Potential hazards could be overturned rail cars and direct impact into adjacent buildings. With similar results, a major truck incident that occurs in a heavily populated industrial area or residential area can also result in loss of life and property damage. In addition to more routine traffic incidents, more significant hazards could include spills or other leaks from overturned tank trailers.

HAZ-6

To minimize the loss of life, injury, damage to structures, and economic and social dislocations resulting from hazards created by proximity to airports, railroads and truck routes.

HAZ-6.1

Airport Land Use Plan

The County shall regulate land use types, density, and intensity using guidance from the Ventura County Comprehensive Airport Land Use Plan, NBVC-Point Mugu Air Installations Compatible Use Zones (AICUZ) study, State Aeronautics Act, and California Airport Land Use Planning Handbook guidelines. (RDR)

HAZ-6.2

Airport Safety Zones

The County shall require density and allowed uses within the Airport Safety Zones to be as defined in the Ventura County Airport Comprehensive Land Use Plan (ACLUP) and the current NBVC-Point Mugu Air Installations Compatible Use Zones (AICUZ) study, as applicable to the project location. The County shall require any overrides of a determination of inconsistency with the ACLUP to be done in accordance with state law. (RDR)

HAZ-6.3

Airspace Protection

The County shall use the current Ventura County Airport Comprehensive Land Use Plan (ACLUP) and Federal Aviation Administration (FAA) airport design standards and Part 77 surfaces to keep the airspace surrounding each airport or airfield free of objects affecting navigable airspace where required by the FAA or shall limit the height of objects as required by the FAA. The County shall also ensure obstruction clearance is provided for all enroute and terminal (airport) instrument procedures as per the United States Standard for Terminal Instrument Procedures (TERPS) to avert modifications to any planned or published instrument approach or instrument departure procedures at the affected airport or airfield. (RDR)

HAZ-6.4

Private Airstrips and Agricultural Landing Fields

The County shall require private airstrips and agricultural landing fields be sited so as not to conflict with the flight paths of existing airports and outside of areas that would present significant hazard or an annoyance to existing or planned land uses. (RDR)

HAZ-6.5

Review by Ventura County Transportation Commission

The County shall require discretionary development within the Airport Safety Zones, as defined in the Ventura County Airport Comprehensive Land Use Plan for (ACLUP), shall be reviewed by the Ventura County Transportation Commission (VCTC) for consistency with the ACLUP. (RDR)

HAZ-6.6

Recordation of a Notice of Aviation Hazard

The County shall require the recordation of a Notice of Aviation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within the Airport Safety Zones identified in the Ventura County Comprehensive Airport Land Use Plan. (RDR)

HAZ-6.7

Risk Reduction for Railroad and Trucking Hazards

The County shall condition discretionary development to minimize, to the maximum extent practical through site design or setbacks, the risk for exposure to railroad and trucking hazards. (RDR)

HAZ-6.8

Airport Safety Zones

the County shall designate land located within the Airport Safety Zones, as defined in the current Airport Comprehensive Land Use Plan, as Agricultural or Open Space on the General Plan Land Use Diagram, and limit such land to the following uses:

- Airports and ancillary uses;
- Agriculture and agricultural operations;
- Cemeteries;
- Energy production from renewable resources;
- Mineral resource development;
- Public utility facilities;
- Temporary storage of building materials;
- Waste treatment and disposal; or
- Water production and distribution facilities.

(RDR, MPSP)

7.7 Oil and Gas Production and Transportation Incidents

The potential exists for offshore oil accidents and spills in Ventura County involving petroleum products due to oil and gas development, transportation of liquid bulk products by tanker, and other vessel traffic carrying petroleum products for fuel. An offshore spill can result in oil-contaminated beaches. The major potential sources of offshore spills are separated into the following categories:

- **Oil Platform Production.** There are four platforms in federal waters offshore Ventura County. They are Chevron's Platforms Grace and Gail and Unocal's Platforms Gina and Gilda. There are no platforms in state waters (i.e., within three miles of shore). Rincon Island contains 68 inactive well ports is being decommissioned. There are additional platforms in state and federal waters offshore Santa Barbara County. The probability of an oil spill from a platform is small but possible. As a result of the Santa Barbara Oil well blowout in 1969, operating and safety requirements were substantially strengthened. During drilling, all offshore wells are equipped with redundant blowout protectors that can be closed hydraulically from a remote-control station in the event of a blowout.
- **Vessel Traffic.** The number of liquid bulk carriers presently transiting the Santa Barbara Channel is estimated to be between one and three per day. The Alaskan tankers may each carry as much as 1.5 million barrels of oil although the average is about 675,000 barrels. The other tankers are much smaller carrying 100,000 to 300,000 barrels. Although the probability of a tanker spill is low, it is possible. Potential causes of spills include collisions, rammings, groundings, and structural failures. The other commercial vessels transiting the channel carry fuel (bunkers), which can be released in the event of an accident.
- **Subsea Pipelines.** All of the platforms listed in the oil platform production section ship their oil to shore via subsea pipelines. Potential causes of pipeline spills include corrosion, mechanical defects, and ruptures caused by events such as anchor dragging or earthquakes. Oil pipelines are normally equipped with

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various sensors and/or valves that will allow the pipeline to be shut down rapidly and automatically in the event of a rupture.

- **Marine Terminals.** Fuel is off-loaded at the Port of Hueneme for the Ormond Beach power plant. Spills from marine terminals can be caused by operation errors or a rupture or leak in the loading/unloading lines.
- **Onshore Oil Pipeline Spill.** Similar to a marine oil spill, an onshore oil pipeline spill can be a serious hazard to surface and groundwater resources, property, animals and human life. Oil and gas transport lines have been mapped on the County's Geographic Information System (GIS) to allow improved response to spills in the event of pipeline system failure or a seismic event. Although available to emergency responders and planners, GIS information on the location of these transport lines is proprietary and contact must be first made with the California State Fire Marshall.

HAZ-7

To reduce or mitigate the effects of marine oil spills or onshore oil pipeline spills upon the population and environment.

HAZ-7.1

Oil Spill Prevention

The County shall review and analyze all proposed oil and gas exploration and production projects, and shall condition all County discretionary permits for such projects, to require compliance with local, state, and federal oil spill prevention regulations. The County shall also provide input and comments on permit applications that are under the purview of an outside agency. (RDR, IGC)



This topic is highly regulated by Federal and State agencies; therefore, policy is limited to topics covered by the County directly.

7.8 Military Compatibility

Ventura County is home to several significant military installations and operations areas. These facilities are not only critical to the nation's defense, but also provide significant economic benefits and land use challenges.

Naval Base Ventura County consists of three main operating facilities – Point Mugu, Port Hueneme, and San Nicolas Island – that encompass a diverse set of specialties, including three warfare centers (Naval Air Warfare Center – Weapons Division, Naval Surface Water Center – Port Hueneme Division, and Naval Facilities Engineering and Expeditionary Warfare Center). NBVC is also home to deployable units, including the Pacific Seabees and the West Coast E-2 Hawkeyes. Smaller sites used for communications and supporting services are also located in the county, but outside the main operating facilities. The 204-acre Channel Islands Air National Guard Station is located adjacent to Naval Base Ventura County-Point Mugu. Additionally, the Instrument Route-200 (IR-200) military training route passes through Ventura County connecting the Point Mugu Sea Range and the Naval Air Weapons Station (NAWS) China Lake.

Compatibility between military installations, adjacent land uses, and local communities is essential to protect military missions, the health of local economies and industries, and the quality of life for county residents. In order to achieve compatibility, the military and local governments must be collaborative and cooperative in their planning efforts. The policies in this section are intended to support that collaboration.



Further information on Military Compatibility can be found in Chapter 2, Land Use Element and in these documents:

- *Air Installations Compatible Use Zones (AICUZ) report for Naval Base Ventura County, Point Mugu*
- *Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)*

HAZ-8

To make County plans and policies consistent with state laws concerning military compatibility and the recommendations contained in the Naval Base Ventura County Joint Land Use Study as they relate to safety.

HAZ-8.1 **Enhancing Military Facility Security**

The County shall educate and encourage community members to assist in reporting suspicious activities near Naval Base Ventura County (NBVC) facilities to help enhance the security. (IGC)

HAZ-8.2 **Emergency Drills**

The County, in coordination with Naval Base Ventura County (NBVC), shall continue to conduct planned emergency drill exercises with local public safety responders to test how communications are relayed to the public during an emergency. (SO)

HAZ-8.3 **Military Compatibility and Renewable Energy Development**

The County shall require that new larger-scale commercial renewable energy development is consistent with Joint Land Use Study (JLUS) policies and regulations and that Naval Base Ventura County (NBVC) and the Department of Defense (DOD) Siting Clearinghouse are included in the development review process. (MPSP)

HAZ-8.4 **Frequency Spectrum Encroachment Review**

For discretionary development within 10 miles of Naval Base Ventura County (NBVC), Point Mugu that includes transmission facilities operating near military spectrum, the County shall submit project applications to NBVC for review and comment to determine appropriate coordination and review. (SO, IGC)

HAZ-8.5 **Light and Glare Control**

The County shall coordinate and consult with Naval Base Ventura County (NBVC) when reviewing applications for commercial alternative energy facilities (e.g., wind, solar, tidal) to ensure the systems do not impact flight or test operations. (RDR)

7.9 Noise

The predominant sources of noise in the county include traffic noise on major roadways, transit and freight trains, and aircraft. In addition to the information provided in Section 11.6, “Noise and Vibration,” of the Background Report on existing conditions, Table 7-1 includes the calculated future noise levels at 50 feet from County roadways, as well as distances to the 60, 65, and 70 dBA CNEL noise contours for all modeled roadways.

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. These uses include: residences; schools; historic sites; cemeteries; parks, recreation, and open space areas; hospitals and care facilities; sensitive wildlife habitats, including the habitat of rare, threatened, or endangered species; hotels and other short-term lodging (e.g., bed and breakfasts, and motels); places of worship; and libraries.

HAZ-9

To protect the health, safety, and general welfare of county residents by striving to eliminate or avoid the adverse noise impacts on existing and future noise sensitive uses.

HAZ-9.1

Limiting Unwanted Noise

The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project. (SO)

HAZ-9.2



Noise Compatibility Standards

The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:

1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.
2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)
3. New noise sensitive uses proposed to be located near airports:
 - a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or
 - b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.

4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:
 - a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;
 - b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and
 - c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.
5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005). (RDR)

Table 7-1 Projected 2040 Noise Levels and Contours

Corridor and Segment		Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
Roadways					
1	Aggen Road north of Los Angeles Avenue (SR 118)	55.0	32	10	3
2	Balcom Canyon Road south of South Mountain Road	58.2	65	21	7
3	Balcom Canyon Road north of Los Angeles Avenue (SR 118)	57.1	51	16	5
4	Bardsdale Avenue east of Sespe Street	56.7	47	15	5
5	Beardsley Road north of Central Avenue	62.8	190	60	19
6	Box Canyon Road south of Santa Susana Pass Road	59.3	86	27	9
7	Bradley Road north of Los Angeles Avenue (SR 118)	62.2	166	52	17
8	Briggs Road south of Telegraph Road	62.9	197	62	20
9	Briggs Road north of Telegraph Road	58.8	75	24	8
10	Bristol Road west of Montgomery Avenue	65.9	387	123	39
11	Broadway Road west of Grimes Canyon Road (SR 23)	61.0	125	40	13
12	Burnham Road south of Baldwin Road (SR 150)	57.7	59	19	6
13	Burnham Road east of Santa Ana Road	57.3	54	17	5
14	Calle Yucca north of Camino Manzanias	54.2	26	8	3
15	Camino Dos Rios west of Lynn Road	57.2	52	17	5
16	Canada Larga Road east of Ventura Avenue	54.4	28	9	3
17	Casitas Vista Road west of Ojai Freeway (SR 33)	58.6	72	23	7
18	Center School Road south of Los Angeles Avenue (SR 118)	56.2	42	13	4
19	Center Street (Piru) west of Telegraph Road (SR 126)	54.7	29	9	3
20	Central Avenue west of Ventura Freeway (US 101)	67.9	619	196	62
21	Central Avenue west of Santa Clara Avenue	67.9	620	196	62
22	Central Avenue east of Vineyard Avenue (SR 232)	64.5	284	90	28
23	Channel Islands Boulevard west of Rice Avenue	68.4	693	219	69
24	Creek Road east of Country Club Drive	55.8	38	12	4
25	Creek Road east of Ventura Avenue (SR 33)	62.6	181	57	18
26	Donlon Road north of La Cumbre Road	52.0	16	5	2
27	Doris Avenue east of Victoria Avenue	64.9	311	98	31

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Corridor and Segment		Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
28	El Roblar Drive west of Maricopa Highway (SR 33)	57.7	58	18	6
29	Etting Road east of Dodge Road	62.0	159	50	16
30	Fairview Road east of Maricopa Highway (SR 33)	51.4	14	4	1
31	Fairway Drive north of Valley Vista Drive	57.3	53	17	5
32	West Fifth Street east of North Harbor Boulevard	59.6	92	29	9
33	Foothill Road west of Peck Road	61.1	128	40	13
34	Foothill Road west of Briggs Road	56.2	42	13	4
35	Foothill Road east of North Wells Road	62.1	161	51	16
36	Foothill Road east of Saticoy Avenue	63.3	211	67	21
37	Gonzales Road east of North Harbor Boulevard	63.3	213	67	21
38	Grimes Canyon Road north of Los Angeles Avenue (SR 118)	61.5	142	45	14
39	Guiberson Road east of Chambersburg Road (SR 23)	57.7	58	18	6
40	Harbor Boulevard north of Gonzales Road	70.6	1,153	365	115
41	Harbor Boulevard south of Gonzales Road	70.3	1,074	340	107
42	Howe Road east of Torrey Road	51.6	14	5	1
43	Hueneme Road east of Las Posas Road	67.1	512	162	51
44	Hueneme Road east of Nauman Road	66.9	495	156	49
45	Hueneme Road east of Wood Road	66.2	417	132	42
46	Hueneme Road east of Olds Road	68.7	746	236	75
47	Kanan Road east of Lindero Canyon Road	66.6	460	145	46
48	Kanan Road east of Hollytree Drive/Oak Hills Drive	66.6	454	143	45
49	Kanan Road south of Tamarind Street	68.2	667	211	67
50	La Luna Avenue south of Lomita Avenue	56.4	44	14	4
51	Laguna Road east of Pleasant Valley Road	60.4	109	34	11
52	Las Posas Road north of East Fifth Street (SR 34)	67.7	587	186	59
53	Las Posas Road south of East Fifth Street (SR 34)	67.8	601	190	60
54	Las Posas Road south of Hueneme Road	65.6	361	114	36
55	Lewis Road south of Pleasant Valley Road	69.0	788	249	79
56	Lewis Road north of Potrero Road	67.9	617	195	62
57	Lockwood Valley Road west of Kern County Line	56.8	48	15	5
58	Lockwood Valley Road east of Maricopa Highway (SR 33)	49.0	8	3	1
59	Lomita Avenue east of Tico Road	59.1	82	26	8
60	Main Street (Piru) north of Telegraph Road (SR 126)	56.7	46	15	5
61	Moorpark Road north of Santa Rosa Road	70.7	1,168	369	117
62	Old Telegraph Road west of Grand Avenue	59.2	82	26	8
63	Olds Road north of Hueneme Road	61.4	137	43	14
64	Olivas Park Drive west of Victoria Avenue	68.9	769	243	77
65	Pasadena Avenue east of Sespe Street	50.7	12	4	1
66	Patterson Road south of Doris Avenue	52.5	18	6	2
67	Pleasant Valley Road south of East Fifth Street (SR 34)	69.4	861	272	86
68	Pleasant Valley Road west of Las Posas Road	68.2	663	210	66
69	Portero Road east of Lake Sherwood Drive East	62.8	193	61	19
70	Portero Road west of Stafford Road	59.9	97	31	10
71	Portero Road west of Hidden Valley Road	52.4	17	6	2
72	Portero Road at Milepost 2.75	58.6	73	23	7
73	Portero Road east of Lewis Road	62.7	188	59	19
74	Rice Avenue south of East Fifth Street (SR 34)	72.9	1,936	612	194
75	Rice Avenue north of Channel Islands Boulevard	71.9	1,559	493	156

Corridor and Segment		Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
76	Rice Avenue north of Hueneme Road	59.8	96	30	10
77	Rice Road south of Lomita Avenue	59.8	96	30	10
78	Rose Avenue south of Los Angeles Avenue (SR 118)	64.2	265	84	26
79	Rose Avenue south of Central Avenue	64.5	279	88	28
80	Rose Avenue north of Collins Street	67.3	540	171	54
81	Santa Ana Boulevard east of Ventura River	58.8	76	24	8
82	Santa Ana Road south of Baldwin Road (SR 150)	54.6	29	9	3
83	Santa Ana Road south of Santa Ana Boulevard	60.7	119	37	12
84	Santa Clara Avenue north of Friedrich Road	69.0	803	254	80
85	Santa Clara Avenue south of Los Angeles Avenue (SR 118)	69.9	983	311	98
86	Santa Rosa Road west of Moorpark Road	70.8	1,203	380	120
87	Santa Rosa Road west of East Las Posas Road	69.0	801	253	80
88	Santa Susana Pass Road east of Katherine Road	58.2	66	21	7
89	Sespe Street north of South Mountain Road	61.6	144	45	14
90	Sespe Street south of Pasadena Avenue	55.7	37	12	4
91	South Mountain Road east of Balcom Canyon Road	55.1	32	10	3
92	South Mountain Road south of Santa Clara River	58.4	69	22	7
93	Stockton Road east of Balcom Canyon Road	56.4	43	14	4
94	Sturgis Road west of Pleasant Valley Road	65.4	350	111	35
95	Tapo Canyon Road south of Bennett Road	52.8	19	6	2
96	Telegraph Road west of Briggs Road	65.2	331	105	33
97	Telegraph Road west of Olive Road	64.7	292	92	29
98	Tico Road north of Ventura Avenue (SR 150)	56.6	46	14	5
99	Tierra Rejada Road east of Moorpark Freeway (SR 23)	71.8	1,526	483	153
100	Torrey Road south of Telegraph Road (SR 126)	56.9	49	16	5
101	Valley Vista Drive south of Calley Aurora	59.5	88	28	9
102	Ventura Avenue north of Canada Larga Road	57.5	57	18	6
103	Ventura Avenue north of Shell Road	60.2	105	33	10
104	Victoria Avenue south of Olivas Park Drive	73.8	2,386	755	239
105	Walnut Avenue north of Los Angeles Avenue (SR 118)	53.3	21	7	2
106	Wendy Drive north of Gerald Drive	63.6	229	72	23
107	Wood Road south of Hueneme Road	58.8	75	24	7
108	Wood Road south of East Fifth Street (SR 34)	67.8	601	190	60
109	Wooley Road west of Rice Avenue	68.4	694	219	69
110	Yerba Buena Road north of Pacific Coast Highway (SR 1)	49.4	9	3	1
Freeways / Highways					
111	SR 1 at Calleguas Creek	73.7	2,368	749	237
112	SR 1 at Seaclyff Colony, Junction SR 101	66.9	488	154	49
113	SR 1 at Las Cruces, SR 101, Mobil Oil Pier	59.1	81	26	8
114	SR 23 at Grimes Canyon Road	69.9	987	312	99
115	SR 23 at Junction SR 126, Ventura Road	67.7	585	185	59
116	SR 33 at West Junction SR 150, Baldwin Road	66.7	465	147	47
117	SR 33 at Los Padres National Forest Boundary	55.5	35	11	4
118	SR 33 at Sespe Gorge Maintenance Station	51.0	13	4	1
119	SR 33 at Ventura/Santa Barbara County Line	53.9	25	8	2
120	SR 34 at Junction SR 118, Los Angeles Avenue	68.4	692	219	69
121	U.S. Highway 101 at Victoria Avenue	80.9	12,207	3,860	1221
122	U.S. Highway 101 at Ventura/Santa Barbara County Line	79.5	8,815	2,787	881

7. Hazards and Safety Element

Corridor and Segment		Noise (dBA CNEL) at 50 feet from Roadway	Noise Contour Distance in Feet		
			60 dBA	65 dBA	70 dBA
123	SR 118 at Junction SR 232 (Westbound)	75.8	3,761	1,189	376
124	SR 118 at SR 34, Somis Road (Westbound)	72.5	1,787	565	179
125	SR 118 at Grimes Canyon Road	72.8	1,919	607	192
126	SR 118 at West Junction SR 23, Moorpark Avenue	71.7	1,475	466	147
127	SR 118 at East Junction SR 23, Spring Road	72.5	1,780	563	178
128	SR 150 at Santa Barbara/Ventura County Line	49.1	8	3	1
129	SR 150 at Junction SR 33 South (South)	63.0	197	62	20
130	SR 150 at Santa Paula North City Limit	59.0	80	25	8
131	SR 232 and Junction SR 118	65.8	381	120	38

Notes: SR = State Route; dBA = a-weighted decibels;

Gray shaded cells reflect roadway segments exceeding 60 dBA CNEL at 50 feet from the roadway centerline.

All modeling assumes average pavement, level roadways (less than 1.5% grade), constant traffic flow, and does not account for shielding of any type or finite roadway adjustments. All noise levels are reported as A-weighted noise levels.

Source: Modeled by Ascent Environmental in 2019; based on traffic data provided by GHD (2019).

HAZ-9.3 Development Along Travel Routes

The County shall evaluate discretionary development for noise generated by project-related traffic along the travel route to the nearest intersection which allows for movement of traffic in multiple directions. In all cases, the evaluation of project-related roadway noise shall be evaluated along the travel route(s) within 1,600 feet of the project site. (RDR)

HAZ-9.4 Acoustical Analysis Required

The County shall require an acoustical analysis by a qualified acoustical engineer for discretionary development involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors and shall recommend noise control measures for mitigating adverse impacts. (RDR)

HAZ-9.5 Site and Building Design



The County shall require discretionary development and County-initiated projects to comply with adopted noise standards through proper site and building design features, such as building location and orientation, setbacks, natural barriers and vegetation, and building construction. The County shall only consider sound walls if noise mitigation measures have been evaluated or integrated into the project and found infeasible. (RDR)

HAZ-9.6 Airport Noise Compatibility



The County shall use the aircraft noise analysis prepared for local airports or the noise contours from the current NBVC-Point Mugu Air Installations Compatible Use Zones (AICUZ) study, as most appropriate for a project location, as an accurate mapping of the long-term noise impact of the airport's aviation activity. The County shall restrict new discretionary residential land uses to areas outside of the 60 decibel Community Noise Equivalence Level (dB CNEL) aircraft noise contour unless interior noise levels can be mitigated to meet a maximum 45 dB CNEL. (RDR)

HAZ-9.7

Noise Control Priorities

The priorities for noise control for discretionary development shall be as follows:

1. Reduction of noise emissions at the source.
2. Attenuation of sound transmission along its path, using barriers, landform modification, dense plantings, building orientation and placement, and the like.
3. Rejection of noise at the reception point using noise control building construction, hearing protection or other means.

(RDR)

HAZ-9.8

Implement Noise Control Measures for Traffic Noise

The County shall require noise control measures to be implemented along roadways for new discretionary development generating traffic noise if either of the following circumstances would exist:

- The discretionary development would result in traffic noise levels above a County noise compatibility standard stated in Policy HAZ 9.2 in an area where traffic noise levels, under existing conditions, do not exceed the County noise compatibility standard; or,
- The discretionary development would result in an increase in traffic noise levels of 3 dBA or greater in an area where traffic noise levels under existing conditions exceed a County noise compatibility standard stated in Policy HAZ 9.2.

Noise control measures may include increased vegetation, roadway pavement improvements and maintenance, and site and building design features. If such measures are not sufficient to reduce a new discretionary development's fair-share of traffic-generated noise at sensitive receptors, a sound wall barrier may be constructed. All feasible¹ noise reduction measures shall be implemented to ensure the development's fair-share of traffic-generated noise is reduced, consistent with Policy HAZ 9.2. (RDR)

EIR

¹ "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.

7.10 Air Quality

Air quality is the concentration of various pollutants in the atmosphere for a specific location or area. Air quality conditions at a particular location are a function of the type and amount of air pollutants emitted into the atmosphere, the size and topography of the regional air basin, and the prevailing weather conditions. Air quality is an important natural resource that influences public health and welfare, the economy, and quality of life. Air pollutants have the potential to adversely impact public health, the production and quality of agricultural crops, native vegetation, visibility, buildings, and other structures and materials.

The Ventura County Air Pollution Control District (VCAPCD), the local lead air quality regulatory agency for Ventura County, maintains air quality conditions through comprehensive programs of planning, regulation, enforcement, technical innovation, incentive programs and promotion of the understanding of air quality issues. The Ventura County Air Pollution Control District (VCAPCD) adopted the 2016 Ventura County Air Quality Management Plan (AQMP) to outline the county's strategy for attaining the 2008 Federal 8-hour ozone standard by 2020, as required by the Clean Air Act Amendments of 1990 and applicable United States Environmental Protection Agency (U.S. EPA) clean air regulations.



Goals, policies, and implementations addressing reduction in greenhouse gas (GHG) emissions and other climate change topics are addressed in Chapter 6, Conservation and Open Space Element.

HAZ-10

To promote a high level of air quality in order to protect public health, safety, and welfare, and mitigate any adverse air quality impacts to the maximum extent feasible.

HAZ-10.1



Air Pollutant Reduction

The County shall strive to reduce air pollutants from stationary and mobile sources to protect human health and welfare, focusing efforts on shifting patterns and practices that contribute to the areas with the highest pollution exposures and health impacts. (MPSP, RDR, SO, IGC, PI, JP)

HAZ-10.2

Air Quality Management Plan Consistency

The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations. (RDR)

HAZ-10.3

Air Pollution Control District Rule and Permit Compliance

The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD. (RDR)

HAZ-10.4

Engagement with Air Quality Management Plan

When the Ventura County Air Pollution Control District (VCAPCD) updates the Air Quality Management Plan, the County shall actively engage continuously and throughout the process. (IGC)

HAZ-10.5



Air Pollution Impact Mitigation Measures for Discretionary Development

The County shall work with applicants for discretionary development projects to incorporate bike facilities, solar water heating, solar space heating, incorporation of electric appliances and equipment, and the use of zero and/or near zero emission vehicles and other measures to reduce air pollution impacts and reduce greenhouse gas (GHG) emissions. (RDR)

HAZ-10.6



Transportation Control Measures Programs

The County shall continue to work with the Ventura County Air Pollution Control District (VCAPCD) and Ventura County Transportation Commission (VCTC) to develop and implement Transportation Control Measures (TCM) programs consistent with the APCD's Air Quality Management Program (AQMP) to facilitate public transit and alternative transportation modes within the county. (IGC, FB)

HAZ-10.7



Fuel Efficient County Vehicles

When purchasing new County vehicles, the County shall give strong preference to fuel efficient vehicles, including the use of zero emission vehicles when feasible. (SO, FB)

HAZ-10.8



Alternative Transportation Modes

The County shall promote alternative modes of transportation that reduce single-occupancy vehicle (SOV) travel and enhance "last-mile" transportation options to improve air quality. (IGC, JP, PI)

HAZ-10.9

Mitigation of Objectionable Odors

The County shall require that discretionary development which will create objectionable odors that could affect a substantial number of people are appropriately mitigated. The project, pursuant to state law, shall be required to operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District (VCAPCD), with emphasis on Rule 51, Nuisance throughout the life of the permit. (RDR)

HAZ-10.10



Smoke-Free Environments

The County shall continue to designate, promote, and enforce smoke-free environments to reduce toxins in the air and exposure to second-hand smoke. (PI, SO)

HAZ-10.11

Air Quality Assessment Guidelines

In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy. (RDR)

HAZ-10.12



Conditions for Air Quality Impacts

The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encourage in project design. (RDR)

HAZ-10.13



Construction Air Pollutant Best Management Practices

Discretionary development projects that will generate construction-related air emissions shall be required by the County to incorporate best management practices (BMPs) to reduce emissions. These BMPs shall include the measures recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise to the extent applicable to the project. (RDR)

HAZ-10.14



Fugitive Dust Best Management Practices

The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds. (RDR)

HAZ-10.15



Health Risk Assessments for Sensitive Land Uses Near Heavily Traveled Transportation Corridors

The County shall require discretionary development for land uses that include sensitive receptors be located at least 1,000 feet from any road with traffic volumes that exceed 50,000 vehicles per day. New sensitive receptor structures can be located within 1,000 feet from a new or existing road with traffic volumes that exceed 50,000 vehicles per day only if a project applicant first prepares a qualified, site-specific health risk assessment (HRA). The HRA shall be conducted in accordance with guidance from VCAPCD and approved by VCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. No further action shall be required if an HRA demonstrates that the level of cancer risk would be less than 10 in 1 million. Project design features that may be considered in the HRA may include, but are not limited to: installing air intakes furthest away from the heavily traveled transportation corridor; installing air filtration (as part of mechanical ventilation systems or stand-alone air cleaner); using air filtration devices rated MERV-13 or higher; requiring ongoing maintenance plans for building HVAC air filtration systems; limiting window openings and window heights on building sides facing the heavily traveled transportation corridor; or permanently sealing windows so they don't open on the side of the building facing the heavily traveled transportation corridor; and installing vegetative barriers, considering height and cover thickness, to create a natural buffer between sensitive receptors and the emissions source. For purposes of this policy, "sensitive receptors" means populations or uses that are more susceptible to the effects of air pollution than the general population such as long-term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds. (RDR)

7.11 Increasing Temperatures

Temperature-related impacts from anthropogenic climate change are likely to affect the county in several ways. Increased average temperatures, along with more frequent extreme heat days and waves, will likely exacerbate existing high temperatures in developed areas that experience the phenomenon known as the urban heat island effect (UHIE). In built-up areas, vegetation is sparse, and roofs and pavement dominate the landscape, absorbing and retaining heat during daytime hours and releasing heat at night. Other human activities that contribute to the UHIE include combustion-engine vehicles and air conditioning. To help curb the UHIE in developed areas, the County will need to incorporate “green” and “cool” infrastructure into new and existing development. Examples of green infrastructure include trees and climate-appropriate landscaping for increased shade and reduced surface area of pavement. Ventura County will also need to incorporate cool pavement and cool roofs in new and existing development while also planting more shade trees in parking lots.

HAZ-11

To improve resilience to increasing temperatures resulting from climate change.

HAZ-11.1



Critical Vulnerable Infrastructure

The County shall identify and protect critical infrastructure locations that are vulnerable to damage from extreme heat. (SO, FB, PSR, IGC)

HAZ-11.2



Climate Change-Related Partnerships

The County shall partner with Southern California Association of Governments (SCAG), utilities, nonprofit organizations and other entities to implement future and ongoing heat-related climate change initiatives. The County’s partnership in ongoing programs and future initiatives could include helping other organizations increase participation in existing programs through education and promotion, and by using and integrating them in County programs and activities, where feasible. (JP)

HAZ-11.3



Limit Impacts of Climate Change on Designated Disadvantaged Communities

The County shall work with public, private, and nonprofit partners to limit impacts of climate change on Designated Disadvantaged Communities by focusing planning efforts and interventions on communities with the highest need and ensuring representatives of these communities have a role in the decision-making process for directing climate change response. (MPSP, SO)

HAZ-11.4



Education and Outreach on Effects of Climate Change

The County shall support efforts of agencies and organizations that provide effective education and outreach to Designated Disadvantaged Communities on the effects of climate change, including increasing temperatures, wildfires, flooding, sea level rise, poor air quality, extreme weather events, disease prevention, and other public health effects. (PI)

HAZ-11.5



Outdoor Worker Protection

The County shall work with State and County health agencies and local organizations to provide educational programs and resources targeted at reducing the impacts of exposure to sun and heat. (ICG, JP, PI)

7. Hazards and Safety Element

HAZ-11.6



Accessible Cooling Centers

The County shall expand partnerships with local governments, non-government organizations, churches, and businesses to provide additional cooling centers, particularly in designated disadvantaged communities. (SO, IGC, JP, PI)

HAZ-11.7



Green Building Design Features

The County shall encourage development to include new building designs or retrofits to improve building performance through strategic building design features, including to reduce energy usage, solar-reflective white roofs, solar panels, green roofs (vegetation on roofs), and battery storage for energy. (RDR)

HAZ-11.8



Undergrounding Utilities

The County shall work with utility providers to underground overhead power lines (both existing and as part of discretionary development) to increase the resilience of the energy grid and reduce wildfire potential, especially in Existing Communities. (JP) [

HAZ-11.9



Urban Greening

The County shall promote the use of urban greening techniques, such as cool pavement technology, parking lot shading, landscaping, and other methods to offset climate change impacts and reduce greenhouse gas emissions for discretionary development and County-initiated projects. (RDR, FB, SO)

HAZ-11.10



Solar Photovoltaic Carports

The County shall promote the use of solar photovoltaic carports for discretionary development and County-initiated projects. (RDR)

7.12 Emergency Response

As demonstrated by several natural disasters in California in recent years, planning for access and evacuation is a key to protecting public health and safety and providing efficient access for first responders. In Ventura County, evacuation planning is an important aspect of preparing for a range of potential natural disasters, including wildfire, flooding, seismic, tsunami events.

In addition to policy on evacuation, this section covers the planning and placement of essential facilities. This is necessary to ensure that the first responders for the county are available and able to respond when disaster strikes.

Wildfires are fast-moving, complex and dynamic events. Evacuation decisions are complicated and directly impacted by changing conditions. Preparing static, pre-determined evacuation maps/routes are not effective as they do not take into account unforeseeable conditions such as fire rates of spread, fuel modeling, wind, topography, resource availability, viable transportation routes and the population at risk to include individuals with access and functional needs in the impacted area. Wildfire conditions change and evolve rapidly in unpredictable ways. Hence, the County utilizes a robust emergency notification system to provide timely instructional information to residents in an emergency. The VC Alert emergency notification system is a local emergency notification system that is used to send messages to landline telephones, cellular telephones, TTY/TTD devices, fax, email, and instant messaging services. VC Alert can send both text and recorded voice messages, and the text-to-speech engine is able to send notifications in multiple languages. When a wildfire poses a risk to life, property and/or the environment, the VC Alert system is used to send actionable evacuation information to residents to take action to save their lives. Every VC Alert message includes a phone number to the County Incident Information Hotline and the link to the VCEmergency.com webpage where residents can receive real-time incident information showing an interactive map of fire perimeters, road closures, evacuation shelters, and more.

Policies and programs relating to wildfire hazard planning and response, including the location of new essential public facilities; emergency services/vehicle accessibility; collaboration between emergency service providers; adequate water supply, fire flow, access, and response times for firefighting purposes; fire station locations, facilities, public services and infrastructure availability; fire protection standards for new development; mutual training/aid agreements; and response times can be found in the Public Facilities and Services Element. Additional information about fire hazard planning can be found in the 2040 General Plan Background Report as well as the following sources, as may be amended:

- Ventura County Multi-Hazard Mitigation Plan;
- Ventura County Fire Protection District Unit Strategic Protection Plan;
- Ventura County Fire Protection District ordinances and fire prevention guidelines;
- Ojai Valley Fire Safe Council Community Wildfire Protection Plan;
- Santa Monica Mountains Community Wildfire Protection Plan; and
- Ventura County Fire Protection District Personal Action Plan.

Additional specific information can be found in the following sources, as may be amended:

- Historical data regarding wildfires in Ventura County can be found in Section 11.3 of the Wildfire Hazards chapter of the 2040 General Plan Background Report, and the Ventura County Multi-Hazard Mitigation Plan at <https://www.ReadyVenturaCounty.org/>.
- Maps of the location and extent of fire hazard severity zones and fire hazards areas by local/state/federal responsibility area can be found in Section 11.3 of the Wildfire Hazards chapter of the 2040 General Plan Background Report.
- The Ventura County Multi-Hazard Mitigation Plan includes an analysis of the potential level of impact of wildfire to the County's landmass, population, residential structures, and critical facilities/infrastructure in the high and very high fire severity zones. This plan can be found at <https://www.ReadyVenturaCounty.org/>.
- A description of the local, state, and federal agencies with responsibility for fire protection can be found in the Ojai Valley Fire Safe Council Community Wildfire Protection Plan at <https://www.firesafeojai.org/>, and the Ventura County Unit Strategic Fire Plan. This plan is available by request from the Ventura County Fire Protection District.
- Development standards in SRAs and VHFHSZs that meet SRA Fire Safe Regulations and regulations pertaining to Fire Hazard Reduction Around Buildings and Structures can be found in Section 11.3 of the Wildfire Hazards chapter of the 2040 General Plan Background Report, and Ventura County Fire Protection District Ordinance 29 Fire Apparatus Access Code; Ventura County Fire Protection District Ordinance 31 Fire Code (including Section W106.1 Plans); Ventura County Fire Protection District Fire Hazard Reduction Program Standards and Guidelines, including Standard 501: Fire Apparatus Access; Standard 502: Premises Identification; Standard 515: Defensible Space and Fuel Modification Zones; and Standard 14.5.3: Fire Hydrants. Ventura County Fire Protection District ordinances, standards, and guidelines can be found on the Ventura County Fire Protection District website. The Ventura County Multi-Hazard Mitigation Plan on the <https://www.ReadyVenturaCounty.org/> website also includes a recommended potential mitigation action pertaining to fuel modification plans for new development (Mitigation Action Numbers OA 20 in the 2015 Plan), and for elderly, disabled, and low-income property owners (Mitigation Action Numbers OA 19 in the 2015 Plan).
- Fire protection standards regarding fire flow requirements in areas without adequate and reliable water supply systems can be found in Ventura County Fire Protection District Ordinance 31, Appendix B, which is posted on the Ventura County Fire Protection District website.
- Vegetation hazard mitigation and maintenance measures can be found in the Ventura County Unit Strategic Fire Plan. This plan is available by request from the Ventura County Fire Protection District. The Ventura County Multi-Hazard Mitigation Plan also includes information pertaining to vegetation hazard mitigation and maintenance measures (Mitigation Action Number OA 21 in the 2015 Plan) on the [ReadyVenturaCounty.org](https://www.ReadyVenturaCounty.org/) website.

- Standards pertaining to vegetative clearance on public roadways can be found in Ventura County Fire Protection District Ordinance 31 Fire Code (Section W105.3 Clearance of Brush or Vegetative Growth from Roadways), which is posted on the Ventura County Fire Protection District website. The Ventura County Unit Strategic Fire Plan describes annual fuel bed maintenance activities by the Fire District for fire, utility, and ranch roads. This maintenance includes assessment, repair, grading, and roadside brush removal. The Unit Plan is available by request from the Ventura County Fire Protection District.
- Information pertaining to community fire breaks can be found in the Ventura County Multi-Hazard Mitigation Plan (Mitigation Actions Numbers OA 20 and OA 21 in the 2015 Plan) on the <https://www.ReadyVenturaCounty.org/> website.
- Information pertaining to emergency response performance standards can be found in the Ventura County Fire Protection District Regional Fire Services Standards of Cover Analysis. This analysis is available by request from the Ventura County Fire Protection District.
- Public education and outreach regarding defensible space and evacuation can be found in VCFD Ordinance 31 Fire Code and the Ventura County Fire Protection District Fire Hazard Reduction Program links on the Ventura County Fire Protection District website.



Goals, policies, and implementation programs concerning public safety service provision can be found in Chapter 5, Public Facilities, Services, and Infrastructure Element.

HAZ-12

To provide for the safe and efficient evacuation of residents in times of need.
(Source: New Goal)

HAZ-12.1

Access Points for New Subdivisions

The County shall require new residential subdivisions to provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed if a single proposed access road conforms to the County Road Standards, Ventura County Fire Department Access Standards, and when the County Fire Chief approves the proposed deviation. (RDR)

HAZ-12.2

Countywide Hazard Mitigation Planning

The County shall continue to maintain and periodically update the Ventura County Emergency Operations Plan and the Ventura County Hazard Mitigation Plan covering hazards in the county. (MPSP, IGC, PI)

7. Hazards and Safety Element

HAZ-12.3

Siting of Essential Facilities

The County should not site essential facilities, public safety or emergency service facilities, special occupancy structures, or hazardous materials storage facilities in areas subject to the following hazard areas, as defined in the County Multi-Hazard Mitigation Plan (Ventura County Sheriff's Office of Emergency Services), unless the structure is designed to mitigate the hazard:

- in tsunami hazard areas, as defined in the Tsunami Operational Area Response Guide (Ventura County Sheriff's Office of Emergency Services);
- geologic or seismic hazard areas;
- areas subject to liquefaction, landslide, or seiche hazards; and
- subsidence or hydroconsolidation.

(RDR)

HAZ-12.4

Emergency Water and Sanitation Education



The County shall determine best practices for water and sanitation and other measures for coping with emergencies of multiple days' duration and shall provide guidance to the public based on the findings. (SO, PI)

HAZ-12.5

Alert and Warning Systems

The County shall continue to maintain a comprehensive, coordinated and robust alert and warning program to communicate threats and hazards to residents before, during and after an emergency. (SO)

7.13 Implementation Programs









Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
A Develop and Implement Educational Programs for Wildfire Resilience In coordination with federal, state, and local partners (e.g., CAL FIRE), the County shall update and maintain educational programs related to such issues as: <ul style="list-style-type: none"> Learning how to recognize the first signs of fire and take appropriate action; Living with the risks of fire within the wildland/urban interface; and Methods of improving the resilience of homes and other structures. 	HAZ-1.1 HAZ-1.2 HAZ -1.6	FD	■				■
		CEO					
B Wildfire Vulnerability Assessment and Mapping In collaboration with the federal, state, and local partners (e.g., CAL FIRE), U.S. Forest Service, other agencies involved in wildfire response planning), the County shall update and map new locations that may be vulnerable to wildfire hazards including: damage to electrical, transportation, and communication infrastructure; increased rates of erosion, landslide, and water quality degradation; loss of residential, commercial, and industrial structures; and ecological disturbance. 	HAZ-1.6 HAZ-1.8 HAZ-12.2	RMA		■			■
		IT FD PWA					

7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
C Post-Fire Assessments Directly following a wildfire disaster, the County shall conduct a post-fire assessment to identify vulnerabilities and projects that address vulnerabilities. The goal of the post-fire assessment shall be to protect public safety, enhance access and evacuation, and reestablish essential functional needs to communities and ecosystems to minimize flooding, protect water quality, reduce landslide and debris flow occurrence, and limit pollution.	HAZ-1.7	FD VCISO RMA PWA CEO GSA					■
D Dam Failure Contingency Plans The County Sheriff's Department, Office of Emergency Services shall review and revise the Dam Failure Contingency section of the Multi-Hazard Mitigation Plan every five years and continue to provide public information on dam failure preparedness and response.	HAZ-2.6 HAZ-12.2	VCISO PWA n/a					■
E Update Tsunami Information The County shall update planning documents, maps, and the Operational Area Tsunami Evacuation Plan, when necessary to reflect the most current tsunami information, and identify actions necessary to mitigate property damage, and maintain evacuation readiness. (MPSP, SO)	HAZ-2.7 HAZ-12.2	VCISO HCA FD					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
F Develop Climate Change Impact Assessment The County shall work with the Naval Base Ventura County (NBVC), other jurisdictions, the Oxnard Harbor District (OHD), California Department of Conservation, and the Department of Defense (DOD) to develop a Climate Change Impact Assessment that addresses issues related to climate change and military installations, including sea level rise, wildfires, and stormwater runoff intensities. <div>CAP</div>	HAZ-3.1 HAZ-3.2 HAZ-11.1	PWA RMA CEO		■			
G Communication Program for Property Owners at Risk from Sea Level Rise The County shall seek funding to prepare and implement a communication program that periodically provides updates to the Board of Supervisors, and other stakeholders regarding impacts from sea level rise and planning decisions to address those impacts. <div>CAP</div>	HAZ-3.1 HAZ-3.3	RMA CEO	■				■
H Sea Level Rise Analysis in Siting and Design of New Development The County shall consider the feasibility of amending the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance to require technical analysis of projected sea level rise exposure for the siting and design of new discretionary development. <div>CAP</div>	HAZ-3.1	RMA n/a		■			




7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
I Estuaries, Wetlands, and Groundwater Basins Resilience The County shall coordinate with regional stakeholders to assess vulnerabilities from the effects of, and opportunities to enhance the resiliency to, sea level rise on estuaries, wetlands, and groundwater basins. This assessment should consider factors that influence the conditions of an estuary or wetland, including sea level rise, rainfall, surface heat budget, wind, and ocean acidification. 	HAZ-3.1	RMA <hr/> n/a					
J Hazardous Materials Business Plan and Hazardous Materials Response Plans The County shall continue to require Hazardous Materials Business Plans and Hazardous Materials Response Plans for any business which handles hazardous material to ensure that plans for emergency response to a release or threatened release of a hazardous material and/or waste are maintained and monitored. 	HAZ-5.1 HAZ-5.2 HAZ-5.3 HAZ-5.5 HAZ-5.6 HAZ-5.7 HAZ-5.8	RMA(EHD) <hr/> FD					
K Marine Oil Spill Response Planning For County facilities that could potentially be the source of a marine oil spill or onshore oil spill, the County shall develop, exercise, review, and share their prevention and response plans with regulatory and emergency agencies. The County shall also continue to participate in the California Department of Fish and Wildlife Office of Spill Prevention and Response Area Contingency Plan process.	HAZ-7.1	VCISO FD <hr/> OES RMA					



Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
L Alert and Warning System Implementation The VC Alert Emergency Notification System shall be used to provide timely instructional information to residents in an emergency. The County shall also continue to engage in outreach efforts to inform the public about the VC Alert System such as distributing printed informational materials at County- and city-sponsored community events and meetings. Furthermore, the County shall maintain and update an incident webpage to serve as a single, central location for residents to receive real-time emergency information during an emergency. The VCEmergency.com website provides the public with real-time incident information such as evacuation locations, road closures, human and animal evacuation shelters, fire perimeters, and more.	HAZ-12.5	VCSO (OES) <hr/> FD					■
M Update Coastal Area Signage The County shall update coastal and beach signage, when necessary, to identify appropriate public access locations to the beach, coastal areas, and wetlands near Point Mugu so as not to breach military security.	HAZ-8.1	PWA <hr/> n/a					■
N Frequency Spectrum Areas of Concern The County shall work with Naval Base Ventura County (NBVC) to define criteria that can be used to determine when a discretionary project involving the use of the radio frequency spectrum that are close to military channels require review and coordination with the Navy to ensure that radio frequencies do not disrupt NBVC communications with aircraft.	HAZ-8.4	RMA <hr/> n/a					■




7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
O Solar Concentration Restriction The County shall modify the NCZO and CZO, if necessary, to prohibit the placement and use of facilities that use solar concentration for generation of commercial power that could generate glare and potential to disable pilots and impact flight or test operations at Naval Base Ventura County.	HAZ-8.5	RMA AIR	■				
P Identify Critical Infrastructure Vulnerable to Extreme Heat The County shall map locations of county-owned facilities and infrastructure that may be vulnerable to the effects of extreme heat. When necessary, the County will develop a plan to upgrade such infrastructure to be more resilient to periods of high heat, which may include the use of heat-tolerant, reflective, or other resilient types of materials.	HAZ-11.1	PWA RMA		■			
Q Standards for Solar Photovoltaic (PV) Carports in County Lots The County shall establish feasible standards for inclusion of solar PV carports in County-owned parking lots.	HAZ-11.1	PWA RMA GSA	■				
R Adaptation Grant Funding The County shall apply for grant funding for climate change adaptation planning efforts from available private and public sources.	HAZ-11.2 HAZ-11.3 HAZ-11.4 HAZ-11.7 HAZ-11.8	PWA RMA GSA					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
S Extreme Heat Education and Outreach The County shall provide multilingual education and outreach to residents and businesses to publicize the symptoms and dangers of heat-related illness, cooling center locations, how to sign up for the Ready Ventura County VC Alert Program, worker-related protections, and practical methods for preventing heat-related illness during periods of high heat. 	HAZ-11.3 HAZ-11.4 HAZ-11.5	HSA <hr/> CEO					■
T Cool Roof Ordinance The County shall adopt a Cool Roof Ordinance that exceeds the prescriptive cool roof requirements of the 2019 California Building Energy Efficiency Standard for Residential and Nonresidential Buildings by 25 percent (California Energy Code). Under a Cool Roof Ordinance, the County would require new construction to replace or re-coat 2,500 square feet for nonresidential and 1,250 square feet of roof space for residential buildings, or 72.5 percent or more of roofs. 	HAZ-11.6	RMA <hr/> n/a	■				
U Incentive Program for Passive Solar Home Design and Use of Green Roofs and Rooftop Gardens The County shall develop incentive programs to promote passive solar home design and the use of green roofs and rooftop gardens when feasible. The program shall include but may not be limited to, permit streamlining and permit fee reductions to apply passive solar home design to future residential buildings. 	HAZ-11.6 HAZ-11.8	RMA <hr/> CEO	■				

7. Hazards and Safety Element


Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
V Cool Pavements Standards The County shall incorporate cool pavement standards into the County's development standards for County and private development projects, in both new construction and changes to existing on-site paved surface areas (e.g., parking lots, private roadways, other hardscapes). 	HAZ-11.6 HAZ-11.7	PWA RMA GSA		■			
W Incentive Programs for Solar Photovoltaic (PV) Carports The County shall establish incentive programs, which may include rebate programs, permit fee reductions, and tax deductions, to incentivize the installation of solar photovoltaic (PV) carports in existing and future parking lots. 	HAZ-11.10	RMA n/a	■				
X Countywide Hazard Mitigation Plan The County Sheriff's Office of Emergency Services (OES) shall continue to maintain and update the Ventura County Multi-Hazard Mitigation Plan every five years and update the Ventura County Emergency Operations Plan every three years. Updates will include including mitigation measures and preparedness, response, and recovery strategies for hazards identified in this Element. To the extent feasible, County agencies shall, and other public agencies are encouraged to, participate in joint emergency planning and response training, and cooperatively respond to emergencies when they occur.	HAZ-12.2	VCISO HCA FD PWA	■				■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
Y Construction Air Pollutant Best Management Practices Discretionary development projects that will generate construction-related air emissions shall be required to include the following types of emission reduction measures and potentially others, as recommended by VCAPCD in its Air Quality Assessment Guidelines or otherwise, to the extent applicable to the project as determined by the County: maintaining equipment per manufacturer specifications; lengthening construction duration to minimize number of vehicle and equipment operating at the same time during the summer months; use of Tier 3 at a minimum, or Tier 4 if commercially available diesel engines in all off-road construction diesel equipment; and, if feasible ² using electric-powered or other alternative fueled equipment in place of diesel powered equipment.. 	HAZ-10.13	RMA					
		n/a					
Z Fugitive Dust Best Management Practices Discretionary development projects that will generate construction-related fugitive dust emissions shall be required by the County to include dust reduction measures recommended by VCAPCD in its Air Quality Assessment Guidelines, or otherwise, such as: <ul style="list-style-type: none"> The area disturbed by clearing, grading, earth moving, or excavation 	HAZ-10.14	RMA					
		n/a					

² “Feasible” means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of “feasible” set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines section 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA

7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	<p>operations shall be minimized to prevent excess amounts of dust.</p> <ul style="list-style-type: none"> ■ The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excess amounts of dust. ■ Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of watering (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities. ■ Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities: ■ All trucks shall be required to cover their loads as required by California Vehicle Code Section 23114. ■ All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. ■ Graded and/or excavated inactive areas of the construction site shall be monitored by (indicate by whom) at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and 						

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.</p> <ul style="list-style-type: none"> ■ Signs shall be posted on-site limiting traffic to 15 miles per hour or less. ■ During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with VCAPCD when winds are excessive. ■ Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads. ■ Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. <p></p>							

7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
AA Prohibit Natural Gas Infrastructure in New Residential and New Commercial Development To support the proposed reach codes under COS-S, the 2040 General Plan shall include a new program in the Hazards and Safety element that prohibits the installation of new natural gas infrastructure in new residential development through amendments to the Ventura County Building Code. This program shall also be extended to new commercial development including but not limited to offices, retail buildings, and hotels. The County may exempt new commercial development from these requirements upon making findings based on substantial evidence that the use of natural gas is critical to business operations, and that it is not feasible ³ to replace critical appliances or equipment with electricity powered equivalents. This program shall be completed no later than 2023. EIR	COS-10.1, COS-10.2, COS-10.3, COS-10.4	RMA	■				
		n/a					
BB Building Energy Saving Ordinance for Industrial Buildings To address GHG emissions associated with electricity consumption by industrial buildings, which were not quantified in the GHG Inventory and Forecasting due to utility privacy rules, the County shall implement a program to adopt a Building Energy Saving Ordinance, no later than 2025, for industrial buildings over 25,000 square feet in size, modeled after the local benchmarking ordinances adopted in other	COS-10.1, COS-10.2, COS-10.3, COS-10.4	RMA	■				■
		n/a					

³ “Feasible” means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of “feasible” set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>local jurisdictions in California (CEC 2019). The County shall prepare reports showing the energy performance of industrial buildings relative to similar buildings in California and the United States and make these reports available to the public by request. The County, through its building department shall provide recommendations on energy efficiency retrofits and green building strategies to improve energy performance to property owners and tenants subject to the reporting requirements.</p> <p>EIR</p>							
<p>CC Revise the Construction Noise Threshold Criteria and Control Plan</p> <p>The County shall revise the Construction Noise Threshold Criteria and Control Plan within one year of 2040 General Plan adoption to consider all potential vibration-inducing activities and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional construction activities with the potential to result in structural damage or excessive groundborne noise. Items that shall be addressed in the plan include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Ground vibration-producing activities, such as pile driving and blasting, shall be limited to the daytime hours between 7:00 a.m. to 7:00 p.m. on weekdays or 9:00 a.m. to 7:00 p.m. on weekends and holidays. If pile driving is used, pile holes shall be predrilled to the maximum feasible depth to reduce the number of blows required to seat a pile. All construction equipment on construction sites shall be operated as far away from vibration-sensitive sites as reasonably possible. Earthmoving, blasting and ground-impacting operations shall be phased 	HAZ-9.2	RMA	■				■
		n/a					

7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	<p>so as not to occur simultaneously in areas close to sensitive receptors, to the extent feasible. The total vibration level produced could be significantly less when each vibration source is operated at separate times.</p> <ul style="list-style-type: none"> Minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving and blasting) for the purpose of preventing damage to nearby structures shall be established. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures. Minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving and blasting) for the purpose of preventing negative human response shall be established based on the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the type of sensitive receptor. Established setback requirements (i.e., 300 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess 						

Programs		Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
			Supporting Department(s)					
	<p>of 80 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 80 VdB.</p> <ul style="list-style-type: none"> All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Ventura County so as not to exceed the recommended FTA levels. Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, nondisplacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible ⁴to reduce vibration levels. 							
DD	<p>Coordinated Identification of Dwellings in a State Responsibility or Very High Fire Hazard Severity Zone</p> <p>Prior to July 1, 2021, and every five (5) years thereafter, the County Fire Protection District shall assist the California Board of Forestry and Fire Protection in surveying the County and preparing a list identifying all existing subdivisions over 30 dwellings located in a state responsibility area or a</p>	HAZ-1.4 HAZ-1.5	FD n/a	■				

⁴ “Feasible” means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors” as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of “feasible” set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.

7. Hazards and Safety Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
	very high fire hazard severity zone, identified pursuant to Section 51178 of the Government Code, without a secondary egress route and that are at significant fire risk. The County shall consult and assist the California Board of Forestry and Fire Protection and with the California State Fire Marshall to develop recommendations to improve fire safety in the identified subdivisions.						

Please see the next page.



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8

8. Agriculture Element

Ventura County's temperate climate with warm, wet winters and hot, dry summers coupled with fertile soils, supports the cultivation of a diversity of agricultural commodities, including strawberries, celery, lemons, raspberries, avocados, nursery stock, tomatoes, peppers, cut flowers, cabbage, and kale. According to the State of California, Ventura County ranked eighth among California counties in total crop value in 2017 based on data from the County Agricultural Commissioner's Annual Crop and Livestock Report.

The areas that sustain agricultural commodity growth have a broad range of characteristics. For example, berry production requires a temperate moist climate, so most strawberry production is found close to the coast, surrounding the cities of Ventura, Oxnard, Camarillo, and Port Hueneme. The climate tends to be dryer and warmer further from the coast, favoring citrus crops. Specifically, the Highway 126 and 150 corridors are prime areas for citrus growth. The fertile soil combined with ideal temperate seasonal temperatures allow lemons, oranges, and mandarins to thrive. Some commodity types, such as avocados, can grow in a variety of climate regions, allowing them to flourish countywide.

The 2017 Crop and Livestock Report indicates that much of the county's agricultural production occurred on 95,850 acres of irrigated cropland out of a total farmed acreage of approximately 294,000 acres. Of the total farmed acreage, approximately 198,000 acres are considered rangeland.

As with other agricultural regions in California, organic farming is an expanding economic growth opportunity. In Ventura County, organic farms specialize in vegetables and herbs, fruits and nuts, field and seed crops, and cut flowers and nursery production.

Goals and policies in this element are organized under the following headings:

Section	Title	Page
8.1	Agricultural Land Preservation.....	8-2
8.2	Agricultural and Urban Area Compatibility.....	8-4
8.3	Innovative Specialty Agriculture.....	8-5
8.4	Food Security.....	8-6
8.5	Sustainable Farming and Ranching.....	8-7
8.6	Agricultural Resilience	8-9
8.7	Implementation Programs.....	8-10



Farmworker and Farm Family Housing

A sustainable labor force is central to success of the county's agricultural sector, and access to affordable housing is a key factor. Housing is becoming even more important as the county's agriculture shifts to more labor-intensive crops and more of the farm/ranch labor in the county works year-round. Goals, policies, and implementation programs related to farmworker and farm family housing are included in Chapter 3, Housing Element.

Agricultural Economics

Goals, policies, and implementation programs related to agricultural economics are in Chapter 10, Economic Vitality Element.

8.1 Agricultural Land Preservation

This section focuses on reinforcing the County's commitment to agricultural land preservation. Ventura County is a leader in effectively preserving agricultural land through land use policies, intergovernmental agreements, conservation programs, and voter initiatives. The County has taken several actions to direct growth away from agricultural and open space lands including the development of, and adherence to, the Guidelines for Orderly Development, greenbelt agreements, Save Open Space & Agricultural Resources measures, the California Land Conservation Act, and the County's Initial Study Assessment Guidelines for implementing the California Environmental Quality Act (CEQA).

Guidelines for Orderly Development

Ventura County's "Guidelines for Orderly Development" (Guidelines) were originally adopted by the Board of Supervisors, all city councils within Ventura County, and the Ventura Local Agency Formation Commission (LAFCo) in 1969. The County revised and readopted the Guidelines in December 1996. The intent of the Guidelines is threefold: (1) clarify the relationship between the cities and the County with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use change requests. These Guidelines represent a unique, collaborative commitment to encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. General Plan goals, policies, and implementation programs that integrate the Guidelines are primarily contained in the Land Use and Community Character Element.

Greenbelt Agreements

Beginning in 1967, several cities and the County began adopting greenbelt agreements. These are voluntary agreements between the County and one or more cities to limit development of agricultural and/or open space areas within the unincorporated county. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County covering approximately 164,000 acres collectively.

California Land Conservation Act

The state adopted the California Land Conservation Act in 1965, set forth at Government Code section 51200 et seq. (LCA, also known as the Williamson Act), to provide tax incentives to encourage the protection of agricultural and open space land. In 1969, the County adopted, and has subsequently revised, its "Guidelines for Implementation of the Land Conservation Act of 1965/the Williamson Act" (LCA Guidelines). All land with an Agricultural land use designation in the General Plan is considered an Agricultural Preserve under the LCA. The

LCA is implemented through three contract types: LCA Contract, the Farmland Security Zone Area Contract (FSZA/LCA), and the Open Space Contract (OS/LCA). These contracts intend to preserve agricultural land and discourage its premature conversion to non-agricultural uses. Among other things, the LCA Guidelines establish eligibility criteria for these contracts. In exchange for the preservation of agricultural land, participating property owners receive a reduction of property taxes that are limited to the agricultural value of the property.

Initial Study Assessment Guidelines

The County adopted the Initial Study Assessment Guidelines (ISAGs) in 1992, and comprehensively revised them in April 2011. The ISAGs are intended to inform the public, project applicants, consultants, and County staff of the threshold criteria and standard methodology used in determining whether a project could have significant effects on the environment under CEQA. Regarding impacts to agricultural soils, the ISAGs state that any project that would result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique, or Local Importance on the State's Important Farmland Inventory will have a significant impact. Furthermore, any project that would result in the direct or indirect loss of agricultural soils exceeding certain acreage-loss thresholds identified in the ISAGs will be considered to have a significant impact.

Save Open Space & Agricultural Resources (SOAR)

Ventura County voters first approved the countywide SOAR initiative measure in 1998. The County SOAR initiative requires countywide voter approval (i.e., approval by voters in both the unincorporated county and incorporated cities) of most changes to the General Plan involving the Agricultural, Open Space, or Rural land use designations, and most changes to a General Plan goal or policy related to those land use designations. In November 2016 by countywide vote, SOAR was renewed and extended through 2050. Goals, policies, and implementation programs from the 1988 General Plan that were referenced in the 2016 SOAR initiative are included in this General Plan, with only minor non-substantive revisions.

The policies in this section seek to continue the protection of the County's agricultural lands and capabilities.

AG-1

To preserve and protect agricultural lands as a nonrenewable resource to assure the continued availability of such lands to produce food, fiber, and ornamentals.

AG-1.1



Agricultural Land Protection and Preservation

The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements. (RDR, MPSP)

AG-1.2

Agricultural Land Use Designation

The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil. (RDR, MPSP)

AG-1.3

Greenbelt Agreements

The County shall preserve agricultural land by retaining and expanding existing Greenbelt Agreements and encouraging the formation of additional Greenbelt Agreements. (MPSP, IGC)

AG-1.4 Land Conservation Act Contracts

The County shall encourage Land Conservation Act (LCA) contracts on irrigated farmlands and Open Space lands. (MPSP, IGC, PI)

AG-1.5 Facilities and Programs to Support Local Agriculture

The County shall encourage the continuation and development of facilities and programs that support agricultural production and enhance the marketing of county grown agricultural products.

AG-1.6 Support Economic Viability of Agriculture

The County shall improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.

AG-1.7 Encourage Purchase of Local Agricultural Products

The County shall encourage opportunities for Ventura County residents to buy local agricultural products.

AG-1.8 Avoid Development on Agricultural Land



The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible. (RDR)

8.2 Agricultural and Urban Area Compatibility

The County has measures in place to minimize conflicts between agricultural and urban land uses to ensure the long-term productivity of the agricultural sector, namely the Agricultural/Urban Buffer Policy and the Right-to-Farm Ordinance.

Agricultural/Urban Buffer Policy

The County's Agricultural/Urban Buffer Policy provides policy direction to prevent and/or mitigate conflicts that may arise at the agricultural/urban interface. This policy is intended to protect the economic viability and long-term sustainability of the county's agricultural industry. It applies where urban structures or ongoing non-farming activities are permitted adjacent to land in crop or orchard production or classified by the California Department of Conservation Important Farmland Inventory as Prime, Statewide Importance, Unique or Local Importance farmland. These guidelines apply to projects requiring discretionary approval by the County or a city where the proposed non-farming activity is abutting or on land zoned "Agriculture Exclusive," "Open Space," or "Rural Agriculture," and the farming activity is located outside a Sphere of Influence.

Right-to-Farm Ordinance

The County adopted the Right-to-Farm Ordinance in the late 1970s. It is administered by both the Planning Division through the Zoning Ordinance and by the County Agricultural Commissioner. The Right-to-Farm Ordinance is intended to support and provide a safeguard for existing agricultural and farming operations that could be threatened by encroaching residential development. This is achieved through mandatory disclosure notifications provided to property owners who will be developing residential uses adjacent or near existing agricultural operations. The disclosure informs people seeking to develop or purchase homes of the Right-to-Farm Ordinance and the potential impacts that may be generated by nearby farming operations. The Ordinance also protects farms from nuisance complaints associated with customary farming practices.

The policies in this section seek to enhance compatibility protections that will enhance the long-term viability of agricultural in Ventura County.

AG-2

To minimize conflicts between agricultural operations and urban land uses.

AG-2.1

Discretionary Development Adjacent to Agriculturally Designated Lands

The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands. (RDR)

AG-2.2

Impacts from Transportation Capital Improvements

The County shall plan transportation and other County capital improvements so as to avoid or mitigate impacts to important farmland to the extent feasible. (SO)

AG-2.3

Right-to-Farm Ordinance

The County's Right-to-Farm Ordinance shall be maintained and updated as needed to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas. (RDR)

AG-2.4

Hillside Erosion Control Ordinance

The County shall regulate hillside agricultural grading through the Hillside Erosion Control Ordinance and its oversight by the Public Works Agency. (RDR)

8.3 Innovative Specialty Agriculture

Ventura County's agricultural sector is a leading economic driver. The County has an opportunity to continue to support innovation and vitality in this sector through increased production of specialty agriculture, and utilization of Integrated Pest Management Strategies.

Ventura County's Mediterranean-type climate allows for tremendous diversity of production with over 60 different crops that each generate over \$1 million in gross receipts annually. The mild climate allows for significant crop production year-round allowing farmers to grow three and four crops annually in the same field. With that diversity, county farmers primarily grow "specialty crops," defined as "fruits and vegetables, tree nuts, dried fruits, and horticulture and nursery crops, including floriculture" by the United States Department of Agriculture (USDA).

Organic farming is a specialty agricultural sector regulated by the USDA and the Agricultural Commissioner. According to the USDA, organic operations must demonstrate that they are protecting natural resources, conserving biodiversity, and using only approved substances. In addition to increasing economic competitiveness, organic farming practices can result in fewer environmental impacts and help to maintain soil health. Organic farming emphasizes sustainable practices, including mixed-cropping patterns and crop rotation, which reduces water usage and maintains the soil structure.

Integrated Pest Management is an ecosystem-based strategy that focuses on long-term prevention of pests through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant crop varieties. Pesticides are used only after monitoring indicates they are needed

according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment.

While Ventura County has a successful agricultural economic sector, the County's agricultural lands can also be used to grow specialty agricultural crops, especially those aimed at the growing popularity of locally grown crops and animal products.

AG-3

To promote the expansion of agricultural activities to include new and innovative specialty agricultural practices and products.

AG-3.1

Locally-Owned Farms and Specialty Products

The County should encourage locally owned (Ventura County) farms and ranches, the growing of specialty products and innovative and high-value crops, and specialized animal facilities and rearing methods. (RDR, JP)

AG-3.2



Integrated Pest Management Practices

The County shall encourage and support the use of Integrated Pest Management practices to reduce pesticide use and human health risks. (JP, PI)

AG-3.3



Public Education for Agricultural Products and Integrated Pest Management

The County shall collaborate with the agricultural community to provide information on Integrated Pest Management and agricultural products and practices in Ventura County. (JP, PI)

8.4 Food Security

A policy framework that supports agriculture is not only beneficial to economic development but is also central to the social well-being of county residents. Food security is based on the notion that everyone has adequate and consistent access to safe and healthy foods, which is a key component to a healthy lifestyle. Lack of access to adequate food sources creates food insecurity, which has numerous social, economic, and health implications. Ventura County's prime agricultural location and robust agricultural economy have created an environment where food insecurity is on the decline compared to statewide and nationwide trends. The increase in food security for all residents is attributed to the prioritization of County programs that focus on awareness of healthy food options and access to food, as well as programs that protect food sources from invasive pests and species that have the potential to disrupt the ability to supply locally produced food. A secure food future ensures that Ventura County communities can continue to flourish, and all residents have access to healthy food options.

The policies in this section seek to protect access to local agricultural products and protection of agricultural resources.

AG-4

To ensure equitable access to fresh, locally grown, and healthy agricultural products for residents throughout the county.

AG-4.1



Connections to Local Produce

The County shall strive to enhance access to and consumption of fresh, local produce by encouraging direct connections between local farmers/ranchers and markets, restaurants, institutions, schools, hospitals, food banks, and other businesses. (JP)

AG-4.2

Growing Food on Public Land

The County shall work with other agencies and institutions to encourage the use of available public land to allow for community gardens, including on college campuses, schools, parks, and public easements, subject to applicable regulations intended to control and manage for unintended pest and disease impacts to commercial agriculture and suitable plans for ongoing operations and maintenance. (IGC)

AG-4.3



Technological Innovation

The County shall encourage the use of technology that supports agricultural production, while enhancing environmental sustainability and natural resource conservation. (JP)

AG-4.4



Pest Management

The County shall continue to monitor leading research findings on methods and technologies for reducing harm to the agricultural sector from invasive plants, pests, and diseases and modify and expand agricultural practices when appropriate and feasible. (SO)

AG-4.5



Certified Farmers' Markets and Community Supported Agriculture

The County shall support certified farmers' markets, community supported agriculture (CSAs) operations, and other similar activities, by working with local communities, local agricultural groups, and the California Department of Food and Agriculture (CDFA) Certified Farmers Market Program, particularly in communities that are underserved by healthy food purveyors. (IGC)

8.5 Sustainable Farming and Ranching

Sustainable farming and ranching practices ensure that the viability of the land for future agricultural use can continue into the future. The use of fertilizer in Ventura County accounted for approximately 60 percent of countywide agricultural greenhouse gas (GHG) emissions in 2015. Fertilizers commonly used in commercial agriculture decompose over time in soil to produce nitrous oxide (N₂O) gasses, which are harmful GHGs. The addition of these GHGs contribute to the overall pollution emissions in the County.

Truly sustainable farming and ranching also requires agricultural practices and operations that are less dependent on fossil fuels, an energy source that is typically used to run most agricultural related equipment. In 2015, gasoline- and diesel-powered off-road agricultural equipment other than irrigation pumps accounted for 27 percent of countywide agricultural GHG emissions. For existing diesel equipment, renewable diesel is a cost-effective alternative fuel option. This reduces the need for equipment modifications or replacements. Although the supply of renewable diesel is currently far exceeded by that of conventional diesel, the state is already making efforts to increase the supply of renewable diesel in the short- and long-term through the Low Emission Diesel regulation and the Low Carbon Fuels Standard.

The policies in this section seek to enhance the sustainability of agriculture in the county by transitioning away from fossil fuels to renewable energy sources.

AG-5

To encourage sustainable and regenerative farming and ranching practices that promote resource conservation and reduce greenhouse gases.

AG-5.1



Inorganic Nitrogen Based Fertilizers

The County shall encourage farmers to reduce fertilizer application and transition to products that reduce or avoid nitrous oxide (N₂O) emissions, such as organic composting and enhanced efficiency fertilizers. (MPSP)

AG-5.2



Electric- or Renewable-Powered Agricultural Equipment

The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment, when feasible. (PI, JP)

AG-5.3



Electric- or Renewable- Powered Irrigation Pumps

The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar-power, and encourage electric utilities to eliminate or reduce stand-by charges. (SO)

AG-5.4



Alternative Irrigation Techniques

The County shall encourage farmers to continue and enhance the water-saving irrigation techniques designed to reduce water consumption. (RDR, JP)

AG-5.5



Carbon Farming Practices

The County shall encourage and support the efforts of resource conservation districts, farmers, and other stakeholders to expand carbon farming practices, such as reduced tilling, cover-cropping, composting, biochar, and other activities that both reduce greenhouse gas (GHG) emissions and increase carbon sequestration and storage, when feasible. (JP)

8.6 Agricultural Resilience

A resilient agricultural sector is key to the longevity of agricultural production in Ventura County. Recent shifts in weather patterns and surface temperatures because of climate change have created vulnerabilities that can affect the success of agricultural production. An agricultural sector that is resilient and adapts to anticipated climatic changes has a greater potential to continue to remain a primary economic driver for the County. The policies in this section seek to enhance the resilience of agriculture in Ventura County to changes in the environment.

AG-6

To increase the resilience of the agricultural sector.

AG-6.1



Monitor Climate Change Research

The County shall support and monitor research on the effects of a changing climate on the agricultural industry within Ventura County. (PSR)

AG-6.2



Crop Resiliency

The County shall engage the agricultural sector to understand the tolerance of current crop mixes to withstand the impacts of climate change, including increased temperatures, disease, and pests, and explore options to diversify crops. (JP)



Additional goals and policies related to agricultural resiliency are included in:





- Chapter 6, Conservation and Open Space Element,
- Chapter 7, Hazard and Safety Element, and
- Chapter 9, Water Resources Element.




8.7 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
A Right-to-Farm Ordinance The County shall periodically review and update the Right-to-Farm Ordinance when necessary to raise public awareness (including within the local real estate industry) of the Right-to-Farm provisions.	AG-2.3	AGC RMA					■
B Regionally-Grown Products Sales Incentives The County shall develop a program that encourages sales and distribution of regionally-grown (in Ventura County or neighboring counties of Los Angeles, Santa Barbara, or Kern) produce to local retailers, restaurants, and markets, and encourage chain stores to develop local distribution centers. The program will encourage residents to select locally grown food products for freshness, local economic development benefits, and reduced greenhouse gas (GHG) emissions.	AG-3.1 AG-4.1 AG-4.2 AG-4.5	AGC CEO	■				■
C County Procurement The County shall develop a program to identify opportunities to continue to provide organic and locally grown foods into cafeteria services, the jail, Ventura County Medical Center, and other County-sponsored services and events that provide food service, to the extent feasible.	AG-3.1 AG-4.1	AGC GSA	■				■



8. Agriculture

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Agricultural Tourism Development Standards The County shall revise the Non-Coastal Zoning Ordinance to include regulations and development standards for agricultural tourism while protecting both the grower and the public. Ordinance revisions may also include additional development standards for agricultural promotional uses, if necessary. 	AG-3.1 AG-4.1 AG-4.2 AG-4.5	RMA <hr/> AGC	■				
E Specialty Farming Education The County shall continue to collaborate with and support the UC Cooperative Extension Office on education programs that inform and assist local farmers, ranchers, and agricultural managers in diversifying and establishing expertise in specialty agricultural products. 	AG-3.3	AGC <hr/> n/a					■
F Enhanced Access to Locally Grown Products The County shall conduct a study to identify barriers to local farm stands and take action to remove these barriers which may include an update to the Non-Coastal Zoning Ordinance, as necessary. 	AG-4.1 AG-4.2 AG-4.5	CEO <hr/> RMA	■				
G Farm-to-Front Door The County shall study the feasibility of encouraging “Farm-to-Front Door” business model and its potential benefits to businesses and residents in Ventura County. 	AG-4.1 AG-4.2 AG-4.5	RMA <hr/> AGC	■				

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
H Nutrient Management Plans The County shall continue to collaborate with the UC Cooperative Extension Office and UC Agriculture and Natural Resources to implement Nutrient Management Plans for commonly grown local crops featuring best management practices for nitrous oxide (N ₂ O) emission reductions. 	AG-5.1	AGC <hr/> HCA					■
I Fossil Fuel-Powered Equipment Replacement The County shall coordinate with the Air Pollution Control District and electric utilities to develop a program to establish a countywide fossil fuel-powered equipment conversion target, track progress on conversions to renewable energy sourced electric powered systems and provide technical assistance to users considering replacement of pumps. 	AG-5.2 AG-5.3	AGC <hr/> CEO PWA	■				■
J Alternative Fuel Funding for Agricultural Operations The County shall coordinate with the Air Pollution Control District to develop a program to identify funding sources or develop financial or regulatory incentives to encourage the switch to electric or alternatively fueled agricultural equipment, when feasible. 	AG-5.2 AG-5.3	AGC <hr/> CEO	■				■

8. Agriculture

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
K Water-Saving Irrigation Techniques Program The County shall continue to collaborate with and support the UC Cooperative Extension Office on educational programs on irrigation techniques to maximize water use efficiency, when feasible. CAP	AG-5.4	AGC PWA					■
L Encourage and Facilitate Carbon Farming The County shall collaborate with University of California Cooperative Extension to encourage and facilitate carbon farming projects, including development of demonstration projects and site-specific carbon farm plans, to guide implementation of carbon farming practices throughout the county, when feasible. CAP	AG-5.1 AG-5.5 AG-6.2	AGC RMA	■				■
M Research on Effects of Climate Change The County shall research the potential effects of climate change on the county's existing agricultural industry as well as the resulting challenges and opportunities associated with these changes. Research partners may include the California Climate and Agriculture Network (CalCAN), University of California Cooperative Extension, Ventura County Farm Bureau, and the Agricultural Commissioner's Office. The research shall address, but may not be limited to, loss of chill hours, increased populations of or new species of pests, higher rates of evapotranspiration, and opportunities created by warmer climate to grow crops that were previously unsuitable based on historic climate conditions. CAP	AG-6.1 AG-6.2	AGC RMA	■				■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
N Subsidies for Resilient Crop Production The County should encourage programs and obtain grants to seek funding to subsidize efforts to breed crops that are resilient to high heat, shade crops and installation of light reflectors, and reduce rates of tilling to promote soil health and combat increased temperatures as recommended by federal, state, and local agencies.	AG-6.2	AGC CEO	■				■
CAP							
O Establish an Agricultural Conservation Easement Discretionary projects that would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table below shall ensure the permanent protection of offsite farmland of equal quality at a 1:1 ratio (acres preserved: acres converted) through the establishment of an offsite agricultural conservation easement. “Offsite” means an area that is outside of the project’s permit boundaries if applicable, would not be disturbed by the project with respect to agricultural soils or production, and that otherwise complies with the below-stated requirements. Discretionary projects to develop and provide housing for use by farmworkers and their families are not subject to this agricultural conservation easement requirement.	AG-1.1, AG-1.8	RMA AGC					■

8. Agriculture

General Plan Land Use Designation	Important Farmland Inventory Classification	Acres Lost	
Agricultural	Prime/Statewide	5	
	Unique	10	
	Local	15	
Open Space/ Rural	Prime/Statewide	10	
	Unique	15	
	Local	20	
All Land Use Designations	Prime/Statewide	20	
	Unique	30	
	Local	40	

If the Planning Division, in consultation with the Agricultural Commissioner, determines that a discretionary project would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table above, the project applicant shall prepare and submit a report for the review and approval of the Planning Division in consultation with the Agricultural Commissioner which identifies a minimum of one proposed potential mitigation site suitable for ensuring the permanent protection of offsite farmland of equal quality at a 1:1 ratio (acres preserved: acres converted) through the establishment of one or more offsite agricultural conservation easements. The preservation of more than one site agricultural conservation easement may be considered in order to meet the required number of acres. The applicant shall also deposit funds with the County to contract with a qualified third-party agricultural economic consultant to review and advise the Planning Division and Agricultural Commissioner regarding the establishment and implementation of the agricultural conservation easement(s). The contents of the report shall be determined, reviewed, and approved by the Planning Division in consultation with

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>the Agricultural Commissioner (hereafter referred to as the “reviewing agencies”), and shall include information necessary for the reviewing agencies and a qualified entity responsible for holding the conservation easement (e.g., a land trust organization) to determine the viability of the proposed mitigation site(s) for the establishment of a permanent agricultural conservation easement.</p> <p>Among the factors necessary for approval by the reviewing agencies, the proposed mitigation site(s) shall be located in the County of Ventura unincorporated area, must not already have permanent protection, must be equivalent to or greater than the type of Important Farmland (e.g., Unique farmland) that would be converted by the project, and must be of sufficient size to be viable for long term farming use as determined by the County. Among other terms that may be required by the reviewing agencies in consultation with a qualified entity, the terms of an agricultural conservation easement shall include a requirement that it run with the land. There must also be a provision for annual monitoring by the qualified entity or its representative to ensure adherence to the terms of the conservation easement. Project applicants are responsible for all costs incurred by the County and the qualified entity to successfully implement this mitigation measure. Proof of the successful establishment of an agricultural conservation easement shall be provided to the Planning Division prior to issuance of a zoning clearance for inauguration of the project.</p>							





Please see the next page.

9. Water Resources Element

The purpose of this element is to provide a policy framework to preserve and enhance water availability and quality. It is a County priority for water resources to be effectively managed to provide for the long-term viability and availability of this precious resource. The goals of the Water Resources Element recognize that the County has an important role to play in water management. The County's land use decisions, and resulting water demand and wastewater generation, affect the quality and availability of water in the county. Details on water resources in Ventura County are provided in the Background Report prepared for the 2040 General Plan and summarized here.

The framework for water management is complex and is comprised of federal and state laws, as well as local ordinances. There are laws governing water rights, protection of water quality, protection of beneficial uses of water, laws to ensure adequate provision of water for new development, and regulations that regulate the manner of development to minimize negative impacts to water quality and quantity.

Ventura County has a wide range of water resources, including imported water, surface water, groundwater, and recycled water. Within the unincorporated area, the predominant water supply is groundwater. The heavy reliance on groundwater, which increases during drought, has led to falling groundwater levels in some groundwater basins, putting some areas at risk of subsidence, and exacerbating seawater intrusion into groundwater basins in the coastal area.

Ventura County has a wide range of water purveyors. Most urban areas receive water through larger special districts, city utilities, private companies regulated by the state Public Utilities Commission, and mutual water companies. There are a total of 162 individual water suppliers and irrigation districts in the county, not including individual users on private well systems. This means the unincorporated area depends on an extensive array of water suppliers and systems that are not necessarily coordinated with one another.

Climate change adds complexity to water resources planning by affecting water supplies and water demands. Climate change increases the frequency and intensity of precipitation and is associated with extreme weather including devastating wildfires and extended severe drought. As reported by the California Environmental Protection Agency in Indicators of Climate Change in California (EPA, 2018), "From record temperatures to proliferating wildfires and rising seas, climate change poses an immediate and escalating threat to California's environment, public health, and economic vitality."

Goals, policies, and implementation programs in this element are organized under the following headings:

Section	Title	Page
9.1	Water Supply	9-2
9.2	Water Quality	9-4
9.3	Water Conservation and Reuse.....	9-5
9.4	Groundwater	9-6
9.5	Watershed Management	9-8
9.6	Water for Agriculture	9-9
9.7	Water for the Environment.....	9-10
9.8	Implementation Programs.....	9-11


9.1 Water Supply

An adequate and dependable water supply is essential for residents, businesses, agriculture, and environmental resources in Ventura County. Ensuring an adequate water supply is an ongoing concern in Ventura County, particularly because of climate change and drought, the related declines in river flows and reservoir levels, historic overdraft of several local groundwater basins, new groundwater well prohibitions, and seasonal and annual differences in the amount of imported water available. The policies in this section seek to improve and protect the county’s long-term water supply. An overview of water supply characteristics in Ventura County is described in Section 10.4, “Existing Conditions,” of the Background Report.

WR-1

To effectively manage water supply by adequately planning for the development, conservation, and protection of water resources for present and future generations.

WR-1.1

 **Sustainable Water Supply**

The County should encourage water suppliers, groundwater management agencies, and groundwater sustainability agencies to inventory and monitor the quantity and quality of the county’s water resources, and to identify and implement measures to ensure a sustainable water supply to serve all existing and future residents, businesses, agriculture, government, and the environment. (IGC, SO)

WR-1.2

Watershed Planning

The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development. (MPSP, RDR)

WR-1.3

Portfolio of Water Sources

The County shall support the use of, conveyance of, and seek to secure water from varied sources that contribute to a diverse water supply portfolio. The water supply portfolio may include, but is not limited to, imported water, surface water, groundwater, treated brackish groundwater, desalinated seawater, recycled water, and stormwater where economically feasible and protective of the environmental and public health. (IGC)

9. Water Resources

WR-1.4 State Water Sources

The County shall continue to support the conveyance of, and seek to secure water from, state sources. (IGC)

WR-1.5 Agency Collaboration

The County shall participate in regional committees to coordinate planning efforts for water and land use that is consistent with the Urban Water Management Planning Act, Sustainable Groundwater Management Act, the local Integrated Regional Water Management Plan, and the Countywide National Pollutant Discharge Elimination System Permit (stormwater and runoff management and reuse). (IGC)

WR-1.6 Water Supplier Cooperation

The County shall encourage the continued cooperation among water suppliers in the county, through entities such as the Association of Water Agencies of Ventura County and the Watersheds Coalition of Ventura County, to ensure immediate and long-term water needs are met efficiently. (IGC)

WR-1.7 Water Supply Inter-Ties

The County shall encourage the continued cooperation among water suppliers in the county, through entities such as Association of Water Agencies of Ventura County and the Watersheds Coalition of Ventura County, to establish and maintain emergency inter-tie projects among water suppliers. (IGC)

WR-1.8 Water Supplier Consolidation



The County shall encourage the consolidation of water suppliers where necessary to ensure all residents are receiving water of adequate quality and quantity, to promote management efficiencies, and to encourage sharing of local resources and enhancement of managerial and technical expertise and capacity. (IGC)

WR-1.9 Groundwater Basin Use for Water Storage

Where technically feasible, the County shall support the use of groundwater basins for water storage. (IGC)

WR-1.10 Integrated Regional Water Management Plan

The County shall continue to support and participate with the Watersheds Coalition of Ventura County in implementing and regularly updating the Integrated Regional Water Management Plan. (IGC)

WR-1.11 Adequate Water for Discretionary Development



The County shall require all discretionary development to demonstrate an adequate long-term supply of water. (RDR)

WR-1.12 Water Quality Protection for Discretionary Development



The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development. (RDR)

WR-1.13

Water Pumping

The County shall require that all County-owned water pumps use 100 percent renewable-sourced electricity for water pumping, when feasible, and shall encourage private entities to use 100 percent renewable-sourced electricity when feasible.

WR-1.14

Discretionary Development and Conditions of Approval – Golf Course Irrigation

The County shall require that discretionary development for new golf courses shall be subject to conditions of approval that prohibit landscape irrigation with water from groundwater basins or inland surface waters identified as Municipal and Domestic Supply or Agricultural Supply in the California Regional Water Quality Control Board's Water Quality Control Plan unless:

1. The existing and planned water supplies for a Hydrologic Area, including interrelated Hydrologic Areas and Subareas, are shown to be adequate to meet the projected demands for existing uses as well as reasonably foreseeable probable future uses within the area; and
2. It is demonstrated that the total groundwater extraction/recharge for the golf course will be equal to or less than the historic groundwater extraction/recharge for the site as defined in the County Initial Study Assessment Guidelines.

Further, where feasible, reclaimed water shall be utilized for new golf courses. (RDR)

9.2 Water Quality

Water quality is affected by geology, climate, and human-caused factors, such as wastewater effluent, runoff from roads and urbanized areas, agricultural practices, and atmospheric contaminants. Poor water quality limits the beneficial use of a water source for drinking water supply, irrigation, industrial water supply, recreation, and support of habitat and the natural environment. An overview of water quality characteristics in Ventura County is described in Section 10.4, "Existing Conditions," of the Background Report.

WR-2

To implement practices and designs that improve and protect water resources.

WR-2.1

Identify and Eliminate of Sources of Water Pollution

The County shall cooperate with Federal, State and local agencies in identifying and eliminating or minimizing all sources of existing and potential point and non-point sources of pollution to ground and surface waters, including leaking fuel tanks, discharges from storm drains, dump sites, sanitary waste systems, parking lots, roadways, and mining operations. (IGC)

WR-2.2

Water Quality Protection for Discretionary Development

The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development. (RDR)





- WR-2.3** **Discretionary Development Subject to CEQA Statement of Overriding Considerations – Water Quality and Quantity**
The County shall require that discretionary development not significantly impact the quality or quantity of water resources within watersheds, groundwater recharge areas or groundwater basins. (RDR)
- WR-2.4** **Out-of-River Mining**
The County shall require discretionary development for out-of-river mining below the historic or predicted high groundwater level in the Del Norte/El Rio (Oxnard Forebay Basin) to demonstrate that exaction activities will not interfere with or affect water quality and quantity pursuant to the County’s Initial Study Assessment Guidelines. (RDR)

9.3 Water Conservation and Reuse

Existing water supply is extended by water conservation and re-use. Because it is costly and difficult to develop new water supplies, water conservation is an essential method for ensuring quality water resources while reducing net demand. Water use efficiency benefits the environment, economy, and overall community. Water can be conserved through reduction programs (e.g. drought tolerant landscaping) and supplies augmented through the re-use of agricultural wastewater, rainwater capture, and domestic graywater. Through a series of wastewater treatments and filtration techniques, recycled water can be safely used for agricultural and domestic purposes. This section focuses on conserving water resources through increased efficiency and reuse.

WR-3

To promote efficient use of water resources through water conservation, protection, and restoration.

- WR-3.1** **Non-Potable Water Use**
 The County shall encourage the use of non-potable water, such as tertiary treated wastewater and household graywater, for industrial, agricultural, environmental, and landscaping needs consistent with appropriate regulations. (RDR)
- WR-3.2** **Water Use Efficiency for Discretionary Development**
 The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance. (IGC, RDR)
- WR-3.3** **Low-Impact Development**
 The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County’s Stormwater Permit. (RDR)
- WR-3.4** **Reduce Potable Water Use**
 The County shall strive for efficient use of potable water in County buildings and facilities through conservation measures, and technological advancements. (SO)

9.4 Groundwater

Groundwater is estimated to provide 67 percent of the local water supply. Sustaining this water source is both a local and statewide priority. In 2014, the state enacted the Sustainable Groundwater Management Act (SGMA) to provide a framework for sustainable management of groundwater supplies at the local level by local agencies, with the potential for state intervention if necessary. The aim of the legislation is to ensure the management of groundwater basins within their sustainable yield. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins. As defined by SGMA, several groundwater basins in the county are in critical overdraft condition (and some are experiencing seawater intrusion), which occurs when the “continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts.”

In 2018, the California Department of Water Resources identified the following groundwater basins in Ventura County as being in “critical overdraft”: Cuyama Valley, Oxnard Plain, and Pleasant Valley. (It is important to note that while the Cuyama Valley basin as a whole is considered to be in overdraft, the United States Geological Survey estimates the portion in Ventura County *not* to be in overdraft.) In addition to the critically overdraft basins, seven are designated as “high-priority”: Oxnard Plain, Pleasant Valley, Las Posas, Mound, Fillmore, Piru, and Cuyama Valley; and four basins are designated as “medium-priority”: Ojai Valley, Upper Ventura River, and Lower Ventura River. Consistent with SGMA, this section focuses on groundwater recharge.

An overview of groundwater characteristics in Ventura County is described in Section 10.4, “Existing Conditions,” of the Background Report.

WR-4

To maintain and restore the chemical, physical, and biological integrity and quantity of groundwater resources.

WR-4.1



Groundwater Management

The County shall work with water suppliers, water users, groundwater management agencies, and groundwater sustainability agencies to implement the Sustainable Groundwater Management Act (SGMA) and manage groundwater resources within the sustainable yield of each basin to ensure that county residents, businesses, agriculture, government, and the environment have reliable, high-quality groundwater to serve existing and planned land uses during prolonged drought years. (IGC, RDR, SO)

WR-4.2

Important Groundwater Recharge Area Protection

In areas identified as important recharge areas by the County or the applicable Groundwater Sustainability Agency, the County shall condition discretionary development to limit impervious surfaces where feasible and shall require mitigation in cases where there is the potential for discharge of harmful pollutants within important groundwater recharge areas. (IGC, RDR)

9. Water Resources

WR-4.3 **Groundwater Recharge Projects**



The County shall support groundwater recharge and multi-benefit projects consistent with the Sustainable Groundwater Management Act and the Integrated Regional Water Management Plan to ensure the long-term sustainability of groundwater. (IGC, RDR, SO)

WR-4.4 **In-Stream and Recycled Water Use for Groundwater Recharge**



The County shall encourage the use of in-stream water flow and recycled water for groundwater recharge while balancing the needs of urban and agricultural uses, and healthy ecosystems, including in-stream waterflows needed for endangered species protection. (RDR)

WR-4.5 **Discretionary Development Subject to CEQA Statement of Overriding Considerations – Water Quantity and Quality**

The County shall require that discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins. (RDR)

WR-4.6 **Out-of-River Mining and Groundwater**

The County shall require discretionary development for out-of-river mining below the historic or predicted high groundwater level in the Del Norte/El Rio (Oxnard Forebay Basin) to demonstrate that extraction activities will not interfere with or affect groundwater quality and quantity pursuant to the County's Initial Study Assessment Guidelines. (RDR)

WR-4.7 **Discretionary Development and Conditions of Approval – Oil, Gas, and Water Wells**

The County shall require that discretionary development be subject to conditions of approval requiring proper drilling and construction of new oil, gas, and water wells and removal and plugging of all abandoned wells on-site. (RDR)

WR-4.8 **New Water Wells**

The County shall require all new water wells located within Groundwater Sustainability Agency (GSA) boundaries to be compliant with GSAs and adopted Groundwater Sustainability Plans (GSPs). (RDR)

WR-4.9 **New Water Wells in the Oxnard Plain Pressure Basin**

The County shall prohibit new water wells in the Oxnard Plain Pressure Basin if they would increase seawater intrusion in the Oxnard or Mugu aquifers. (RDR)

9.5 Watershed Management

In the past, different resources in the water system were managed separately from each other. For example, groundwater was managed as a separate resource from stormwater and recycled water. The County continues to move toward managing and regulating water resources through a watershed-based approach. This approach integrates many facets of water resources management on a regional level, including water supply, water quality, flood management, sediment management, ecosystem health, and recreation through enhanced collaboration across geographic and political boundaries and diverse stakeholder groups.

Watershed management and integrated regional water management are critical elements to ensuring sustainable water resources in the county. While there are only two policies in this section, the County intends to consider many of the policies throughout this element in a watershed context.

WR-5	To protect and, where feasible, enhance watersheds and aquifer recharge areas through integration of multiple facets of watershed-based approaches.
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- WR-5.1

Integrated Watershed Management
The County shall shall work with water suppliers, Groundwater Sustainability Agencies (GSAs), wastewater utilities, and stormwater management entities to manage and enhance the shift toward integrated management of surface and groundwater, stormwater treatment and use, recycled water and conservation, and desalination. (IGC, SO)
- WR-5.2

Watershed Management Funding
The County shall continue to seek funding and support coordination of watershed planning and watershed-level project implementation to protect and enhance local watersheds. (FB)

9.6 Water for Agriculture

Agriculture, water availability, economic vitality, and natural resource conservation are inextricably linked in enhancing the quality of life in Ventura County. According to the Ventura County 2013 Water Supply and Demand Report, agricultural water use accounts for nearly 60 percent of total water demand in the county. Water is essential to agricultural production, and its availability and supply source vary by location.

In addition to the need for a sustainable water supply for agricultural uses, the County must also ensure that agriculture does not negatively impact water quality. Tillage and irrigation are likely to alter the runoff and infiltration characteristics of the land, affecting groundwater recharge, and increasing erosion that can result in sediment deposit into surface-water bodies. This in turn could affect the interaction of groundwater and surface water. The policies in this section address the County's role in balancing adequate water quality and a sufficient supply for agricultural uses in the county. An overview of water availability for agriculture in Ventura County is described in Section 10.4, "Existing Conditions," of the Background Report

WR-6

To sustain the agricultural sector by ensuring an adequate water supply through water efficiency and conservation.

WR-6.1



Water for Agricultural Uses

The County should support the appropriate agencies in their efforts to effectively manage and enhance water quantity and quality to ensure long-term, adequate availability of high quality and economically viable water for agricultural uses, consistent with water use efficiency programs. (IGC)

WR-6.2



Agricultural Water Efficiency

The County should support programs designed to increase agricultural water use efficiency and secure long-term water supplies for agriculture. (PI)

WR-6.3



Reclaimed Water Use

The County should encourage the use of reclaimed irrigation water and treated urban wastewater for agricultural irrigation in accordance with federal and state requirements in order to conserve untreated groundwater and potable water supplies. (IGC, RDR, SO)

9.7 Water for the Environment

Environmental quality and natural resource conservation are inextricably linked with the quality of life in Ventura County. A variety of upland, riparian, wetland, and coastal vegetation types exist in the county that are home to both common and sensitive species. To preserve, maintain, and improve the environment, water must be allocated and managed with the intent to improve the health of forests, upland areas, rivers, wetlands, and floodplains. The policies in this section address the County’s role in assuring adequate water supply for the environment. A summary of environmental characteristics of water in Ventura County is described in Section 10.4, “existing Conditions,” of the Background Report.




WR-7	To consider the water needs of the natural environment with other water uses in the county.
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- WR-7.1

Water for the Environment

The County shall encourage the appropriate agencies to effectively manage water quantity and quality to address long-term adequate availability of water for environmental purposes, including maintenance of existing groundwater-dependent habitats and in-stream flows needed for riparian habitats and species protection. (IGC)

9.8 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
A Monitor Water Supply and Water Demand The County shall prepare Reports on the Water Supply and Demand outlook for the unincorporated portions of the county every five years. 	WR-1.1 WR-1.2 WR-1.3 WR-1.4 WR-1.5 WR-1.6 WR-1.7 WR-1.10 WR-4.1	PWA <hr/> n/a	■				■
B Water Supply and Use Factors Database The County shall continue to coordinate with water districts and other appropriate agencies to establish a database on actual available supply, projected use factors for types of land use and development, and threshold limits for development within available water resources. 	WR-1.1 WR-1.2 WR-1.3 WR-1.4 WR-1.5 WR-1.6 WR-1.7 WR-1.10 WR-5.1	RMA PWA <hr/> n/a					■
C Regional Collaboration on Water Issues and Sustainability The County shall continue to provide data and staff resources to support collaboration on climate change and sustainability, and for planning and implementing projects that address local and regional water issues. 	WR-1.1 WR-1.3 WR-1.4 WR-1.5 WR-1.6 WR-1.7 WR-1.10 WR-1.11 WR-4.1 WR-4.2 WR-4.3 WR-5.1 WR-5.2	WPD <hr/> PWA RMA CEO					■
D Invasive Weed Abatement District for Ventura County Watersheds The County shall provide staff resources to explore the feasibility of establishing a weed abatement district to help control invasive plant species found within Ventura County's watersheds.	WR-1.2 WR-1.5 WR-1.9 WR-4.3 WR-4.4	CEO <hr/> PWA					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
E Well Guidelines Update The County shall coordinate with the local groundwater management agencies and local groundwater sustainability agencies to update County of Ventura Ordinance 4468 and related guidelines on the location, construction, and abandonment of water wells, if necessary. 	WR-1.5 WR-1.12 WR-4.1 WR-4.3	PWA <hr/> n/a					
F Discretionary Development Review for Adequate Water and Wastewater The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water. 	WR-1.12 WR-3.3 WR-3.4 WR-3.2	RMA <hr/> PWA					
G Water Conservation The County shall continue to implement ongoing programs to educate County residents on incentives for water conservation features, including drought-tolerant landscaping, removal of turf, graywater, and water-saving plumbing technologies. 	WR-3.1 WR-3.2 WR-3.3	RMA <hr/> PWA					
H County Water Efficiency The County shall review water usage at County-owned facilities and from County operations and develop recommendations for water saving practices and facility improvements, including turf removal to conserve water. 	WR-3.4	GSA <hr/> HCA AIR HD					

9. Water Resources

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
I Demonstrate Adequate Water Supply during Normal, Single-Dry, and Multiple-Dry Years Water-demand projects (as defined in Section 15155 of the State CEQA Guidelines) that require service from a public water system shall prepare a water supply assessment prior to project approval. If the projected water demand associated with the project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment must address the public water system's total projected water supplies available during normal, single-dry, and multiple-dry water years for a 20-year projection. The assessment shall describe if the new water service will be sufficiently met under this 20-year projection. The water supply assessment shall be prepared to the satisfaction of and approved by the governing body of the affected public water system and the County. A water-demand project that includes a new water service from a public water system shall not be approved unless adequate water supplies are demonstrated.	WR-1.1	RMA					
	WR-1.2						
	WR-1.3	n/a					
	WR-1.4						
	WR-1.5						
	WR-1.6						
	WR-1.7						
	WR-1.10						
	WR-4.1						

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10. Economic Vitality Element

Economic vitality in Ventura County incorporates both economic advancement and quality of life, addressing both local and regional market demand, and planning for a future that reflects the needs and vision of Ventura County while enhancing social equity and economic opportunity. This includes channeling economic activity in such a way that it meets market needs while focusing urbanized development into the cities and preserving the open space and agricultural resources of the unincorporated area.

Ventura County's economy is diverse, offering specific strengths in agriculture, manufacturing, health care, retail trade, hospitality, and public administration. These industries are where Ventura County has large concentrations of employment. However, economic growth and the distribution of economic benefits have not kept pace with other areas in the Southern California region or state. County economic activity totaled over \$51.4 billion in 2017, which represents a compounded annual growth rate (CAGR) of 1.3 percent since 2007. This is considerably slower than the state economy, which had a CAGR of 2.1 percent during this period. In part, this is because some of Ventura County's larger economic sectors, such as financial services and construction, were particularly hard hit in the most recent recession (2007 – 2009). In addition, other large county economic sectors have experienced slower long-term growth, such as agriculture and manufacturing.

The economic development challenge is to ensure that traditional employment sectors such as agriculture, manufacturing, retail, and construction can remain vibrant in the face of substantial cost pressures, changing consumer demands, and global competition. At the same time, it is important to encourage new types of businesses that reflect current technological and market opportunities and that are also aligned with the skills and creative abilities of the workforce. The Economic Vitality Element includes goals, policies, and programs intended to help retain and expand existing economic sectors, to help diversify the economy by developing new kinds of businesses, and to help improve economic resiliency.

While job opportunities will derive from the local and regional economy, economic vitality also depends on ensuring that the economic foundations that support prosperity remain robust. Water is essential to maintaining the viability of agriculture in the county and the transportation system is critical to move both goods and workers. Moreover, with aggressive renewable energy mandates in California and expanded public and private investments, Ventura County will need to ensure that its land use policies accommodate those investments and requirements. In addition, business today depends on ever increasing broadband capacities and speeds. The need for broadband is pervasive and is as critical to modern health care, one of the County's largest job growth sectors, as it is to conventional technology sectors and emerging areas such as "Smart City" initiatives. These types of facilities and investments are critical foundations for economic prosperity.

The availability of affordable workforce housing is also an important foundation for economic vitality. The General Plan Housing Element addresses this need in detail, but from an economic development perspective, affordably priced workforce housing allows a full range of workers at all skill and experience levels to live and work in the community. The proximity of housing to job centers is an important consideration in reducing the costs and quality of life impacts associated with long commute times.

One of the county’s greatest assets is its workforce. Supportive housing and transportation policies help workers connect with employment opportunities. Workforce training is also a vital component for successful economic development. As technologies and skill requirements continue to evolve, both new and existing workers need access to education and training resources that can help the County remain a competitive location for business and job opportunities. In addition, investments in early childhood education can play a vital role in positioning our future workforce for success.

This Element includes references to the Economic Vitality Strategic Plan, which the County adopted in 2017. The Economic Vitality Strategic Plan provides a strategic framework for the County to achieve its long-term economic vitality goals. While the Economic Vitality Strategic Plan is likely to evolve during the lifetime of this General Plan, it is nonetheless the County’s primary implementation tool for this Element and for the County’s economic initiatives overall.

Goals, policies, and implementation programs in this element are organized under the following headings:

Section	Title	Page
10.1	Business and Employment	10-3
10.2	Diversified Economy	10-5
10.3	Economic Foundations	10-8
10.4	Labor Force Development	10-9
10.5	Implementation Programs.....	10-10

10.1 Business and Employment

Ventura County is projected to have modest overall long-term job growth, consistent with long-term population growth. Projected growth will occur in most major industry groups, with the largest growth in health care, professional services, education, and hospitality. Economic opportunities will come from both locally generated growth and trade generated through national and global markets.

Ventura County's economy has traditionally had high concentrations of jobs and economic activity in agriculture and manufacturing, while recent trends have shown more rapid growth occurring in other sectors. The manufacturing and agriculture sectors are projected to continue growing slowly over the long-term, but as discussed above, these industries have many issues to resolve in order to retain their strength within the local economy. Policies to support retention and expansion of manufacturing industries are addressed below in Section 10.2, Goal EV-4, which supports expansion and retention of industry clusters. Other existing sectors that could be expanded include tourism and defense technologies.

- **Tourism:** Ventura County has numerous scenic destinations that draw thousands of visitors to the area. Local businesses that serve the tourism market include hospitality (accommodations and food service), agriculture, and recreation. Accommodations in Ventura County represent an underserved market, and potential opportunity for expansion in certain unincorporated areas. In addition, agri-tourism is another area of potential expansion.
- **Military:** Naval Base Ventura County (NBVC) supports over 20,000 direct, indirect, and induced jobs, including active duty and reserve military, civilians, and contractors. These jobs include scientists, engineers, acquisition professionals, police and fire protection, tradespeople, airfield and port operations, and a wide variety of other fields. The base's high-level operations, technological focus, and unique geography (including the 36,000 square mile Point Mugu Sea Range) are anticipated to keep the base in the Navy's long-term plans, recognizing, however, that defense priorities can change. NBVC projects significant growth in coming years as an emerging hub for unmanned systems. Overall, NBVC generates about \$2 billion in total economic benefit to Ventura County each year.

At a local level, population growth and increasing household income levels will support additional demand for local-serving businesses. The challenge in Ventura County will center on how new businesses and commercial developments address existing and future consumer needs.

EV-1

To foster a robust and diversified local economy that provides quality employment and attracts stable businesses in Existing Communities and unincorporated Urban Areas.

EV-1.1

Economic Vitality Strategic Plan

The County shall use the Ventura County Economic Vitality Strategic Plan, as updated, as an operational guide to implement the economic development goals, policies, and programs of the General Plan. (FB, SO, MPSP)

EV-1.2



County Investment Priorities

The County shall prioritize investment in infrastructure, services, safety net programs and other assets that are critical to future economic vitality, including public safety, healthcare, library services, water supply and quality, transportation, energy, and environmental resources. This investment shall consider equity in investment opportunities to designated disadvantaged

communities, including designated Opportunity Zones under the federal Tax Cuts and Jobs Act of 2017. The focus of these efforts shall be to improve social equity and opportunity for all. (FB, SO)

EV-1.3



Housing Affordability

The County shall continue to work with cities and community organizations to implement best practices, pursue funding, and implement programs that reduce the cost of housing to retain and attract employers and employees. (MPSP, IGC)

EV-1.4

Regulatory Environment

The County shall promote business-friendliness in the regulatory and permitting environment throughout Ventura County through collaboration, exchange of ideas and best practices, improvement in clarity and efficiency in the permitting process, taking advantage of opportunities for streamlining in the development process, and promoting consistency in policy and practice among cities and the County. (RDR, IGC)

EV-1.5

Supporting Tourism

The County shall encourage the development of sustainable and innovative visitor-serving attractions that expand on the tourism market in Ventura County and add to the quality of life for residents. This would include identifying viable locations for new or expanded accommodations in the unincorporated areas of Ventura County and support for ecotourism associated with the Santa Monica Mountains, Los Padres Forest, the Channel Islands, and other natural areas. (MPSP, JP)

EV-1.6

Economic Expansion

The County shall work with local chambers of commerce, countywide economic development organizations, and businesses to support the appropriate expansion of the local economy and job creation, particularly in Existing Communities and unincorporated Urban Areas where zoning allows. (MPSP, JP)

EV-1.7



Supporting Industries Fitting County Needs

The County shall strive to attract industries based on existing and projected workforce demographics, educational attainment, skills, and commute patterns, and which provide opportunities to residents living in designated disadvantaged communities. (MPSP, JP)

EV-1.8

Encourage Development Efficiency

The County shall coordinate and work with cities in the county to enhance the efficiency of development of remaining vacant commercial and industrial sites and encourage infill and revitalization of underutilized sites. (MPSP, IGC)

EV-1.9

Range of Commercial Services

The County shall encourage the development of a range of commercial uses in urban areas and Existing Communities, where zoning allows, that fulfill the daily needs of residents and visitors. (MPSP, JP)

EV-1.10



Grocery Stores in Underserved Communities

The County shall strive to attract and retain high-quality, full-service grocery stores and other healthy food purveyors in Existing Communities and adjacent urban areas, particularly in underserved areas. (MPSP, JP)

EV-2

To improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.

EV-2.1

Agricultural Diversification

The County should encourage the growth and expansion of new, innovative agricultural-related business opportunities, including technological advancements in irrigation, crop production and pest control, new crop types, and agritourism, and “farm-to-table” programs and events. (RDR, PI)

EV-2.2

Value-Added Agriculture

The County shall encourage the expansion of value-added agricultural products (e.g., processing, packaging, product development) within Existing Communities, where zoning allows, and on agricultural land consistent with SOAR policies. (RDR, MPSP, JP)



Additional policies on the agricultural economy are located in Chapter 8, Agriculture Element.

10.2 Diversified Economy

Economic diversity can help create long-term stability and economic resilience. This resilience (the ability to recover from adverse changes in the economy or environment) is particularly important as the effects of climate change create economic disruptions through wildfire, drought, increasingly variable storm events, and sea level rise.

The market outlook for different industries with the potential to grow and thrive in Ventura County depends on local, national, and global factors. Projected long-term growth in sectors such as professional services, health care, arts, entertainment, and education will help to further diversify Ventura County’s economy. An important asset for the county is its education cluster, including higher education institutions. There are two universities in the county’s unincorporated areas, California State University, Channel Islands (CSUCI), and Thomas Aquinas College. CSUCI expects to expand its 2016 enrollment level by over 70 percent by 2025, which will generate growth in faculty and staff as well as supportive goods and services in the local economy. University-driven innovation can also be an important source of business diversification. In addition to education institutions, another unique asset to the county are Federally- and State-managed areas which are available for public use. The county is home to large portions of the Los Padres National Forest and the Channel Islands National Park, which bring parkland management, research, and tourism to the county.

Areas of economic diversification within Ventura County could focus on industry clusters. Industry clusters represent aggregations of interrelated industry sectors within a region. For Ventura County, the largest industry clusters (by employment) include business services, distribution, education, agriculture, information technology, biopharmaceuticals, financial services, health care services, and hospitality. According to the Ventura County Economic Vitality Strategic Plan, industry clusters in the county with the highest concentration of employment, relative to national trends, would also include agriculture and metal working technology. Projected industry cluster

growth shows the highest percentages occurring with business services, construction, financial services, oil and gas production, video production and distribution, and education.¹

Other opportunities for diversification include environmental technologies (“green economy”) and the creative sector. The green economy includes business activities that benefit the environment or conserve natural resources. Ventura ranks 7th among California metro areas with green technology patents. For the foreseeable future, California laws and policies will continue to drive demand for these types of goods, services, and technologies. Demand will further increase as other states adopt similar standards that conserve natural resources, reduce greenhouse gas emissions, and mitigate environmental impacts.

The types of industries built around creativity encompass a diverse range of categories, such as architecture, design, entertainment, fashion, communications, digital media, publishing, and the arts. This includes film and recording industries. Creative enterprises are highly concentrated in Southern California. Ventura County has distinct elements of the creative economy but has significant room for growth in this area.

EV-3

To facilitate the retention, expansion, and attraction of key industries and business clusters in the county.

EV-3.1

Existing Business Retention

The County shall proactively focus on retention of existing businesses in key industry clusters. In the unincorporated areas, this would include prioritizing Naval Base Ventura County and agricultural activities. (MPSP, JP)

EV-3.2

Small Business Promotion

The County should promote and expand existing small business development programs by identifying partnerships between industry and educational organizations, and identifying potential mentoring, job training, networking, and professional development opportunities between these organizations and supporting and promoting efforts of the Small Business Administration to provide technical assistance to small business owners and employees through classes and assistance in the areas of business management, marketing, and legal assistance. The County should consider allowing entrepreneurs to use government property or facilities to test new products and services that are beneficial to the public good for micro enterprises of five employees or fewer to encourage economic opportunities in low-income areas. (IGC, JP)

EV-3.3

Facilitate Expansion of Key Economic Clusters

The County shall work proactively to retain and facilitate the expansion of firms in key industries, particularly those at risk of downsizing or relocation. (IGC, JP)

EV-3.4

Expansion of Naval Base Ventura County and Port of Hueneme Support Businesses

The County shall encourage expansion and attraction of businesses that can further support existing activities at Naval Base Ventura County and the Port of Hueneme including the

¹ Natelson-Dale Group. Task 3C Industry Cluster Report, Economic Vitality Plan, prepared for Ventura County. January 10, 2017. p. 5

strengthening of existing business relationships and establishing spin-off businesses that can transfer technologies used for military applications into other markets. (IGC, JP)

EV-3.5

Entrepreneurial Development and Key Industry Attraction

The County shall support local efforts to attract firms in key industries from outside the county or support the entrepreneurial development of new firms within the county, as well as training to develop entrepreneurship and innovation in the local workforce. (IGC, JP)

EV-4

To diversify the economic base of Ventura County through the development and expansion of environmental, creative, and technology industries, including the non-profit sector.

EV-4.1

Creative Economy

The County shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (MPSP, JP)

EV-4.2



Green Economy

The County shall support the development of industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage, and transmission, including solar power, wind power, wave energy and other appropriate renewable sources. The County shall promote the efforts of existing businesses that meet green business criteria; job training in green building techniques and regenerative farming; and strive to build green technologies into and decarbonize existing government buildings and facilities. (MPSP, JP)

EV-4.3



Sustainable Business Development

The County shall encourage the development and expansion of businesses that advance social equity, environmental quality, and economic sustainability, as well as capitalize on key industry strengths. Economic sustainability includes planning and preparation for disaster response and long-term resiliency of businesses and economic assets in the county. (JP)

EV-4.4





Renewable Energy Facilities

The County shall identify appropriate locations to allow for development of renewable energy generation and storage facilities and encourage the development of innovative approaches to renewable energy deployment, including solar power, wind power, wave energy, distributed power systems and micro-grids, and other appropriate renewable sources and storage and distribution systems. (MPSP, JP)

10.3 Economic Foundations

Economic prosperity is dependent on critical infrastructure systems that provide adequate capacity, reliable service, and flexible functionality. Water is a critical resource for the agricultural industry, as is the freight distribution system through the county. The Port of Hueneme provides essential services not only for agricultural products and supplies but other high value industries including automobile imports. In addition, new technologies, particularly broadband capacity, need to be widely deployed through both public and private investments. Finally, adequate housing is a major foundation for economic vitality, helping to support a diverse labor force that is vital to business prosperity.

EV-5	To promote a strong local economy by improving critical infrastructure, including water, transportation, broadband, and renewable energy.
EV-5.1	Transportation Infrastructure The County shall monitor and seek improvements to transportation infrastructure involving roads within County jurisdiction, particularly routes used for goods movement, to minimize the cost and inconvenience of traffic congestion. (FB, SO)
EV-5.2 	Energy Infrastructure The County shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources, with a focus on Existing Communities and equity in service to disadvantaged communities. (IGC, SO)
EV-5.3 	Broadband The County should encourage efforts to equitably extend broadband capacity throughout the county, including to designated disadvantaged communities, and to encourage private sector investments in state-of-the-art high speed fiberoptic infrastructure for both commercial and residential use. The County should use its franchise agreement powers, among others, whenever possible to secure improved services. (IGC, SO, JP)
EV-5.4	Port of Hueneme The County shall support the creation and enhancement of shipping, warehousing facilities at the Port of Hueneme as well as improvements to surface transportation connections to the supportive industries and businesses that are located outside of the Port. (IGC, SO)
EV-5.5	Water Availability and Cost The County shall support efforts to ensure that adequate water supplies are available for business use at reasonable cost recognizing that water is a vital resource not only for agricultural businesses but many other types of businesses in the county.



*Housing is addressed in Chapter 3, Housing Element.
Water infrastructure is addresses in Chapter 9, Water Resources Element.*

10.4 Labor Force Development

The local labor force represents one of the most crucial competitive factors for economic vitality. Businesses depend on having a sufficient quantity of workers suited to the functions that their operations require. From a planning perspective, the skills, education levels, and other qualifications needed for local jobs should be matched to the characteristics of the local labor force. In addition, local institutions should be ready to prepare the labor force to work in the growing industries within the region.

The highest proportion of the county labor force works in retail, health care, and manufacturing industries. In addition, Ventura County has more resident workers in services industries, such as information, finance and insurance, real estate, and professional/scientific services, than it has jobs in these sectors. This would indicate that many residents commute out of Ventura County for those types of jobs. Compared to the cities, the unincorporated county area had a higher labor force representation in professional services, and saw the greatest growth in agriculture, professional services, educational services, and hospitality between 2006 and 2014.

Labor force development will remain a challenge and priority and will need to evolve alongside changes to the local and regional economies.

EV-6

To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs.

EV-6.1



Workforce Readiness

The County shall collaborate with the Workforce Development Board, the P-20 Council, job and career centers, and other organizations to maximize workforce readiness by promoting job opportunity readiness among unemployed or underemployed residents and students and coordinating with local employers to identify workforce readiness issues and education and training program needs. (IGC, JP)

EV-6.2

Workforce Development

The County shall work with public and private universities, colleges, and technical schools in the county to support innovation and the development, retraining, and retention of a skilled workforce. (IGC, JP, PI)

EV-6.3

Job Training in Green Construction

The County shall work with public, private, and non-profit entities to prepare workers for jobs in green construction, including solar panel installation, decarbonizing buildings and infrastructure, and green building retrofits. (MPSP, FB, JP)

EV-6.4

Local Graduate Retention

The County shall actively support efforts to keep local high school and university graduates in the local workforce. (IGC, JP)

EV-6.5



County Hiring Practices

The County shall leverage its status as the second-largest employer in the county to pursue best practices aimed at maximizing local hiring, with a focus on designated disadvantaged communities, in coordination with education and training providers. (SO, IGC)

EV-6.6



Early Childhood Education

The County shall support efforts to enhance early childhood education opportunities in Ventura County, by coordinating with the Local Planning Council of Ventura County and other educational and economic development partners to secure additional funding to ensure that all children have access to available programs. (IGC)

EV-6.7

Future Job Opportunities


The County shall collaborate with the Workforce Development Board to assess employment changes expected over the next 20 years and evaluate opportunities for job training and education to meet new economic opportunities, particularly in green energy and in designated disadvantaged communities within the county. (IGC)

10.5 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
A Economic Vitality Strategic Plan The County shall review and update the Economic Vitality Strategic Plan every five years.	EV-1.1	CEO	■	■	■		■
		RMA AG C IT PWA REA					
B Investment in Opportunity Zones The County shall work with the Economic Vitality Strategic Plan Steering Committee to explore designated Opportunity Zones identified pursuant to the Federal Tax Cuts and Job Act (December 22, 2017) to promote investments that benefits the residents living within them and minimizes potential displacement.	EV-1.2	RMA	■				
		CEO					
C Promote Infill and Revitalization The County shall prepare development standards, including those that provide for adequate infrastructure, for development on remaining vacant commercial and industrial sites to encourage infill and revitalization of underutilized sites.	EV-1.8	RMA	■				■
		n/a					

10. Economic Vitality

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Ventura County Office of Economic Development The County shall consider the development of an Office of Economic Development to promote Ventura County as budgets allow.	EV-1.1 EV-1.5 EV-1.6 EV-3.1 EV-3.2 EV-3.3 EV-3.5	CEO n/a					■
E Business Retention and Expansion The County shall coordinate with the Economic Development Collaborative - Ventura County to focus on retention and expansion of existing businesses in key industry clusters, including Naval Base Ventura County and Port of Hueneme support businesses.	EV-3.1 EV-3.2 EV-3.3 EV-3.4	CEO n/a	■	■	■		■
F Broadband Capacity Development The County shall identify the necessary policies, regulations, and development standards for critical broadband infrastructure, such as fiber optics, shadow conduit, vertical assets and dig once policies. Based on this work, the County shall develop a Broadband Master Plan in cooperation with service providers to identify how high-speed broadband infrastructure and services will be funded, developed and deployed. EJ	EV-5.3	CEO/ITSD RMA GSA PWA	■				■
G Workforce Development The County shall provide data and staff resources to support the Ventura County Workforce Development Board in the implementation of the Ventura County Regional Workforce Development Plan to address workforce readiness and development, and local graduate retention. EJ	EV-6.1 EV-6.2 EV-6.3 EV-6.4	CEO n/a					■

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
H Evaluate County Hiring Practices The County shall conduct an evaluation of its hiring practices, in coordination with education and training providers, to determine how the County can maximize local hiring. 	EV-6.5	HR <hr/> CEO	■				■



Please see the next page.



11

11. Area Plans

Chapter 11 contains the Area Plans. The current General Plan includes the following nine area plans:

- El Rio/Del Norte (ED)
- Lake Sherwood/Hidden Valley (LS)
- North Ventura Avenue (NV)
- Oak Park (OP)
- Ojai Valley (OV)
- Piru (P)
- Thousand Oaks (TO)
- Coastal
- Saticoy

The 2040 General Plan Update includes an update of seven of the nine Area Plans. The acronyms following these Area Plan names are used in those Areas Plans to uniquely identify the goals and policies in each plan. The 2040 General Plan Update did not include an update of the Coastal Area Plan and the Saticoy Area Plan, although the General Plan incorporates these plans as adopted by the County.

Please see the next page.

EL RIO / DEL NORTE AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

EL RIO/DEL NORTE AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Area Plan

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Introduction

Purpose

The El Rio/Del Norte Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for approximately 6,984 acres of unincorporated land adjacent to the City of Oxnard and within the City of Oxnard Sphere of Influence. "Area plan" is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. In general, the purpose of this Area Plan is to specify the distribution, location, types and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. The Ventura County General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the County reviewed and used the goals, policies, programs and maps of the Ventura County General Plan in drafting this Area Plan. Since the Countywide General Plan applies to the El Rio/Del Norte area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

The County adopted the El Rio/Del Norte Area Plan in 1980 and prepared a comprehensive update in 1996. The County subsequently amended the Area Plan in 2011. As part of the 2040 General Plan Update process, the County updated this El Rio/Del Norte Area Plan.

The specific purposes for updating the 1980 El Rio Area Plan were to:

1. Update the Plan's technical information and goals, policies and programs in light of changing conditions.
2. Ensure that Area Plan policies are consistent with Countywide General Plan goals, policies and programs.
3. Reformat the Area Plan to be consistent with other County Area Plans.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the 2011 El Rio Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the El Rio/Del Norte area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The El Rio/Del Norte Area Plan is the detailed land use plan of the Ventura County General Plan for the El Rio/Del Norte area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the El Rio/Del Norte area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Definitions

The goals, policies and programs in this Area Plan express the intent of the Board of Supervisors, with input from the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined below:

- Goal -** The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Protect the Oxnard Forebay Basin and its recharge area within the El Rio/Del Norte area in order to protect groundwater resources."
- Policy -** A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisor's Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters."
- Program -** A coordinated set of actions to carry out the goals of the Plan. Example: "The Planning Division will prepare a proposal for the Board of Supervisors' consideration to vigorously pursue code enforcement efforts in the El Rio/Del Norte area in order to enhance/upgrade existing neighborhoods."

* An asterisk next to a program means that particular program will not be pursued until the budgetary constraints affecting the County are relieved and the Planning Division is given direction by the Board of Supervisors to proceed with the program.

Local Setting

Overview of Plan Area

The El Rio/Del Norte area covers nearly 7,000 acres of unincorporated land northeast of U.S. Highway 101 and Oxnard and south of the Santa Clara River. The area is within the City of Oxnard Sphere of Influence (SOI). El Rio/Del Norte is characterized as a small town with semi-rural qualities.

Land Use Designations and Standards

The El Rio/Del Norte Area Plan is the detailed land use plan of the Ventura County General Plan for the El Rio/Del Norte area. This Area Plan includes a distinguished set of land use designations that are specific to the unique needs, resources, and history of El Rio/Del Norte. The Area Plan Land Use Map (see Figure ED-1) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Table ED-1 describes the land use designations in the Area Plan, which dictate the type and intensity of land use within each category. Table ED-2 outlines the compatibility between the Area Plan land use designations and County zones. Table ED-3 lists each land use designation and their total area, building intensity, population capacity, and population density.

As described in the Introduction, the General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future, and Area Plans focus on El Rio/Del Norte community to refine the policies of the General Plan. Figure ED-2 shows the General Plan land use designations within the El Rio/Del Norte Area Plan. This figure also indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space and Agricultural Resources (SOAR) Ordinance.

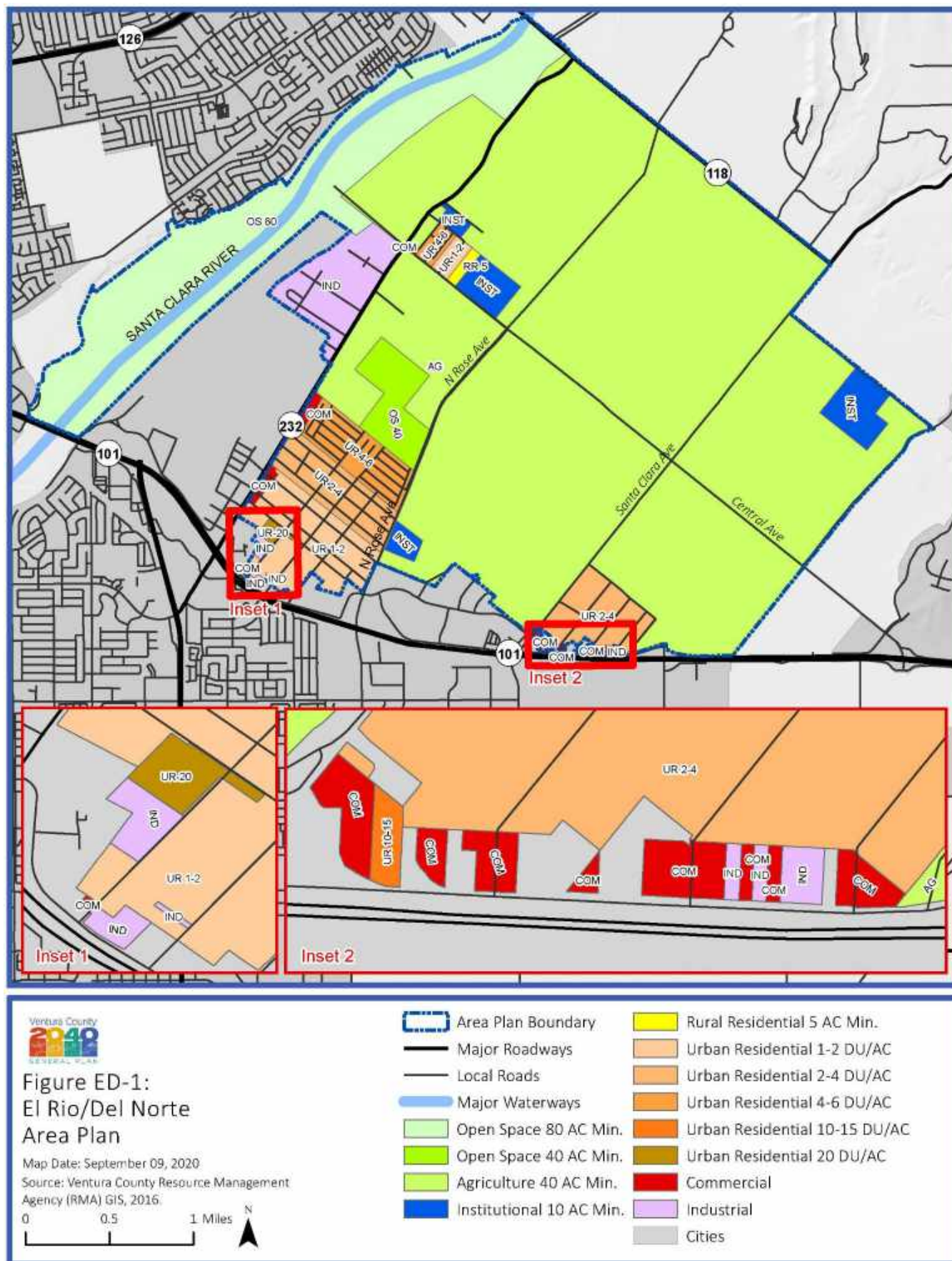


Table ED-1 El Rio/Del Norte Area Plan Land Use Designations

Land Use Designation		Description	Density/ Intensity
Open Space (OS 40)		The purpose of the Open Space designation is to preserve the essentially undeveloped lands which surround the Existing Community designated areas of the El Rio/Del Norte area to protect lands which contain biological and mineral resources and water recharge/storage basins.	40-ac min lot size
Open Space (OS 80)			80-acre min lot size
Agricultural		The purpose of the Agricultural designation is to preserve irrigated agricultural lands in the El Rio/Del Norte area. Land outside the Existing Community or Rural designated areas within the El Rio/Del Norte Area Plan boundary which is currently in, or suitable for agricultural production shall be designated Agricultural.	40-ac min. lot size
Institutional		The purpose of the Institutional designation is to recognize the educational and institutional uses in the El Rio/Del Norte area that require large acreage. The principal uses allowed in the Institutional designation shall be institutional and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal uses, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.	10-ac min. lot size
Rural Residential (RR 5)		The purpose of the Rural Residential designation is to recognize and plan for low density, large lot residential development and other compatible and ancillary land uses in a rural setting.	5-ac min. lot size
Urban Residential (UR 1 – 2)		The purpose of the Urban Residential designation is to ensure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods which preserve the community character of the El Rio/Del Norte area.	1 – 2 du/ac
Urban Residential (UR 2 – 4)			2 – 4 du/ac
Urban Residential (UR 4 – 6)			4 – 6 du/ac
Urban Residential (UR 6 - 10)			6 – 10 du/ac
Urban Residential (UR 10 -15)			10 – 15 du/ac
Urban Residential (UR 20)			20 du/ac
Commercial		The purpose of the Commercial designation is to provide sufficient commercially designated land to meet shopping and service needs of the community.	
Industrial		The purpose of the Industrial designation is to provide sufficient industrially designated land to meet the employment needs of the community.	

Source: El Rio/Del Norte Area Plan (6-28-11 edition)

Table ED-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.)	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
OS 80	(Open Space 80 Acre Min.)	80 AC	80 AC															
OS 40	(Open Space 40 Acre Min.)	40 AC	■															
AG	(Agriculture 40 Acre Min.)		■															
INST	(Institutional 10 Acre Min.)	40 AC			10 AC													
RR 5	(Rural Residential 5 Acre Min.)				5 AC	5 AC												
UR 1-2	(Urban Residential 1-2 DU/Ac.)				20	■	20		2 U									
UR 2-4	(Urban Residential 2-4 DU/Ac.)				■	■	10		4 U									
UR 4-6	(Urban Residential 4-6 DU/Ac.)						■		6 U									
UR 6-10	(Urban Residential 6-10 DU/Ac.)								10 U									
UR 10-15	(Urban Residential 10-15 DU/Ac.)								15 U									
UR 20	(Urban Residential 20 DU/Ac.)									20 U min								
COM	(Commercial)														■			
IND	(Industrial)																■	

Source: El Rio/Del Norte Area Plan (6-28-11 edition)

Table ED-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space/Agriculture						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
OS 80	(80 Ac. Min.)	1,012	5%	0.013	13	5.60	72	0.07
OS 40	(40 Ac. Min.)	188	5%	0.025	4	5.60	22	0.14
AG	(40 Ac. Min.)	4,860	5%	0.025	122	5.60	683	0.14
TOTALS		6,060			139		777	
LAND USE DESIGNATION		Residential						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ⁴	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
RR 5	(5-10 ac. Min.)	10	25%	0.2	2	5.6	11	1.12
UR 1-2	(1-2 DU/Ac.)	206	28%	2.0	412	3.19	1,314	6.38
UR 2-4	(2-4 DU/Ac.)	220	35%	4.0	880	3.19	2,807	12.76
UR 4-6	(4-6 DU/Ac.)	121	45%	6.0	723	3.19	2,315	19.14
UR 6-10	(6-10 DU/Ac.)	0	50%	0.0	0	3.19	0	0.00
UR 10-15	(10-15 DU/Ac.)	2	60%	15.0	30	3.19	95	47.85
UR 20	(20 DU/Ac. Min.)	8.97	60%	20.0	179.4	3.19	572	63.8
TOTALS		568			2,226		7,114	

Area Plan

LAND USE DESIGNATION		Commercial/Industrial/Institutional					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/ Acre
COM	(Commercial)	29	60%	189	2.0	377	13.0
IND	(Industrial)	175	50%	1,522	2.0	3,045	17.4
INST	(Institutional)	152	60%	1,976	1.0	1,976	13.0
TOTALS		356		3,687		5,398	

Source: El Rio/Del Norte Area Plan (6-28-11 edition)

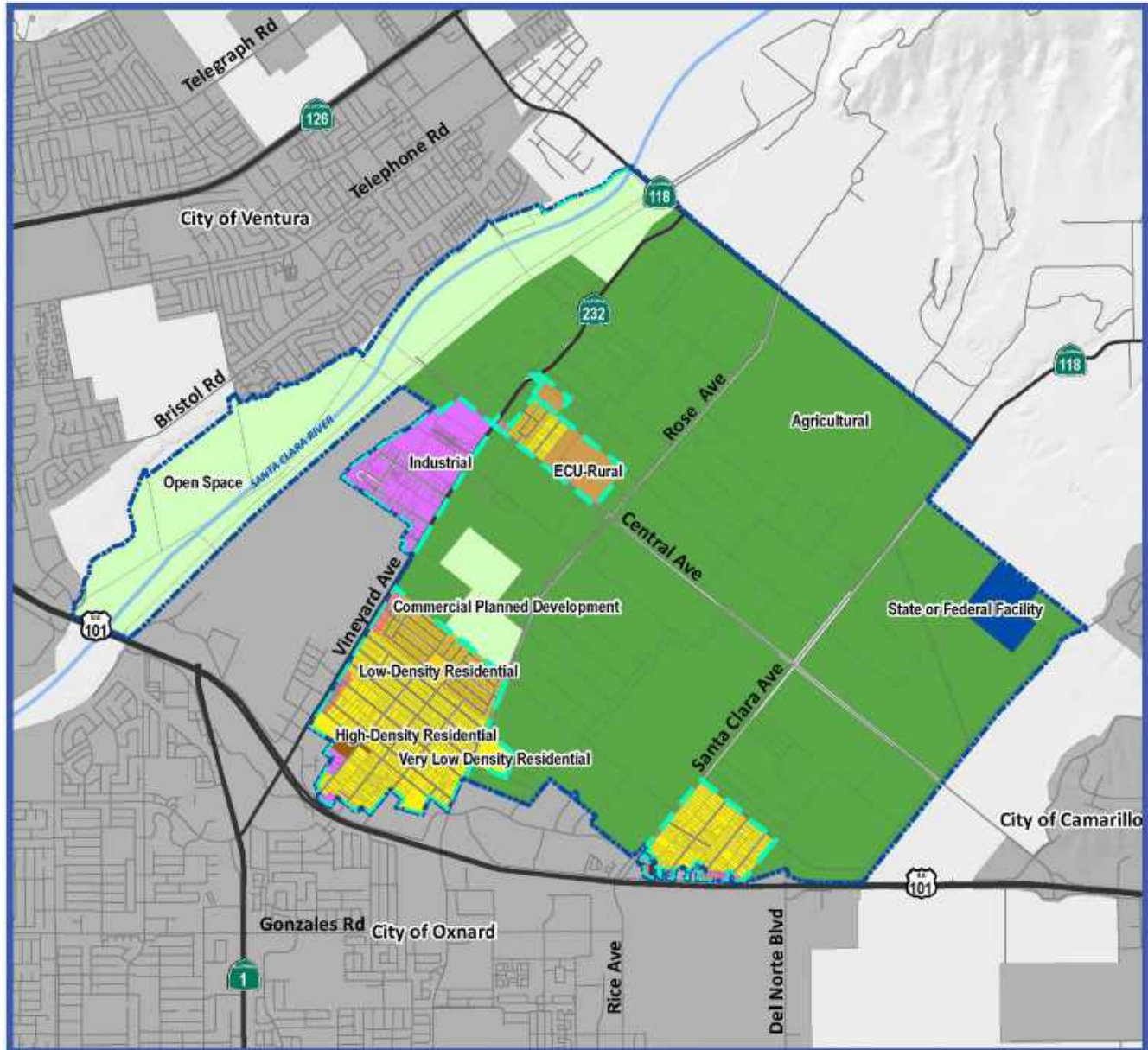
Notes:

¹ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

² Excludes second dwelling units.

³ Year 2010 Forecast for Oxnard Growth and Nongrowth Areas.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.



Land Use and Community Character

Land Use Designations and Standards

ED-1	To preserve irrigated agricultural lands in the El Rio/Del Norte area.
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ED-2	To minimize incompatibilities between agricultural operations and other land uses.
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ED-2.1 **Agricultural Use on Agricultural Land**

The County shall require discretionary development located on land designated as Agricultural to not conflict with the agricultural uses of those lands.

ED-2.2 **Areas Appropriate for the Agricultural Exclusive Designation**

The County shall designate land outside the Existing Community or Rural designated areas within the El Rio/Del Norte Area Plan boundary which is currently in, or suitable for agricultural production as Agricultural and zone as "A-E" (Agricultural Exclusive - 40 acre minimum).

ED-2.3 **Minimize Impacts on Agricultural Uses**

The County shall condition discretionary development located adjacent to Agricultural designated land to minimize the impacts on the agricultural uses.

ED-2.4 **Buffers for Agricultural Land**

The County shall require discretionary, non-agricultural land uses adjacent to Agricultural designated land to establish appropriate buffers, as determined by the Agricultural Department.

ED-2.5 **Discretionary Development on Lands Containing Significant Agricultural Soils**

The County shall evaluate discretionary development on lands containing "prime" or "statewide" significant agricultural soils regarding the feasibility of dedicating land or a conservation easement or cash-in-lieu fees to preserve agricultural land which is comparable to any land which would be permanently lost due to the development.

ED-2.6 **Topsoil Preservation**

The County shall condition discretionary development on lands containing "prime" or "statewide" significant agricultural soils to preserve topsoil for reuse as an agricultural soil amendment.

ED-3	To preserve the essentially undeveloped lands which surround the Existing Community designated areas of the El Rio/Del Norte area to protect lands which contain biological and mineral resources and water recharge/storage basins.
------	--

ED-3.1 **Discretionary Development on or Adjacent to Open Space**

The County shall condition discretionary development located on or adjacent to Open Space land to ensure that impacts to biological and mineral resources and recharge/storage basins are minimized.

ED-3.2 Santa Clara River Land Use Designation

The County shall designate the Santa Clara River within the Area Plan boundary as Open Space on the Land Use Map (Figures ED-1 and ED-2) to minimize hazards from flooding.

ED-4

To recognize the educational and institutional uses in the El Rio/Del Norte area that require large acreage.

ED-4.1 Allowed Uses in the Institutional Land Use Designation

The County shall allow the principal uses in the Institutional designation to be institutional and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal uses, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.

ED-4.2 Minimum Parcel Size for the Institutional Land Use Designation

The minimum parcel size consistent with the Institutional land use designation is 10 acres.

ED-5

To recognize and plan for low density, large lot (five acres in size) residential development, and other compatible and ancillary land uses in a rural setting.

ED-5.1 Minimum Parcel Size for the Rural Residential Land Use Designation

The minimum parcel size consistent with the Rural Residential land use designation for residential parcels is five acres.

ED-6

To ensure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods which preserve the community character of the El Rio/Del Norte area.

ED-7

To promote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all economic segments of the population are provided.

ED-8

To encourage the enhancement/upgrading of existing neighborhoods.

ED-9

To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

ED-9.1 Discretionary Residential Development in El Rio/Del Norte

The County shall condition new discretionary residential development to be compatible with its surrounding land uses and to maintain the character of the El Rio/Del Norte area.

ED-10

To provide sufficient commercially designated land to meet shopping and service needs of the community.

ED-11

To locate and design commercial uses to minimize land use incompatibility with residential, open space and agricultural land uses.

ED-11.1

Discretionary Commercial Development in El Rio/Del Norte

The County shall require commercial development to be designed to ensure consistency with the community character of the El Rio/Del Norte area.

ED-11.2

Discretionary Review of Commercial Development

The County shall subject commercial development to either a Planned Development Permit or a Conditional Use Permit to assure compatibility with neighboring land uses. Such review shall give careful attention to landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.

ED-12

To limit urban industrial land uses to existing industrial areas.

ED-13

To locate and design industrial land uses so as to minimize land use incompatibilities with residential, commercial, open space and agricultural uses and to minimize adverse aesthetic impacts.

ED-13.1

Limit on Industrial Uses

The County shall prohibit the expansion of industrial uses outside of areas presently planned for industrial.

ED-13.2

Buffers for Industrial Uses

The County shall require new or expanding industrial uses adjacent to residential, commercial, open space, and agricultural areas to provide buffers to protect these uses from nuisances and visual audio and any air-borne intrusion, as well as minimizing truck traffic through residential areas.

ED-13.3

Discretionary Review of Industrial Development

The County shall subject industrial development to either a Planned Development Permit or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.

Character and Design

ED-14

To preserve the character of the El Rio/Del Norte area. The character of the El Rio/Del Norte area is defined by its small town, semi-rural qualities, consisting of several separate and distinct neighborhoods situated within the Oxnard agricultural plain, and comprising one community of common social and political interest.

ED-15	To provide a socially desirable and economically viable community which includes an appropriate mix of housing, employment, shopping and education/recreation facilities.
ED-16	To locate new development primarily within the existing communities in order to avoid encroaching into established agricultural, open space lands, and to protect resources.
ED-17	To ensure that future discretionary development within the area is of high quality, consistent with the character of the community, and beneficial to the El Rio/Del Norte area as a whole.
ED-17.1	<p>Zoning Compatibility</p> <p>The County shall require all zoning to be in conformance with the Land Use Map (Figures ED-1 and ED-2), and Zoning Compatibility Matrix (Table ED-2).</p>
ED-17.2	<p>Review of All Discretionary Development</p> <p>The County shall review and condition all discretionary development projects to ensure that they are in conformance with the Building Intensity, Population Density Summary Table (Table ED-3), compatible with their surroundings, are of highest quality and best design feasible, are consistent with the character of the El Rio/Del Norte area, and are beneficial to the community as a whole.</p>

Circulation, Transportation, and Mobility

Roadways

ED-18	To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the El Rio/Del Norte area.
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Regional Multimodal System

ED-19	To plan for safe pedestrian and bicycle pathways throughout the El Rio/Del Norte area.
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ED-20

To encourage the expansion of bus service to serve the El Rio/Del Norte area.

Public Facilities, Services, and Infrastructure

Public Facilities and Services

ED-21

To maintain the governmental mechanisms used to communicate the residents' needs and desires to their elected representatives.

ED-21.1

Public Review Authority

The El Rio/Del Norte Municipal Advisory Council shall continue to be the Board of Supervisors' recognized public review group for the El Rio/Del Norte area. All County and city applications for discretionary permits and all environmental documents for projects which would affect the El Rio/Del Norte area shall be sent to the Board of Supervisors' Office for transmittal to the El Rio/Del Norte Municipal Advisory Council as early in the process as possible.

ED-21.2

Notification of the El Rio/Del Norte Municipal Advisory Council

All County departments shall make an effort to notify the El Rio/Del Norte Municipal Advisory Council through the Board of Supervisors' Office, as early in the process as possible, concerning issues and programs of importance to the El Rio/Del Norte area prior to decisions being made regarding these matters.

Wastewater Treatment and Disposal

ED-22

To encourage the construction of an adequate sewage collection system to serve the El Rio/Del Norte area.

ED-23

To ensure that sewage collection and treatment facilities are available to serve future development in the Existing Community designated areas and are sized so as not to facilitate future development outside the existing communities.

ED-24

To ensure that sewage treatment facilities provide maximum feasible protection and/or enhancement of groundwater resources.

ED-25

To ensure practices that reduce the volume of waste disposed of in landfills.

ED-25.1

Percolation Standards for Discretionary Development

The County shall require discretionary development to be either served by a sewage treatment facility or an on-site septic system where the total percolate from the property to the groundwater basin does not exceed the Primary Standards - Inorganic Chemicals (Article 4, Title 22, California Code of Regulations). The County Environmental Health Division shall

regulate the installation and maintenance of septic systems in accordance with the County's Sewer Policy, County Building Code and County Service Area 32.

ED-25.2**Requirements for Discretionary Commercial or Industrial Development**

The County shall condition discretionary development within Commercial or Industrial designations served by on-site septic systems to:

- a. Ensure to the satisfaction of the Environmental Health Division that any accidental release of industrial wastewater, hazardous materials, or hazardous waste will be remedied in a timely and safe manner. Satisfactory insurance may include demonstration of financial responsibility, including posting of a bond or surety.
- b. Grant an access easement to County Service Area 32. In addition, regular testing and monitoring of septic systems shall be performed to the satisfaction of the Environmental Health Division.

ED-25.3**Water Discharge from Oxnard Forebay**

The County shall utilize, if feasible, water discharged from sewage treatment systems located within the Oxnard Forebay for agricultural and/or landscaping purposes.

ED-25.4**Solid Waste Reduction**

The County shall require discretionary development to employ practices that reduce the quantities of solid wastes generated and to engage in recycling activities.

Flood Control and Drainage Facilities

ED-26

To construct necessary flood control and drainage facilities to minimize flood hazards in the El Rio/Del Norte area.

ED-26.1**Deficiency Study and Improvement Plan for Flooding and Erosion/Siltation**

The County shall require discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards to fund a Deficiency Study and Improvement Plan to identify existing flooding and erosion/siltation problems and determine appropriate flood control and drainage facilities necessary to reduce these hazards. If the Deficiency Study determines the need for flood control facilities, the discretionary development project shall be required to construct and/or contribute to the construction of all improvements necessary to reduce hazards to a less-than-significant level.

Public Utilities

ED-26.2**Visual Impacts from Utility Lines**

The County shall require utility lines to use or parallel existing utility right-of-way's where feasible and avoid impacting the viewshed from U.S. 101 (Ventura Freeway), Highway 118 (Los Angeles Avenue), State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue (within the El Rio/Del Norte Area Plan Boundary) when not in conflict with the rules and regulations of the California Public Utilities Commission. When such viewsheds cannot be avoided, the County should require transmission lines to be designed and located in a manner to minimize their visual impact.

Education and Library Facilities

ED-27

To encourage the funding, development and operation of adequate school and library facilities in the El Rio/Del Norte area.

ED-27.1

School Impact Fees

The County shall require all residential development projects to comply with the school districts' impact mitigation fee programs consistent with limitations imposed by State law.

ED-27.2

Mitigation of Project Impacts on School Facilities

The County shall require privately initiated General Plan Amendments and/or zone changes for new development which would increase the number of school-aged children to enter into a binding agreement with the affected school district to mitigate the projects' impact on school facilities.

ED-27.3

School District Review of Discretionary Residential Development

The County shall provide the Oxnard Union High School District and Rio School District the opportunity to review discretionary residential development and public park and recreational facility proposals.

Parks and Recreational Facilities

ED-28

To ensure that the recreational needs of existing and future residents within the El Rio/Del Norte area are adequately provided for.

ED-29

To promote full use of existing County, city and school district park and recreational facilities.

ED-30

To encourage the development of new bicycle and equestrian trails, and an El Rio community gymnasium.

ED-31

To ensure that recreational uses in the Santa Clara River preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.

ED-31.1

Contribution to the Trail Network

The County shall require discretionary development which may be expected to benefit from or contribute to the need for bicycle paths and trails systems to a) dedicate, improve, or pay a fee for planned bicycle lanes and trails and public trail access points, and b) install appropriate signage to the standards of the County of Ventura.

ED-31.2

Recreational Use of School Facilities

The County should use school facilities for parks and recreation activities whenever possible.

Conservation and Open Space

Biological Resources

ED-32

To protect the biological resources of the Santa Clara River and adjoining natural habitat areas including significant stands of Southern Willow within the Santa Clara River bounding the El Rio/Del Norte area.

ED-33

To encourage revegetation or landscaping in natural habitat areas and the Santa Clara River that incorporates native plant species in order to restore habitat in already disturbed areas.

ED-33.1

Discretionary Development within the Santa Clara River Habitat Area

The County shall require discretionary development within the Santa Clara River and adjoining natural habitat areas which could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.

ED-33.2

Landscaping on Lots Adjacent to Santa Clara River Habitat Areas

The County shall require landscaping on lots adjacent to natural habitat areas in the Santa Clara River to utilize appropriate native species.

Scenic Resources

ED-34

To protect and, if possible, improve the viewshed from U.S. 101 (Ventura Freeway), Highway 118 (Los Angeles Avenue), State Route 232 (Vineyard Avenue), Rose Avenue, Santa Clara Avenue and Central Avenue within the El Rio/Del Norte Area Plan boundary.

ED-34.1

Discretionary Development Adjacent to Highways and Major Roadways

The County shall subject discretionary development on parcels adjacent to U.S. 101, Ventura Boulevard, Highway 118, State Route 232, Rose Avenue, Santa Clara Avenue, and Central Avenue (within the El Rio/Del Norte Area Plan boundary) to the following development standards:

- a. A sign program shall be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
- b. Outside open storage shall be landscaped and/or screened from public view to the maximum extent feasible.
- c. The architectural design and building material of development shall be designed to enhance the visual quality of the surrounding areas.

Cultural, Historical, Paleontological, and Archaeological Resources

ED-35

To encourage the maintenance and use of facilities and organizations (such as libraries, museums, schools and historical societies) which provide an understanding of the history and diversity of cultures in the El Rio/Del Norte area.

Soil and Mineral Resources

ED-36

To ensure compatibility between mineral extractions, or oil and gas exploration/production, and surrounding land uses.

ED-36.1 **Landscaping for Mineral Resource Extraction and Oil and Gas Exploration/Production**

All mineral resource extraction and oil and gas exploration/production sites shall be landscaped in accordance with an approved landscape plan to minimize incompatibility with other uses.

Oil and Gas Resources

ED-36.2 **Oil and Gas Exploration and Production Permits**

The County shall require oil and gas exploration and production permits to utilize "Best Available Control Technology" (BACT), as outlined by Air Pollution Control District Rules and Regulations.

ED-36.3 **Collection and Use of Gases Emitted from Oil Wells**

The County shall require gases emitted from oil wells to be collected and used or removed for sale or proper disposal, if feasible. The County should only allow flaring or venting in cases of emergency or testing purposes.

ED-36.4 **Limit on New Refining Facilities**

The County shall prohibit new refining facilities within the El Rio/Del Norte Area Plan boundary.

ED-36.5 **Retention Basins and Oil Separators Requirements**

The County shall condition, as appropriate discretionary development that has the potential to deposit a significant amount of sedimentation, oil residue, or other urban pollutants into the surface water drainage system to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from runoff do not significantly impact downstream surface water quality and biological resources. The County shall require control devices used in the oily separators to be properly maintained for the life of the authorized use.

Hazards and Safety

Flood Hazards

ED-37

To ensure that development does not contribute to the existing flooding problems in the El Rio/Del Norte area without adequate flood control and drainage improvements.

ED-37.1

Runoff from Discretionary Development

The County shall require discretionary development which would result in increased runoff which would contribute to flooding or erosion/siltation hazards to fund a Deficiency Study to identify existing flooding and erosion/siltation problems and, if necessary, an Improvement Plan to determine appropriate flood control and drainage facilities necessary to reduce these hazards to a less-than-significant level. If the Deficiency Study/Improvement Plan determines the need for flood control facilities, then the County shall require the discretionary development to construct and/or contribute to the construction of all necessary improvements necessary to reduce hazards to a less-than-significant level.

Air Quality

ED-38

To ensure that any potentially significant health risk resulting from the release of toxic, hazardous or odoriferous substances into the air are mitigated to less-than-significant levels.

ED-38.1

Adverse Air Quality Impacts from Discretionary Development

The County shall condition discretionary development which could have significant adverse air quality impacts with all feasible mitigation measures to avoid, minimize, or compensate (offset) for its air quality impacts.

ED-38.2

Discretionary Development Identified by the Air Pollution Control District

The County shall condition discretionary development identified by the Air Pollution Control District as a use which could potentially release toxic or hazardous substances into the air to mitigate any potentially significant health risks to less-than-significant levels.

Water Resources

ED-39

To protect the Oxnard Forebay Basin and its recharge area within the El Rio/Del Norte area to protect groundwater resources.

ED-39.1

Groundwater Quality Protection

In order to protect groundwater quantity, the County shall require discretionary development to not result in any net decrease in the quantity of groundwater, taking into account existing and projected water supply and demand factors (e.g. potable water demand, landscape irrigation, evapotranspiration, recharge). Discretionary development may utilize water offsets (e.g. plumbing fixture retrofits in existing structures) to achieve no decrease in the quantity of groundwater.

ED-39.2 Adverse Impacts on Groundwater Quality

The County shall prohibit discretionary development that would individually or cumulatively result in a significant adverse impact on groundwater quality.

ED-39.3 Compliance with National Pollution Discharge Elimination System (NPDES)

The County shall require discretionary development to comply with all applicable NPDES (National Pollution Discharge Elimination System) standards to protect surface water quality.

ED-39.4 Recharge Capability Protection

The County shall prohibit discretionary development that would significantly decrease the recharge capability of the property.

ED-39.5 Release of Hazardous Materials

The County shall prohibit discretionary development in commercial or industrial designated areas that has the potential for release of hazardous materials which could seriously degrade groundwater resources.

ED-39.6 Agricultural Uses within Reclaimed Mining Sites

Within reclaimed mining sites designated Agricultural or replanted in agriculture within the Oxnard Forebay, the County shall require the use crops with low nitrogen demand and to provide a monitoring program subject to the approval of the Public Works Agency – Water Resources Division.

Economic Vitality

ED-40

To maintain the economic vitality of the commercial districts.

Table ED-4 Implementation Programs

Programs	
A Home Improvement Program	The Area Housing Authority shall continue to administer the Home Improvement Program (funded by Community Development Block Grants) to provide low interest loans, deferred payment loans, and grants to qualified low income home owners within the El Rio/Del Norte area for the purpose of rehabilitating substandard or deteriorated housing.
B Nonconforming Land Uses	The Planning Division shall prepare a proposal for Board of Supervisors' consideration to pursue the elimination of existing illegal land uses and nonconforming commercial and industrial land uses in residential zones, specifically illegal uses and nonconforming uses on Cortez Street, Balboa Street, and Alvarado Street.
C Code Enforcement	The Planning Division shall prepare a proposal for Board of Supervisors' consideration to vigorously pursue code enforcement efforts in the El Rio/Del Norte area in order to enhance/upgrade existing neighborhoods.
D Tax Increment Financing Exploration	The Planning Division shall prepare a budgetary proposal for Board of Supervisors' consideration to explore tax increment financing as a means of funding appropriate public improvements which stimulate private investment in order to enhance/upgrade existing neighborhoods.
E Reciprocal Traffic Mitigation Agreement	The Public Works Agency shall seek to revise the Reciprocal Traffic Mitigation Agreement with the City of Oxnard to fund all necessary road improvements within each respective jurisdiction, including but not limited to the U.S. 101 overpasses (e.g., Rice Road, Rose Avenue).
F Bicycle Lanes and Trails	The General Services Agency shall continue to work with the El Rio/Del Norte Municipal Advisory Council, Ventura County Transportation Commission (VCTC), and other planning agencies to develop and implement the Regional Trails and Pathways Plan to facilitate the installation of bicycle lanes and trails within the El Rio/Del Norte Area Plan.
G Bus Service	The Public Works Agency shall continue to work with the Ventura County Transportation Commission, Gold Coast Transit District, and appropriate private bus companies to fund and provide increased bus services to the residents of the El Rio/Del Norte area.
H Capital Improvement Plan	The Public Works Agency shall meet annually with the El Rio/Del Norte Municipal Advisory Council to discuss the five-year Capital Improvement Plan.
I Information Exchange on Proposed Projects	The County Planning Division shall continue to coordinate an information exchange with the City of Oxnard to ensure that each is informed of proposed projects that could affect the other's jurisdiction.

Programs	
J Flood Hazard Evaluation	The Ventura County Public Works Agency, in coordination with the Ventura County Flood Control District, shall prepare a budgetary proposal for the Board of Supervisors' consideration to evaluate the flooding hazards on Balboa Street, upper Rio Plaza area, Strickland Acres, and the Rio Vista school yard in the El Rio/Del Norte area in order to provide adequate and appropriate flood control and drainage facilities within the area. The proposal shall also include identification of funding sources and consideration of priority status for construction of these facilities.
K Funding for Flood Control and Drainage Facilities	The Ventura County Flood Control District shall continue to investigate State and Federal funding sources to construct flood control and drainage facilities which will reduce flooding hazards in the area.
L Study on Regulations for Telecommunications Service Rates	The Board of Supervisors' office representing the El Rio/Del Norte area shall prepare a proposal for Board of Supervisors' consideration to study the feasibility of regulating the cable rates and services in the area.
M Adequate Library Facility	The Board of Supervisors' Office, in conjunction with the El Rio/Del Norte Municipal Advisory Council, shall continue to provide a library facility in the El Rio/Del Norte area.
N Cooperative Agreements for Parks and Recreation	The County General Services Agency shall work with the City of Oxnard, local civic groups, and public and private schools throughout the area to establish cooperative agreements for use of each others' facilities to provide parks and recreational opportunities for all residents of the El Rio/Del Norte area.
O Community Recreational Facilities Master Plan	The County's General Services Agency shall prepare a budget proposal, for the Board of Supervisors' consideration, for preparation of a Master Plan for community recreational facilities including an El Rio community gymnasium.
P Study on Law Enforcement Services in the West County Area	The County Sheriff's Department shall prepare a proposal for Board of Supervisors' consideration to evaluate the efficiency of law enforcement services in the West County area. The County shall include identification of new technologies and methods to implement them in order to promote efficiency.
Q Visual Quality of Recharge Basins	The Planning Division shall work with the United Water Conservation District to develop measures to incorporate vegetation buffers or park-like-settings into recharge basin designs to enhance the visual quality of the area.
R Cultural and Historical Inventory	The County Cultural Heritage Board shall conduct a cultural and historical inventory of the El Rio/Del Norte area.

Programs	
S History of Local Cultures	The Board of Supervisors' office representing the El Rio/Del Norte area shall coordinate with appropriate entities to promote an understanding of the history and diversity of cultures within the community.
T Reclamation of Mining Sites	The Planning Division shall continue to work with the El Rio/Del Norte Municipal Advisory Council and mining operators to determine appropriate uses for the reclamation of mining sites consistent with the goals and policies of the County General Plan and the El Rio/Del Norte Area Plan, and applicable ordinances.
U Reclamation of Oil and Gas Sites	The Planning Division shall continue to work with the El Rio/Del Norte Municipal Advisory Council and oil and gas exploration and production operators to determine appropriate uses for the reclamation of exploration and production sites consistent with the goals and policies of the County General Plan, the El Rio/Del Norte Area Plan, and applicable ordinances.
V Flood Management Study	The Ventura County Public Works Agency, in coordination with the Ventura County Flood Control District, shall prepare a budgetary proposal for the Board of Supervisors' consideration to evaluate the flooding hazards on Balboa Street, upper Rio Plaza area, Strickland Acres, and the Rio Vista school yard in the El Rio/Del Norte area. The proposal shall also include identification of necessary flood control and drainage facilities within the area, funding sources and priority schedule for construction of these facilities.
W Special Areas Fees Study for Flooding and Erosion	The Ventura County Flood Control District shall prepare a budgetary proposal for consideration by the Board of Supervisors to study the feasibility of assessing special area fees to development and other jurisdictions/special districts which contribute to the flooding or erosion/siltation problems of the El Rio/Del Norte area.
X U.S. 101 Highway Noise Barriers Study	The Public Works Agency shall prepare a proposal for consideration by the Board of Supervisors to study the feasibility of constructing noise barriers to protect existing noise sensitive uses which are or will be significantly impacted by traffic noise along the U.S. 101 Highway from Vineyard Avenue to Alvarado Street (to join the existing noise barrier wall) and from Rice/Santa Clara Avenue to Del Norte Boulevard.
Y Alternatives to Chemical Pest Control and Fertilization	The Agricultural Department shall continue to encourage the use of alternatives to chemical methods of pest control and fertilization.

Please see the next page.

LAKE SHERWOOD/ HIDDEN VALLEY AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

LAKE SHERWOOD/ HIDDEN VALLEY AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

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Area Plan

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Introduction

Purpose

The Lake Sherwood/Hidden Valley Area Plan is an integral part of the Ventura County General Plan. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Area Plan governs the distribution, general location and types of land uses for urban residential, rural residential and open space purposes.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the Countywide General Plan. To achieve this consistency, the County reviewed and used the goals, policies, programs, and maps of the Ventura County General Plan in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

The Lake Sherwood/Hidden Valley Area Plan is composed of this policy document and supporting maps and tables.

Area Plan Chronology

The impetus for development of this Area Plan was provided by a privately initiated General Plan Amendment request by Murdock Development Company involving the development of lands around Lake Sherwood. In November 1984, the Board of Supervisors found this privately initiated amendment request worthy of further consideration and directed the Planning Division to study the proposal in the context of a larger planning area including Hidden Valley. The Lake Sherwood drainage basin was selected as the logical geographical unit for delineating a planning study area for the Lake Sherwood/Hidden Valley area. The Planning Division then formulated a land use plan for the entire area which combined the privately initiated Lake Sherwood proposal with a County initiated plan for the surrounding drainage basin. The goal of the County initiated portion was to preserve existing land use patterns and recognize predominant existing lot sizes in accordance with various existing land use policies.

An Environmental Impact Report (EIR) was prepared for the land use plan. After six public hearings and numerous informational Community meetings, the Environmental Report Review Committee approved the Area Plan EIR on April 8, 1987. Issues and mitigation measures raised in the EIR, together with goals and policies from other adopted County policy documents, were used to formulate the goals, policies and programs of this Area Plan. The Ventura County Planning Commission, after two (2) public hearings, recommended approval of this Area Plan. The Board of Supervisors then adopted this Plan on July 14, 1987.

The County has continued to refine and update the plan over the years and has amended it numerous times since its adoption in 1987. As part of the 2040 General Plan Update process, the County updated this Lake Sherwood/Hidden Valley Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Lake Sherwood/Hidden Valley Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Lake Sherwood/Hidden Valley area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Lake Sherwood/Hidden Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Lake Sherwood/Hidden Valley area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Lake Sherwood/Hidden Valley area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Goals, Policies and Programs

This Area Plan covers the Lake Sherwood/Hidden Valley Area. As such, this Plan governs the distribution and location, population density and building intensity of land uses in the area.

The goals, policies and programs contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

- Goal -** Means the ultimate purpose of our effort stated in a way that is general in nature. Example: "To maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area".
- Policy -** Means a specific statement guiding an action that implies clear commitment and governs day-to-day activities. Example: "The County shall require provisions for private road maintenance to be incorporated into any future discretionary development."
- Program -** Means a coordinated set of measures designed to be set in motion to carry out the goals or policies of the plan. Example: "The Planning Division shall coordinate with the City of Thousand Oaks to ensure that future to the City General Plan are consistent with this Area Plan."

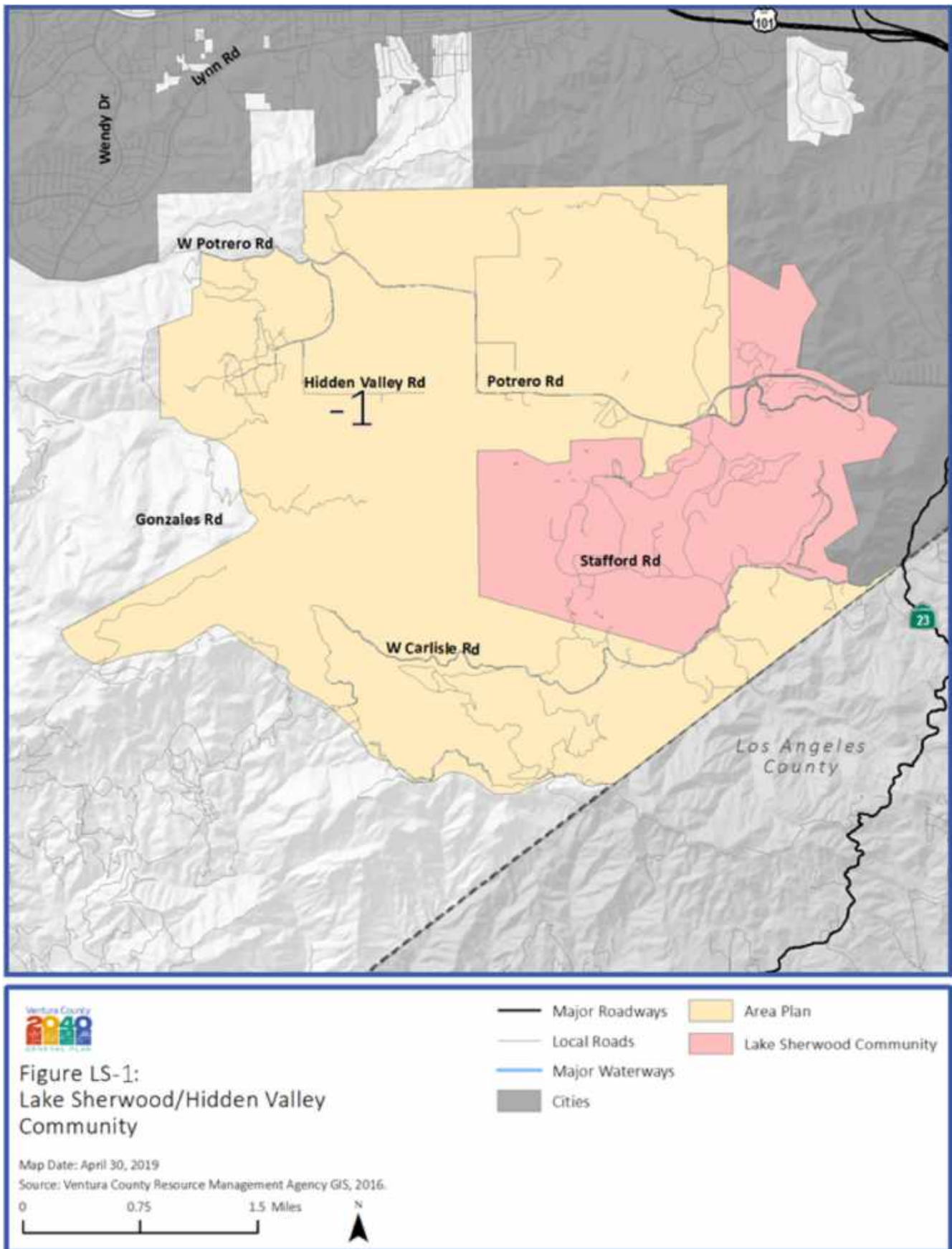
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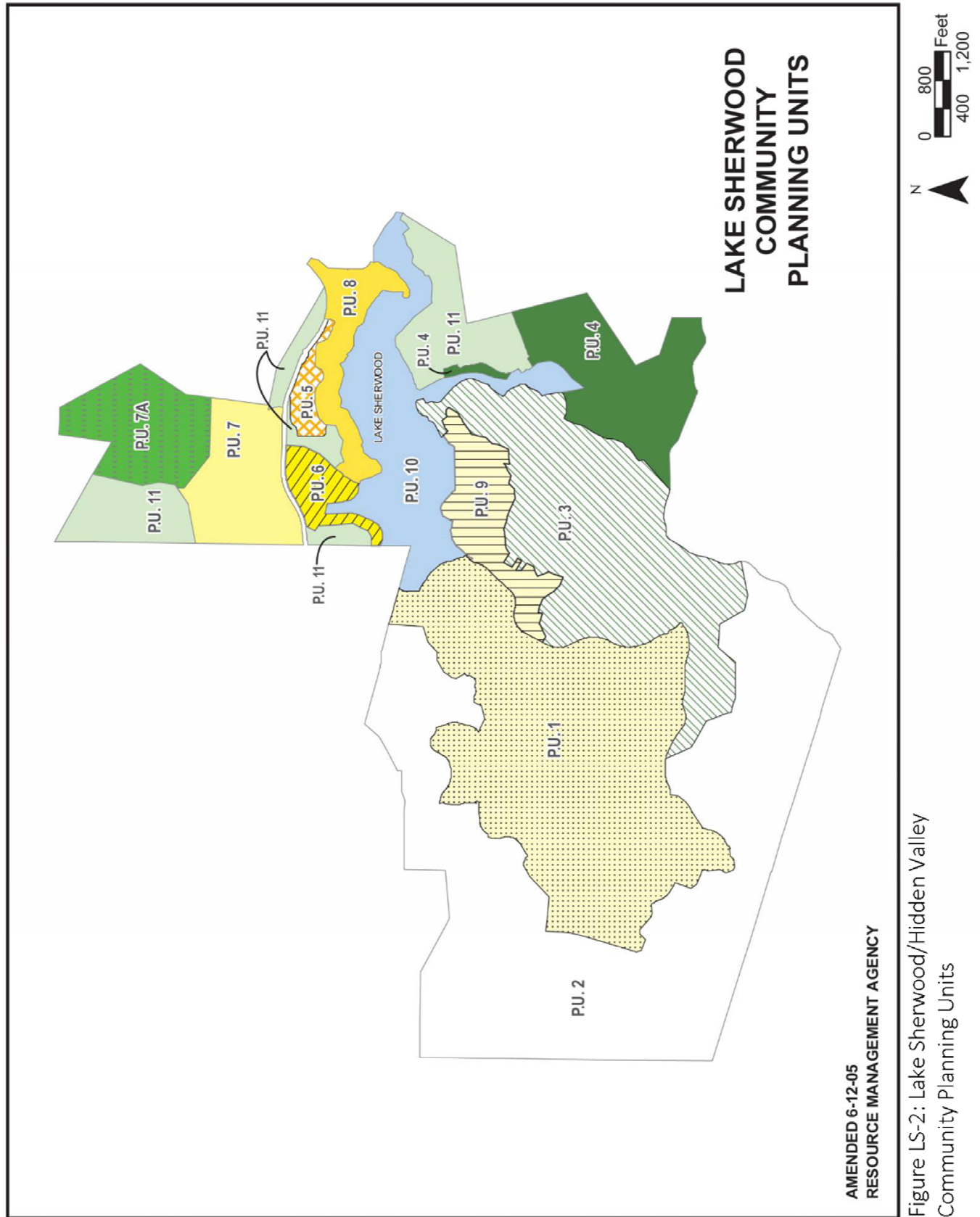
Overview of Plan Area

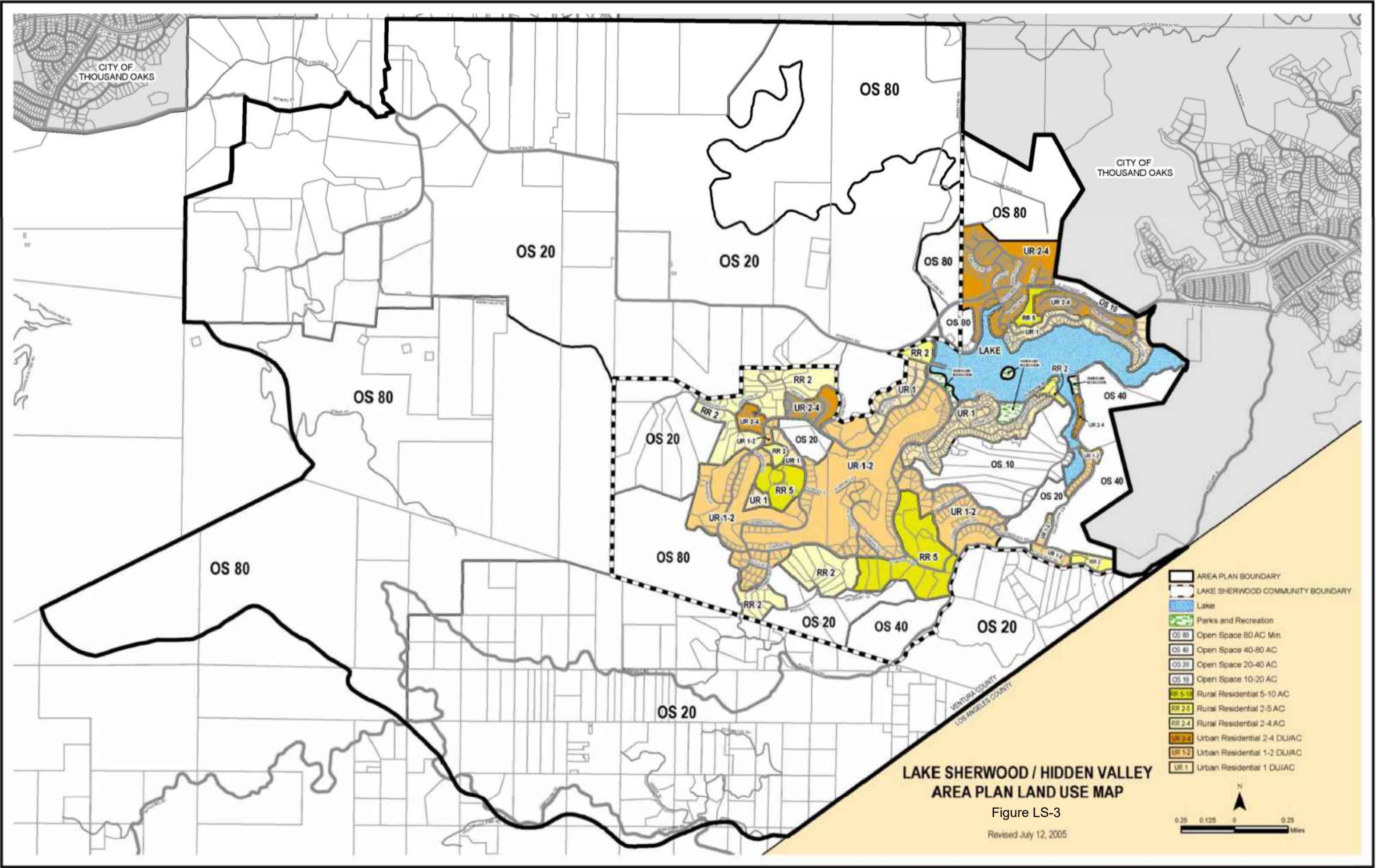
The Lake Sherwood/Hidden Valley Area Plan serves as the Land Use Plan for approximately 8,252 acres of land in the Lake Sherwood drainage basin (see Figure LS-1, Community Map). The Lake Sherwood/Hidden Valley Area Plan is the Area Plan for the Lake Sherwood/Hidden Valley Area of Interest. The area is divided geographically into two parts: the Lake Sherwood Community and Hidden Valley/Carlisle Canyon. The Lake Sherwood Community is defined as that area shown on the Land Use Plan as being within the Lake Sherwood Community boundary. This area consists of approximately 1,990 acres, including a 154-acre man-made lake. The community is divided into Planning Units (P.U.) as shown in Figure LS-2. Hidden Valley/Carlisle Canyon is defined as the remainder of the Area Plan area.

Land Use Designations and Standards

The Land Use Map (Figure LS-3) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are 11 land use designations which dictate the type and intensity of land use within each category. The purpose of each of the five land use categories is described in Table LS-1. Zoning consistency of each designation is shown on Table TL-2. A Land Use Map Summary Table (Table LS-3) lists each land use designation and their total area, building intensity, population capacity, and population density.







Please see the next page.

Table LS-1 Lake Sherwood/Hidden Valley Area Plan Land Use Designations

Land Use Designation		Description	Density/ Intensity
Rural Residential 2-4 ac min.		The purpose of the Rural Residential designation is to identify those areas where low density (2 to 9.9-acre parcel size) residential development may occur. Within this category there are two land use designations: "Rural Residential 2" ("RR 2", 2-5 acre minimum), and "Rural Residential 5" ("RR 5", 5-10 acre minimum).	2-4 ac min.
Rural Residential 2-5 ac min.			2-5 ac min.
Rural Residential 5-10 ac min.			5-10 ac min.
Urban Residential 1 du/ac		The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (1 dwelling unit per parcel less than 2 acres) is permitted. Within this category there are three land use designations: Urban Residential 1 ("UR 1", 1 du/ac), Urban Residential 1-2 ("UR 1-2", 1-2 du/ac), and Urban Residential 2-4 ("UR 2-4", 2-4 du/ac).	1 du/ac
Urban Residential 1-2 du/ac			1-2 du/ac
Urban Residential 2-4 du/ac			2-4 du/ac
Park and Recreation		The purpose of the Park and Recreation designation is to identify and preserve those areas, in common or public ownership, to be used for recreation.	
Lake		The purpose of the Lake designation is to recognize and protect that area inundated by Lake Sherwood including its shoreline.	
Open Space 10-20 ac		The purpose of the Open Space designation is to preserve land in open space while permitting very low-density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category there are four land use designations; Open Space 10 ("OS 10", 10-20 acres minimum), Open Space 20 ("OS 20", 20-40 acres minimum), Open Space 40 ("OS 40", 40-80 acres minimum), and Open Space 80 ("OS 80", 80+ acres minimum).	10-20 ac parcel size
Open Space 20-40 ac			20-40 ac parcel size
Open Space 40-80 ac			40-80 ac parcel size
Open Space 80 ac min.			80 ac min. parcel size

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Table LS-2) delineates which zones are compatible with the various Land Use Designations.

Table LS-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
Lake		160 AC																
Parks and Recreation		■			5 AC													
OS 80	(Open Space 80 acre min.)	80 AC	80 AC															
OS 40	(Open Space 40 acre min.)	40 AC	■															
OS-20	(Open Space 20-40 acre)	20 AC	■															
OS 10	(Open Space 10-20 acre)	■	■															
RR 5	(Rural Residential 5-10 acre)	■		5 AC	5 AC	5 AC												
RR 2	(Rural Residential 2-5 acres)	■		2 AC	2 AC	2 AC												
UR 1	(Urban Residential 1 du/ac)	■		■	1 AC	1 AC												
UR 1-2	(Urban Residential 1-2 du/ac)	■			20	■			2 U									
UR 2-4	(Urban Residential 2-4 du/ac)				■	■	10		4 U									

Source: Lake Sherwood/Hidden Valley Area Plan (4-6-10 edition)

Table LS-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Lake/Parks & Recreation/Open Space						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
Lake	(160 ac min.)	178	N/A	N/A	N/A	N/A	N/A	N/A
Parks & Rec.	(5 ac min.)	10	5%	N/A	N/A	N/A	N/A	N/A
OS 80	(80 ac min)	2,154	5%	0.013	26	1.82	47	0.02
OS 40	(40-80 ac)	190	5%	0.025	4	1.82	7	0.04
OS 20	(20-40 ac)	4,685	5%	0.05	234	1.82	425	0.09
OS 10	(10-20 ac)	128	5%	0.10	12	1.82	21	0.16
TOTAL		7,345			276		500	

LAND USE DESIGNATION		Residential						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ⁴	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ⁵	Populat.	Avg. Populat. Density (Persons/Acre)
RR 5	(5-10 ac)	122	25%	0.2	24	2.64	63	0.52
RR 2	(2-5 ac)	198	25%	0.5	40	2.64	249	1.26
UR 1	(1 du/ac)	132	25%	1.0	132	2.64	348	2.64
UR 1-2	(1-2 du/ac)	384	28%	2.0	768	2.64	2,028	5.08
UR 2-4	(2-4 du/ac)	100	35%	4.0	400	2.64	1,056	10.55
TOTAL		936			1,364		3,744	

Source: Lake Sherwood/Hidden Valley Area Plan (4-6-10 edition)

Notes:

¹ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

² Excludes second dwelling units per Section 65852.2 of the State Government Code.

³ Year 2000 Forecasts for Thousand Oaks Nongrowth Area.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁵ Year 2000 Forecasts for Thousand Oaks Growth Area.

N/A = Not Applicable

The following are the goals, policies, and programs that govern general land use in the Lake Sherwood/Hidden Valley area.

Land Use and Community Character

Growth Management

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. Several Federal, State and local agencies have adopted plans which embrace land use issues in the Lake Sherwood/Hidden Valley area. The following goal establishes a relationship between these other plans and this Area Plan:

LS-1	To ensure that development is consistent with all elements of the County General Plan.
LS-1.1	General Plan Consistency The County shall require all development to be consistent with all elements of the County General Plan.
LS-2	To minimize inconsistencies with the Guidelines for Orderly Development.
LS-3	To ensure that development is consistent with the population/ land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP), Ventura County Area Transportation Study (VCATS).
LS-4	To ensure consistency, to the maximum extent feasible, with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.
LS-4.1	Santa Monica Mountains Comprehensive Plan Consistency The County shall require all development and subdivisions of land to be consistent with the Santa Monica Mountains Comprehensive Plan, except the Lake Sherwood Community.
LS-5	To ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.
LS-5.1	Land Use Map Conformance The County shall require all zoning and development to be in conformance with the Land Use Map (Figure LS-3), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Table LS-2) indicates the zones which are consistent with the various land use categories.

LS-5.2

Maximum Dwelling Units

The County shall require that the total number of dwelling units in the Lake Sherwood Community, excluding Planning Units 8 and 9 (excepting Lots 14, 15, 17 [portion], 151 and "I" of the Upson Tract Addition #1), does not exceed 630, and the total in Planning Unit 2 does not exceed 51 dwelling units exclusive of second dwelling units, farmworker housing, and low-income housing density bonuses as defined and regulated in the County Zoning Ordinance.

LS-5.3

P.U.10 Dedication

The County shall require P.U.10 to be dedicated to a public agency, homeowners association, or other organization satisfactory to the County with appropriate CC & R's to ensure maintenance of the lake and dam in perpetuity, to guarantee the lake use rights of existing homeowners as legally established, and to establish a means of providing future residents the opportunity for use of the lake. Such dedication shall be completed prior to recordation of any subdivision creating five or more lots. Deed restrictions, conservation easements or other means shall be employed to ensure that P.U.10 remain as open space in perpetuity.

LS-5.4

P.U.11 Dedication

The County shall require P.U.11 to be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of P.U.11 remains as open space in perpetuity. Such dedication of those portions of P.U.11 north of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots north of old Potrero Road. Such dedication of those portions of P.U.11 south of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots in Planning Unit 4.

LS-6

To limit development in the Carlisle Canyon area until adequate services and access are provided.

Land Use Designations and Standards

LS-7

To maintain the lands outside the Lake Sherwood community in "Open Space" as a means of retaining the existing pastoral character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support more intense land uses.

LS-7.1

Maximum Dwelling Units for Multi-family Structures

The County shall require multi-family structures to contain no more than four units per building except for Planning Units 5 and 7 where multi-family structures shall contain no more than two units per building.

LS-7.2

P.U. 6, 8, 9 Classification

The County shall require lots in P.U. 6, 8 and 9 to be classified as follows with corresponding grading restrictions:

- a. Where lots are located in areas that are relatively flat (less than 5 percent slope), grading of the lot area up to two acres will be permitted. Runoff should be directed to the adjacent streets.

- b. Where lots are characteristically located on minor inclined terrain (slopes between 5 and 15 percent), grading on these lots is permitted only for the location of uses and access to same. Storm runoff should follow its natural course.
- c. Where lots are typically located along major changes in topography (exceeding 15% slope), grading on these lots shall be restricted to earth movement necessary for roadway access and excavation for building foundations. Storm runoff should follow its natural course.

Character and Design

LS-8

To maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area.

LS-9

To ensure that new development incorporates aesthetic visual design features.

LS-9.1

Design Standards for Discretionary Development

The County shall condition discretionary development to incorporate good design standards including, open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.

LS-9.2

Minimize Impacts to Natural Scenic Topographical Features

The County shall require discretionary development/grading to be designed as much as practicable to minimize the alteration or degradation of natural scenic topographical features (such as ridgelines, natural slopes, rock outcroppings). The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, grading shall employ landform grading techniques to emulate natural landforms and shall comply with the following:

- a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible.
- d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded.
- e. Long, uniform slopes with severe grade breaks, which result in an unnatural, manmade appearance, shall be avoided. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion so as to emulate natural slopes.

- f. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading conditional use permit or building permit. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

LS-9.3

Architectural Design Compatibility

The County shall require architectural design of buildings and structures to use colors, forms and materials that blend with the environment and/or the character of the community.

LS-10	To provide for the development of a compact residential community around Lake Sherwood without encroaching on nearby open space areas.
LS-11	To ensure a diversity of housing types in order to provide a variety of housing options.
LS-12	To maintain the lands outside the Lake Sherwood community in "Open Space" as a means of retaining the existing pastoral character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support more intense land uses.
LS-13	To encourage and maintain agricultural and horse ranch operations in order to preserve the farm/ranch-based economy within the Hidden Valley area.
LS-14	To encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and discourage the cancellation or non-renewal of existing contracts.
Civic Engagement	
LS-15	To establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.

Transportation, Circulation, and Mobility

Roadways

LS-16	To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Lake Sherwood/Hidden Valley area and meet regional circulation goals and objectives in the Lake Sherwood and Thousand Oaks areas.
LS-16.1	Road Improvement Conformance The County shall require road improvements to be in conformance with the Circulation Element of the General Plan and the Circulation Map (Figure LS-4) of this Area Plan.
LS-16.2	Minimize Impacts to Circulation The County shall require discretionary development to be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.
LS-16.3	County Public Road Standards Conformance The County shall require all new private and public roads to be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.
LS-16.4	Carlisle Road Access The County shall require no access onto Carlisle Road to be permitted, except for tactical emergency access gates.]
LS-16.5	Stafford Road Alignment Buffer The County shall require a fifty-foot wide landscaped buffer strip to separate the old and new alignments of Stafford Road adjacent to the existing subdivision.
LS-17	To ensure that new development ties into the existing primary circulation system by an adequate collector street network.
LS-18	To ensure that the proposed realignment and widening of Potrero Road is minimally disruptive to the majority of the area's residents.

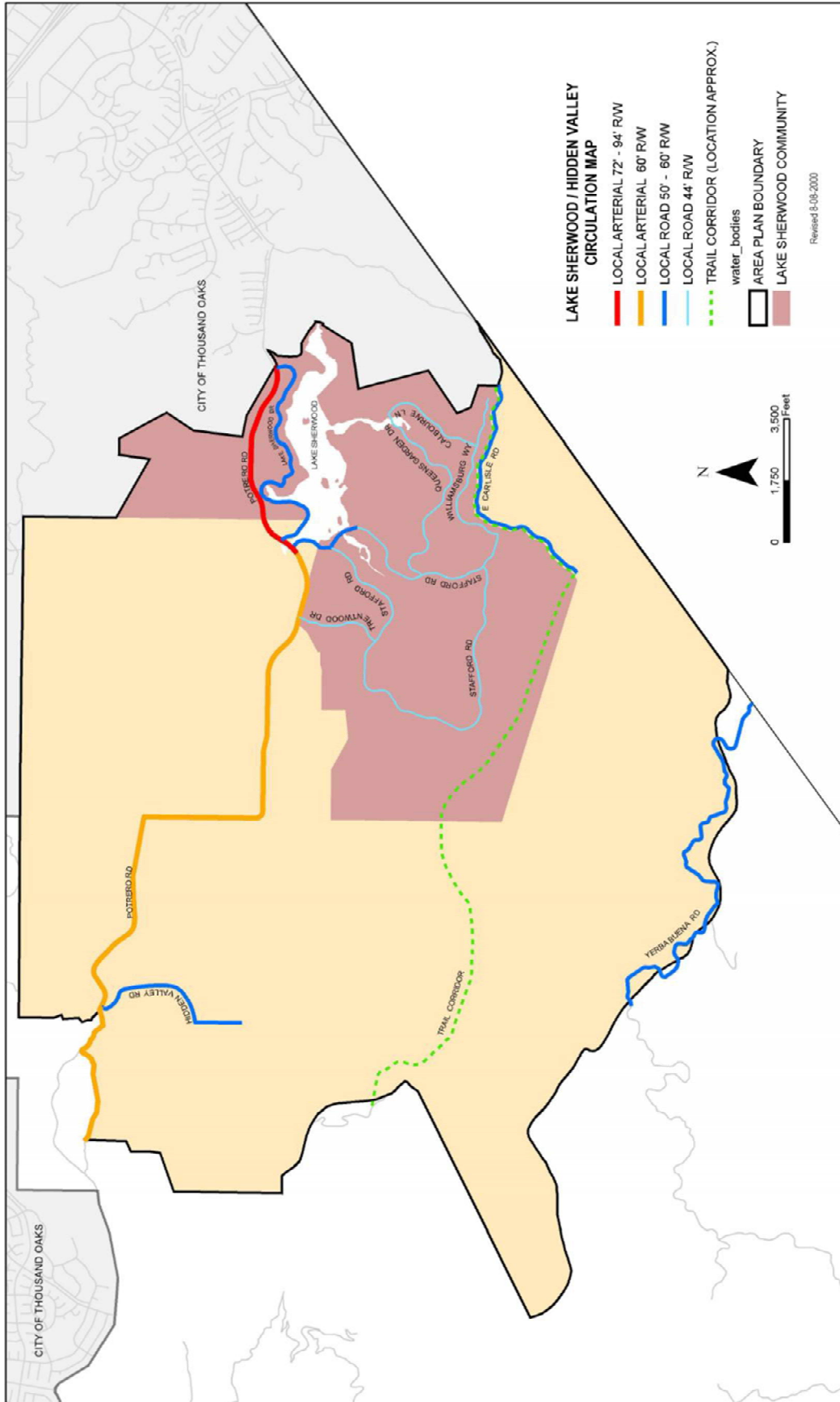


Figure LS-4: Lake Sherwood/Hidden Valley
Circulation Map

Regional Multimodal System

LS-19

To provide safe pedestrian and bicycle pathways throughout the Lake Sherwood Community.

Funding

LS-20

To distribute the cost of circulation improvements equitably among benefitting property owners and users.

LS-20.1

Private Road Maintenance Provisions

The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.

Public Facilities, Services, and Infrastructure

LS-21

To ensure that new development financially supports County services.

Wastewater Treatment and Disposal

LS-22

To ensure that sewage lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

LS-22.1

Sewer System Sizing

The County shall require the sewer system designed for the Lake Sherwood Community to be sized to be no larger than necessary to serve the community.

LS-22.2

Sewer System Service Area Limitations

The County shall limit the sewer system serving the Lake Sherwood Community to only serve the Lake Sherwood Community and existing or replacement single-family dwellings outside the Lake Sherwood Community which will be directly connected by a private lateral sewer line.

LS-22.3

Sanitary Sewers

The County shall require all residential development to be provided with sanitary sewers for the protection of Lake Sherwood, and all private septic systems to be connected as soon as they are deemed irreparable and a health hazard by the Environmental Health Division.

LS-22.4

Private Septic Systems

The County shall require private septic systems to be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy and CSA 32.

LS-22.5

Sewer Facility Ownership

The County shall require all sewers to be owned and operated by a publicly operated sewerage entity.

LS-22.6

Westerly Community Boundary Water Transmission Line

The County shall require the main water transmission line on the westerly community boundary to be routed into the community along existing disturbed areas and the construction zone revegetated with native plants and erosion controlled within this area, in conjunction with landscaping along new Potrero Road.

Public Utilities

LS-23

To provide adequate utility services to the area in keeping with the area's scenic qualities.

LS-23.1

Utility Undergrounding

The County shall require the undergrounding of all electric, cable, phone and gas lines for all discretionary development.

LS-24

To provide public services at the level desired by area residents.

Library Facilities and Services

LS-25

To ensure a quality education for the children of the Lake Sherwood/Hidden Valley area.

LS-26

To ensure that adequate facilities are provided at local schools.

LS-26.1

Additional School Funding Requirement

The County shall require developer funding of additional school facilities when overcrowded school conditions exist.

Park and Recreational Facilities

LS-27

To provide a range of recreational opportunities and programs which are easily accessible to the residents of the Lake Sherwood/Hidden Valley area.

LS-27.1

Parkland for Lake Sherwood Community

The County shall require that nine acres of park land be provided within the Lake Sherwood Community. This land shall be improved to the local (passive) park standards of the Conejo Recreation and Park District and shall be available to all residents of the Lake Sherwood Community. An approved site shall be established prior to approval of the first discretionary permit.

LS-28

To establish and maintain a public trail network between public lands.

LS-28.1

Trail Easements

The County shall locate trail easements in general conformance with the trail corridor depicted in Figure LS-4. Where trail routes cross properties proposed for development, the County shall require the dedication of trail easements to a public or non-profit agency. The County shall require the trail alignment to conform to the design standards of the National Park Service.

LS-29

To encourage the dedication of open space lands to public agencies, where feasible.

LS-30

To ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.

LS-30.1

Land Dedication for Public Recreation and Parks Facilities

The County shall require land dedication and/or fees for local public recreation and park facilities as a result of new development.

LS-30.2

Park and Open Space Land Reservation

The County shall require tract maps to reserve area(s) for public purchase of park or open space areas if requested by a public recreation agency.

Law Enforcement and Emergency Services

LS-31

To provide for the protection of the public through effective law enforcement and fire protection programs and policies.

LS-31.1

Fire Protection District Conformance

The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement and emergency equipment and personnel.

LS-31.2

Water Supply and Delivery Systems for Firefighting

The County shall require that adequate water supplies and delivery systems for firefighting purposes serve any discretionary development in accordance with the standards of the Fire Protection District.

LS-31.3

Emergency Access at Carlisle Road

The County shall require tactical emergency access gates to be provided at Carlisle Road, subject to the approval of the Fire Protection District and Sheriff's Department.

LS-31.4

Additional Law Enforcement Funding Mechanism

The County shall require a funding mechanism to be established to fund law enforcement service in excess of the level typically provided by the County Sheriff, for non-urban areas.

LS-31.5

Heli-Spot Inclusion

The County shall require a "heli-spot" to be included in the Lake Sherwood Community.

LS-32

To prohibit development in areas where neither emergency access nor adequate water supplies for fire-fighting purposes can be provided.

LS-33

To ensure that future development provides adequate private security for the prevention of local crime.

LS-33.1

Private Security Requirement

The County shall require a licensed, private security guard to be present 24 hours a day, 7 days a week.

Conservation and Open Space

Biological Resources

LS-34

To protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.

LS-35

To preserve "threatened" and "endangered" species.

LS-35.1

Biological Field Investigation for Discretionary Development

The County shall require a biological field investigation, subject to the approval of the Planning Division, be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.

LS-35.2

Biological Field Reconnaissance Requirement for Grading Conditional Use Permits

The County shall require a biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures to be submitted with all grading conditional use permit applications.

LS-35.3

Discretionary Development Near Marshes and Bodies of Water

The County shall require discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats. Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

LS-35.4

Blasting Restrictions

The County shall not permit blasting from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

LS-35.5

Field Surveys Requirement for Rocky Outcrops

The County shall require a field survey by a qualified biologist to be done prior to destruction or modification of any rocky outcrops. The County shall require mitigation measures recommended by the survey to be implemented.

LS-36

To protect, to the maximum extent feasible, natural habitat/vegetation.

LS-36.1

Protected Trees

The County shall locate discretionary development and grading to avoid the loss of any protected tree as defined in the County's Tree Protection Ordinance. If such is infeasible, the County shall require the protected trees be replaced in accordance with the following schedule:

Table LS-4 Protected Trees and Replacement Requirements

Protected Tree	Replacement Trees	Replacement Ratio (Removed: New)	Replacement Size
Oak (All Quercus species)	Oak	1:3	Two 24-inch box tree and one 15-gallon tree
Cottonwood (Populous all species)	Cottonwood or Sycamore	1:3	15-gallon trees
Alders (All Alnus species)	Alders	1:3	None specified
California Bayleaf (unbelluaria californica)	California Bayleaf	1:3	One 24-inch box tree and two 15-gallon trees
Maple (Acer macrophyllum)	Maple	1:3	One 24-inch box tree and two 15-gallon trees
Sycamore (All Platanus species)	Sycamore or Oak	1:3	None specified
All other protected trees	As provided by the County Tree Protection Ordinance		

Source: Existing Lake Sherwood/Hidden Valley Policy 2.1.2.1 (4-6-10 edition)

LS-36.2

Replacement Trees

The County shall require the location of the replacement trees to be on-site or in a location approved by the Planning Division. The Planning Division shall allow deviation from the above schedule where deemed appropriate.

LS-36.3

Oak Trees

The County shall require all discretionary development to comply with the following policies which are intended to minimize and mitigate the loss of oak trees. All references to oak tree ratings or oak tree clusters refer to the findings contained in the Preliminary Oak Tree Reports prepared by Lee Newman and Associates, dated June 1985.

- a. If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.
- b. Any oak tree to be preserved within development areas shall be preserved as follows:
 - (1) If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.
 - (2) The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.
 - (3) Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.
 - (4) Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a \$3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.
- c. If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value of an isolated grade C/C oak tree. For a tree to be more valuable than grad C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grad C/C tree. For a tree to be less valuable than grade C/C, both value must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value).
 - (1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:
 - Trees of grade C/C or better - Baseline mitigation.
 - Trees of less than grade C/C = 1/2 of Baseline mitigation.

- (2) Clustered Trees - Defined as trees shown with a canopy combined with the canopy of at least one other tree.

- Trees of grade C health or better = 2 x Baseline.
- Trees of less than grade C health = Baseline.

(Note: Trees in a cluster of other oak trees provide more ecological benefits than do isolated trees).

- d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived. Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.
- e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

LS-36.4

Oak Savanna Habitat Areas

The County shall require discretionary development which would result in the destruction/degradation of oak savanna habitat areas shall compensate by dedication, to a public or non-profit agency, of land or conservation easement(s) containing an equal or greater amount of acreage of viable oak savanna habitat. In the event that such land or easements cannot be obtained, the County shall allow an in-lieu fee may be paid to an appropriate agency based upon the cost of acquisition of land/easements in other areas of the county.

LS-36.5

P.U. 7 Setback Requirements

The County should require structures and tree landscaping in Planning Unit 7 to be setback 50 feet from the Potrero Road right-of-way where finished grade is at or above the Potrero design elevation. Minimum setback below grade should be at 30 feet. The County shall require structures to not exceed 16 feet above the finished grade between 50 and 100 feet from Potrero Road and no more than 25 feet in height above finished grade within 250 feet of Potrero Road. Building and structure height shall be that defined by the Zoning Ordinance.

LS-37

To protect the biology of Sherwood Lake.

LS-38

To protect wildlife migration corridors and habitat where feasible.

LS-38.1

Wildlife Corridors

The County shall require wildlife corridors to be established, prior to the first discretionary entitlement, to follow the natural stream courses and, where appropriate, ridgelines. Where the

golf course perimeter road crosses the stream at the westernmost extent of the road, the County shall require a 6' x 6' or larger culvert to be developed with natural earthen bottoms and entrances landscaped with native plants. The County shall require similar culverts be used wherever golf course paths cross natural streambeds. The County shall require natural vegetated corridors of 50 feet wide or greater be established, linking open space areas.

LS-38.2

Golf Course Wildlife Management

The County shall require the golf course to be managed for wildlife as follows:

- a. The County shall prohibit the use of any pesticides or herbicides within 20 feet of creek and pond banks.
- b. The County shall require ponds to be managed such that emergent vegetation is allowed to grow on 50% of the pond's perimeter. The County shall require such vegetation to not be trimmed except as a consequence of sedimentation removal within desilting basins or to remove nuisance problems. Optimum width of the emergent vegetation is 5 to 20 feet. The County shall allow maintenance to provide open water within the pond.
- c. The County shall require non-controlled fertilizer applications to be limited to greens and tees. The County shall require fairways to be limited to an application rate of 200 pounds of actual nitrogen/acre per year including that nitrogen delivered from the reclaimed wastewater used for irrigation. The County shall prohibit fertilizers in rough areas. To prevent excessive phosphate input to Lake Sherwood, the County shall prohibit phosphate fertilizer on the fairways.

LS-39

To compensate for the destruction or degradation of natural habitat/vegetation.

LS-39.1

Wetland Habitat

To compensate for the loss of wetland habitat within Sherwood Lake, the County shall provide for the establishment of additional equivalent wetland habitat within Sherwood Lake or retention basins within the golf course.

Scenic Resources

LS-40

To preserve and protect the significant open views and vistas of the natural scenic features of the Lake Sherwood/Hidden Valley Area and the Santa Monica Mountains.

LS-41

To protect important views and vistas which have historically lent identity to the Lake Sherwood/Hidden Valley Area.

LS-41.1

Public Views of Natural Ridgelines

The County shall prohibit discretionary development and grading which will significantly obscure or alter public views of the natural ridgelines.

LS-41.2 Vista Point Establishment

The County shall require a public vista point for lake viewing to be established along the new alignment of Potrero Road.

LS-41.3 P.U. 3 Access Road Siting

The County shall require the northern access road in P.U.3 (Hereford Ridge area) to be sited to minimize alteration of the ridgeline to the maximum extent feasible.

LS-41.4 Slope Planting and Irrigation

The County shall require all planting and irrigation of slopes to be completed and approved by the Planning Division prior to final inspection.

LS-41.5 Slope Planting and Irrigation System Management

The County shall require the applicant and/or developer to be responsible for the maintenance and upkeep of all slope planting and irrigation systems within a planning unit until such time as these operations are the responsibility of other parties.

LS-41.6 Carlisle Inlet Infill Area

Prior to final inspection for residences in the Carlisle Inlet area, the County shall require the earth infill at the mouth of Carlisle Inlet to be recontoured and landscaped, and deed restricted to prevent construction thereon.

LS-41.7 Ventura County Landscape Design Criteria Compliance

The County shall require discretionary development to meet or exceed Ventura County Landscape Design Criteria standards.

LS-41.8 Night Lighting

The County shall require all night lighting within proposed development to be shielded and directed to the ground. The County shall require that transient light from lighting not exceed one foot-candle at 100 feet from the lightpole, except for tennis court areas.

Cultural, Historical, Paleontological, and Archaeological Resources

LS-42

To preserve and protect the unique cultural resources of the Lake Sherwood/Hidden Valley Area, including unique archaeological and historical sites and unique ethnic and social resources.

LS-42.1 County Historical Landmarks

The County shall require that all structures/sites designated, or being considered for designation, as County Historical Landmarks be preserved or appropriately salvaged as a condition of discretionary development.

LS-42.2 Local Native American Representative Consultation

The County shall require all archaeological studies and surveys to be performed in consultation with local Native American representatives.

LS-42.3 Archaeological Requirements for Discretionary Development

The County shall condition discretionary development to submit an archaeological literature search and walkover survey by a qualified archaeologist approved by the County. The County shall require further testing to determine the significance and boundaries of sites, if determined to be necessary by the archaeologist. The County shall require appropriate mitigation of

impacts to identified sites, as recommended by the archaeologist and approved by the County. The County shall monitor grading within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. The County shall empower monitors to halt construction in the immediate vicinity of unburied artifacts until adequate mitigation can be implemented.

LS-42.4 Walkover Archaeological Survey Requirement for Unsurveyed Areas

Where deemed appropriate by the Planning Division, the County shall require, prior to issuance of the first discretionary entitlement, the applicant to conduct a walkover archaeological survey of unsurveyed portions of the area where there is a potential for direct and indirect impacts. The County shall require testing to determine site significance and site boundaries as recommended by the archaeologist. The County shall require mitigation measures recommended by the archaeologist to be implemented. The County shall require grading to be monitored per the recommendations of the survey.

LS-42.5 P.U.2 Rock Shelters

Prior to the issuance of the first appropriate discretionary entitlement (as determined by the Planning Division), the County shall condition the applicant to perform testing to determine the significance of the rock shelters on P.U. 2 and to protect the shelters and/or perform scientific data recovery.

LS-42.6 Trinomial Designations for Relocated Bedrock Mortar in P.U.4

Prior to the issuance of the first appropriate discretionary entitlement, the County shall condition the applicant to record and assign a trinomial designation to the relocated bedrock mortar in P. U. 4.

LS-42.7 Lake Bed Archaeologic Sites

If Lake Sherwood is drained at some future date, the County shall require subsequent grading conditional use permits to evaluate and protect archaeologic sites in the lakebed.

LS-42.8 Disturbance to Offsite Resources

Prior to the issuance of the first appropriate discretionary entitlement, the County shall condition the applicant to prevent disturbance to potential offsite resources by maintaining perimeter fencing and/or participating in survey and mitigation on surrounding properties together with adjoining property owners.

LS-42.9 Stafford Road Realignment Testing

Prior to the issuance of the first appropriate discretionary entitlement, the County shall require the applicant to perform testing in portions of the Stafford Road realignment not previously tested to determine potential impacts. If warranted, the County shall require the applicant to perform scientific data recovery or project redesign.

LS-43

To further the knowledge and understanding of the history of human use of the Lake Sherwood/Hidden Valley area.

LS-43.1 China Flats Area for Historical Significance

Prior to the issuance of the first appropriate discretionary entitlement, the County shall condition the applicant to resurvey the China Flats area for historic significance and to preserve it or perform scientific data recovery as warranted.

Open Space

LS-44

To preserve in perpetuity, the open space areas within the Lake Sherwood community.

LS-44.1

Pipeline and Transmission Lines Through Open Space

The County shall require revegetation of all buried pipeline and transmission line corridors through open space designated lands to be done as follows:

- a. During pre-construction clearing of right-of-way, the County shall require all vegetation and the top 6 to 12 inches of soil to be windrowed and later spread back over the construction site after burial of facilities.
- b. The County shall require post-construction grading to return the terrain to its pre-construction contours as much as practicable.
- c. The County shall require areas requiring compaction to have the top 6 to 12 inches scarified prior to any revegetation efforts.
- d. The County shall require those areas susceptible to erosion to be stabilized by the use of jute mats or other erosion-control devices.
- e. The County shall require a hydromulch mix of native seeds to be sprayed within the construction corridor after project construction.
- f. The County shall prohibit the siting or installation of construction, landscaping planting, irrigation equipment, or utilities within any oak tree dripline, unless approved by the County Planning Division.
- g. The County shall prohibit chemical herbicides application within one hundred feet of any oak tree dripline.
- h. The County shall prohibit natural leaf mulch removal from within oak tree driplines.
- i. The County shall require the dust accumulation onto the tree's foliage (from nearby construction) to be hosed off periodically during and after construction.

Hazards and Safety

Wildfire Hazards

LS-45	To protect the public and minimize public and private losses due to fire.
LS-46	To discourage development in High Fire Hazard Areas.
LS-47	To ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.
LS-47.1	<p>Water and Access Conditions for Firefighting</p> <p>The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District.</p>
LS-47.2	<p>Road Standards Conformance</p> <p>The County shall require all roads to conform to the standards of the Fire Protection District.</p>
LS-47.3	<p>P.U. 2, 3, 4 Homesite Location</p> <p>The County shall require all homesites within Planning Units 2, 3, and 4 to be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.</p>
LS-47.4	<p>P.U. 2, 3, 4 Homesite Location</p> <p>The County shall require all homesites within Planning Units 2, 3, and 4 to be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.</p>
LS-47.5	<p>Cul-de-sac Length</p> <p>The County shall limit cul-de-sac length to 800 feet.</p>
LS-47.6	<p>Adequate Access and Fire Flow Improvements for Combustible Construction</p> <p>The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.</p>
LS-47.7	<p>Construction in High Fire Hazards Areas</p> <p>The County shall require all residences located in High Fire Hazard Areas to be constructed with non-combustible roof and siding materials.</p>
LS-47.8	<p>Species Requirements for Landscape Plans</p> <p>The County shall require landscape plans to use non-invasive, fire-resistant native species, to the maximum extent feasible.</p>

LS-47.9 Landscape Plan Requirement for High Fire Hazard Areas

The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire-retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.

LS-47.10 Fuel Modification Zone Planting

The County shall require fuel modification zones as required by the Fire Prevention District to be planted with fire-retardant native plants and irrigated until vegetation is well established.

LS-47.11 Emergency Vehicle Access

The County shall require discretionary development to provide adequate, direct access for the accommodation of emergency vehicles.

LS-47.12 Fuel Modification Program Requirement

The County shall require discretionary development to cooperate with the Fire Protection District in designing and implementing a fuel modification program in the immediate area of residential structures.

LS-47.13 P.U. 2, 3, and 4 Fence Restrictions

The County shall require that residential estate lots within P. U. 2, 3 and 4 not be fenced except for the outside perimeter of the Lake Sherwood Community, and within 200 feet of the main residence, corral, and swimming pool on each lot. Outside perimeter fencing used should not extend to the ground, but have an opening of not less than 6 inches between the ground and bottom of the fence. Top of fence should not exceed 8 feet in height above the ground.

LS-48

To support controlled burn programs and other fire prevention measures.

LS-48.1 Brush Removal

The County shall limit brush removal to 2 acres or less per lot, adjacent to proposed buildings, unless greater clearance is required by the Fire Protection Ordinance.

LS-48.2 P.U. 11 Brush Clearance and Grading Restrictions

The County shall prohibit, through deed restrictions and/or CC&Rs, brush clearance and grading in P.U. 11 other than for fire clearance or road construction as shown in the Circulation Map (Figure LS-4).

Flood Hazards

Those areas covered by this Area Plan which are subject to flooding are identified in the most recent edition of the Flood Insurance Rate Maps of the Federal Emergency Management Agency, as amended from time to time, which are hereby incorporated into this document by reference. The maps are available at the Ventura County Flood Control District office.

LS-49

To protect the public and minimize public and private losses due to flood hazards.

LS-50

To provide flood control and drainage facilities where necessary for the protection of life and property.

LS-50.1

Flood Protection

The County shall achieve flood protection of existing and new building and essential facilities upstream of Lake Sherwood through a combination of approaches, including proper design and construction of roads, culverts and bank protection devices such as rock riprap; by adequate setback of facilities from the 100-year flood plain limits of adjacent watercourses; or by the limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.

LS-50.2

Improved Channel Construction

Where improved channels are necessary for flood control purposes, the County shall construct them to maintain as natural a setting as possible.

LS-50.3

County Flood Plain Management Ordinance Compliance

The County shall require all discretionary development located in a flood plain, as shown on Federal Flood Insurance Rate Maps, to show compliance with the County's Flood Plain Management Ordinance prior to permit approval.

LS-50.4

Water Runoff

The County shall require all discretionary development to include measures to control water runoff.

LS-50.5

Flood Control and Drainage Facility Design Standard Compliance

The County shall require all flood control and drainage facilities to be constructed to meet the minimum design standards of the Public Works Agency and the County Flood Control District.

LS-50.6

Hydrology Study Requirement for Discretionary Development

The County shall require a detailed hydrology study showing flowrates after the completion of construction of any proposed project shall be done before approval of any discretionary development permits. The study must indicate that there will be no increase in peak runoff downstream of Lake Sherwood. The County shall require flood flow attenuation techniques, such as the design of retention basins that are indicated to be necessary by this study, before grading permits are approved.

LS-50.7

Desilting Basins

The County shall require the design of desilting basins to include calculations demonstrating that there will be no increase in the average annual siltation loading on Lake Sherwood.

Geologic and Seismic Hazards

LS-51

To protect the public and minimize public and private losses due to seismic and geologic hazards.

LS-51.1

Seismic and Geologic Hazards

The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their project. The County shall require developers to specify how they intend to alleviate identified hazards.

LS-51.2 Development Near Sherwood Lake

The County shall require structures adjacent to Sherwood Lake shall be placed above the 965 foot elevation contour.

LS-51.3 Compliance with Lake Sherwood Dam Safety Requirements

The County shall condition discretionary development in the Lake Sherwood area to demonstrate compliance with the Division of Dam Safety Requirements (for the Lake Sherwood dam). The County shall require a funding mechanism to be established to pay for any needed dam repairs through CC&Rs and/or Homeowners Association rules as a condition of each tract map.

LS-51.4 Landslides

The County shall require a detailed geologic investigation of possible and questionable landslides on the north-facing slope above the golf course in the vicinity of P.U.1 and 2 to determine whether the features are landslides. If shown to be landslides, the County shall require the potential for instability under both current and proposed conditions to be evaluated. If a potential for instability exists, the County shall not allow residences to be sited on, or downslope from, the landslides.

LS-51.5 P.U. 3 Mapping

The County shall require the Potrero Road realignment and the southerly connector road in Planning Unit 3 (Hereford Ridge) to be mapped in detail by an engineering geologist. The County shall require stability of the slopes to be assessed before grading.

Noise

LS-52

To provide for a relatively quiet environment through proper land use planning and permit conditioning.

LS-52.1 Hazards and Safety Element Compliance

The County shall require development proposals to be subject to the policies and standards of the Noise section (Section 7.9) of the Hazards and Safety Element of the Ventura County General Plan. The County shall require noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, to conform to the specific noise standards of said section.

LS-52.2 Outdoor Construction Hour Limitations

The County shall limit outdoor construction and grading operations to take place only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.

LS-52.3 Muffler Requirement for Heavy Construction Equipment

The County shall require mufflers to be used on all heavy construction equipment.

LS-52.4 Construction Generators

The County shall require construction generators to be located a minimum of 300 feet from occupied residences or appropriately shielded.

LS-53

To separate and/or buffer noise sensitive uses from noise generating uses.

LS-53.1

Buffer for Noise Sensitive Uses

The County shall require noise sensitive uses to be buffered from road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts, and appropriate speed limits or other appropriate means.

Air Quality

LS-54

To promote a level of air quality which protects the public health, safety, and welfare.

LS-55

To ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

LS-56

To ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

LS-56.1

Air Quality Impact Mitigation

The County shall require discretionary development which could have significant adverse air quality impacts to be conditioned to avoid, minimize or compensate for the air quality impact. The County shall prohibit projects which are inconsistent with the Air Quality Management Plan (AQMP).

LS-56.2

Air Pollutant Mitigation Measure Requirement

The County shall require all air pollutant mitigation measures deemed appropriate by the APCD for all discretionary development.

LS-56.3

Air Pollution Control District Compliance

The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. The County shall encourage developers to employ innovative technology in order to minimize are pollution impacts.

LS-56.4

Transportation Systems Management Plan Requirement

Where deemed necessary by the APCD, the County shall require discretionary development to submit a Transportation Systems Management Plan.

LS-56.5

Commuter Computer Funding Requirement

The County shall require discretionary development to contribute funds to the Commuter Computer as determined by the APCD.

Agriculture

LS-57

To conserve soils classified as "Prime" or of "Statewide Significance" as a valuable natural resource.

LS-57.1

Land of Prime or Statewide Significance

The County shall require discretionary development located on land designated as "Prime" or of "Statewide Significance" to be planned and designed to remove as little land from agricultural use as possible and to minimize impacts on topsoil.

LS-58

To control erosion and the production of sediment from hillside agricultural development.

LS-58.1

Hillside Agricultural Grading Regulations

The County shall require hillside agricultural grading in areas outside of the Scenic Resource Protection Zone to be regulated by the County's Hillside Erosion Control Ordinance.

Water Resources

Water Supply

LS-58.2

Water System Service Area

The County shall limit the water system serving the Lake Sherwood Community to only serve the Lake Sherwood Community and existing or replacement single-family dwellings outside the Lake Sherwood Community which will be directly connected by a private lateral water line.

LS-58.3

Water Distribution System Sizing

The County shall require the water distribution system for the Lake Sherwood Community to be sized to be no larger than necessary to serve the community.

LS-58.4

Requirement for Publicly Operated Water Supplier

The County shall require discretionary development to be served by a publicly operated water supplier. The County shall require all facilities to meet or exceed County Waterworks Standards.

LS-59

To ensure that the water purveyor for the Lake Sherwood Community is publicly accountable.

LS-60

To ensure that water lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

Water Conservation and Reuse

LS-61

To restore and maintain the chemical, physical and biological integrity of Lake Sherwood.

LS-61.1

Soil Stabilization

During the construction phase, the County shall require soil stabilization fabrics be employed in addition to temporary revegetation measures where necessary.

LS-62

To encourage the employment of water conservation measures in new construction.

LS-62.1

Water Conservation

The County shall require all discretionary development to include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

Groundwater

LS-63

To maintain the quality of the area's ground and surface water resources.

LS-63.1

Flood Plain and Aquifer Recharge Area Retention

The County shall require flood plains and aquifer recharge areas that are the best sites for groundwater recharge to be retained as open space.

LS-64

To protect against overdrafting of the area's groundwater basins.

LS-64.1

Water Availability Analysis Requirement for Hidden Valley and Carlisle Canyon

The County shall require any proposed discretionary development in Hidden Valley or the Carlisle Canyon area to submit an analysis of water availability including developing necessary mitigation measures to reduce offsite effects. The County shall implement such measures as necessary prior to granting the first discretionary entitlement.

LS-65

To ensure that proposed development is consistent with the Ventura County Water Quality Management Plan (WQMP).

LS-65.1

Lake Management Plan

The County shall require the preparation of a Lake Management Plan for the golf course lakes and for Lake Sherwood shall be prepared by a qualified consultant, which shall be subject to the approval of the Planning Division. The Plan shall provide for the protection of the water quality of Lake Sherwood and minimize eutrophication. The County shall require recommendations contained in the Lake Management Plan to be implemented as conditions of discretionary entitlements.

LS-65.2

Reclaimed Water Use for Landscaping

The County shall require landscaping within discretionary development to utilize reclaimed water from the Triunfo County Sanitation District, where feasible.

LS-65.3

Reclaimed Water Use for Golf Course Irrigation

The County shall require the golf course to use reclaimed water from the Triunfo County Sanitation District as its primary source of irrigation water.

LS-65.4

Golf Course Wells

The County shall limit the existing wells in the golf course vicinity to providing emergency back-up for the reclaimed water system. The County shall limit the quantities used to not exceed

historic averages as demonstrated by well monitoring. The County shall require wells not being used to be abandoned and destroyed per the requirements of the County Well Ordinance.

LS-65.5

Siltation from Grading and Construction Activity

The County shall require the use of retention basins, drainage diversion structures, and/or spot grading to reduce siltation into the lake during grading and construction activities.

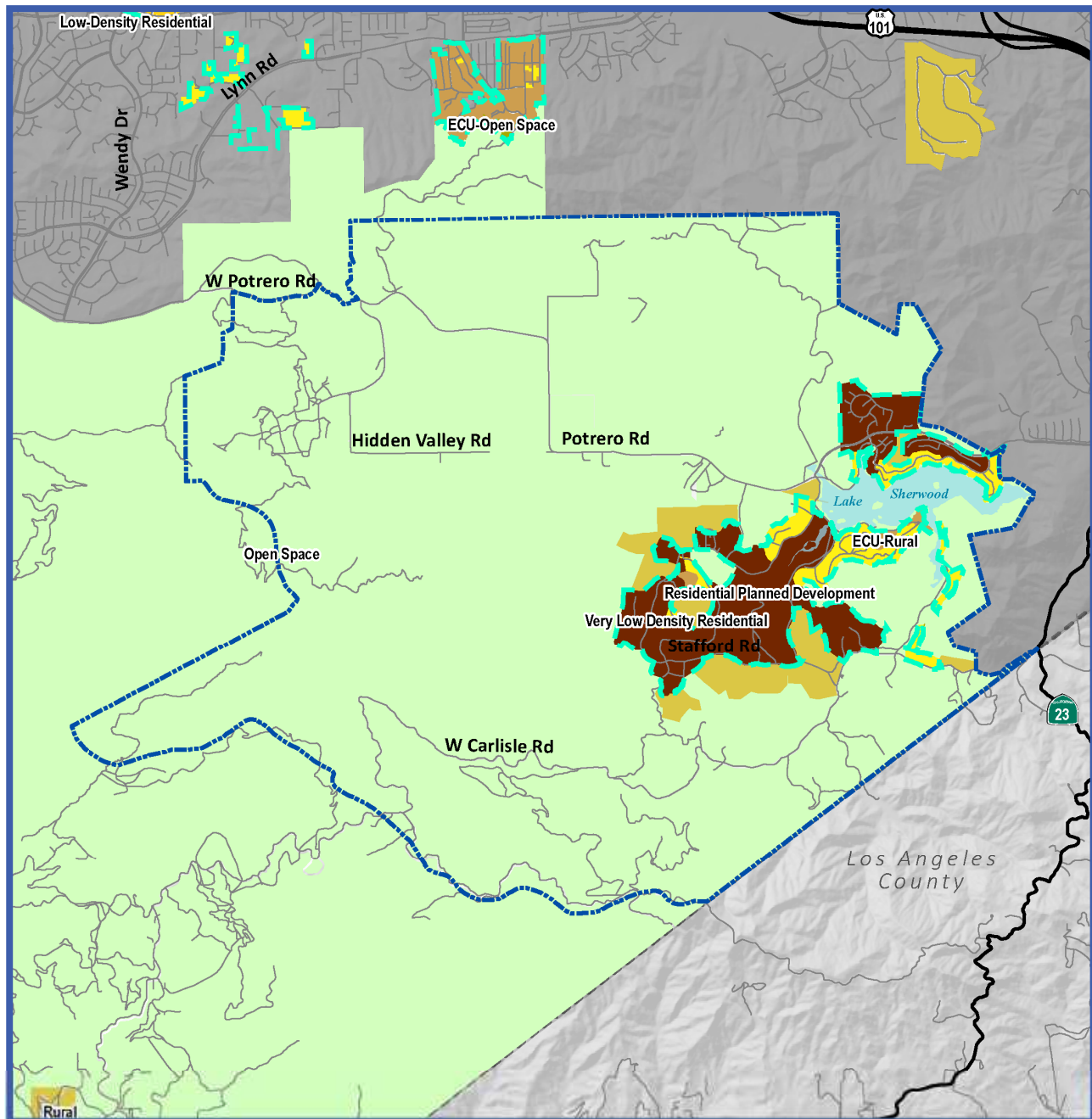


Figure LS-5:
General Plan
Land Use Diagram
Lake Sherwood/
Hidden Valley
Area Plan

Map Date: August 27, 2019
Ventura County Resource Management
Agency GIS, 2019; Mintier Harnish, 2019

- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities
- Existing Community

- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential

- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

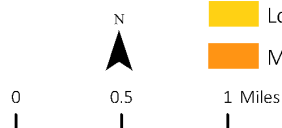


Table LS-5 Implementation Programs

Programs	
A New Area of Interest	The Local Agency Formation Commission should consider the creation of a new Area of Interest for the Lake Sherwood/ Hidden Valley area.
B Population/Dwelling Unit Forecasts Amendment	The Planning Division shall pursue amendment of the population/dwelling unit forecasts of the Countywide Planning Program, and like assumptions of the WQMP and AQMP, in accordance with this Area Plan.
C Population/Dwelling Unit Forecasts Amendment	The Planning Division shall pursue amendment of the population/dwelling unit assumptions of the AWMP in accordance with this Area Plan.
D Coordination with Local and Regional Agencies	The Planning Division shall coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan.
E Coordination with the City of Thousand Oaks	The Planning Division shall coordinate with the City of Thousand Oaks to ensure that future to the City General Plan are consistent with this Area Plan.
F Communication with Conejo Unified School District	The Planning Division shall apprise the Conejo Unified School District of the phasing of development in the Lake Sherwood/Hidden Valley area.
G Traffic Impact Mitigation	The County Public Works Agency shall work with the City of Thousand Oaks and CALTRANS to mitigate traffic impacts along the Westlake Boulevard corridor. Developers of property that contribute traffic to these roadways shall proportionately contribute to funding the cost of offsite improvements made necessary by their development.
H Funding for Potrero Road Turns	The Public Works Agency should consider establishment of a financing mechanism for acquisition of rights-of-way and reconstruction of the two 90 degree turns on Potrero Road to a suitable design standard.
I Evacuation Plan for Sherwood Dam	The County Sheriff's Department shall maintain (and update as necessary) an emergency warning and evacuation plan in the event of the imminent failure of the dam at Lake Sherwood.

Glossary

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Plan.

Dripline: The area created by extending a vertical line from the outermost portion of the limb canopy to the ground.

Oak Savanna: A habitat distinguished by grasslands with interspersed oak trees. Note: The precise habitat boundaries and location must be determined by a qualified biologist.

Protected Tree: Any tree identified in Table I of the County's Tree Protection Ordinance that meets the dimensional standards therein and is situated on land with the applicable zoning shown on Table I.

Rocky Outcrop: An outcropping of rock (from a hillside) generally larger than 1/5 acre.

Please see the next page.

NORTH VENTURA AVENUE AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

NORTH VENTURA AVENUE AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Area Plan

Please see the next page.

Introduction

Purpose

The North Ventura Avenue Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for the North Ventura Avenue area. "Area plan" is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. In general, the purpose of this Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the County reviewed and used the goals, policies, programs, and maps of the Ventura County General Plan in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

This document was a joint County of Ventura Area Plan and a City of San Buenaventura Comprehensive Plan Amendment for the North Ventura Avenue area. It is the intent of this document to provide a long-range plan which will clearly state the County's and City's policies, and provide a basis for future actions in the area prior to annexation to the City.

Every effort has been made to minimize any discrepancies between the City's Comprehensive Plan Amendment and the County's Area Plan. However, there are minor differences in terminology, plan format and content in this Plan, and in the supporting General Plan of each jurisdiction. Accordingly, portions of this document are titled "County" (County of Ventura), or "City" (City of San Buenaventura), indicating the appropriate jurisdictional origin and/or the entity responsible for the statement/policy/program. In the various sections of this Plan, where no "County" or "City" modifier appears, the various statements apply to both jurisdictions.

Area Plan Chronology

In 1968, the City and County adopted the Ventura Avenue Plan, which included the North Ventura Avenue area. In late 1981, the Local Agency Formation Commission defined the City's Sphere of Influence to include the North Ventura Avenue area. Inclusion of the North Avenue area in the sphere indicates that the area should eventually be annexed into the City, and the County and the City made the decision to evaluate and update land use and public service policies for the area. Accordingly, the County and the City prepared this Plan. During the preparation of the Plan it became evident that the annexation of the area to the City would proceed slowly and that most development would occur under County jurisdiction. Therefore, this plan was adopted by both the County of Ventura and the City of San Buenaventura so their respective policies will be generally compatible.

The City of Ventura Planning Department initiated work on this Plan in early 1982. The North Avenue Area Study Preliminary Report was released in March 1982, and examined the existing situation, identified issues, and suggested possible policies. After a series of public hearings, the City of San Buenaventura City Council adopted the Comprehensive Plan Amendment for the North Avenue on December 13, 1982 and certified the North Avenue Plan EIR. Following the City Council's action, County and City staff produced this document based on the City's Plan.

The County adopted the North Ventura Avenue Area Plan in 1984, which covered the topics of land use, conservation and open space, circulation, and scenic highways. The County subsequently amended the Area Plan in 1988, 1989, and 1990. As part of the 2040 General Plan Update process, the County updated this North Ventura Avenue Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the 1990 North Ventura Avenue Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the North Ventura Avenue area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The North Ventura Avenue Area Plan is the detailed land use plan of the Ventura County General Plan for the North Ventura Avenue area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the North Ventura Avenue area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Local Setting

Overview of Plan Area

The North Ventura Avenue Area has a unique character and development pattern which exists in no other part of the Ventura planning area. The Community lies in the Ventura River Valley, and has views of the Ventura River and the surrounding hillsides. Significant amounts of agricultural land create a rural atmosphere. Long term oilfield uses and oil related industry constitute the majority of the existing urban development in the area. These oil uses are currently undergoing a period of increased activity and upgrading of facilities. Given the stability of the existing residential areas and the importance of the oilfield development, the overriding intent of land use designations in this area is to protect the quality and integrity of the existing residential neighborhoods, to provide the expansion and upgrading of the industrial areas, and to protect the scenic vistas and environmental quality of the hills and river.

The entire area, other than the Water Filtration Plant, is unincorporated County territory. Annexation of the area to the City is encouraged but will be hindered by the existing oilfield development adjacent to the City and current annexation law. This situation will require much of the development of the area to proceed under County jurisdiction.

The North Ventura Avenue is defined as the properties bounded by Buenaventura Academy Road (extended) on the south; the sanitary treatment facility and urban designated properties north of the treatment facility on the north; the westerly property lines abutting the Ventura River on the west; and the easterly property lines of parcels at the base of the hillside area on the east (see Figure NV-1).

The City of San Buenaventura, however, has omitted several parcels from their Comprehensive Plan Amendment. The affected parcels and the reasons for the omission is given below:

- Parcels identified as APN 063-03-05, 06, 07, and APN 063-04-01 (located generally north of the City's sanitation plant) have been omitted from the City's Comprehensive Plan Amendment so as to be consistent with their adopted Sphere of Influence boundary. (These properties will not be eligible for water service based on the City's present water policy.)
- Parcels identified as APN 068-01-01 and 02, APN 068-02-01 and 02, APN 068-03-01, 02, 03, 04, 05, 07, and APN 068-04-01, 02, 05, 08, 12, 13 (located generally south of Gosnell Bend), have also been omitted from the City's Comprehensive Plan Amendment as they are located within the City's "Avenue Community." The City has designated these properties "Industrial" while the County's designations are "Industrial" and "Floodplain."

Community History

The area has historically consisted of long-term oilfield uses and oil-related industry. North Avenue was also home to the Brooks Institute, a world-renown professional photography and motion picture college, which closed in 2016. The area also contains numerous brownfield sites that may possess contaminated soils but also have potential for reuse and revitalization.

Because of the stability of the existing residential areas and the importance of the oilfield development, the overriding intent of land use designations in this area is to protect the quality and integrity of the existing residential neighborhoods, to provide the expansion and upgrading of the industrial areas, and to protect the scenic vistas and environmental quality of the hills and river.

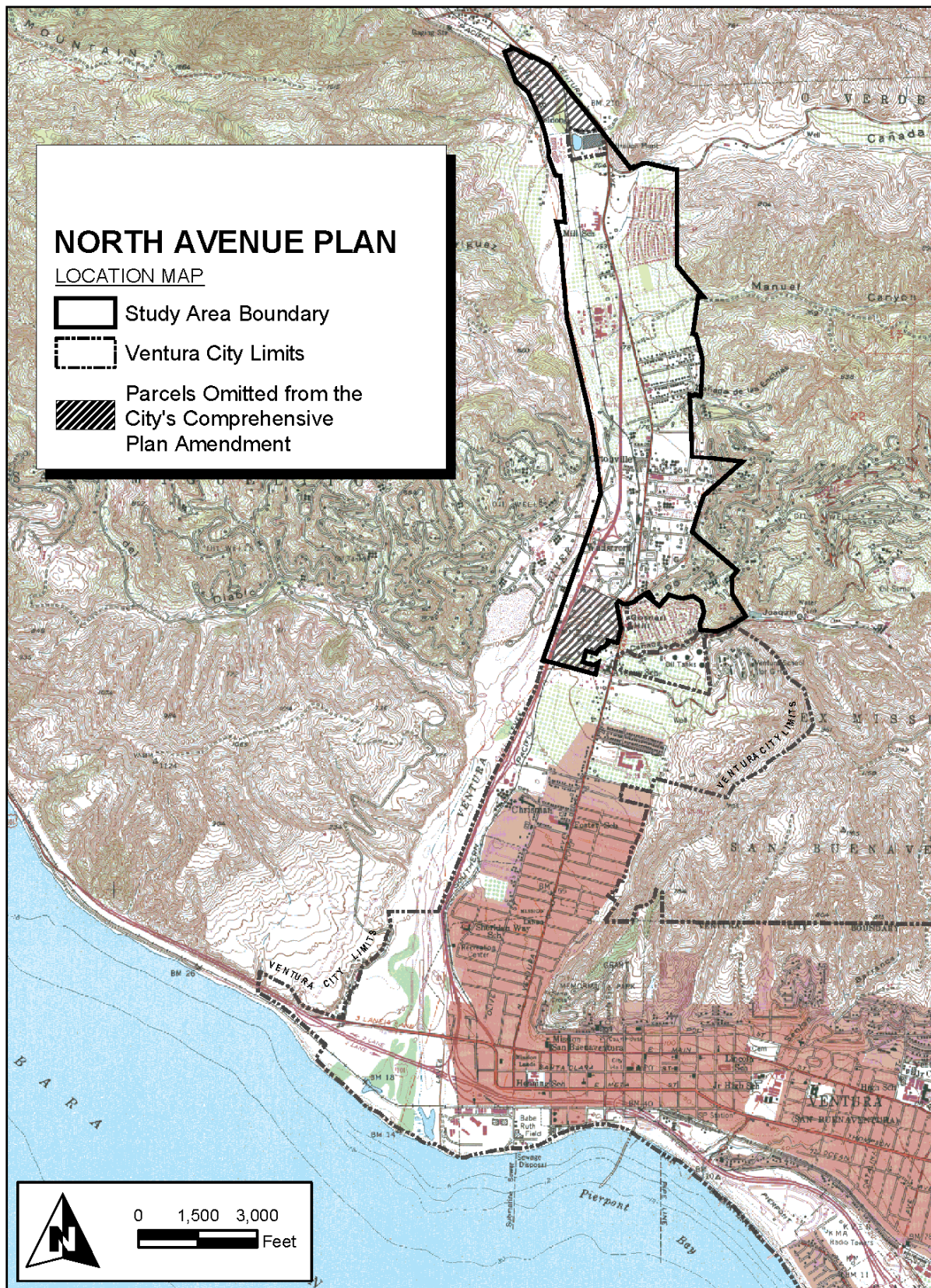


Figure NV-1: North Ventura Avenue Location Map

Land Use Designations and Standards

The Implementation Section contains the operative policies, programs, and maps that guide land use decisions in the North Avenue Community. This section includes the Land Use Element designations and policies, the plan maps (see Figure NV-2), and the zoning compatibility matrix (see Table NV-2).

The respective Land Use Plans of the County and the City divide their jurisdictions into distinct geographic areas. The divisions in the County are titled "Area Plans" and in the City they are named "Communities." The geographic area under consideration is identified in the respective Land Use Plans as a separate area/community (see Figure NV-2). The plan's official County title is the "North Ventura Avenue Area Plan" although it is commonly titled by both the City and the County, as the "North Avenue Plan."

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

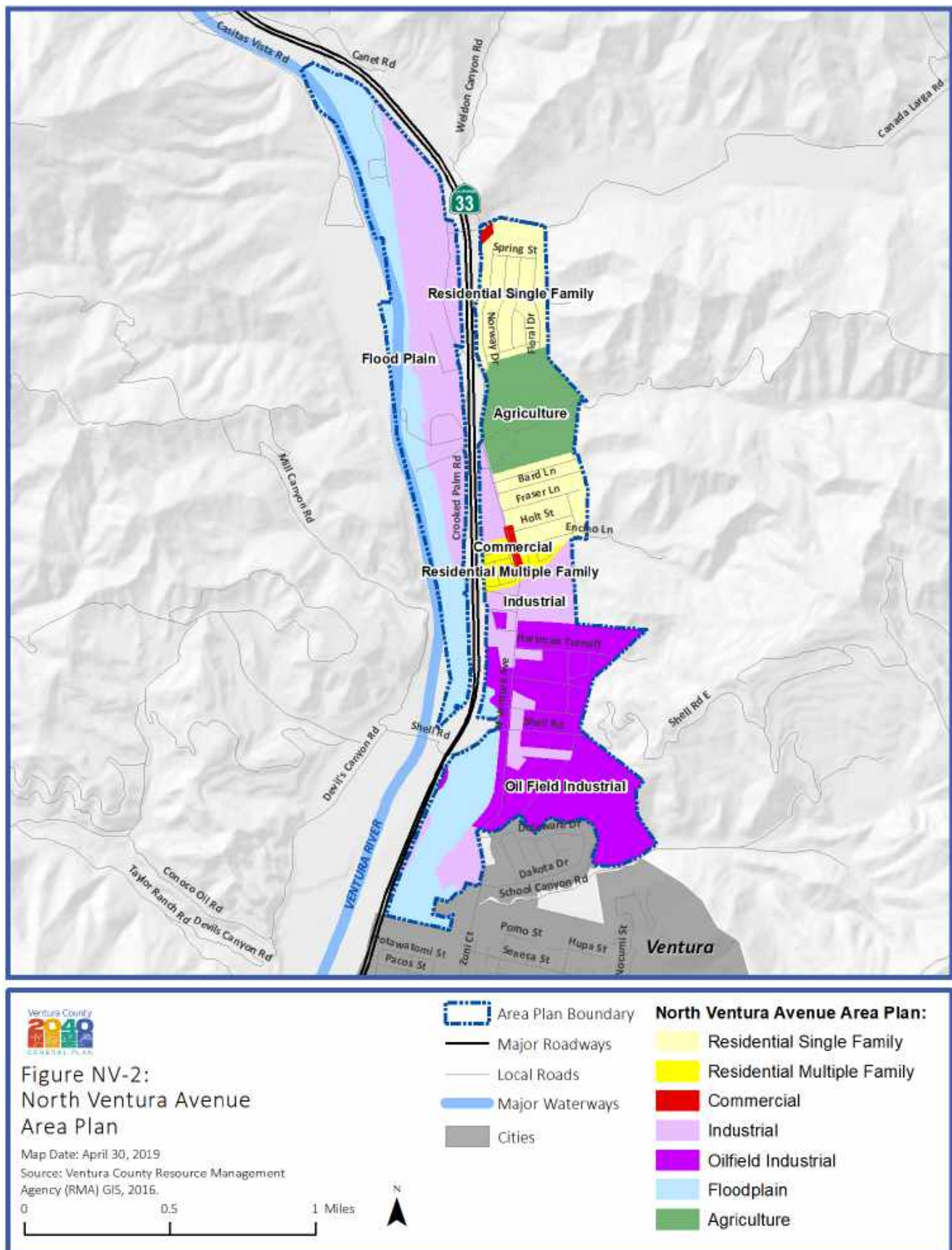


Table NV-1 North Ventura Avenue Area Plan Land Use Designations

Land Use Designation	Description	Max. Density/ Intensity
Residential, Single-Family	<p>The existing single-family residential areas to the east of Ventura Avenue are stable neighborhoods and should remain in residential use. New residential development would be appropriate in the area to the east of Ventura Avenue, in close proximity to the existing residential areas, and designated "Existing Community" (County) and "phased urban" (City), (see County General Plan). The only parcels which meet these criteria are two 5-acre parcels north of Bard Land, and a 12-acre parcel south of Canada Larga Road. The remaining scattered residential uses are surrounded by industrial development and should be gradually phased out. The density of the existing and future residential areas should be primarily single-family (maximum density - 7 du/ac), to reflect the character of the area.</p> <p>The existing residential development in the Community is primarily single-family. The intent of the single-family designation is to emphasize the continuation of single-family development in those areas, and to encourage the upkeep and maintenance of these neighborhoods (maximum permissible density - 7 du/ac).</p>	7 du/acre
Residential, Multiple-Family	<p>There are two mobile home parks in the planning area which should, at this time, be designated Residential, Multiple Family (maximum density - 13 du/ac). Thirteen dwelling units per acre was selected, as this represents the existing density of the mobile home parks. The Magnolia Mobile Home Park, located west of Ventura Avenue, is surrounded by industrial use. For this reason, it is appropriate that the plan designation be changed from "Residential, Multiple Family" to Industrial" at such time as the park ceases to exist, so as to ensure that any new use is compatible with surrounding land uses. The Las Encinas Mobile Home Park, located east of Ventura Avenue, and north of the Las Encinas Barranca, should remain in multiple family residential use in the event the existing park ceases to exist.</p> <p>The two existing mobile home parks are designated residential-Multiple Family (maximum permissible density - 13 du/ac). The Magnolia Mobile Home Park shall be redesignated "Industrial" at such time as the park ceases to exist so as to ensure that any new use is</p>	13 du/acre

Land Use Designation		Description	Max. Density/ Intensity
		compatible with surrounding land uses. The Las Encinas Mobile Home Park, located east of Ventura Avenue, and north of the Las Encinas barranca, shall remain in multiple family residential use in the event the existing park ceases to exist.	
General Commercial		<p>Commercial development currently exists in the area of Ventura Avenue and McKee and Holt Streets, and at the intersection of Highway 33 and Canada Larga Road. These areas should be retained with a general commercial designation which would permit the development and continuation of commercial services for the residential neighborhoods and support commercial uses for the industrial area.</p> <p>This designation is intended to encourage the development and continuation of commercial services for the residential neighborhoods and support commercial uses for the industrial areas.</p>	
Industrial		<p>The community contains a significant amount of general Industrial development. General industrial development should be "manufacturing" rather than "office park" in character. Any new or altered industrial development of either type should provide adequate buffers to protect adjacent residential areas and should not have an adverse effect on the Ventura River.</p> <p>The North Ventura Avenue Community contains a substantial amount of oil related manufacturing, light manufacturing and open storage facilities. These uses are appropriate, and the Industrial designation is intended to allow their continuation and expansion, as well as the construction of new facilities consistent with the County's M-2 and M-3 zoning and the City's M-1 and M-2 zoning. The impacts of new or expanded industrial uses shall be evaluated on a case-by-case basis to ensure that no significant adverse impacts are generated.</p>	
Oilfield Industrial		The community contains a significant amount of Oilfield Industrial development. Including oilfield uses under the "Industrial" designation would not be appropriate, since oilfield areas are substantially different from most general industrial areas. The primary distinction between oilfield industrial and general industrial uses is the need for public services. Oilfield uses do not require	

Land Use Designation	Description	Max. Density/ Intensity
	<p>extensive use of water, sewers and roads. Distinguishing between the two uses will allow specific policies to be developed for each use. A new land use designation should be developed that would be appropriate for oil extraction uses.</p> <p>The EIR projected a limited amount of conversion from oilfield extraction to general industrial use, due to the expected lifespan of 30 to 40 years of the oilfields. Therefore, the impacts of large-scale conversion on public services were not evaluated and any conversion should be subject to the development of a master plan for public services.</p> <p>The new Oilfield Industrial category is intended to designate those areas where oil extraction uses are located. Such uses would include the removal, transfer and storage of crude oil and related products prior to refining. The Oilfield Industrial category does not include refining or storage of finished product. In establishing this category, it is recognized that industrial uses typically require the provision of urban public services, while Oilfield Industrial uses do not. Oilfield Industrial areas may be converted to industrial uses if the property is found to be appropriate in terms of location, size, and the provision of public services. It is the intent that any conversion of oilfield industrial land to industrial uses be subject to the submittal of a master plan of public services for the site, which would evaluate the availability and capacity of public services and the impacts of the conversion on those services and provide programs for mitigating deficiencies.</p> <p>Areas which are converted should be located such that they can be annexed to the City and make adequate provision for access to the remaining oilfields. The gradual development of a narrow strip of converted properties along the Ventura Avenue frontage is not appropriate.</p> <p>The 67-acre hillside parcels located south of Shell Road (extended) and east of Ventura Avenue are designated "Oilfield Industrial." Most of the area is in oil production and is characterized by severe topographic constraints.</p>	

Land Use Designation	Description	Max. Density/ Intensity
	<p>The oilfield industrial category shall apply only after annexation to the City. The County's "Open Space" designation, as noted on the General Land Use map (Appendix C), shall control until annexation takes place.</p> <p>All new or expanded oilfield development shall meet County standards for oil drilling and extraction uses until such time as the City may adopt oilfield development standards, and any other requirement that may be necessary to adequately buffer and protect surrounding areas.</p>	
Floodplain	<p>The Floodplain designation should be applied to those lands affected by the 100-year floodplain of the Ventura River (see discussion in Section B, Conservation and Open Space Element).</p> <p>Lands adjacent to the Ventura River which have been designated as "Floodplain" are generally not appropriate for urban uses until a Floodplain ordinance is adopted by the city. The areas designated as the 100-Year Floodplain are based on the Flood Insurance Rate maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration.</p> <p>The underlying land use designations outside the floodway but within the 100 Year Floodplain are "Industrial," generally located north of Shell Road or south of Gosnell Bend, and "Oilfield Industrial," generally located north of Gosnell and south of Shell Road.</p>	
Agriculture	<p>The Agriculture designation should be applied to those lands identified for agricultural use on the City's Open Space Element (see discussion in Section II, Conservation and Open Space Element).</p> <p>The Agricultural Use "1990" category identifies those lands that are designated for agricultural use based on the City's Open Space Element and the Important Farmlands Inventory Map. The designation has been applied to approximately 70 acres of land located north of Bad Lane and east of Ventura Avenue.</p>	

Source: II.A.1 Land Use Categories and III.A. Intent and Rationale for Land Use Designation

The Matrix (see Table NV-2) identifies zones in the Ventura County Zoning Ordinance which are consistent with the North Avenue Plan. After adoption of the North Ventura Avenue Plan, the County shall pursue a rezoning program to bring the zoning of the area into conformance with the General Plan, as required by State law.

Table NV-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS	ZONE																
	OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
Residential – Single-Family				■		■		7 U									
Residential – Multiple-Family								13 U									
Commercial													■	■			
Industrial																■	■
Oilfield Industrial	■															■	■
Flood Plain	■	■														■	■
Agriculture	40 AC	■															

Source: North Ventura Avenue Area Plan (12-11-90 edition), Figure 3

Table NV-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION	Residential						
	Net Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU ²	Populat.	Avg. Populat. Density (Persons/ Acre)
Residential, Single-Family	106	44%	7	769	2.34	1,799	16.97
Residential, Multiple-Family	17	55%	13	221	2.34	517	30.41
TOTALS	123			990		2,316	
LAND USE DESIGNATION	Commercial/Industrial/Institutional						
	Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/ Acre	
Commercial	3	60%	19.6	2.0	39	13	
Industrial	205	40%	357	2.0	714	3.5	
Oil Field Industrial	173	20%	75.4	2.0	151	0.9	
TOTALS	381		452		904		

Source: North Ventura Avenue Area Plan (12-11-90 edition), Figure 2.1

Notes:

¹ Excludes second dwelling units per Section 65852.2 of the State Government Code.

² Year 2000 Forecast for Ventura Growth Area

This plan was prepared jointly by the County of Ventura and the City of San Buenaventura and contains policies relating to each jurisdiction. As noted below, there are minor differences in terminology and format which require clarification. However, these minor differences do not constitute any major changes in basic policy intent. The following is a discussion of the County's and City's General Plans as they apply to the North Ventura Avenue area.

Land Use and Community Character

NV-1.1

Review Procedures

The County shall notify the City regarding development applications. Specific notification shall be given to the City by the County at the following points:

- a. Pre-application meeting
- b. Application review period
- c. New case committee meetings (application completeness and environmental determination)
- d. Development Advisory Committee meetings and permit hearings
- e. Environmental document hearings
- f. Notification of final decision

Project applicants shall be requested to contact both the County and the City for discussion of projects as early as possible in the design phase of the proposal.

NV-1.2

Development Standards

The North Ventura Avenue Area Plan requires all ministerial projects (those requiring only a zone clearance) to meet the development standards established by the County of Ventura's Zoning Ordinance. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Community, shall conform to this Plan and the County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards shall apply). "Standards," as used above, involve conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height.

Facilities such as streets, bikeways, secondary drainage facilities, and water systems shall conform to the development standards of the City of Ventura as of the adoption of this plan, or as may be subsequently amended by the City and approved by the County.

NV-1.3

General Plan Amendments

Amendments to the North Ventura Avenue Area Plan should be processed and approved by both the City of San Buenaventura and the County of Ventura.

NV-1.4

New or Expansion of Existing Industrial or Oilfield Industrial Development

New industrial or oilfield industrial development or an expansion of existing industrial or oilfield industrial development may occur only if it can be shown through additional analysis that such areas will be protected from a 100-year flood. Any flood protection measures necessary to protect existing development in the Floodplain shall minimize adverse impacts and changes to the river channel.

NV-1.5

Industrial Buffering

New or expanded industrial development in either of the industrial designations which is adjacent to residential areas shall provide buffers to adequately protect residential areas from any intrusion or nuisance factors generated by the industrial development. Industrial uses adjacent to the Ventura River (which is an anadromous fish stream), shall be compatible with the goal of preserving the natural attributes of the River, and development should not be permitted which would result in its degradation.

NV-1.6

Development Adjacent to Barrancas

The Canada Larga, Manuel Canyon and Las Encinas Barrancas are subject to periodic flooding and erosion, but are also part of the visual quality and character of the area. As the Community develops, the visual importance of these open, natural watercourses will increase. Development adjacent to the barrancas should be reviewed on a case-by-case basis so as to retain the watercourses in as natural a state as feasible, given the erosive nature of the channels and potential flooding considerations.

NV-1.7

Air Quality Management Program (AQMP) Implementation Program

The City has adopted an Air Quality Management Program (AQMP) as part of its Comprehensive Plan. The City's AQMP Implementation Program applies to all residential construction in the Growth Area of the City, which includes the North Avenue Community. According to the City's AQMP Implementation Program, all residential projects must comply with the AQMP in order to receive City water service. Project applications which do not comply with the City's AQMP Implementation Program will not be issued "Preliminary Will Serve Letters" by the City and, therefore, the permit applications will be found incomplete by the County.

Circulation, Transportation, and Mobility

There are several distinctions between the County's and the City's Circulation Plans, necessitating a different discussion for each jurisdiction. The County's Regional Road Network, for example, does not include bikeways, bike lanes, or the more detailed system of collector streets (existing and proposed) as the City's element. For this reason, the North Avenue Community's collector street system and the bikeway system are incorporated in this plan. Changes to collector streets and bikeways are identified below:

NV-1.8

Collector Streets

Ventura Avenue will remain the major collector street in the planning area. Crooked Palm Road is an existing collector street but its alignment should be improved and widened to meet City standards when further development warrants it. In addition, a north/south collector street(s) may become necessary in the eastern portion of the planning area as further residential and industrial development takes place. The alignment and improvement standards of these collector street(s) should be determined after a special study of the area's traffic needs.

NV-1.9

Collector Streets

Ventura Avenue and Crooked Palm Road should be designated as collector streets, and a future collector street extending from Floral Drive to Shell Road should be considered. (The circulation system is also reflected on the City's "Circulation Element" (Appendix F).

NV-1.10

Bikeways

A Class I Bike Path is a special pathway for the exclusive use of bicycles, which is separated from motor vehicle facilities by space or a physical barrier.

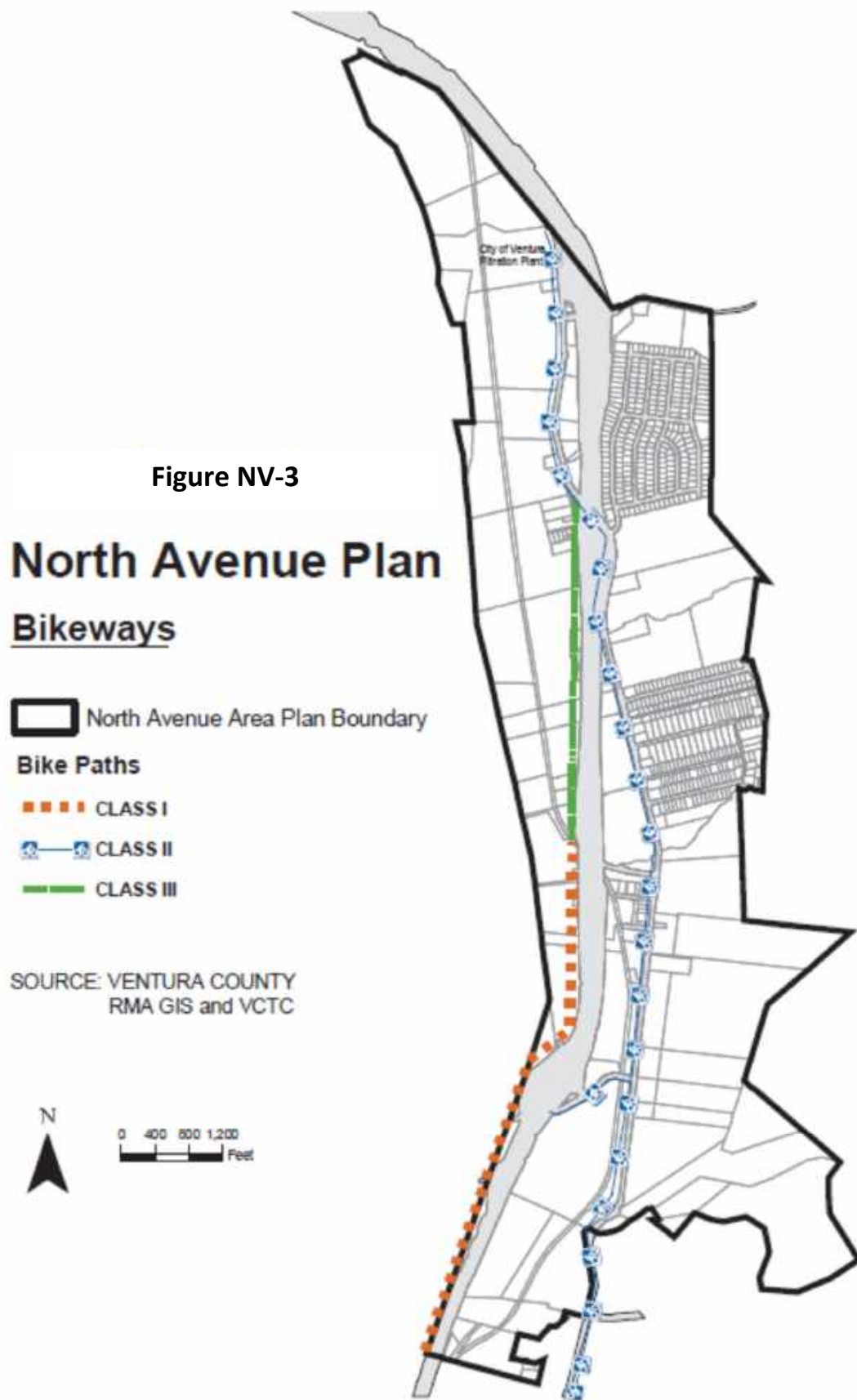
A Class II Bike Lane is a lane on a paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane" guide signing, special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

A Class III Bike Route is a paved right of way identified by "Bike Route" guide signing or permanent lane line markings. Bicycles must share the facility with motor vehicles and pedestrians. The County is in the process of developing a bikeway system, which will extend from the Pacific Ocean to Ojai. The integration of the County's bikeway system with the City's bikeway system is recommended (see Figure NV-3 and the Appendix).

NV-1.11

Bikeways

A Class II Bikeway along Ventura Avenue, a Class III bikeway along Crooked Palm Road, and the Ojai/Ventura Class I Bike Path as shown on the "Bikeways Map" (Figure NV-3), should be established. (The Bikeway system is also reflected on the City's "Select System of Bikeways" [Appendix G]).



Conservation and Open Space

The City's Conservation and Open Space Element is the primary element of the City's General Plan which guides the general urban development of the City. The County General Plan guides the general development in the rural, agricultural, and open space areas surrounding areas designated for urban development. The City's Open Space Element and the County's Land Use Map identifies those areas which are appropriate for urban development and those which are to be retained in open or non-urbanized use.

It has been assumed, for purposes of this Plan, that the designations noted on each jurisdiction's plans are functionally equivalent (i.e., the County's "Open Space" category is similar to the City's "Agricultural" and "Floodplain" designations, and the County's "Existing Community" designation is similar to the City's "Phased Urban" category).

- County - The County's General Land Use Map contains two primary designations which apply to the North Ventura Avenue area: "Existing Community" and "Open Space" (see Appendix C). The "Existing Community" designation is applied to areas which are suitable for eventual urban development, subject to the provisions of the Area Plan's Land Use Plan. The "Open Space" designation applies to properties within the study area which have agricultural viability, have severe topographic constraints, or are located within the Ventura River Floodway and should be withheld from urbanization.
- City - The City's Open Space Element contains three primary designations which apply to the North Avenue: "Agricultural Use," "Phased Urban," and "Floodplain" (See Appendix D). The "Agricultural Use" designation applies to areas which have agricultural viability and should be withheld from urbanization. The "Phased Urban" designation is applied to areas which are suitable for eventual urban development, subject to the provisions of the Phasing Program. "Floodplain" relates to those areas within the 100-year floodplain of the Ventura River, and which are not available for urban use until the Floodplain Ordinance is adopted.

The City's Open Space Element also states that "Agricultural Areas" should be re-evaluated in 1990 for possible reclassification.

The land use categories listed below describe the type and density of land use permitted within each category. A Summary Table (Table NV-3) lists each land use designation and its total area, building intensity, population and employment capacity, and population and employment density. The purpose of each of the land use categories is described below:

1. Open Space/Agriculture

In determining which areas should be considered for "Agricultural" use (City) and for "Open Space" use (County), the County and City used the "Important Farmlands Inventory Map" prepared by the Soil Conservation Service for Ventura County as a criterion. All larger agricultural parcels within the study area have been identified as being of "state-wide importance," or are "prime" agricultural land. Another criterion used for an "Open Space" designation was parcel size. The general standard used by the County is a minimum of 40 acres for agricultural use. The impacts of surrounding land use were also considered (parcels surrounded by urban land uses are less viable than those adjacent to agricultural areas). A final criterion was the intensity and probable duration of the agricultural use. The existence of a Land Conservation Contract (LCA) was taken to indicate continued agricultural use for at least 10 years. Recent expansion of, or improvement to, agricultural activities were also taken as indicating continued use.

Based on these criteria, one area was identified as appropriate for a County "Open Space" and City "Agriculture" designation. The area is located south of Bounds Road, north of Bard Lane and east of Ventura Avenue. It contains a total of 71 acres; 38 acres are in LCA contact and 33 acres are in citrus groves.

Designating this area for continued "Open Space" uses (County), or "Agricultural" use (City), rather than urbanization would preserve agricultural and open space land, which was a mitigation measure identified in the North Avenue Environmental Impact Report. If all, or a portion, of this area was designated for urban use, it would be added to the existing supply of developable land.

2. Open Space/Floodplain (Areas Subject to Flooding)

The County and City recognize that the U.S. Department of Housing and Urban Development has developed Flood Insurance Rate Maps for the Federal Flood Insurance Program. These maps indicate the boundaries of the floodway, and the 100-year and 500-year floodplain of rivers in Ventura County and elsewhere. The boundaries have been used to determine the floodway and floodplain areas of the Ventura River for purposes of this plan.

The County's General Plan map designates the Ventura River floodway as "Open Space." In addition, territory that is affected by the 100-year floodplain is subject to certain restrictions as noted in the Land Use discussion (see Section III, "Implementation.")

The City's Open Space and Conservation Element designates certain areas of the City as "Floodplain" and indicates that these are "not to be considered for urbanization until a floodplain ordinance is adopted." Consistent with this policy, the Open Space Element map (Appendix D) designates the 100-year floodplain of the Ventura River as "Floodplain." In "Floodplain" areas containing existing development, additional development may occur only if it can be shown through updated information that such areas are currently protected from a 100-year flood.

3. Open Space/Phased Urban (Hillside Oilfield)

A 67-acre parcel, located within the City's Sphere of Influence, is bounded on the south by School Canyon Road, on the west by Ventura Avenue, on the north by Shell Road (extended), and features hillside oil field development. The parcel is designated "Open Space" (County) and "Phased Urban" (City). The County's Open Space designation will control until the parcel annexes to the City. At that time, the City's "Phased Urban" designation will control which is more specifically defined as potential "Oilfield Industrial" on the Land Use Element map (see Figure NV-2).

4. Existing Community/Phased Urban

The County's "Existing Community" and the City's "Phased Urban" categories are functionally equivalent in terms of dictating land use policy.

- Existing Community (County) - Those portions of the North Ventura Avenue area which do not meet the criteria for Open Space are appropriate for an "Existing Community" designation, which is more specifically defined in the Land Use Plan (see Section III).
- Phased Urban (City) - Those portions of the North Avenue which do not meet the criteria for continued agricultural use, which are not in the floodplain of the Ventura River, are then appropriate for a "Phased Urban" designation.

NV-1.12

Scenic Features

The State and the County of Ventura recognizes Highway 33 as eligible for official designation as a state adopted scenic highway. The highway can be officially designated as a scenic thoroughfare when the City develops a corridor protection program (e.g., building height limitations, requiring landscape screening of unaesthetic land uses, limiting signs and outdoor advertising, etc.).

Currently, the area where Highway 33 enters the City (Ventura Avenue and Shell Road), is designated as a scenic approach. Given that the City boundary will ultimately be located at the northerly boundary of the community, (Ventura Avenue and Canada Larga Road), the designation should be moved to that area.

NV-1.13

Scenic Approach

A "Scenic Approach" is established in the area of Ventura Avenue and Canada Larga Road. The purpose of this designation would be the protection of aesthetic views of the surrounding area that could include topography, vegetation, panoramas, natural and manmade features. Through discretionary permit conditions, view protection measures should consist of preventing obstruction of views by means of landscaping grade differences or fences, limiting signs and outdoor advertising, and the undergrounding of utility lines. (Scenic Highway considerations are also reflected on the City's "Scenic Highways Element" [Appendix H]).

NV-1.14

Barrancas Preservation

Consideration should be given to retaining Canada Larga, Manuel Canyon, and Las Encinas Barrancas in as natural a state as possible, given the erosive nature of the channel, the volume of water transported, and potential flooding considerations.

Water Resources

NV-1.15

Water Policy Procedures

Water service shall be provided by the City to the North Ventura Avenue Community (within its Sphere of Influence), subject to the provisions of the City's Water Policy (see City policy resolution No. 82-151 in Appendix). Development proposals shall receive a "Preliminary Will Serve" (water availability) letter from the City prior to the filing planning applications with the County. The provision and/or expansion of water systems shall meet the City's standards.

Applications which do not contain a "Preliminary Will Serve" letter will be considered incomplete. After obtaining all appropriate County approvals, applicants pursuing development will enter into a "Water Service Agreement" with the City and the City will then issue a "Final Will Serve" letter.

Sections of North Ventura Avenue Area Plan (1990) Relevant to the City of Ventura

Water Policy (City) - The City has an adopted Water Policy regulating requests for new or expanded water service which restricts water service to incorporated properties. While the Comprehensive Plan amendments would technically allow development to proceed, the existing Water Policy would not allow water service as the majority of the area cannot be annexed. Therefore, a change to the policy to allow water service to appropriate, unincorporated land in the North Avenue is needed. Conditioning water service to require that the proposed use conform to General Plan policies, the AQMP, and zoning and subdivision requirements would ensure that while the development would proceed under County jurisdiction, it would generally conform to City policies and standards. Further requiring that recipients of water service sign consent to annex forms would result in annexation of the property at a later date. A third condition requiring participation in required water system improvements (as well as any other capital improvement funding programs), would ensure that the water system would meet City standards.

5. Phasing Program (City)

After determining which areas are appropriate for urban development, the timing of such development must be set. The Phasing Program is the City's mechanism used to provide specific policies on the timing and public improvements needs for "Phased Urban" areas.

In determining the appropriate phasing policies for the North Avenue area, several characteristics should be addressed. First, the majority of the "Phased Urban" area is appropriate for industrial use, and would help address an identified shortage of light industrial land in the City. Therefore, the phasing policies should identify the industrial areas as Phase I (see Appendix E), and as appropriate for immediate development. Second, development in the area will require expansion of the available public services. In keeping with City policy, development must be required in the phasing policies to provide the needed capital improvements in accordance with an adopted capital improvement program.

The Phasing Program also includes the City's AQMP Implementation Program. Any residential development which occurs in the North Avenue, whether under City or County jurisdiction, will be taken from the City's allocated population. It would, therefore, be logical to make residential development subject to the City's AQMP provisions. This would not require a Comprehensive Plan /amendment, but could be accommodated through changes to the Evaluation Guidelines.

C. Circulation Element (City)

The City's Circulation Element (Appendix F), was amended with respect to circulation features, but not the County's Circulation Element. The following is a discussion of the City's Circulation Element as it applies to the North Avenue Area:

The North Avenue EIR indicates that as development proceeds in the community, improvements to the circulation system will be necessary. A greater level of design detail was presented in the EIR than is necessary in the city's Circulation Element; those types of mitigation measures would be placed upon individual projects as they are proposed. However, the general level of improvement suggested would be best addressed by extending the City's Circulation Plan designation of "Future Improvement-Collector" currently placed on Ventura Avenue, through the community from Gosnell Bend to the northern community boundary, as well as on Shell Road and Crooked Palm Road (see Appendix F). As noted previously, future development of the oilfield industrial area will require an expanded road system and another north/south street. Portions of this north/south street were installed in the Valley Vista Tract and could be extended along the base of the foothills from Canada Larga Road to an extension

of Shell Road. This road would also be designated as a "Collector Street, Future Extension," with its width and configuration determined as projects are proposed. The portions which traverse "Agricultural Use" designated parcels should be shown on the long-range system as a "Collector, Future Extension," in keeping with the city's Comprehensive Plan policies.

The City's Circulation Element also includes the Select System of Bikeways which indicates the general routes and classifications of bikeways. Currently, a Class II Bike Lane terminates at the southerly boundary of the community. It would be logical to extend the system through the North Avenue. The Select System also shows a Class I bike path extending up the Ventura River levee. It is proposed to show a route through the community for this bike path. The City Parks Division has reviewed the physical constraints of the area and suggests that the route extend north, adjacent to the freeway right-of-way, then transition to Crooked Palm Road and Ventura Avenue as a Class III bike route (see Appendix G).

D. Scenic Highway Element (City)

The City's Scenic Highway Element was amended with respect to Scenic Highway features, but not the County's Element. Currently, the State and the County of Ventura designate Highway 33 as eligible for official designation as a State adopted Scenic Highway. At such time as the City develops a corridor protection program, the highway can be officially designated.

The City's Scenic Highway Element designates City scenic highways, drives, streets and approaches, with the purpose of protecting the view of the surrounding areas from these roadways. The views would include aesthetic views of topography, vegetation, structures, panoramas, natural and manmade features. Protection of the views would entail consideration of items such as: preventing obstruction of views by building heights, screening unaesthetic land uses from view by means of landscaping, grade differences or fences, limiting signs and outdoor advertising, and undergrounding of utility lines.

Ventura Avenue to the south of the community has been designated as a City scenic drive, and the EIR states that continuing the designation through the community would protect the scenic qualities of the area. However, the view of the hillsides and river are more easily seen from Highway 33, given its elevated route, than Ventura Avenue. Also, the character of development along Ventura Avenue and the North Avenue Community is primarily industrial, while in the Avenue Community, it is commercial. Therefore, the scenic drive designation on Ventura Avenue should not be extended into the North Avenue. Scenic approach designations have been placed on the intersection of the freeways and City boundaries, as well as other prominent viewpoint areas. Currently the area where Highway 33 enters the City is designated as a scenic approach. As the City boundary will ultimately be at the northerly boundary of the community, the designation should be moved to that area (see Appendix H).

City Policy: - An expansion of existing industrial or oilfield industrial urbanization may occur only if it can be shown through additional analysis that such areas are currently protected from a 100-year flood.

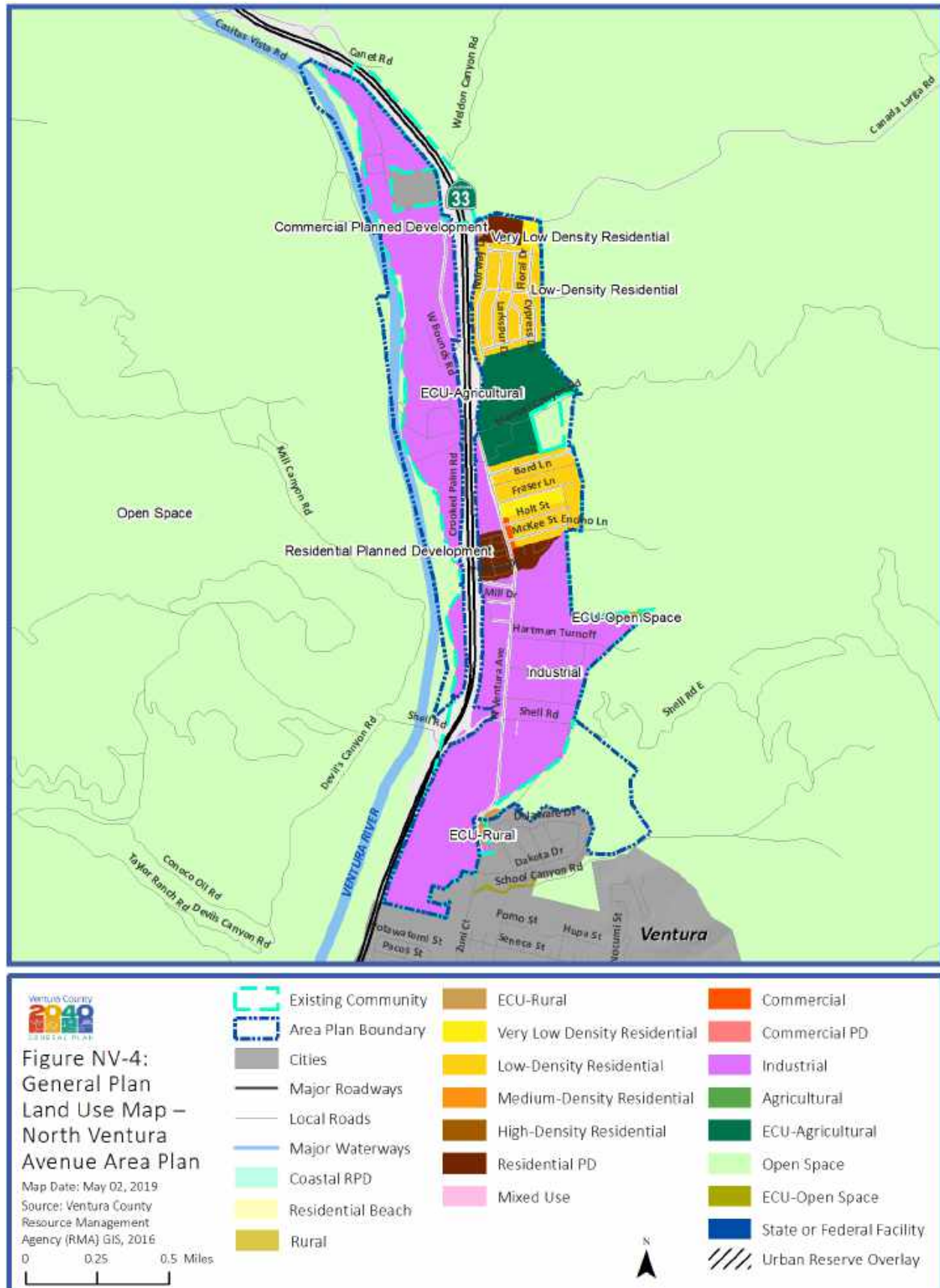


Table NV-4 Implementation Programs

Programs	
A	<p>Rezoning Program</p> <p>The County should institute a rezoning program so as to bring the zoning of the community into conformance with the adopted land use designations.</p>
B	<p>County/City Coordination</p> <p>The Plan would require all ministerial projects (those requiring only a zone clearance), to meet the development standards established by the County of Ventura's Zoning Ordinance Code. However, the Plan would require discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Area, to meet County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards would apply). "Standards," as used herein, involve permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height. Facilities such as streets, bikeways, secondary drainage facilities, and water systems should conform to the City of Ventura's standards.</p> <p>In order to implement this, a method of City and County development review coordination should be established. A County procedure requesting review and comments on projects in unincorporated areas and within a City Sphere of Influence currently exists. A policy statement, which would specify the County/City project review system, should be adopted by the County and the City.</p>

Appendix

The Appendix has been incorporated in the North Ventura Avenue Area Plan for reference purposes. The Appendix, while not a formal part of the Plan, contains the following "support" elements comprised of text changes and maps. This section interprets and provides background material for many of the contributing policies and programs of the County's General Plan and the City's Comprehensive Plan with specific reference to the conditions within the North Avenue Community.

Any differences between the City's Comprehensive Plan Amendment and the County's General Plan, such as discrepancies in terminology, format, and content, are prefaced with the terms "County" (County of Ventura) or "City" (City of San Buenaventura). These notations indicate the appropriate jurisdictional origin or responsibility for the statement/policy/program.

A. City Conservation and Open Space Element/County General Plan

1. Open Space Element (County)

The County General Plan, as adopted on May 24, 1988, or as may be subsequently amended, shall function as the General land use guide for growth and development in the North Avenue Community.

2. Open Space Element (City)

a. Open Space Plan Map

- (1) Amend the Open Space Map to include the North Avenue Area (Appendix D) within the City's planning area.
- (2) Amend the Open Space Map to designate the North Avenue area with open space categories of "Phased Urban," "Agricultural Use," and "Floodplain Area," as shown on Appendix D, Open Space Map.

b. Phasing Program

- (1) Amend the Phasing Program to designate all "Phased Urban" areas within the North Avenue Community "Phase I - North Avenue," as shown on Appendix E, Phasing Map.
- (2) Add a policy to the program as follows: "All those areas shown as "Phased Urban" in the North Avenue Community are hereby designated as "Phase I - North Avenue," and are available for immediate development in accordance with all applicable City ordinances and policies. Development in the "Phase I - North Avenue" will be required to provide capital improvements in accordance with a capital improvement funding program to be adopted by the City. In addition, any oilfield conversion to general industrial use will require the preparation of a master plan of public services to ensure that adequate services are available.
 - Explanation - Deficiencies in the water system in particular, as well as in streets and drainage will be created by further development which must be corrected by the involved project proponents. Conversion of oilfield areas to general industrial use may require additional capital improvements which must be evaluated in a public service master plan.

B. City Circulation Element/County Regional Road Network

1. County

The County's Regional Road Network, as adopted on May 24, 1988, or as may be subsequently amended, shall function as the general, long range guide, for the improvement and development of the arterial and highway system in the North Avenue Community.

2. City

- (a) Amend the Circulation Element map to designate Ventura Avenue and Crooked Palm Road as collector streets and designate a future collector street extending from Floral Drive to Shell Road as shown on Appendix F, Circulation Element Map.
- (b) Amend the Select System of Bikeways to place a Class II bikeway on Ventura Avenue, a Class III bikeway on Crooked Palm Road, and extend the Ojai/Ventura River Class I bike path, as shown on Appendix G, Select System of Bikeways.

C. City Scenic Highways Element

City - Amend the City Scenic Highway Element Map to designate Highway 33 as an adopted State Scenic Highway and relocate the adopted Scenic Approach designation from Ventura Avenue and Gosnell Bend to Ventura Avenue and Canada Larga Road as shown on Appendix H, Scenic Highway Element Map.

D. Policy Resolution (City)

The City's Policy Resolution No. 82-151 has been incorporated in the Appendix as a reference document. The Resolution, while not a part of the County's or City's General (Comprehensive) Plan(s), contains additional guidelines for processing and evaluating public and private projects.

Appendix A Resolution No. 82-151 (City)

APPENDIX A

RESOLUTION NO. 82-151

A POLICY RESOLUTION FOR THE COORDINATION
OF CITY AND COUNTY DEVELOPMENT REVIEW FOR
PROJECTS LOCATED IN THE NORTH AVENUE COMMUNITY

BE IT RESOLVED by the City Council of the City of San Buenaventura as follows:

SECTION 1 - PURPOSE: The City Council finds that the policies contained in the Intent and Rationale Statements for the North Avenue Community and the City Water Policy require that development in the North Avenue meet and conform to the City's Comprehensive Plan policies, including Phasing and Air Quality Management Plan Implementation Program, as well as zoning and subdivision requirements. In order to ensure timely development review and implementation of these policies, a mechanism for coordinated City and County review is necessary.

SECTION 2 - REVIEW PROCEDURES: The existing system of County notification to the City as specified in County Planning Division Policies and Procedures Manual Policy/Procedure No. 4.1 is appropriate and should be continued, with specific notification given to the City at the following points:

- A. Pre-application meeting (if one is necessary);
- B. Application review period;
- C. New case committee meetings (application completeness and environmental determination);
- D. Development Advisory Committee meetings;
- E. All other points where notice is now required by Procedure No. 4.1.

Project applicants shall be requested to contact both the City and the County for discussion of projects as early as possible in the design phase of the proposal.

SECTION 3 - WATER POLICY APPLICABILITY: Water service will be provided to the unincorporated, subject to the provisions of the Water Policy. Development proposals shall receive a "Will Serve Letter" from the City prior to filing planning applications with the County. Applications which do not contain valid "Will Serve Letters" will be considered to be incomplete applications. After receiving all appropriate County approvals, landowners pursuing development will enter into a Water Service Agreement with the City.

SECTION 4 - AQMP IMPLEMENTATION PROGRAM APPLICABILITY: The City has adopted an Air Quality Management Program as part of the Comprehensive Plan. The AQMP Implementation Program applies to all residential construction in the Growth Area of the City, which includes the North Avenue Community. All residential projects must comply with the AQMP Implementation Program in order to receive City water service and prior to applying for County development approvals. Project applications which do not comply with the AQMP Implementation Program will not be issued "Will Serve Letters" and will, therefore, be found to be incomplete applications by the County.

SECTION 5 - DEVELOPMENT STANDARDS: The City shall develop and provide the County with a listing of basic City development standards to provide preliminary information to staff and project applicants. However, the listing should not be used in lieu of direct discussion with City staff.

SECTION 6 - COMPREHENSIVE PLAN AMENDMENT REQUEST: Amendments to the North Avenue Plan must be processed and approved by both the City and the County.

SECTION 7 - REZONING PROGRAM: After adoption of the Plan for the North Avenue, the County will pursue a rezoning program to bring the zoning of the North Avenue into conformance with the Plan.

SECTION 8 - QUIMBY ACT: The City requests that the County reserve all Quimby Act funds collected in the North Avenue Community for parks and recreation development in the North Avenue.

SECTION 9 - STORM DRAINAGE: Storm drainage improvements shall be regulated by County Public Works, Development Services, or, where appropriate, the Ventura County Flood Control District. Current County Drainage Standards are similar to City Standards. The County's approach to development conditioning appears similar to City methods and practices. In order that application be consistent, City review of land development proposals and County recommended conditions of approval is needed, and will be done pursuant to Section 2 of this resolution.


As a condition of development in the North Avenue area, a hydrology study of the drainage area shall be required. This requirement shall be met by the first proposed development with the drainage area. Mitigation measures shall be included in the hydrology study, and development, as it occurs, be required to solve or mitigate all drainage concerns. Typical approaches used where major deficiencies exist include formation of drainage areas of benefit and reimbursement to first developer within drainage area for construction of mutual benefiting facilities.

SECTION 10 - STREETS: Street improvements shall be regulated by County Public Works, Development Services and Road Design. Current County Street Standards are similar to City Standards; however, conformance to City roadway width shall be required where the width is

not already fixed by prior development. In order that application of standards and conformance to City criteria be consistent, City review of Land Development proposals and County recommended conditions of approval will be done pursuant to Section 2 of this resolution.

Cumulative development may create roadway deficiencies beyond developing areas. Deficiencies shall be mitigated as they occur unless the deficiencies can be anticipated and an area of benefit established.

PASSED AND ADOPTED this 13th day of December, 1982.


City Clerk

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS
CITY OF SAN BUENAVENTURA)

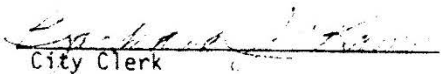
I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, do hereby certify that the above and foregoing Resolution was duly passed and adopted by the City Council of said City at a regular meeting held on the 13th day of December, 1982, by the following vote:

AYES: Councilmembers Sullard, Longo, Chaudier,
 Henson, Monahan, Orrock, and McWherter.

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 14th day of December, 1982.


City Clerk

Appendix B Resolution No. 222 (County)

Appendix B

RESOLUTION NO. 222

A RESOLUTION OF
THE BOARD OF SUPERVISORS
OF VENTURA COUNTY
ADOPTING GENERAL PLAN AMENDMENT NO. 88-1
TO THE VENTURA COUNTY GENERAL PLAN
AND ZONE CHANGE NO. Z-2806
AND CERTIFYING THE PROJECT EIR

WHEREAS, after providing public notice, a legal public hearing on this matter was held by the Board of Supervisors at Ventura, California on May 3, 1988; and

WHEREAS, the Board has considered all written and oral testimony and exhibits, as well as the recommendation of the County staff and the Planning Commission; and

WHEREAS, the Board has reviewed and considered the Environmental Impact Report (EIR) as recommended for certification by the Environmental Report Review Committee and the County Planning Commission;

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors hereby certifies that the Final EIR (Exhibit "15" of the Board transmittal of May 3, 1988) has been completed in compliance with CEQA and the State CEQA Guidelines; and

FURTHER BE IT RESOLVED that the Board certifies that it has reviewed and considered the information contained in the Final EIR before taking action on General Plan Amendment No. 88-1 and Zone Change No. Z-2806; and

FURTHER BE IT RESOLVED that the Board finds that all feasible mitigation measures identified in the EIR have been or will be implemented; and

FURTHER BE IT RESOLVED that the Board finds that all environmental effects identified in the EIR which have not been, or will not be, avoided or reduced to less than significant levels either:

- a. Cannot be so avoided or reduced because they are within the responsibility and jurisdiction of another public agency and not the County; or
- b. Are acceptable by reason of the overriding considerations set forth in Section X of the staff report to the Planning Commission (Exhibit "1" of the Board transmittal of May 3, 1988); and

FURTHER BE IT RESOLVED that the Board intends that the amendment to the Local Coastal Plan (LCP) be carried out in a manner fully in compliance with Division 20 of the Public Resources Code; and

FURTHER BE IT RESOLVED that the amendment to the LCP will automatically become effective upon approval by the California Coastal Commission; and

FURTHER BE IT RESOLVED that the Board of Supervisors hereby adopts General Plan Amendment No. 88-1 as described in Exhibits "2" through "14", inclusive, and as revised in Exhibits "51" and "52" of the Board transmittal dated May 3, 1988; and with the following revisions to Exhibit "2":

- a. Policy 1.2.2.1 shall be deleted.

- b. A new program 1.2.3.5 shall be added to read as follows:

"The Planning Division and the Public Works Agency will submit, for Board budget consideration, programs to implement Transportation Control Measures as outlined in the AQMP.",

- c. Add new goal 3.1.1.6 to read as follows:

"Ensure that Countywide growth and development is consistent with the Guidelines For Orderly Development.",

- d. Add new policy 3.1.2.2 to read as follows, renumber subsequent policies:

"Guidelines for Orderly Development: Discretionary Development shall be consistent with the Guidelines For Orderly Development.",

- e. Section 3.2, definition of "Urban" designation, second paragraph, first line - change "unincorporated" to "incorporated",

- f. Revise the General Land Use Map (Figure 3.1) and the West Simi Existing Community Figure (Figure 3.16) to include Assessor's Parcel 635-01-19 (Sinaloa Lake) in the West Simi Existing Community with a land use designation of "R-E-13",

- g. Revise the Lynn Ranch Existing Community Figure (Figure 3.21) to establish the designation of Parcel 663-271-020 (Redeemer Church) as "R-E-1Ac",

- h. Revise Policy 4.2.2.3b to read as follows:

"(b) Whether they would worsen traffic conditions on existing roads within the Regional Road Network which are currently functioning below an acceptable service level;",

- i. Revise policy 4.2.2.3e to read as follows:

"(e) Whether they would worsen traffic conditions on existing local roads which are currently functioning below an acceptable service level;",

- j. Revise Policy 4.2.2.4 to read as follows:

"County General Plan land use designation changes, zone changes and discretionary development which would individually or cumulatively cause any of the impacts identified in subparagraphs (a) through (f) of Policy 3 above shall be prohibited unless feasible mitigation measures are adopted which would ensure that the impact does not occur, or unless a project completion schedule and full funding commitment for road improvements are adopted which ensure that the impact will be eliminated within a reasonable period of time."

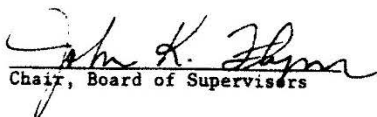
FURTHER BE IT RESOLVED that the El Rio Area Plan (Exhibit "12") shall retain "Map 3", albeit renumbered as "Map 2"; and

FURTHER BE IT RESOLVED that the Board directs staff to:

- a. Present to the Board a work program and budget request to revisit and revise the Ojai Area Plan in order to reduce the density of development in the Ojai Valley commensurate with the carrying capacity of public facilities and natural resources, and
- b. Restudy the "C-P-D" area of the Santa Susana Knolls and prepare a General Plan Amendment for Board consideration.

FURTHER BE IT RESOLVED that the Board does not intend to carry out another study of the Chatsworth Peak-Box Canyon area within the near future; rather, the Board suggests that the various homeowners associations of that area jointly meet with staff of the Local Agency Formation Commission to explore the feasibility of forming a Community Services District for that area in order to provide needed services and facilities; and

FINALLY BE IT RESOLVED that the Board hereby adopts Zone Change No. Z-2806 as described in Exhibit "51" of the Board transmittal, excluding Assessor's Parcels 60-100-235, 64-290-065 and 635-012-190; and changing the proposed zoning of Parcels 163-04-01 and 163-04-02 to O-S-20Ac; and directs that Zone Change No. Z-2806 become final 60 days from the date of adoption by the Board.


Chair, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California, and ex officio Clerk of
the Board of Supervisors thereof.

By 
Deputy Clerk




BS:bb/D236

Appendix C General Land Use Map - (County)

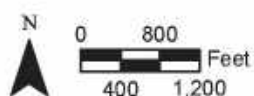
APPENDIX C North Ventura Ave. Plan

County of Ventura General Land Use Map

North Ventura Ave. Land Use

-  Open Space (10 Acre Minimum)
-  Existing Community
-  Urban

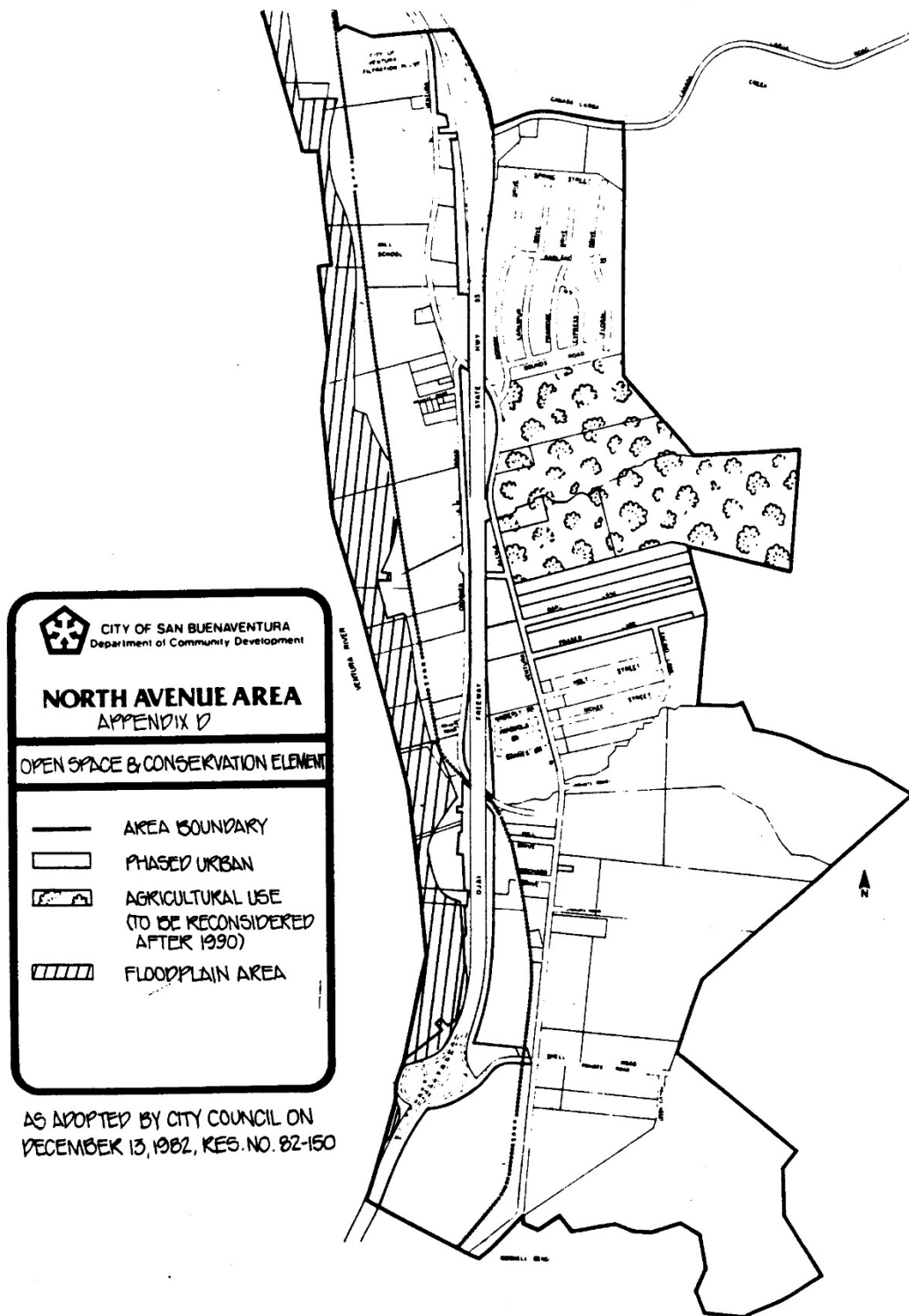
Source: Ventura County
Resource Management Agency



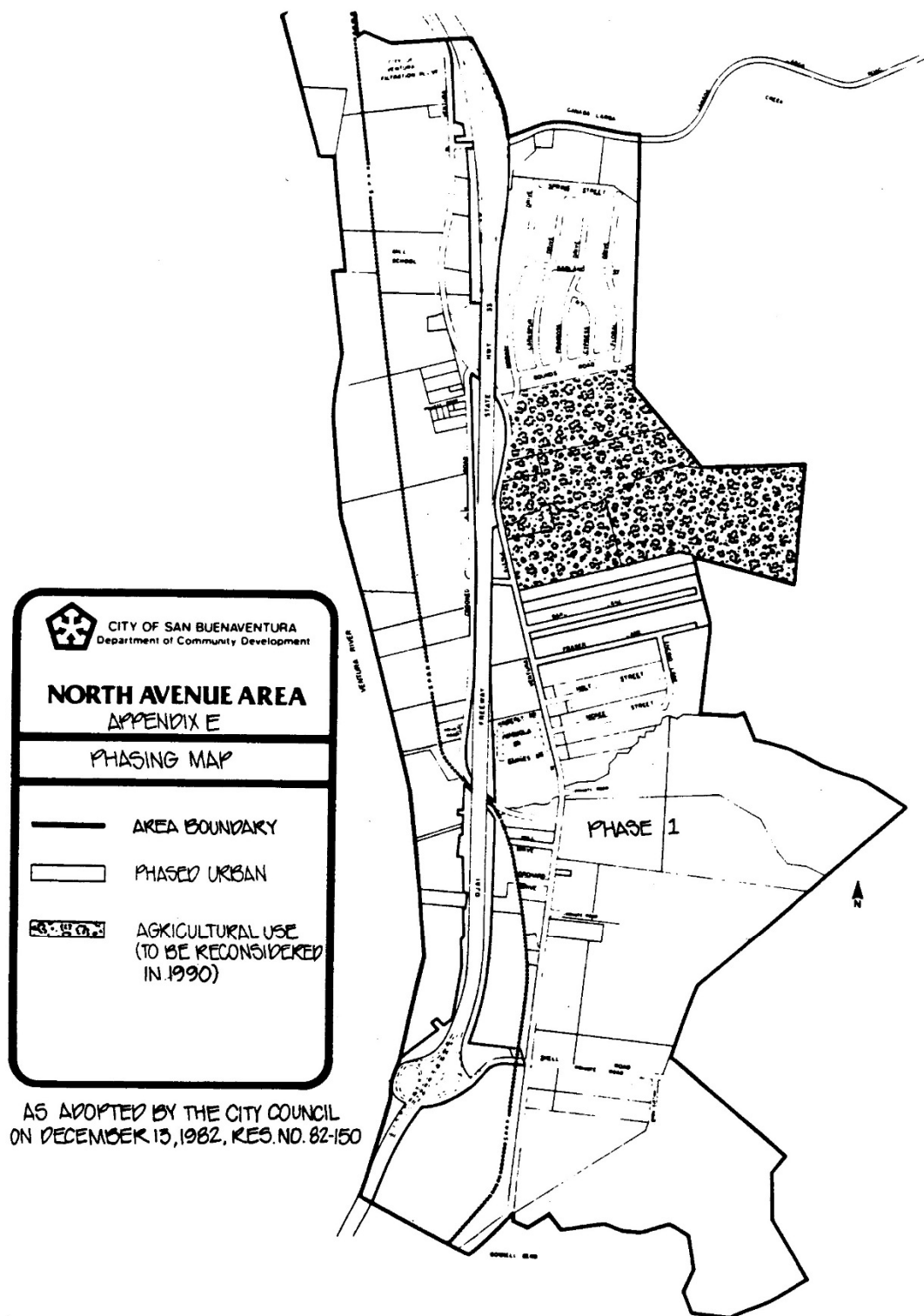
Updated: 9/13/2006



Appendix D Open Space & Conservation Element Map (City)



Appendix E Phasing Map (City)



Appendix F Circulation Element Map (City)

CIRCULATION ELEMENT

LEGEND

----- Planning Area Boundary

	PRIMARY ARTERIAL*	SECONDARY ARTERIAL**	COLLECTOR***
EXISTING			
FUTURE WIDENING			
FUTURE EXTENSIONS			

Parks Plan sets aside open space and recreation areas and Linear Park System

Linear Park Natural Area

Linear Park Study Area

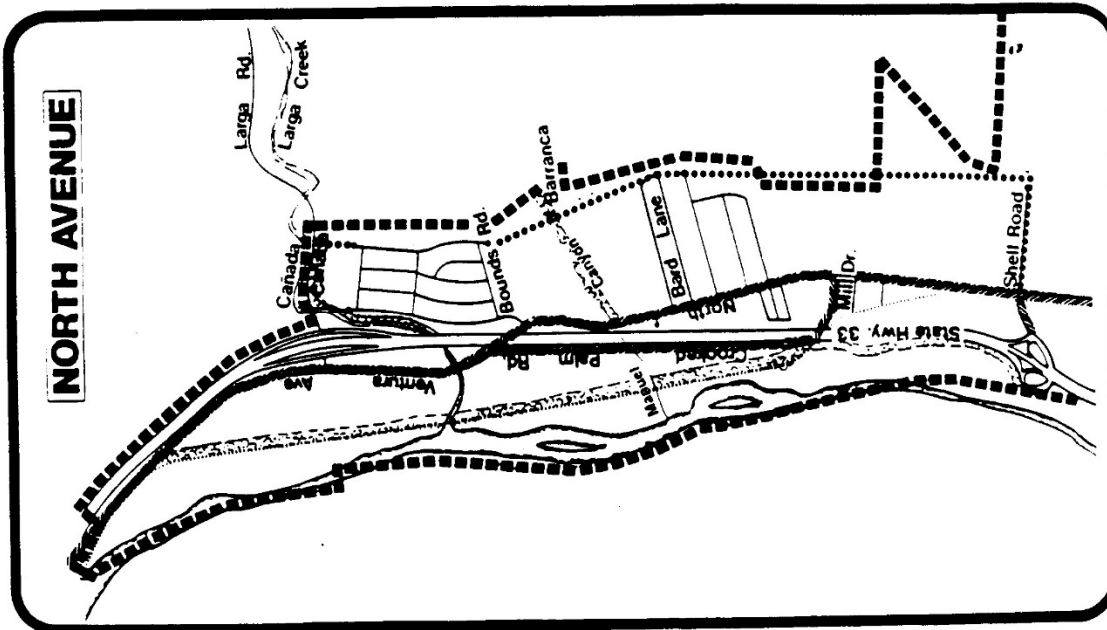
* PRIMARY ARTERIAL - A major street designed to provide through traffic, with convenient access to freeways, other primary arterials, secondary arterials, and collector streets. Access to abutting property is generally restricted.

** SECONDARY ARTERIAL - A street that provides access to primary arterials, other secondary arterials, and collector streets, with some access to local roads, and major traffic generating land uses.

*** COLLECTOR - A street that provides local access, and movement of major residential, commercial, and industrial areas, as well as contacts in the local area with the arterial street system.

As adopted by the City Council on August 29, 1989.
RES 89-03

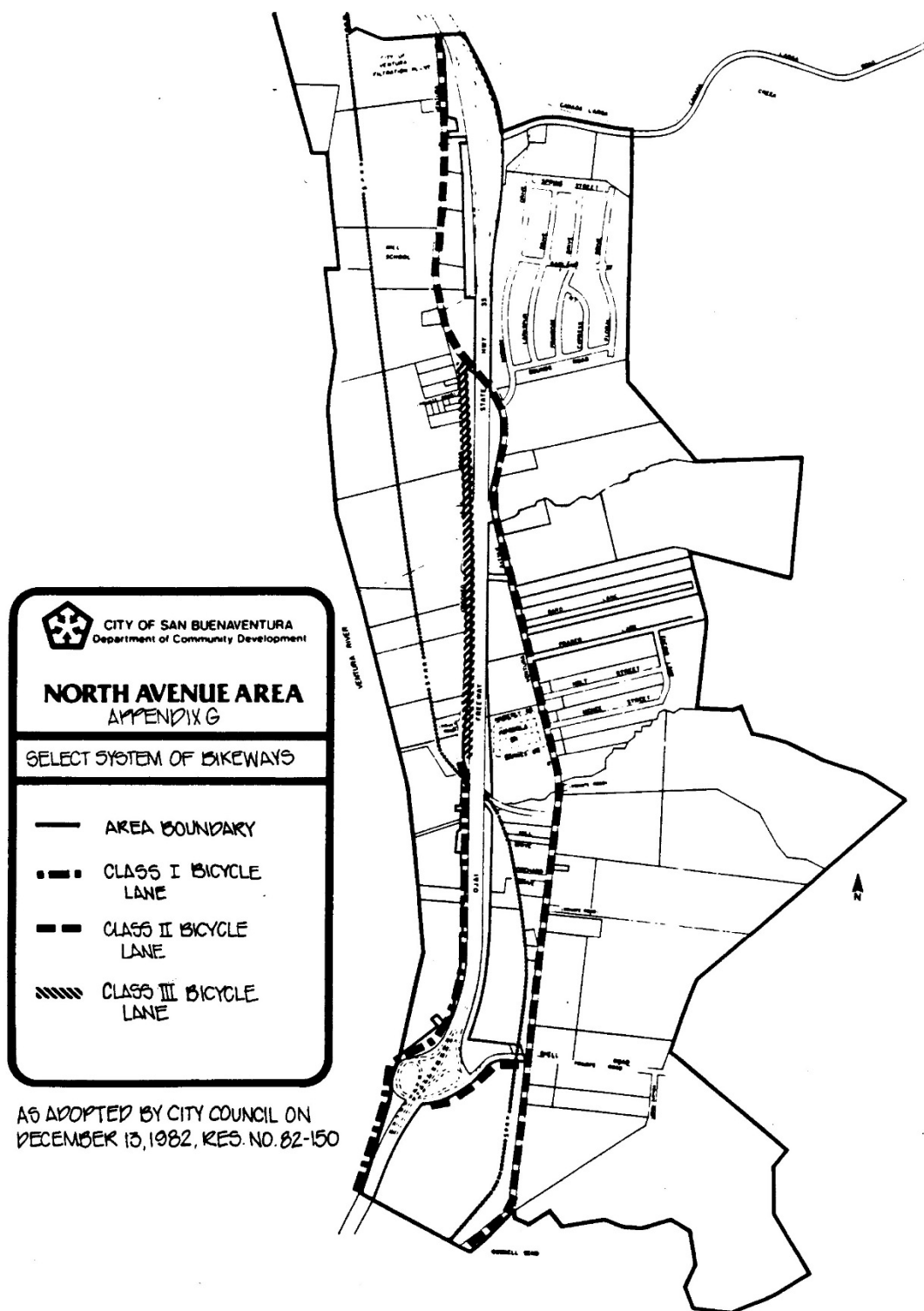
NORTH AVENUE



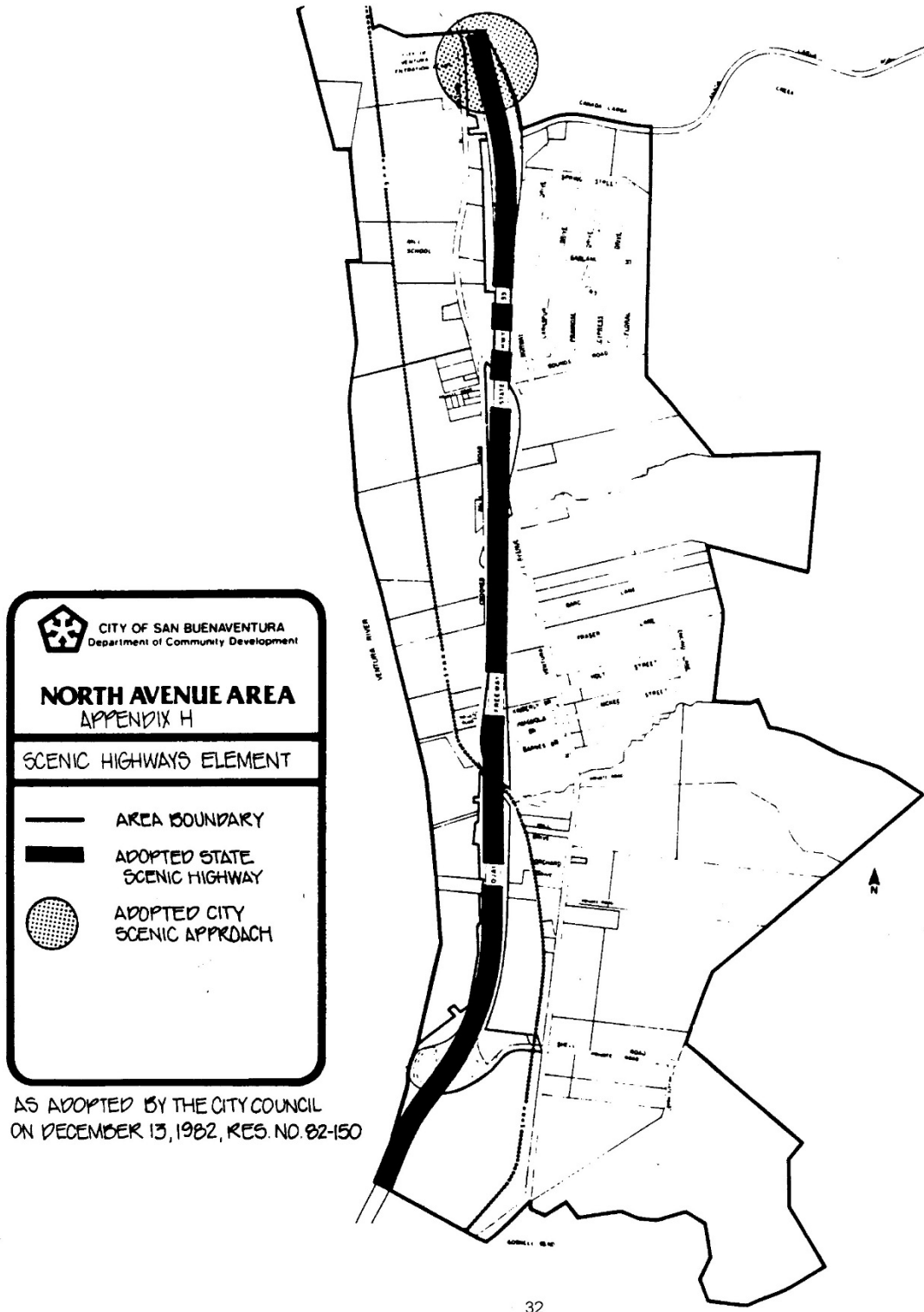
R.12/11/90

APPENDIX "F"

Appendix G Select System of Bikeways Map (City)

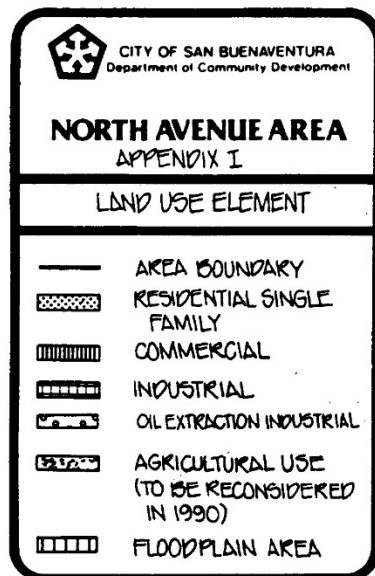


Appendix H Scenic Highways Element Map (City)

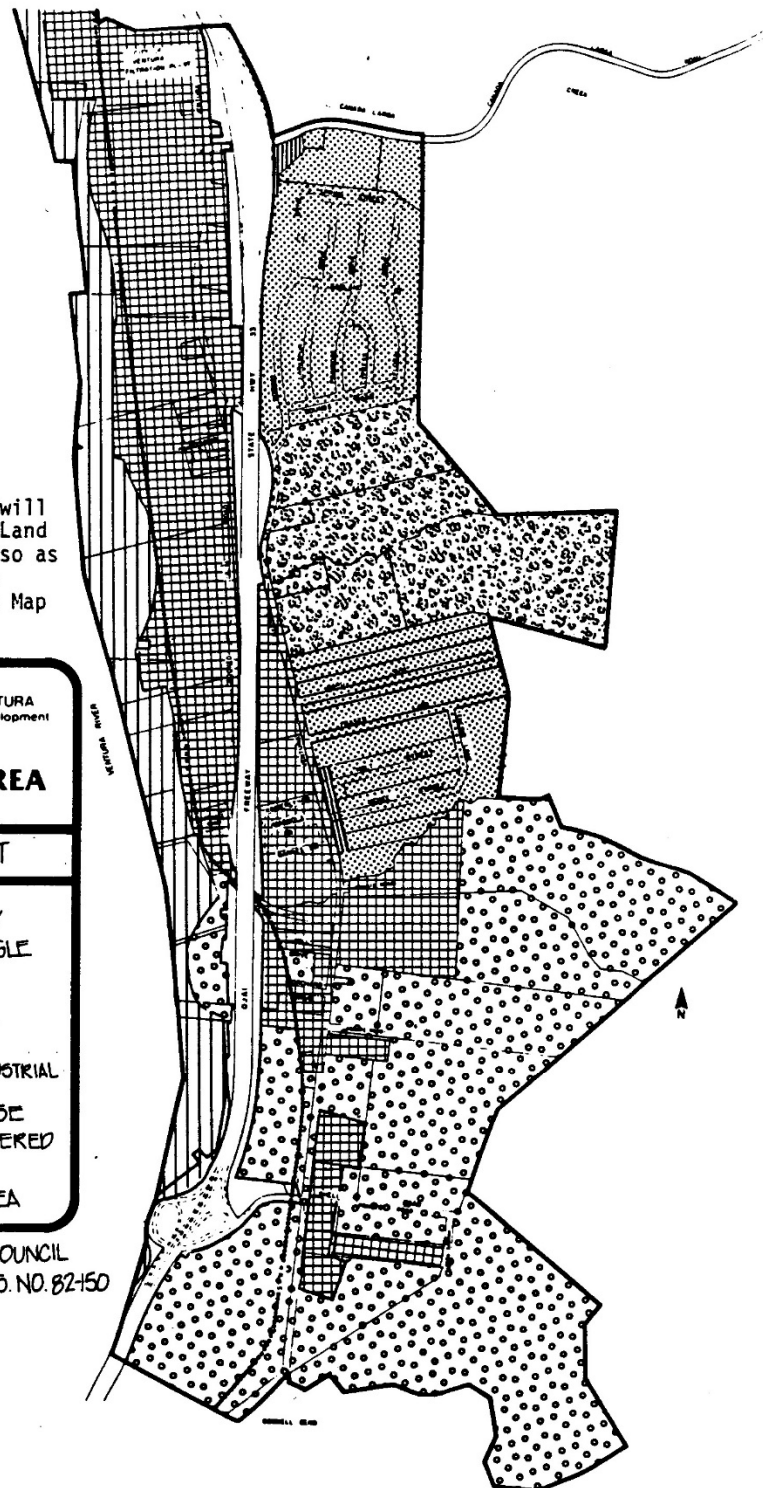


Appendix I Land Use Element Map (City)

The Ventura City Council will consider adjusting these Land Use Element designations so as to be consistent with the County's Land Use Element Map (see Figure 2)



AS ADOPTED BY THE CITY COUNCIL
ON DECEMBER 13, 1982, RES. NO. 82-150



OAK PARK AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

OAK PARK AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Area Plan

Please see the next page.

Introduction

Purpose

The Oak Park Area Plan is an integral part of the Ventura County General Plan and, as such, serves as the Land Use Plan for the Oak Park Community. "Area plan" is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Area Plan governs the distribution, general location and types of land uses for community facilities, commercial, residential and open space purposes. The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future.

The Oak Park Area Plan is composed of this policy document and supporting maps and tables.

State law also mandates that a general plan be internally consistent. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan Policy document were reviewed and used in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

The first 600 dwelling units in Oak Park were developed in the mid-1960s. In May of 1972, Metropolitan Development Corporation (MDC) filed an application with Ventura County to obtain a General Plan amendment and Zone Change to permit development of the remainder of the Oak Park Community. On April 24, 1973, the MDC application was denied by the County Board of Supervisors due to concerns related to development of unincorporated County land contrary to adopted Guidelines for Orderly Development and due to economic impacts associated with the project.

MDC subsequently filed an action with the Superior Court against Ventura County claiming vested interest due to prior construction of sewer, water and roadway infrastructure. On December 30, 1974, a judgment was entered affirming a stipulated agreement between MDC and Ventura County. The County agreed to amend the General Plan, rezone Oak Park and approve the Oak Park Master Plan and Development Program in order to accommodate development of the Oak Park community. In return, MDC agreed to donate land for a fire station, County administration building, school sites, parks and open space, totaling more than 1,843 acres, and MDC agreed to pay a fee for the development of park and recreation facilities, for schools and other capital improvements.

From 1974 to 1991, the County approved Development Plans for each of four planning zones (see Figure OP-1). More than half of the Oak Park Urban Community was developed or was under construction during this period. In addition, applications for development of 12 out of the remaining 16 undeveloped urban parcels (outside of Planning Zone III) were under review by the Planning Division.

In mid 1978, the Planning Division determined that it was necessary, as part of the General Plan Recodification Program, to prepare an area plan for the Oak Park Area of Interest in order to be consistent with other developing urban areas within the County. The Oak Park Plan does not contemplate urban development at this time in the Ahmanson and Jordan Ranch areas. Urban development in these areas would require a future amendment to this Area Plan. The goals, policies and programs for this plan are primarily derived from the original Oak Park Master Plan and Development Program, the Environmental Impact Report prepared for the Oak Park Community in 1977, the EIR Supplement prepared in 1983, the three existing Oak Park specific plans and from other existing plans and policies previously adopted by the Board of Supervisors.

The Oak Park Area Plan incorporates by reference the four existing Development Plans.

The County has continued to refine and update the plan over the years, and has amended it eight times, in 1989 (twice), 1991, 1992 (twice), 1995, 1996, and 2005. As part of the 2040 General Plan Update process, the County updated this Oak Park Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Oak Park Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law,
- Reduce redundancy with the 2040 General Plan,
- Eliminate goals, policies, and programs not specific to the Oak Park area, and
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Oak Park Area Plan is the detailed land use plan of the Ventura County General Plan for the Oak Park area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Oak Park area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Goals, Policies, and Programs

The goals, policies and programs contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

- **Goal** - Means the ultimate purpose of our effort stated in a way that is general in nature. Example: "To provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses."
- **Policy** - Means a specific statement guiding day-to-day actions and implying clear commitment. Example: "The County shall require all discretionary development to comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Development Plans."
- **Program** - Means a coordinated set of measures designed to be set in motion to carry out the goals and policies of the plan. Example: "The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy and Rancho Simi Recreation and Park District to ensure that future amendments to those agency's plans are consistent with this Area Plan."

Local Setting

Overview of Plan Area

The Oak Park Area Plan consists of approximately 869 acres of land in Eastern Ventura County (see Figures OP-2 and OP-3).

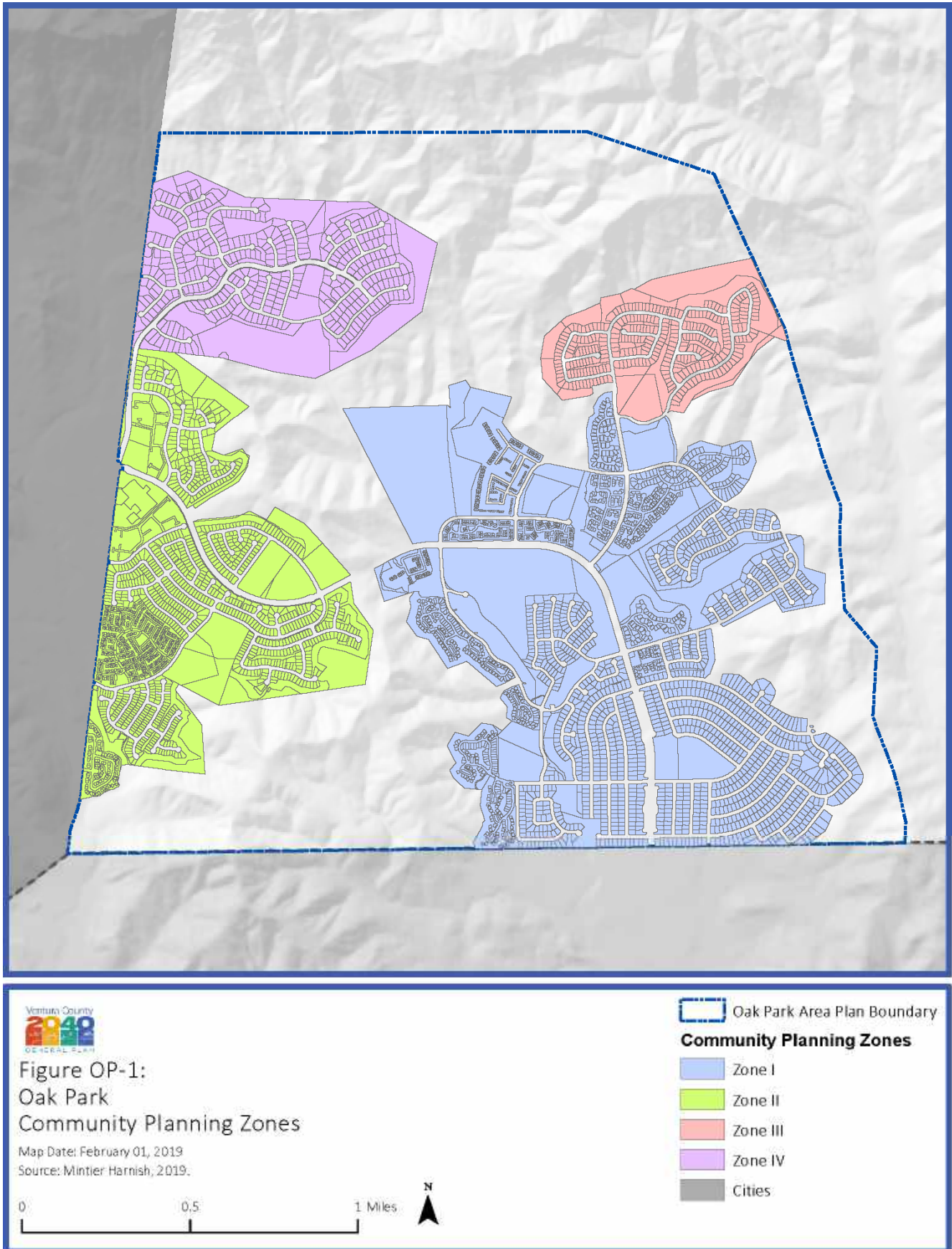
Community History

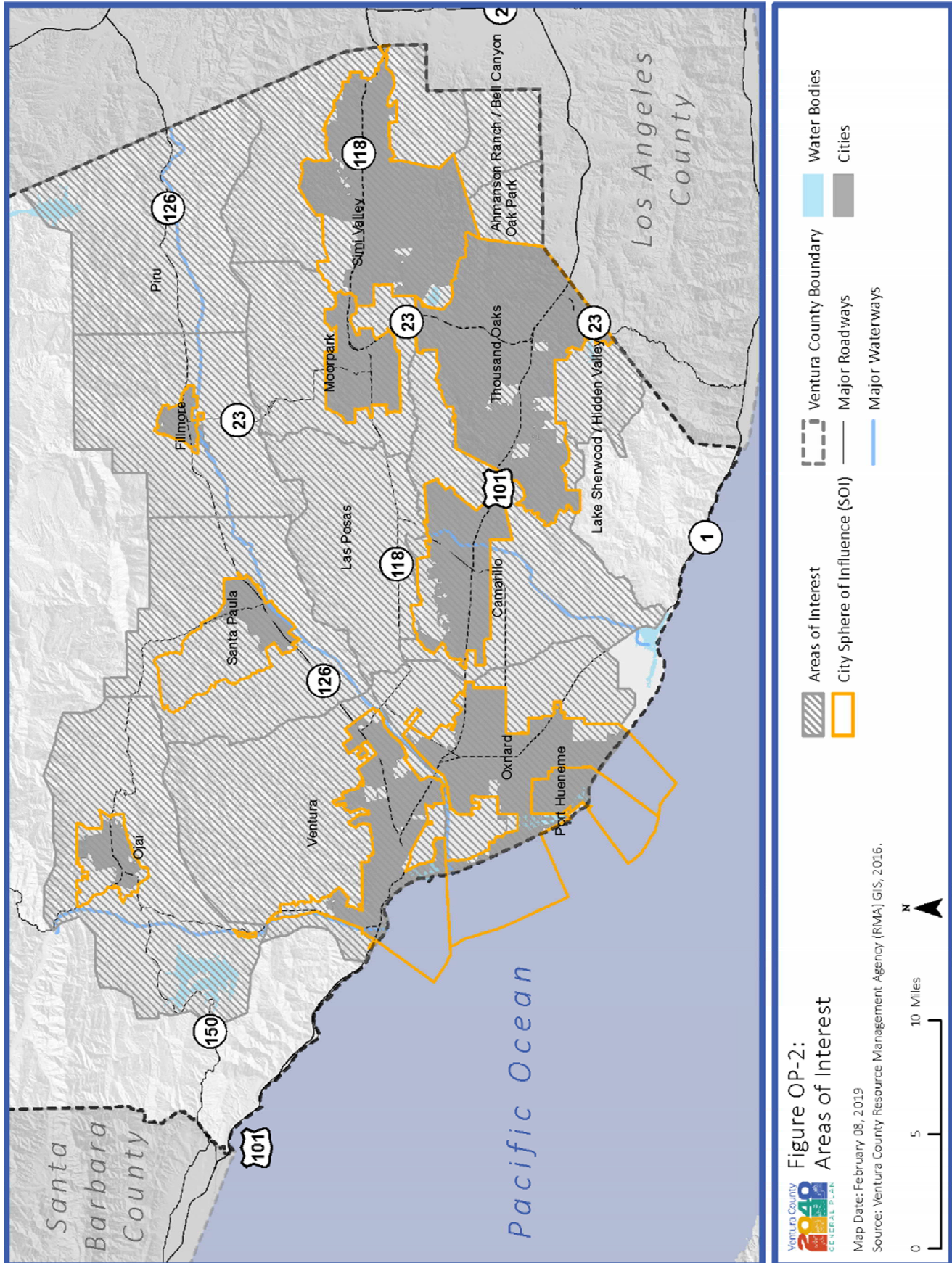
In the late 1960s through the 1970s, Oak Park attracted hundreds of buyers from the San Fernando Valley and beyond. Oak Park built out 2002, and with no further development possible, the open spaces within and surrounding this community are forever dedicated parklands. Oak Park is the largest unincorporated community in Ventura County.

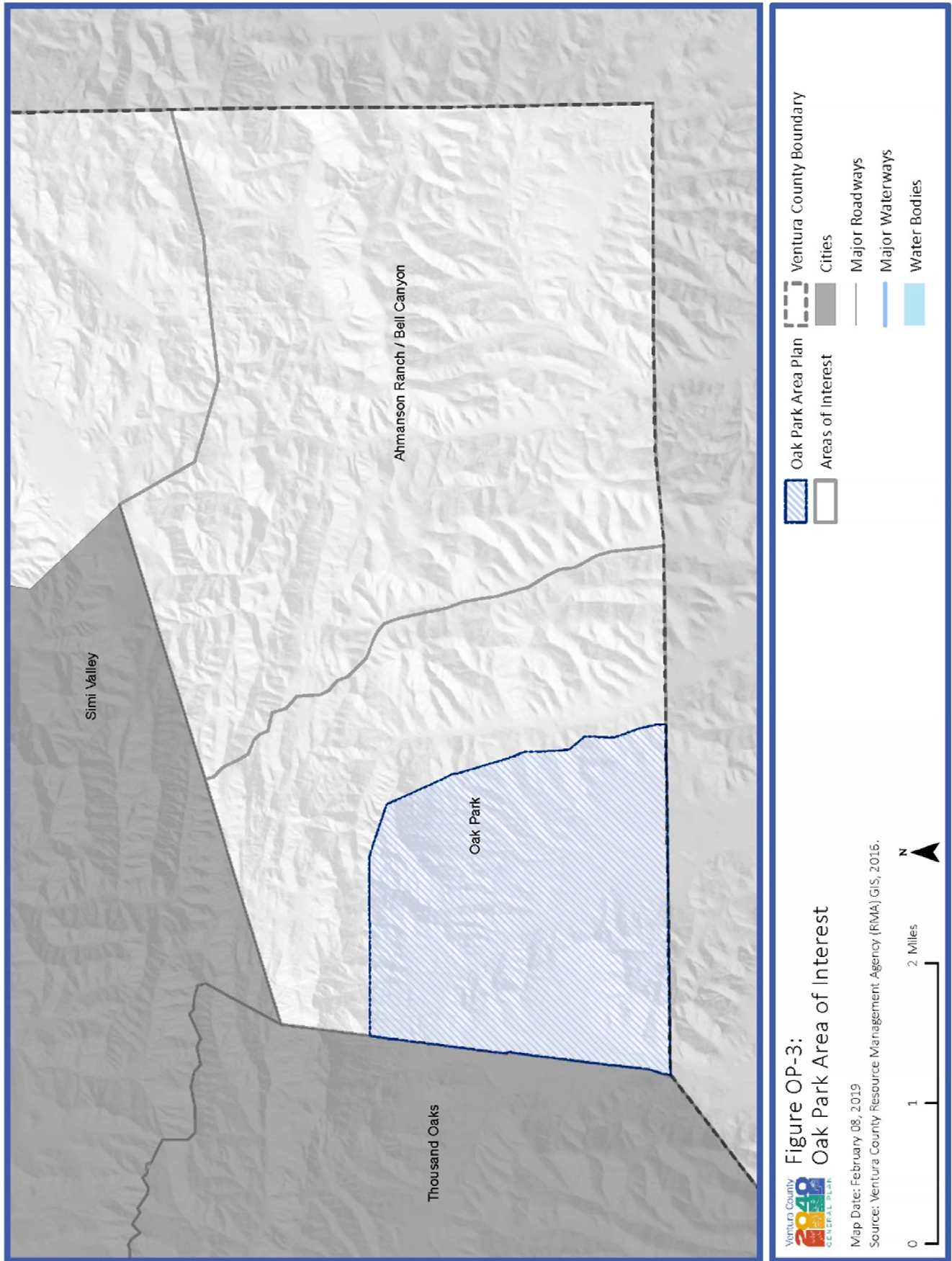
Land Use Designations and Standards

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

The Land Use Map (Figure OP-4) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within four general land use categories, there are Land Use Designations which dictate the type and intensity of land use within each category. A Summary Table (Table OP-3) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the land use designations is described in Table OP-1.







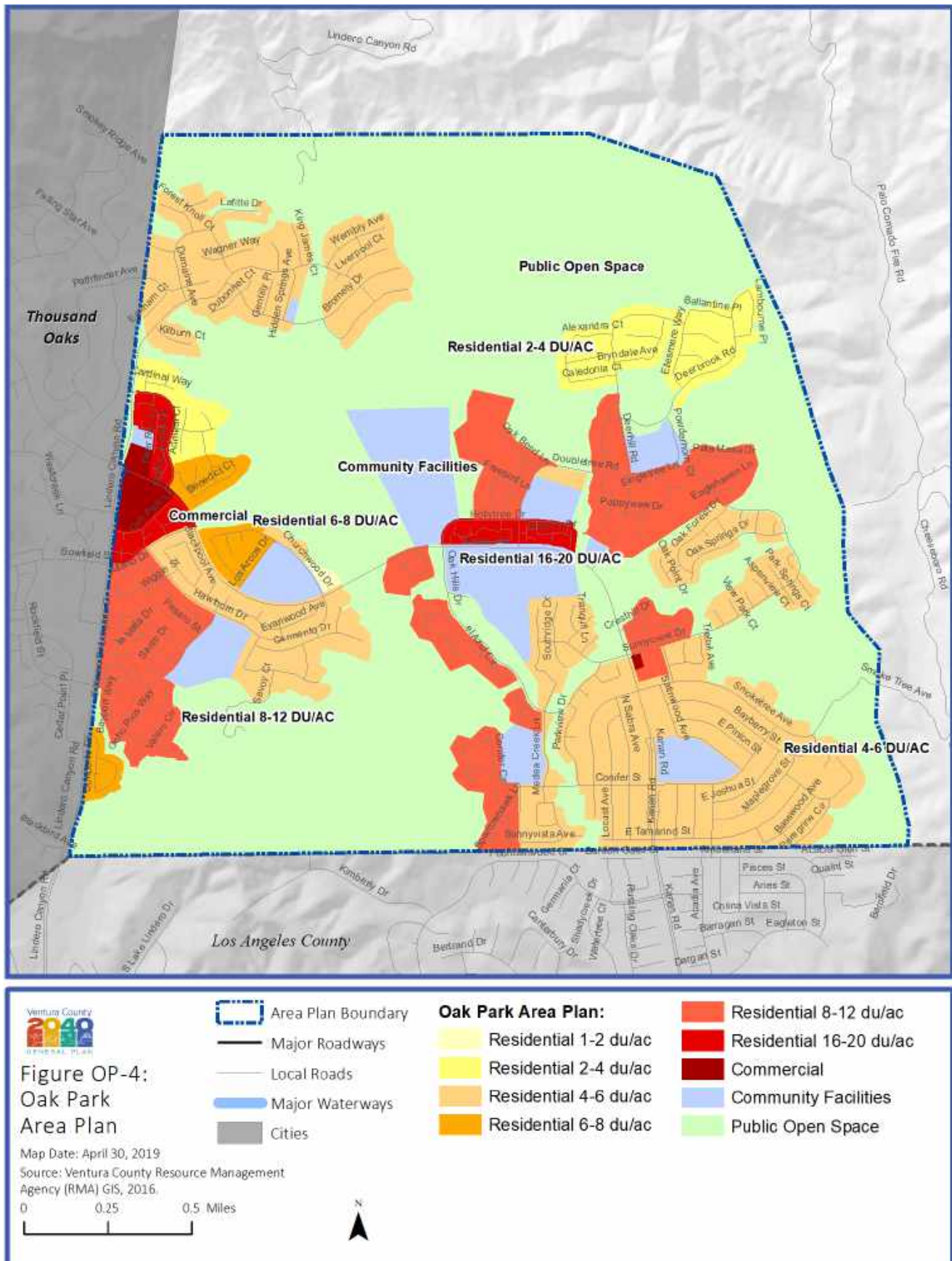


Table OP-1 Oak Park Area Plan Land Use Designations

Land Use Designation		Description	Density/ Intensity
Residential 1-2 du/ac		The purpose of the Residential designation is to identify those areas where residential development at urban densities (1 Dwelling Unit/Acre or greater) is permitted. Within this category there are six land use designations; "Residential 1-2" (1-2 du/ac), "Residential 2-4" (2-4 du/ac), "Residential 4-6" (4-6 du/ac), "Residential 6-8" (6-8 du/ac), "Residential 8-12" (8-12 du/ac) and "Residential 16-20" (16-20 du/ac).	1-2 du/ac
Residential 2-4 du/ac			2-4 du/ac
Residential 4-6 du/ac			4-6 du/ac
Residential 6-8 du/ac			6-8 du/ac
Residential 8-12 du/ac			8-12 du/ac
Residential 16-20 du/ac			16-20 du/ac
Commercial		The purpose of the Commercial designation is to identify areas for neighborhood shopping and necessary commercial services for residents of Oak Park.	
Community Facilities		The purpose of the Community Facilities category is to identify land required for schools, parks and other governmental and institutional facilities.	
Public Open Space		The purpose of the Public Open Space designation is to identify lands devoted to natural parks, passive recreation areas, and landscaped areas owned and maintained by a public recreation agency or a homeowner's association.	

Source: Oak Park Area Plan (11-15-2005 edition), Section 3. Land Use

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Table OP-2) delineates which zones are compatible with the various Land Use Designations.

Table OP-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS			ZONE															
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
POS	(Public Open Space)	■	■	■	■	■	■	■	■		■							
R/1-2	(Residential 1-2 du/ac)	■		■	20	■	■		2 U		■							
R/2-4	(Residential 2-4 du/ac.)	■		■	■	■	10		4 U		■							
R/4-6	(Residential 4-6 du/ac .)	■		■	■	■	■		6 U		■							
R/6-8	(Residential 6-8 du/ac)	■		■	■	■	■		8 U		■							
R/8-12	(Residential 8-12 du/ac)	■		■	■	■	■	■	12 U		■							
R/16-20	(Residential 16-20 du/ac)	■		■	■	■	■	■	20 U		■							
COM	(Commercial)												■	■	■			
CF	(Community Facilities)	■		■	■	■	■	■	■		■		■	■	■			

Source: Oak Park Area Plan (11-15-2005 edition)

Area Plan

Table OP-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space						
		Net Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/ Acre)
POS	(Public Open Space)	1,974	5%	N/A	0	N/A	0	0
TOTALS		1,974			0		0	
LAND USE DESIGNATION		Residential						
		Net Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (du/ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/ Acre)
R/1-2	(1-2 du/ac)	1.0	28%	2	2	2.99	6	6.00
R/2-4	(2-4 du/ac)	105.2	35%	4	420	2.99	1,255	11.95
R/4-6	(4-6 du/ac)	514.2	41%	6	3,085	2.99	9,224	17.94
R/6-8	(6-8 du/ac)	86.3	48%	8	690	2.99	2,063	23.90
R/8-12	(8-12 du/ac)	175.1	50%	12	2,101	2.99	6,282	35.88
R/16-20	(16-20 du/ac)	38.6	60%	20	772	2.99	2,308	59.79
TOTALS		920.4			7,070		21,138	

LAND USE DESIGNATION		Commercial/Community Facilities					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/Acre
C	(Commercial)	15.2	60%	99.3	2.0	199	13.1
CF	(Community Facilities)	187.7	60%	817.6	1.0	818	4.4
TOTALS		202.9		916.9		1,017	

Source: Oak Park Area Plan (11-15-2005 edition)

Notes:

¹ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures.

² Excludes second dwelling units per Section 65852.2 of the State Government Code.

³ Year 2000 Forecast for Oak Park Growth Area.

Land Use and Community Character

Growth Management

OP-1

To ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.

OP-2

To ensure that development is consistent with the population/land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP) and the Ventura County Transportation Study (VCATS).

OP-3

To provide living opportunities for families of a wide range of incomes.

Land Use Designations and Standards

The following are the goals, policies and programs which apply to each land use category in the Oak Park Community. The Oak Park Community is divided into four Planning Zones (see Figure OP-1).

OP-3.1

Zoning and Development Land Use Map Conformance

The County shall require all zoning and development to be in conformance with the Land Use Maps (Figure OP-4), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Table OP-2) indicates the zones which are consistent with the various land use categories.

OP-3.2

Public Open Space

The County shall require Public Open Space to be located in conformance with the Land Use Maps which have been developed in accordance with the above goals and objectives (see Figure OP-4).

Character and Design

OP-4

To provide for new development within a compact urban community while preserving the bulk of the Oak Park area as open space or public recreation.

OP-5

To provide a socially and economically balanced community, including apartments, attached single-family homes, and conventional single-family detached houses.

OP-6

To preserve the major resources of the area by adapting development patterns to the natural environment.

OP-7

To provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses.

OP-7.1

Design Standards for Discretionary Development

The County shall condition discretionary development to incorporate good design standards including open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with surroundings, etc.

OP-7.2

Setback Standard Compliance

The County shall require all development to comply with the setback standards contained in the adopted Oak Park Development Plans.

OP-8

To provide for flexibility in the design of the Oak Park Community.

OP-9

To provide a focus for the community around which an identity can emerge.

OP-10

To promote a lifestyle characterized by intimate and extensive experience with the natural environment, a rich and varied social context, and a strong sense of community.

OP-10.1

Design Standards for Discretionary Development

The County shall require discretionary residential development shall be conditioned to incorporate good design standards and maintain the character of the Oak Park Community. Design standards include open space, landscaping circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.

OP-10.2

Cul-de-sac Length

The County shall limit cul-de-sac length to 800 feet.

OP-11

To provide neighborhood types which utilize the variety of micro climates and natural topographic characteristics of the site.

OP-12

To produce residential environments and dwelling configurations that have a substantial view, privacy, and open space qualities.

OP-13

To encourage the provision of a variety of housing densities within large developments so long as the overall density is consistent with the land use category established by the Land Use Map (Figure OP-4).

OP-13.1

Residential Development Land Use Map Conformance

The County shall require residential development to be located in conformance with the Land Use Map (see Figure OP-4) which has been developed in accordance with the above goals and objectives.

OP-14

To provide commercial uses which meet the convenience shopping and service needs of the Community of Oak Park.

OP-15

To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.

OP-15.1

Commercial Development Land Use Map Conformance

The County shall require commercial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals (see Figure OP-4).

OP-15.2

Compatibility with Adjacent Land Uses

The County shall subject commercial development to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing, and mitigation of nuisance factors.

Civic Engagement

OP-16

To provide opportunities for the citizens of Oak Park to take an active role in determining community affairs.

OP-17

to establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.

OP-17.1

Oak Park Municipal Advisory Council (OPMAC)

The Oak Park Municipal Advisory Council (OPMAC) shall continue to be the Board of Supervisors' recognized public review group for the Oak Park Area of Interest. All applications for discretionary permits and all environmental documents for projects located within the Oak Park Area of Interest shall be distributed to the OPMAC.

OP-17.2 Notification to Oak Park Municipal Advisory Council (OPMAC)

All County departments shall make an effort to notify the OPMAC concerning issues and programs of importance to the Oak Park area prior to decisions being made regarding these matters.

Development Review and Inter-Agency Coordination

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. Additionally, several Federal, State, and local agencies have adopted plans which embrace land use issues in the Oak Park area. The following goals, policies and programs address the relationship between these regional plans and programs and the Oak Park Area Plan.

OP-18

To ensure that development is consistent with all elements of the County General Plan.

OP-18.1 County General Plan Compliance

The County shall require all development to be consistent with the goals, policies and programs of the County General Plan.

OP-19

To ensure consistency, to the maximum extent feasible, with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.

OP-19.1 Santa Monica Mountains Comprehensive Plan Compliance

The County shall require all development and subdivisions of land to be consistent with the Santa Monica Mountains Comprehensive Plan.

Circulation, Transportation, and Mobility**Roadways****OP-20**

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of Oak Park.

OP-21

To ensure that new development ties into the existing primary circulation system by an adequate collector street network.

OP-21.1 Road Improvement Circulation Map Conformance

The County shall require all road improvements to be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see Figure OP-5).

OP-21.2 County Public Road Standards Compliance

The County shall require all new private and public roads to be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.

OP-21.3

Grading and Disturbance of Natural Topography

The County shall require all roads to be designed to minimize grading and disturbance of natural topography.

Regional Multimodal System

OP-22

To provide safe pedestrian and bicycle pathways throughout the Oak Park Community.

OP-22.1

Bicycle and Pedestrian Trails Network

The County shall connect all areas of the Oak Park Community together through a network of bicycle and pedestrian trails and to public open spaces in accordance with the adopted Oak Park Development Plans and as shown on the Oak Park Community Circulation Map (Figure OP-5).

OP-22.2

Pedestrian, Equestrian, and Bicycle Circulation System

The County shall require a pedestrian, equestrian and bicycle circulation system to be constructed in accordance with the adopted Oak Park Development Plans and as shown on the Oak Park Community Circulation Map (Figure OP-5).

OP-22.3

Secure Bicycle Parking Facilities

The County shall require discretionary commercial development to provide secure bicycle parking facilities.

OP-22.4

Turnout Facilities

The County shall require pedestrian, equestrian, bicycle and bus turnout facilities to be constructed and maintained in accordance with the requirements of the adopted Oak Park Specific Plans.

OP-23

To encourage the provisions of public and private bus service to and from Oak Park.

OP-23.1

Incentives to Transit Use

The County shall require discretionary commercial development to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).

OP-23.2

Oak Park Development Plan Compliance

The County shall require bus turnouts along Kanan Road to be located and designed in accordance with the adopted Oak Park Development Plans.

OP-23.3

Park and Ride Lot

The County shall require a Park and Ride lot to be developed, fully committed, or in lieu monies paid consistent with Caltrans siting criteria and Ventura County Planning Division requirements.

OP-23.4

Park and Ride Lot Requirement

The County shall require a Park and Ride facility to be developed, fully committed, or in lieu monies have been paid prior to the issuance of any building permits for commercial development at the southeast corner of Kanan Road and Lindero Canyon Road. The County shall require such facility to be consistent with Caltrans siting criteria and Ventura County Planning requirements.

Funding

OP-23.5

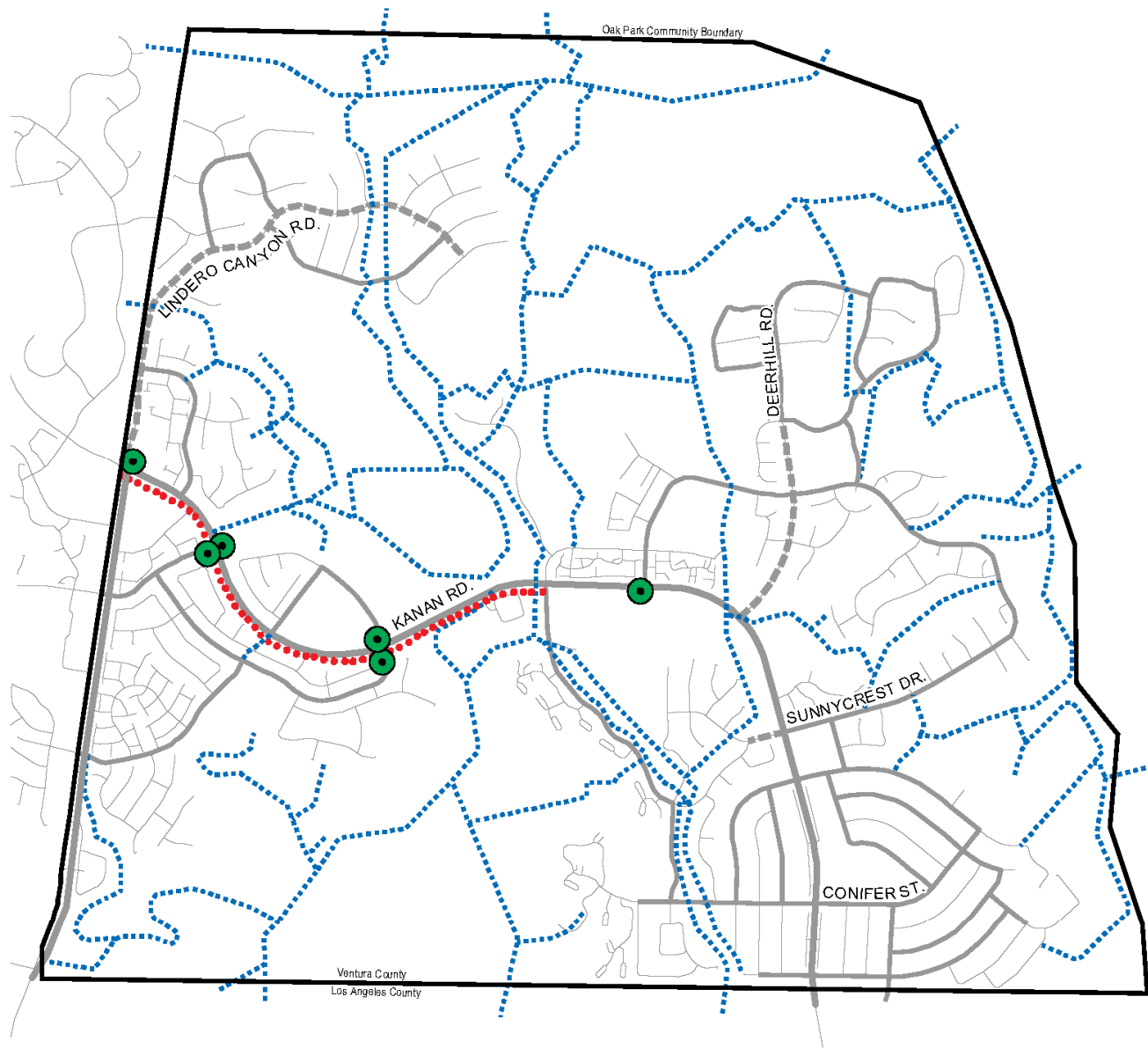
Circulation Impact Mitigation

The County shall condition discretionary development to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.

OP-23.6

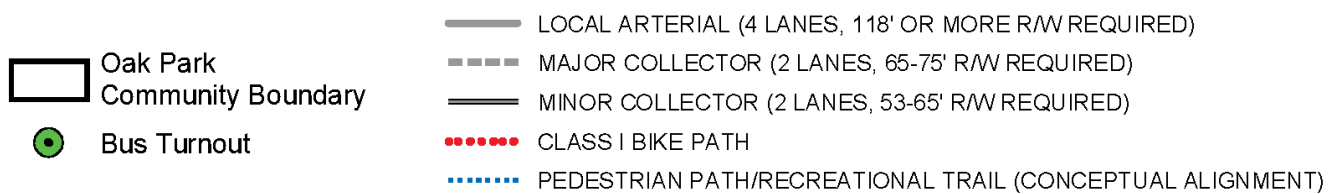
Private Road Maintenance

The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.



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Figure OP-5: Oak Park Community Circulation Map



Public Facilities, Services, and Infrastructure

Public Facilities and Services

OP-24 *To provide public services at the level desired by area residents.*

OP-25 *To ensure that new development financially supports County services.*

Wastewater Treatment and Disposal

OP-26 *To ensure that sewage lines are constructed to serve all existing and future development in the Oak Park Community, and are sized so as not to facilitate future development outside of the Oak Park Community.*

OP-27 *To preserve major drainage courses and integrate them into a public path network.*

OP-27.1 Sewer System Connection Requirement

The County shall require all development within the Oak Park Community to be connected to the sewer system. A will-serve commitment shall be obtained from the sanitation district prior to project approval.

OP-27.2 Sewer System Sizing

The County shall require the sewer system designed for the Oak Park Community shall be sized to be no larger than necessary to serve the Community.

OP-27.3 Private Septic Systems Outside the Oak Park Community

The County Environmental Health Division shall regulate private septic systems outside the Oak Park Community in accordance with the County's Sewer Policy and CSA 32.

Solid and Hazardous Waste

OP-28 *To encourage recycling of solid waste materials.*

Public Utilities

OP-29 *To provide adequate utility services to the area in keeping with the area's scenic qualities.*

OP-29.1 Undergrounding Utility Lines Requirement

The County shall require undergrounding of all electric, cable, phone, and gas lines for all discretionary development.

Community Facilities

OP-30	<i>To provide community facilities to meet the needs of the Oak Park residents.</i>
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OP-31	<i>To encourage the provisions of a broad range of community facilities, including recreational and commercial.</i>
-------	---

OP-31.1 Community Facility Land Use Map Conformance
The County shall require community facilities to be located in conformance to the Land Use Map (Figure OP-4) which has been developed in accordance with the above goals.

OP-32	<i>To encourage joint-use facilities where possible.</i>
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Library Facilities and Services

OP-33	<i>To ensure a quality education for the children of Oak Park.</i>
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OP-34	<i>To ensure that adequate facilities are provided at local schools.</i>
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OP-35	<i>To promote multiple use of school/park facilities.</i>
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OP-36	<i>To promote multiple use of school facilities.</i>
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OP-36.1 Adjacent Locations for Schools and Parks
The County shall require schools and parks to be located adjacent to each other and planned as joint-use facilities as much as possible.

OP-36.2 Multiple Use of School Facilities
The County shall require school facilities, such as parking lots, gymnasiums, libraries, and fields, to be located and planned as multiple use facilities as much as possible (e.g., combine public and school library).

Parks and Recreational Facilities

OP-37

To provide a range of recreational opportunities and programs which are easily accessible to the residents of Oak Park.

OP-38

To ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.

OP-38.1

Recreation Facilities and/or In-Lieu Fees

The County shall require recreation facilities and/or in-lieu fees to be provided for each residential development in accordance with the adopted Oak Park Development Plans.

OP-39

To establish and maintain a public trail network between public lands.

Law Enforcement and Emergency Services

OP-40

To provide for the protection of the public through effective law enforcement and fire protection programs and policies.

OP-40.1

Compliance with Fire Protection District and Sheriff's Department Requirements

The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, and emergency equipment and personnel.

OP-41

To ensure that future development provides adequate private security for the prevention of local crime.

Fire Protection

OP-41.1

Adequate Water for Fire-Fighting

The County shall require adequate water supplies and delivery system for fire fighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.

Conservation and Open Space

Biological Resources

OP-42	<i>To protect the significant biological resources of the Oak Park Area of Interest.</i>
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OP-43	<i>To preserve "threatened" and "endangered" species.</i>
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OP-43.1 **Biological Field Reconnaissance Report Requirement**

The County shall require, where not previously prepared, a biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures to be prepared as part of the environmental assessment of all discretionary permits involving earth movement or construction on previously undeveloped land.

OP-43.2 **Discretionary Development Near Marshes and Bodies of Water**

The County shall require discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map to be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats.

OP-43.3 **Wetland Habitat Impact Mitigation**

The County shall require discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream, as identified on the latest USGS 7 1/2 minute quad map, to be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats.

The County shall prohibit discretionary development that would have a significant impact on significant "wetland" habitats, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

OP-43.4 **Biological Resource Consultation**

The County shall require the California Department of Fish and Game, the U. S. Fish and Wildlife Service, National Audubon Society, California Native Plant Society, and the National Park Service to be consulted when discretionary development may affect significant biological resources.

OP-43.5 **Blasting Restrictions**

The County shall prohibit blasting from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

OP-44

To protect, to the maximum extent feasible, natural habitat/vegetation.

OP-44.1

Healthy Mature Trees and Sensitive Plant Species

The County shall require discretionary development to be located to avoid the loss or damage to healthy mature trees and sensitive plant species, including: Catalina Mariposa Lily, Wind Poppy and Santa Susana Tar Plant and other rare or endangered species.

OP-44.2

Oak Trees

The County shall require, where applicable, developers to submit an updated Oak Tree Report, covering all oaks located within 50 feet of any proposed grading or construction. Trees, along with identifying number, health and aesthetic grades, shall be shown on the grading plan.

OP-44.3

Oak Park Development Plans Compliance

The County shall require all discretionary development to comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Development Plans.

OP-45

To protect wildlife migration corridors and habitat where feasible.

OP-46

To compensate for the destruction or degradation of natural habitat/vegetation.

Scenic Resources

OP-47

To preserve and protect the significant open views and vistas of the natural features endemic to the Oak Park Area of Interest.

OP-47.1

Ventura County Guide to Landscape Plans Compliance

The County shall require discretionary development to meet or exceed standards of the Ventura County Guide to Landscape Plans.

OP-48

To ensure that new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area.

OP-48.1

Public Views of Natural Ridgelines

The County shall prohibit discretionary development and grading which will significantly obscure or degrade public views of the natural ridgelines.

OP-48.2

Standards for Landscape Plans

The County shall require discretionary development to meet or exceed standards of the Ventura County Guide to Landscape Plans.

OP-48.3

Terrain Conformance

The County shall require discretionary development to be designed to conform to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The County shall require the angle of the graded slope to be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: The County shall generally not permit angular forms. The County shall require the graded form to reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: The County shall require graded slopes to be concealed by landscaping, berms or other measures wherever possible.
- d. The County shall require the toe and crest of all cut and fill slopes in excess of five (5) feet vertical height to be rounded with vertical curves.
- e. The County shall prohibit privately maintained slopes in excess of 12 vertical feet in height.
- f. Where cut or fill slopes exceed 100 feet in horizontal length, the County shall require the horizontal contours of the slope to be curved in a continuous, undulating fashion in conformance with natural slopes.
- g. Where cut and fill slopes in excess of five feet are created, the County shall require detailed landscape and irrigation plans to be submitted to and approved by the Planning Division and Public Works Agency. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.
- h. The County shall require all planting and irrigation of manufactured slopes to be completed and approved by the Planning Division prior to final grading inspection.
- i. The County shall require extensive grading on slopes exceeding 25% to be avoided in all but the most unusual circumstances.
- j. The County shall require grading to be designed to avoid a terrace or staircase effect.
- k. The County shall require grading to be avoided on the upper slopes of major hills in order to preserve views.
- l. The County shall require all requirements of the Grading and Maintenance of Slopes Standards to be continued in the adopted Oak Park Development Plans shall be complied with.

OP-49

To ensure that new development takes into account views, sun, wind and privacy.

OP-49.1

Exterior Lighting

The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

Cultural, Historical, Paleontological, and Archaeological Resources

OP-50

To preserve and protect the unique cultural resources of the Oak Park Area of Interest.

OP-50.1

Archaeological Resources Organization and Chumash Indian Community Review

The County shall require all discretionary permits involving construction or earth movement within the Oak Park Area of Interest to be reviewed by the County's designated archaeological resource organization and representatives of the local Chumash Indian Community. Where deemed necessary by the Planning Division, the County shall require a field reconnaissance study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. The County shall require appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County. The County shall require grading to be monitored within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. The County shall require monitors to be empowered to halt construction in the immediate vicinity of unearthed artifacts until adequate investigation has occurred.

OP-51

To further the knowledge and understanding of the history of human use of the Oak Park area.

Energy Resource Conservation

OP-52

To create a land use pattern which minimizes energy consumption.

OP-53

To encourage the use of alternative sources of energy within new development.

OP-54

To encourage the employment of energy conservation techniques in new development.

OP-54.1

Energy Saving Devices

The County shall require all residential units to employ energy saving devices as may be appropriate to the state of the art. These are to include, but are not limited to, the following:

- a. Low flush toilets (not to exceed 2-3 gallons);
- b. Shower controllers;
- c. Gas appliances shall not have continuous burning pilot lights;
- d. All thermostats connected to the wall space heating source to have night setback features; and

- e. Kitchen ventilation system to have automatic dampers to ensure closure when not in use.

Open Space

OP-55	<i>To protect public access to hills and recreation areas.</i>
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OP-56	To preserve in perpetuity, the "Public Open Space" areas within the Oak Park Community.
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OP-56.1 **Open Space Within Oak Park**

The County shall require open Space areas within the Oak Park Community to be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. The County shall require deed restrictions, conservation easements, or other means to be employed to ensure that the entirety of these areas remain as open space in perpetuity.

OP-57	<i>To encourage the dedication of open space lands to public agencies, where feasible.</i>
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OP-58	To encourage the acquisition of public open space and recreation land between Cheeseboro Canyon and the Oak Park Community pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan.
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OP-59

To maintain the lands outside the Oak Park Community in "Public Open Space" as a means of retaining the remote scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.

Hazards and Safety

Wildfire Hazards

OP-60

To protect the public and minimize public and private losses due to fire.

OP-61

To ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.

OP-61.1

Adequate Water and Access for Firefighting

The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District.

OP-61.2

Fire Department Policy Consistency

The County shall limit development in the Oak Park Community to only occur if such development is found by the Board of Supervisors to be consistent with all Fire Department policies.

OP-61.3

Fuel Modification Zone Requirement

The County shall require a fuel modification zone of at least 100 linear feet be provided around all residential areas. The County shall require said zone to be in conformance with the Landscape Design and Planting standards for the "Crown Edge" (Fuel Modification Zone) contained in the adopted Oak Park Development Plans.

OP-61.4

High Fire Hazard Area Requirements

The County shall require discretionary development in High Fire Hazard areas to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.

OP-61.5

Adequate Access and Fire Flow Improvements for Combustible Construction

The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.

OP-61.6

Fire Protection District Compliance

The County shall require all roads to conform to the standards of the Fire Protection District.

OP-62

To support controlled burn programs and other fire prevention measures.

OP-62.1

Brush Removal Adjacent to Proposed Buildings

The County shall limit brush removal adjacent to proposed buildings to 2 acres or less per lot, unless greater clearance is required by the Fire Protection Ordinance.

OP-62.2

Defensible Space Standards

The County shall require all discretionary development to comply with the Defensible Space standards and policies contained in the adopted Oak Park Specific Plans.

Flood Hazards

OP-63

To protect the public and minimize public and private losses due to flood hazards.

OP-64

To provide flood control and drainage facilities where necessary for the protection of life and property.

OP-64.1

Flood Hazard Protection

The County shall require new development to be protected from flood hazards and to be designed to avoid aggravating flood hazards to downstream properties.

OP-64.2

Red Line Channels in Oak Park Area of Interest

The County shall require the County Public Works Agency, Flood Control and Water Resources Department to regulate, by means of a Watercourse Permit, any construction affecting Red Line Channels in the Oak Park Area of Interest (Lindero Creek, Medea Creek, Las Virgenes Creek, Palo Comado Creek, Cheeseboro Creek).

OP-64.3

Improved Channel Construction

Where improved channels are necessary for flood control purposes, The County shall require them to be constructed to maintain as natural a setting as possible.

Geologic and Seismic Hazards

OP-65

To Protect the public and minimize public and private losses due to seismic and geologic hazards.

OP-65.1

Seismic and Geologic Hazards

The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their project. Developer shall specify how they intend to alleviate identified hazards.

OP-65.2

Grading and Maintenance of Slopes Standards

The County shall require all discretionary grading to be in accordance with the Grading and Maintenance of Slopes standards contained in the adopted Oak Park Development Plans.

OP-65.3**Oak Park Development Plan Conformance**

The County shall not permit development in the Oak Park Community (Figure OP-4) unless it can be demonstrated to the satisfaction of the Board of Supervisors that the Grading and Maintenance of Slopes Standards contained in the applicable Oak Park Development Plan will be fully adhered to.

Noise**OP-66**

To provide for a relatively quiet environment through proper land use planning and permit conditioning.

OP-66.1**Ventura County General Plan Conformance**

The County shall require development proposals to be subject to the policies and standards of the Noise Section of the Goals-Policies-Programs of the Ventura County General Plan. The County shall require noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, to conform to the specific noise standards of said section.

OP-66.2**Construction and Grading Operating Hours**

The County shall limit outdoor construction and grading equipment to operate only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.

OP-66.3**Muffler Requirement for Heavy Construction**

The County shall require mufflers to be used on all heavy construction equipment.

OP-66.4**Construction Generators**

The County shall require construction generators to be located a minimum of 300 feet from occupied residences or appropriately shielded.

OP-67

To separate and/or buffer noise sensitive uses from noise generating uses.

OP-67.1**Buffer for Noise Sensitive Uses**

The County shall require noise sensitive uses to be buffered from road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits, installation of double glazed windows, or other appropriate means.

Air Quality**OP-68**

To promote a level of air quality which protects the public health, safety, and welfare.

OP-69

To ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

OP-70

To ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

OP-70.1

Air Quality Impact Mitigation

The County shall condition discretionary development which could have significant adverse air quality impacts to avoid, minimize or compensate for the air quality impact.

OP-70.2

Air Pollution Control District Compliance

The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. The County shall encourage developers to employ innovative technology in order to minimize air pollution impacts.

OP-70.3

Transportation Systems Management Plan Requirement

Where deemed necessary by the APCD, the County shall require discretionary development to submit a Transportation Systems Management Plan, contribute funds to the Commuter Computer, develop or participate in employee ride sharing or van pooling programs, subsidize transit fares for employees, implement a four-day work week, incorporate an Integrated Energy System into the design of the development, and/or comply with other air pollution mitigation measures deemed appropriate by the APCD.

OP-70.4

Low NOx Water Headers

The County shall require "Low NOx" water heaters to be installed in all units.

Water Resources

Water Supply

OP-71

To maintain the quality of the area's water resources.

OP-71.1

Unused Wells

The County shall require unused wells to be abandoned and destroyed per the requirements of the County Well Ordinance.

OP-71.2

Soil Erosion and Downstream Siltation and Pollution

The County shall require discretionary development to be designed to minimize soil erosion and downstream siltation and pollution by the following means:

- a. Temporary revegetation shall be used on graded areas to reduce erosion potential.
- b. During the construction phase, soil stabilization fabrics shall be employed where necessary.

OP-72

To ensure that water lines are constructed to serve all existing and future development in the Oak Park Community, and are sized so as not to facilitate future development outside of the Oak Park Community.

OP-72.1

Water System Sizing

The County shall require the water system for the Oak Park Community to be sized to be no larger than necessary to serve the Community.

OP-73

To ensure that proposed development is consistent with the Ventura County Water Quality Management Plan.

OP-73.1

Ventura County Water Quality Management Plan Conformance

The County shall require all discretionary permits to be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

OP-73.2

Will-serve Commitment Requirement

The County shall require all development within the Oak Park Community to obtain a will-serve commitment from a County or State of California Department of Public Health approved water purveyor prior to project approval.

Water Conservation and Reuse

OP-74

To encourage the employment of water conservation measures in new construction.

OP-75

To encourage employment of water conservation techniques in new construction.

OP-75.1

Water Conservation Provisions

The County shall require all discretionary development to include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

OP-75.2

Water Conservation Plan Requirement

The County shall require developers of discretionary projects to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems, low or ultra-low water usage plumbing fixtures and other measures designed to reduce water usage.

OP-76

To encourage use of reclaimed water for landscaping purposes.

OP-76.1

Reclaimed Water for Landscaping

The County shall require landscaping within discretionary development to utilize reclaimed water from the Triunfo Sanitation District where economically and physically feasible.

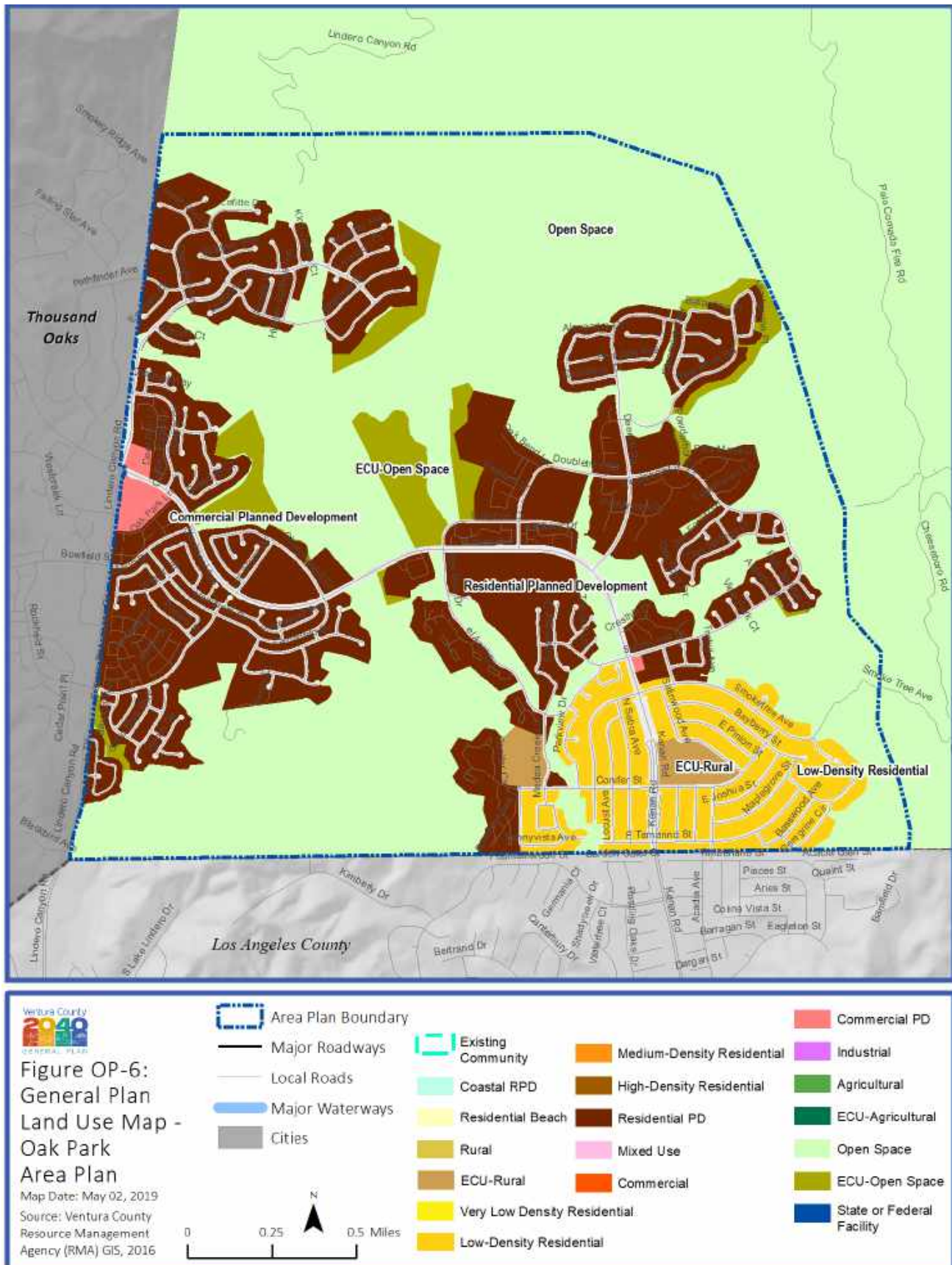
OP-76.2

Landscape Design for Water Conservation

The County shall require each residential tract to include at least one model home which shall utilize a water conserving landscape design (Xeriscape) consistent with the Ventura County Guide to Landscape Plans.

Table OP-4 Implementation Programs

Programs	
A	Establish a New Greenbelt The Ventura County Planning Division shall work with the City of Simi Valley, City of Thousand Oaks, City of Los Angeles, City of Hidden Hills, City of Agoura Hills, City of Calabasas and the County of Los Angeles to establish a greenbelt within the Oak Park, Ahmanson Ranch and Simi Valley Areas of Interest to preserve a wildlife corridor between the Santa Susana Pass and the Santa Monica Mountains.
B	Coordination with the National Park Service, the Santa Monica Mountains Conservancy, and Rancho Simi Recreation and Park District The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy and Rancho Simi Recreation and Park District to ensure that future amendments to those agency's plans are consistent with this Area Plan.
C	Coordination with the Oak Park Unified School District The County Planning Division shall coordinate an exchange of information with the Oak Park Unified School District regarding school needs and new residential development (ongoing program).
D	Coordination with Neighboring Jurisdictions The County Planning Division shall coordinate an information exchange with Los Angeles County and nearby cities to ensure that the OPMAC is informed of projects planned by Los Angeles County and nearby cities which could adversely affect the Oak Park Area of Interest.



Please see the next page.

OJAI VALLEY AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

OJAI VALLEY AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Introduction

Purpose

The Ojai Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Ojai and Ventura River Valley areas. In general, the purpose of an Area Plan is to specify the distribution, location, types and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. The Ventura County General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the goals, policies and programs and maps of the Ventura County General Plan were reviewed and used in drafting this Area Plan. The goals, policies and programs of this Area Plan supplement those goals, policies and programs of the Countywide General Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Ojai Valley Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Ojai Valley area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Ojai Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Ojai and Ventura River Valley areas. It should be noted that words in italics in the Area Plan are defined in its glossary or in the General Plan.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Ojai area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Definitions

The goals, policies and programs contained in this Area Plan express the intent of the Board of Supervisors, with input from the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined below:

- Goal -** The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "To discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys."
- Policy-** A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "The County shall require land outside the Existing Community and Rural designated areas which is primarily in agricultural use to be designated Open Space."
- Program-** A coordinated set of actions to carry out the goals of the plan. Example: "The county should preserve and promote special economic programs that aid agriculture (e.g., Land Conservation Act)."

- An asterisk () next to a program means that particular program will not be pursued until the budgetary constraints affecting the County are relieved and the Planning Division is given direction by the Board of Supervisors to proceed with the program.

Local Setting

Overview of Plan Area

The planning area of the Ojai Valley Area Plan encompasses approximately 74,000 acres and is generally bound on the north by the Nordhoff Ridge, on the south by the Sulphur Mountain ridgeline, on the east by the mountain ridge between Bear Canyon and Santa Paula Canyon and on the west by the Lake Casitas/Ventura River watershed boundary. Parcel lines, which most closely match those identified geographic features, have been used as the actual boundaries in order to avoid the splitting of land use designations and zoning of parcels.

Area Plan Chronology

The first Area Plan governing the Ojai Valley was part of the Land Use Element of the General Plan for Ventura County and was adopted in 1963.

In March 1977, the Board of Supervisors adopted an Emergency Ordinance to restrict subdivisions in the Ojai Valley because questions were raised regarding the cumulative impacts on air quality, traffic and water supply. They established a technical task force to prepare a report on the status of services and the quality of the physical environment in the Valley. In conjunction with that effort, County staff began work on the Ojai Valley Area Plan, which was subsequently adopted by the Board of Supervisors on August 14, 1979.

In 1988, during discussions regarding the comprehensive update to the Countywide General Plan, the Board of Supervisors directed County staff to "revisit" the Ojai Valley Area Plan. The specific purposes for updating the 1979 Ojai Valley Area Plan were to:

1. Update the Plan's technical information and goals, policies and programs in light of changing conditions;
2. Ensure that Area Plan policies are consistent with Countywide General Plan goals, policies and programs; and
3. Reformat the Area Plan to be consistent with other County Area Plans.

Due to staff vacancies, work on the update did not begin until July 3, 1990 when the Board of Supervisors adopted a Resolution of Intention directing staff to proceed with processing of a General Plan Amendment to update the Ojai Valley Area Plan.

County staff began work on updating the Ojai Valley Area Plan by preparing a Background Report (separate document) which was completed in June 1991. In order to provide for input from the citizens of the Ojai Valley, an Area Plan Advisory Committee was formed consisting of six representatives from District 1, appointed by Supervisor Lacey, and three representatives and one alternate from District 3, appointed by Supervisor Kildee. From July 1991 through February 1993 the committee held public meetings at which time they formulated goals, policies, programs and land use maps of the draft Ojai Valley Area Plan.

On February 8, 1993, the Ojai Valley Area Plan Advisory Committee preliminarily approved the draft Ojai Valley Area Plan, and on December 12, 1994, made its final recommendation to the County Planning Commission and Board of Supervisors. The Ojai Valley Area Plan was subsequently adopted by the Board of Supervisors on July 18, 1995. On September 15, 2020, the Board of Supervisors adopted an revised Area Plan that was primarily updated for formatting to be consistent with the 2040 General Plan.

Overall Goals of the Ojai Valley Area Plan

This Area Plan was developed in public meetings over a period of two years by a 10-member citizen's advisory committee. The following overall goal statements were used by the committee in drafting the Ojai Valley Area Plan:

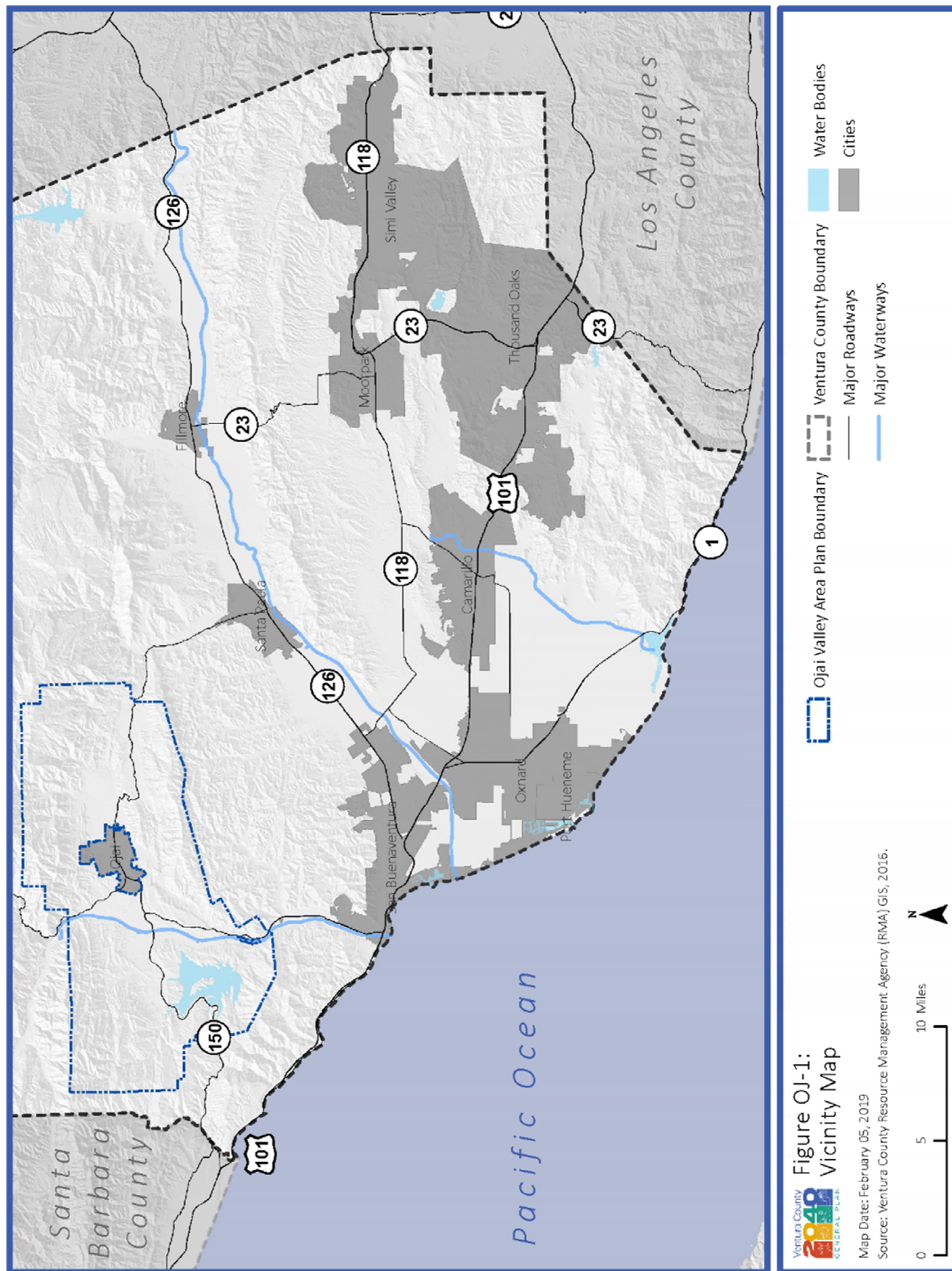
- A. The primary goals of the committee are to preserve and protect the character of the Ojai Valley and ensure and maintain the quality of life for its residents. These goals can only be met by ensuring that population densities, land uses, and development are consistent with the appropriate utilization of existing valley resources. The committee intends to protect and maintain a healthful and attractive environment for the inhabitants of the study area.
- B. The character of the Ojai Valley is defined by its rural, small town qualities containing many natural and cultural resources, and framed by its commercial agricultural and open space lands which provide for scenic views and vistas. The committee, in establishing this list of goals, expressly recognizes that with respect to its most important resources, particularly air quality, transportation and water, the study area is at, nearing, or exceeding the limits of its resources. The recommendations of the committee, both as to general and specific goals, must be viewed in that context.
- C. The committee recognizes that although the Ojai Valley comprises several distinct and diverse neighborhoods, it is one valley-wide community, wherein everyone shares a common air basin, road system, sources of water supply, etc.

The specific recommendations made by the committee with respect to the Plan were governed by the following general goals:

1. Ensure that the type, rate, amount and location of both the population and economic growth do not compromise the public health and safety (e.g. air quality, water quality, geologic, fire and flood hazards), nor exceed the Valley's ability to provide adequate public facilities and services (e.g., roads, sewers, water supply, parks, trails and schools).
2. Ensure that any future development within the study area is of high quality, consistent with the character of the Ojai Valley and beneficial to the community as a whole.
3. Within the limitations of the resources found within the study area, it is important to ensure that land uses are planned and managed to foster a healthy commercial and economic base.
4. Promote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all segments of the population are provided.
5. Protect and preserve the continued viability of commercial agriculture within the study area.
6. Ensure that adequate and efficient public facilities and services (e.g., roads, sewers, water supply, parks, trails, public transportation, police, fire and schools) are provided to serve the existing and future residents of the Valley and that these facilities be sized and located in a manner which does not, in and of itself, induce and promote growth.
7. Utilize a common unified approach to land use planning and provide and enhance mechanisms for decision-making by area residents. The fiscal and political feasibility of a single valley-wide governmental entity should be explored.
8. Prevent the degradation of the Ojai Valley airshed from developments which are site specific sources of air pollution, specifically including a dump site in Weldon Canyon or elsewhere affecting the Ojai Valley airshed, whether privately or publicly owned and operated.

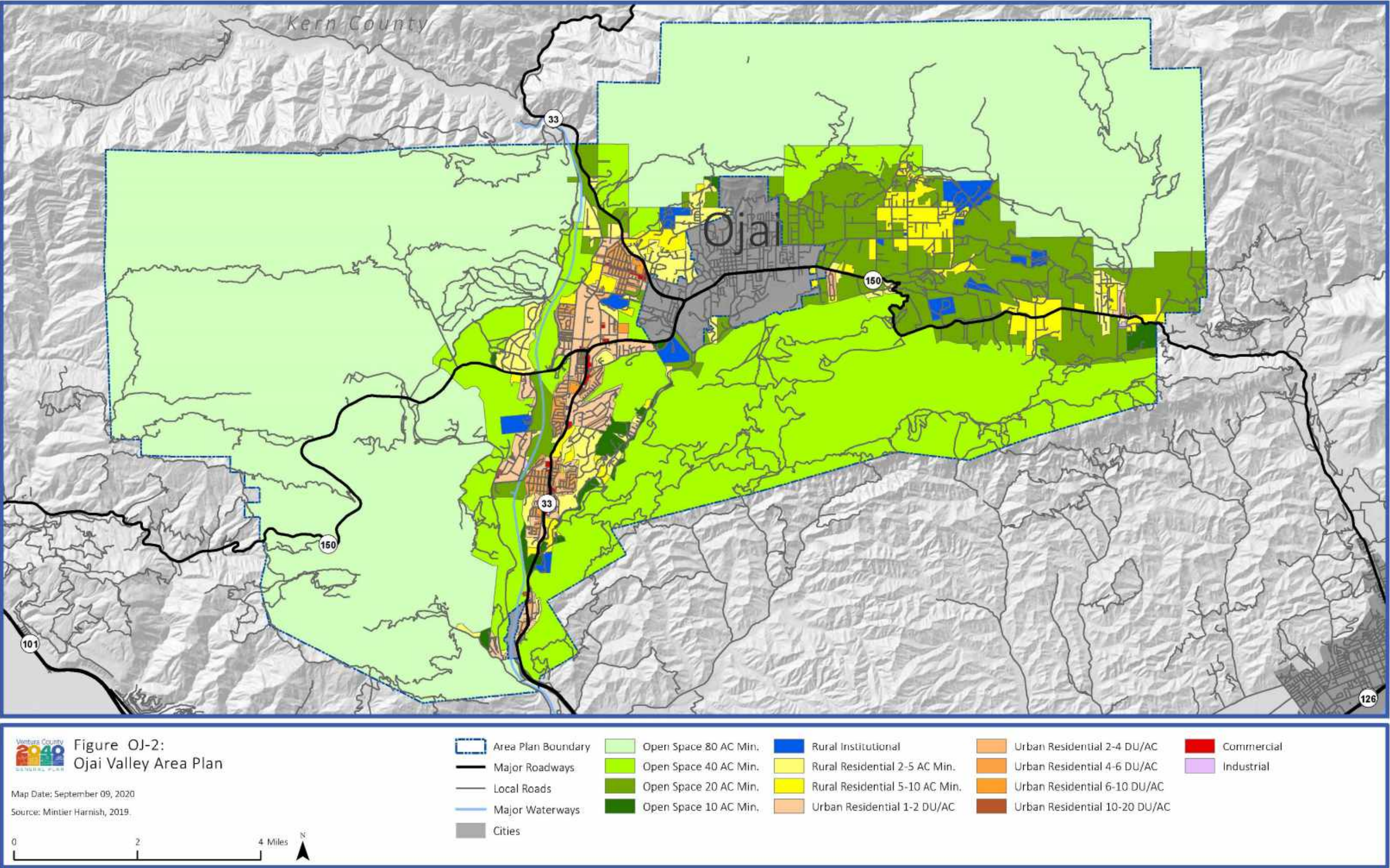
The following goals establish the overall framework for the Ojai Valley Area Plan:

- A. The primary goals of the Ojai Valley Area Plan are to preserve and protect the character of the Ojai Valley and ensure and maintain the quality of life for its residents. These goals can only be met by ensuring that population densities, land uses, and development are consistent with the appropriate utilization of existing valley resources. The Plan has been written to protect and maintain a healthful and attractive environment for the inhabitants of the study area.
- B. The character of the Ojai Valley is defined by its rural, small town qualities containing many natural and cultural resources, and framed by its commercial agricultural and open space lands which provide for scenic views and vistas. This Area Plan expressly recognizes that with respect to its most important resources, particularly air quality, transportation and water, the Ojai Valley is at, nearing or exceeding the limits of its resources. The recommendations of the Area Plan, both as to general and specific goals, must be viewed in that context.
- C. This Area Plan recognizes that although the Ojai Valley comprises several distinct and diverse neighborhoods, it is one valley-wide community, wherein everyone shares a common air basin, road system, sources of water supply, etc.



Land Use Designations and Standards

The Ojai Valley Area Plan is the detailed land use plan of the Ventura County General Plan for the Ojai Valley area. This Area Plan includes a distinguished set of land use designations that are specific to the unique needs, resources, and history of El Rio/Del Norte. The Area Plan Land Use Diagram (see Figure OV-2) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Table OV-1 describes the land use designations in the Area Plan, which dictate the type and intensity of land use within each category. Table OV-2 outlines the compatibility between the Area Plan land use designations and County zones. Table OV-3 lists each land use designation and their total area, building intensity, population capacity, and population density.



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Table OV-1 Ojai Valley Area Plan Land Use Designations

		Description	Density/ Intensity
Open Space (OS 80)		The purpose of the Open Space designation is to preserve the undeveloped lands which surround and frame the urban and rural communities of the Ojai Valley as a means of retaining the existing natural, scenic resources of the area. There are four subcategories, each with a different minimum parcel size. The minimum parcel size for the OS 10 subcategory is 10 acres, OS 20 is 20 acres, OS 40 is 40 acres and OS 80 is 80 acres.	80-acre minimum
Open Space (OS 40)			40-acre minimum
Open Space (OS 20)			20-acre minimum
Open Space (OS 10)			10-acre minimum
Rural Institutional		The purpose of the Rural Institutional designation is to recognize the camps and educational uses in the Ojai Valley that require large acreage and are set in a rural environment. The principal uses allowed in the Rural Institutional designation shall be camps and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal use, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.	20 ac min.
Rural Residential 2 - 5 ac min.		The purpose of the Rural Residential designation is to recognize and plan for low density, large lot (2 to 10 acres in size) residential development and other compatible and ancillary land uses in a rural setting.	2 ac min.
Rural Residential 5 ac min.			5 ac min.
Rural Residential 5 - 10 ac min.			5 ac min.
Urban Residential 1-2 du/ac		The purpose of the Urban Residential designation is to ensure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods.	1-2 du/ac
Urban Residential 2-4 du/ac			2-4 du/ac
Urban Residential 4-6 du/ac			4-6 du/ac
Urban Residential 6-10 du/ac			6-10 du/ac
Urban Residential 10-20 du/ac			10-20 du/ac
Commercial		The purpose of the Commercial designation is to provide commercially designated property to meet the convenience shopping and service needs of the residents of the Ojai Valley.	
Industrial		The purpose of the Industrial designation is to recognize the current industrial uses within the Ojai Valley. The Industrial designation also provides for industrial uses that are sensitive to the environment and to re-enforce the need to conserve local resources.	

Source: Ojai Valley Area Plan (03-24-2015 edition)

Table OV-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 ac min.)	AE (40 ac min.)	RA (1 ac min.)	RE (10,000 S.F. min.)	RO (20,000 S.F. min.)	R1 (6,000 S.F. min.)	R2 (3,500 S.F./du)	RPD	RHD (20 DU/Ac.)	SP	TP	CO	C1	CPD	M1	M2	M3
OS 80	(Open Space 80 ac. min.)	80 AC	80 AC															
OS 40	(Open Space 40 ac. min.)	40 AC	■									■						
OS 20	(Open Space 20 ac. min.)	20 AC	■									■						
OS 10	(Open Space 10 ac. min.)	■	■									■						
R 1	(Rural Institutional 20 ac. min.)			20 AC	20 AC													
RR 2	(Rural Residential 2-5 ac. min.)			2 AC	2 AC	2 AC						■						
RR 5	(Rural Residential 5-10 ac. min.)			5 AC	5 AC	5 AC						■						
UR 1-2	(Urban Residential 1-2 du/ac)			*	20	■	20		2 U			■						
UR 2-4	(Urban Residential 2-4 du/ac)					■	10		4 U									
UR 4-6	(Urban Residential 4-6 du/ac)						■		6 U									
UR 6-10	(Urban Residential 6-10 du/ac)							■	10 U									
UR 10-20	(Urban Residential 10-20 du/ac)								20 U									
COM	(Commercial)														■			
IND	(Industrial)															■	**	**

Source: Ojai Valley Area Plan (03-24-2015 edition)

Notes:

* Applies to those parcels zoned "R-A" as of 7/18/95

** Only compatible within parcels zoned "M-2" and "M-3" as of 7/18/95

Table OV-3 Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space						
		Net Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (du/ac) ¹	Dwelling Units	Average Pop/DU ²	Populat.	Avg. Populat. Density (Persons/Acre)
OS 80	(80 ac min.)	42,198	5% ³	0.013	143 ⁵	2.51	359 ⁵	0.03
OS 40	(40 ac. min.)	14,490	5% ³	0.025	362	2.51	908	0.06
OS 20	(20 ac min.)	6,690	5% ³	0.05	335	2.51	841	0.12
OS 10	(10 ac min.)	467	5% ³	0.1	47	2.51	118	0.25
RI	(20 ac min.)	966	25%	N/A	N/A	N/A	N/A	N/A
RR 5	(5-10 ac min.)	2,039	25% ⁴	0.2	408	2.51	1,024	0.50
RR 2	(2-5 ac min.)	1,504	25% ⁴	0.5	752	2.51	1,888	1.22
UR 1-2	(1-2 du/ac	1,223	28% ⁴	2.0	2,446	2.43	5,943	4.86
UR 2-4	(2-4 du/ac)	349	35% ⁴	4.0	1,396	2.43	3,392	9.72
UR 4-6	(4-6 du/ac)	137	45% ⁴	6.0	822	2.43	1,997	14.47
UR 6-10	(6-10 du/ac)	269	50% ⁴	10.0	2,690	2.43	6,537	24.30
UR 10-20	(10-20 du/ac)	94	60%	20.0	1,880	2.43	4,568	48.60
TOTALS		70,426			11,281		27,575	

LAND USE DESIGNATION		Commercial/ Industrial					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/ Acre
C	(Commercial)	99	60%	633	2.0	1,266	13.0
I	(Industrial)	25	50%	218	2.0	436	17.4
TOTALS		124		851		1,702	

Source: Ojai Valley Area Plan (03-24-2015 edition)

Notes:

¹ Excludes second dwelling units.

² Year 2010 Forecast for Ojai Growth and Nongrowth Areas.

³ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes and may be allowed on non-conforming lots by discretionary permits for existing uses listed in the zoning ordinance under the heading of "Crop and Orchard Production".

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁵ Projection adjusted to reflect 74% (31,249 acres) of OS-80 designation is owned by the U.S. government and thus will not be developed with housing.

N/A = Not Applicable

Land Use and Community Character

Growth Management

OV-1

To locate *new development* primarily within the existing urban communities and rural residential areas in order to avoid encroaching into established agricultural operations and undeveloped open space lands, and to minimize environmental degradation.

OV-2

To discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys.

OV-2.1

Land Outside Existing Community and Rural Areas

The County shall require land outside the Existing Community and Rural designated areas which is primarily in agricultural use to be designated Open Space.

OV-2.2

Boundary Expansion Restriction

The County shall prohibit outward expansion of the boundaries of the Existing Community areas, as delineated on Figure OV-2.

OV-2.3

Land Annexation

The County shall promote the annexation of property located within the Ojai Sphere of Influence to the City of Ojai, in accordance with the County's Guidelines for Orderly Development.

OV-2.4

Zoning and Land Use Designations Within the Sphere of Influence

The County shall establish zoning and land use designations within the City of Ojai's Sphere of Influence to reflect existing parcel sizes and uses so that future discretionary development requests would be required to annex and develop under the auspices of the City.

Land Use Designations and Standards

OV-2.5

Changes to Land Use Regulations and Standards

The County shall prohibit Area Plan land use designation changes, zone changes, and discretionary development that would individually or cumulatively cause any of the impacts identified in subparagraphs (a) through (c) of Policy OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes, unless feasible mitigation measures are adopted that would ensure that the impact does not occur or unless a project completion schedule and full funding commitment for road improvements are adopted that ensure that the impact will be eliminated within a reasonable period of time. This policy does not apply to city thoroughfares, City-maintained local roads, or Federal or State highways located within the city unless the City of Ojai has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County respecting development in the city that would affect the LOS of the County thoroughfares, County-maintained local roads, and Federal and State highways located within the unincorporated area of the county, similar to the following policies:

- OV-2.5 Changes to Land Use Regulations and Standards,
- OV-22.1 Level of Service (LOS) Standards,
- OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes,
- OV-22.3 Public Road Maintenance and Improvement,
- OV-22.5 Highway 33 and Creek Road,
- OV-64.1 Water Conservation Techniques in New Development, and
- OV-64.2 Retrofits to Limit Water Demand.

Exceptions to the prohibitions of this policy include the following:

- a. Farmworker Housing Complexes, Affordable Housing development per Article 16 of the Non-Coastal Zoning Ordinance, and other housing exclusively for lower-income households, where such developments are served by roads that are currently operating at LOS "E" or better.
- b. Additional dwellings and lots on Cultural Heritage Sites as permitted in the Non-Coastal Zoning Ordinance.
- c. Agriculture and Agricultural Operations as permitted in the Coastal and Non-Coastal Zoning Ordinances, where such developments are served by roads that are currently operating at LOS "E" or better.

OV-3

To recognize the camps and educational uses in the Ojai Valley that require large acreage and are set in a rural environment.

OV-3.1

Zoning for Rural Institutional

The County shall zone Rural institutional development in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) that have been developed in accordance with the above goal.

OV-3.2

Principal Uses in Rural Institutional

The principal uses in the Rural Institutional designation are be camps and educational facilities. Other permitted uses include those uses which are found to be necessary to maintain the principal use, or other accessory uses that are customarily incidental, but subordinate to the principal permitted use.

OV-3.3

Minimum Parcel Size for Rural Institutional

The minimum parcel size consistent with the Rural Institutional land use designation is 20 acres.

OV-4

To recognize and plan for low density, large lot (2 to 10 acres in size) residential development and other compatible and ancillary land uses in a rural setting.

OV-5

To provide a transitional land use designation to buffer agricultural and open space lands from the more densely developed urban areas.

OV-5.1

Zoning for Rural Residential

The County shall zone Rural Residential designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) that have been developed in accordance with the above goals. Within the Rural Residential designation there are two subcategories, each with a different minimum parcel size. The minimum parcel size for the RR 2 subcategory is 2 acres and RR 5 is 5 acres.

OV-5.2

Minimum Parcel Size for Rural Residential

The minimum parcel size consistent with the Rural Residential land use designation for residential parcels is 2 to 10 acres.

OV-6

To ensure that existing and future Urban Residential land use patterns result in cohesive and consolidated neighborhoods.

OV-7

To promote adequate housing opportunities by ensuring, to the extent possible, that a diversity of housing types for all segments of the population is provided.

OV-8

To provide housing opportunities affordable to people of all income levels.

OV-9

To encourage the use of the "R-P-D" zone on undeveloped parcels of five acres in size or larger which are designated Urban Residential, except in situations of infill development where it would not result in a cohesive, consolidated neighborhood.

OV-9.1

Zoning for Urban Residential

The County shall zone Urban Residential designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) that have been developed in accordance with the above goals. Within the Urban Residential designation there are five subcategories, each with a different density limitation. The density range permitted in the UR 1-2 subcategory is 1 to 2 du/acre, UR 2-4 is 2 to 4 du/acre, UR 4-6 is 4 to 6 du/acre, UR 6-10 is 6 to 10 du/acre and UR 10-20 is 10 to 20 du/acre.

OV-9.2

Residential Development Compatibility

The County shall condition new residential discretionary development so as to be compatible with its surroundings and to maintain the character of the Ojai Valley.

OV-10	To provide commercially designated property to meet the convenience shopping and service needs of the residents of the Ojai Valley.
OV-11	To locate and design commercial land uses so as to minimize land use incompatibility with urban and rural residential, open space and agricultural land uses.
OV-11.1	<p>Zoning for Commercial</p> <p>The County shall zone commercially designated parcels conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) which have been developed in accordance with the above goals.</p>
OV-11.2	<p>Discretionary Review of Commercial Development</p> <p>The County shall subject discretionary development in Commercial designated areas to either a Planned Development or a Conditional Use Permit to assure compatibility with neighboring land uses. Such review shall give careful attention to landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.</p>
OV-12	To recognize the current industrial uses within the Ojai Valley.
OV-13	To provide for industrial uses that are sensitive to the environment and to re-enforce the need to conserve local resources.
OV-14	To locate and design industrial land uses so as to minimize land use incompatibilities with urban and rural residential, open space and agricultural uses, and to minimize aesthetic impacts.
OV-14.1	<p>Zoning for Industrial</p> <p>The County shall zone Industrially designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) which have been developed in accordance with the above goals.</p>
OV-14.2	<p>Discretionary Review of Industrial Development</p> <p>The County shall subject discretionary development in Industrial designated areas to either a Planned Development or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, operating hours, fencing, and mitigation of nuisance factors.</p>
OV-14.3	<p>M-2 and M-3 Zoning Restriction</p> <p>The County shall prohibit expansion of “M-2” and “M-3” zoning.</p>

OV-15

To preserve the undeveloped lands which surround and frame the urban and rural communities of the Ojai Valley as a means of retaining the existing natural, scenic resources of the area.

OV-15.1

Purpose of the Open Space Designation

The County shall use the Open Space designation to define the boundaries of the Existing Community and Rural designated areas, in order to prevent urban sprawl and to promote the efficient use of public facilities and services by confining the areas of *development*.

OV-15.2

Zoning for Industrial

The County shall zone Open Space designated parcels in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2) which have been developed in accordance with the above goals. Within the Open Space designation, there are four subcategories, each with a different minimum parcel size. The minimum parcel size for the OS 10 subcategory is 10 acres, OS 20 is 20 acres, OS 40 is 40 acres, and OS 80 is 80 acres.

OV-15.3

Assurance of Agricultural Operations in Open Space

The County shall prohibit all *discretionary development* that would have a significant unavoidable impact on agricultural operations in Open Space designated lands unless a statement of overriding considerations is adopted by the decision-making body.

Character and Design

OV-16

To maintain the existing rural, small town character of the Ojai Valley.

OV-17

To ensure that future discretionary development within the study area is of high quality, consistent with the character of the Ojai Valley, and beneficial to the community as a whole.

OV-17.1

Community Compatibility

The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.

OV-17.2

Existing Development Annexation

The County shall encourage property owners requesting a discretionary permit in conjunction with existing development (e.g. a modification to an existing CUP or PD) within the City of Ojai's Sphere of Influence to request annexation to the City of Ojai prior to consideration of their request by the County.

OV-17.3

New Development Annexation

The County shall apply the following annexation policies to all requests for subdivisions of land and all requests for discretionary development permits which would result in new uses on land designated Existing Community or Rural within the Ojai Sphere of Influence:

- a. The County shall require owners of property contiguous and legally annexable to the City of Ojai to request annexation to the City prior to consideration by the County of any subdivision of land or request for new discretionary development. Such subdivisions and

discretionary development requests shall not be accepted by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).

- b. The County shall require owners of property not contiguous and legally annexable to the City to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision or new discretionary development approved by the County. This agreement to annex shall contain language that is binding on all future owners of the property.

OV-18

To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

Civic Engagement

OV-19

To provide opportunities for the citizens of the Ojai Valley to take an active role in determining community affairs.

OV-20

To maintain the governmental mechanisms used to communicate the residents' needs and desires to their elected representatives.

OV-20.1

Ventura River Valley Municipal Advisory Council (VRVMAC) Authority

The Ventura River Valley Municipal Advisory Council (VRVMAC) or successor group shall continue to be the Board of Supervisors' recognized public review group for all projects which fall within its review boundaries. All applications for discretionary development and all environmental documents for projects which would affect the Ojai Valley shall be reviewed by the VRVMAC or successor group.

OV-20.2

Notifications to the Ventura River Valley Municipal Advisory Council (VRVMAC)

All County departments shall make an effort to notify the VRVMAC (or successor group), concerning issues and programs of importance to the Ojai Valley area prior to decisions being made regarding these matters.

OV-21

To encourage the study of local governmental options available to the citizens of the *Ojai Valley*.

Development Review and Inter-Agency Coordination

OV-21.1

Zoning and Land Use Maps Conformance

The County shall require all zoning to be in conformance with Figure OV-2 and the Zoning Compatibility Matrix (Table OV-2). A Summary Table (Table OV-3) lists each land use designation and its total area, building intensity, population capacity, and population density.

Transportation, Circulation, and Mobility

Roadways

OV-22

To promote a safe road system throughout the Ojai Valley without encouraging population growth and development.

OV-22.1

Level of Service (LOS) Standards

For the area covered by this plan, the minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:

- a. LOS - 'D' for all County thoroughfares and State highways within the unincorporated area of the County, except as otherwise provided in Subparagraph (b);
- b. LOS - 'E' for Highway 33 between the end of the freeway and the City of Ojai and for Creek Road;
- c. LOS - 'C' for all County maintained local roads; and
- d. The LOS prescribed by the City of Ojai's General Plan for all city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted policies (similar to this policy, and Policies OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes and OV-2.4 to Land Use Regulations and Standards) respecting discretionary development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and State highways within the unincorporated area of the County.

At any intersection between two roads, each of which has prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.

OV-22.2

Evaluation of Level of Service (LOS) Impacts based on Land Use Changes

The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on the following:

- a. Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;
- b. Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and
- c. Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.

OV-22.3

Public Road Maintenance and Improvement

The County shall maintain and improve all public roads within the Ojai Valley in a manner which preserves their scenic qualities.

OV-22.4 County Road Standards and Five-Year Capital Improvement Programs Consistency
The County Road Standards and Five-Year Capital Improvement Programs shall be consistent with the goals, policies, and programs of the Area Plan.

OV-22.5 Highway 33 and Creek Road
The County shall limit Highway 33 to two lanes between Oak View and the City of Ojai. The County shall limit Highway 33 south of Oak View to as few lanes as necessary to accommodate the traffic projected to occur under the City of Ojai General Plan and this Area Plan at the prescribed Level of Service (LOS) in Policy OV-22.1 Level of Service (LOS) Standards. The County shall not construct Highway 33 to freeway standards. The County shall limit Creek Road to two lanes.

Regional Multimodal System

OV-23 To encourage alternatives to single occupancy motor vehicle trips by promoting carpools, vanpools and expanded bus service.

Public Facilities, Services, and Infrastructure

Public Facilities and Services

OV-24 To ensure that there are adequate public facilities and services available to serve the needs of the present and future residents of the Ojai Valley before additional growth is allowed to occur.

OV-24.1 Adequate Public Facilities and Services
The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.

OV-25 To prevent development from occurring in areas where it would exceed the ability to provide public facilities and services.

Wastewater Treatment and Disposal

OV-26 To ensure that sewage lines are constructed to serve all existing and future development in the unincorporated urban neighborhoods of the Ojai Valley, and are sized so as not to facilitate future development outside of the unincorporated urban neighborhoods.

OV-26.1 Sewer System Connections Requirement
The County shall require discretionary development within the service boundaries of the Ojai Valley Sanitation District to either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system.

OV-26.2 County Sewer Policy Compliance
The County shall require new development that generates sewage in aquifer recharge areas to comply with the County Sewer Policy.

OV-26.3 Private Septic Systems Installation and Regulations Requirement

The County shall require private septic systems outside of the Ojai Valley Sanitation District boundaries to be installed and regulated in accordance with the County Environmental Health Division regulations.

OV-26.4 Private Sewage Disposal Systems

The County shall require existing homes and businesses with private sewage disposal systems that function improperly to make necessary modifications or to convert to a sewer system in compliance with the County Sewer Policy.

Solid and Hazardous Waste

OV-27	To encourage practices that reduce the volume of waste disposed of in landfills.
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OV-27.1 Waste Reduction in Discretionary Development

The County shall encourage discretionary development to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities.

Library Facilities and Services

OV-28	To ensure a quality education for the children of the Ojai Valley.
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OV-28.1 School Districts' Impact Mitigation Fee Compliance

The County shall require all development projects to comply with the school districts' impact mitigation fee programs as prescribed by State law.

OV-28.2 School-Aged Children Increases from General Plan Amendments or Zone Changes

In order to ensure adequate school facilities, the County shall not approve general plan amendments and/or zone changes for development which would increase the numbers of school aged children, unless the applicant enters into a binding agreement with the affected school district to fully mitigate the project's impact.

OV-29	To promote the multiple use of school facilities.
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Park and Recreational Facilities

OV-30	To ensure that the recreational needs of existing and future residents throughout the Ojai Valley are adequately provided for.
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OV-30.1 Limited Expansion of Recreation Facilities

The County shall encourage limited expansion of recreational facilities at Lake Casitas and other recreational areas within the Ojai Valley, consistent with the open space character of the area.

OV-31

To fully utilize existing County, City, and school district park and recreational facilities and encourage the acquisition and development of new park and recreation facilities.

OV-31.1

Fair Share Contributions to the Trail System

The County shall condition discretionary development permits which may be expected to benefit from or contribute to the need for the trails system to dedicate and improve, or pay a fee for, planned trails and public trail access points, and install appropriate signs to the standards of the County of Ventura and the National Forest Service.

OV-32

To protect existing trails and encourage the development of new bicycle and hiking/equestrian trails.

OV-32.1

Adverse Impacts from Discretionary Development

The County shall condition discretionary development near existing trails to mitigate or avoid adverse impacts to the existing trail system.

OV-33

To encourage the expansion of the Ojai Valley Trail.

Law Enforcement and Emergency Services

OV-34

To provide for the protection of the public through effective law enforcement, fire protection and paramedic programs.

OV-34.1

Compliance with Fire Protection District and Sheriff's Department Requirements

The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.

Fire Protection

OV-35

To prohibit development in areas where either emergency access or adequate water supplies for firefighting purposes cannot be provided.

OV-35.1

Adequate Water for Firefighting

The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.

Conservation and Open Space

Biological Resources

OV-36

To protect significant biological resources within the Ojai Valley in order to maintain natural ecosystems and also preserve the natural beauty of the area.

OV-36.1

Indigenous Plant Species

The County shall require that required revegetation or landscaping plans to incorporate *indigenous plant species* where feasible in order to restore habitat in already disturbed areas.

OV-36.2

Biological Field Reconnaissance Report Requirement

The County shall require a biological field reconnaissance report detailing the composition of species at the site, the presence of *rare, threatened, endangered* or candidate plant or animal species, significant *wetlands, locally important plant communities*, and suitable mitigation measures to be prepared by the County's biological consultant as part of the environmental assessment of all *discretionary development* permits involving earth movement or construction on previously undeveloped land where the natural vegetation still exists.

OV-36.3

Water Course and Wetland Habitat Agency Coordination

The County shall require proposed discretionary development to be coordinated with affected agencies that regulate water courses and wetland habitats early in the planning stages so as to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed, including protection of anadromous fish habitat.

OV-36.4

Biological Resource Agency Notification

The County shall require the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Audubon Society, the California Native Plant Society and the Los Padres National Forest to be contacted during the initial 30-day project review period for *discretionary development* proposals when proposals are submitted which may adversely affect the *biological resources* under their purview. This policy does not apply to *emergency permits*.

OV-36.5

Locally Important Plant Community Replacement

The County shall require *discretionary development* which would result in a significant adverse impact to a *Locally Important Plant Community* to replace such *Locally Important Plant Community* proposed for removal on at least a 1:1 basis and will be required to monitor the success of such planting for a minimum of seven years. In lieu of replacement, developers may dedicate without compensation, acreage containing such *Locally Important Plant Community* to a government agency or non-profit organization (e.g., a homeowners' association, a land conservancy) provided such entity will provide assurances that the dedicated *Locally Important Plant Community* acreage will be retained in a permanent undeveloped state. The County shall require such dedicated lands to be at least two times the acreage of the Locally Important Plant Community which is proposed for removal. The form of such dedication may be fee title, conservation easement or other instrument approved by the County.

OV-36.6

Wildlife Migration and Sensitive Biological Resource Impact Mitigation

The County shall require *discretionary development* within 300 feet of the Ventura River, Coyote Creek, San Antonio Creek/Reeves Creek and Lion Canyon Creek, or located within the Sensitive Biological Resources Area (as illustrated on Figure OV-3) to be reviewed to determine the potential for interference with *wildlife migration* opportunities and potential for impact on

"Endangered", "Threatened", "Rare" or "Locally Important" species and communities. The County shall deny projects which would result in significant adverse impacts to such resources unless they can be mitigated to a less-than-significant level or a statement of overriding considerations is adopted by the decision-making body per CEQA requirements.

OV-36.7 Tree Protection Ordinance Compliance

The County shall require *discretionary development* to be located to avoid loss or damage to protected trees as defined in the County's Tree Protection Ordinance. The County shall require the removal of protected trees to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance.

OV-36.8 Protected Trees

The County shall require discretionary development on parcels containing protected trees as defined in the County's Tree Protection Ordinance, to design necessary grading to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the protected zone. The County shall require These trees to be protected from grading activities. If a permit has been issued for encroachment into the protected zone, the County shall require the grading plan to be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.

Oil and Gas Resources

OV-37

To ensure compatibility between oil and gas exploration and production and neighboring land uses.

OV-37.1 Oil and Gas Exploration and Production Technology Requirement

The County shall require oil and gas exploration and production permits to utilize "Best Available Control Technology" (BACT), as outlined by APCD Rules and Regulations.

OV-37.2 Oil and Gas Production Site Landscape Requirement

If it is determined there would be a significant visual impact created or if visible from a public road or publicly owned land, the County shall require oil and gas production sites to be landscaped in accordance with an approved landscape plan.

OV-37.3 Oil and Gas Drill Site Location Restriction

The County shall not permit drill sites that would be silhouetted on a prominent ridge as illustrated by the Scenic Resource Protection Overlay Zone on Figure OV-3 (Resource Map).

OV-37.4 Refining Facilities Restriction

The County shall prohibit refining facilities within the Ojai Valley.

OV-37.5 Landscaping - Oil and Gas Production

If it is determined there would be a significant visual impact created or if visible from a public road or publicly owned land, oil and gas production sites shall be landscaped in accordance with an approved landscape plan.

Mineral Resources

OV-38

To ensure that mineral extraction is conducted in a manner which is least impacting to the environment and the public's health, safety and welfare.

Scenic Resources

OV-39

To preserve and protect the significant visual quality and aesthetic beauty of the Ojai Valley which includes, but is not limited to, surrounding mountains, hills, and ridgelines, arroyos, barrancas and protected trees.

OV-40

To preserve the scenic view of State, Federal and local park land in and around the Ojai Valley.

OV-41

To ensure that discretionary development on or near ridgelines minimizes impacts from grading activities in order to preserve the natural beauty of the area.

OV-41.1

Scenic Views and Vistas from Public Roads or Publicly-owned Land

The County shall prohibit discretionary development/grading which will significantly degrade or destroy a scenic view or vista from public roads or publicly-owned land, unless the development/grading is a public project, or a private project for which there is a substantial public benefit, and overriding considerations are adopted by the decision-making body.

OV-41.2

Minimize Impacts to Natural Terrain

The County shall require as a result of any discretionary development, the reshaping of the natural terrain to permit access and construction to be kept to the absolute minimum. Where possible, improvements shall be designed to conform to the terrain rather than the reverse and shall comply with the following:

- a. Transition Design: The County shall require the angle of the graded slope to be gradually adjusted to the angle of the natural terrain.
- b. Angular Forms: The County shall generally not permit angular forms. The County shall require the graded form to reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
- c. Exposed Slopes: The County shall require graded slopes to be concealed by landscaping, berms or other measures.
- d. The County shall require the toe and crest of all cut and fill slopes in excess of five feet vertical height to be rounded with vertical curves.
- e. Where cut or fill slopes exceed 100 feet in horizontal length, the County shall require the horizontal contours of the slope to be curved in a continuous, undulating fashion in conformance with natural slopes.
- f. Where cut and fill slopes in excess of five feet in height are created, the County shall require detailed landscape and irrigation plans to be submitted to and approved by the

Planning Division and Public Works Agency prior to the issuance of any grading permit, conditional use permit or building permit. The plan will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.

OV-41.3 Prominent Ridgelines Protection

The County shall require the area within 400 feet (horizontal) of prominent ridgelines as shown in Figure OV-3 to be zoned "Scenic Resource Protection Overlay" in order to ensure that visual impacts of grading and attendant structures are minimized to the maximum extent feasible. The County shall require discretionary development to be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads, and to incorporate as many of the following planning techniques as feasible:

- a. Limit construction to single-story structures on or near ridgelines;
- b. Utilize large building pad setbacks (50 feet or more) from the edge of a ridgeline;
- c. Utilize berms and landscaping to soften the visual impact of homes and graded areas;
- d. Utilize raised foundations, split-level designs, roof materials consisting of clay or concrete plate tile with a natural color, and other techniques to fit the home to the hillside terrain, and to minimize the amount of grading required.

OV-41.4 Cut or Fill Slopes in Excess of 25 Feet

The County shall require cut or fill slopes for discretionary development which exceed a vertical height of 25 feet to be subject to a Planning Commission hearing.

OV-41.5 Sign Program Requirement

The County shall require a sign program to be submitted concurrently with a discretionary development permit for all commercial and industrial development. The County shall prohibit Freestanding off-site advertising signs. The County shall limit all on-site freestanding signs to five feet in height.

OV-42

To discourage the proliferation of wireless communication facilities on ridgelines.

OV-42.1 Wireless Communication Facilities

The County shall grant discretionary development permits for wireless communication facilities only when necessary for public safety or to provide a substantial public benefit. The County shall condition such facilities to minimize visual impacts to the maximum extent feasible.

OV-42.2 Wireless Communication Facility Height Restriction

The County shall limit discretionary development permits for wireless communication facilities the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. The County prefers several shorter facilities to one large facility.

Cultural, Historical, Paleontological, and Archaeological Resources

OV-43

To preserve and protect the unique cultural resources within the Ojai Valley.

OV-43.1

Historical Structure Preservation

The County shall require all structures and/or sites designated, or being considered for designation as County Historical Landmarks within the Ojai Valley to be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of discretionary development. The County shall require all costs of preservation/salvage to be borne by the developer. The County shall require an appropriate marker to be placed on the site to describe the historical significance of the structure, site or event.

OV-44

To ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant archaeological and historic resources.

OV-44.1

Archaeological Resource Review

The County shall require all discretionary development permits involving construction or earth movement within the Ojai Valley to be reviewed by the County's designated archaeological resource review organization.

- a. Whenever such discretionary development requires a field reconnaissance study, the County shall require such study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.
- b. The County shall require a qualified archaeological monitor to be present to monitor significant trenching or earth movement at any such site if deemed to be needed by the study. If the archaeological monitor is not a Native American and Native American cultural resources are found at the site, the County shall require a Native American monitor.
- c. In the event that artifacts of historical or archaeological significance are uncovered, the County shall empower the qualified archaeological monitor to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.

OV-45

To encourage the maintenance and use of facilities and organizations, (such as libraries, museums, historical societies and schools), which provides an understanding of the history and diversity of cultures in the Ojai Valley and surrounding areas.

Open Space

OV-46

To Ensure that recreational uses in sensitive Open Space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.

Hazards and Safety

Wildfire Hazards

OV-47

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from fire hazards.

OV-47.1

Fire Protection District Road Standards Compliance

The County shall require all roads to meet or exceed the standards of the Fire Protection District.

OV-48

To ensure that development in “high” and “very high” fire hazard areas provides adequate protection of life and property.

OV-48.1

Adequate Water and Access for Firefighting

The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.

OV-48.2

Fuel Modification Zone Requirement

The County shall require a Fire Protection District approved fuel modification zone (fuel break) of at least 100 linear feet to be provided around all combustible structures located in “high” or “very high” fire hazard areas.

OV-49

To support controlled burn programs and other fire prevention measures.

OV-49.1

High Fire Hazard Area Requirements

The County shall require discretionary development within high fire hazard areas to be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. The County shall encourage brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20 feet apart, as permitted by the Ventura County Fire Protection District.

OV-49.2

Landscape Plan Requirements for High and Very High Fire Hazard Areas

The County shall require discretionary development in “high” and “very high” fire hazard areas, as determined by the Ventura County Fire Protection District to develop landscape plans utilizing fire

retardant plant material, cleared areas, or other acceptable means of reducing fire hazards consistent with Fire Protection District standards.

OV-49.3

Roofing Material Requirement for High and Very High Fire Hazard Areas

The County shall require fire-retardant roofing materials for new construction in “high” and “very high” fire hazard areas.

Flood Hazards

OV-50

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

OV-51

To provide and adequately maintain flood control and drainage facilities as necessary for the protection of life and property.

OV-51.1

Flood Hazard Protection

The County shall require new development to be protected from flood hazards and to not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance.

OV-51.2

Ventura River 100 Year Floodplain

The County shall prohibit subdivisions of land within the 100-year floodplain of the Ventura River until flood control facilities to protect the area from the 100-year flood are constructed by the Ventura County Flood Control District (VCFCD) or others.

Geologic and Seismic Hazards

OV-52

To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from seismic and geological hazards.

OV-52.1

Seismic and Geologic Hazards

The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their project. The County shall require the developer to specify how they intend to alleviate any and all identified hazards.

OV-52.2

Seismic and Geologic Hazard Area Development Restriction

The County shall prohibit discretionary development in seismic and geologic hazard areas (as identified during the environmental review process) where such hazards cannot be mitigated to less-than-significant levels.

Noise

OV-53

To provide for a quiet environment within the Ojai Valley through proper land use planning and permit conditioning.

OV-54

To separate and/or buffer noise sensitive uses from noise generating uses.

OV-54.1

Noise Impact Mitigation Requirement

The County shall prohibit discretionary development which would create significant noise impacts to locate near residences and other noise sensitive uses (dwellings, schools, hospitals, nursing homes, churches and libraries) unless the impact is mitigated to an insignificant level, as defined in the Noise section of the Countywide General Plan Hazards and Safety Element.

OV-54.2

Buffer for Noise Sensitive Uses

The County shall require noise sensitive uses to be buffered from excessive road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits, installation of double-glazed windows, or other appropriate means.

OV-54.3

Muffler Requirement for Heavy Construction

The County shall require mufflers to be used on all heavy construction equipment used in conjunction with discretionary development and equipment used in oil/gas exploration and production activities.

Air Quality

OV-55

To promote a level of air quality which protects the public health, safety and welfare and seeks to meet or surpass State and Federal primary and secondary standards.

OV-55.1

Adverse Impacts on Regional Air Quality

The County shall find discretionary development in the Ojai Valley to have a significant adverse impact on the regional air quality if daily emissions would be greater than 5 pounds per day of Reactive Organic Compounds (ROC) and/or greater than 5 pounds per day of Nitrogen Oxides (NOx).

OV-56

To control oil and gas exploration/development, landfills and other industrial development which are site specific sources of air pollution by imposing conditions in order to move toward achieving State and Federal mandated air quality standards.

OV-57

To promote public transportation with the intent of improving air quality.

OV-58

To promote the development of alternative energy sources, with the intent of improving air quality, which are not deemed to cause other significant environmental impacts.

Agriculture

OV-59

To preserve agricultural lands as a valuable resource in the Ojai Valley.

OV-60

To preserve agricultural land as a resource and economic benefit to the Ojai Valley.

OV-61

To minimize land use incompatibilities between agricultural operations and other land uses.

OV-61.1

Buffers for Agricultural Operations

The County shall require *discretionary*, non-agricultural land uses adjacent to agricultural operations to establish appropriate buffers.

Water Resources

Water Supply

OV-62

To ensure that water which currently meets State standards shall not be degraded and ensure that water quality which does not meet State standards is improved.

OV-62.1

Effects on Water from Oil and Gas Exploration and Production

The County shall require that new oil and gas exploration and production activity does not significantly affect the quality or quantity of the water supply.

OV-63

To ensure that new development does not exceed water resources available to the Ojai Valley.

OV-63.1

Sedimentation, Oil Residue, and other Urban Pollutant Impact Mitigation

The County shall appropriately condition discretionary development which has the potential to deposit a significant amount of sedimentation, oil residue, or other urban pollutants into the surface water drainage system to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from urban runoff do not significantly impact downstream surface water quality and biological resources. The County shall require the control devices used in the oily separators to be properly maintained for the life of the authorized use.

Water Conservation and Reuse

OV-64

To ensure the employment of water conservation measures in new construction and encourage water conservation practices in agricultural, municipal, industrial, and recreational uses and in existing development.

OV-64.1

Water Conservation Techniques in New Development

The County shall condition discretionary development to utilize all feasible water conservation techniques.

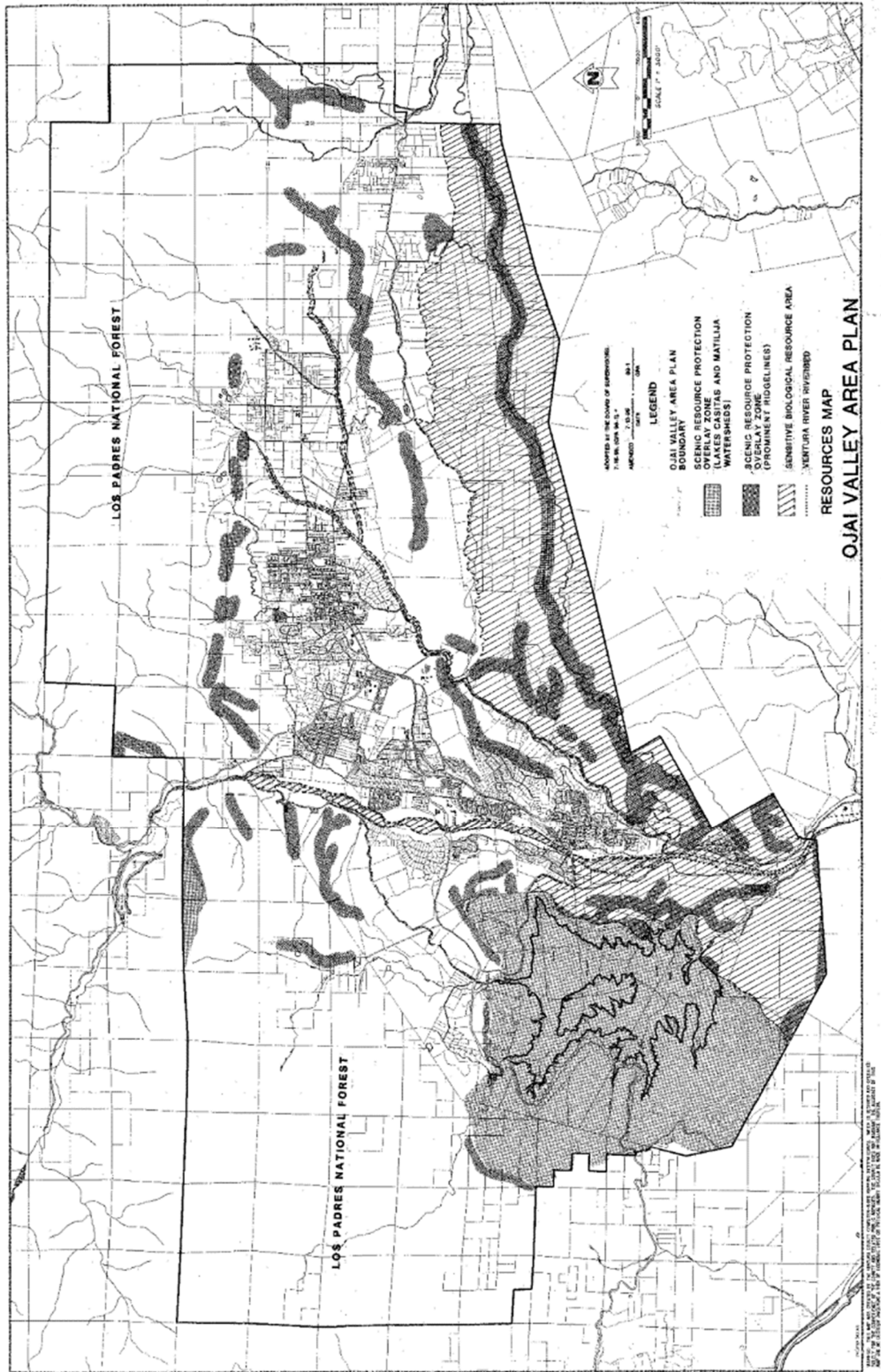
OV-64.2

Retrofits to Limit Water Demand

The County shall require new discretionary development to retrofit existing plumbing fixtures or provide other means so as not to add any net increased demand on the existing water supply. The County shall apply this policy until such time as a groundwater basin study is completed and it is found that the available groundwater, or other sources of water, could adequately provide for cumulative demand without creating an overdraft situation.

OV-65

To encourage the safe use of reclaimed water for irrigation, agriculture, wetland enhancement and stream flow maintenance and such other uses as are applicable.



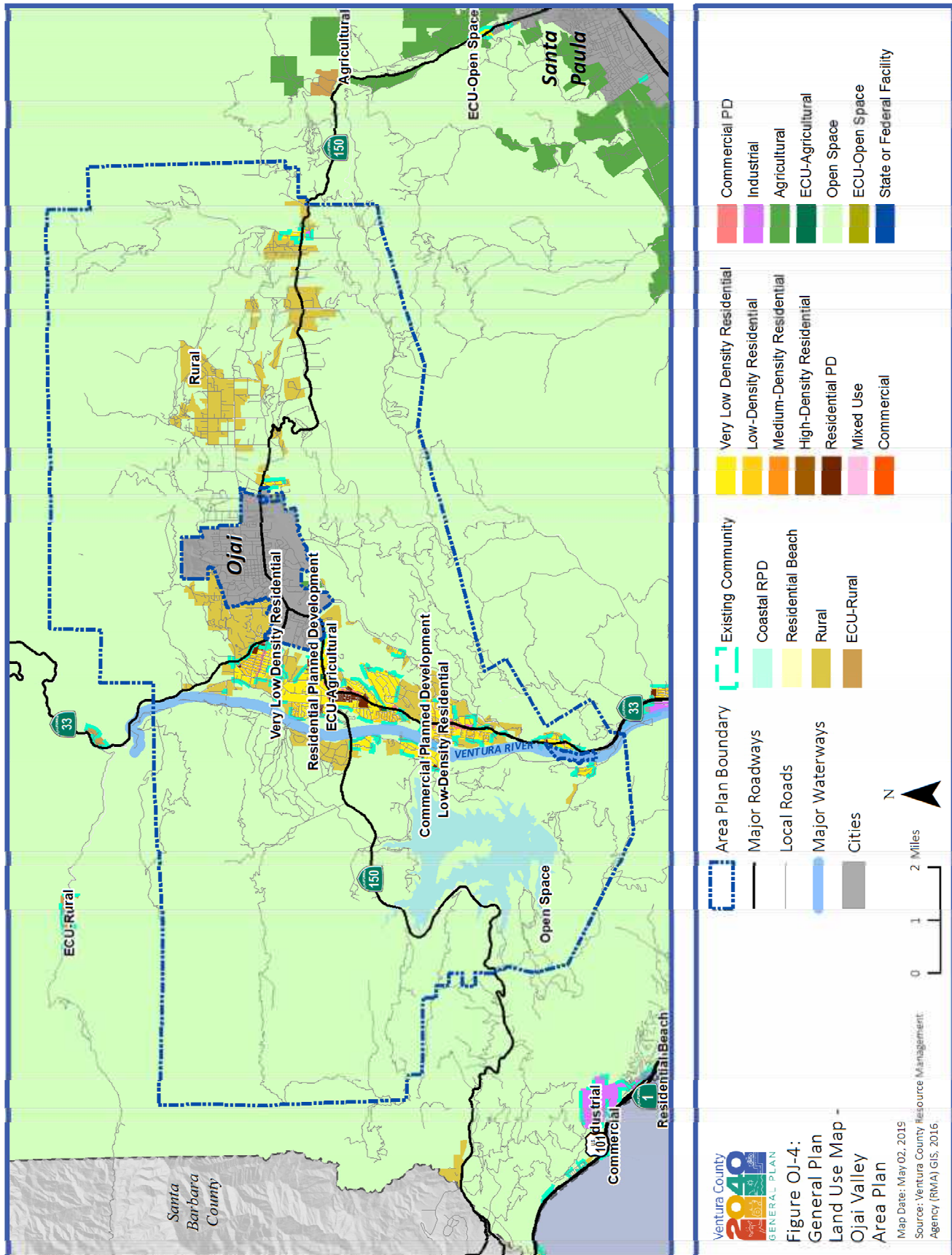


Table OV-4 Implementation Programs

Programs	
A	Amend Initial Study Assessment Guidelines The Planning Division shall amend the County Initial Study Guidelines so that the Ventura River Municipal Advisory Council and the City of Ojai will have review authority over all projects in the Ojai Valley Airshed that emit more than 5 lbs./day of NOx and/or ROC.
B	Ojai Valley Design Guidelines The Planning Division shall prepare a budgetary proposal to develop, with suitable public input, a set of guidelines that will ensure that discretionary development projects are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley and beneficial to the community as a whole. The general parameters of these guidelines have been included as Appendix "A" of the Ojai Valley Area Plan.
C	City of Ojai Sphere of Influence Expansion Proposal The Planning Division shall prepare, on behalf of the Board of Supervisors, a request to LAFCO to amend the existing city Sphere of Influence line in the area north of El Roblar and west of Highway 33 in the Existing Community of Meiners Oaks.
D	Examination of the Pace of Development in Ojai Valley The Planning Division shall prepare a program proposal for the Board of Supervisors' consideration to re-examine and lower the current pace of development in the Ojai Valley concurrent with the next update of the VCOG population, dwelling unit, and employment forecasts.
E	Regulate the Pace of Commercial and Industrial Development To the extent the methodology exists or can reasonably be determined, the Planning Division shall prepare a program proposal for the Board of Supervisors' consideration to regulate the pace of commercial and industrial development.
F	HOME Improvement Program The Area Housing Authority shall continue to administer the HOME improvement program (funded by Community Development Block Grants) to provide low-interest loans, deferred payment loans, and grants to qualified low-income home owners within the Ojai Valley for the purpose of rehabilitating substandard or deteriorated housing.
G	Preferential Treatment to Affordable Housing Projects The Planning Division shall investigate ways to provide preferential treatment to affordable housing projects on the Ojai Valley Clean Air Ordinance waiting lists.
H	Information Exchange with the City of Ojai The County Planning Division shall continue to coordinate an information exchange with the City of Ojai to ensure that each is informed of proposed projects that could affect the other jurisdiction.

Programs	
I	Coordination with the Ojai Valley Unified Local Government Options Study Committee The County shall work with the Ojai Valley Unified Local Government Options Study Committee in order to provide adequate information for the residents of the Ojai Valley to make a knowledgeable decision regarding future incorporation options.
J	OVMAC Reconstitution The members of the Board of Supervisors representing the Ojai Valley should explore reconstituting the VRVMAC to cover the entire planning area.
K	Support for Public Open Space Preservation The County shall continue to support the work of the Ojai Valley Land Conservancy, the Ventura County Agricultural Land Trust and Conservancy, and other similar preservation organizations that might acquire and maintain “Public Open Space” lands within the Ojai Valley.
L	Concurrently Process Discretionary Permits and Annexation Requests The Planning Division shall request the City of Ojai to process discretionary permits concurrently with any request for annexation.
M	Cooperation and Communication between the County, CALTRANS, and the City of Ojai In order to improve circulation both within the City of Ojai and valleywide, the County should establish increased cooperation and communication between CALTRANS, the City of Ojai, and the County Public Works Agency.
N	Highway 150 Without expanding the road beyond two lanes, CALTRANS should provide an acceptable and safe level of service on Highway 150 for motorists, pedestrians, bicyclists, and equestrians through modifications such as lane widening, curve alterations and bridge improvements where necessary and feasible.
O	South Coast Area Transit (SCAT) Service South Coast Area Transit (SCAT) should provide public transit service both intra-valley and inter-city with particular emphasis on providing for senior and disabled persons and increasing service for commuters desiring to take public transit to and from work.
P	Highway 33 Improvements CALTRANS should install modifications such as traffic signals, turn lanes, and pedestrian crossing facilities on Highway 33 from Foster Park to the city of Ojai as needed and where feasible, to achieve a safer highway for both motorists and pedestrians. To determine where the installation of such modifications should occur, the County Public Works Agency should conduct a traffic study. The study should include a travel time/intersection analysis and implementation strategies.

Programs	
Q	<p>Highway 33 Improvement in Casitas Springs</p> <p>Highway 33 needs a modification in the vicinity of Casitas Springs to improve pedestrian and motor vehicle safety and to allow for an improved sense of community in Casitas Springs. Funding and construction of a Casitas Springs by-pass should only be undertaken after a thorough and complete consideration of all alternatives, including but not limited to, cuplets, pedestrian overcrossings and stoplights. Analysis of alternatives should include the following considerations:</p> <ul style="list-style-type: none"> a. there should be minimal intrusion upon adjoining property owners and residents, b. safety and not traffic flow should be the primary concern, and c. a thorough discussion of all issues related to the proposed project should be presented in a public forum to the citizens of Casitas Springs.
R	<p>Restriction on Highway 33 Truck Traffic</p> <p>The County Public Works Agency shall meet with CALTRANS officials to discuss the establishment of a restriction on truck traffic on the Highway 33 corridor during peak traffic hours.</p>
S	<p>Information Exchange with School Districts</p> <p>The County Planning Division shall coordinate an exchange of information with the Ojai Unified School District and the Ventura Unified School District regarding school needs and new residential development.</p>
T	<p>Joint Use of School Facilities</p> <p>The Ojai Unified School District, the Ventura Unified School District, and private schools throughout the valley, should make school facilities available during off-school hours for community meeting space, recreational programs, and other compatible functions.</p>
U	<p>Recreational Programs</p> <p>The County shall encourage service clubs, civic groups, and individuals who wish to coordinate or provide recreational programs in the Ojai Valley will be encouraged.</p>
V	<p>Cooperative Agreements for Facilities Joint Use</p> <p>The County General Services Agency shall work with the City of Ojai, local civic groups, and public and private schools throughout the Ojai Valley in order to establish cooperative agreements for use of each other's facilities to provide the best possible service for all residents of the Ojai Valley.</p>
W	<p>Bicycle and Trails Master Plan</p> <p>The County Trails Advisory Committee, in cooperation with the General Services Agency, City of Ojai, and National Forest Service shall develop a master plan of proposed bicycle and hiking/equestrian trails.</p>
X	<p>Planning for Additional Local Parks</p> <p>The County General Services Agency and the City of Ojai should plan for at least 180 acres of additional local park facilities. Funding for this park acquisition should come from Quimby Fees, development dedications, and other sources which may be available to the City and the County.</p>

Programs	
Y	More Equitable Recreational Services The County General Services Agency and the City of Ojai should jointly investigate the potential for formation of a new park district for the Ojai Valley in order to more equitably spread the cost of providing recreational services to the entire Ojai Valley.
Z	Parks and Recreation Funding To fund an expanded local parks program, the County and the City of Ojai should consider a special tax or other means to permanently support local and regional park and recreational services within the Ojai Valley.
AA	Crime Prevention Programs The County Sheriff's Department shall continue to encourage crime prevention programs such as "Neighborhood Watch" and the "Senior Patrol."
BB	Anti-Drug and Anti-Gang Programs The County Sheriff's Department shall work with the local schools, both public and private, in providing anti-drug, anti-gang, and other anti-crime programs.
CC	CPR Training Programs The hospitals and school districts should continue to provide CPR training programs to local residents.
DD	Ojai Valley Trail Maintenance and Extension The Ojai Valley Trail will continue to be maintained and should be extended where possible.
EE	Ministerial Ridgeline Development Standards The Planning Division shall prepare a budgetary proposal, for the Board of Supervisors' consideration, to develop ministerial ridgeline development standards which will regulate the height, shape and color of structures built on or near prominent ridge lines. Once these standards are adopted, the County shall remove the requirement for a Conditional Use Permit from properties zoned Scenic Resource Protection Overlay Zone outside of the Lake Casitas Resource Protection area. After the Planning Division prepares the proposal and before action is taken by the Board of Supervisors, a citizen's committee shall convene for the purpose of reviewing and commenting on the proposal.
FF	Existing Drainage Channels and Storm Drain System The Ventura County Flood Control District (VCFCD) should continue to monitor, clean, and adequately maintain the existing drainage channels and storm drain system within the Ojai Valley.
GG	Funding for Flood Control The VCFCD shall actively investigate and pursue all available sources of funding for flood control improvements and maintenance such as bond issues, State grants, and borrowed funds.

Programs	
HH	Conditions on Oil and Gas Permits The County shall enforce conditions applied to conditional use permits for oil and gas exploration and development to the maximum extent feasible in order to protect the health and welfare of the citizens and the character of the Ojai Valley.
II	Monitor and Protect Sensitive Species The County shall encourage the U.S. Forest Service to monitor and protect sensitive species, including the Ojai Fritillary. Appropriate resource management efforts to protect the Ojai Fritillary might include realignment of the Gridley Springs hiking trail and/or the transplanting of specimens to minimize the risk of extirpation of this species.
JJ	Wildlife Migration Mitigation in Highway 33 Improvements For any proposed Highway 33 improvements between Sulphur Mountain Road and Canada Larga Road, the County shall encourage CALTRANS to incorporate appropriate wildlife migration mitigation measures, such as underpasses or other means that will allow safe movement of wildlife between the Ventura River corridor and the Sulphur Mountain area.
KK	List of Qualified Archaeological Monitors The Planning Division shall review the County's list of qualified archaeological monitors every five years.
LL	Alternative Energy Sources Brochure The Planning Division shall prepare a budgetary proposal for the preparation of a brochure to promote the use of alternative energy sources.
MM	Control Burn Program The Fire Protection District, in cooperation with the Los Padres National Forest Service, shall continue control burn programs as necessary.
NN	Fire Hazard Management Program The Ventura County Fire Protection District should continue the fire hazard management (including enforcement of brush clearance requirements) program within the Ojai Valley.
OO	Oak View Fire Station Upgrade The Ventura County Fire Protection District should prepare, for the Board of Supervisors' consideration, a budgetary proposal to upgrade the Oak View Fire Station.
PP	Emergency Warning and Evacuation Plan The County Sheriff's Department Office of Emergency Services, in coordination with the Ventura County Flood Control District and the Casitas Municipal Water District, shall maintain and update as necessary an emergency warning and evacuation plan to protect affected residents in the event of failure or spill-over of either the Matilija Dam or the Casitas Dam.

Programs	
QQ	Review Projects for Noise Impacts The Ventura River Valley Municipal Advisory Council (or successor group) shall continue to review all discretionary projects within its review boundaries that could generate significant noise impacts affecting the Ojai Valley.
RR	Alternatives to Chemical Methods of Pest Control and Fertilization The Agricultural Department shall continue to encourage the use of alternatives to chemical methods of pest control and fertilization.
SS	Brochure on the Right to Farm Ordinance The Planning Division shall prepare a budgetary proposal to develop a brochure on the County's Right to Farm Ordinance in order to increase public awareness of the ordinance.
TT	Economic Programs for Agriculture The county should preserve and promote special economic programs that aid agriculture (e.g., Land Conservation Act).
UU	Groundwater Supply Database The County Public Works Agency, in coordination with the Ojai Groundwater Basin Management Agency, City of Ventura and water purveyors within the Ojai Valley, should work to establish a data base on actual available groundwater supply, projected use factors for all types of development and threshold limits for development within available water resources.
VV	Adopt a Policy on Retrofits to Limit Water Demand The Casitas Municipal Water District, the other water purveyors within the Ojai Valley and the City of Ojai should adopt a policy similar to Policy OV-64.2 Retrofits to Limit Water Demand.
WW	Water Efficiency in Agriculture The Agriculture Department shall discourage inefficient irrigation methods in agriculture including flood or furrow irrigation. The County shall encourage conservation, such as the goal of 80 percent distribution uniformity and irrigation efficiency, as currently encouraged by the Casitas Municipal Water District.
XX	State Water Imports The Casitas Municipal Water District should continue to explore the concept of the importation of State water.
YY	Groundwater Availability The Watershed Protection District of the County Public Works Agency, in conjunction with the appropriate water agency, should investigate the groundwater availability of the Upper Ventura River Groundwater Basin and the Upper Ojai Groundwater Basin.
ZZ	Water Conservation The Casitas Municipal Water District and other water purveyors should promote water conservation through the implementation of a tiered rate structure, and through participation and implementation of their own water conservation program.

Programs	
AAA Conjunctive Use	The Casitas Municipal Water District, in coordination with the Ojai Groundwater Basin Management Agency, should investigate the conjunctive use of water, giving full consideration to all affected beneficial uses of water, including in-stream and out-of-stream beneficial uses.
BBB Comprehensive Watershed Management Study	The Ventura County Flood Control District, Public Works Agency-Water Resources Division and Planning Division, City of Ojai, City of Ventura, water and sewer districts within the Ojai Valley, and appropriate Federal and State agencies should explore the development of a comprehensive watershed management study to address the full spectrum of water quantity and quality issues of the Ventura River system.

Glossary

Unless the context requires otherwise, the following definitions of words and terms shall be used in interpreting this Area Plan:

Agreement to Annex: A binding agreement, officially recorded with the deed of a property, in which the owners of a property, and all heirs and successors, give their permission to allow their property to be annexed to the City of Ojai at such time as the City wishes to carry out annexation.

Aquifer Recharge Area: Streambeds, spreading grounds, and aquifer outcrops, which are areas where the aquifer is exposed at the ground surface, or the area above a groundwater basin that does not have a clay cap.

Area of Interest: Major geographic areas reflective of community and planning identity established by the Ventura County *Local Agency Formation Commission (LAFCO)*. (c.f., *Sphere of Influence*)

Conditional Use Permit (CUP): See County Zoning Ordinance.

Conjunctive Use of Water: The operation of a groundwater basin in combination with a surface water storage and conveyance system. Water is stored in the groundwater basin for later use by intentionally recharging the basin during years of above-average water supply.

Emergency Use Authorization: See County Zoning Ordinance.

Flood and Furrow Irrigation: An agricultural irrigation technique in which the ground is graded with a very gentle, uniform slope, and water is distributed down furrows. Most commonly used in orchards and row crops.

Indigenous Plant Species: Vegetation native to the region.

Land Conservation Act (LCA): A California statute which allows local government to enter into long-term contracts with agricultural landowners by lowering property taxes as an incentive to continue agricultural use of the land, also known as the Williamson Act.

Locally Important Plant Communities: Southern Sycamore-Alder, Riparian Woodland, California Walnut Woodland, Southern Coast Live Oak Riparian Forest, Oak Woodlands, and Coastal Sage-Scrub Community.

Ojai Valley: Approximately 74,000 acres governed by the Area Plan that is generally bound on the north by the Nordhoff Ridge, on the south by the Sulphur Mountain ridgeline, on the east by the mountain ridge between Bear Canyon and Santa Paula Canyon, and on the west by the Lake Casitas/Ventura River watershed boundary (see Figure OV-1).

Planned Development Permit (PD): See County Zoning Ordinance.

Qualified Archaeological Monitor: A County-recognized Archaeologist or Native American who is trained to monitor trenching or earthmoving activities at a potentially or confirmed archaeologically sensitive area.

Retrofit: Replacement of less efficient plumbing fixtures in existing structures with new ultra-low volume (ULV) devices.

Slope, moderate: Any slope on a property, or portion of a property, which exceeds ten percent (10%) average slope, but is below twenty-five percent (25%) average slope.

Slope, steep: Any slope on a property, or portion of a property, which exceeds twenty-five percent (25%) average slope.

Sphere of Influence: An area designated by the Local Agency Formation Commission (LAFCo) for each City or special district representing the probable, ultimate boundary of the City or special district. (c.f., Area of Interest)

Wireless Communication Facility, Non-Stealth: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility, Stealth: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility: See Non-Coastal Zoning Ordinance.

Appendix "A" – Urban and Rural Design Concept

The indigenous settlement pattern of the Ojai Valley consists of small towns and villages connected by country roads through intervening rural land. The scale, forms, materials and detailing of the roads, streets and buildings typical of the Valley prior to the 1950's define the unique design character which this Plan seeks to preserve and promote. In the near future, the essential characteristics of these design elements will be codified as Special Development Standards and Design Guidelines for all development within the Plan area requiring discretionary review, and for major public improvements. For clarity, existing prototypical examples of roads, streets and buildings are identified. These are intended to illustrate principles of scale, massing, materials, construction methods, and detailing which are appropriate to the Valley, but are not intended to require a particular "style."

General

Simple, rustic street, road and building types, designed in the local vernacular, are appropriate. Streets and public and private roads are narrow and often irregular, deflecting around natural features of terrain and vegetation, and closely following the natural contours of the land. Frontages are typically defined by low walls, fences and native plants. Building walls are typically made of or clad in wood siding, smooth stucco, or native stone. Doors and windows have vertical or square proportions. Roofs are gabled, with overhanging eaves, and are clad in wood shingles, clay tile, or dimensional composition shingles. Parking is to the side or rear of the lot except for single rows of parking spaces directly off the street at retail frontages.

Suburban street and building types - including standard arterial - and collector type streets, strip type retail buildings, chain type architectural design and signage, parking lots fronting the street, and tract type houses with garage doors visible from the public way - are specifically identified as destructive of the Valley's unique character and are strongly discouraged.

Towns and Villages

Communities are close knit, each residence within walking distance of a store, a park or other public open space, and a bus stop. Buildings are scaled to the pedestrian, and enfront the public way with porches, colonnades or forecourts. The prototypical town center is Ojai Avenue from Ventura Street to Montgomery Street; the village center is Ventura Avenue in Casitas Springs; prototypical neighborhood streets are Canada Street and Grand Avenue in Ojai.

Countryside

Country roads are two lane with a pavement of 16-20 feet, flanked by 4-8 foot gravel shoulders, ditches or earth banks. Frontage improvements include native stone walls, wood board or wire fences, and native shrubs and trees. Prototypical roads are Thacher Road, Carne Road and Ojai Santa Paula Road. Houses are typically obscured from public views by frontage elements or are well set back in groves of trees. Grading is strictly minimized. Local serving general merchandise stores and restaurants are located at selected crossroads - Boccali's at Ojai Santa Paula and Reeves Roads is the prototype.

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PIRU AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

PIRU AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Introduction

Purpose

The Piru Area Plan is an integral part of the Ventura County General Plan serving as the Land Use Plan for the Piru Area of Interest (Figure P-1). In general, the purpose of an Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Plan governs the distribution, general location, and extent of the uses of the land for housing, business, industry, open space, agriculture, and community facilities.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the County reviewed and used the goals, policies, programs, and maps of the Ventura County General Plan in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

In November of 1963, the Board of Supervisors adopted the “1985” General Plan for Ventura County. This plan contained area plans for various geographic areas of the County. The Fillmore-Piru Area Plan projected a population for the Fillmore-Piru area of approximately 40,000 people by 1985. That 1963 projection, turned out to be an overestimate. The 1963 projection was reflective of the thought that the County would continue to grow as rapidly as in previous decades. The City of Fillmore adopted a new General Plan in 1967 which then superseded the County’s Fillmore-Piru Area Plan. In June of 1973, the County Open Space Plan was adopted. In December of 1974, the Fillmore portion of the Area Plan was deleted and the Piru portion was amended to accommodate a then proposed paper/plastic cup manufacturing business (Solo Cup Company). In portions of Piru, the uses allowed by the Open Space Plan and the Piru Area Plan conflicted. From 1973 to 1986, the more restrictive of the two plans dictated the allowable land uses. One of the objectives of the December 1986 adopted Plan was to eliminate those conflicts.

The County adopted an Amendment to the Area Plan in May 1988 as part of the reformatting of the Countywide General Plan. In December 1989, Area Plan tables were updated to reflect minor County-wide policy changes to building intensity standards. An Amendment adopted in November 1992 provided the land use redesignation necessary to achieve consistency with a zone change to accommodate a low- and moderate-income housing project located southwest of Main and Via Faster, within the Urban boundary. An update to the Piru Area Plan was adopted by the Board of Supervisors in December 1996 to remove the superfluous Glossary and to bring certain text, programs, and tables into consistency with a concurrent Countywide General Plan amendment. In July 1997, the Area Plan was amended to add the Piru Community Design Guidelines Appendix and was revised to be consistent with the Piru Community Enhancement Plan. In October 2001, the Area Plan was amended to accommodate the expansion of the highway-oriented commercial area at Main Street and Highway 126. A focused update to the Piru Area Plan was adopted in 2008, expanding the urban community to accommodate additional housing development adjacent to Main Street north of Highway 126, between Warring Wash and the United Water Conservation District percolation basins. This amendment also included changes to various goals, policies and programs and amended the Piru Community Design Guidelines to include design guidelines for residential development. The County has continued to refine and update the plan over the years, and has been amended nine times, in 1988, 1989, 1992, 1996, 1997, 2001, 2005, 2008, and 2011. As part of the 2040 General Plan Update process, the County updated this Piru Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Piru Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Piru area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Piru Area Plan is the detailed land use plan of the Ventura County General Plan for the Piru area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Piru area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

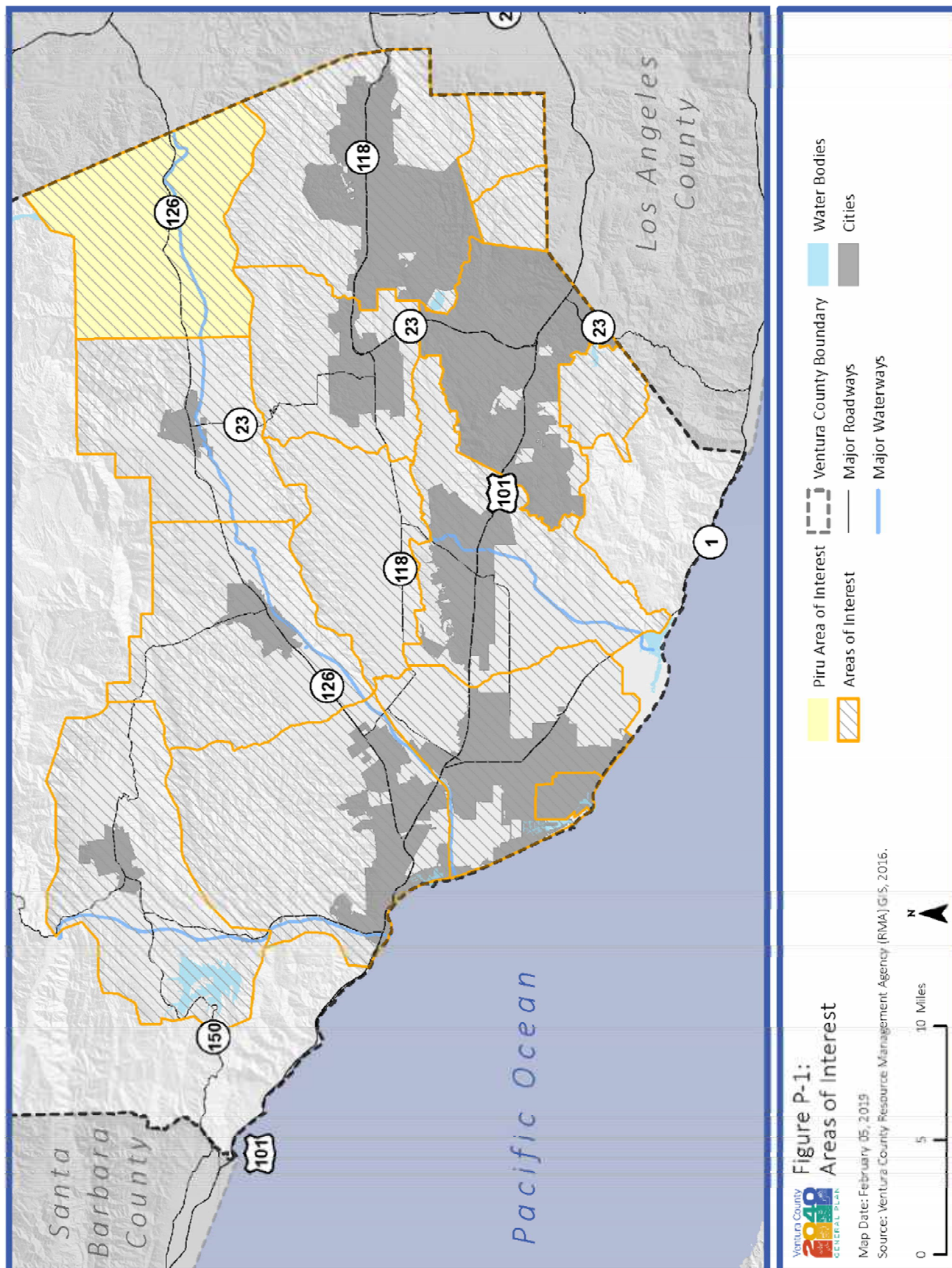
Local Setting

Overview of Plan Area

The Piru area is in eastern Ventura County, as shown in Figure P-1. The Piru area straddles Highway 126, between Fillmore and the Los Angeles County line.

Community History

Piru began as a small town in the late 1800's that served as a citrus stop for the Southern Pacific Railroad. Paralleling El Camino Real (now known as Telegraph Road), the rail line was built from east to west – Los Angeles to Ventura. The town of Piru was founded in 1888 by David C. Cook, a publisher of religious books from Illinois who had moved west for his health. Cook planned to create a "Second Garden of Eden" and planted over 900 acres of oranges, apricots, walnuts, olives, and other fruit and nut trees. Originally Highway 126 ran through the center of this town. A new bypass built in the 1980's moved the highway one half mile south.



Land Use Designations and Standards

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

Table P-1 Piru Area Plan Land Use Designations

Land Use Designation	Description	Max. Density/ Intensity
Agriculture and Open Space	The purpose of the Agriculture and Open Space designation is to maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect resources, and the lack of public services and facilities required to support urban development.	
Community Facility	The purpose of the Community Facility designation is to recognize existing and future public, homeowner association and utility-owned properties which are, or will be, developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depot and a 100-foot railroad right-of-way for placement of tracts to accommodate excursion or commuter trains, and appurtenant commercial activities consistent with the Piru Community Enhancement Plan (1996).	
Residential	The purpose of the Residential designation is to promote a diversity of housing types, tenure, and price to provide a variety of housing options and increase housing opportunities for persons of all income levels.	
Commercial	The purpose of the Commercial designation is to provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.	
Industrial	The purpose of the Industrial designation is to provide industrial uses to meet the service and employment needs of the Piru Community.	



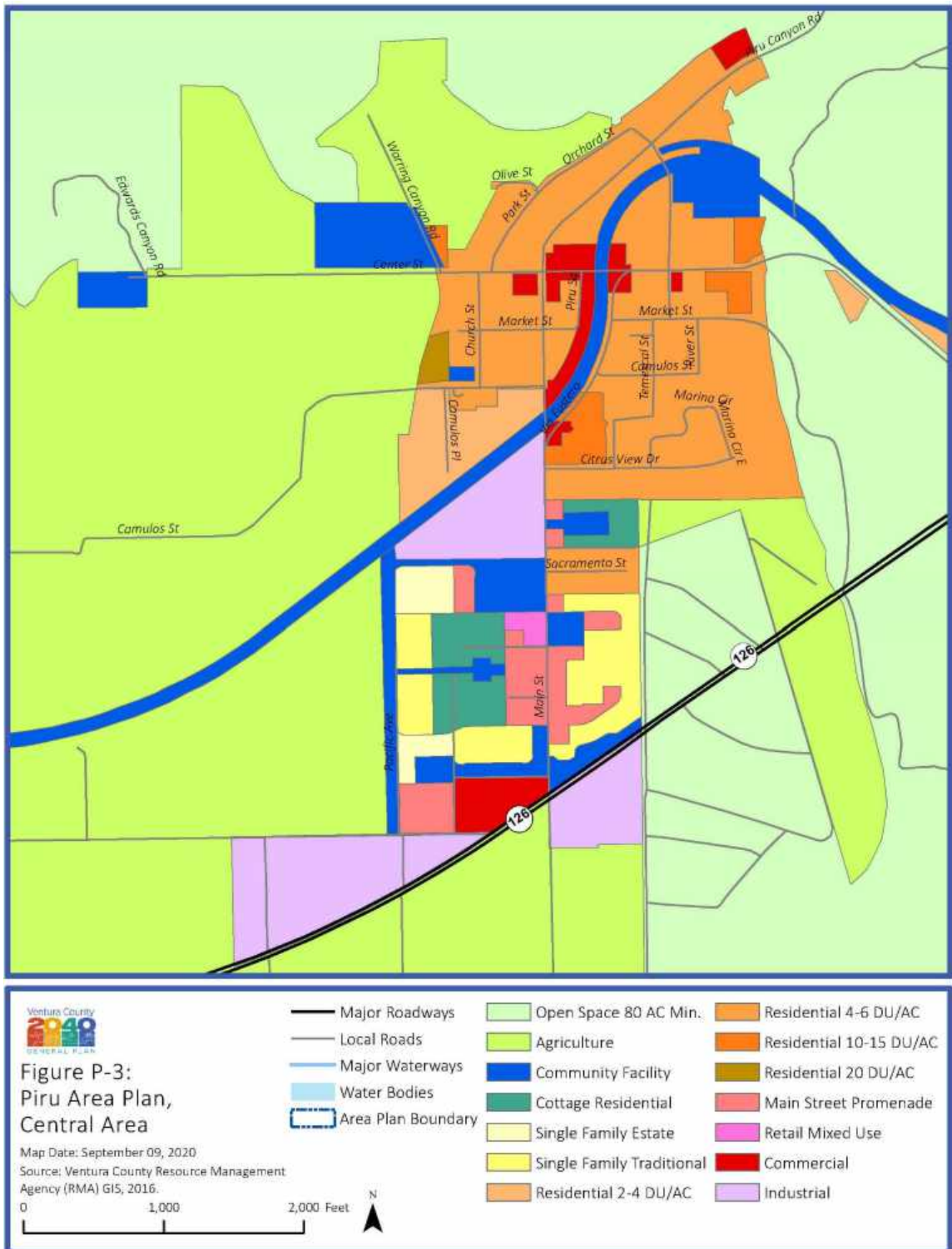


Table P-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS	ZONE																
	OS (10 ac min.)	AE (40 ac min.)	RA (1 ac min.)	RE (10,000 S.F. min.)	RO (20,000 S.F. min.)	R1 (6,000 S.F. min.)	R2 (3,500 S.F./du)	RPD	RHD (20 du/ac)/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
Open Space (80 ac min.)	80 AC	80 AC															
Agriculture (40 ac min.)		■															
R-4 (Residential 2-4 du/ac)				■	■			4 U									
R-6 (Residential 4-6 du/ac)				■	■	■		6 U									
R-15 (Residential 10-15 du/ac)								15 U									
R-20 (Residential 20 du/ac)									20 U								
C (Commercial)													■	■			
I (Industrial)															■	■	
CF (Community Facility)	■	■		■		■		■						■			
PIRU EXPANSION AREAS LAND USE DESIGNATIONS																	
SFE (Single Family Estate, 204 du/ac)								4 U									
SFT (Single Family Traditional, 4-6 du/ac)								6 U									
MSP (Main Street Promenade, 6-8 du/ac)								8 U									
CR (Cottage Residential, 10-12 du/ac)								12 U									
RMU (Retail Mixed Use)														■			
CF (Community Facility)	■	■		5 AC		■		■						■			

Source: Piru Area Plan (6-28-11 edition)

Table P-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION	Open Space						
	Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
Open Space (80 ac min.)	38,529	5%	0.10	481	3.66	1,760	0.05
Agricultural (40 ac min.)	5,037	5%	0.03	125	3.66	458	0.09
Totals	43,566			606		2,218	
LAND USE DESIGNATION	Residential						
	Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/AC) ²	Dwelling Units	Average Pop/DU ³	Population	Average Population Density (Persons/Acre)
R-4 (2-4 du/ac)	14	36%	4.0	56	3.66	205	14.64
R-6 (4-6 du/ac)	112	45%	6.0	672	3.66	2,460	21.96
R-15 (10-15 du/ac)	7	55%	15.0	105	3.66	384	54.86
RHD (20 du/ac)	1.51	60%	20	30	3.66	110	72.85
SFE (2-4 du/ac)	5	36%	4.0	20	3.66	73	14.60
SFT (4-6 du/ac.)	18	45%	6.0	108	3.66	395	21.94
MSP 6-8 du/ac.)	14	50%	8.0	112	3.66	410	29.29
CR (8-12 du/ac)	12	55%	12.0	144	3.66	527	43.92
Totals	12			1,247		4,564	

LAND USE DESIGNATION	Commercial/Industrial/Community Facility/Private Open Space					
	Acres	Max. Bldg. Coverage (% of Lot Area) ⁴	Projected Floor Area (X 1,000 SF) ²	Average Number of Employees Per 1,000 SF	Employees	Average Number of Employees/Acre
C (Commercial)	13	60% ⁵	65	2.0	130	10.0
RMU (Retail Mixed-Use)	1	60%	10	2	20	13.07
I (Industrial)	44	50%	313	2.0	627	14.25
CF (Community Facility)	160	60%	552	1.0	536 ⁶	3.35
Totals	218		943		1,291	

Source: Piru Area Plan (6-28-11 edition)

Notes:

¹ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

² Excludes second dwelling units per Section 65852.2 of the State Government Code.

³ Year 2000 Census ⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁵ Deviations may be allowed under the provisions of the Community Business District Overlay Zone.

⁶ The 60% maximum building coverage standard is intended to allow flexibility for development of the more urban-type parks in the community. Employee estimates for the CF designation are based on 60% lot coverage for the total CF designated acreage. It is likely that this estimate is significantly high as much of the CF designation is planned for development of trails and open space.

Land Use and Community Character

Growth Management

P-1	To ensure that growth occurs in a manner consistent with the ability of service agencies to provide quality services.
-----	---

P-2	To guide growth into developed areas and discourage the conversion of agricultural land to urban uses.
-----	--

Land Use Designations and Standards

P-2.1 Land Use Map Conformance

The County shall require commercial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (Figures P-2, P-3, P-6, and P-7).

P-2.2 Land Use Compatibility

The County shall subject new commercial development to either a Planned Development or Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site, and building design and size, drainage, on-site parking and circulation, operating hours, fencing and mitigation of nuisance factors.

P-2.3 Zoning and Development Land Use Map Conformance

The County shall require all zoning and development to be in conformance with the Land Use Maps which have been designed to reflect the above goals (Figure P-2, P-3, P-5, P-6, and P-7). The County shall require development within the Piru Expansion Area as depicted on Figure P-7 to be consistent with Table P-4 and P-6 and Figures P-8, P-9, P-10, P-11, and P-12. The Zoning Compatibility Matrix (Table P-2) indicates the zones which are consistent with the various Area Plan land use categories.

P-3	To provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.
-----	--

P-4	To locate and design commercial land uses so as to minimize land use incompatibility with surrounding land uses, as much as is practical.
-----	---

P-4.1 Highway-Oriented Development

The County shall require new highway-oriented development to be confined to the existing commercial area at Main Street and Highway 126.

P-4.2 Commercial Uses

The County shall require commercial uses which serve Lake Piru visitors to locate within existing commercial areas.

P-4.3 Exterior Lighting

The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

P-5

To ensure that the uses in the commercial area along Highway 126 complement the Commercial Town Center.

P-5.1 Complementary Character

The County shall require discretionary development in the Commercial designated area along Highway 126 to complement the Commercial Town Center.

P-6

To encourage a mixture of commercial and residential uses in the CBD overlay district.

P-7

To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses.

P-7.1 Industrial Development

The County shall require industrial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals (Figures P-2, P-3, P-6, and P-7).

P-7.2 Industrial Use Siting

The County shall require industrial uses to be confined to locations adjacent to State Highway 126 and/or rail lines.

P-7.3 Discretionary Review of Industrial Development

The County shall subject new industrial development to either a Planned Development or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, fencing, operating hours, and mitigation of nuisance factors.

P-7.4 Exterior Lighting

The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

P-7.5 Hazardous Materials and Wastes

The County shall require hazardous materials and wastes to be stored, handled, and disposed in a manner approved by the Environmental Health Division.

P-8

To promote a diversity of housing types, tenure, and price in order to provide a variety of housing options and increase housing opportunities for persons of all income levels.

P-8.1

Residential Development Conformance with Land Use Maps

The County shall require residential development to be located in conformance with the Land Use Maps (Figures P-2, P-3, P-6, and P-7) which has been developed in accordance with the above goals.

P-8.2

Affordable Housing Requirement within the Piru Expansion Area

The County shall require residential development within the Piru expansion area, but outside the Redevelopment area will ensure that 10.5% of the units will be maintained as affordable to low-income families. The County shall require covenants and restrictions to maintain affordability for a period of 45 years for ownership units and 55 years for rental units. The County shall allow payment of in-lieu fees only in cases where it can be shown by the applicant and determined by the County that actual construction of the units is unnecessary to meet the housing needs set forth in the Regional Housing Need Assessment Allocation.

P-8.3

Low-Income Housing

The County shall encourage well-designed low-income housing in accordance with demand.

P-9

To strive for a reasonable (three percent) vacancy rate in both rental and ownership housing in Piru.

P-10

To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

P-11

To recognize existing and future public, homeowner association, and utility-owned properties which are, or will be, developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depot and a 100-foot railroad right-of-way for placement of tracts to accommodate excursion or commuter trains, and appurtenant commercial activities consistent with the Piru Community Enhancement Plan (1996).

P-11.1

Community Facility Designation and the Piru Community Enhancement Plan (1996)

The County shall require all discretionary development within the "Community Facility" designation to be consistent with the goals of this land use designation and the Piru Community Enhancement Plan (1996).

P-12

To maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect resources, and the lack of public services and facilities required to support urban development.

P-12.1

Agricultural and Open Space on the Land Use Diagram

The County shall locate Agricultural and Open Space in conformance with the Land Use Diagram which the County developed in accordance with the above goals (Figures P-2, P-3 and P-5).

P-12.2

Land Designated Open Space or Agricultural

The County shall designate land outside the Piru Urban and Existing Community areas as Open Space or Agricultural.

Character and Design

P-13

To maintain the existing early 1900's small town character of Piru.

P-13.1

Conformity with Piru Community Design Guidelines

The County shall require discretionary development or redevelopment to employ the Piru Community Design Guidelines (see Appendix) which are intended to complement and maintain the community's unique early 1900's small town identity.

P-13.2

Piru Community Design Guidelines Conformance

The County shall condition discretionary residential development to incorporate good design standards and maintain the character of the Piru community consistent with the Piru Community Design Guidelines.

P-13.3

Driveway, Parking Lot, and Landscaped Area Consolidation

The County shall require commercial development to consolidate driveways, parking lots, and landscaped areas, whenever possible.

P-14

To ensure that existing and future land use patterns result in a cohesive and consolidated community.

P-15

To locate new development within a compact urban community and avoid encroaching on established agricultural operations.

P-15.1

Urban Boundary Expansion

The County shall discourage outward expansion of the Urban boundary, as delineated on the Land Use Map (Figures P-2, P-3, P-6, and P-7) if suitable developable areas exist within the Piru Community.

P-16

To provide a balance of industry, commerce, recreation and housing in order to encourage a sound economic base and afford opportunities to live, work, shop and play within the community.

P-16.1

Impact Consideration for New Development

The County shall require social, physical and economic impacts to be considered prior to the determination of the suitability and appropriateness of new development within the Piru Community.

P-16.2

Building Intensity/Population Density Summary Table Conformance

The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are in conformance with the Building Intensity/Population Density Summary Table (Table P-3).

P-16.3

Community Business District Overlay Zone

The County shall require the Commercial Town Center, Railroad Property, and Piru Expansion Area mixed-use site (Figure P-4) to be zoned with the Community Business District Overlay Zone.

P-17

To encourage the revitalization and rehabilitation of substandard or deteriorated areas in the Piru Community.

P-18

To allow reduction of development, parking, landscaping, and sign standards in the Community Business District (Figure P-4) to be consistent with the Piru Community Design Guidelines (see Appendix).

P-19

To ensure that new development in Piru is integrated with the existing community.

Civic Engagement

P-20

To Provide opportunities for the citizens of Piru to take an active role in determining community affairs.

P-20.1

Piru Neighborhood Council

The Board of Supervisors shall continue to recognize the Piru Neighborhood Council as the 'public review group for the Piru Area of Interest. The County shall require all applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest be distributed to the Piru Neighborhood Council.

P-20.2

Notifications to the Piru Neighborhood Council

All County departments shall make an effort to notify the Piru Neighborhood Council concerning issues and programs of importance to the Piru area prior to decisions being made regarding these matters.

P-20.3

Community Services District Review Authority

If a community services district (CSD) is ultimately formed with an elected Board of Directors, the County shall require the CSD board take the place of the Piru Neighborhood Council as the recognized public review group for review of discretionary permits.

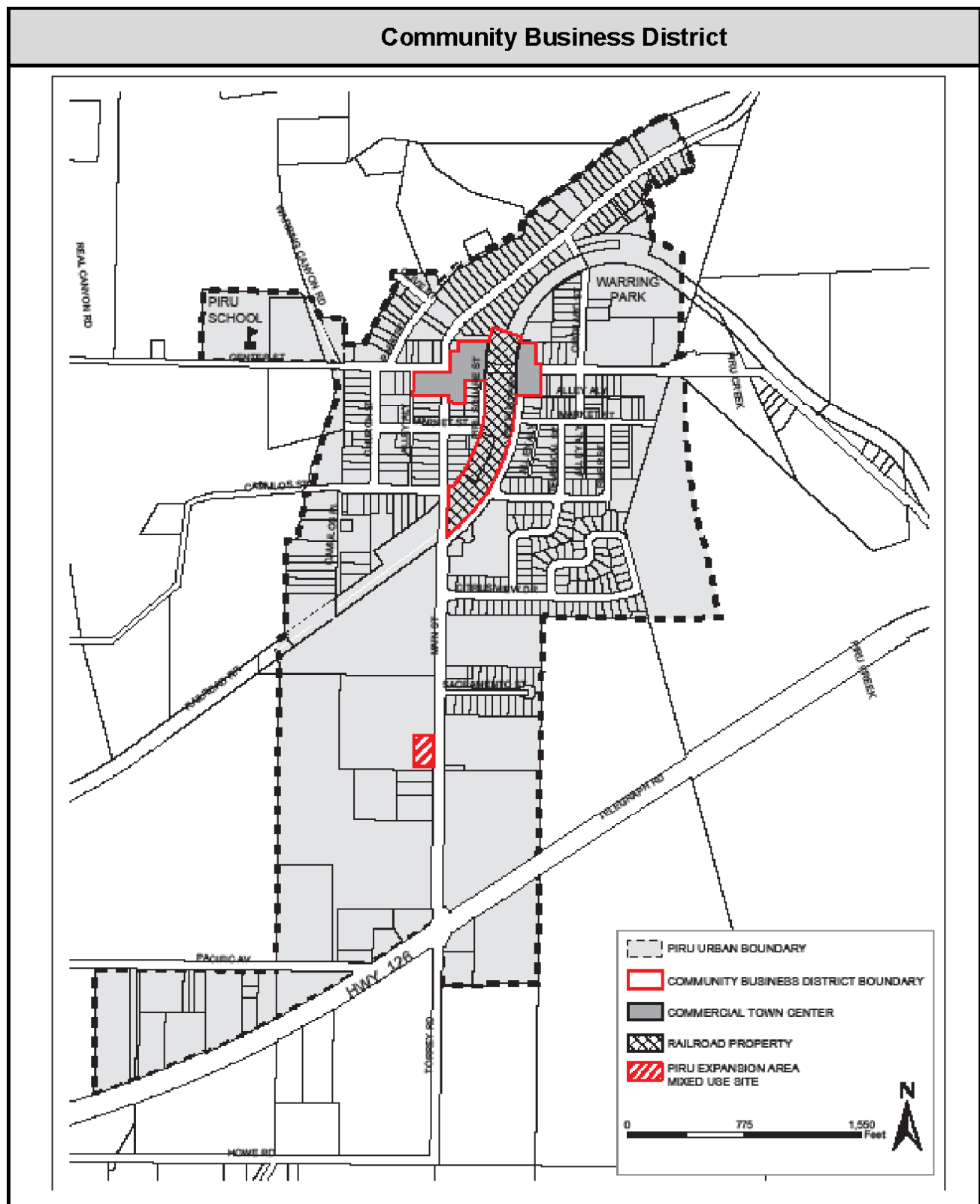


Figure P-5 Land Use Plan for the Piru Area of Interest

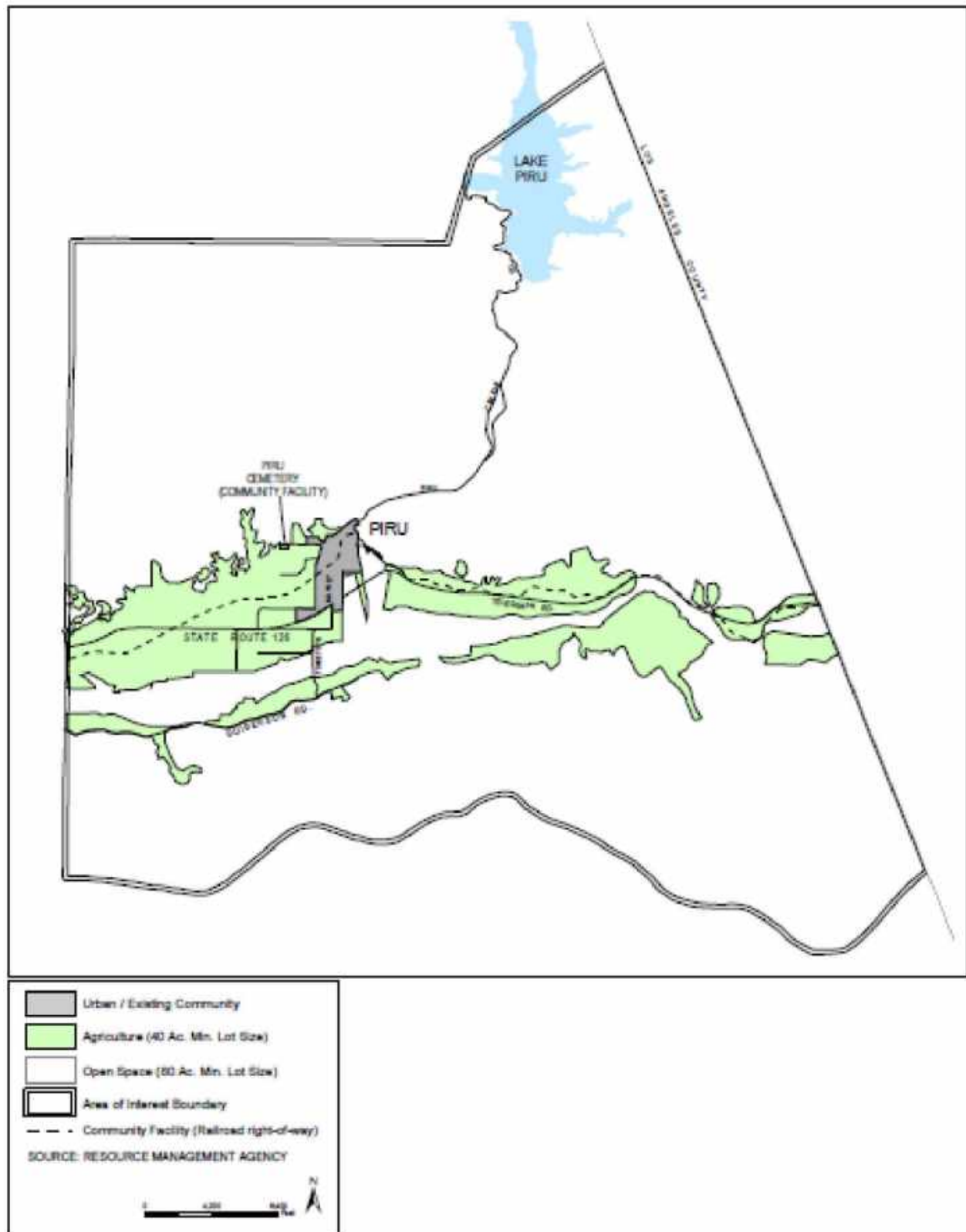


Figure P-6 Land Use Plan for Piru Community

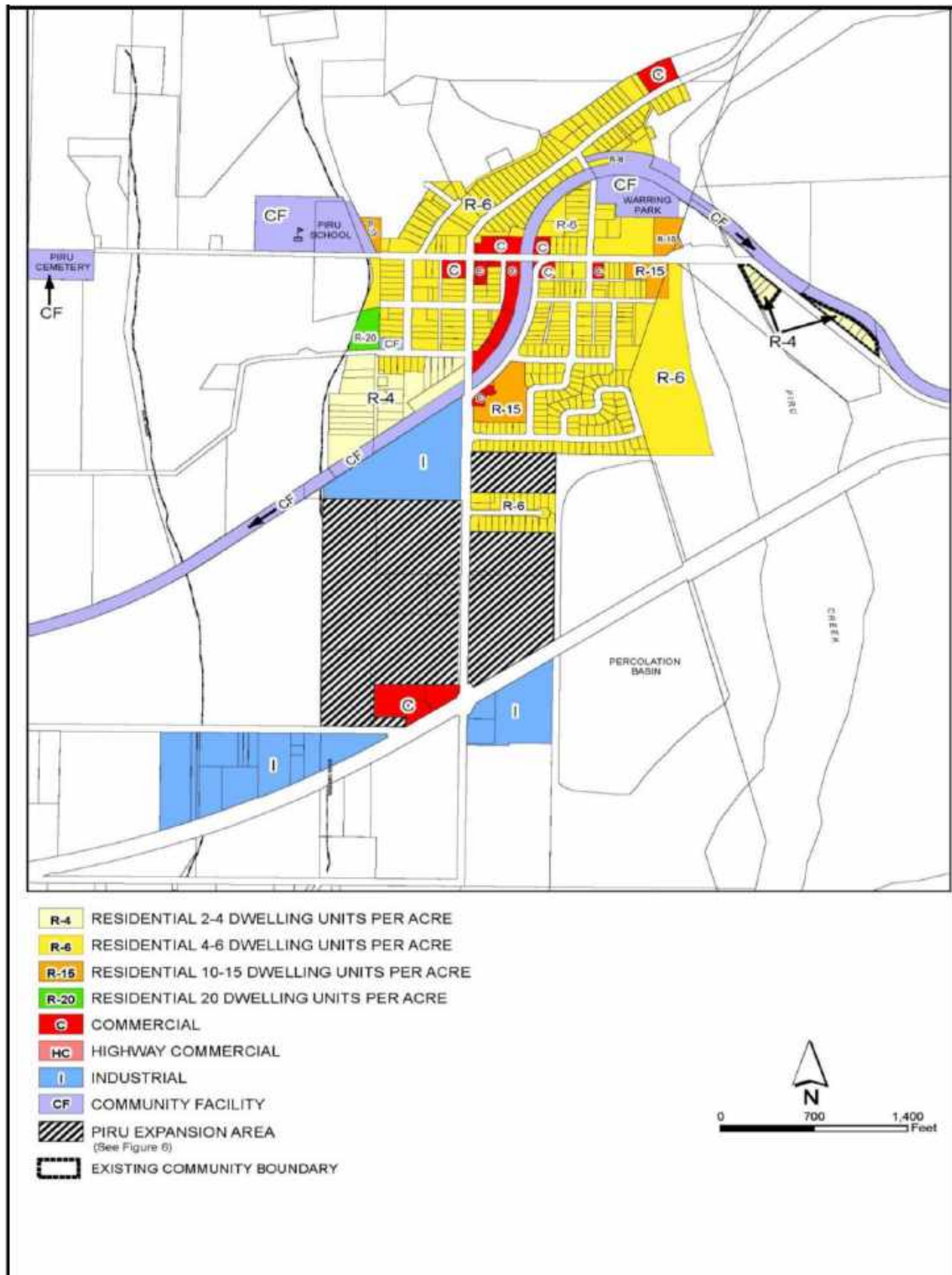


Figure P-7 Piru Expansion Area Land Use Designations



Table P-4 Description of Piru Expansion Area Land Use Designations

Description of Piru Expansion Area Land Use Designations
<p>The Piru Expansion Area is comprised of six land use designations. These designations are illustrated in Figure P-7. Note that the precise alignment of parcel lines, roadways, location, size and configuration of land use designations and community facilities shown on Figure P-7 may be subject to minor adjustments by the Planning Director following review by the Piru Neighborhood Council if necessary to comply with requirements of other agencies or to achieve an improved project design. Major adjustments shall require approval of a General Plan Amendment by the Board of Supervisors. A description of each land use designation are described as follows:</p> <ul style="list-style-type: none"> • Single Family Estate (SFE). The SFE designation consists of single-family residential units located on lots varying in size from 8,000 to 10,000 square feet. • Single Family Traditional (SFT). The SFT designation consists of single-family residential units located on lots 4,000 square feet or greater. • Main Street Promenade (MSP). The MSP designation refers to the duplexes and triplexes that flank Main Street and Pacific Avenue. This designation is characterized by larger setbacks and garages strategically placed in alleys behind Main Street to generate a pedestrian friendly, relaxed ambiance that mirrors existing homes on Main Street. • Cottage Residential (CR). The CR designation is intended to provide high quality cottage cluster type residences that are higher density than the other residential designations in the Piru Expansion Area. • Retail Mixed-Use (RMU). The RMU designation refers to a small commercial site adjacent to Main Street which includes attached residential apartments or condominiums on the second floor. • Community Facility (CF). The CF designation is comprised of public parks, pedestrian/bike trails, private recreation areas, agricultural buffers, and stormwater detention basins and utility facilities. The CF designation could also accommodate community garden plots. <p>Permitted uses for each land use designation within the Piru Expansion Area are set forth in Table P-5. Note that not all uses permitted in the RPD zoning district are permitted within the Piru Expansion Area. Land uses are as defined in the Ventura County Non-Coastal Zoning Ordinance. In the event of an inconsistency between Table P-5 and the Non-Coastal Zoning Ordinance, the more restrictive requirement shall govern. Accessory uses and structures may be permitted consistent with the Non-Coastal Zoning Ordinance.</p> <p>Development standards for the above land use designations are set forth in Figures P-8, P-9, P-10, P-11, and P-12. Note that residences that are currently present in the Piru Expansion Area will be allowed to remain indefinitely and are not considered nonconforming or noncompliant uses.</p>

Table P-5 Allowed Land Uses in the Piru Expansion Area

Land Use	Land Use Designations					
	SFE	SFT	MSP	CR	RMU	CF
Residential Uses						
Dwellings, Single-Family	PD	PD	PD	PD	PD	-
Dwellings, Duplex, Triplex	-	-	PD	PD	PD	-
Dwellings, Multi-Family	-	-	-	PD	PD	-
Dwellings, Second	ZC	-	-	-	-	-
Commercial						
Art Galleries, Museums	-	-	-	-	PD	-
Banks and Related Financial Offices	-	-	-	-	PD	-
Eating Establishments	-	-	-	-	PD	-
Office (Business, Professional, Administrative)	-	-	-	-	PD	-
Retail Trade	-	-	-	-	PD	-
Personal Service Establishments	-	-	-	-	PD	-
Care Facilities						
Day Care Centers	-	-	-	-	CUP	-
Family Day Care Home	E	E	E	E	-	-
Intermediate: (Care for 7 or More Persons)	CUP	CUP	CUP	CUP	CUP	-
Residential: (Care for 6 or Fewer Persons)	ZC	ZC	ZC	ZC	ZC	-
Residential: (Care for 7 or More Persons)	CUP	CUP	CUP	CUP	CUP	-
Meeting Places						
Churches, Synagogues	-	-	-	-	CUP	-
Clubhouses (No Alcoholic Beverages)	-	-	-	-	PD	-
Filming Activities						
Occasional	ZC	ZC	ZC	ZC	ZC	ZC
Recreational, Sport and Athletic Facilities						
Community Centers	-	-	-	-	PD	CUP
Athletic Fields	-	-	-	-	-	CUP
Parks	PD	PD	PD	PD	PD	PD
Parks with Buildings	-	-	-	CUP	-	CUP
Community Garden Plots	-	-	-	-	-	PD
Theater, Arcade, Billiard and Pool Establishments, and similar amusement/ recreation facilities.	-	-	-	-	CUP	-
Government / Utilities						
Libraries, Government Buildings	CUP	CUP	CUP	CUP	PD	CUP
Public Service/ Utility Facilities	See Non-Coastal Zoning Ordinance					

- = Use not allowed
- E = Allowed, but exempt from obtaining a Zoning Clearance
- ZC = Ministerial Zoning Clearance required
- PD = Use permitted but subject to issuance of a planned development permit for site plan review (Refer to Non-Coastal Zoning Ordinance for decision-making body)
- CUP = Use may be allowed subject to issuance of a conditional use permit (Refer to Non-Coastal Zoning Ordinance for decision-making body)

Figure P-8 Development Standards for the Single-Family Estate (SFE) Designation






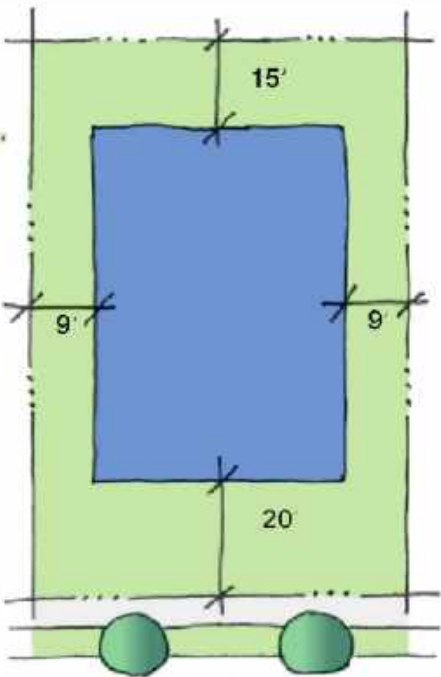
<p>The Single Family Estate (SFE) designation is comprised of parcels with a minimum lot size of 8,000 square feet. This designation provides single-family houses that are both alley loaded and street loaded (garages on the front façade).</p>	
<p>Purpose & Intent</p>	
<p>Minimum Lot Width shall be based upon the following standards:</p> <ul style="list-style-type: none"> ▶ 45 feet: If garage entry is from a rear alley. ▶ 50 feet: If garage is set back behind the house and accessed by a single-car wide driveway. ▶ 60 feet: If two or more garage bays face the street. 	
<p>Lot Width</p>	
<div>   </div> <p>Single-Family (Alley-Loaded) Single-Family (Street-Loaded)</p>	
<p>Allowable Building Types</p>	
<div>    </div> <p>No Front Driveway Front Driveway with Rear Detached Garage Front Driveway with Attached Garage</p>	
<p>Allowable Frontage Type</p>	
<div>  </div> <p>Minimum Front Setback: 20'</p> <p>Minimum Side Setback: 9'</p> <p>Minimum Rear Setback: 15' (detached garages may encroach on rear setback)</p> <p>Maximum Height: 25'</p>	
<p>Building Placement & Height</p>	

Figure P-9 Development Standards for the Single-Family Traditional (SFT) Designation

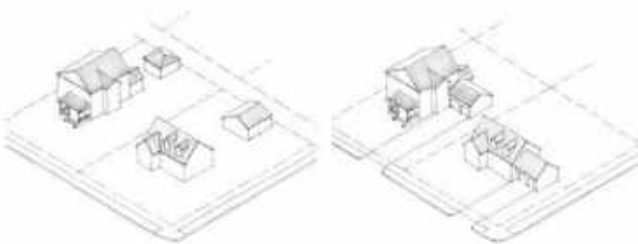

<p>The Single Family Traditional (SFT) designation is comprised of parcels with a minimum lot size of 4,000 square feet. This designation provides single-family houses that are both alley loaded and street loaded (garages on the front façade).</p>	
<p>Purpose & Intent</p>	
<p>Minimum Lot Width shall be based upon the following standards:</p> <ul style="list-style-type: none"> ▶ 45 feet: If garage entry is from a rear alley. ▶ 50 feet: If garage is set back behind the house and accessed by a single-car wide driveway. ▶ 55 feet: If garage is set back at least 15 feet from the front of the house. ▶ 60 feet: If two garage bays face the street and garages are set back less than 15 feet from the front of the house. 	
<p>Lot Width</p>	
 <p>Single-Family (Alley-Loaded) Single-Family (Street-Loaded)</p>	
<p>Minimum Front Setback: 15' (may be reduced up to 20% if average front setback on block is greater than 15')</p> <p>Minimum Side Setback: 5'</p> <p>Minimum Rear Setback: 15' (Garages may encroach on rear setback if side yard is increased to 15')</p> <p>Maximum Height: 25'</p>	
<p>Allowable Building Types</p>	
<p>Building Placement & Height</p>	
 <p>No Front Driveway Front Driveway with Rear Detached Garage Front Driveway with Attached Garage</p>	
<p>Allowable Frontage Type</p>	

Figure P-10 Development Standards for the Main Street Promenade (MSP) Designation

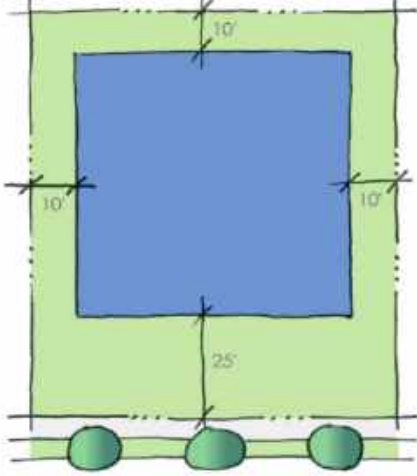


<p>This designation is characterized by duplex and triplex homes meant to appear like one larger home with gracious front setbacks and alley loaded garages. The Main Street Promenade is the primary entry to the existing Town of Piru and the recreational amenities north of town. This street corridor is perhaps the most important aspect of the expansion plan and every effort must be made to ensure that development mirrors that of the existing Main Street homes. Triplex units shall be limited to corner lots and lots adjacent to or facing parks.</p>	
<p>Purpose & Intent</p>	
<p><i>Duplex, Triplex (Alley Loaded)</i></p> 	<p>Minimum Front Setback from Main Street/Pacific Avenue: 25' (May be reduced by the decision-making body when an existing residence on an adjacent property has less than 25' required setback)</p> <p>Minimum Front Setback from Interior Streets: 15'</p> <p>Minimum Side Setback: 10'</p> <p>Minimum Rear Setback: 10' (Garages may encroach on rear setback if side yard is increased to 15')</p> <p>Maximum Height: 25'</p> <p>Minimum Lot Width: 75' (May be averaged)</p>
<p>Allowable Building Types</p>	<p>Building Placement, Height & Lot Width</p>
	
<p>Allowable Frontage Type</p>	

Figure P-11 Development Standards for the Cottage Residential (CR) Designation

<p>The multi-family cottage clusters will provide the more affordable housing product, but every attempt will be made to ensure that development resembles single-family residential.</p>	
<p>Purpose and Intent</p>	
<div data-bbox="381 737 868 1157" data-label="Image"> </div> <p>Multi-Family Cottage Cluster</p>	<div data-bbox="1003 411 1349 852" data-label="Image"> </div> <p>Minimum setback from Main Street: 25'</p> <p>Minimum Front, Side and Rear street setback (other than Main Street: 10' (garages may encroach on side or rear setback)</p> <p>Minimum Building Separation: 0'</p> <p>Maximum Height: 25'</p>
<p>Allowable Building Types</p>	<p>Building Placement & Height</p>
<div data-bbox="342 1356 716 1535" data-label="Image"> <p>No Front Driveway</p> </div> <div data-bbox="302 1587 740 1787" data-label="Image"> </div>	<div data-bbox="846 1356 1308 1577" data-label="Image"> </div> <div data-bbox="846 1587 1308 1787" data-label="Image"> </div>
<p>Allowable Frontage Type</p>	

Figure P-12 Development Standards for the Retail Mixed-Use (RMU) Designation

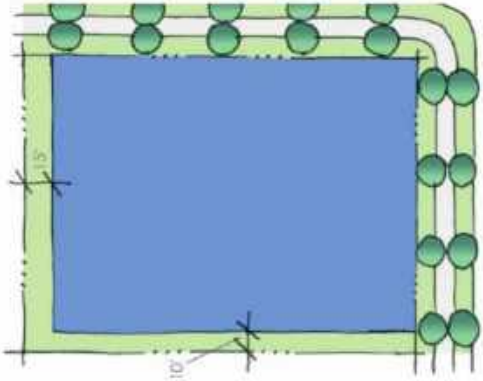
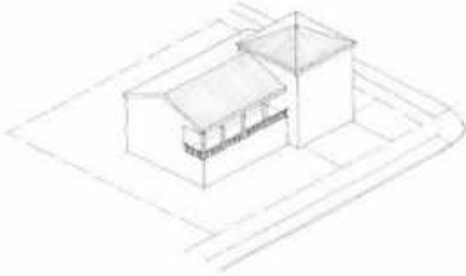



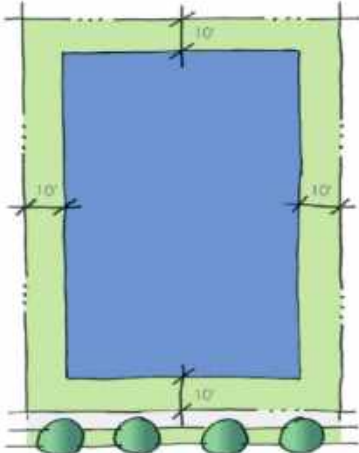


<p>This designation will accommodate a mix of residential, retail commercial, restaurants, offices, civic uses and other compatible uses.</p>	 <p>Minimum Rear Setback: 15' (may be measured from centerline of rear alley) Maximum Height: 35'</p>
<p>Purpose & Intent</p>  <p>Vertical Mixed-Use</p>	
<p>Allowable Building Types</p>	<p>Building Placement & Height</p>
 <p>Storefront</p>	
<p>Allowable Frontage Type</p>	

Figure P-13 Development Standards for the Residential High Density (RHD) Designation

<p>The residential high density multi-family developments will provide housing units for lower-income households, while also maintaining open space for the benefit and recreational use of residents.</p>	
<i>Purpose and Intent</i>	
 <p>High Density Multi Family</p>	 <p><i>Minimum setback from public street: 10'</i></p> <p><i>Minimum Front, Side and Rear street setback 10'</i></p> <p><i>Minimum Building Separation: 0'</i></p> <p><i>Maximum Height: 35'</i></p>
<i>Allowable Building Types</i>	
	
<i>Allowable Frontage Type</i>	

Circulation, Transportation, and Mobility

Roadways

P-21

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of, and visitors to, Piru.

P-21.1

Conformance with the Circulation Map

The County shall require all road improvements to be in conformance with the Circulation Map which the County has designed to reflect the goals in this section (Figure P-14 and Table P-6).

P-21.2

Street Improvements within Urban and Existing Community

For street improvements within Urban and Existing Community designated areas (Figures P-2, P-3 and P-4), the following apply:

a. Residential and Community Facility Designations:

The County shall require public street improvements adjacent to Residential and Community Facility designations, with the exception of Center Street which is to be consistent with Policy P-21.2-b, below, to be constructed in accordance with County of Ventura Public Works Agency Plate B-4(A) (Residential Roads, Urban with Parkways) as it existed in the County Road Standards on January 28, 1986 (Table P-6).

b. Commercial Designations Within or Adjacent to the Commercial Town Center:

The County shall require public streets adjacent to Commercial designations within or adjacent to the Commercial Town Center (Figure P-4) to be constructed in accordance with County of Ventura Public Works Agency Plate B-3(D), (Secondary Free Access and Commercial and Industrial Roads) which requires a 10-foot monolithic sidewalk (Figure P-15).

c. Main Street, South of the Railroad Tracks (Figures P-16, P-17, P-18, and P-19):

Between SR 126 and the first intersection north of SR 126, the County shall require Main Street to be developed with an 8-foot wide multi-purpose pathway, an 8-foot wide landscaped parkway and a landscaped median.

North of the first intersection north of SR 126, the County shall require Main Street to be developed as above except that the center median would be eliminated.

At the intersection nearest the public park, the County shall employ bulb-outs and pedestrian-activated signals to facilitate safe pedestrian movement across Main Street.

At the Fillmore-Piru Citrus Association packing house, the County shall provide a left-turn lane to facilitate truck access to the packing house. The County should eliminate on-street parking at the packing plant and carefully design the multi-purpose pathway with signage and pavement markings to minimize potential safety conflicts with packing house truck traffic.

South of the intersection with Via Fustero, the County shall provide a landscaped median island (Figure P-20).

P-22

To ensure that new development ties into the existing circulation system by an adequate street network.

P-22.1**Driveway and Access Point Consolidation**

The County shall require discretionary development adjacent to State Highway 126 to be designed to consolidate driveways and access points, wherever possible, in order to minimize traffic disruption on this major arterial.

P-22.2**Design Plans Requirement Along Main Street Corridor**

Prior to recordation of any tract maps along Main Street, south of the railroad tracts, the County shall require a detailed design plan to be prepared for the Main Street corridor from Highway 126 to the railroad tracts that will include drainage, landscaping, irrigation, street lighting, a community entrance monument, pedestrian/bicycle pathways and street crossing elements. The County shall require such design plan be reviewed by the Piru Neighborhood Council and approved by the Public Works Agency, the Fire Department, and the Planning Division and include a detailed funding program for construction and long-term maintenance.

Regional Multimodal System**P-23**

To provide safe pedestrian and bicycle pathways throughout the Community.

P-23.1**Multimodal Access**

The County shall plan discretionary development to facilitate pedestrian, bicycle, transit, as well as automobile access, both within and outside the development.

P-23.2**Street and Sidewalk Improvements**

The County shall condition all discretionary development to provide street and sidewalk improvements as indicated in policy P-21.2, and in accordance with the Ventura County Design Criteria and Specifications for Landscape Plans and Recommended Street Tree List established by the Public Works Agency. With regard to those improvements indicated under policy P-21.2 the County shall require a landscape maintenance entity, subject to the approval of the Public Works Agency, to be established prior to Final Map Recordation or Zoning Clearance.

P-24

To encourage expanded commercial bus and rail service to and from Piru.

Funding

P-25

To distribute the cost of circulation improvements equitably among benefitting property owners and users.

P-25.1

Fair Share of Road Improvements

The County shall condition discretionary permits to dedicate land and/or construct road improvements as needed to meet County standards for street development and planned future roads consistent with this Area Plan.

Figure P-14 Circulation Plan

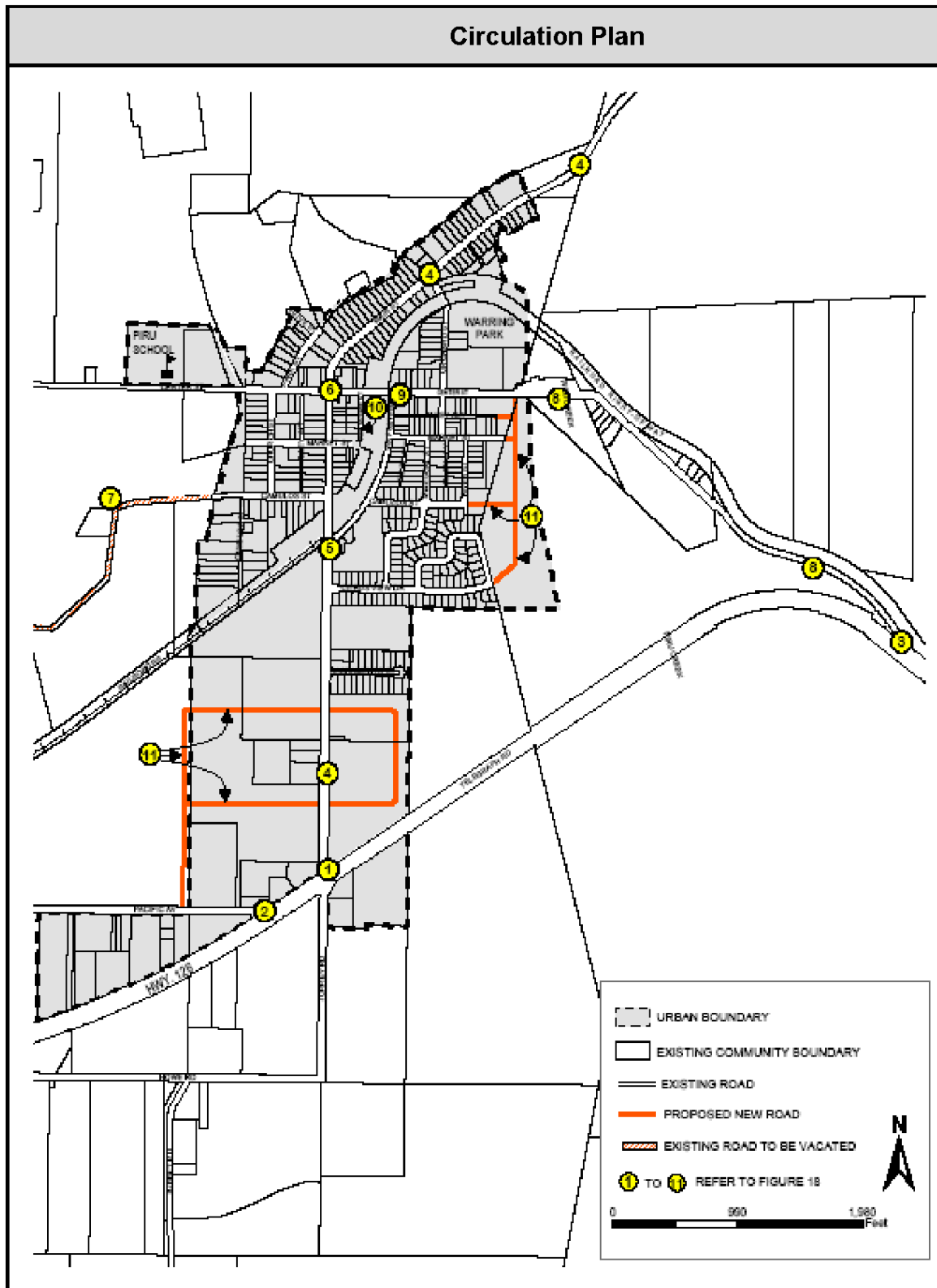


Table P-6 Description of Proposed Circulation Improvements

Number	Description of Proposed Circulation Improvements
1	<p>SR 126/MAIN STREET INTERSECTION:</p> <p>Modify the signalization at SR 126 and Main Street to include the following:</p> <ul style="list-style-type: none"> • Add left turn signals for east/west traffic on SR 126; • Add pedestrian signals for northbound and southbound crossing SR 126 • Modify “Signal Ahead” signing to have actuated/flash only when the signal is Red for SR 126 and provide “Prepare to Stop” extinguishable message signs; • Lengthen left turn lanes on SR 126 on both eastbound and westbound approaches; • Increase distance for advanced detection in both directions on SR 126 • Modify the striping on SR 126 on the eastbound approach to Main Street in advance of the left-turn lane to provide a median striped with double yellow lines on both sides and reinforced with channelizers; • Consider addition of “No Right-Turn on Red” signage to reduce cross-traffic on the proposed left-turn arrow; • Consider reduced speed on SR 126 to 50 mph in the approach to the Main Street and SR 126 intersection, similar to signage at the approach to the City of Fillmore; • Consider posting “No Parking” signs and/or red curb Main Street and on SR 126 adjacent to the gas station. • Provide a town identity monument on SR 126 near Main Street.
2	<p>SR 126/PACIFIC AVENUE INTERSECTION:</p> <p>Signs prohibiting left-turns and driving on the shoulder should be installed on SR 126 at the SR 126/Pacific Avenue intersection.</p>
3	<p>SR 126/CENTER STREET INTERSECTION:</p> <p>Add a southbound right-turn lane on westbound SR 126 approaching Center Street.</p>
4	<p>MAIN STREET/PIRU CANYON ROAD:</p> <ul style="list-style-type: none"> • A “25 MPH Zone Ahead” sign should be installed on southbound Piru Canyon Road approaching the developed area of Piru; • Piru sign at Orchard Street and Piru Canyon Road is damaged and should be removed; • The information/directional signs for Lake Piru should be relocated to indicate Main Street is the preferred route to access Lake Piru from SR 126; • Consider relocating the posted 25 mph sign on Main Street northbound from SR 126, to a location further south.
5	<p>STREET/VIA FUSTERO INTERSECTION:</p> <p>Modify the intersection of Main Street and Via Fustero to provide stop signs for all intersection approaches and a center median with landscaping south of Via Fustero and improved channelization (Figure P-21). Consider adding a monument sign directing traffic to the Lake.</p>
6	<p>MAIN STREET/CENTER STREET INTERSECTION:</p> <p>Consider modifying the intersection of Main Street and Center Street to provide “Stop Ahead” signage and handicapped pedestrian curb/sidewalk improvements.</p>
7	<p>CAMULOS STREET:</p> <p>Road segment west of Warring Wash to be vacated.</p>
8	<p>CENTER STREET:</p> <ul style="list-style-type: none"> • The speed limit on Center Street should be reviewed east of the Piru Creek Bridge to SR 126. Consider a 35 mph limit sign, if consistent with State Law.

Number	Description of Proposed Circulation Improvements
9	CENTER STREET/VIA FUSTERO INTERSECTION: Modify the intersection of Center Street and Via Fustero to provide stop signs for all legs. Pavement and sidewalk improvements are required on the southwest corner of the intersection. The striping should also be improved.
10	PIRU SQUARE DRIVE: Consider Vacating Piru Square Drive.
11	NEW COLLECTOR STREETS: Should be designed to provide adequate circulation to the Camulos Orchard area east of the Citrus View development and to the area along Main Street, north of Highway 126 and south of the Fillmore-Piru Citrus Association Packing Plant and Citrus View development. (Funding: Conditioning of adjacent discretionary development.)

Notes:

- New road alignments are conceptual. Final design shall be subject to Public Works approval.
- Funding for road improvements will be augmented by other sources such as State and Federal grants, and the County Road Fund when funds are available and in accordance with County-wide priorities. In addition, any discretionary development shall be conditioned to contribute toward road improvements from which they derive benefits.
- The Public Works Agency shall consider comments and concerns of the Piru Neighborhood Council prior to implementation of circulation improvements in the Piru Area of Interest.
- Improvements to Highway 126 will require an encroachment permit from Caltrans.

Figure P-15 1986 County Road Standards Plate B-4

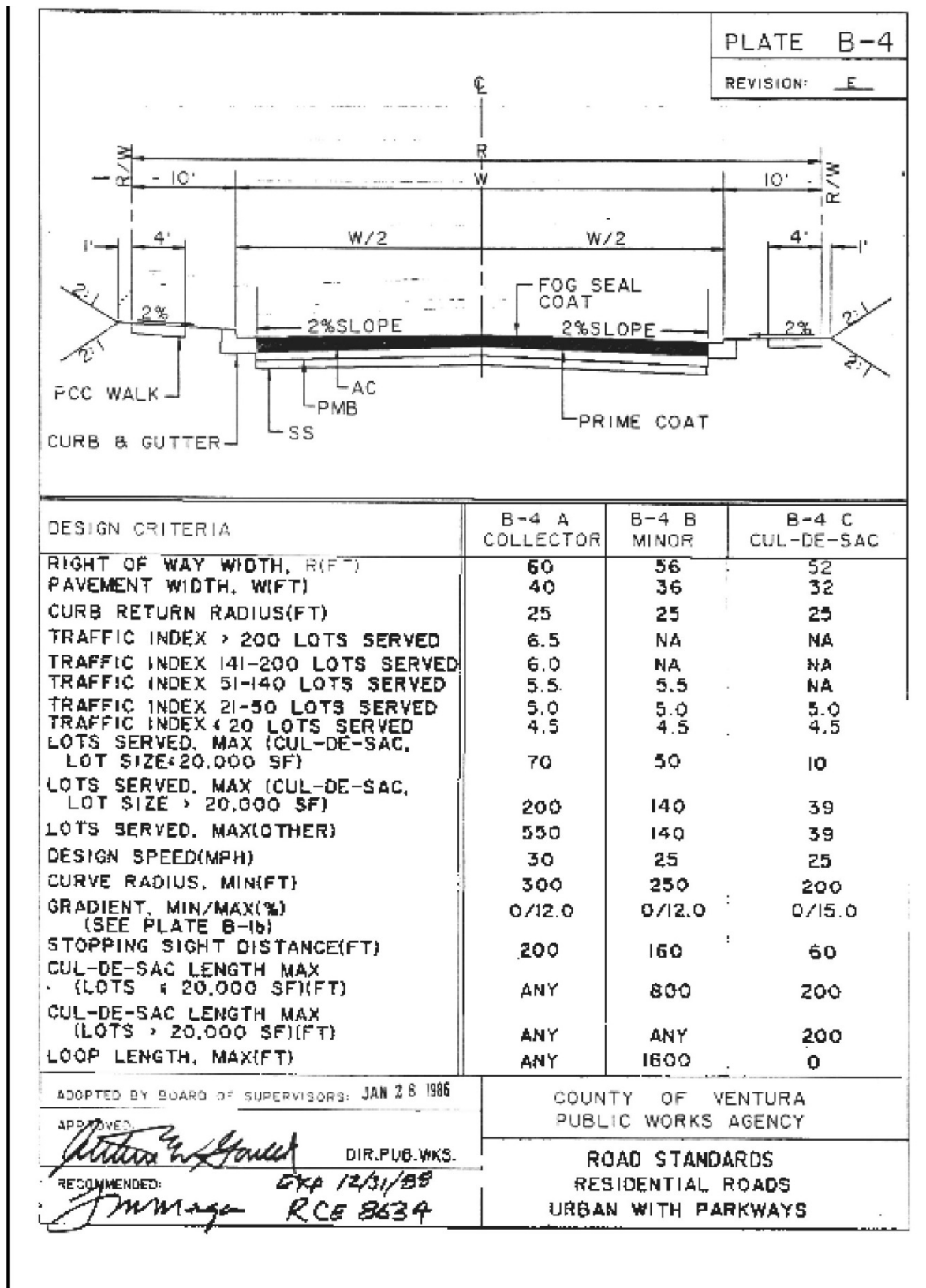


Figure P-16 1986 County Road Standards Plate B-3

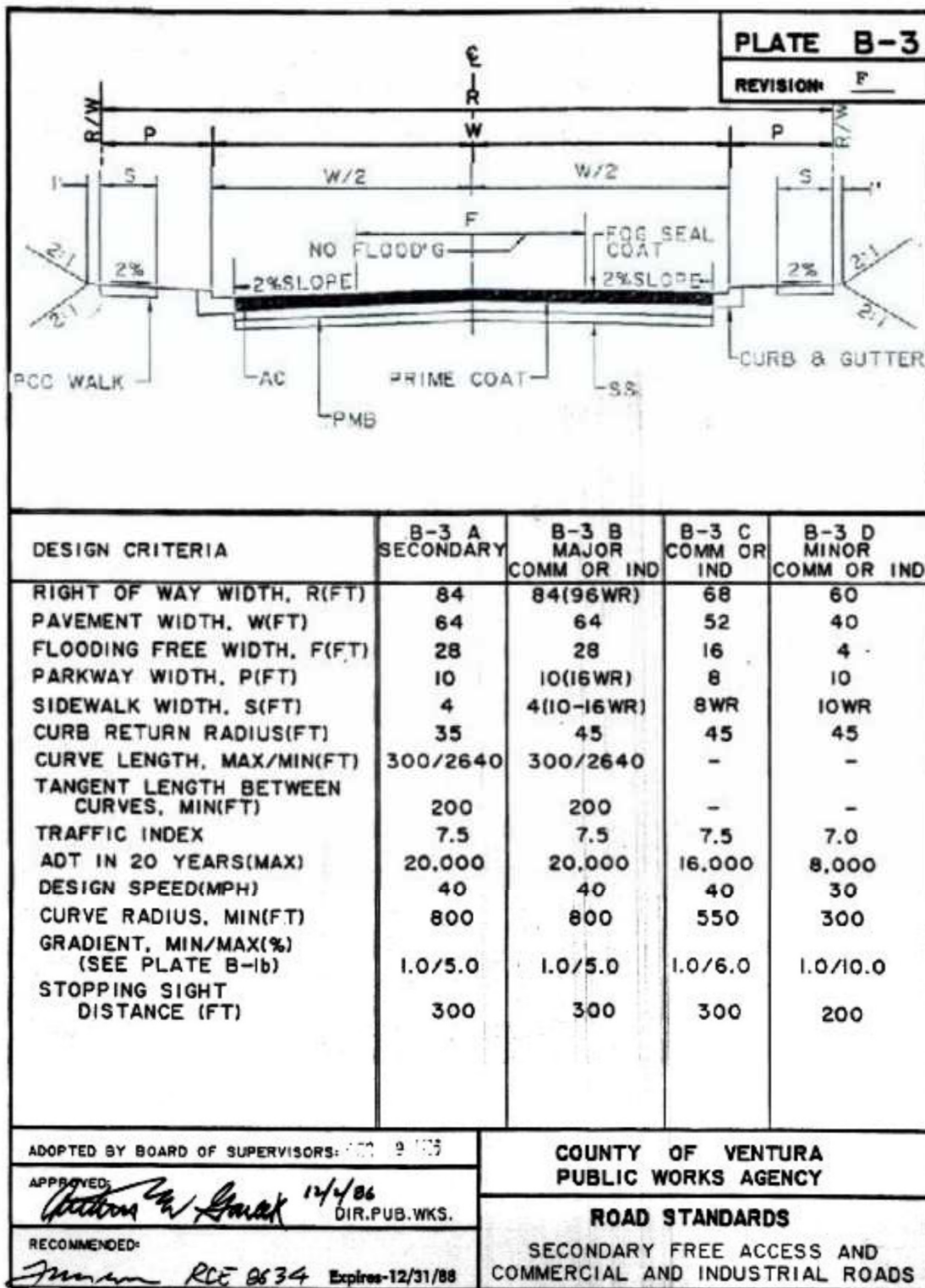


Figure P-17 Enhanced Main Street Concept Plan



Figure P-18 Enhanced Main Street - Cross-Section "A"

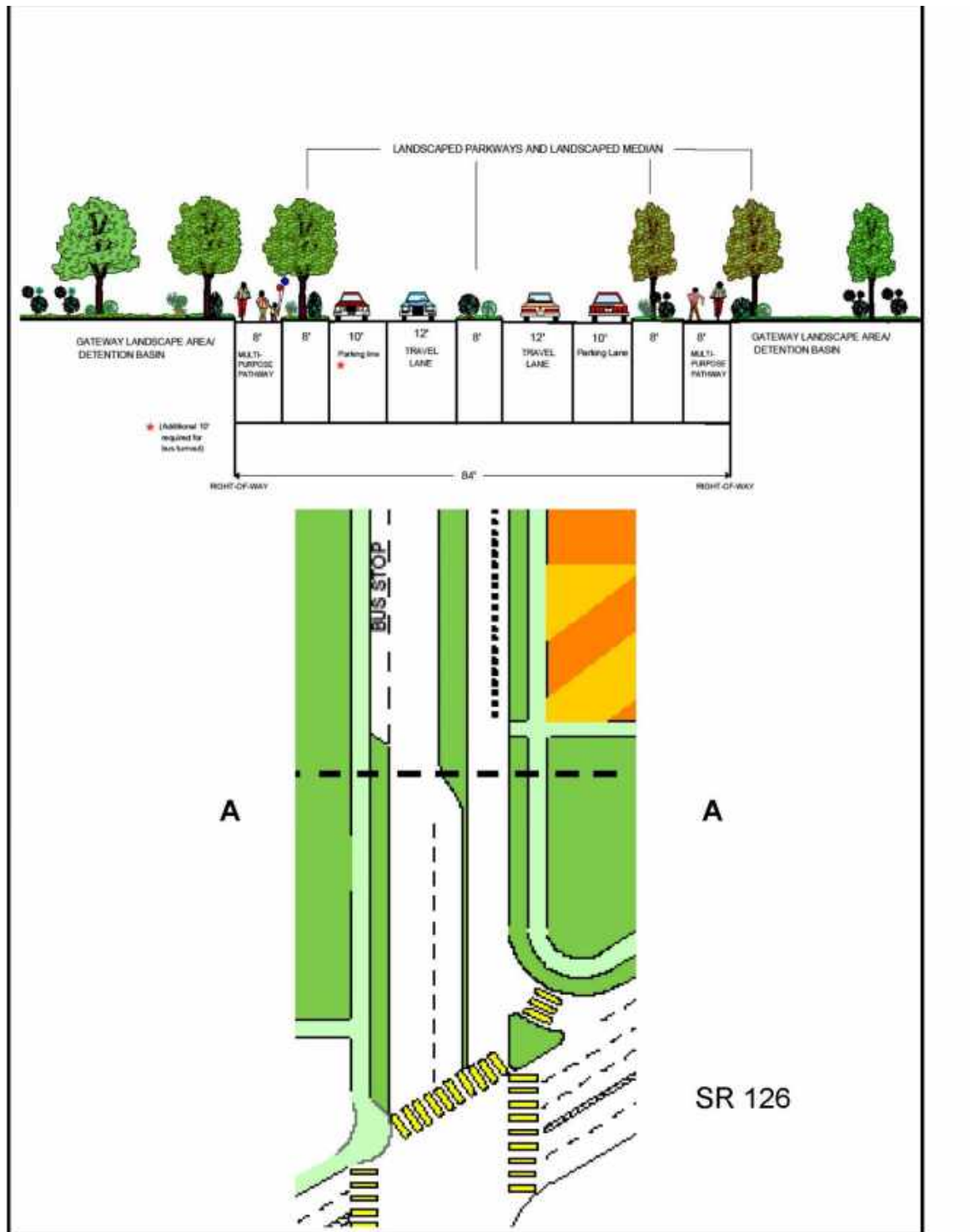


Figure P-19 Enhanced Main Street - Cross-Section "B"

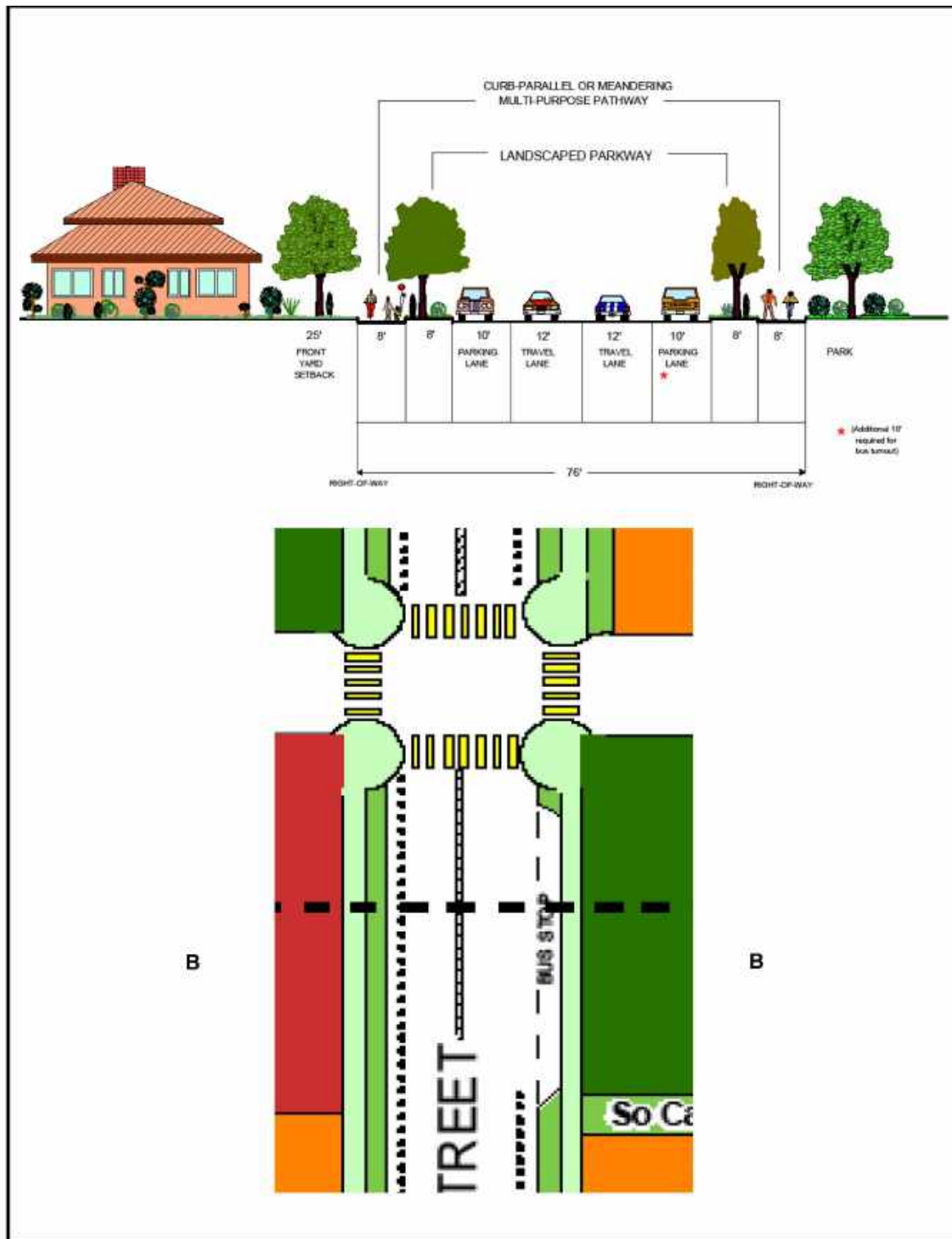


Figure P-20 Enhanced Main Street - Cross-Section "C"

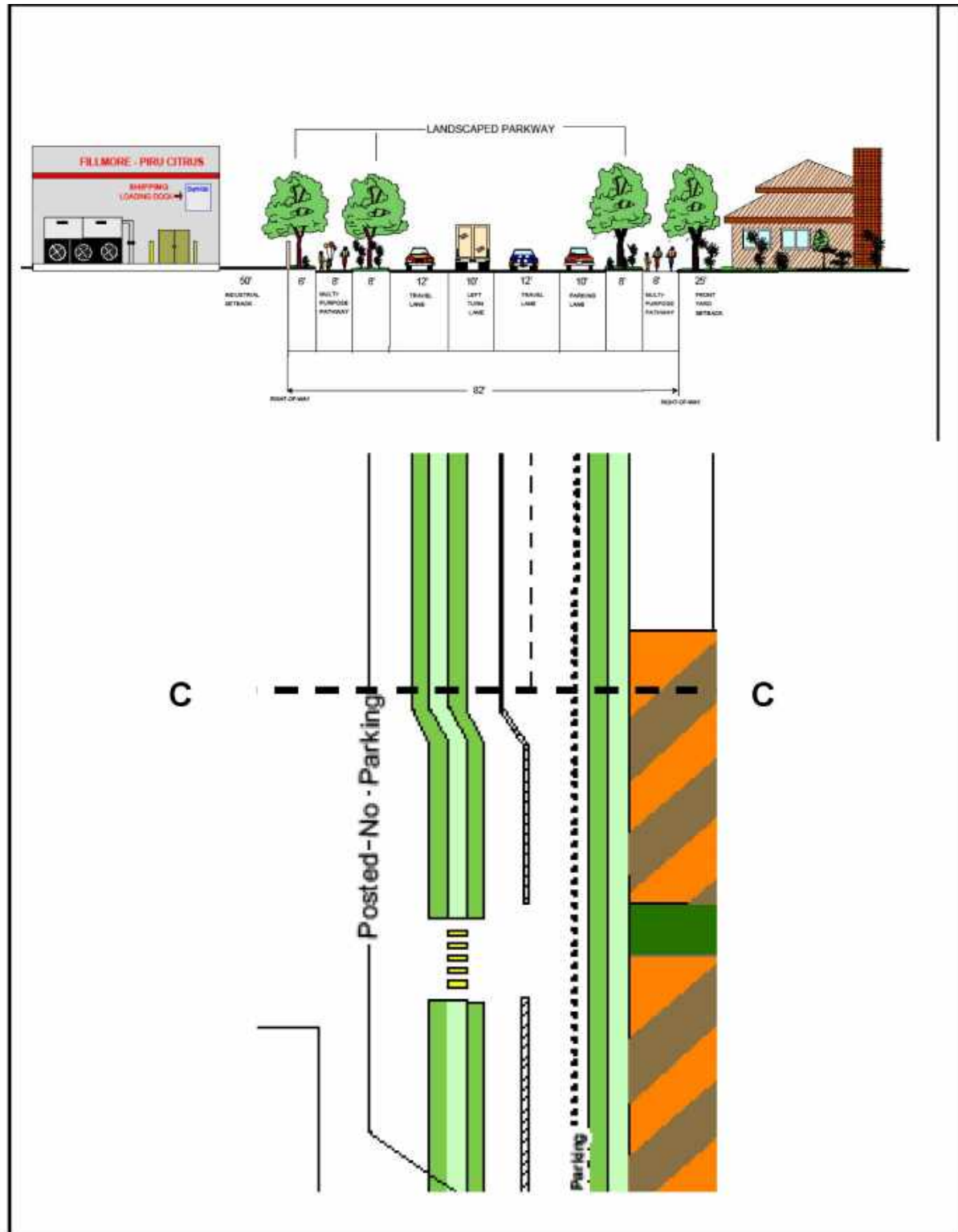
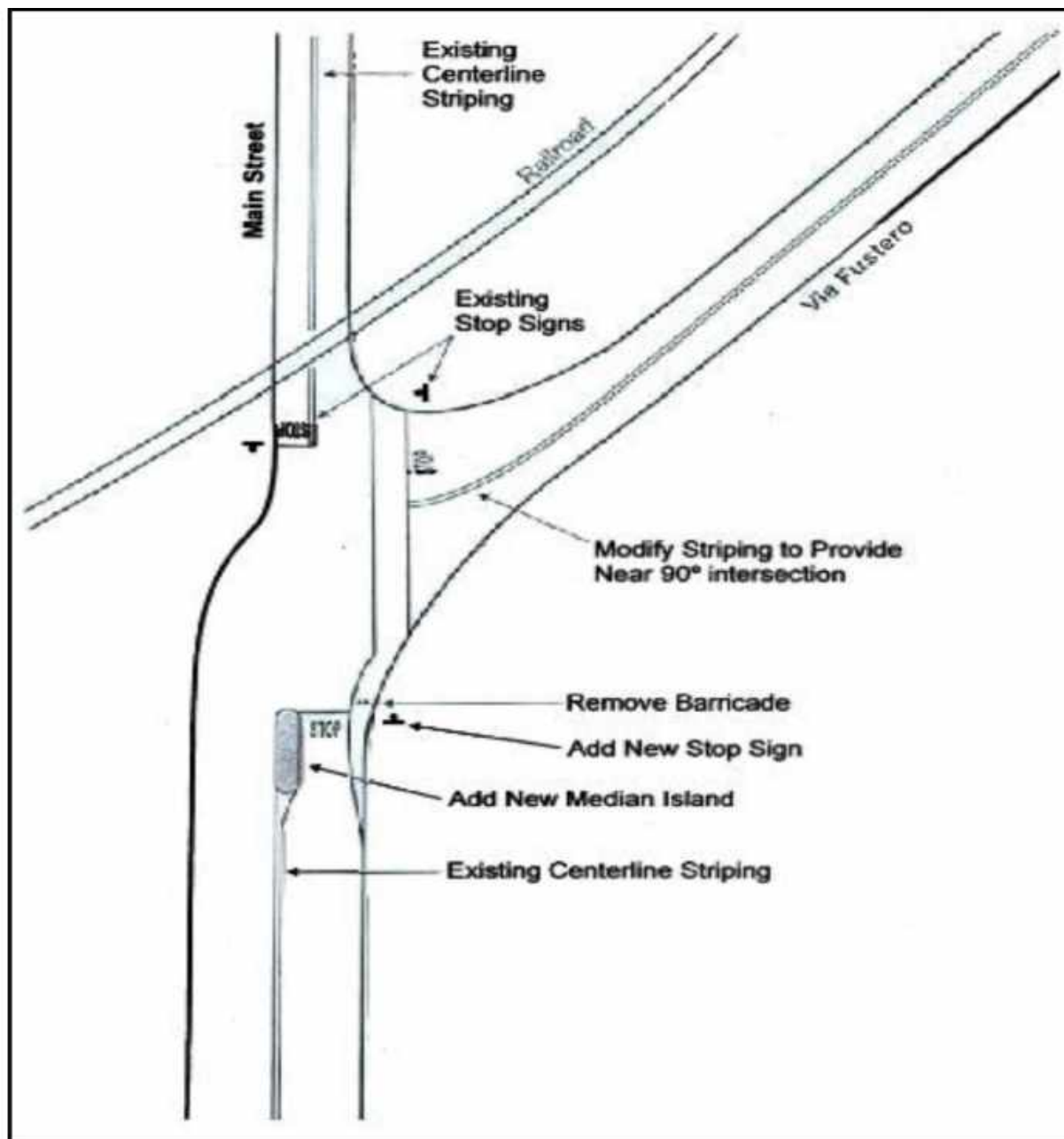


Figure P-21 Intersection Enhancements at Main Street and Via Fustero



Public Facilities, Services, and Infrastructure

Wastewater Treatment and Disposal

P-26

To ensure that wastewater treatment capacity is reserved at the Piru treatment plant for existing and potential development consistent with this Plan.

P-26.1

Sewer Availability

The County shall require all discretionary development within the Urban and Existing Community areas to be connected to the sewer system. All discretionary development shall obtain a sewer availability letter from Waterworks District #16 prior to project application.

P-26.2

Consistency with the County's Water Quality Management Plan

The County shall require any modification of the Piru sewage treatment plant to be consistent with the County's Water Quality Management Plan and to consider the feasibility of wastewater reclamation.

P-26.3

Excess Waste Disposal Capacity

The County shall require any waste disposal capacity in the Piru Treatment Plant, in excess of that required to service the existing and planned development in the Urban and Existing Community areas, to be reserved to allow for the orderly expansion of the Piru Community, consistent with the Land Use Plan for the Piru Community (Figures P-2, P-3, P-6. and P-7) as it may be amended in the future.

Solid and Hazardous Waste

P-27

To encourage recycling of solid waste materials.

Community Facilities

P-28

To encourage the provision of essential services to the homeless, jobless, and others in urgent need of public assistance within the Piru Area of Interest.

P-28.1

Small Day Care Facilities

The County shall encourage small day care facilities in the residential zones to provide necessary care for children of working parents.

P-29

To provide needed facilities for the elderly and handicapped.

P-29.1

Small Residential Care Facilities

The County shall encourage small residential care facilities for the elderly and handicapped in the residential zones.

Library Facilities and Services

P-30	To ensure a quality education for the children of Piru.
P-31	To minimize overcrowding in the schools serving Piru.
P-32	To ensure that adequate facilities and materials exist to provide high quality education in Piru.
P-32.1	School District's Impact Mitigation Fee Programs The County shall require all residential development projects to comply with the School District's impact mitigation fee programs consistent with limitations imposed by State law.
P-32.2	Fillmore Unified School District Project Review The County shall provide the Fillmore Unified School District with the opportunity to review discretionary residential development and public park and recreational facility proposals.

Park and Recreational Facilities

P-33	To provide a range of recreational opportunities and programs which are easily accessible to the residents of Piru.
P-33.1	Limited Recreational Facility Expansion at Lake Piru The County shall encourage limited expansion of recreational facilities at Lake Piru, provided it is consistent with the open space character of the area.
P-33.2	Private Recreation Areas The County shall condition Planned Residential Development projects to provide private recreation area within the development.
P-33.3	Recreational Facilities and Services at New Parks As much as possible, the County should design any new parks to provide complementary recreational facilities and services.
P-34	To encourage cooperation of the School District in providing facilities for recreational purposes.
P-35	To encourage new residential developments to provide recreational facilities for the population expected to be generated.

P-35.1 Fair Share of Park and Recreation Facilities

The County shall condition subdivisions to provide land and improvements for park and recreation facilities or shall pay in lieu, fees to help finance needed park and recreation facilities (e.g., the expansion and development of Warring Park).

P-35.2 New Park Sites Requirement for General Plan Amendments and Zone Changes

The County shall not allow General Plan Amendments and Zone Changes that would result in an increase in population to become operative unless an additional park site has been identified with a willing seller and full funding program exists that will ensure sufficient funds for acquisition of commensurate acreage of parkland and sufficient funds for park development and long-term maintenance and operation.

Law Enforcement and Emergency Services

P-36

To ensure that an adequate level of effective law enforcement is provided within the Piru Area of Interest.

P-36.1 Adequate Security During Construction

The County shall condition discretionary development projects to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).

P-36.2 Adequate Security Lighting for Projects

The County shall condition discretionary development projects to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum one foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).

P-36.3 Landscaping Interfere with Police Surveillance

The County shall condition discretionary development permits to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).

Fire Protection

P-37

To ensure that an adequate level of fire protection is provided within the Piru Area of Interest. *[Source: Existing Piru Goal 4.4.1.1]*

P-37.1 Adequate Public Facilities and Services for Discretionary Development

The County shall permit discretionary development only if adequate water supply, access, and response time for fire protection can be made available.

P-38

To encourage the upgrading of the Warring Water Service system to meet minimum fire flow standards in all areas of the system.

Conservation and Open Space

Biological Resources

P-39

To protect and enhance the significant biological resources in the Piru area.

P-39.1

Discretionary Permits in Open Space Designations

The County shall require all discretionary permits in Open Space designated areas to be consistent with the preservation and development of an environment suitable to wildlife and flora indigenous to the area.

P-40

To protect the Piru Creek wildlife migration corridor between the Los Padres National Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.

P-40.1

Riparian Habitats

The County shall require all discretionary development located within 100 feet of Piru Creek or the Santa Clara River to be sited and designed to prevent impacts which would significantly degrade riparian habitats. The County shall condition discretionary projects located within or adjacent to these watercourses to dedicate wildlife corridor easements if deemed necessary by the County to protect biological resources.

P-41

To encourage and support the management policies of the U.S. Fish and Wildlife Services, California Department of Fish and Game and the Los Padres National Forest in its attempt to preserve and protect the California Condor and its habitat.

P-41.1

Agency Consultation

The County shall require the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the National Audubon Society at the Condor Research Center be consulted when discretionary development proposals are submitted which may affect biological resources.

Scenic Resources

P-42

To protect the significant open views and vistas of the natural features endemic to the Piru Area of Interest.

P-42.1

Public Views of Natural Ridgelines

The County shall prohibit discretionary permits involving excessive and unsightly terracing, grading of hillsides, and development which will obscure or alter public views of the natural ridgelines.

P-43

To protect certain important views which lend identity to Piru or which have been historically enjoyed by the residents.

P-43.1**Public Views of Piru Mansion**

The County shall discourage discretionary development which would obscure public views of the Piru Mansion.

P-43.2**Local Scenic Roads**

The County shall designate State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road as Local Scenic Roads (Figure P-23). The County shall require discretionary permits located within view of a Local Scenic Road to be reviewed for compliance with the following criteria:

- (a) The County shall require a sign program to be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
- (b) The County shall require outside storage to be landscaped and/or screened from public view.
- (c) The County shall require existing healthy, mature trees to be retained, where feasible.
- (d) The County shall require discretionary development to be designed consistent with the Piru Community Design Guidelines (see Appendix).

P-43.3**Scenic Resource Protection Zone**

The County shall continue to designate the viewshed to the highest ridgeline surrounding Lake Piru as a Scenic Resource Protection Zone. Within this viewshed, the following requirements shall apply:

- (a) The County shall require any request for significant grading to be evaluated through the discretionary permit process.
- (b) The County shall require removal, damaging, or destruction of protected trees to be in compliance with the County's Tree Protection Regulations.
- (c) The County shall prohibit discretionary development which would significantly degrade or destroy a scenic view or vista.
- (d) The County shall prohibit freestanding off-site advertising signs.

P-43.4**Landscaped Setbacks along Highway 126**

The County shall condition discretionary residential development along Highway 126 to provide a landscaped setback along the highway, which may be combined with a stormwater detention basin, sound attenuating berm and/or other features designed to screen and soften public views of the development and reduce noise impacts to residents.

P-43.5**Landscaped Screening Adjacent to the Percolation Basin**

The County shall require landscape screening between the residential development and the United Water Conservation Percolation basin. In lieu of this requirement, the developer may elect

to enhance the existing landscaping along Highway 126 at the percolation basin. The County shall require the design for such landscape screening to be prepared by a landscape architect with input from an acoustical engineer, to include a funding program for long-term landscaping and wall maintenance, and to be reviewed by the Piru Neighborhood Council and approved by the Planning Division.

Cultural, Historical, Paleontological, and Archaeological Resources

P-44

To preserve and to protect the cultural resources of Piru and its Area of Interest, including archaeological and historical properties, and unique, ethnic and social values.

P-44.1

Important Landmark Preservation

The County shall require important local landmarks such as the Piru Mansion, Piru Methodist Church, Lechler's Museum, Juan Fustero Historical Marker, Round Rock Hotel, Piru Cemetery (including the cross above the cemetery), Old Center Street Bridge, Piru Train Bridge, and Camulos Ranch (including the ranch cemetery, chapel and walnut tree) be preserved and protected where feasible for the benefit of future generations by designation of eligible properties as County Historic Landmarks.

P-44.2

Archaeologically Significant Area Review Requirement

The County shall require all discretionary permits involving construction or earth movement within the Piru Area of Interest be reviewed by the State Central Coastal Information Center and Native American organizations as designated by the Native American Heritage Commission. If the development is located within an archaeologically sensitive area, the County shall require a field reconnaissance study be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. The County shall require a qualified archaeological observer and Native American representative be present during any trenching or earth movement at such sites. If artifacts of historical or archaeological significance are uncovered, the County shall require the site be preserved until the County Planning Division determines the proper disposition of the site based on a recommendation from a qualified archaeologist and the local Chumash Native American Community.

P-45

To promote historic preservation programs which recognize cultural resources as central to an understanding of community history and character and necessary for the cultural persistence of contemporary peoples.

Soil and Mineral Resources

P-46

To protect aggregate mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive mining of the resource.

P-47

To avoid land uses which would preclude or hamper access to, or extraction of, significant mineral deposits.

P-48

To minimize the land use incompatibility between possible future mining activity and uses which may be impacted by such activity (e.g., residential).

P-48.1

Minerals Resource Management Program Compliance

The County shall require sand and gravel mining projects to comply with all requirements of the Minerals Resource Management Program (MRMP) as adopted by the Board of Supervisors. (Ventura County Ordinance Code, Section 8107-9 (et. seq.) and Board of Supervisors Resolution No. 222).

P-48.2

Minerals Resource Protection Overlay Zone Restriction

The County shall prohibit development within a Minerals Resource Protection (MRP) Overlay Zone (see General Plan - Goals, Policies, and Programs and Zoning Ordinance) if the use will significantly hamper or preclude access to or the extraction of aggregate resources.

Oil and Gas Resources

P-49

To protect liquid and gaseous mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive extraction of the resource.

P-50

To ensure that oil and gas exploration and development projects in the surrounding area are conditioned so as to minimize adverse impacts.

P-51

To minimize the land use incompatibility between oil and gas drilling operations and uses which may be impacted by such activity (e.g., residential).

P-51.1

Zoning Ordinance Compliance

The County shall require oil operators to adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.

P-51.2

Oil Truck Traffic Impacts

The County shall condition oil development permits to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.

P-51.3

Production Site Screening Requirement

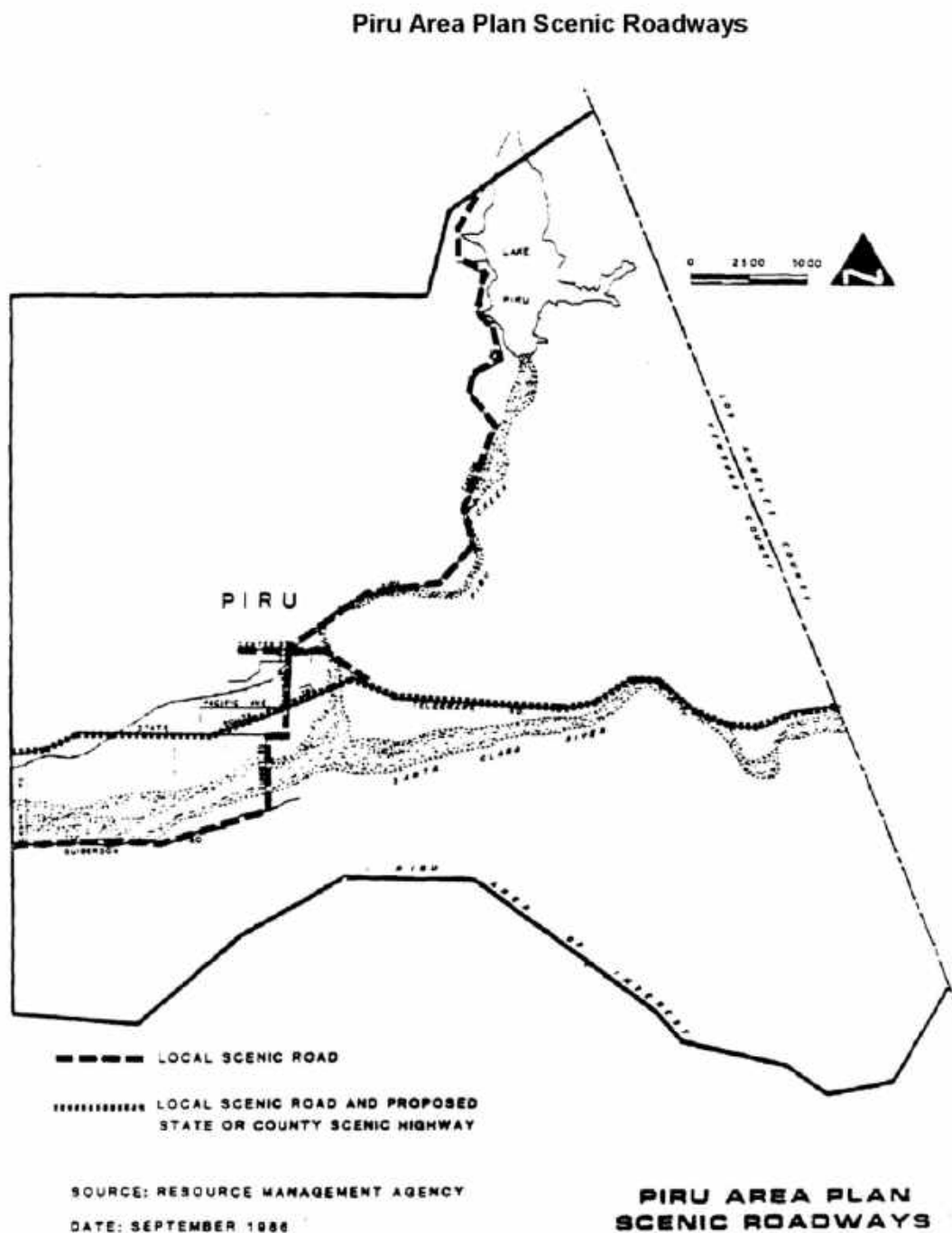
The County shall require all production sites to be screened from any public road, or residence located within 500 yards, by natural terrain or vegetation which will reach the height of production equipment within five years.

P-51.4

Oil Refining

The County shall prohibit oil refining in the Piru Area of Interest.

Figure P-22 Piru Area Plan Scenic Roadways



Energy Resource Conservation

P-52

To create a land use pattern which minimizes energy consumption.

P-53

To encourage the use of alternative sources of energy within new development.

P-54

To encourage the employment of energy conservation techniques in new development.

P-54.1

Energy Conservation Plan Requirement

The County shall require new discretionary development submit an energy conservation plan which shall demonstrate energy savings over conventional construction (e.g., by use of solar energy or other means).

Open Space

P-54.2

Open Space

The County shall encourage developers to provide adequate open space which respects natural features and scenic qualities.

Hazards and Safety

Fire Hazards

P-55

To protect the public and minimize public and private losses due to fire hazards.

P-55.1

High Fire Hazard Area Building Requirements

The County shall condition all discretionary permits in High Fire Hazard Areas to utilize fire retardant or fire proof building materials.

P-55.2

High Fire Hazards Area Landscaping Requirements

The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire retardant plant materials, cleared areas or other acceptable means of reducing fire hazards.

P-56

To discourage development in High Fire Hazard Areas.

P-56.1

Adequate Water and Access for Firefighting

The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes. The County shall not approve such permits if the County Fire Prevention District cannot provide adequate response time for fire protection.

P-57

To support the Ventura County Fire Protection District and Los Padres National Forest controlled burn program as a wildfire prevention tool, along with fuel breaks and other fire prevention measures.

Flood Hazards

P-58

To protect the public and minimize public and private losses due to flood hazards.

P-58.1

Flood Plain Management Ordinance Compliance

The County shall require new development located in the 100-year flood plain to be regulated by the County's Flood Plain Management Ordinance.

P-58.2

Flood Hazard Protection

The County shall require new development be protected from flood hazards and designed to avoid aggravating flood hazard to downstream properties in flood prone areas.

P-58.3

Discretionary Development within the 100-Year Floodplain

The County shall permit discretionary development outside the floodway but within the 100-year floodplain (Flood Fringe area) as designated on the Flood Insurance Rate Maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration, only if it can be shown through engineering analysis that such areas will be protected from a 100-year flood.

P-59

To encourage the construction of adequate surface drainage and flood control facilities to serve the community.

Geologic and Seismic Hazards

P-60

To protect the public and minimize public and private losses due to seismic and geologic hazards.

P-60.1

Seismic and Geologic Hazards

The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their development proposals. The County shall require developers to specify how they intend to alleviate the effects of the identified hazards on their development proposal.

P-60.2

Seismic and Geologic Hazard Mitigation

The County shall prohibit development in seismic and geologic hazard areas where hazards cannot be mitigated without significant adverse environmental effects or where public expenditures for mitigating would not be cost-effective.

P-60.3 Geologic-seismic Investigation Requirement

The County shall require a geologic-seismic investigation be performed and reports submitted for the following types of projects located within the Piru Area of Interest:

- (a) Essential facilities (e.g., hospitals, schools, major utility facilities, trunk lines, and storage facilities, etc.)
- (b) High occupancy buildings (e.g., theaters, churches, etc.)
- (c) Major projects (e.g., multi-story residential buildings, large commercial and industrial buildings and facilities, etc.)

P-60.4 County Building Code Compliance

The County shall require all development be subject to the geologic and seismic requirements of the County's Building Code.

Noise

P-61

To provide for a quiet environment through proper land use planning and permit conditioning.

P-61.1 Noise Compatibility

The County shall require all discretionary permits be reviewed for noise compatibility with surrounding uses to protect residences and other noise sensitive uses from undesirable noise levels. If the Planning Division determines that a proposal involves potentially significant noise exposure to noise sensitive uses, the County shall require a noise report to be prepared by a qualified acoustical engineer as part of the project's environmental evaluation. The County shall require the report to include recommendations designed to eliminate or reduce the projected impacts.

P-61.2 General Plan Noise Section Compliance

The County shall require development proposals be subject to the policies and standards of the Noise Section of the Goals, Policies, Programs of the Ventura County General Plan.

P-62

To provide for a separation, where feasible, of noise sensitive uses and noise generating uses.

P-62.1 Buffer for Sensitive Uses

The County shall require noise sensitive uses, as defined in the Glossary of the Ventura County General Plan, to be buffered from noise generating facilities (such as highways, railways, and commercial, industrial and parking areas) by the placement of walls, berms, the establishment of setbacks, greenbelts or other appropriate means.

Air Quality

P-63

To promote a level of air quality which protects the public health, safety, and welfare and meets or surpasses State and Federal Primary and Secondary Standards.

P-63.1

Air Pollutant Mitigation

The County shall encourage bike lanes, bicycle parking programs, solar water heating, solar space heating, home delivery service programs, and all other feasible air pollutant mitigation measures in conjunction with discretionary development permits.

P-63.2

Drive-up Facilities

The County shall discourage drive-up facilities for restaurants, banks and similar businesses.

P-64

To ensure that any adverse air quality impacts resulting from commercial, industrial or residential development are mitigated to insignificant levels and that such development is consistent with the Ventura County Air Quality Management Plan.

P-64.1

Adverse Air Quality Impacts

The County shall condition discretionary projects which could have significant adverse air quality impacts to avoid, minimize, or compensate for the air quality impact. The County shall prohibit projects which are inconsistent with the Air Quality Management Plan (AQMP).

P-64.2

Air Pollution Control District Compliance

The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology (BACT) as determined by the APCD. The County shall encourage developers to employ innovative technology, in order to minimize area pollution impacts.

P-64.3

Transportation Systems Management Plan Requirement

Where deemed necessary by the APCD, the County shall require discretionary development projects to submit a Transportation Systems Management (TSM) Plan in accordance with the requirements of the APCD.

Agriculture

Agricultural Land Preservation

P-65

To promote the conservation of soils classified as "Prime" or of "Statewide Importance" as a valuable natural resource.

P-65.1

Prime or Significant Farmlands

The County shall require discretionary permits located on land designated as "Prime" or "Statewide Significance" by the State's Important Farmlands Inventory to be planned and designed to remove as little land from agricultural production as possible and minimize impacts on topsoil.

P-65.2 Land Conservation Act (LCA) Contracts

The County shall encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and to discourage their cancellation or non-renewal.

P-65.3 Buffer for Agricultural Designations

The County shall condition discretionary development adjacent to Agricultural designated land to provide an agricultural buffer (which may include a setback, vegetative screen, roadway, and/or an agricultural easement). The County shall require such buffer be subject to review and approval by the Agricultural Commissioner.

P-66

To control erosion and production of sediment, and to reduce environmental damage from hillside development.

P-66.1 Hillside Erosion Control Ordinance and Building Code Compliance

The County shall require agricultural and other hillside grading be regulated by the County's Hillside Erosion Control Ordinance and Ventura County Building Code (Appendix Chapter 33).

Agricultural and Urban Area Compatibility

P-66.2 Impacts on Agriculture

The County shall review all discretionary development to minimize impacts on agriculture.

Sustainable Farming and Ranching

P-67

To encourage and maintain agricultural operations in order to promote the farm based economy within the Piru Area of Interest.]

Water Resources

Water Supply

P-68

To ensure that adequate quantity and quality of water will be available to all residents, commercial and industrial users, and agricultural operations, in Piru.

P-68.1 Water Availability Letter

The County shall require all new development within the Piru Community to obtain a water availability letter from a County or State of California Department of Public Health approved water purveyor prior to project application.

P-69

To protect and enhance the water resources in the Piru Area of Interest.

P-69.1 Water Quality Management Plan Compliance

The County shall require all discretionary permits be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

P-70

To encourage the maintenance of aquifer recharge operations at the Piru Spreading Grounds.

Water Conservation and Reuse

P-71

To encourage employment of water conservation techniques in new construction.

P-71.1

Water Conservation Plan Requirement

The County shall require developers of discretionary projects to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce project water usage.

Figure P-23 General Plan Land Use Map – Piru Area Plan

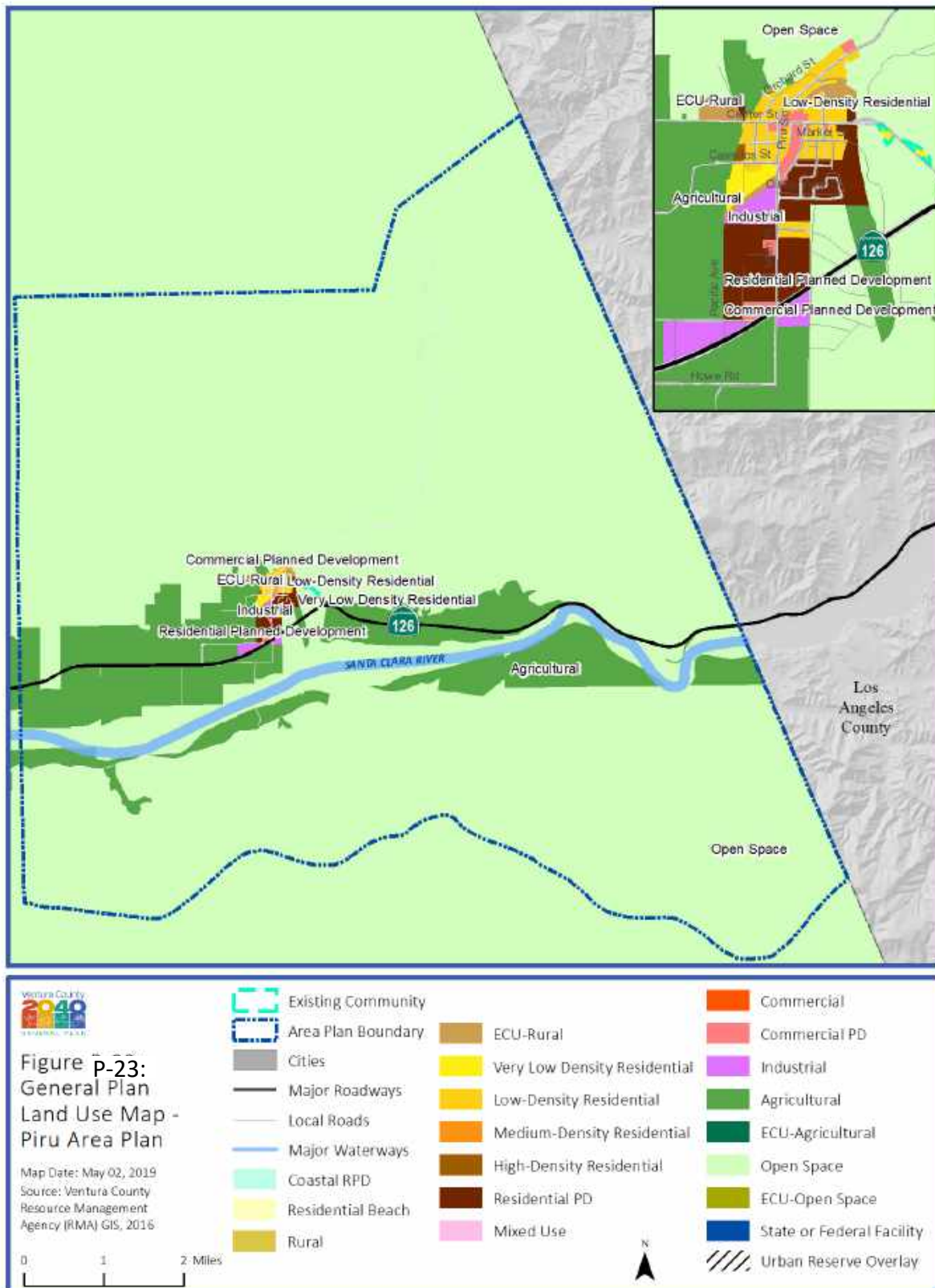


Table P-7 Implementation Programs

Programs	
A	Greenbelt between the City of Fillmore and the Los Angeles County Line At the request of the City of Fillmore, the Planning Division shall work with the City of Fillmore to establish a greenbelt between the City of Fillmore and the Los Angeles County Line.
B	Public Review Group Authority The County shall require the Piru Neighborhood Council to continue to be the Board of Supervisors' designated public review group, authorized to review all discretionary land use entitlements proposed within the Community of Piru to ensure that community design standards are adhered to, and that neighborhood compatibility issues are addressed.
C	Area Plan Review The County shall require the Piru Area Plan to be reviewed by the County Planning Division and the Piru Neighborhood Council concurrently with any major General Plan amendments in the Piru area. The purpose of such review is to bring the Plan up-to-date, to reflect any changes in County-wide policies and to ensure that the goals, policies and programs of the Piru Area Plan continue to reflect community standards.
D	Information to the Piru Neighborhood Council The County Planning Division shall continue to coordinate an information exchange with Los Angeles County to ensure that the Piru Neighborhood Council is informed of projects planned in Los Angeles County which could adversely affect the Piru Area of Interest.
E	Consideration of Community Services District Formation The County shall require, upon receipt of a valid application, the Local Agency Formation Commission (LAFCO) to evaluate the feasibility of forming a Community Services District (CSD) in Piru. The County shall consider consolidating one or more of the following functions into the CSD: sanitation (Water Works District No. 16), domestic water supply, street lighting (County Service Area No. 14), sidewalks (proposed Special Assessment District), parks (currently administered by the County General Services Agency), and other functions as may be deemed appropriate.
F	Program Responding to the Property Owners' Request When property owners representing 60 percent of all property within the Piru Community, or 60 percent of the linear frontage on each block proposed to be included in this program, sign a petition requesting that the County construct, maintain, or repair the sidewalks installed within the developed area of the Piru Community, the County Public Works, in consultation with the Piru Neighborhood Council, shall develop a program responding to the property owners' request. This program shall include funding mechanisms such as assessment and/or maintenance districts. Where feasible, the Public Works Agency shall make the cost of this program affordable to the Piru residents through local volunteer labor and/or extending the payback period.
G	Television and Motion Picture Industry The County shall encourage the television and motion picture industry to continue using Piru as a setting for movies and television shows.
H	CBD Overlay Zoning District Amendment The County shall require the Planning Division to prepare an amendment to the County Zoning Ordinance that would permit a mix of residential and commercial uses within the CBD Overlay zoning district.

Programs	
I Colina Vista Residential Project	The County shall encourage the Area Housing Authority to continue to administer the Section 8 Colina Vista residential project, comprised of 35 single-family rental units, located east of Main Street and north of Citrus View Drive.
J Federal HOME Project	The County of Ventura shall continue to administer a Federal HOME project to support development of 22 single-family units to be built by Habitat for Humanity on the former Duneden Tract.
K Circulation Improvements	As funds permit, the Public Works Agency shall work to implement those circulation improvements identified by the Piru Area Plan (Table P-3 and Figure P-14) that are under the jurisdiction of the County. Additionally, the Public Works Agency shall work with Caltrans to encourage implementation of traffic safety recommendations for Highway 126 identified in the Katz, Okitsu & Associates Traffic and Circulation Study in the Town of Piru (February 2004), as appropriate and consistent with public law.
L Secure Bicycle Parking Facilities	The County shall encourage applicants for discretionary development projects to provide secure bicycle parking facilities.
M Incentives for Transit Use	The County shall encourage applicants for discretionary development projects to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).
N Bus Service Extension	The County shall require the Piru Neighborhood Council to work with local residents and the Ventura County Transportation Commission to extend bus service from Piru to Los Angeles County as available funds and service demand warrant.
O Feasibility of Abandoning Piru Square Drive	The Public Works Agency shall study the feasibility of abandoning Piru Square Drive.
P Storm Drain Facilities	The County shall require the County Public Works Agency to continue to monitor and maintain, as necessary, the existing Piru storm drain system that is within the County road right-of-way (Transportation Department) and Ventura County Flood Control District Red Line Channels in the Piru Area of Interest. The County shall require improvements in the Piru area drainage systems to be made to consider deficiencies identified in the report on the Piru Master Drainage Plan (Koebig and Koebig, Inc., 1972). The County shall allow such improvements to be constructed concurrently with new development, or as funds become available and in conformity with County-wide priorities.
Q Social Services	The Public Social Services Agency shall continue to provide financial assistance, counseling, and other critical services to persons and families in need.
R Grants for Social Services	The Office of the Chief Administrative Officer shall continue to actively pursue Federal and State grant programs with potential benefit to persons and families in need within the Piru Area of Interest.

Programs	
S	Programs for Young Adults in Recreation or Community Service The County shall encourage programs involving young adults in recreation or community service activities.]/
T	Piru Community Redevelopment Agency Cooperation The County shall require the Piru Community Redevelopment Agency to cooperate with the Ventura County Transportation Commission (VCTC) to develop and utilize the 100-foot railroad right-of-way to support the goal of the Community Facility land use designation.
U	Expansion and Development of Warring Park The General Services Agency shall take necessary steps to assure the expansion and development of Warring Park to meet the needs of residents of the Community of Piru.
V	Collaboration for Development of Recreational Facilities The General Services Agency shall encourage service clubs, civic groups, and individuals to help in the development of recreational facilities.
W	Joint Use of Fillmore Unified School District Facilities The County shall encourage the Fillmore Unified School District to jointly develop and use school property for recreational purposes.
X	Information Exchange with the Fillmore Unified School District The County Planning Division shall continue to coordinate an exchange of information with the Fillmore Unified School District regarding school needs and new residential development.
Y	Use of Fillmore Unified School District Facilities during Off-School Hours The County shall encourage the Fillmore Unified School District to utilize school facilities during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.
Z	Funding for the Fillmore Unified School District The County shall encourage Fillmore Unified School District to explore all available funding sources for financing needed school facilities.
AA	Adequate Provision of Law Enforcement The Sheriff's Department shall continue to review discretionary permits to ensure provision of an adequate level of law enforcement.
BB	Crime Prevention Programs The County Sheriff's Office within the Community of Piru shall continue to encourage crime prevention programs such as the Neighborhood Watch Program.
CC	Joint Efforts for Crime Prevention The County Sheriff's Department shall continue to support and promote efforts to organize neighborhood, rural, and industrial crime prevention techniques and conducts residential security surveys and public awareness programs.

Programs

DD Adequate Provision of Fire Protection

The County Fire Protection District Bureau of Fire Prevention shall continue to review all new development to ensure provision of an adequate level of fire protection.

EE Emergency Warning and Evacuation Plan

The County Sheriff's Department Office of Emergency Services shall maintain (and update as necessary) an emergency warning and evacuation plan to protect Piru area citizens in the event of the imminent failure of Santa Felicia Dam at Lake Piru and other dams upstream on tributaries to the Santa Clara River.

FF Blanket Oil Permit Modification

The County shall require existing "blanket" oil permits which allow unlimited drilling to be modified on a case-by-case basis, as problems occur, and as opportunities arise, so that new wells will be subject to environmental and jurisdictional review.

GC Scenic Highway Designation

The County shall require the County Planning Division to investigate the possibility of designating State Highway 126 as a County or State Scenic Highway due to its significance as a regional scenic corridor. This program would require a survey of State Highway 126, rezoning of adjacent properties with the Scenic Highway Protection Overlay Zone, and coordination with the State of California Department of Transportation to achieve State Scenic Highway designation.

HH Lake Piru Management

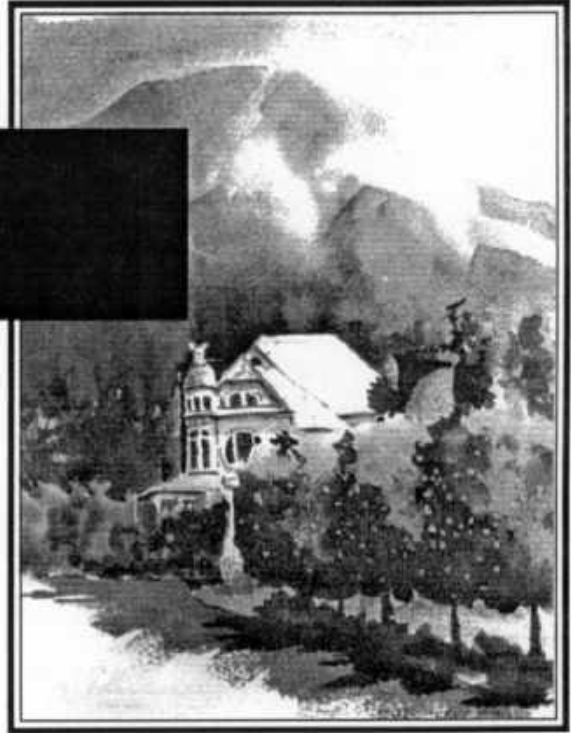
The United Water Conservation District should manage Lake Piru for multiple purposes, where appropriate (e.g., water conservation, flood control, recreation, and hydroelectric generation).

II Agricultural Education Programs

The County Agricultural Department, Farm and Home Advisor, and the Resource Conservation District shall continue education programs for farmers and ranchers and will encourage the development and implementation of best management systems, stressing application of biological and cultural pest control techniques with selective pesticides when necessary to achieve acceptable levels of control with the least possible harm to non-target organisms and the environment.

Appendix – Piru Community Design Guidelines

APPENDIX



PIRU COMMUNITY DESIGN GUIDELINES

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PIRU COMMUNITY DESIGN GUIDELINES

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PIRU COMMUNITY DESIGN GUIDELINES

Introduction

In May 1996, the Ventura County Board of Supervisors adopted in concept the Piru Community Enhancement Plan, prepared by Mainstreet Architects and Planners, Inc. and Stephanie Diaz, Planning Consultant. Included in the Plan were Architectural Design Guidelines, which were intended to encourage design compatible with the existing historical character of the Piru community. This Appendix has been created to facilitate the application of these guidelines, specifically to commercial development within the Commercial Town Center, Highway 126, and Railroad Property. The County of Ventura wishes to thank Nicholas Deitch, Mainstreet Architects and Planners, Inc. for his cooperation and assistance in the reformatting of the Piru Community Design Guidelines.

In April 2006, Downtown Solutions conducted a series of community planning workshops (visioning charrette) within the Piru community. One result of that exercise was a *Vision Poster* which became the model used by project proponents for their land use entitlements within the Piru Expansion Area. Additionally, Downtown Solutions produced a *Smart Growth + Mixed Use Study* which became the foundation for the development standards used by the Piru Area Plan for the Piru Expansion Area. This study also provided the basis for the Residential Design Guidelines which have been incorporated into the Piru Community Design Guidelines. Ventura County thanks Mark Brodeur, Kendra Stevens and Wendy Beattie and the rest of the Downtown Solutions team for their efforts on behalf of the Piru community.

PIRU COMMUNITY DESIGN GUIDELINES

Figure 1



Architecture of the Commercial Town Center displays an elegant simplicity unique to the Santa Clara River valley.

These guidelines apply primarily to commercial and residential development within the Piru community and along Highway 126. All construction is encouraged to reflect the rural aesthetic of the community. Any building with historic significance should be handled with great care to preserve the historic character and fabric of the structure and its setting. Any application to change, alter, modify, remodel, remove or significantly affect any Designated Cultural Heritage Site shall be subject to review by the Cultural Heritage Board pursuant to the Cultural Heritage Ordinance (Ventura County Ordinance Code Section 1360, et. seq.).

For purposes of these Community Design Guidelines the use of the terms “shall” and “will” denote mandatory standards or requirements, while the terms “should” or “may” indicate recommended guidelines that may be modified or waived by County decision-makers if an applicant can demonstrate overriding circumstances that render the guideline infeasible or impractical given the circumstances, or if the intent of the guideline will be achieved in a different manner.

1. Intent

Piru is a small compact community with relatively few opportunities for new construction to occur.

However, because it is so small, even a minor project can have a significant effect on the perceived character of the community. The primary intent of these design guidelines is to encourage good design that is compatible with the existing historic character of Piru – its “sense of place”. This character is unique among the towns of the Santa Clara River Valley in that the community has remained compact, with clearly definable edges, a predominantly rural village character, and a distinctively simple Commercial Town Center – small but very urban in form.

Another key intent of these guidelines is to maintain a clear difference between the character of the Commercial Town Center ([Figure 1](#)), which is urban in nature, and the rest of the community, which is rural and residential in nature. This concern applies especially to commercial development at the highway and to development on the railroad Property. Such development should be designed to reflect the rural character of the community, and should in no way attempt to mimic the urban forms of the Commercial Town Center. Instead, structures at these locations should reflect an agrarian or rural highway aesthetic, as described herein.

All proposed structural or façade changes as well as new public or private construction in the Plan Area

PIRU COMMUNITY DESIGN GUIDELINES

that require the issuance of a discretionary permit, should be designed consistent with the Design Guidelines. It is also recommended that a Design Professional prepare the plans for such changes and new construction within the Plan Area. The process for design review is to be in compliance with the requirements in the County's Zoning Ordinance.

2. Building Design Criteria for the Commercial Town Center

The buildings of the Commercial Town Center are simple, small scale boxlike structures (*Figure 2*) which front the sidewalks and provide a distinct contrast to the surrounding community. These humble buildings make no attempt at “illusions of grandeur” (such as through the use of oversized parapets or enlarged cornices) typical of the small town main street of the time. Yet, in their simplicity they provide a very charming and memorable setting. Although there are some subtle variations among them, the basic features which make up this simplicity include:

- Simple rectangular building fronts which abut the sidewalk.
- Brick facing, generally earthen colors, with very simple patterning and detail.
- Door and window openings which are “punched” into the building face.

On the south side of Center Street (*Figure 3*), buildings incorporate some common elements:

- A concrete base or “bulkhead”, across the building front, extending two to three feet above the sidewalk.
- A simple concrete or brick “soldier course” cornice capped with a plain concrete parapet.
- Vent openings in the brickwork are typically found in the upper central portion of the façade.

The Bank building also includes some stone or terra cotta detailing, including arched door molding and medallions.

Renovations and infill construction within the Commercial Town Center should emulate the existing buildings by incorporating the features identified above.

Figure 2



Northeast corner of Main and Center Street.

Figure 3



Typical building front, south side of Center Street.

2.1 Building Mass and Organization

To assure that new and renovated buildings are compatible with the existing character and scale of the Commercial Town Center, new and infill buildings should be organized into increments of no less than twenty-five (25) feet and no more than fifty (50) feet in width (the historic panel increments typically found in the Commercial Town Center).

Buildings which occupy more than fifty feet of frontage should be designed to appear as several small buildings or several smaller but related parts of a larger structure. This can be accomplished in several ways, such as incremental changes in roof eave lines and/or ridge line; changes in wall plane; grouping of windows into varying or repetitious patterns; and coordinated

PIRU COMMUNITY DESIGN GUIDELINES

placement of design elements, including walls, fixtures, windows, and storefronts. Therefore, the criteria covered in the sections which follow should be addressed.

2.1.1 Street Level Building Increment

At street level, building design should reflect the regular and somewhat uniform pattern of alternating façades (the “building increment”) of the existing Commercial Town Center. Each building is different, although each is made up of a similar combination of entries and storefronts, interrupted by brief structural walls which serve to define one shop or building and the beginning of another (Figure 4).

To support the objectives of these guidelines, the following exterior building design criteria should be applied:

Figure 4



The “*building increment*” - a common language spoken in different ways - gives the street variety while maintaining a strong relatedness among buildings.

- a. **Building Increment** – Building increments should be a maximum of fifty (50) feet in width, but should typically vary between twenty-five (25) and fifty (50) feet (the historic parcel sizes within the Commercial Town Center). Buildings which exceed fifty (50) feet should be designed to reinforce the building increment and pattern of the existing Commercial Town Center.
- b. **Building Entrance** – At least one building entrance should be provided every twenty-five (25) feet to encourage a high level of pedestrian activity at the street.
- c. **Larger Buildings** – Larger buildings should be designed to appear as a collection of adjacent structures when street frontage exceeds fifty feet (Figure 5).

Figure 5



Larger buildings should be designed to respect the historic building increment.

- d. **Storefront Openings** – Storefront openings should be between 10 feet and 20 feet in width. Storefront systems within these openings should be designed in substantial conformance with these guidelines.

2.1.2. Roofline and Upper Level Building Design

Buildings within the Commercial Town Center are typically simple in mass and form. New buildings with lot frontages of fifty feet or less should present a profile expressive of this simplicity. Buildings with frontage which exceeds fifty (50) feet may incorporate changes in roof or parapet which serve to reinforce the expression of the historic building increment, as defined above. In addition, the following criteria should apply:

- a. **Single Story Buildings** -- Single story buildings should emulate the simple “parapet” roofline or profile typical of other buildings in the Commercial Town Center (Figure 6).

Figure 6



Single story building of the smallest increment.

- b. **Building Height** – Building heights should match those of the existing Commercial Town Center,

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with average floor to ceiling heights ranging between eleven (11) and fourteen (14) feet.

- c. **Two Story Buildings** – The upper portion of two story building should be designed to reflect a refinement of the incremental rhythms and pattern of openings found at the street level of the building façade (Figure 7). The primary components at the upper story, such as windows, wall panels, projecting bays, etc., should typically be grouped in a manner consistent with the building increment established at street level.



Two story building of the smallest increment.

- d. **Cornices and Moldings** – Cornices and molding, if used, should be used to unify and connect the composition of the building façade. They should be simple and used sparingly, consistent with other buildings of the Commercial Town Center.

2.1.3. Special Architectural Features

Highly prominent architectural features, such as towers and turrets, are discouraged. If used, they should be reserved for buildings occupying key locations within the Commercial Town Center, such as a street corner.

Decorative features such as gables, bay windows, balconies, finials, etc., should be used sparingly, if at all.

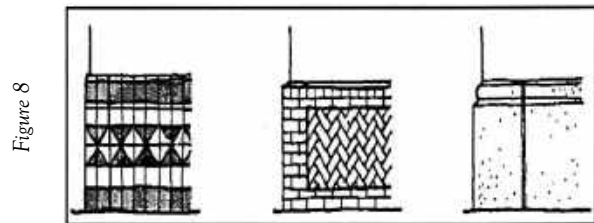
2.1.4 Architectural Elements

Buildings in the Commercial Town Center should incorporate some combination of architectural elements common to the historic building fabric, several of which are identified below:

- a. **Building Base** – Where the building meets the sidewalk, and extending two (2) or more feet up the building face, is the opportunity to establish

an architectural building base. This base may be as simple as a change in surface texture, a projection or break in the wall plane, or a change in material or color (Figure 8).

It is desirable to provide a base material that is highly resistant to damage, defacing, and general wear and tear. Cast-in-place concrete, precast decorative concrete, stone masonry, brick, and commercial grade ceramic tile are examples of excellent base materials. Hollow core fiberglass mesh reinforced precast concrete should not be used as a base material, as it is susceptible to breakage and puncture. Stucco is not a desirable material for building base.



Building Base.

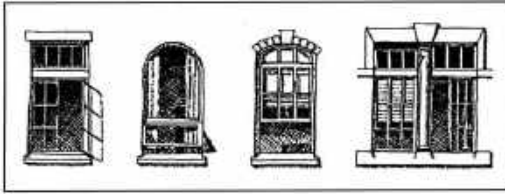
- b. **Windows, Doors, and Openings** – Windows, doors, and other openings should be detailed in a traditional manner to establish them as important parts of the total façade composition.

In general, storefront openings should be horizontal, while upper level windows should be vertical or square orientation. Upper level windows may be paired to create a proportionate unit which is nearly square, or clustered to create pattern combinations which establish a rhythm of features of varying proportions which are related by the overall façade composition (Figure 9).

Sills, headers, and moldings can be used to frame and enhance the significance of an opening. In some cases an opening may warrant greater attention, such as at or above an entry. The molding and header may be enlarged or receive special detail in order to signify its importance in the overall façade composition. Sills and headers can also be used to tie adjacent windows together, or unify true windows and decorative wall panels.

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Figure 9



Upper level windows can be expressed in a variety of ways.

c. **Building Entries** – In all cases entries should be placed a maximum of twenty-five feet apart within the Commercial Town Center. This will help maintain the intimate pedestrian scale and ensure lively pedestrian activity.

- **Doorway Entries** – Doorway entries (other than storefront entries to street level shops or secondary-service entries) should be emphasized in one or more of the following ways:
 - ▶ flanked by columns, decorative fixtures, or other details;
 - ▶ recessed within a larger arched or cased decorative opening;
 - ▶ covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections);
 - ▶ punctuated by means of a change in roof line, a tower, or a break in the surface of the subject wall.
- **Corner Entries** – Buildings situated at the corner of a public street may provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above (Figure 10).
- **Side and Rear Entries** – Where such entries are intended to serve the general public, they should receive design treatment similar to that described above. Where such entries are intended only as service or emergency access points, they should be designed consistent with guidelines for Service Entries described below, except that any such entry which faces onto a public street or right-of-way should be

enhanced, though to a lesser extent than a main entry.

- **Service Entries** – are those entries which are not intended for use by the general public. The service entry should be designed to blend into the surrounding building façade, provided with simple detailing, trim, and finish consistent with the character of the building, such that it should not draw particular attention to itself, but should remain attractive and easy to identify.

Where trash and or storage areas are provided in conjunction with service entries, such areas should be completely enclosed and screened from public view by the use of walls, doors, and gates designed in a manner and with materials consistent with the architecture of the buildings.

Figure 10



Corner entries - one of many ways to express the corner.

- d. **Cornices and Parapet Walls** – should be used to delineate the building profile in a manner consistent with the historic character of the Commercial Town Center (Figure 11).

Buildings should incorporate the following design elements:

- Parapet walls to establish a consistent profile at the street elevation (Figure 12).
- A cornice may be used at the base of a parapet wall or roof curb. Lesser cornices of a similar architectural character may be used to complete the design at side or rear elevations which do not front on a public street.

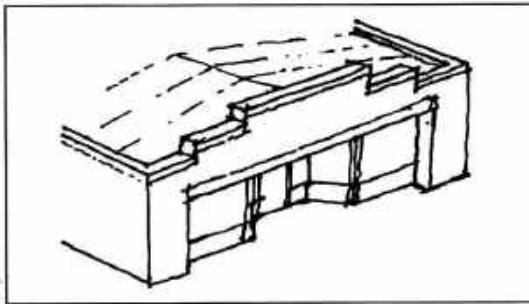
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Figure 11



A concrete parapet rests atop a soldier course of brick on a shop building in Piru's unique Commercial Town Center.

Figure 12



Parapets establish the profile of the building front.

- e. **Pitched Roofs and Eaves** – In the context of Piru, as in most downtown environments, pitched roofs, visible from the street, are a rare exception to the predominant and relatively uniform stage set of flat roofs and parapets. Pitched roofs should, in general, be reserved for prominently situated buildings; for example, those of a civic nature, or those occupying key sites (i.e. street corners, plaza/park frontage).

Where pitched roofs are used, the building should incorporate the following:

- Eaves of pitched roofs should join the building walls with a decorative eave cornice complementary to the design of the building face.
- Where overhang is provided, eaves should present either exposed rafter tails with decoratively shaped ends, or a decorated soffit with soffit vents incorporated into the design.

- Plain and unadorned stucco eave soffit should be avoided.

Rain gutters and downspouts should be concealed, unless designed as a specific architectural feature of the building. Where rain gutters are exposed as a design detail, they should be of copper, or properly primed and painted metal of a color complementary to the building design.

- f. **Side and Rear Building Façades** – Building design character should be consistent over the entire building, especially where the building will be visible from publicly accessible areas such as streets, alleys, or parking areas. Although details may be simplified, elements such as finish materials, cornices, and window trim should be consistent on each elevation.
- g. **Blank Wall Areas** – Walls without openings should not be permitted at the street front. Where a building abuts a side property line at the interior of a block, and where that building's side wall is likely to remain invisible for an extended period of time, that building elevation should reflect a design treatment consistent with the building's established street-front design.

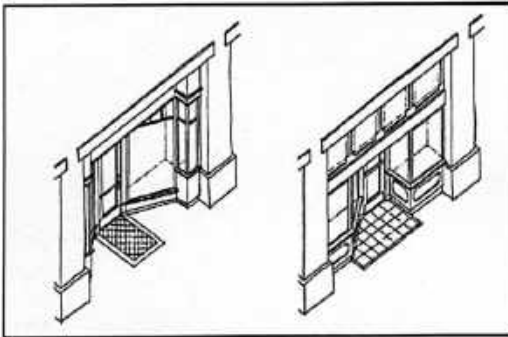
2.2 Storefront Design

Interesting and enticing storefronts are perhaps the most crucial ingredient in promoting a vital and active street life in a commercial district. Storefronts should be generous, providing ample display window and entry points into shops, and a level of design detail which establishes some individuality for each shop or building, while assuring a relatedness from structure to structure (Figure 13). A unique aspect of buildings in Piru, most notably along the south side of Center Street, is that many of the "storefronts" are actually just large windows, rather than the more typical storefront opening which extends down to grade level. Either approach is acceptable, providing that the design is in keeping with the typical context of the Commercial Town Center.

Figure 14 illustrates the storefront design criteria and elements outlined below:

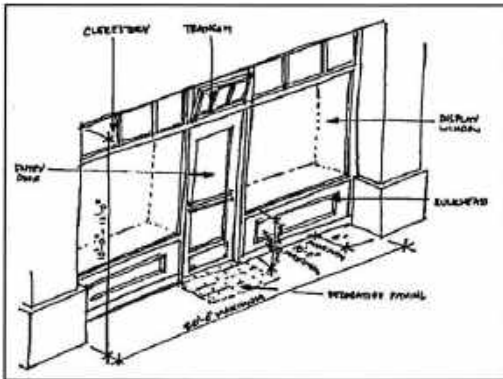
PIRU COMMUNITY DESIGN GUIDELINES

Figure 13



Storefronts with subtle variations lend interest to the street and keep window shoppers intrigued.

Figure 14



Storefront Design

2.2.1 Maximum Storefront Opening

Storefront openings should not exceed twenty (20) feet in width. Many buildings in the Commercial Town Center have much smaller openings, ranging from eight (8) to fourteen (14) feet.

2.2.2 Storefront Height

Storefront openings may extend up to fourteen (14) feet in height, but in general should range from ten (10) to twelve (12) feet in height, as measured from average elevation at the sidewalk.

2.2.3 Recess

Storefront window systems should be set into the building face. This will allow the building face material to return at the corner of the storefront opening, establishing a strong sense of mass and substance to the building.

Storefront windows should be recessed a minimum of six (6) inches from the building face, while eight (8) to twelve (12) inches is preferable.

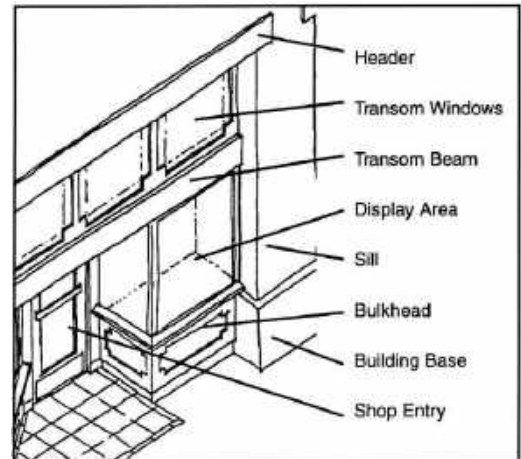
Storefront windows and entries may be recessed a maximum of ten (10) feet from the building face.

2.2.4 Design Elements for Storefront Systems

Traditional storefront systems are made up of several parts which, when integrated, provide the opportunity for variation in detail and character, while also ensuring a relatedness from building to building (Figure 15). Storefront systems should address the inclusion of most or all of the following elements:

- a. **Bulkhead** – At the base of the storefront which

Figure 15



Design Elements of a traditional storefront.

extends down to grade, the bulkhead provides a transition between the sidewalk or paving and the glass display area.

Bulkhead may be of wood panel, tile, or masonry. Base materials should be compatible and consistent with the building design. Where wood is used, a curb detail should be provided to lift the wood slightly above the adjacent paved surface.

The Bulkhead and associated trim should not extend higher than forty (40) inches above adjacent paving, to ensure ample window area visible to pedestrians.

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- b. Display Windows and Glazing** – These should be generous and highly transparent.

Windows should occupy sixty (60) to seventy (70) percent of the storefront system area. Multi-pane windows may be used, but are not encouraged for the majority of display window serving retail ship space.

Dark tinted windows or windows of reflective “mirrored” glass are strongly discouraged, as they hinder pedestrian “window shopping”. Where sun control is a design factor, windows should be recessed and/or provided with awning or other shading device.

- c. Transom Windows** – These are upper glazed openings, above display windows, which are primarily intended to provide light to the interior of the shop space. These windows typically rest atop an immediate trim or header which is exposed or trimmed-out with sill and glazing stops. Sometimes this beam is oversized to allow for shop signage to be placed integrally within the storefront system.

Transoms are recommended for street-level shop space in all commercial buildings within the Commercial Town Center, and should be an integral part of the building’s storefront system.

Transoms need not be of transparent glass. There are a number of translucent glass types which will admit light while reducing heat gain and glare.

- d. Doors and Entry Treatment** – As previously stated, a building entry provides the opportunity to create a detailed point of arrival for pedestrian users (Figure 16). This portion of the building will receive more personal contact by users than any other on the building exterior. Thus, what is seen and touched should be of attractive and durable quality.

The following design elements should be considered to enhance building entries:

- Entry doors may be recessed to provide visual emphasis as well as protection from inclement weather.
- Where the entry is recessed, a decorative paving material such as tile, marble or slate, may be used adjoining at the sidewalk edge.

- Doors should be decorative and substantial, with high quality and very durable hardware. Commercial grade materials should be used to accommodate long term wear.
- Wooden doors should be provided with a “kick plate” of brass or other durable material to resist wear at the door base.
- Aluminum or metal doors are out of character with the historic context and are strongly discouraged.
- Where doors are recessed, decorative ceilings with beam work, molding, or coffering should be incorporated.
- To punctuate an entry, decorative lighting may be incorporated, either wall mounted or suspended from an ornamental ceiling.

Figure 16



Building Entry – the part of a building we see the closest – and actually touch. It should be designed to be welcoming and lasting.

- e. Recessed Entries in Storefront** – A common feature in traditional storefront design is the recessed display and entry area. This recess serves several valuable purposes: it provides weather protection at the entry; it expands the linear feet of window display that a shop may present to passersby; and, along with awnings, it helps

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protect displayed merchandise from costly damage by direct and prolonged exposure to sunlight.

Maximum width of such recesses should not exceed sixty (60) percent of the storefront opening.

Maximum depth of such recesses should not exceed ten (10) feet.

- f. **Storefront Details and Materials** – In general, storefront systems should be of high quality and durable construction with traditional detailing, including moldings, beaded glass stops, paneled soffits, sills, etc. (refer to items above regarding the design features of a traditional storefront). Materials may include wood or metal, always exterior grade and of a finished quality, typically painted. Aluminum storefront systems are *not* encouraged.
- g. **Renovated Storefronts** – Renovated storefronts should be restored to their original character. Details and materials which match the original should be seen throughout, especially where visible from the street. Where renovation is not feasible, the new storefront system should be designed in the spirit of the original, incorporating like or similar details and configurations.

2.3 Exterior Building Design

Materials should be selected based upon appropriateness to downtown Piru's early 20th Century character, the architectural style or the particular building, and lasting beauty and durability of the finish. Although the accessibility of some traditional materials may be limited, many are still available and practical. There are also many contemporary materials which are quite compatible with the desired character of the Commercial Town Center.

Of primary importance is the use of quality products and the proper detailing and application of these products. One of the most important characteristics of buildings in downtown Piru is the obvious level of quality that went into the original work, both in terms of materials and details. Most downtown buildings have only one face – a front – to present to the public. The investment in quality can therefore be condensed and increased at the street face.

2.3.1 Exterior Walls

Material for exterior walls will incorporate two aspects – color and texture. If the building's exterior design is complicated, with many “ins and outs”, columns and design features, the wall texture should be simple and subdued. However, if the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.

The following materials are considered appropriate for buildings within the downtown (the number of different wall materials used on any one building should be kept to a minimum, ideally two or less):

- a. **Brick Masonry** – brick is a very versatile material available in a wide range of colors and sizes. Brick surfaces may be patterned by combining different colors and coursework. Traditional brickwork incorporates a wide array of structural and functional building components such as beams, headers, arches, sills, bases, trim, etc.

In new construction in California, brick will almost always be used as a veneer or finish material over a frame of wood or steel, or as a facing for concrete masonry. Care should be taken to properly detail the veneer application in an authentic manner consistent with traditional masonry ([Figure 17](#)).

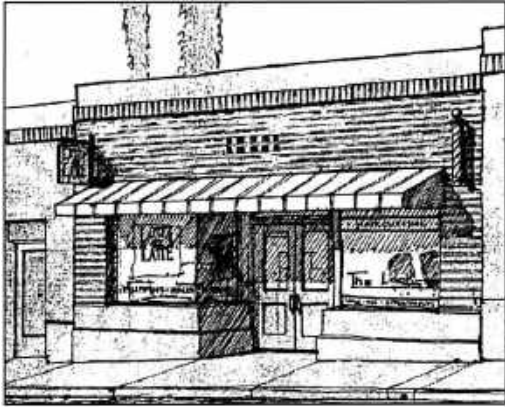
Edges and openings, such as at windows, should receive special care to assure that the masonry appears solid and substantial.

If “thin brick” or brick tile veneer is used, care should be taken to incorporate corner pieces and other details which serve to mask the veneer application.

The bonding pattern (the orientation of the brick) plays an essential role in the successful use of brick or other masonry. Bonding patterns of the existing historic context are typically very simple.

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Figure 17



Brick plays an important role in bringing visual richness to the simple buildings of Piru.

- b. Stone Masonry (and veneer)* – stone masonry, especially cut stone, is similar to brick in application and provides a very heavy and somewhat formal appearance. Stone also works well in combination with brick, providing a base with visual mass to “support” walls of brick masonry. Stone may be used as an inset detail on brick façades for sills, headers, or other accessory features such as keystones or wall caps.
- c. Stucco* – stucco is a very versatile material. With proper detailing, a stucco building can achieve an elegance and level of refinement equal to that of brick masonry. In fact, the traditional “stucco” building was a masonry structure with an application of stucco applied as a finish material. For this reason, the stucco building should also convey a sense of mass and sturdiness similar to a brick or other masonry building. The same attention to detail applies here as with buildings of brick or stone.
- d. Terra Cotta and Other Glazed Tile* – Terra Cotta tile was a common finish material for urban buildings in the early part of the 20th century. The bank buildings at the southeast corner of Center Street and Main Street are a good example of the use of Terra Cotta. Other glazed ceramic materials, such as glazed tile, block, or brick, may also be considered for use as an exterior wall finish. These types of materials have a hard, stain resistant surface which makes an excellent base material. Only glazed materials graded for

commercial use should be considered for use as an external finish material.

2.3.2 Windows

Windows make up an important part of a building façade’s composition. Windows are also the connector between the life and activity on the street and that within the building. Both of these “sensed experiences” are important in establishing an urban environment that is comfortable and friendly. Because of this, attention to window detail is important..

- a. Window ratio* – The amount of window, other than storefront systems, at street level should occupy between 50% and 60% of the wall area. Above the street level this ratio should fall to between 30% and 50%, depending on building style and other architectural criteria (Figure 18).

Figure 18



Window Proportions – at street level, openings should be 50% to 60% of the face, with 30% to 50% at the second floor.

- b. Materials* – Window sash and frame may be of wood or metal, painted or otherwise finished to provide a durable and long lasting surface. Where divided windows are desired, true-divided lites are strongly recommended. “Snap-in” type mullions or grilles which simulate this appearance are not recommended.
- c. Glazing* – Clear glazing is preferable, especially where street level display is the objective. Where tinted glazing is used, the tint should be kept as light as possible. Dark windows create the

PIRU COMMUNITY DESIGN GUIDELINES

impression of emptiness. “Low E” coating, which appears clear, is recommended where heat gain is a concern. Reflective or mirrored glazing is strongly discouraged.

2.3.3 Roofs

Visible roof elements should be designed consistent with the general building character. Materials and colors should complement the style of the architecture. Roof elements may include the following:

- a. **Flat roof** – areas should be detailed and of a material to provide a clean, uniform appearance from windows of adjacent buildings.
- b. **Pitched roofs** – should be designed to crown or punctuate the building. Roof elements should terminate with detailed eaves, utilizing eave molding, shaped rafter rails, or other means of termination appropriate to the architecture of the building.
- c. **Mansard type roofs** – should be avoided, unless specifically related to the architectural style of the building (as in the “Victorian” style).
- d. **Dormer type roof elements** – may be incorporated into sloped roof designs, especially where such area occupies a substantial percentage of the building’s linear frontage.
- e. **Materials** – Acceptable materials include the following:
 - Clay or concrete tile – commercial grade, of a color and style complementary to the building design.
 - Ceramic tile – on decorative elements such as domes or parapets.
 - Metal seam – standing seam or batten seam, natural copper, anodized or factory coated finishes. Site painted metal roofing is not recommended.

2.3.4 Building Accessories and Details

There are a number of design elements which may be incorporated into the building design, especially at street level, in order to add to the experience of the pedestrian while meeting important functional needs

as well. The following accessories and details are recommended for inclusion in the building:

- a. **Awnings** – Awnings provide the opportunity for color and visual relief. Awnings serve a very functional purpose by protecting shop windows from intense direct sunlight. The most functional awnings are “retractable”, having a frame and support structure with the ability to be adjusted up or down depending on lighting condition. Where awnings are used, it is recommended that they be of retractable design (Figure 19).

Awnings should be of a durable commercial grade fabric, canvas, or similar material having a matte finish. Awning frames and support should be of painted or coated metal or other noncorroding

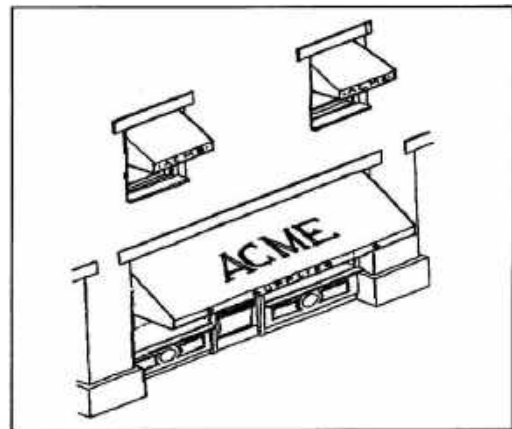


Figure 19

Awnings – simple, retractable awnings provide very functional sun protection and design interest.

material. Glossy or shiny plastic or similar awning material is not recommended.

- b. **Venting, Grillework and Other Details** – There are a number of details, often thought of as mundane, which may be incorporated into the design to add a degree of visual richness and interest while meeting functional needs. Such details include items such as the following:
 - Vent openings can be seen in several of the buildings in the Commercial Town Center. These are achieved by a simple voiding pattern in the masonry face. The openings are typically provided with internal screening to keep out birds and insects. (Figure 20).

PIRU COMMUNITY DESIGN GUIDELINES

- Metal grillework, at vent openings or as decorative features at windows, doorways, or gates;
- Decorative scuppers, catches and downspouts, preferably of copper;
- Balconies, rails, finials, corbels, plaques, etc;
- Flag or banner pole brackets;
- Fire sprinkler stand pipe enclosures and hose-bib covers, preferably of brass.



Figure 20

Brickwork vent - a simple vent helps reinforce the humble language of Piru's existing Commercial Town Center.

- c. **Exterior color design** - Exterior colors play an important role in the way we perceive a building and its details. Colors can be used to draw attention to specific parts of a building, such as entries. Color can also be used to mask or diminish the visual importance of a particular feature, for instance a service area, simply by altering colors, or the contrast between surfaces and details, in a certain area. In general, contrast (light against dark or dark against light) will call for your attention, for better or for worse. Consideration for these issues should be given as noted below:

- *Primary Exterior Building Colors* - should be muted and earthen, while trim and detail colors should provide a contrasting accent. Several paint manufacturers provide historic

color palettes as a reference for period color design.

- *Neutral or Light Colored Walls* - should be contrasted with a darker or more intense trim color, while dark colored walls should be contrasted with light colored accents and details.
- *Finish Materials with Natural Colors* - materials such as brick, stone, copper, etc. should be used where practical and left in their natural colors.
- *Bright or Intense Colors* - should be used sparingly, and should typically be reserved for more refined or delicate detailing, such as grillework, as well as more transient features such as awnings, signs, and banners.

2.4 Additions, Renovations and Restorations

With few exceptions, buildings within the Commercial Town Center already possess the desired characteristics which this Plan is intended to support. Modifications to buildings with these characteristics, and especially to buildings having historical significance, must be done with extreme care and respect for this existing character, and in accordance with the following:

2.4.1 Preservation of Traditional Features and Details

Sensitive response to existing materials, details, and proportions, as well as patterns of materials and openings, is required when any such work will affect the appearance of an existing building's exterior.

2.4.2 Windows and Window Replacement

Where existing windows are to be replaced, they should match the originals in design character. Where new window openings are to be provided, sizes and patterns of existing window openings should be matched or closely replicated.

In the case of historically designated buildings, replacement of existing windows should be done in such a manner as to match the originals as closely as possible.

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2.4.3 Doors and Door Replacement

Where existing doors are to be replaced, they should match the originals in design character. Where new door openings are to be provided, sizes and patterns of existing door openings should be matched or closely replicated.

In the case of historically designated buildings, replacement of existing doors should be done in such a manner as to match the originals as closely as possible.

2.4.4 Removal of Elements Inconsistent with Original Façade

Buildings are often altered over time in an effort by owners or shopkeepers to “keep up with the times” or “remake a tired image”. Unfortunately, such changes often ignore the original design integrity and are executed in a “tacked-on” and often destructive manner. Such changes result in gradual but severe erosion of the original character and cohesion of the downtown. Restoration of buildings which have been substantially or carelessly altered is strongly encouraged.

2.4.5 Additions to Existing Buildings

Additions should be done with care and sensitivity to assure compatibility between the old and new. In general, any addition to an existing building should reflect one of the following two basic approaches:

- a. Replication of Existing Character* – in which the design incorporates the proportions, details, and features of the existing building or adjacent buildings in a manner very similar or identical to the original construction.
- b. Interpretation of Existing Character* – in which the new design responds to the existing building “sympathetically”: for example, using like proportions in combination with stylized or simplified details inspired by the originals.

2.4.6 Seismic Retrofitting

As a result of the Northridge earthquake of January 1994, many of the buildings in Piru’s Commercial Town Center have been structurally modified to increase seismic strength. Where additional structural improvements for seismic retrofitting are to affect the building exterior such improvements should be done with care and consideration for the impact on the

appearance of the building. Where possible, such work should be concealed; where not possible or practical, the improvements should be planned to carefully integrate into the existing building design.

Seismic tie straps, to secure floor and roof framing to the adjacent walls, are one of the most common improvements made today. However, the straps are often installed by workers with no guidance about the careful placement of the ties. Often the tie holes are drilled without alignment or through key features or details, resulting in a haphazard and destructive result which can permanently scar the building.

Seismic improvements should receive the same care and forethought as any other building modification, and an exterior building elevation is required showing the location and appearance of all such improvements.

3. Railroad Property Development Guidelines

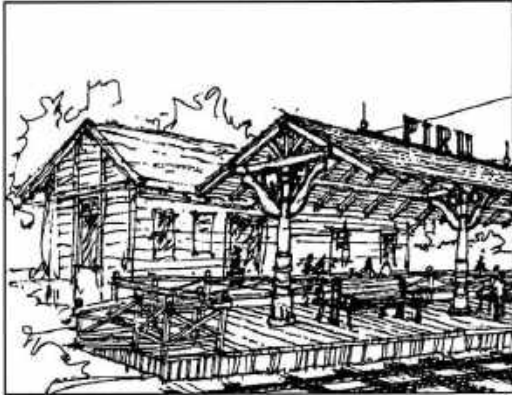
As was previously stated, a key intent of these guidelines is to maintain a clear difference between the character of the Commercial Town Center and other developed areas. This concern applies especially to commercial development at Highway 126 and on the Railroad Property. Such development should not attempt to mimic the urban forms or the Commercial Town Center. Instead, structures at these locations should reflect a more agrarian or rural country aesthetic, with regard to the highway commercial, and a traditional railroad design with regard to the railroad-oriented properties, as described herein.

3.1 Character and Scale

The “Railroad Property” was the site of the original Railroad Depot, constructed by David Caleb Cook in the late 1800’s to provide rail service for visitors and in support of his citrus ranching. The original depot is gone, and except for a portion of the original packing house, the property has remained mostly undeveloped for nearly a century as the town has grown up around it. These guidelines establish appropriate and differing design requirements for structures on the Railroad Property, and similarly for Highway-related commercial development ([Figure 21](#))

PIRU COMMUNITY DESIGN GUIDELINES

Figure 21



Railroad Buildings – these buildings should be distinct from the buildings of the Commercial Town Center – rural, not urban in character.

3.2 The Depot and Support Structures

Development on this portion of the property should provide a backdrop of railroad related architecture, reflecting the simple agrarian character appropriate to the small town character of Piru. One building representing the original Depot, possibly a reconstruction, should establish a focus or main element for the site. Other buildings should emulate a more utilitarian or packing house character, not without detail and prominence, but of a simpler nature. Unlike the buildings of the Commercial Town Center, these buildings should reflect the simple forms, materials, and design typified by the original Piru Depot, the packing house (prior to present day modifications), and other railroad related structures, incorporating pitched roofs, overhangs, and heavier more rustic detailing than will be found in the Commercial Town Center.

In addition, docks, deck areas, and loading platforms can play an important role in reestablishing the presence of the railroad. These areas are typically raised, along with the associated buildings, to provide more direct access to the trains. In these situations the deck areas should be made to look as authentic as possible while also addressing contemporary code issues, such as wheelchair access and provision of guard rail.

3.3 Site Development

The Piru Community Enhancement Plan incorporates a Conceptual Site Plan for the Railroad Property

depicting a level of site development compatible with the Community of Piru's desire to maintain a low-key rural community with opportunities for tourism. The proposed development of the Railroad Property provides a new community focus in the form of a Town Square and Town Green, and provides for a moderate degree of tourist-related development supportive of the tourist-train and day trip users from Ventura and Los Angeles Counties. This Site Development Concept includes:

- The provision of important public space, in the form of a Town Square and Town Green, for community activities and special events, supported with restrooms, a bandstand, and other amenities.
- The provision of railroad and tourist-related buildings, possibly a loading platform, a "depot building" (possibly a reconstruction of Cook's original depot), conversion of the remaining portion of the Piru Packing House into a Museum (and possibly reconstruction of the portion which was demolished), an open-air "Citrus Market Pavilion" which could be made available for festivals, community events, craft shows and farmers' markets.
- Development of a community trail for walking/biking, using a portion of the Railroad Property to connect from Main Street at Via Fustero through the Commercial Town Center to Warring Park. This trail could eventually be linked to a Countywide Trail System.

3.4 Exterior Building Materials

Exterior building materials should be selected based on appropriateness to Piru's original railroad architecture, the architectural style of the particular building, lasting beauty and durability of the material.

Wood is the preferred exterior finish material for:

- Wall siding, typically "ship-lap".
- Posts, heavy timber, often shaped.
- Decks and ramps.
- Railings, traditionally detailed.
- Exposed rafter and eave areas.

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Materials for window and sash frame should be of wood, painted to provide a durable and long lasting surface. Where divided windows are appropriate, true-divided lites should be used. “Snap-in” type mullions or grilles which simulate this appearance are not recommended.

3.5 Roofing Elements and Materials

Pitched roofs are encouraged in buildings on the Railroad Property, in keeping with the historic references. Roof planes should terminate with detailed eaves, utilizing eave molding, shaped rafter tails, or other means of termination appropriate to the architecture of the building.

Dormer type roof elements, either for window or venting, may be incorporated into pitched roof designs, especially where such roof area occupies a substantial percentage of the building’s linear frontage.

Acceptable roofing materials include:

- **Wood shake or tile**, if permitted by the County Fire Department.
- **Higher grade composition shingles** with “dimensional thickness”.
- **Concrete tile**, of a commercial grade, color, and style complementary to the building design.

“Flat roof” areas should be minimized or avoided.

3.6 Exterior Color Design

Exterior colors play an important role in the way we perceive a building and its details. Colors can be used to draw attention to specific parts of a building, such as entries. Color can also be used to mask or diminish the visual importance of a particular feature, for instance a service area, simply by altering colors, or the contrast between surfaces and details, in a certain area. In general, contrast (light against dark or dark against light) will call attention, for better or worse. These issues should be considered as noted below:

3.6.1 Primary Exterior Building Colors

Should be muted and earthen, while trim and accent colors should provide a contrasting accent. Several paint manufacturers provide historic color palettes as a reference for period color design.

Neutral or light colored walls should be contrasted with a darker, more intense trim color, while dark colored walls should be contrasted with light colored accents and details.

3.6.2 Finish Materials with Neutral Colors

Materials such as brick, stone, copper, etc. should be used where practical and left in their natural colors.

3.6.3 Bright or Intense Colors

Should be used sparingly, and should typically be reserved for more refined or delicate detailing, such as grillework, as well as more transient features such as awnings, signs, and banners.

4. Highway Commercial Development Guidelines

Highway commercial development at the town of Piru should remain very limited in quantity and use. Like the buildings on the Railroad Property, this development should present a clear contrast to the buildings of the Commercial Town Center. The Highway Corridor in this area remains very picturesque, with orchards, streams, and small farms set against a backdrop of sturdy hills. The existing commercial development at the intersection of Main Street and Highway 126, although worn and weathered, feels as though it belongs to the valley, and represents an authentic example of highway commercial development of the region ([Figure 22](#)).

New highway commercial development should reflect some of this rustic, rural character, with shady porches, wood siding, pitched roofs, etc.

Figure 22



Existing highway commercial – the Plan acknowledges the need for revitalizing Piru’s highway frontage consistent with the image of the town.

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4.1 Site Development

Highway commercial development should be designed to encourage neighborhood walk-in/vehicular traffic as well as highway traffic. Highway commercial buildings shall be oriented toward both the highway and adjacent residential development.

Parking should be situated either adjacent to or behind the buildings to minimize the negative visual impact of a large expanse of paving and cars.

Highway commercial development should not be walled off from the residential area.

Buildings should be set back from the highway, and should maintain a low profile, minimizing obstruction of valley and orchard views from the highway. Site improvements should take care to preserve the rural atmosphere of the setting, extending the rustic character of the buildings into the site with landscaping, lighting, and fencing consistent with the rural theme.

4.2 Building Design

Buildings should be designed to avoid a large, monolithic appearance. As mentioned above, the rustic character of farm and ranch architecture is recommended for this setting. Exterior building materials should be selected based on appropriateness to the region, the architectural style of the particular building, lasting beauty and durability of the finish.

Wood is the preferred exterior finish material for:

- Wall siding, typically “ship-lap”.
- Posts, heavy timber, often shaped.
- Porches.
- Railings, traditionally detailed.
- Exposed rafter and eave areas.

Materials for window sash and frame should be of wood, painted to provide a durable and long lasting appearance. Where divided windows are appropriate, true-divided lites should be used. “Snap-in” type mullions or grilles which simulate this appearance are not recommended.

4.3 Roofing Elements and Materials

Pitched roofs are recommended. Roof planes should terminate with detailed eaves, utilizing eave molding, shaped rafter tails, or other means of termination appropriate to the architecture of the building. Dormer type roof elements, either for window or venting, may be incorporated into pitched roof designs, especially where such roof area occupies a substantial percentage of the building’s linear frontage. Mansard roofs should be avoided. “Flat roof” areas should be minimized or avoided.

Acceptable roofing materials include:

- **Wood shake or tile**, if permitted by the County Fire Department.
- **Higher grade composition shingles** with “dimensional thickness”.
- **Concrete tile**, of a commercial grade, color, and style complementary to the building design.

Aluminum or other nontraditional materials are not recommended.

4.4 Exterior Color Design

Exterior colors play an important role in the way we perceive a building and its details. Color can be used to draw attention to specific parts of a building, such as entries. Color can also be used to mask or diminish the visual importance of a particular feature, for instance a service area, simply by altering colors, or the contrast between surfaces and details, in a certain area. In general, contrast (light against dark or dark against light) will call attention, for better or worse. These issues should be considered as noted below:

a. **Primary Exterior Building Colors** – Colors should be muted and earthen, while trim and detail colors should provide a contrasting accent. Several paint manufacturers provide historic color palettes as a reference for period color design.

Neutral or light colored walls should be contrasted with a darker, more intense trim color, while dark colored walls should be contrasted with light colored accents and details.

b. **Finish Materials with Natural Colors** – Materials such as brick, stone, copper, etc. should be used where practical and left in their natural colors.

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- c. **Bright or Intense Colors** – should be used sparingly, and should typically be reserved for more refined or delicate detailing such as grillework, as well as more transient features such as awnings, signs, and banners.

5. Mixed Use Development

Mixed use commercial and residential development is encouraged in the CBD (Community Business District Overlay Zone pursuant to the requirements of the Non-Coastal Zoning Ordinance Section 81094.6.5. In addition mixed use development within the Piru Expansion Area shall be subject to Section 2 herein (Building Design Criteria for the Commercial Downtown).

6. General Architectural and Site Lighting

Lighting should be considered as an integral part of building design (Figure 23). Proper lighting design will have a positive effect on the building and its users, as well as help to promote a safe and enjoyable nighttime pedestrian environment in the downtown core.

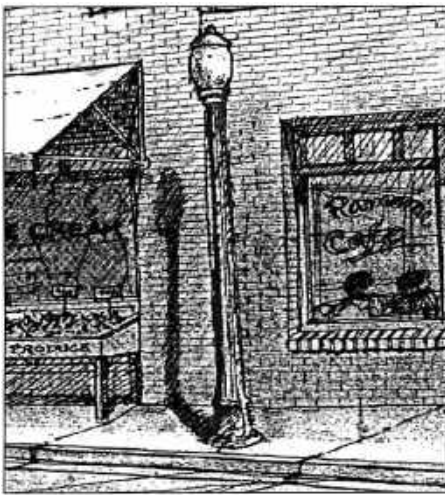


Figure 23

Street Lighting – the Enhancement Plan calls for traditional lighting in the Commercial Town Center.

6.1 Types of Lighting

Within the commercial areas there will be a need for several exterior lighting types:

- a. **Area Lighting** – is for public and private parking lots, alley ways, parkways, and walks. Such lighting should be set in a manner that assures maximum lighting benefit without allowing stray light to intrude into windows of nearby residents or to create glare problems for nearby automobile traffic.

- b. **Ornamental lighting** – is not intended to light large areas or wall surfaces. Ornamental lighting plays an important role in bringing visual life to streets at night (Figure 24). Colors, finishes, and design of ornamental lighting should be compatible with the design characteristics of the architecture.

- c. **“Hidden Source” Lighting** – is for certain prominent architectural features. Hidden source lighting can be used to create dramatic effects, illuminating towers or other unique architectural characteristics. Such lighting can be concealed in soffits, behind ledges or parapets, or even set into landscape areas with the light directed at the desired element to be highlighted.

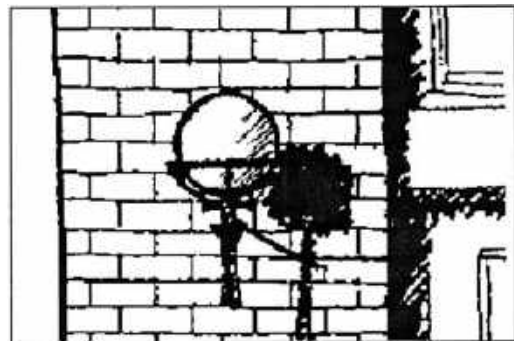


Figure 24

Lighting can add a functional punctuation to the building exterior.

6.2 Design Integration

It is recommended that a lighting design professional be consulted as an integral part of the design process for determining types and intensities of lighting to be used. In addition, the following “rules of thumb” should apply:

- Use the minimum brightness necessary for illumination of large areas.
- Use brighter, more intense lighting to highlight architectural features and focal points.

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6.3 Materials

Lighting fixture materials should be compatible with the design objectives of these guidelines. Where lighting is mounted to a building, its materials, finishes, and colors should complement and coordinate with those of the building. Lighting fixture material recommendations include:

a. *Glass and Globes:*

- Clear acrylic or polycarbonate with Fresnel patterns.
- Borosilicate glass.
- Translucent clear-frosted or white acrylic or polycarbonate globes.

b. *Glass and Globes which are not recommended:*

- Clear or tinted smooth finish acrylic or polycarbonate globes.
- Any dark-tinted or mirrored glass diffusers.

c. *Recommended lamp types:*

- Color corrected high pressure sodium (HPS).
- Color corrected metal halide (3,000 degrees K).
- Color corrected standard fluorescent (2,700-3,000 degrees K).

d. *Lamps which are not recommended:*

- Standard “peach” high pressure sodium.
- Low pressure sodium.
- Standard mercury vapor.
- Non-color corrected, standard fluorescent.

It is recommended that a professional lighting consultant be involved in any project where business success depends on quality lighting and display.

7. Sign Guidelines

Commercial signs are one of the most important elements of a healthy downtown core. Signage communicates more than just the name of a business. It communicates the degree to which the businesses in that core are alive and whether or not those businesses still care about the business they are doing. A well maintained sign, with bright colors and lighting that is

functional, says to potential customers “We are here, we care, and we want your business.” Likewise, a dull and worn sign says “We are tired and may not be around much longer – your business isn’t that important to us.”

These guidelines are intended to encourage excellence in signage as a communication tool and as an art form (Figure 25), to attract customers, to make a statement about the quality of the business represented, and to contribute positively to the overall quality of the downtown core. Businesses are encouraged to use signage in a manner that will clearly express the spirit of their unique enterprises while at the same time enriching the visual life of the downtown street for everyone (Figure 26).

Figure 25



Essential communication – good signing says, “We are open for business and customers are welcome!”

Figure 26



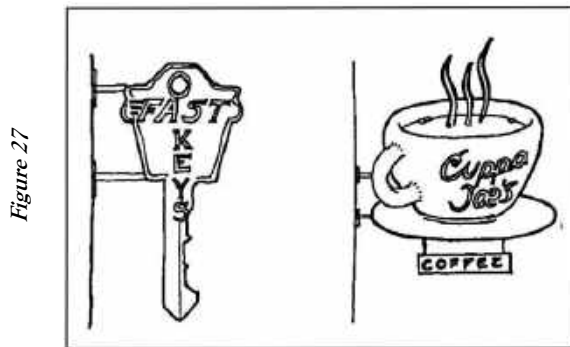
Variety with balance – these guidelines provide for a variety of signing needs.

PIRU COMMUNITY DESIGN GUIDELINES

7.1 Types of Recommended Signs

The following sign types are recommended within the Commercial Town Center:

- a. **Wall signs** – should be located on the building face in an area specifically designed for signage, or where such signage will appear integral to the building design. Such signs may be flush-mounted attached panel or individually mounted letters. “Can” or cabinet type wall signs are not encouraged. Wall signs should not block or cover any significant architectural features or details of the building.
- b. **Painted Signs** – applied directly to the building face in an appropriate location.
- c. **Projecting Signs** – may be attached to the building such that no portion of the sign extends lower than seven (7) feet above the adjacent finished grade, nor may any portion extend beyond three (3) feet from the face of the building wall. Projecting signs may be directly attached to the building face or suspended from decorative brackets. The sign face and structural support should be designed as a compatible unit and should be attached to the building in a manner which will not damage or interfere with the building’s character.
- d. **Figurative Signs** – advertise the occupant business through the use of graphic or crafted symbols such as shoes, keys, glasses, books, etc. and are encouraged (Figure 27). Figurative signs may be incorporated into any of the allowable sign types identified here.



Figurative Signs – good signing says a lot with only a few words.

- e. **Awnings and Canopy Signs** – should be integrated into the design of the awning or canopy, subject to the following:
 - Sign area should be limited to twenty (20) percent or less of the total awning or canopy area.
 - Internal or “backlit” illumination is not recommended.
- f. **Applied Window Signs** – must be applied or painted directly onto the glass, and should not exceed thirty (30) percent of the window area at street level, or twenty (20) percent of the window at the second floor. Window signs should not be painted over an opaque background, in order to preserve transparency of the window.
- g. **Directional, Alley, and Service Signs** – should be discreet and integrated into the design of the building being served.
- h. **Murals** – should be allowed only on blank side walls of buildings, and be subject to special review and approval.

7.2 Design Integration

In all cases, the location, style, and detail of the sign should be compatible with, and reflect the spirit and quality of, the Piru Community Design Guidelines, utilizing text, graphics, and design features which promote the image of “small town America’s Main Street”.

7.3 Allowable Sign Area

Total aggregate allowable sign area for any building should not exceed one square foot of sign area for every lineal foot of building frontage (that portion which faces the street), up to a total of 100 square feet. Buildings which face two streets, such as at a corner, may count both frontages in calculating the maximum area, not to exceed 120 square feet of total sign area.

7.4 Sign Lighting

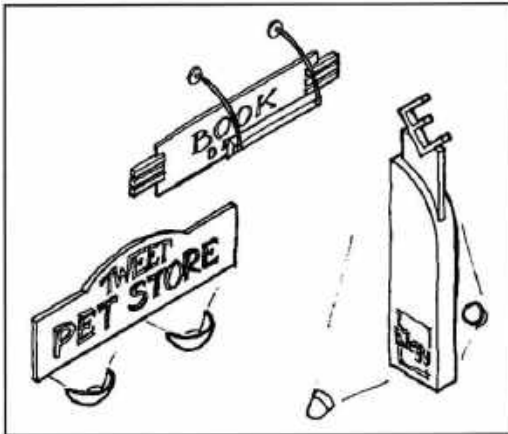
Lighting should be considered as an integral part of sign design, and may be either internal or external, with the following considerations:

- Where light fixtures are visible, they should be compatible in character with both the sign and the building design.

PIRU COMMUNITY DESIGN GUIDELINES

- Outside lighting should be directional, and should be positioned such that no glare or hazard is created for onlookers (Figure 28).

Figure 28



Sign lighting – well integrated lighting becomes a part of the sign's design statement.

7.5 Recommended Materials

The following materials are recommended for use in signs:

Wood – carved, sandblasted, etched, and properly sealed, primed and painted, or stained.

Metal – formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion.

High density preformed foam or similar material new materials may be very appropriate if properly designed in a manner consistent with these guidelines, and painted or otherwise finished to compliment the architecture.

Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.

Unique materials and designs which are not identified here, but which are compatible with the objectives of this Specific Plan, may be considered, subject to review and approval by the Planning Director.

8. Residential Design Guidelines and Standards

Residential projects, including subdivision maps and residential projects requiring a Planned Development Permit or Conditional Use Permit, must be treated with special care to ensure that they enhance and maintain the existing community character, especially as viewed from public streets and access ways. Residential development will be reviewed to ensure that the overall character reflects the rural aesthetic of the Piru Community.

Residential Projects are encouraged to provide a variety of housing styles, models, colors and exterior treatment options in order to avoid excessive uniformity.

Desirable features include lots with front yards oriented toward Main Street (rather than side streets which foster subdivision walls); relatively narrow interior streets; rural fences and walls; landscaped parkways between curbs and sidewalks; large canopy trees; and detached or recessed garages/outbuildings located at the rear of the lots.

The Residential Design Guidelines and Standards are comprised of the following components: (1) Site Planning; (2) Landscaping; (3) Building Design; (4) Site Features; and (5) Additional Development Standards and Guidelines for the Piru Expansion Area.

The following residential guidelines should be complied with when feasible:

8.1 Site Planning

8.1.1 Lot Layout

Intent:

Carefully consider building placement and orientation to enhance the visual impact on the streetscape, minimize the visibility of garage doors, retain natural site features, and conserve energy. Subdivision design layouts should be designed to limit repetition and monolithic, regimented tract appearance.

Guidelines/Standards:

- Significant existing trees and vegetation should be incorporated into residential developments and site design.

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- Maximize energy conservation by considering climactic factors (e.g., prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site, etc.).
- Promote connectivity by providing pedestrian and bicycle access to adjacent neighborhoods, open space, and other land uses where possible (Figure 29).
- Provide residents with privacy in and out of their homes by utilizing site layout techniques including alternating the placement of windows, rear yard outdoor patio areas, and entrances.
- Minimize or eliminate the visual impact of large monolithic structures by creating a cluster of smaller multi-family homes, or the appearance of a series of smaller “cluster-like” structures (Figures 30 and 31).
- Residential uses are to be buffered or transitions provided from incompatible adjacent uses by intensifying landscaping, increasing setbacks adjacent to other uses, and designing appropriate orientation of structures to minimize the use of sound walls for sound attenuation.
- Useable common open space is required within subdivisions (Figure 32).
- Create a feeling of diversity and variety by providing a minimum five-foot variation in front setback, lot width and/or building height for at least every fifth house for single-family homes (Figure 33).
- Minimum setback requirements for structures shall be met. However, for taller structures, a proportionally larger setback should be provided.

Figure 29



Whenever possible, provide *pedestrian and bicycle paths* to promote connectivity

Figure 30

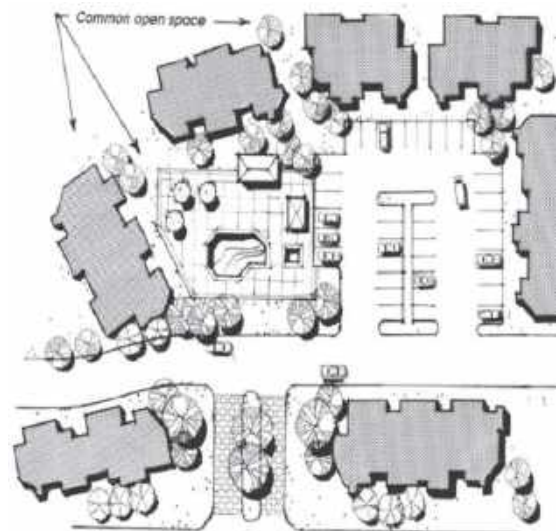


Figure 31



The Clustering of smaller buildings in multi-family residential developments is more appealing than large imposing monolithic buildings.

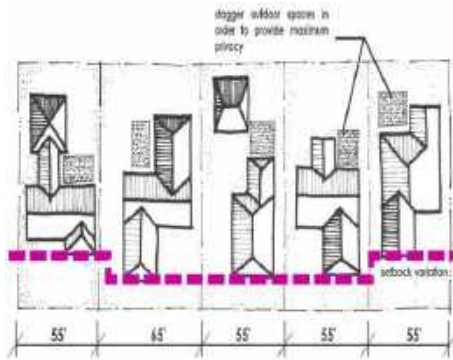
Figure 32



Buffer buildings with landscaping and provide adequate setbacks and usable common open space. Avoid sound walls where feasible.

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Figure 33



Create unique lot conditions by varying front setbacks, lot width and location of entrances and private spaces.

8.1.2 Project Entry and Character

Intent:

Coordinate site amenities, entries, and features to be complementary and create a holistic project appearance. The goal is to have the elements and character of the project be planned holistically without appearing uniform or too planned.

Special attention should be paid to the terraced sound wall to be located behind the gateway landscaped buffer area buffer north of Highway 126 to ensure that it is screened with landscaping materials and is attractive and well maintained (Figure 34).

Guidelines/Standards:

- Incorporate a combination of the following accent features into the project entry and individual property entry gates (Figures 35 and 36):
 - ▶ Public art,
 - ▶ Large specimen trees,
 - ▶ Landscaped medians,
 - ▶ Stonewall features,
 - ▶ Rail fences,
 - ▶ Colored/textured/permeable paving treatment,
 - ▶ Signs,
 - ▶ River rock
- Project entry features will reflect the overall architectural identity and character of the project. Entry features should consist of authentic materials such as real rock, stone, wood, iron-work, etc. (Figures 35, 36 and 37).

- Residential tracts are strongly encouraged to employ early 20th century historic-style street furniture, such as street lamps, signage and mailboxes. Avoid use of tall, modern-looking street lamps.

Figure 34



Example of an attractive sound wall that is appropriate to buffer highway 126 noise.

Figures 35 and 36



Simple Entry Sign and specimen trees reflect rural theme. Accent pavement creates a "sense of arrival."

Figure 37



Entry monument sign with clean, simple lettering comprised of natural materials creates an easily identifiable and pleasing entry.

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8.1.3 Grading and Drainage

Intent:

Address drainage patterns in site grading and landforms while providing subtle transitions of architectural elements to grade. In addition to compliance with the County's Hillside Erosion Control Ordinance and Ventura County Building Code, site grading should be consistent with the following guidelines when ever possible:

Guidelines/Standards:

- Coordinate with drainage methods of adjacent properties.
- Duplex or triplex lots along Main Street should be graded to establish a first floor elevation that is at least three feet higher than the sidewalk ([Figure 38](#)).
- Parking lots in multi-family or mixed-use developments should drain to a single concrete swale at the edge of the aisle ([Figure 39](#)).
- Use of porous asphalt or pervious concrete is encouraged in driveways, multi-purpose pathways, parking areas and alleys.
- Use of open swales and bio retention cells (rain gardens) is encouraged in parks and other open space areas.

Figure 38



Home facades on Main Street should be prominent and elevated at least 3 feet higher than the sidewalk.

Figure 39



Parking lots should collect and drain in a single swale

8.1.4 Access and Circulation

Intent:

Pedestrian and vehicular circulation should be well defined and easily identifiable.

Guidelines/Standards:

- Subdivisions should employ traffic calming devices such as bulb-outs or roundabouts at intersections to slow traffic and encourage a pedestrian-oriented environment ([Figures 40 and 41](#)).
- Pedestrian connectivity to adjacent sites and throughout the entire expansion area should be promoted whenever possible to decrease reliance on travel by vehicle ([Figures 42 and 43](#)).

The Following Guidelines are applicable for multi-family and mixed-use developments:

- Drive aisles should be designed to link to or provide future access opportunities for adjacent sites.
- Easily identifiable pedestrian connections from the street/sidewalk to key areas within or adjacent to the site should be provided ([Figure 44](#)).
- Pedestrian walkways should be safe, visually attractive, and well defined by landscaping or lighting ([Figure 45](#)).
- Decorative materials should be used to clearly demarcate pedestrian travel areas. Use of specialty paving or porous paving for walkways is encouraged.

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Figure 40



Bulb-outs, as seen in the foreground, slow traffic, and create safer pedestrian crossings.

Figure 41



Landscaped *traffic circles* create focal points, slow traffic and create a safer environment for pedestrians.

Figure 42



Figure 43



Provide *pedestrian connections* as an alternative to travel by vehicle.

Figure 44



Provide pedestrian connections from the street into the site.

Figure 45



This trail is appropriately lit, well landscaped, safe, and fits with the rural lifestyle.

8.1.5 Parking

Intent:

Provide well-landscaped and screened parking areas that avoid large expanses of paved areas and long rows of parking spaces. Landscaping should create a functional and attractive parking environment. The following guidelines are applicable for multi-family and mixed-use developments:

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Guidelines/Standards:

- Parking spaces should be separated from structures by a pedestrian sidewalk and a landscape strip (Figures 46, 47 and 48).
- Incorporate canopy trees in parking areas to reduce the impact of large expanses of parking, to provide shade, and to reduce glare and heat buildup (Figures 47 and 48).
- Landscaped finger islands should be provided to break up parking lots (Figure 47).
- Landscaping within parking areas should be protected from encroaching vehicles by curbing or raised planting areas (Figures 49 and 50).
- Minimize the length of the parking areas to avoid long imposing parking lots.
- Parking areas should be separated by each other by structures or by a landscape buffer to reduce the impact of large parking areas (Figure 50).
- Porous paving should be utilized to reduce surface runoff.

Figure 46



Figure 47

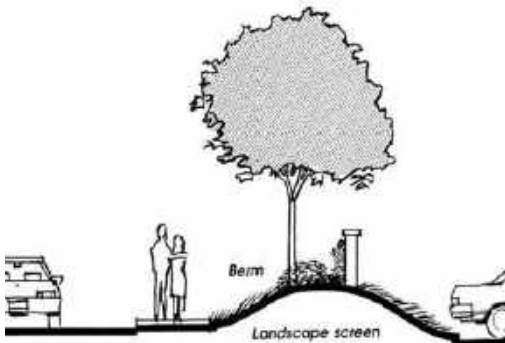


Figure 48



A sidewalk and landscaping buffers multi-family residential from parking areas.

Figure 49



Figure 50



Sidewalks, shade trees, and landscape finger islands provide residents and visitors with a safe and attractive parking area.

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8.2 Landscaping

8.2.1 Landscaped Planting Areas

Intent:

Landscaping should be used to define areas (e.g., entrances to mixed-use buildings and multi-family homes to provide a buffer to incompatible land uses, and provide screening when necessary).

Guidelines/Standards:

- A variety of height, textures, and colors should be used in the planting palette. Incorporate a combination of trees, shrubs, and ground cover into landscaping plans (Figure 51).
- Large specimen trees (48" box) should be strategically placed to assist new development in looking "established" as quickly as possible.
- Plant materials should not interfere with the lighting of the premises or restrict access to emergency apparatus (e.g., fire hydrants, fire alarm boxes, etc.). Trees or large shrubs shall not be planted under overhead lines or over underground infrastructure if growth could interfere with public utilities (Figure 52).
- Provide a consistent aesthetic by coordinating landscaping efforts with adjacent property owners whenever possible (Figure 53).
- Pursuant to Piru Area Plan Policy 4.1.2-3, monolithic sidewalks are not permitted in residential areas. Planted parkways shall be provided on all public roadways between the street and the sidewalk.
- Parkway shall be planted with shade trees to provide a pleasant pedestrian environment and contribute to streetscape continuity. Parkway trees should be selected and spaced to grow into a continuous shaded canopy,
- Trees and shrubs should be spaced to allow for mature and long-term growth.
- Landscaping should be used to define areas in multi-family and mixed-use developments (e.g., building entrances, key activity hubs, focal points, the street edge, etc.), provide screening for unattractive and/or unsightly service areas, and serve as buffers between neighboring uses (Figures 54, 55, 56 and 57).
- As much as practicable, landscaping in parkways and other public areas should utilize native and xeriscape plants to minimize irrigation water usage. Except for sports fields, public landscaped areas shall discourage lawn grasses in favor of decorative clump grasses.
- More natural patterns of landscape should be employed rather than long rows of a single species.
- Palm Trees should be generally avoided as they provide minimal shade, cooling and dust reduction.

Figure 51



Vary colors, height, and texture in landscaping to create visual appeal.

Figure 52



Lighting and trees must not conflict with one another.

Figure 53



Coordinate plantings within a community to create a uniform look and interesting streetscape.

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Figure 54



Figure 55



Trees, shrubs and ground cover should all be incorporated into the landscaping plan.

Figure 56



Figure 57



Landscaping serves as a focal point and buffers residences from parking areas.

8.2.2 Irrigation and Water Conservation

Intent:

Incorporate water conservation techniques into landscape plans for multi-family and mixed use developments and public or homeowner association managed landscaped areas. Examples of these techniques include drought tolerant plant materials, automatic controller, drip irrigation, or matched precipitation rate sprinkler heads (Figures 58 and 59).

Guidelines/Standards:

- Landscaped areas should have automatic irrigation systems with moisture sensors installed to ensure plant materials survive.
- Irrigation systems should be designed to prevent overspray onto walkways, paving areas, structures, and fences.
- Sprinkler heads in areas of high foot traffic should be “pop-up” style.
- Use of native and low water plants in conjunction with an efficient water system (i.e., drip irrigation) is strongly recommended.
- Provide root barriers when trees are planted five feet or closer to any hardscape element (e.g. curbs, sidewalks, other paving, etc.) or structure. The distance is measured from the center of the tree trunk to the nearest hardscape or structure.

Figure 58



Figure 59



Examples of native species and efficient water systems used in landscaping.

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8.3 Building Design

8.3.1 Building Form

Intent:

The scale and massing of new homes and additions should be compatible with the general scale and shapes of neighboring homes. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to reduce the perceived scale of the structure, and to avoid a monotonous neighborhood appearance (Figures 60 and 61).

Care and attention should ensure that duplex and triplex homes on Main Street appear to be one larger single-family residence instead of two or three individual homes.

Guidelines/Standards:

- Massing should accentuate entry and minimize garage prominence whenever possible (Figures 62, 63 and 64).
- Wall planes on all sides of the house should be variable if visible from a public street and pedestrian pathway.
- Variation in mass and building height in higher density developments along streets and public right-of-ways should be provided by providing a mix of single-story and two-story homes. Two-story homes should have single-story elements on prominent elevations.
- A second story should not exceed 80 percent of the first floor square footage (Figure 66).
- To reduce the scale and massing of residential buildings, the second story of a two-story residential structure should be stepped back from streets, courtyards, or open space areas (Figure 65).
- Multi-family development adjacent to single-family neighborhoods should provide a buffer of single-story and/or detached units along the adjoining property line.
- In multi-family developments, no more than eight attached units should be allowed in a single structure. Massing on multi-family structures should clearly articulate individual units (Figure 66).

Figure 60



Figure 61



Changes in wall planes and a consistent level of articulation should be incorporated into every elevation of the home visible from public view.

Figure 62

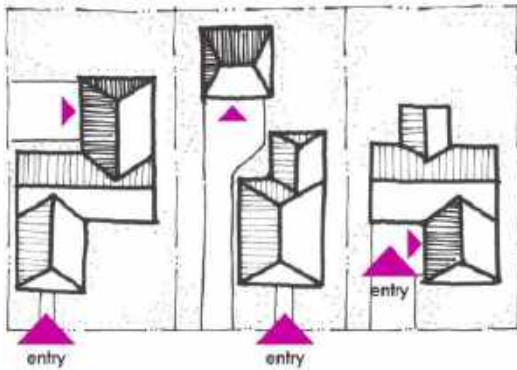


Figure 63



PIRU COMMUNITY DESIGN GUIDELINES

Figure 64



Building layout, design and articulation should highlight the main entry and front facade rather than the garage.

Figure 65



Second floor, stepped back – reduces scale and massing of the building – second stories should be recessed from the front facade and should not exceed 80% of the first floor square footage.

Figure 66



No more than eight attached units should be contained in one building. Attached multi-family structures should articulate individual units, and the design of such units should ensure that multi-family development resembles single-family residential.

8.3.2 Roof Forms

Intent:

Promote visual diversity by incorporating multiple rooflines and designs.

Guidelines/Standards:

- In multi-family developments, multiple rooflines should be incorporated throughout the project (e.g., gabled, hipped, dormers, etc.) to create diversity (Figure 67).
- Varying roof forms/changes in roof plane should be used on all structure elevations visible from a public street or pedestrian right-of-way (Figure 68).
- Where applicable to the architectural style, roof eaves should extend a minimum of 24 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.
- Residential buildings should be designed to create varying roof forms and break up the massing of the building by employing multi-form roofs, (e.g., gabled, hipped, and shed roof combinations) (Figure 69).
- In multi-family and mixed-use developments, rooflines should be broken at intervals no greater than 50 feet long by changes in height or step-backs.
- In multi-family and mixed-use developments, rooflines will be designed to screen roof mounted mechanical equipment (Figures 70, 71 and 72).
- Ancillary structures should incorporate similar or complementary roof pitch and materials to the main structure within the project to create a holistic aesthetic.

Figure 67



Multiple rooflines create visual diversity.

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Figure 68



Figure 69



Housing roofs visible from public right-of-ways should have various pitches and elevations.

Figure 70

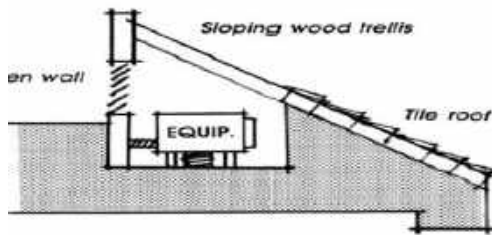


Figure 71

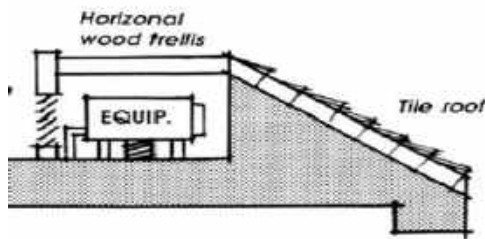


Figure 72



Roof Design should incorporate the screening of mechanical equipment

8.3.3 Garages and Driveways

Intent:

Integrate garages into the home to ensure that they do not dominate front facades. Alley loaded homes (homes with detached garages accessible by the alley) are encouraged.

In multi-family and mixed use developments carport, detached garages, and other ancillary structures should be designed as an integral part of the development.

Guidelines/Standards:

- Whenever possible, garages should be located to provide vehicular access from alleys and side streets, or located toward the rear of an interior lot. When garages are accessed from the front of the house, the following shall apply:
 - ▶ A maximum of two car bays may face a street. If there is a third bay, it must be oriented differently. However, in the case of a custom home on a large lot, more than two garage bays may face the street if the garage is placed towards the rear of the site,
 - ▶ Garage doors facing the street should be set back from the exterior face of the house or otherwise visually de-emphasized to help reduce their visual dominance (Figure 73).
 - ▶ Attached garages facing the public street shall not exceed 50% of the front width of the house (Figure 74). This does not apply to garages accessed by a rear alley or garages set back behind the house and access by a single-car wide driveway.
 - ▶ Garage doors should be recessed a minimum of six inches from the face of the garage.
 - ▶ Garage doors should incorporate panels and/or windows to articulate large planes.
 - ▶ Roof forms, trellises and balconies should be located directly above garage doors to help minimize the impact of garage doors on the street scene.
- Vary garage door placement and layout to minimize the dominance of garage doors on the street (Figure 75).

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- In multi-family or mixed-use developments, carport roofs visible from streets should incorporate roof slopes and materials to match adjacent structures. Flat roofs on carports and ancillary structures may be allowed if they are not visible from public streets.
- Multi-family or mixed-use developments should design attached garages to provide direct access to the accompanying housing unit (Figure 76).
- Excessive pavement in the front yard should be avoided. Driveway pavement in the front yard should be minimized by utilizing pavement ribbons or grass pavers, where appropriate (Figures 77 and 78).
- Use of porous asphalt, pervious concrete, or porous pavers (modular interlocking concrete pavers) for driveways is encouraged.
- In multi-family or mixed-use developments, carport roofs visible from structures or streets should incorporate roof slopes and materials to match adjacent structures. Flat roofs on garages, carports, and ancillary structures may be allowed, if they are not visible from public streets.

Figure 73



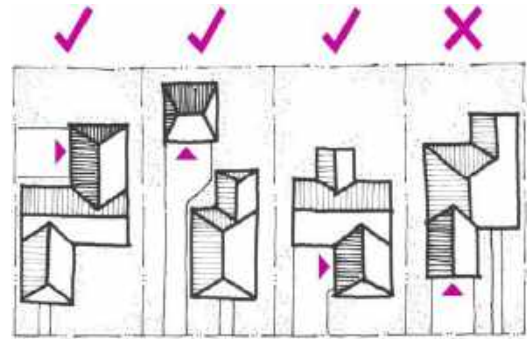
Placing detached garages in the back of the site creates a more desirable scene.

Figure 74



Avoid **garage dominated housing**. The Garage should be less than 50% of the total frontage.

Figure 75



Garage placement should vary throughout the project. Garages behind the primary home are preferred.

Figure 76



Attached garages are preferred in multi-family developments.

Figure 77



Driveways with pervious strips down the center allow for extra infiltration and capture of transportation-related pollutants.

Figure 78



Grass pavers allow infiltration of stormwater while providing a load-bearing surface. This picture shows the project in the final stages of completion. The voids between the concrete lattice structure should be filled with a loamy material to allow for sufficient infiltration rates.

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8.3.4 Windows, Doors, Entries and

Porches

Intent:

Help capture the desired architectural style of the building by carefully designing windows, doors, entries, and porches. The main entrance should be clearly identifiable and distinguished from the rest of the structure. Entrances should be emphasized using lighting, landscaping, and architecture.

Guidelines/Standards:

- The main entrance to a home should be clearly identifiable and should be articulated with projecting or recessed forms (Figures 79, 80 and 81).
- Windows should be articulated with sills, trim, kickers, shutters, or awnings and be of a type, material, shape, and proportion that complements the architectural style of the building (Figures 82 and 83).
- Windows should be located to maximize incoming daylight and reduce the need for indoor lighting and promote energy efficiency. EPA “Energy Star” windows with low e-coatings shall be used.
- To enhance privacy, windows on side elevations should be staggered whenever possible and not be positioned directly opposite of the adjacent structure’s windows.
- Windows should have divided lights (window panes) appropriate to the architectural style of the structure.
- Where architecturally appropriate, windows should be generously inset from structure walls to create shade and shadow detail. The minimum inset should be three inches. Flush windows are not allowed on homes (Figures 78 and 79).
- Upper floor entries should have a distinct design that complements the main structure frontage.
- Porches should be employed on every home. The porch should be placed a minimum of 18 inches above grade (Figures 84, 85, 86 and 87).
- Porches should be a minimum of six feet deep with materials and/or details that are necessary to

achieve an authentic architectural style (Figures 84, 85, 86 and 87).

- A porch should be covered and should not be less than 54 square feet (Figures 84, 85, 86 and 87).
- In multi-family developments, each unit’s entry should be easily identifiable, distinguishable, and oriented to the street.
- In multi-family and mixed-use developments, long monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.
- In multi-family and mixed-use developments, project icon, thematic pilasters, special paving treatment, and specialty landscaping should be used at entryways for the structure and common space to unify the development.

Figure 79



Figure 80 and 81



Recessed entries, windows, roof, column/stairs and balconies help emphasize the entry.

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Figure 82



Figure 83



Windows should be inset to create shade and shadow. Windows should be articulated with sills, trim, shutters, or awnings that are authentic to the home's architectural style.

Figure 84



Figure 85



Figure 86



Figure 87



Porches should be appropriate to the architectural style and usable (at least 54 square feet)

8.3.5 Articulation

Intent:

Designers of buildings should incorporate 360-degree articulation. 360-degree articulation is the full articulation of facades including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements (e.g., overhangs, trellises, projections, awnings, insets, material, texture, etc.) should be used to create shadow patterns that contribute to a structure's character.

Guidelines/Standards:

- Similar and complementary massing, materials, and details should be incorporated into every structure elevation (Figures 88 and 89). It is understood that there may be some budget constraints to implementing this guideline. However, it is expected that the highest level of articulation should occur on the front façade and side facades visible from public streets.
- Architectural elements that add visual interest, scale, and character should be employed (e.g., recessed or projecting balconies, trellises, recessed

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windows, verandas, porches, etc.) (Figures 90, 91 and 92).

- Architectural elements (e.g., overhangs, trellises, projections, awnings, insets, material, texture, etc.) should be used to create shadow patterns that contribute to a structure's character and to achieve a pedestrian scale.
- Elements and details of structures should be consistent with the chosen architectural style (Figures 93, 94 and 95).
- Chimneys should be exposed as architectural features rather than hidden with a wall surface, and chimney caps should be decorative and conceal spark arrestors.
- Exterior stairways should be designed as an integral part of the overall architecture of the structure, complementing the structure's mass and form. Stairwells should be solid and prefabricated metal stairs shall not be used.



Figure 90



Figure 91 and 92

Architectural elements create character.



Figure 88



Figure 89

A highly articulated front facade promotes a desirable aesthetic.



Figure 93



Figure 94 and 95

Recessed porches comprised of architecturally appropriate materials are highly desirable.

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8.3.6 Materials and Colors

Intent:

Use high quality, authentic, durable materials to create a look of permanence within the project. Materials and colors should be varied to generate visual interest in facades and to avoid the monotonous appearance that can be common in tract home developments.

Guidelines/Standards:

- The building façade should be enhanced by use of varying material and complimentary colors (Figures 96, 97 and 98).
- Material changes when made, should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect (e.g., chimney, pilaster, projection, fence line, etc.).
- Projects of three or more homes should provide a minimum of three distinctly different color/material palettes (Figures 99, 100 and 101).
- Excessive use of stucco on the front of the house should be avoided, (except for Spanish eclectic style homes)
- Heavier materials should be used lower on the structure elevation to form the base of the structure (Figures 100 and 101).
- Contrasting, but complementary, colors should be used for trim, windows, doors, and key architectural elements.
- Roof materials and colors should be consistent with the desired architectural style (Figures 102 and 103).
- Traditional red-tile roofs are consistent with Spanish eclectic architecture.
- Attention should be paid to paving materials to ensure that they are compatible with the project aesthetic and a rural feel. Permeable paving materials are encouraged (Figure 104).

Figure 96



Figure 97



Figure 98



The use of varying materials and complementary colors create visual appeal.

Figure 99



Examples of wall materials and colors which are appropriate to a rural style.

Figure 100



Figure 101



The base of buildings should be comprised of heavier materials and/or colors.

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Figure 102



Figure 103



Examples of **roof materials** and colors which are appropriate to a rural style.

Figure 104



Examples of **paving materials** and colors which are appropriate to a rural style.

8.3.7 Architectural Design

Intent:

Architectural design of all residences throughout the expansion plan area should reflect the Piru community's rural character and be respectful of the natural adjacent agricultural open spaces. New residential development should employ architectural designs and forms which reflect the historical and cultural traditions of the area. The existing architectural styles in the community include Craftsman, Victorian and Spanish Eclectic and Traditional Ranch style architecture. Unless otherwise determined by the Piru Neighborhood Council, new residential development will incorporate features reflective of one or more of these styles. Note: Developers need not recreate an authentic early 20th century housing development, but are encouraged to incorporate some of the above architectural features into the project design to create an aesthetic connection to the best architectural elements of the existing Piru community.

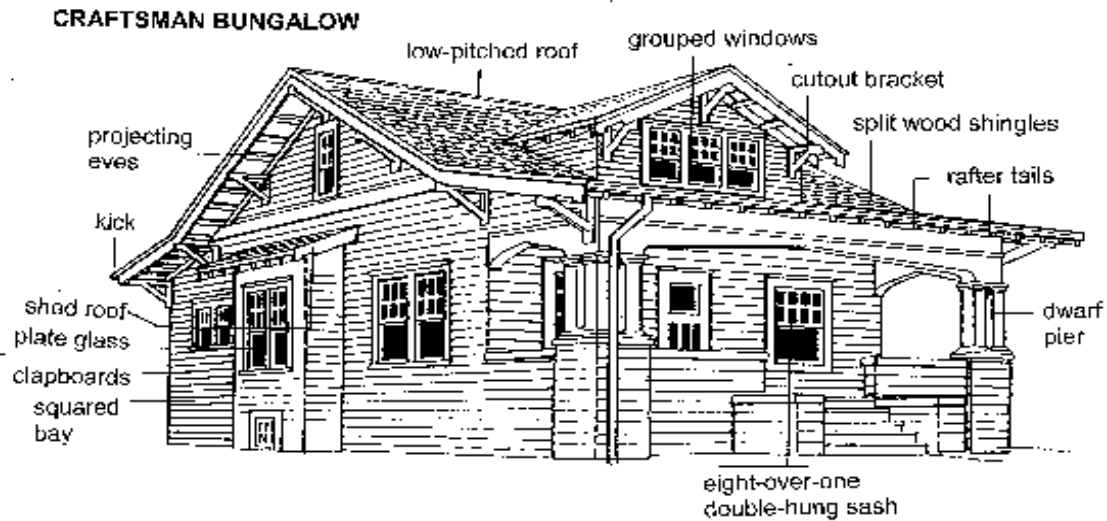
Guidelines/Standards:

- Craftsman-style (Figures 105, 106 and 107) includes architectural features such as:
 - Low-pitched roofs,
 - Wide eaves with exposed roof rafters,
 - Decorative braces
 - Usable porch with square columns,
 - Clapboard or shingle siding,
 - Use of river rock, patterned brick or stone accents
 - Stone or brick chimneys,
 - Gabled dormers,
 - Sloping foundation
- Victorian/Queen Anne-style (Figures 108 and 109) includes architectural features such as:
 - Steeply-sloped roofs with overhanging eaves
 - Wrap-around porch
 - Ornamental spindle-work
 - Bay windows and/or stained glass windows
 - Balconies
 - Use both rounded and rectangular elements
 - Use both vertical and horizontal elements
 - Decorative moldings and brackets
 - Steeply pitched gabled dormers
 - Patterned shingle siding accents
 - Tower or turret with finial
 - Patterned brick or stone masonry accents
- Spanish Eclectic (Including Spanish Colonial Revival and Mediterranean-style) (Figures 110, 111, 112 and 113) includes architectural features such as:
 - Low pitched roof or flat roof with crenelated parapets
 - Red roof tiles and accents
 - Little or no overhanging eaves
 - Stucco siding
 - Arches, especially above doors, porch entries and main windows
 - Courtyards
- Traditional Ranch style houses have many of these features (Figures 114 and 115):
 - Single story
 - Low pitched gable roof
 - Deep-set eaves

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- ▶ Horizontal, rambling layout: long, narrow, and low to the ground
- ▶ Rectangular, L-shaped, or U-shaped design
- ▶ Large windows: double-hung, sliding, and picture
- ▶ Sliding glass doors leading out to patio
- ▶ Attached garage
- ▶ Built from natural materials: wood or brick exterior
- ▶ Lack decorative detailing, aside from decorative shutters and porch-roof supports

Figure 105



Craftsman Bungalows were designed by the British for use in colonial India. Therefore, they are fashioned for warm weather. The roofs are hipped, thereby providing large attics for storage and for capturing the heat in the summer. Windows are grouped for greater sunlight and for greater ventilation. Bungalows have broad overhanging eaves, again to hold off the heat, as well as big porches to sit on in the evening. The **Craftsman** style, of which Bungalows are a subset, is characterized by simplicity and lack of the fanciful ornamentation one finds in Victorian homes.

Figure 106



Example of Piru **Craftsman** style home

Figure 107



Example of a modern home with **Craftsman** style features

PIRU COMMUNITY DESIGN GUIDELINES

Figure 108



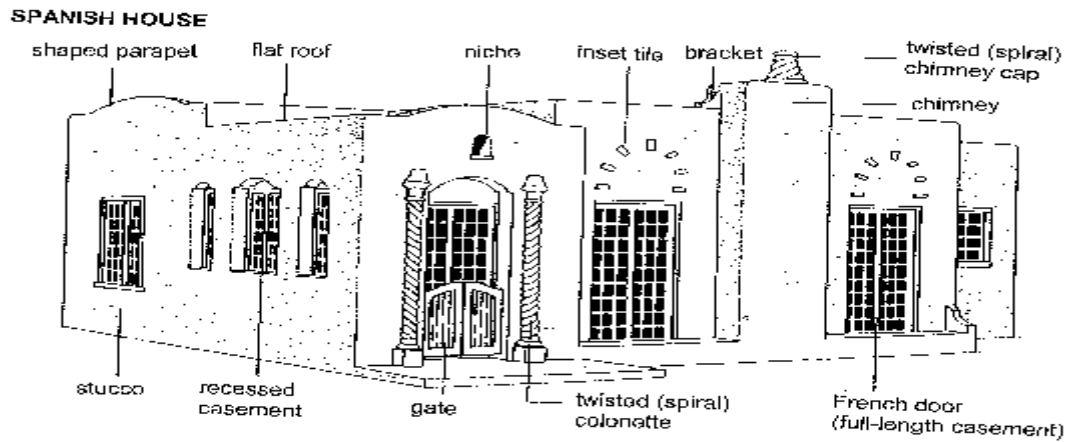
Piru Queen-Anne Style *Victorian* Mansion

Figure 109



Modern Home with *Victorian* style features

Figure 110



Spanish Eclectic (Spanish and Mediterranean) style homes employ clay tile roofs to keep the house cool during the hot summer months. These homes are usually finished with white or pastel stucco exteriors and feature accents such as arched openings or wood beams.

Figure 111



Piru *Spanish* style apartment units

Figure 112



Piru *Spanish* style home

PIRU COMMUNITY DESIGN GUIDELINES

Figure 113



Modern home with *Spanish* style features

Figure 114



Piru Traditional *Ranch House*

Figure 115



Modern house with
traditional *Ranch House*
features

Figure 116



Additional examples of housing compatible with Piru's community character

PIRU COMMUNITY DESIGN GUIDELINES

8.4 Site Features

8.4.1 Walls, Fences and Screening

Intent:

Where fencing and walls are absolutely essential, these elements should be designed to be as rural as possible to complement the architecture of the project and should be heavily landscaped and screened from the public right-of-way (Figures 117, 118, 119, 120 and 121).

Guidelines/Standards:

- Fences and walls should be constructed of natural materials (natural woods, common brick, stone, river rock, clinker brick, and wooden beams for example), rather than exposed concrete block, chain link, or any other material that could be called an “urban solution”. It is acceptable to use concrete or other contemporary materials as long as they appear natural.
- Enclosures should not be visible from primary entry drives.
- Enclosures should have a concrete apron for trash/recycling containers to be rolled onto for collection.
- Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
- Non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.
- Non-transparent perimeter walls and/or fences should be architecturally treated on both sides and should incorporate landscaping whenever possible.
- Fences and walls required for screening purposes should be of solid material. Chain link fencing with inserts are strongly discouraged. Fences placed adjacent to a street shall be screened with landscaping.

Figure 117

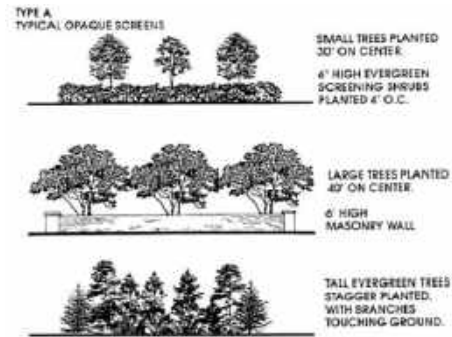


Figure 118

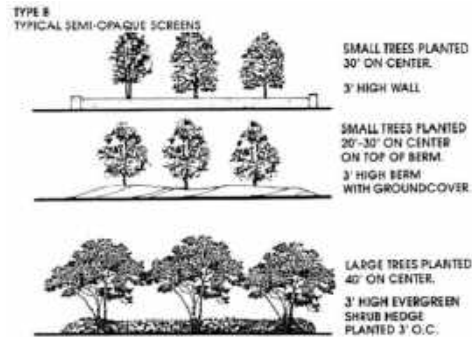


Figure 119



Figure 120



Figure 121



Examples of appropriate walls, fences and screening

PIRU COMMUNITY DESIGN GUIDELINES

8.4.2 Trash Enclosures

Intent:

Trash enclosure areas in the multi-family and mixed-use developments should be carefully designed, located, and integrated into the site plan (Figures 122, 123, 124 and 125).

Guidelines/Standards:

- Enclosures should be separated from adjacent parking stalls with landscape planters and paved surfaces behind the curb to ensure adequate space is available for individuals to access vehicles.
- Trash/recycling containers should be large enough, placed frequently throughout the site, and collected often enough to handle the refuse generated.
- Trash enclosures should be designed with similar finishes, materials, and details as the primary structures within the project and should be screened with landscaping.
- Chain link fencing and gages with wood slats are discouraged.
- Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and for collection by service vehicles.
- Where feasible, a pedestrian entrance to the trash enclosure should be provided so that large access doors do not have to be opened.
- Enclosures should not be visible from primary entry drives.
- Enclosures should have a concrete apron for trash/recycling containers to be rolled onto for collection.

Figure 122 and 123

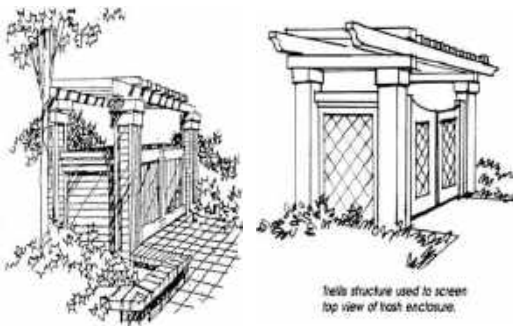


Figure 124



Figure 125



Examples of appropriate *trash enclosures*.

8.5 Additional Development Standards and Guidelines Applicable to the Piru Expansion Area

In addition to the above guidelines, new development within the Piru Expansion Area is subject to the provisions of the following guidelines and development standards which are intended to ensure that development reflects the desires of the Piru Community, and to ensure that development of the entire expansion area is cohesive and unified.

8.5.1 Development Adjacent to South Main Street

Intent:

Main Street serves as the primary entrance to the Piru community and is the primary visual link between the new development area and the existing community. The Main Street corridor should be designed as a consistent and cohesive visual element. The following guidelines are intended to be applied to Main Street, south of the railroad right of way.

Guidelines/Standards:

- Residential development will face Main Street.
- Driveways should take access off rear alleys. Individual driveways taking access from Main Street will be avoided.

PIRU COMMUNITY DESIGN GUIDELINES

- No residential walls, fences or hedges over three feet in height will be permitted along Main Street within the front yard setback.
- No residential walls, fences or hedges over three feet in height will be permitted along Main Street within the front yard setback.
- Wide landscaped parkways and large front yards should be landscaped by the subdivision developer and maintained by a homeowners association to ensure the Main Street corridor will be aesthetically attractive and visually cohesive. Decorative clump grasses and xeriscape plants should be favored over the use of lawn grass.
- A double row of staggered trees should be planted in the parkway and in front yards to create an attractive landscape canopy for the Main Street multi-purpose trail.
- Properties adjacent to Main Street should be developed with duplexes and triplexes designed to look like single-family homes. Triplexes should be restricted to corner lots.
- Developers should employ at least three distinctly different building footprints with at least two distinctly different architectural styles reflective of the existing community.
- Development on both sides of Main Street should utilize similar development standards, with respect to lot width, setbacks, building height, landscaping and architecture to ensure a cohesive appearance along south Main Street.
- Development adjacent to Main Street should incorporate river rock wherever possible in fences, lighting elements, benches, bollards, curbs, etc.
- The multi-purpose pathway should be meandering and constructed of porous asphalt or pervious concrete, colored to resemble decomposed granite in order to maintain a rural appearance and reduce surface runoff.

9. Implementation

Plan Review

Development plans shall be reviewed for consistency with the Piru Community Design Guidelines by the Piru Neighborhood Council (PNC) and approved by the Planning Division. The PNC shall respond in writing to the Planning Division, either recommending design approval or providing a list of corrections necessary to achieve consistency with the Piru Community Design Guidelines. Such response shall be provided within 45 days of PNC's receipt of a detailed design package including building elevations, a palate of colors and materials, site plans, energy conservation plans and water conservation plans, grading and drainage plans, landscape plans, plans for walls and fences, lighting plans signage plans and plans for traffic calming and specialty paving, as applicable. If substantial changes are made by the applicant in response to the PNC determination, the Planning Director may request an additional review by the PNC. If the PNC fails to provide a written response within 45 days, the Planning Director is authorized to approve the project design, subject to the normal appeal process.

Maintenance of Private Areas

Maintenance of private streets and alleys, detention basins and private landscape/recreation areas shall be the responsibility of a homeowner's association or other means acceptable to the County. Such facilities shall be subject to review by the Sheriff's Department to ensure defensible space issues are addressed.

Tree Trimming

Tree trimming within the parkways and medians shall be the responsibility of a landscape maintenance district or other entity acceptable to the County.

THOUSAND OAKS AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

THOUSAND OAKS AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Area Plan

Please see the next page.

Introduction

Purpose

The Thousand Oaks Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for approximately 3,767 acres of unincorporated land adjacent to the City of Thousand Oaks and within the Thousand Oaks Area of Interest. "Area plan" is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Area Plan governs the distribution, general location, types and intensity of land uses within 12 planning sub-areas (see "Thousand Oaks Unincorporated Planning Sub-Areas") as well as providing specific policies concerning development.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the goals, policies, programs, and maps of the Ventura County General Plan were reviewed and used in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

Concerns about grading activity near the City of Thousand Oaks within the Upper Kelly Estates Area, beginning in the summer of 1983, led to County/City discussions relating to the application of certain City policies to the unincorporated areas within the Thousand Oaks Area of Interest. It was determined that the appropriate way to accomplish this was to prepare an Area Plan for the unincorporated portion of the Thousand Oaks Area of Interest. Consequently, the County and City negotiated a joint agreement whereby the City and County would share the cost of preparing an Area Plan which would be written, in part, to reflect the City's grading and land use policies. Joint resolutions to this effect were adopted by the City and County on July 22, and August 26, 1986, respectively. Work on the Thousand Oaks Area Plan commenced in January of 1987. A Background Report (separate document) was completed in June of 1987. A Citizens Committee was appointed to assist in identifying issues and formulating goals. This Committee held public meetings periodically from February 1988 to October 1988, when the draft Area Plan was completed. The Thousand Oaks Area Plan was adopted by the Ventura County Board of Supervisors on March 24, 1992.

County has continued to refine and update the plan over the years, and has amended it five times (1994, 1996, 2005, 2010, and 2015). As part of the 2040 General Plan Update process, the County updated this Thousand Oaks Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Thousand Oaks Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Thousand Oaks area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Thousand Oaks Area Plan is the detailed land use plan of the Ventura County General Plan for the Thousand Oaks area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Thousand Oaks area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Local Setting

Overview of Plan Area

The Thousand Oaks Area Plan covers approximately 3,767 acres of unincorporated land adjacent to the city of Thousand Oaks and within the Thousand Oaks Area of Interest. The Area Plan includes 11 planning sub-areas: Lynn Ranch, Casa Conejo, Broome Ranch, Rancho Sierra Vista-Satwiwa, White Stallion Ranch, Upper Kelly Estates, Kelly Estates, Ventura Park, Upper Ventura Park, Rolling Oaks, and Miller Ranch.

Figure TO-1 Thousand Oaks Planning Sub-Areas

**THOUSAND OAKS
UNINCORPORATED
PLANNING SUB-AREAS**

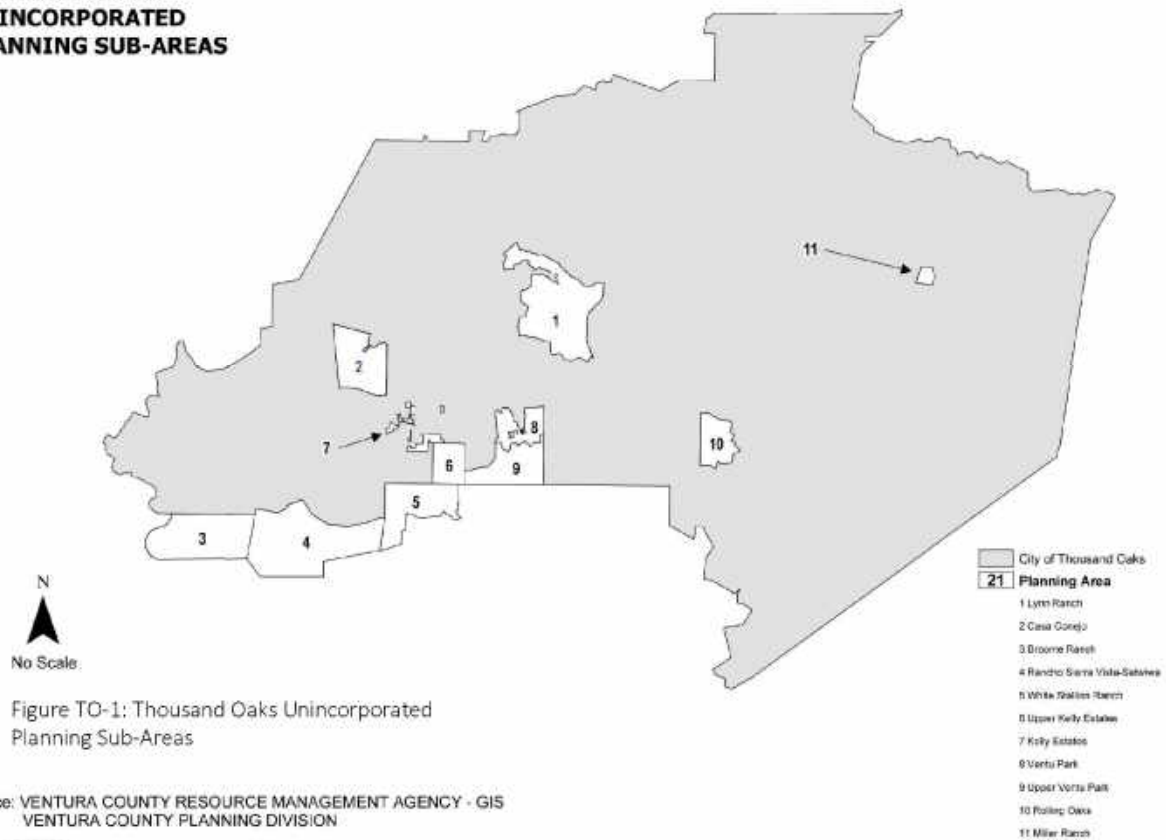


Figure TO-1: Thousand Oaks Unincorporated Planning Sub-Areas

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION

Revised: 7/12/1994
Updated: 10/5/2008

Land Use Designations and Standards

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

The Land Use Maps (Figures TO-2, TO-3, TO-4, TO-5, TO-6, TO-7 and TO-8) identify the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are land use designations which dictate the type and intensity of land use within each category. A Summary Table (Table TO-3) lists each land use designation and its total area, building intensity, population capacity, and population density. The purpose of each of the five land use categories is described in Table TO-1.

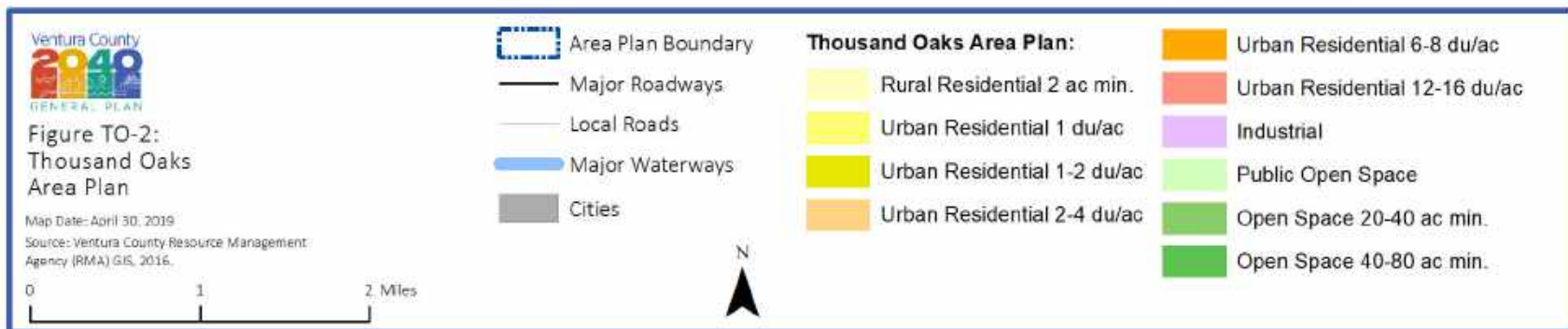
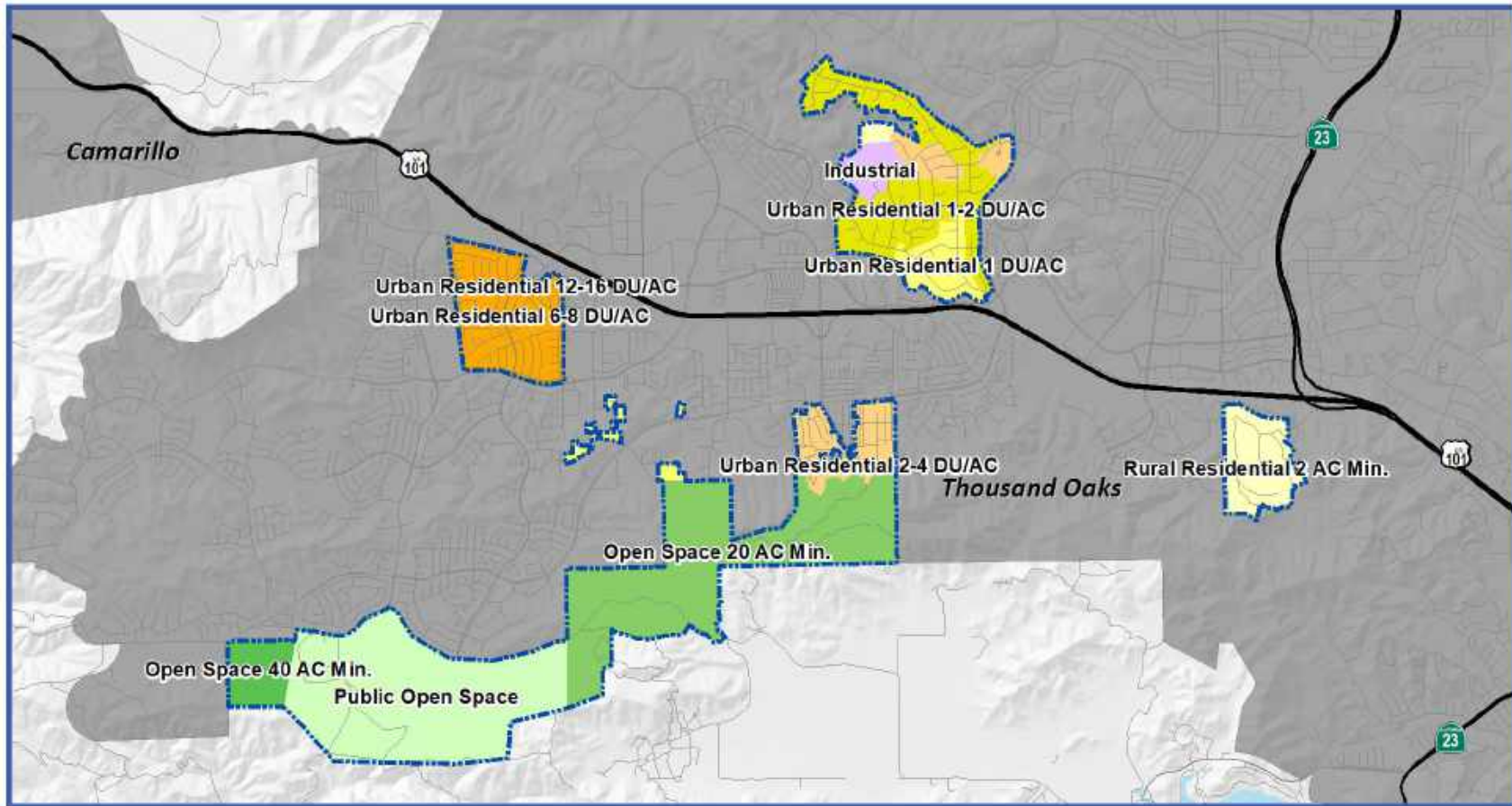


Table TO-1 Thousand Oaks Area Plan Land Use Designations

Land Use Designation		Description	Density/ Intensity
Open Space 40-80 ac min.			40-80 ac min.
Open Space 20-40 ac min.		The purpose of the Open Space designation is to preserve land in a predominantly open, undeveloped character while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category, there are two land use designations: Open Space 20 ("OS-20", 20-40 acres minimum) and Open Space 40 ("OS-40", 40-80 acres minimum).	20-40 ac min.
Public Open Space		The purpose of the Public Open Space designation is to identify lands devoted to natural parks and recreation areas, owned and maintained by a public agency.	
Rural Residential 2 ac min.		The purpose of the Rural Residential designation is to identify those areas where low density (two to ten acre) parcel size residential development may occur. Within this category, there is one land use designation: Rural Residential 2 ("RR-2", two acre minimum).	2-ac min. parcel size
Urban Residential 1 du/ac		The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (less than two acres per dwelling) is permitted. Within this category, there are five land use designations: Urban Residential 1 ("UR-1", 1 du/ac), Urban Residential 2 ("UR-2", 1-2 du/ac), Urban Residential 4 ("UR-4", 2-4 du/ac), Urban Residential 8 ("UR-8", 6-8 du/ac) and Urban Residential 16 ("UR-16", 12-16 du/ac).	1 du/ac
Urban Residential 1-2 du/ac			1-2 du/ac
Urban Residential 2-4 du/ac			2-4 du/ac
Urban Residential 6-8 du/ac			6-8 du/ac
Urban Residential 12-16 du/ac			12-16 du/ac
Industrial		The purpose of the Industrial designation is to identify areas necessary to meet the service and employment needs of the Thousand Oaks area.	

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix delineates which zoning districts are compatible with the various Area Plan land use designations.

Table TO-2 Zoning Compatibility Matrix

EA PLAN MAP LAND USE DESIGNATIONS		ZONE																
		OS (10 AC. Min.)	AE (40 AC. Min.)	RA (1 AC. Min.)	RE (10,000 S.F. Min.)	RO (20,000 S.F. Min.)	R1 (6,000 S.F. Min.	R2 (3,500 S.F./DU)	RPD	RHD (20 DU/AC.)	SP	TP	CO	C1	CPD	M1	M2	M3
POS	(Public Open Space)	■																
OS-20	(Open Space 20 ac min.)	40 AC	■															
OS-40	(Open Space 40 ac min.)	20 AC	■															
RR-2	(Rural Residential 2 ac. min.)			2 AC	2 AC	2 AC												
UR-1	(Urban Residential 1 du/ac)			■	1 AC	1 AC												
UR-2	(Urban Residential 1-2 du/ac.)			■	20	■			2 U									
UR-4	(Urban Residential 2-4 du/ac.)			■	■	■	10		4 U									
UR-8	(Urban Residential 6-8 du/ac)						■		8 U									
UR-16	(Urban Residential 12-16 du/ac)							■	16 U									
IND	(Industrial)															■		

Source: Thousand Oaks Area Plan (3-24-15 edition)

Table TO-3 Building Intensity/Population Density Standards

LAND USE DESIGNATION		Public Open Space/Open Space						
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU	Populat.	Avg. Populat. Density (Persons/ Acre)
OS 80	(10 ac min.)	657	5%	N/A	0	N/A	0	0.00
OS 40	(40ac min.)	1,040	5%	0.03	31	2.31 ³	71	0.07
OS 20	(20 ac min.)	834	5% ²	0.05	42	2.31 ³	97	0.12
TOTALS		2,531			73		168	
LAND USE DESIGNATION		Residential						
		Acres	Max. Bldg. Coverage (% Of Lot Area) ⁴	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU ⁵	Populat.	Avg. Populat. Density (Persons/ Acre)
RR-2	(2 ac min)	189	25%	0.50	94	2.79	263	1.39
UR-1	(1 du/ac)	160	25%	1.00	160	2.79	446	2.79
UR-2	(1 - 2 du/ac)	308	28%	2.00	616	2.79	1,719	5.58
UR-4	(2 - 4 du/ac)	221	35%	4.00	884	2.79	2,466	11.16
UR-8	(6 - 8 du/ac)	272	48%	8.00	2,176	2.79	6,071	22.32
UR-16	(12 - 16 du/ac)	1	55%	16.00	16	2.79	45	45.00
TOTALS		1,151			3,946		11,010	

LAND USE DESIGNATION		Commercial/ Industrial					
		Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (x 1000 SF)	Average No. Employees Per 1000 SF	Employees	Average Employees/ Acre
I	(Industrial)	60	50%	523	2.0	1,046	17.42

Source: Thousand Oaks Area Plan (3-24-15 edition)

Notes:

¹ Excludes second dwelling units per Section 65852.2 of the State Government Code.

² Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

³ Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth and Non Growth Areas for 1990 (averaged).⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

⁵ Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth Area for 1990.

Land Use and Community Character

In addition to the land use related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to each land use category in the Thousand Oaks Area of Interest:

Growth Management

TO-1

To support the Guidelines for Orderly Development, especially those policies which state that land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City and development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.

TO-2

To support the existing policy of annexation of property located within Urban and Rural land use designations in the Thousand Oaks Sphere of Influence to the City of Thousand Oaks whenever subdivision of property is requested.

TO-2.1

Existing Community or Rural Land Annexation

The County shall apply the following annexation policies to all subdivisions of land designated Existing Community or Rural, as depicted on the "Ventura County General Land Use Diagram" in the 2040 General Plan (Figure 2-4), within the Thousand Oaks Sphere of Influence:

- (1) The County shall require owners of property contiguous to the City of Thousand Oaks to request annexation to the City prior to consideration of any subdivision of land by the County. Such subdivisions shall not be approved by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).
- (2) The County shall require owners of property not contiguous to the City to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision approved by the County. The County shall require this agreement to annex contain language that is binding on all future owners of the property.

TO-3

To ensure that the area's growth rate does not exceed the capacity of service agencies to provide quality services without impacting services provided to existing neighborhoods.

Land Use Designations and Standards

TO-3.1

Land Use Map Conformance

The County shall require all zoning and development to be in conformance with the Land Use Maps (Figures TO-2, TO-3, TO-4, TO-5, TO-6, TO-7 and TO-8). The Zoning Compatibility Matrix indicates the zoning districts which are consistent with the various land use categories.

TO-4	To provide living opportunities for families of a wide range of incomes.
TO-4.1	<p>Density Bonuses for Qualified Affordable Housing Developments</p> <p>As per Article 16 of the Ventura County Zoning Ordinance, the County shall provide developers with density bonuses for qualified affordable housing developments.</p>
TO-4.2	<p>Housing Density Diversity</p> <p>The County shall condition discretionary development permits involving 20 or more dwelling units to provide a variety of housing densities to meet the needs of diverse family income levels.</p>
TO-5	To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.
TO-6	To ensure that existing and future land use patterns result in cohesive and consolidated neighborhoods.
TO-6.1	<p>Multi-family Development Restriction Adjacent to Potrero Road and Lynn Road</p> <p>The County shall discourage multi-family residential development adjacent to Potrero Road and Lynn Road.</p>
TO-7	To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses and open space areas.
TO-7.1	<p>Land Use Compatibility</p> <p>The County shall require new industrial development be subject to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. The County shall require such review to give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.</p>
TO-7.2	<p>Residential Use Compatibility</p> <p>The County shall require expansion or modification of existing industrial uses in the Casa Conejo and Lynn Ranch areas to be carefully reviewed to ensure compatibility with adjacent residential uses.</p>
TO-7.3	<p>Exterior Lighting</p> <p>The County shall require all exterior lighting of industrial developments to be constructed or located so that only the intended area is illuminated, long-range visibility is minimized and off-site glare is controlled.</p>
TO-7.4	<p>Helicopter Impact Mitigation</p> <p>The County shall condition industrial uses which utilize helicopters to limit flight hours, limit the number of flights per day, utilize an approved flight path, or other means, as necessary, to avoid or mitigate adverse impacts on nearby residents and other sensitive uses.</p>

TO-8

To limit industrial land uses to existing industrial zoned areas.

TO-8.1

Industrial Area Expansion

The County shall prohibit the expansion of industrial uses outside of areas presently planned for industrial.

TO-9

To maintain the lands outside the existing urban and rural neighborhoods in "Open Space" or "Public Open Space" as a means of retaining the rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.

Character and Design

TO-10

To provide for new development within existing urban neighborhoods while preserving the remainder of the Thousand Oaks unincorporated area as open space pending annexation of land within the Thousand Oaks Sphere of Influence to the City of Thousand Oaks.

TO-11

To strive to maintain the existing semirural residential character of the Thousand Oaks area.

Development Review and Inter-Agency Coordination

Several Federal, State, and local agencies have adopted plans which embrace land use issues in the Thousand Oaks area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

TO-12

To ensure, to the maximum extent feasible, consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, Conejo Recreation and Park District, Conejo Unified School District, Conejo Open Space Conservation Agency (COSCA) and the City of Thousand Oaks.

TO-12.1

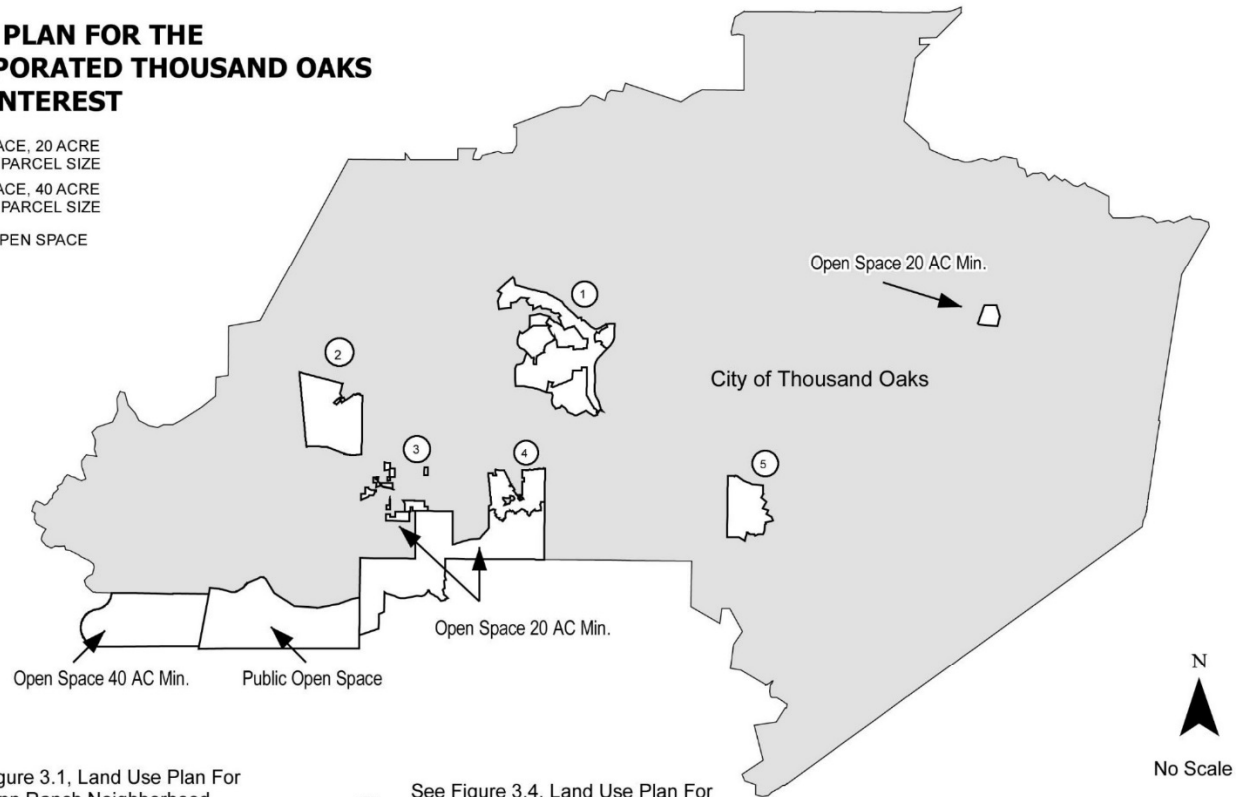
Santa Monica Mountains Comprehensive Plan Consistency

The County shall require all discretionary development to be consistent with the Santa Monica Mountains Comprehensive Plan (1979).

Figure TO-3 Land Use Plan for the Unincorporated Thousand Oaks Area of Interest

**LAND USE PLAN FOR THE
UNINCORPORATED THOUSAND OAKS
AREA OF INTEREST**

- OS 20 OPEN SPACE, 20 ACRE
MINIMUM PARCEL SIZE
- OS 40 OPEN SPACE, 40 ACRE
MINIMUM PARCEL SIZE
- POS PUBLIC OPEN SPACE

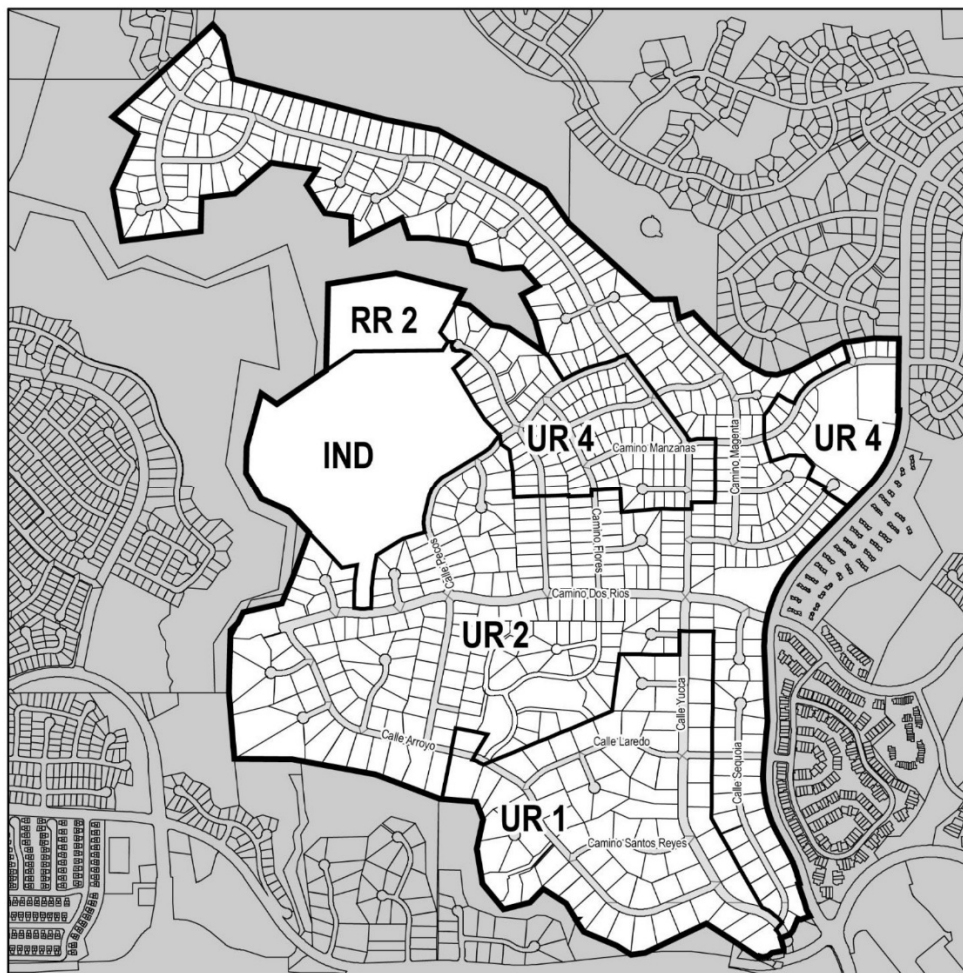


NOTES:







- 1 See Figure 3.1, Land Use Plan For The Lynn Ranch Neighborhood
- 2 See Figure 3.2, Land Use Plan For The Casa Conejo Neighborhood
- 3 See Figure 3.3, Land Use Plan For The Kelly Estates Neighborhood
- 4 See Figure 3.4, Land Use Plan For The Ventu Park/Upper Ventu Park Neighborhoods
- 5 See Figure 3.5, Land Use Plan For The Rolling Oaks Neighborhood

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION
Created: 12/10/1996
Updated: 10/10/2006

Figure TO-4 Land Use Plan for the Lynn Ranch Neighborhood



LAND USE PLAN FOR THE LYNN RANCH NEIGHBORHOOD

	Thousand Oaks City Limits		UR 1 Urban Residential 1 DU/AC
	IND Industrial		UR 2 Urban Residential 1-2 DU/AC
	RR 2 Rural Residential 2 AC Min.		UR 4 Urban Residential 2-4 DU/AC



Created: 12/10/1996
Updated: 10/12/2006



Figure TO-5 Land Use Plan for the Casa Conejo Neighborhood



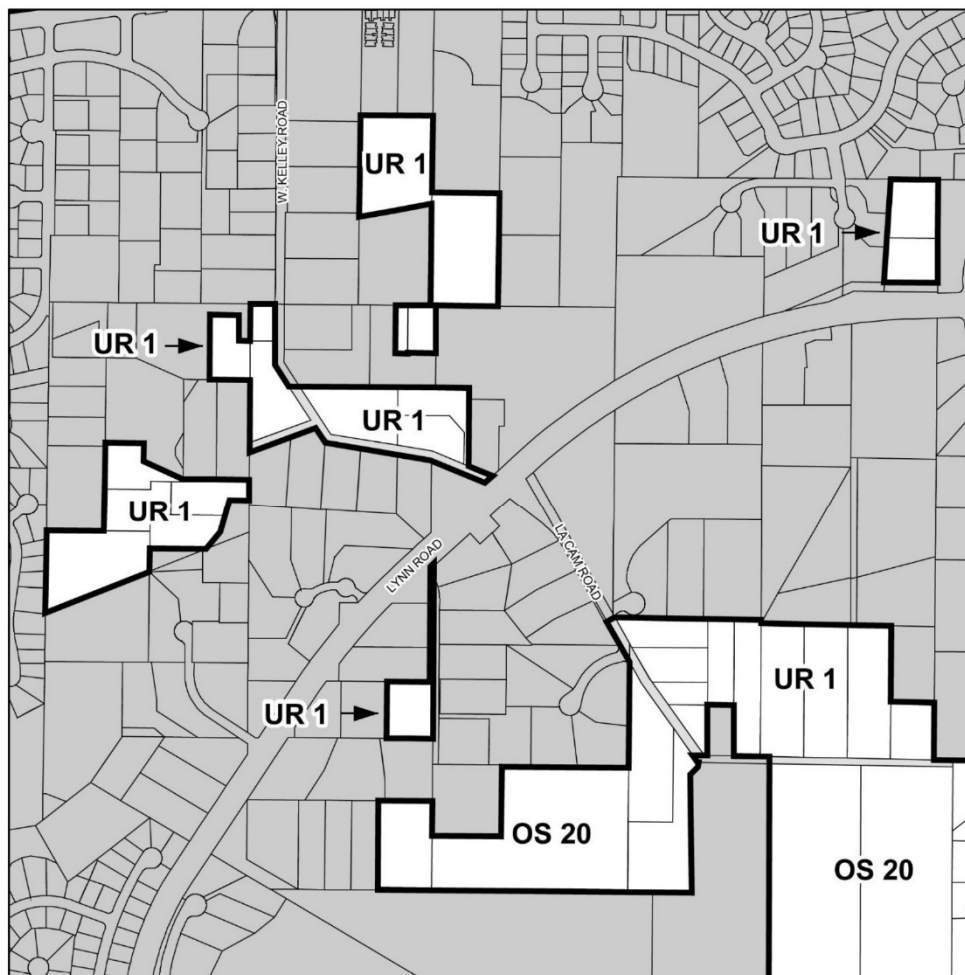
LAND USE PLAN FOR THE CASA CONEJO NEIGHBORHOOD

	Thousand Oaks City Limits		UR 16	Urban Residential 12-16 DU/AC
	UR 8			Urban Residential 6-8 DU/AC

Created: March of 1992
Updated: 10/12/2006



Figure TO-6 Land Use Plan for the Kelly Estates Neighborhood



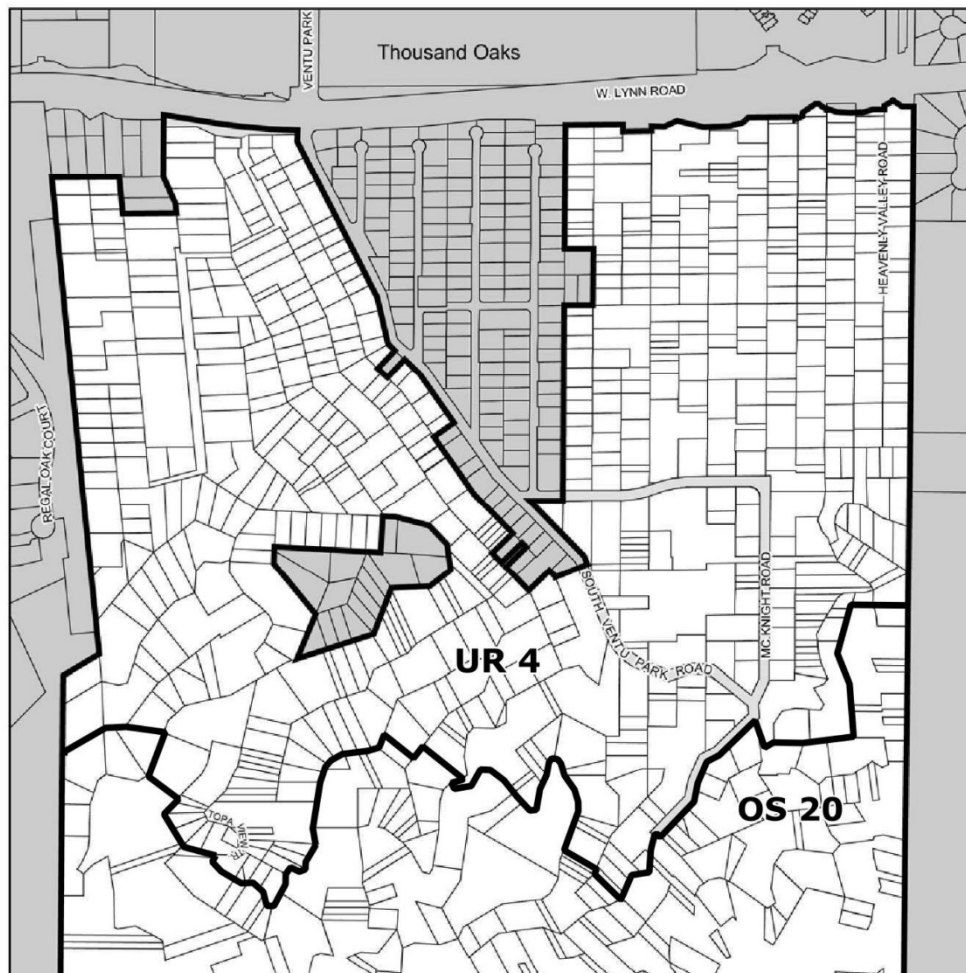
LAND USE PLAN FOR THE KELLY ESTATES NEIGHBORHOOD



Created: 12/10/1996
Updated: 10/12/2006



Figure TO-7 Land Use Plan for the Ventu Park/Upper Ventu Park Neighborhood



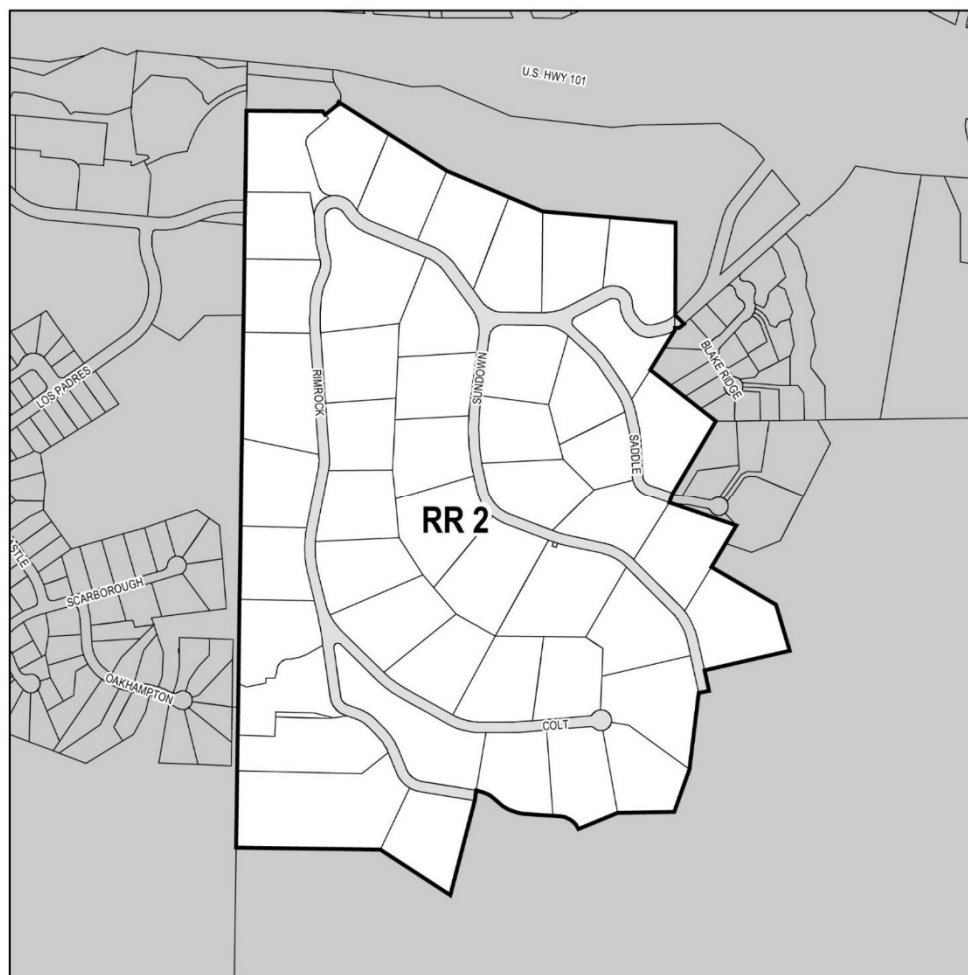
**LAND USE PLAN FOR THE
VENTU PARK/UPPER VENTU PARK NEIGHBORHOOD**



Created: 12/10/1996
Updated: 10/12/2006



Figure TO-8 Land Use Plan for the Rolling Oaks Neighborhood



LAND USE PLAN FOR THE
ROLLING OAKS NEIGHBORHOOD



Created: 12/10/1996
Updated: 10/12/2006



Transportation, Circulation, and Mobility

Roadways

TO-13

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Thousand Oaks Area of Interest.

TO-13.1 **Thousand Oaks Area Plan Conformance**

The County shall require all road improvements to be in conformance with the circulation maps contained within the Thousand Oaks Area Plan which have been designed to reflect the above goals (see Figures TO-9 and TO-10, and Table TO-4).

TO-13.2 **Road Standards Compliance**

The County shall require all new public roads, except State highways, to be designed and constructed in accordance with County Road Standards or better, and State maintained roads to be designed and constructed in accordance with State road standards or better.

TO-13.3 **Impacts on Circulation**

The County shall condition discretionary development to mitigate any significant adverse impact to circulation, including contributing to the cost of offsite improvements.

TO-13.4 **Fire Protection District Private Road Guidelines Compliance**

The County shall require all private roads to meet the minimum requirements of the Ventura County Fire Protection District Private Road Guidelines, as amended, unless higher standards are deemed necessary by the Fire Protection District. The County shall require provisions for private road maintenance to be incorporated into any future discretionary development.

TO-13.5 **Road Standards for Moderate or Steeply Sloped Hillside Areas**

The following standards shall apply to all roads constructed in moderate or steeply sloped hillside areas:

- (1) The County shall require grading and disturbance of natural topography to be kept to a minimum.
- (2) The County should require roads to be designed to adequately accommodate surface water runoff.
- (3) The County should require streets to be designed to reflect a rural, rather than urban, character.
- (4) The County should require street alignments to be parallel to contours in valleys or ridges, where possible. Where a location between a valley or ridge is unavoidable, east/west or north/south bound lanes should be at different elevations.
- (5) The County shall require sidewalks and walkways to be provided in accordance with a carefully conceived pedestrian circulation plan, but to not be rigidly required on every street.
- (6) The County should require street lighting in moderate or steeply sloped areas to be of low profile design, unobtrusive, and designed to enhance a rural character.

TO-14

To ensure a Level of Service "C" or better on all streets and intersections.

TO-15

To ensure that new development ties into the existing primary circulation system by an adequate collector street network.

TO-15.1

Development Outside the Local Traffic Circulation System

The County shall prohibit rezoning to allow more intensified development in areas inadequately served by a local traffic circulation system (e.g., Ventu Park) until a mechanism has been established to improve the local traffic circulation system, such as formation of a special assessment district, redevelopment district or other means approved by the County which will ensure that the property will be served by means of access which meet County road standards for public roads or County Fire Protection District standards for private roads.

Regional Multimodal System

TO-16

To provide safe pedestrian and bicycle pathways throughout the unincorporated Thousand Oaks area.

TO-16.1

Road Network Use Conditions for Discretionary Development

The County shall condition discretionary development projects which may be expected to benefit from the road network, bicycle path system and/or the equestrian trail system to dedicate land and construct improvements or pay a fee for auto, bicycle and equestrian facilities in accordance with the circulation maps. The County shall require bicycle and/or equestrian trails to be integrated, where feasible, into the overall circulation plan for discretionary development projects.

TO-17

To ensure that road improvements are compatible with existing and planned equestrian trails and bicycle pathways.

TO-18

To encourage the expansion of public and private bus service to serve the Thousand Oaks Area of Interest.

TO-18.1

Incentives to Transit Use

The County shall condition industrial discretionary development projects to provide incentives to transit use (e.g., provide bus passes for their employees or clients, establish a subscription bus service, or participate in carpool/van pool programs, etc.).

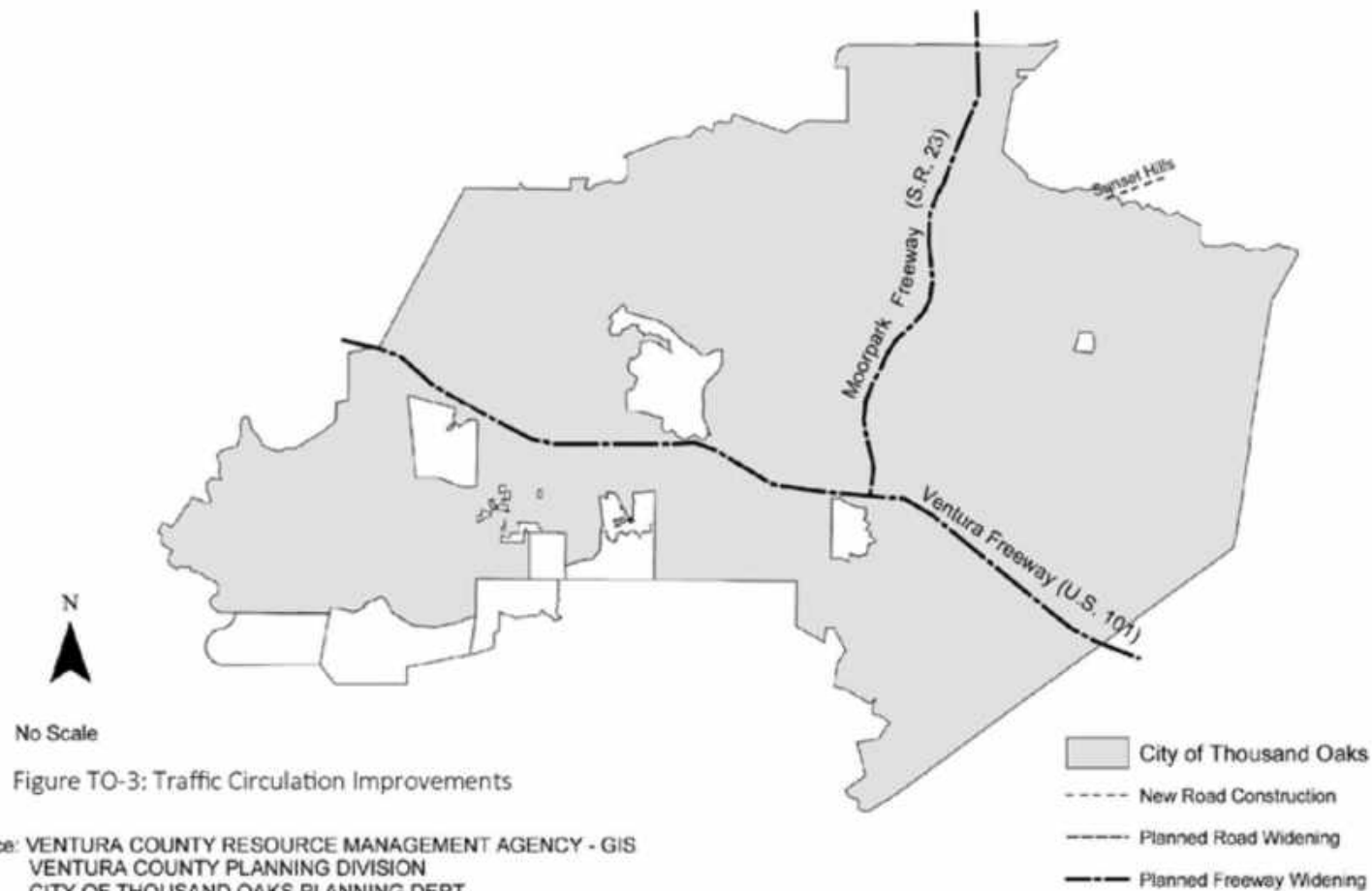
TO-18.2

Bus Turnout Facilities

The County shall require discretionary permit proposals to be reviewed by City of Thousand Oaks Transit and shall condition discretionary development to provide bus turnout facilities, and/or other appropriate transit improvements as requested by City of Thousand Oaks Transit.

Figure TO-9 Traffic Circulation Improvements

TRAFFIC CIRCULATION IMPROVEMENTS



No Scale

Figure TO-3: Traffic Circulation Improvements

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.

Revised: 7/12/1994
Updated: 10/12/2006

Table TO-4 Proposed Traffic Circulation Improvements

Location	Description	Responsibility
Road Widening		
Ventura Freeway	Widen to 10 lanes.	Caltrans
Moorpark Freeway	Widen segment between U.S. 101 and Olsen Road from four to six lanes.	Caltrans
New Construction		
Sunset Hills Blvd.	Extend Sunset Hills Blvd. to connect with First St. in Simi Valley.	City of Thousand Oaks, City of Simi Valley (conditioning of discretionary development).

Source: Thousand Oaks Area Plan (3-24-15 edition)

Figure TO-10 Bicycle Pathways

BICYCLE PATHWAYS

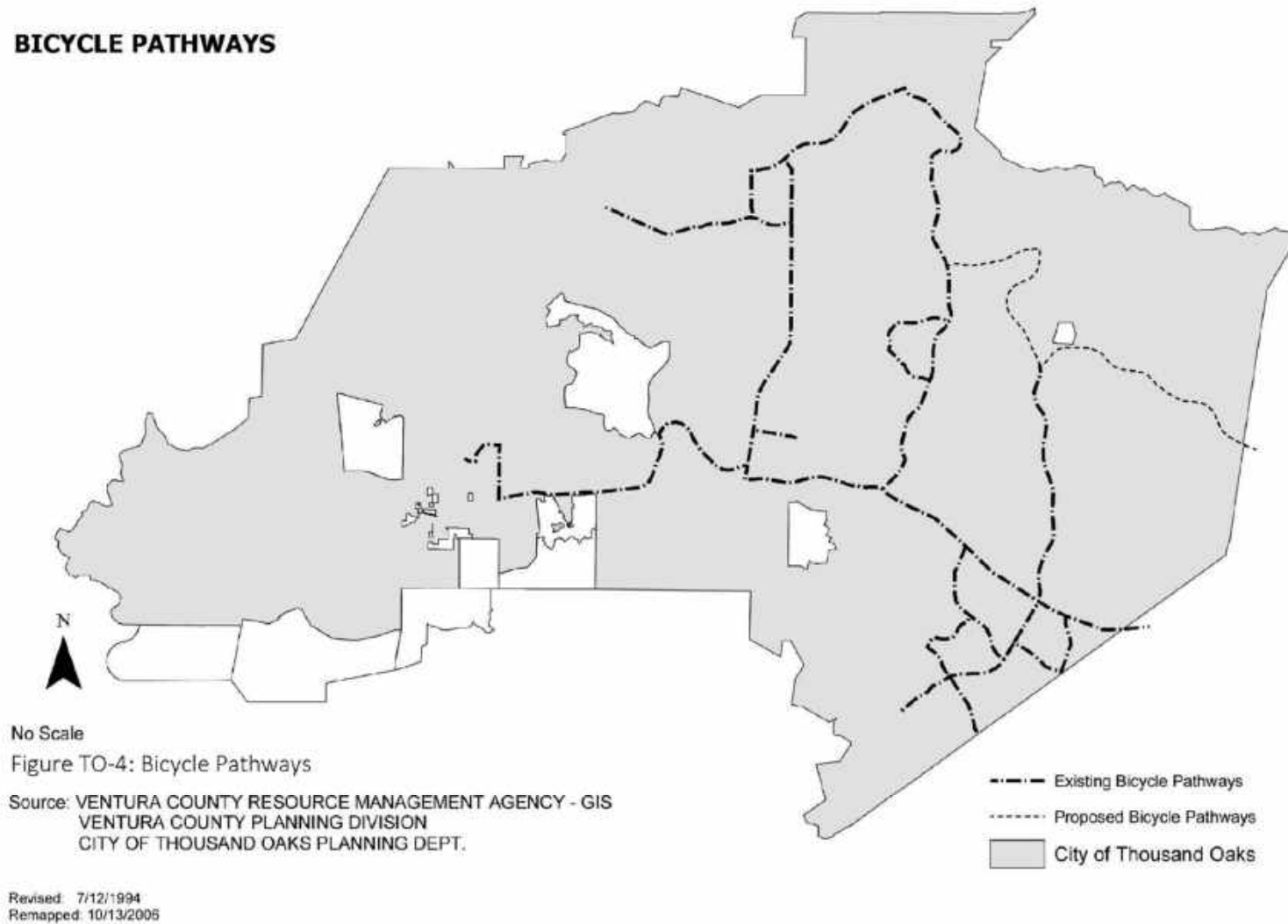
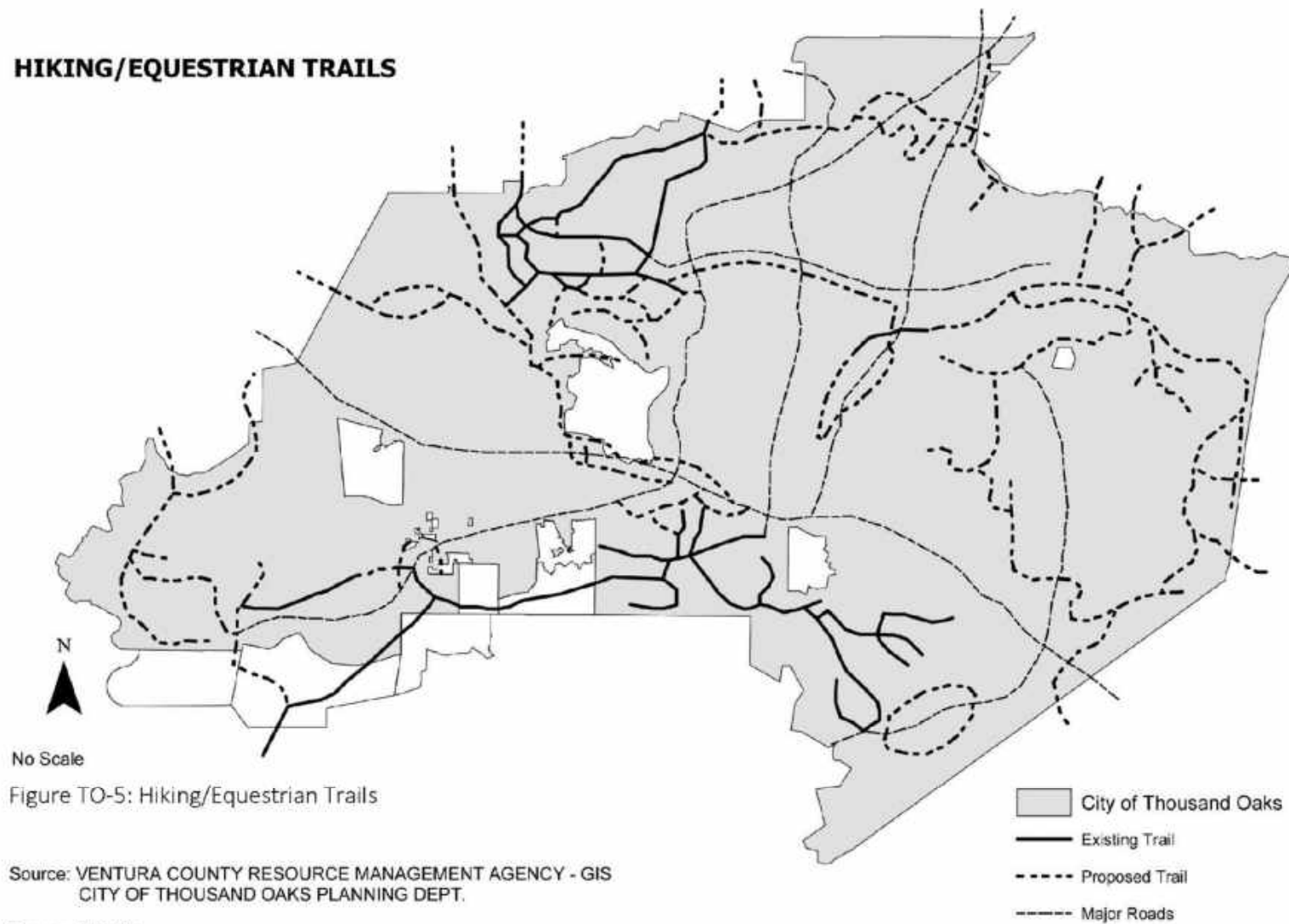


Figure TO-11 Hiking/Equestrian Trails



Public Facilities, Services, and Infrastructure

In addition to the public facilities and services related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

Wastewater Treatment and Disposal

TO-19

To ensure that sewage lines are constructed to serve all existing and future development in the Thousand Oaks unincorporated urban and rural residential neighborhoods, and are sized so as not to facilitate future intensification of land uses outside of the unincorporated urban and rural residential neighborhoods.

TO-19.1

Sewer System Sizing

The County shall size the sewer system designed for the unincorporated urban and rural residential neighborhoods to be no larger than necessary to serve those uses allowed under the existing General Plan land use densities.

TO-19.2

Adequate Sewer Infrastructure Requirement

The County shall prohibit rezoning to allow more intensified development in areas inadequately served by sewer infrastructure until a mechanism has been established to upgrade the local sewer infrastructure.

TO-19.3

Private Septic Systems

The County shall prohibit discretionary development in urban and rural residential neighborhoods on septic systems unless it complies with the County Sewer Policy and the property owner signs a binding agreement with the sewer purveyor to connect to the sewer system when such a system becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor.

Solid and Hazardous Waste

TO-20

To encourage recycling of solid waste materials.

TO-20.1

Solid Waste Recycling

The County shall condition discretionary development to utilize feasible solid waste recycling measures.

Public Utilities

TO-21

To provide adequate utility services to the Thousand Oaks Area of Interest in keeping with the area's scenic qualities.

TO-21.1

Utility Undergrounding

The County shall require the undergrounding of all electric, cable, television, phone and gas lines, where feasible, for all discretionary development.

TO-22

To avoid aesthetic impacts from wireless communication facilities through design and siting considerations.

TO-22.1

Wireless Communication Facilities

The County shall grant discretionary development permits for wireless communication facilities only when necessary for public safety or to provide a substantial public benefit. Such facilities shall be conditioned to minimize visual impacts to the maximum extent feasible.

TO-22.2

Wireless Communication Facilities

The County shall grant discretionary development permits for wireless communication facilities which are necessary for public safety or provide a substantial public benefit only when facilities are designed and conditioned to minimize visual impacts to the maximum feasible extent.

TO-22.3

Wireless Communications Facility Height Restriction

The County shall require discretionary development permits for wireless communication facilities to limit the height of such facilities, with the exception of monopole whip-type antennas, to 40 feet. Several shorter facilities are preferable to one large facility.

Library Facilities and Services

TO-23

To promote multiple use of school facilities.

TO-23.1

Public Use of School Facilities

The County should require school facilities to be utilized for community and parks and recreation activities whenever possible.

Park and Recreational Facilities

TO-24

To cooperate with the Conejo Recreation and Park District to ensure that recreation needs of existing and future residents of the Thousand Oaks Area of Interest are adequately provided for.

TO-24.1

Impacts on Recreation

The County shall require all discretionary development that may affect recreation resources, trail systems, or parklands to be reviewed by affected recreation agencies (e.g., Ventura County General Services Agency - Recreation Services, Conejo Recreation and Park District, Santa Monica Mountains Conservancy, California Department of Parks and Recreation, National Park Services, Conejo Open Space Conservation Agency [COSCA]), for impact on recreation opportunities and resources.

TO-25

To promote the acquisition of open space lands by park or open space agencies (Conejo Open Space Conservation Agency [COSCA], and the Conejo Recreation and Park District).

Area Plan

TO-26

To ensure the completion of the unincorporated portion of the Thousand Oaks regional trail system and protect existing trails.

TO-27

To ensure that recreational uses in sensitive open space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.

TO-28

To encourage community volunteer efforts to enhance parks, trails, and recreation by organized groups (e.g., Equestrian Trails Incorporated, Mounted Assistance Units, Concerned Off-Road Bicyclists Association, Boy Scouts, Girl Scouts, Santa Monica Mountains Trails Council, California Native Plant Society, etc.).

TO-28.1

Development Near Equestrian Trails

The County shall condition discretionary development near existing or proposed equestrian trails, as depicted on "Hiking/Equestrian Trails", to mitigate or avoid adverse impacts to the existing trail system. The County shall condition discretionary development permits which may be expected to benefit from the regional trail system to dedicate and improve, or pay a fee for, planned trails and public trail access points and install appropriate signs to the standards of the County of Ventura, Conejo Open Space Conservation Agency (COSCA) and the Conejo Recreation and Park District.

Law Enforcement and Emergency Services

TO-29

To provide for the protection of the public through effective law enforcement, fire protection, and paramedic programs and policies.

TO-29.1

Public Safety Compliance

The County shall require discretionary development to comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.

TO-30

To ensure that future *development* provides adequate private security where appropriate for the prevention of local crime.

Fire Protection

TO-31

To prohibit development in areas where either emergency access or adequate water supplies for firefighting purposes cannot be provided.

TO-31.1

Adequate Water Supply and Delivery for Firefighting

The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.

Conservation and Open Space

In addition to the resource related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

Biological Resources

TO-32

To protect to the maximum extent feasible the biological resources of the Thousand Oaks Area of Interest in order to maintain natural ecosystems and also preserve the natural beauty of the area (e.g., volcanic outcrops, meadows, thin-soiled volcanic substrate slopes, wetlands areas, etc.).

TO-33

To preserve and protect rare, threatened, endangered and candidate plant and animal species and their habitats.

TO-33.1

Biological Field Reconnaissance Report Requirement

The County shall require a biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, the presence of important wildlife movement corridors and wetlands, and suitable mitigation measures to be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land (i.e., where the natural vegetation still exists).

TO-33.2

Agency Consultation Requirement

The County shall require the City of Thousand Oaks, the Conejo Open Space Conservation Agency (COSCA), the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Santa Monica Mountains National Recreation Area to be consulted during the initial 30-day project review period for discretionary development proposals when proposals which may adversely affect the biological resources under their purview are submitted.

TO-34

To protect wildlife habitat and ensure viable wildlife movement corridors between open lands, including parklands, within the study area and surrounding the Conejo Valley.

TO-35

To preserve the major resources of the area by adapting development patterns to the natural environment.

TO-36

To protect the significant stands of the major plant communities of Thousand Oaks: Southern oak woodland, oak savannah, chaparral, coastal and inland sage scrub, riparian woodland, and grassland.

TO-36.1

Protected Trees

The County shall require discretionary development to be located to avoid the loss or damage to protected trees. The County shall require removal of protected trees to only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Scenic

Resource Protection Overlay Zone (Zoning Ordinance), the County's Tree Protection Ordinance (Zoning Ordinance), and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).

TO-37

To preserve natural vegetation by restricting grading on hillsides and in canyons to preserve its intrinsic value for wildlife habitat, for slope stability, and for scenic beauty.

TO-38

To protect sources of water vital to wildlife, such as springs, ponds, and streams.

TO-39

To encourage revegetation or landscaping that incorporates indigenous native plant species in order to restore habitat in already disturbed or urbanized areas.

TO-40

To recognize the role of fire in local ecosystems in order that it be taken into account in all planning efforts.

Scenic Resources

TO-41

To preserve and protect the significant visual quality and aesthetic beauty of the Thousand Oaks Area of Interest. This shall include, but not be limited to, protected trees, arroyos, barrancas, and surrounding hills and mountains.

TO-41.1

Public Views of Natural Ridgelines

The County shall prohibit discretionary development which will significantly obscure or alter public views of the natural ridgelines.

TO-41.2

Requirements for Projects in the Thousand Oaks Area of Interest zoned SRP

The following requirements shall apply to all properties in the Thousand Oaks Area of Interest which are zoned SRP (Scenic Resource Protection Overlay Zone):

- (1) The County shall require all discretionary grading to be in accordance with the Grading and Hillside Development Standards (see Special Guidelines and Standards).
- (2) The County shall require removal, damaging or destruction of protected trees to comply with the provisions of the County's Tree Protection Regulations (see Non-Coastal Zoning Ordinance), Tree Protection Guidelines and the Guidelines for the Preservation and Protection of Trees (see Special Guidelines and Standards).
- (3) The County shall prohibit freestanding off-site advertising signs.
- (4) The County shall require any required landscaping to utilize species native to the area where feasible.
- (5) The County shall not approve discretionary development which would significantly degrade or destroy a scenic view or vista.

TO-41.3 Development Abutting Scenic Roadways

The County shall subject discretionary development on parcels abutting an adopted or eligible County Scenic Highway or Local Scenic Road (see "Scenic Roadways") to the following criteria:

- (1) The County shall prohibit freestanding off-site advertising signs and pole-mounted business identification or advertising signs.
- (2) The County shall prohibit outside storage in public. The County shall require storage areas to be landscaped and/or screened from public view.
- (3) The County shall require existing healthy, mature trees, and native and long established vegetation to be retained, where feasible.
- (4) The County shall require development to be designed to be in harmony with the surrounding areas.

TO-41.4 Standard Conditions for Projects Incorporating Permanent Open Space

The County shall require standard Conditions for Projects Incorporating Permanent Open Space/Recreation to be imposed, as appropriate, on all residential subdivisions adjoining or affecting steep slopes, canyons and other scenic areas (see Special Guidelines and Standards).

TO-42

To ensure that all new discretionary development minimizes grading by ensuring that it is sensitively designed in order to preserve the natural beauty of the area.

TO-42.1 Grading and Hillside Development Standards Conformance

The County shall require new discretionary development to be designed and constructed in conformance with the Grading and Hillside Development Standards (Special Guidelines and Standards).

Cultural, Historical, Paleontological, and Archaeological Resources

TO-43

To preserve and protect the unique cultural resources of the Thousand Oaks Area of Interest.

TO-44

To promote educational and preservation programs to further the understanding of community culture and history.

TO-45

To ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant cultural, archaeological and historical resources.

TO-45.1 Archaeological Resource Review Requirement

The County shall require all discretionary development permits involving construction or earth movement within the Thousand Oaks Area of Interest to be reviewed by the County's designated archaeological resource review organization. Whenever a discretionary development project is located within an archaeologically sensitive area, The County shall require the following requirements:

- (1) The County shall require a field reconnaissance study to be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural reservoirs.
- (2) The County shall require a qualified archaeological monitor to be present to monitor trenching or earth movement during construction.
- (3) In the event that artifacts of historical or archaeological significance are uncovered, the County shall require the qualified archaeological monitor to be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.

Open Space

TO-46

To preserve in perpetuity the "Public Open Space" areas within the Thousand Oaks area.

TO-46.1

Standard Conditions for Projects Incorporating Permanent Open Space

The County shall require standard Conditions for Projects Incorporating Permanent Open Space/Recreation (see Special Guidelines and Standards) to be imposed, as appropriate, on all discretionary development adjoining or affecting significant habitat and wetland areas.

TO-46.2

Sensitive Land Preservation for New Development

The County shall condition discretionary development projects to preserve the most sensitive portions of the property as permanent open space or recreational areas (see Special Guidelines and Standards).

TO-46.3

Significant Natural Area Preservation

The County shall require deed restrictions, conservation easements, and/or parkland/open space dedications to an appropriate public agency (e.g., Conejo Open Space Conservation Agency (COSCA), California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park District, Nature Conservancy, a Homeowners Association, or other entity approved by the County) to be employed on portions of properties with severe environmental constraints, in order to protect significant natural areas by preserving them as permanent open space/recreation areas while permitting property owners to develop less constrained portions of property (see Special Guidelines and Standards).

TO-46.4

Natural Open Space Preservation

The County shall condition discretionary development permits within or adjacent to areas of significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, water courses, and other hazardous or sensitive areas to reserve a portion of the site for natural open space or recreation in accordance with the standards established in the Special Guidelines and Standards of this Plan. Where appropriate, the County shall encourage developers to dedicate such areas to park or open space agencies.

TO-47

To support the Conejo Open Space Conservation Agency (COSCA) concept of a ring of open space surrounding the Conejo Valley and protect open space between existing neighborhoods.

Figure TO-12 Scenic Roadways

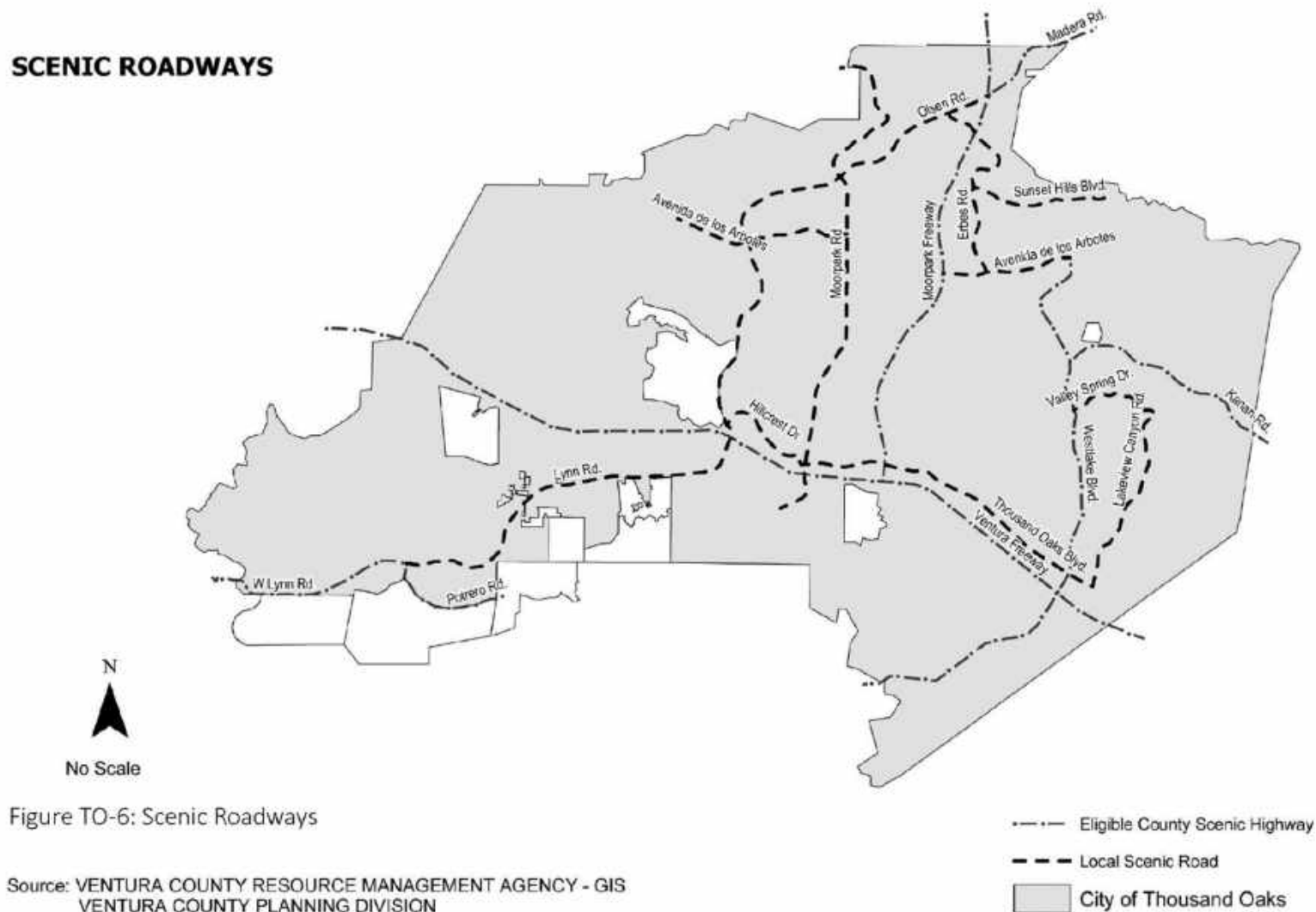


Figure TO-6: Scenic Roadways

Source: VENTURA COUNTY RESOURCE MANAGEMENT AGENCY - GIS
VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.

Revised: 7/12/1994
Updated: 10/5/2006

Hazards and Safety

In addition to the hazard related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

Wildfire Hazards

TO-48

To ensure that development within or adjacent to high fire hazard areas is protected from wildfires.

TO-48.1

Fuel Modification Zone Requirements

The County shall require discretionary development in or adjacent to high fire hazard areas to maintain a minimum 100-foot-wide fuel modification zone consisting of low density vegetation or fire retardant vegetation around the perimeter of the development. The County shall require maintenance of such fuel modification zones to be adequately provided for through a viable homeowners association, benefit assessment district, or other means approved by the County

TO-48.2

Brush Removal Impact Mitigation

The County shall require discretionary development within high fire hazard areas to be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. The County should encourage brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20' apart, as permitted by the Ventura County Fire Protection District.

Flood Hazards and Drainage

TO-49

To ensure that downstream flood impacts are not worsened by new discretionary development.

TO-49.1

Temporary Catchment Basin Requirement

The County shall require temporary catchment basins to be constructed on-site and maintained by the property owner in accordance with County standards prior to any site grading, particularly if these operations are to occur during, or extend into, the rainy season.

TO-49.2

On-site Stormwater Retention Facilities

During the period that the City of Thousand Oaks Master Stormwater Retention Facility Study is being prepared, the County may require permanent on-site retention facilities may also be required for a project if determined to be necessary and feasible by the Ventura County Flood Control District. Such structures shall be constructed in such a manner to ensure the protection of the project and adjacent properties from a 100 year frequency storm. The retention basin shall also be designed to minimize erosion and maximize desiltation in order to prevent debris from entering downstream channels. Site improvements shall include, but are not limited to, a perimeter fence with lockable gates, vehicle access to bottom of basin and to top of outlet structure, low-flow pipe system, overflow system, landscaping and an automatic irrigation system to provide visual screening.

TO-49.3

Downstream Flooding Impact Review Requirement

The County shall require cumulative downstream flooding impacts in the Conejo/Calleguas drainage system to be evaluated prior to or as part of the environmental document, for

discretionary developments involving significant amounts of impervious surface coverage. When determined necessary by the County Flood Control District, the County shall require feasible mitigation measures designed to reduce flood impacts to be incorporated into the project design.

Geologic and Seismic Hazards

TO-49.4 **Manufactured Slope Landscaping Requirement**

The County shall require all manufactured slopes to be thoroughly landscaped in order to stabilize disturbed soils in keeping with City of Thousand Oaks standards.

Hazardous Materials

TO-49.5 **Hazardous Materials and Wastes**

The County shall require the storage, handling, and disposal of hazardous materials and wastes to be in compliance with the California Health and Safety Code, and Title 22, California Administrative Code.

Noise

TO-50

To provide for a quiet environment through proper land use planning and permit conditioning.

TO-51

To discourage uses which would result in unreasonable noise impacts to residences and other noise sensitive uses (see Section 7.9 in the General Plan Hazards and Safety Element for a complete listing of these uses).

TO-51.1 **Helicopter Noise Impacts**

The County shall condition discretionary developments which use helicopters to limit flight hours, limit the number of flights per day, utilize an approved flight path, or other means, as necessary, to avoid or mitigate adverse impacts on nearby residences and other sensitive uses.

Air Quality

TO-52

To protect air quality in the Thousand Oaks Area of Interest to the maximum extent feasible by implementing air quality measures more restrictive than those contained in the County General Plan Goals, Policies and Programs document.

TO-52.1 **Ventura County Air Quality Management Plan Consistency**

The County shall prohibit general Plan Amendments and zone changes which are inconsistent with the Ventura County Air Quality Management Plan (AQMP).

TO-52.2 **Drive-up Facilities**

The County shall require drive-up facilities for restaurants, banks, and similar businesses to be designed to minimize vehicle idling and potential carbon monoxide build-up.

TO-52.3 **Dust Suppression**

The County shall require all active and graded portions of a construction site to be watered or treated with a nonoil based dust suppressant, a minimum of twice each working day (once during the day and once at the end of the day) to prevent excessive amounts of dust.

- TO-52.4 Landscaping Requirement for Inactive Portions of Construction Sites**
The County shall require ll inactive portions of a construction site, as determined by the County Public Works Agency, to be planted in some manner such as hydroseeding and watered until sufficient groundcover cover is established.
- TO-52.5 Fugitive Dust Emissions Mitigation**
The County shall require chemical stabilizers to be applied to completed cut and fill areas in order to reduce fugitive dust emissions from inactive portions of a project site.
- TO-52.6 Dust Suppression for Excavation or Grading**
The County shall require all material excavated or graded to be sufficiently watered or treated with a non-oil based dust suppressant, to prevent excessive amounts of dust.
- TO-52.7 Dust Suppression for Materials Transport**
The County shall require all material transported offsite to be either sufficiently watered or treated with a non-oil based dust suppressant, or securely covered to prevent excessive amounts of dust.
- TO-52.8 Face Mask Requirement for Grading Operations**
The County shall require all employees involved in grading operations to wear face masks during dry periods to reduce inhalation of dust.
- TO-52.9 Access Roads Material Requirement**
The County shall require all site access roads to be covered with gravel during construction periods.
- TO-52.10 Street Sweeping Near Construction Activities**
The County shall require public streets in the vicinity of the site to be periodically swept to remove silt which may have accumulated from construction activities.
- TO-52.11 On-site Vehicle Speed Limitation**
The County shall limit on-site vehicle speed during construction to no more than 15 miles per hour.
- TO-52.12 Earth Moving Equipment Maintenance Requirement**
The County shall require earth moving equipment engines to be maintained in good condition and in proper tune as per manufacturer's specifications.
- TO-52.13 On-site Equipment Requirement**
The County shall require all grading and construction equipment to be kept on or near the site until those phases of development are completed.
- TO-52.14 High Wind Restriction**
The County shall require all clearing, grading, earthmoving and excavation operations to cease during periods of high winds (20 mph or greater in one hour).
- TO-52.15 Construction Period during Periods of High Levels of Smog**
The County shall require the construction period during periods of high levels of smog (May through October) to be lengthened to minimize the number of vehicles and equipment operating at the same time.
- TO-52.16 Emission Offsets within Oxnard Plain Airshed**
The County shall require individual applicants for discretionary entitlements which would generate more than 25 pounds of reactive organic compounds and nitrogen oxides per day to obtain, on a

prorate basis, emission offsets currently banked by a source within the Oxnard Plain Airshed. This would likely require the purchase of banked emissions from a major industrial source within the airshed. The Ventura County Air Pollution Control District (APCD) publishes a monthly list of sources with banked emissions which may be available for use as offsets. The emission offsets must be real, permanent, enforceable, and surplus. The County shall require the applicant to demonstrate the availability of the offsets to the Ventura County APCD through a contract or other agreement with the offset source(s), which binds the offsets to the project, prior to finalizing the environmental review process. If an applicant is not able to obtain emission offsets sufficient to lower emissions to below 25 pounds per day, the County shall require in-lieu fees to be paid to fund off-site Transportation Demand Management (TDM) facilities or services, if such a program has been established at that time. These fees can reduce emissions from nonproject generated motor vehicle trips by funding programs to promote ridesharing, public transit and bicycling. The County should require these fees be paid prior to the issuance of building permits by the County. The County should calculate the amount of this financial contribution on a pro-rate basis as determined to be equitable by the APCD.

Water Resources

Water Supply

TO-53

To ensure that urban and rural residential neighborhoods inadequately served by water delivery infrastructure are upgraded.

TO-53.1

Adequate Domestic Water Delivery Infrastructure

The County shall prohibit rezoning to allow more intensified development in areas inadequately served by domestic water delivery infrastructure until a mechanism has been established to upgrade the local domestic water delivery infrastructure.

TO-53.2

Water Main Construction

The County shall require city policies, such as requirements for design and construction, connections to the City mains, etc., to be utilized in the construction of water mains.

Water Conservation and Reuse

TO-54

To ensure the employment of water conservation measures in new construction and development.

TO-54.1

Water Conservation Techniques

The County shall condition discretionary development to utilize all feasible water conservation techniques.

TO-55

To encourage use of groundwater and reclaimed water for agricultural and landscape irrigation purposes.

TO-55.1 **Existing Water Well Maintenance and Use**

The County shall require discretionary development on property containing existing operating water wells to, where feasible, maintain and utilize such wells for agricultural and/or landscape irrigation.

TO-55.2 **Unused Water Well Preservation**

The County shall require discretionary development on property containing unused water wells to, where feasible, preserve such wells for agricultural and landscape irrigation purposes. The County shall require all unused water wells to meet one of the following requirements:

- The County shall require the unused well to be upgraded to meet the County Public Works Agency standards for operating water wells, or
- The County shall require a Re-use Permit (Certificate of Exemption) to be obtained and the unused well to be capped to ensure that no foreign matter can enter the well, and the cap secured to prevent unauthorized access.
- In the event the well cannot be upgraded, the County shall require the well to be destroyed per the requirements of the County Well Ordinance.

TO-55.3 **Private Well Systems in Residential Neighborhoods**

The County shall not permit discretionary development in urban and rural residential neighborhoods that are within an existing water purveyor's pressure zone to utilize a private well system for domestic water service, unless the property owner signs a binding agreement with the water purveyor to discontinue use of the well system for domestic water purposes and to connect to the water system when it becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor. The County shall allow such permitted well systems to be utilized for agricultural and/or landscape purposes.

Figure TO-13 General Plan Land Use Map – Thousand Oaks Area Plan

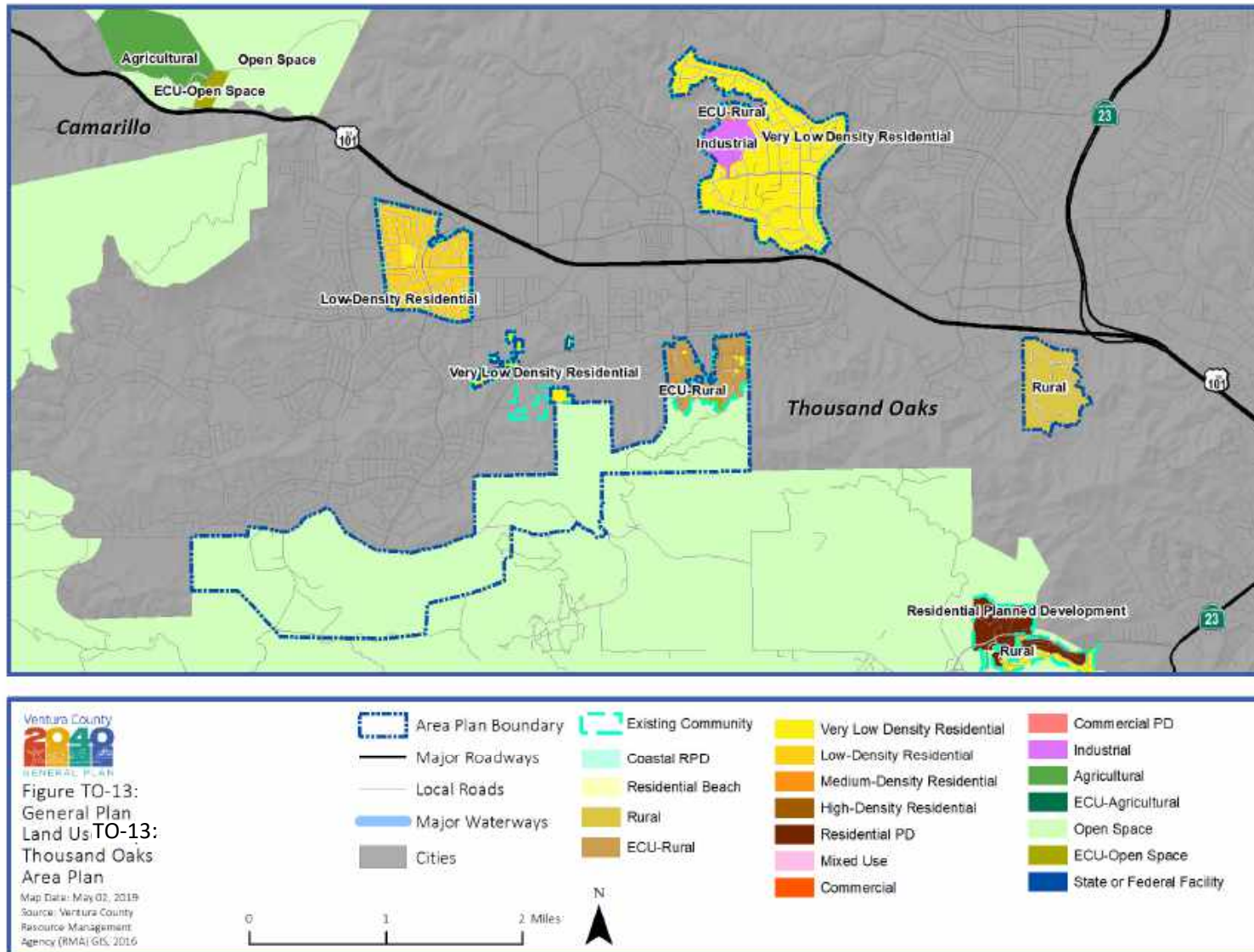


Table TO-5 Implementation Programs

Programs	
A Area Plan Consistency	The County shall require the Planning Division to continue to coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agencies' plans are consistent with this Area Plan.
B General Plan Consistency	The County shall require the Planning Division to coordinate with the City of Thousand Oaks to ensure this Area Plan remains consistent with the City's General Plan.
C Rural Road Improvements with the Ventu Park Neighborhood	The County shall require the County Public Works Agency, in consultation with the Ventu Park Homeowners Association, to present to the Board of Supervisors for their consideration a program for the design and construction of rural road improvements with the Ventu Park neighborhood. The purpose of such improvements is be to improve public safety and traffic circulation while maintaining the rural ambience of the Ventu Park neighborhood. The County shall require said program to include consideration of funding mechanisms such as the creation of a special assessment district. The County shall require public Works to evaluate means to make the cost of this program affordable to Ventu Park residents such as extending the payback period over a long period of time. The County shall require this program to be initiated when 60% of all property owners within the Ventu Park neighborhood (or 60% of the linear frontage on each block proposed to be included in this program) sign a petition requesting the establishment of a special assessment district for the improvement of the local road system.
D Sewer Infrastructure Planning	The County shall require the County Solid Waste Management Department to prepare and recommend standard conditions designed to promote recycling efforts for discretionary development permits.
E Sewer Infrastructure Master Plan Assessment District	The County shall encourage the City of Thousand Oaks to form an assessment district to master plan and construct needed sewer infrastructure in urban and rural neighborhoods where such services are deficient (e.g., Ventu Park).
F Public Use of School Facilities	The County shall encourage the Conejo Unified School District to make school facilities available during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.
G Conejo Unified School District Information Exchange	The County shall require the County Planning Division to coordinate an exchange of information with the Conejo Unified School District regarding school needs and new residential development.

Programs	
H Scenic Highway Designations	<p>The County shall require the County Planning Division to develop a program proposal for the Board of Supervisors' consideration to:</p> <ul style="list-style-type: none"> (1) Designate U.S. 101 (Ventura Freeway), S.R. 23 (Moorpark Freeway), and Potrero Road as County Scenic Highways (at least within the Thousand Oaks Area of interest); and (2) Rezone to SHP (Scenic Highway Protection Overlay Zone) properties abutting a designated County Scenic Highway.
I National Park Service Open Space Land Acquisition	<p>The County shall recommend that the National Park Service continue its program to acquire additional public open space and recreation land near Rancho Sierra Vista-Satwiwa pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan (1984).</p>
J Real Estate Sign Area	<p>The County shall require the County Planning Division to develop a program proposal for the Board of Supervisors' consideration to amend the County Zoning Ordinance to reduce the maximum size of real estate signs to 24 square feet Countywide.</p>
K Cultural Heritage Survey	<p>The County, in cooperation with the City of Thousand Oaks, shall conduct a cultural heritage survey of the Thousand Oaks area as funds become available.</p>
L Water Delivery Infrastructure Planning	<p>The County shall encourage the City of Thousand Oaks to form an assessment district to master plan and construct needed water delivery infrastructure in urban and rural residential neighborhoods where such services are deficient (e.g., Ventu Park).</p>

Special Guidelines and Standards

One of the major purposes of the Area Plan is to ensure that the County unincorporated areas in the Thousand Oaks *Area of Interest* are governed by *standards* which are reflective of grading and land use policies employed by the City of Thousand Oaks. The following special *guidelines* and *standards* are derived from various ordinances, resolutions and other policy documents adopted by the City of Thousand Oaks.

5.1 Standard Conditions for Projects Incorporating Permanent Open Space/Recreation Areas

5.1.1 Objective

To protect *sensitive areas* of the unincorporated Thousand Oaks *Area of Interest* through conditioning of *discretionary development* to preserve the most sensitive portions of a proposed project site as permanent open space/recreation areas.

5.1.2 Open Space/Recreation Area Standard

The minimum percentage of the site to be thus preserved is described in the following table:

Average Percent Slope of Site	Minimum Percent of Site to Remain in Natural State (No Cut or Fill) or Be Developed Solely For Recreational Purposes
0.0 - 14.9%	32.5%
15.0 - 17.4%	40.0%
17.5 - 19.9%	47.5%
20.0 - 22.4%	55.0%
22.5 - 24.9%	62.5%
25.0 - 27.4%	70.0%
27.5 - 29.9%	77.5%
30.0 - 32.4%	85.0%
32.5 - 34.9%	92.5%
35.0% and above	100.00%

Note: The above *standard* may be waived or modified by the decision-making body if it would preclude a reasonable and conforming use of the subject property.

5.1.3 Open Space Ownership and Maintenance

Those areas which are to remain as undeveloped open spaces, such as undevelopable slopes and natural landmarks, etc., or which are to be used for recreational purposes may be offered, through dedication, to a governmental jurisdiction as part of an open space and park system. If, however, the public agency does not accept such an offer, the developer shall make provisions for the ownership and care of the open space in such a manner that there can be necessary maintenance thereof. Such areas shall be provided with appropriate access and should, where feasible, be designated as separate parcels which may be maintained through special fees charged to the residents of the subject *development* or through an appropriate homeowners' association.

5.1.4 Standard Conditions

The following conditions should be applied to residential tract maps and other *discretionary development* located in *sensitive areas* as appropriate.

1. Open Space

- (1) The open space area proposed to remain in a natural state should be placed in separate lots and title shall be held by an appropriate public entity (e.g., Ventura County General Services Agency - Recreation Services, *Conejo Open Space Conservation Agency (COSCA)*, California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park Service, Santa Monica Mountains Conservancy), a homeowners' association or other entity approved by the County.

- (2) Open space shall be shown on the Final or Parcel Map and, where feasible, deeded to the designated entity concurrent with the recordation of the map with the County Recorder, (or prior to use inauguration for other affected entitlements), subject to acceptance by the public entity.

The public entity shall be provided with a 1" - 100' scale map delineating topography, geologic data and as-built data referencing existing utilities, archaeological information, known well sites, and other pertinent data.

- (3) Prior to recordation of the Final or Parcel Map, open space areas shall be restored by the developer to their natural state using methods such as:

- a. Use of native plant materials in the landscape treatment whenever feasible.
- b. Removal of surface scars, including, but not limited to, roads not part of the trail system, motorcycle trails, utilities excavations, and other ground disturbance associated with past uses. A restoration plan emphasizing erosion control and use of native plant materials shall be submitted for review and approval by the County Planning Division.
- c. Removal of any structures or out-buildings which are not useable or historical, and of all trash, refuse and debris that is foreign to the natural environment.

2. Property Boundary

- (1) Property boundaries of dedicated open space shall be marked with permanent monuments and staked with short (24-inch), orange-colored painted pipe or in another manner deemed appropriate by the Ventura County Public Works Agency.
- (2) A public entity accepting an open space area shall be provided with an original or reproducible vellum boundary map at 1" - 100' scale which includes bearings, distances or other appropriate callout for all property and easement lines. The information required by Section 5.1.4-1(2), paragraph 2, may be included on this map.

3. Access (Fencing and Gates)

- (1) Access to the open space property shall be controlled through fencing or other appropriate means approved by the County Planning Division and constructed or bonded by the developer prior to recordation or use inauguration.
 - a. Nonflammable fencing of a design and type approved by the County Planning Division and the designated entity shall be installed adjacent to streets bordering open space.
 - b. Special barriers and gates shall be installed at trail access points and other potential points of access to preclude unauthorized vehicles from entering open space.
 - c. If fencing is to be installed, it shall be located to complement the natural contour and shall be placed at least one foot within the boundary of the private parcels.
 - d. Nongated fencing or walls shall be installed between residential lots and open space.

4. Trails

- (1) Trails shall be constructed in the open space according to the plans and *standards* of the County of Ventura, the *Conejo Open Space and Conservation Agency (COSCA)* and the Conejo Recreation and Park District (CRPD).
- (2) All proposed trails and trail easements shall be shown on a grading plan prepared by applicant and approved by the County.

5. Improvements

All improvements, including stream channel inlets, brow ditches, and bench drains shall be stained an earth color to blend with the surrounding natural landscape conditions.

5.2 Guidelines for the Preservation and Protection of Trees

5.2.1 Purpose

The purpose of these Guidelines is to augment the requirements of the County's Scenic Resource Protection Overlay Zone, Tree Protection Guidelines, and the Tree Protection Regulations (see Non-Coastal Zoning Ordinance) by applying regulations which are comparable to the oak tree preservation and protection regulations imposed by the City of Thousand Oaks.

5.2.2 Objectives

In implementing these Guidelines, it is the intention of the County to:

1. Preserve and protect Alder, Big Leaf Maple, Sycamore, Cottonwood and Oak trees in recognition of their historic, aesthetic, environmental and landmark value to the citizens of the Thousand Oaks area.
2. Prohibit uncontrolled and indiscriminate destruction of these *protected trees*.
3. Require the preservation of healthy trees unless reasonable and conforming use of the property justifies the removal, cutting, or encroachment into the *protected zone* of a *protected tree*.

5.2.3 Applicability of Guidelines

These guidelines shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all *discretionary development* on property containing *protected trees* located within the unincorporated Thousand Oaks *Area of Interest*.

5.2.4 Permit Required

A Tree Permit must be obtained pursuant to the provisions of the County's Scenic Resource Protection Overlay Zone, County's Tree Protection Guidelines, and the Tree Protection Regulations (see Non-Coastal Zoning Ordinance) in order to take any of the following actions in regard to a *protected tree* anywhere in the unincorporated Thousand Oaks *Area of Interest*:

1. Cutting, including pruning of branches in excess of two inches (2") in diameter.
2. Removal.
3. Relocation from one part of the site to another.
4. Encroachment into the *protected zone* of the tree (including grading, excavating, trenching, paving, parking of vehicles, storage of materials or equipment, the construction of structures or other improvements, poisoning, overwatering or other actions taken which could result in injury or death to the tree).

5.2.5 Standards for Granting or Denying Permits

A Tree Permit may be approved based upon one or more of the following findings by the Planning Director (or designee):

1. The condition or location of the protected tree requires cutting to maintain or aid its health, balance or structure;

Note: The removal of live tissue for the purpose of improving or altering the appearance of an oak tree is prohibited. Additionally, it is desirable to postpone the cutting of heavily charred fire-damaged Coast Live Oak Trees for at least two to three years given that most trees will recuperate.

2. The condition of the tree(s) with respect to disease, danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways, or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices;

Note: Any persons who feel a *protected tree* located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or to structural improvements on-site or off-site shall have an obligation to secure the area around the tree or support the tree, as appropriate, to safeguard both persons and improvements from harm.

3. It is necessary to remove, relocate, cut or encroach into the *protected zone* of a *protected tree* to enable the reasonable and conforming use of the subject property which is otherwise prevented by the presence of the tree.

5.2.6 Application and Processing

Except as provided in these Guidelines, applications for Tree Permits shall be processed in accordance with the County's Tree Protection Guidelines.

1. **Tree Report** - A Tree Report, prepared by a qualified tree consultant, and containing specific information concerning the location, condition, potential impacts of *development*, recommended actions and mitigation measures regarding *protected trees* on the site shall be required as a part of the Tree Permit application, unless specifically waived by the County Planning Division (such as for the removal of dead or hazardous trees).

All work conducted within the *protected zone* of the *protected tree* shall be performed in the presence of the applicant's tree consultant.

2. **Utility Trenching-Pathway Plan** - Unless waived by the County Planning Division, the applicant will be required to submit a Utility Trenching-Pathway Plan for review and approval by the County's landscape consultant. The plan will depict all of the following systems: storm drains, sewers, easements, area drains, gas lines, electrical service, Cable TV, and water mains. Additionally, the plan must show all lateral lines serving the residences. The plan must include the precise locations of all *protected trees* on the project as well as an accurate plotting of the *protected zone*. The plan should be developed considering the following general guidelines:

- (1) The plan must be developed to avoid going into the *protected zone* of any *protected tree* on its path from the street to the building.

- (2) Where it is not possible to avoid some encroachment, the design must minimize the extent of such encroachment.

3. **Tree Permits Involving Four or More Protected Trees** - The City of Thousand Oaks Department of Planning and Community Development shall be notified of all requests for removals, encroachments and/or relocations involving four (4) or more *protected trees*. The County Planning Director's decision on such applications shall automatically be deferred to the County Planning Commission for final determination.

4. **Landscape Consultant Review** - Tree Permit applications shall be reviewed by the County's landscape consultant where appropriate.

5. **Letters of Certification** - Certification letters are required for all work conducted upon *protected trees*. In this regard, the applicant's tree consultant will be required to submit a certification letter to the Planning Division within five (5) working days of such work attesting that all of the work was conducted in accordance with the appropriate permits and requirements of these Guidelines.

5.2.7 Special Tree Requirements

1. **Use of Hand Tools** - Unless otherwise approved, all work conducted in the ground within the *protected zone* will be accomplished using non-power hand tools only.
2. **New Plants in Protected Zone** - Although it is best not to allow any plants within the *protected zone*, only drought tolerant plantings will be permitted. However, if such plants are installed, no spray type irrigation systems are allowed. Unless waived by the County, a landscape plan shall be prepared pursuant to the County's Landscape Design Criteria.
3. **Tree Cavities** - The applicant's tree consultant may make recommendations requiring that certain cavities be cleared out to remove all decayed wood, provide for proper drainage and allow for new growth. Concrete or similar material shall not be used to seal or fill cavities. Screening may be applied over remaining cavities to prevent animal habitation in the trees recommended for this treatment.
4. **Root System** - Where structural footings are required and roots will be impacted, the footings shall be bridged and the roots protected. Unless otherwise approved by the County's landscape consultant, all such roots must be covered with a layer of plastic cloth and two to four inches of styrofoam matting prior to pouring the footing.
5. **Parking Lots and Pedestrian Walkway Improvements** - Since the County's policy in the Thousand Oaks area is to preserve healthy trees unless reasonable and conforming use of the property justifies the removal, cutting or relocation of a *protected tree*, architects should design their projects with this requirement in mind. Therefore, for public safety reasons, parking lots and pedestrian walkways must be designed so that no unhealthy trees are proposed to remain in high vehicular and pedestrian use areas.

To the extent possible, parking spaces should not be located directly under the canopy of a *protected tree*. When this is not possible, pervious paving material will be employed to the satisfaction of the Planning Division.

6. **Grade Changes** - In general, every effort should be made to avoid cut and/or fill slopes within the *protected zone*. Permanent retaining walls, structurally and aesthetically acceptable to the County, may be required. Filling of soil within the *protected zone* may require installations of adequate aeration and drainage devices subject to review and approval by the County's landscape consultant. (Standard details are shown in "Tree Preservation Details").
7. **Temporary Fencing During Grading and Construction** - Prior to the commencement of any grading or construction activities, a minimum five foot high protective fence will be required to be installed at the outermost edge of the *protected zone* of each *protected tree* or group of trees to be preserved. The fences must remain in place throughout the entire construction period and may not be removed without authorization for the County Planning Division. Exceptions to this requirement may occur in cases where *protected trees* are located on slopes that will not be graded.
8. **Tree Removals** - Unless otherwise approved, authorized removal of *protected trees* shall be accomplished using the following guidelines:
 - (1) All portions of the tree shall be removed from the site and debris relocated to an approved County Refuse Disposal site or other approved location. Additionally, the stump must be completely removed and the hole or indentation filled with soil.
 - (2) All tree wells that were originally created to preserve the tree shall be completely filled with soil.

9. Tree Replacement:

- (1) Where a tree permit has been granted for the removal of a *protected tree*, it shall be replaced in accordance with the following schedule:
 - a. Developed Residential Properties - For residential properties where the house currently exists, the replacement shall be one thirty-six-inch (36") box tree for every healthy protected tree approved for removal. In cases of exceptional specimens forty-eight inches (48") or more in diameter, one sixty-inch (60") box tree will be required to be planted.
 - b. All Other Properties - One or more trees equivalent to the appraised value of the tree being removed will be required to be planted. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.
 - c. Violation Penalty - In the event a tree is removed prior to the granting of a tree permit, the replacement shall be double the amount otherwise required. This shall be in addition to any penalties imposed by a court pursuant to the enforcement provisions of the County Zoning Ordinance.
 - (2) The location of replacement trees shall be approved by the County's landscape consultant.
 - (3) Replacement trees must be the same species as the tree removed unless a different variety is approved in advance by the County's Planning Director or landscape consultant.
 - (4) In cases where conditions preclude the project site for planting the replacement trees, the Planning Director (or designee) may consider other options as follows:
 - a. Planting trees on public property such as designated open space areas, public parks, etc., and/or
 - b. Cash donation to the County or an approved public agency in an amount equal to the appraised dollar value of the trees that were removed. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.
10. **Tree Relocation** - In certain cases the County may consider the relocation of *protected trees* from one area in the project to another. The guidelines and limitations of this program are as follows:
- (1) The tree(s) being recommended for relocation must be approved by the County's landscape consultant, whose decision will be based upon factors relating to health, type, size, time of year and proposed location.
 - (2) A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery-grown tree, will be made with the County Planning Division. The deposit will be refunded after twelve (12) months if, in the opinion of the County's landscape consultant, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit will be retained for an additional twelve (12) months, at the end of which another inspection will be conducted. If the health of the tree is unchanged or has declined, the developer will remove the relocated tree and replace it with an equivalent nursery-grown tree. The security deposit will then be refunded to the applicant.

5.3 Grading and Hillside Development Standards

5.3.1 Purpose

The purpose of these *standards* is to augment the requirements of the County's Scenic Resource Protection Overlay Zone in the Thousand Oaks *Area of Interest* by applying *standards* which are

comparable to the grading and hillside development *standards* imposed by the City of Thousand Oaks.

5.3.2 Objectives

In implementing these *standards*, it is the intention of the County to:

1. Preserve the natural terrain and aesthetic character of the *moderate* and *steep slopes* (hillside areas) surrounding the Thousand Oaks community, while encouraging creative, innovative and safe development;
2. Encourage only minimal grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which do not result in a "staircase" or "terrace" effect;
3. Require the retention of trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty and, where necessary, require additional landscaping to enhance the scenic and safety qualities of the hillsides;
4. Encourage a variety of building types and design, when appropriate, to materially reduce grading and disturbance of the natural character of the area;
5. Require immediate planting as soon as possible wherever appropriate to maintain necessary cut and fill slopes, to stabilize them by plant roots, and to conceal the raw soil from view;
6. Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area, for example, the natural skyline; and
7. Impose appropriate conditions on the development of all slopes to obtain conformity with the Thousand Oaks Area Plan Grading and Hillside Development *Standards*.

5.3.3 Applicability of Standards

These *standards* shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all *discretionary development* involving *steep slopes* or earth movement which would require a discretionary permit pursuant to Section 5.3.4.

5.3.4 Permit Required

A discretionary permit for grading must be obtained for all grading except as provided in Section 8109-4.1.2 of the Non-Coastal Zoning Ordinance.

5.3.5 Application and Processing

Except as provided in these *standards*, applications for discretionary grading permits shall be processed in accordance with the County's Permit Processing Procedures.

5.3.6 City Notification

The City of Thousand Oaks Department of Planning and Community Development shall be notified of requests for discretionary grading when one or more of the following circumstances occur:

1. Cut or fill slopes exceed fifteen feet (15') in height.
2. The natural slope within the area to be graded equals or exceeds twenty-five percent (25%).
3. Grading involves an area 5,000 square feet or larger.
4. When *protected trees* are affected.
5. When ridgelines are involved.

5.3.7 Standards

The following standards shall apply to that portion of the Thousand Oaks *Area of Interest* which is within the Scenic Resource Protection Overlay Zone:

1. **Ridgetop Development** - Construction on top of prominent ridgelines is not permitted if there are other suitable building locations elsewhere on the property. If structures must be placed on top of ridgelines because of site size or similar constraints, they shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from any Local Scenic Road (Figure 2) or any road depicted on the Circulation Element of the City of Thousand Oaks General Plan, and shall be consistent with the following standards:
 - (1) Limit construction to low profile, single-story structures within 20 vertical feet of the nearest crest of a prominent ridgeline. No residential structure shall be higher than 17 feet measured from the finished grade at the center of the building to the highest roof elevation. For existing structures, no alteration or addition shall raise the height or elevation of the existing roof.
 - (2) Utilize large setbacks (50 feet or more) from the edge of a ridgeline building pad;
 - (3) Utilize berms, rounded contour grading and landscaping to soften the visual impact of homes and graded areas.
 - (4) Utilize raised foundations, split-level designs, terracing, and natural blending of architectural features (such as the angle of the roof line appearing as an extension of the adjacent downslope) and other techniques to fit the home to the hillside terrain and to minimize grading required.
 - (5) Utilize native plant types for replanting graded slopes, where appropriate considering the surrounding vegetative conditions.
 - (6) Use natural materials and colors that will blend, rather than contrast with the natural surroundings.
 - (7) No grading or berming shall occur which alters the natural contours or changes the elevation of the crest of the ridgeline in order to create a building pad;
 - (8) Only low profile shaded street lighting, if needed, shall be used to reduce down slope light spillover and night glare.
2. **Manufactured Slopes; Maximum Height** - No cut or fill slope shall exceed a vertical height of twenty-five (25) feet unless this requirement is waived by the decision-making body (see Figure 11).
3. **Manufactured Slopes; Minimum Separation:**
 - (1) The separation between adjacent manufactured slopes shall be at least 100 feet apart as measured from top and ends of cut and fill slopes (see "Grading Standards" at the end of this Section).
 - (2) Any separation between said slopes less than 100 feet shall be considered a continuous manufactured slope, thus requiring a waiver of the 25 ft. height limitation of these Grading and Hillside Development *Standards* by the County Planning Commission or Board of Supervisors.
 - (3) Where this grading technique is proposed, the applicant shall attempt to place manufactured slopes in less exposed portions of the property where the view from the surrounding areas is obscured by manmade or natural physical features.
 - (4) This grading condition shall occur at minimal horizontal distances (length of slope) and said distances should not exceed a length of 100 feet.
 - (5) Where there are abutting manufactured slopes with opposite pad elevations on a similar horizontal plane, the dwelling units shall be staggered to capitalize on any available views between said dwellings and to avoid a monotonous visual effect.
 - (6) Adjacent manufactured slopes may have a reduced separation or even converge if it is determined that this will accomplish an improved blending effect, including slope rounding. These efforts shall result in an improved relationship of grading activity with

the natural terrain and eliminate the appearance of sharp slope angles as viewed from the surrounding area.

4. **Manufactured Slopes; Erosion Control** - All cut and fill slopes greater than three (3) feet in height, except those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion within thirty (30) days after the completion of the grading. Planting shall be designed to blend the slope with the surrounding terrain and *development*. Irrigation facilities shall be required to provide for the proper maintenance of the planted areas.

Landscaping and irrigation plans shall be submitted and approved in accordance with the County's Guide to Landscape Plans.

5. **Grading Near Protected Trees** - On all parcels of land containing *protected trees* (see Section 5.2), grading shall be designed to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the *protected zone*. These trees shall be protected from grading activities by the use of chain link fencing around the trees. If a permit has been issued for encroachment into the *protected zone*, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.
6. **Waiver of Standards** - These grading and hillside *development* limitations are not intended to interfere with an applicant's efforts to grade and develop hillside terrain in an innovative and imaginative fashion so as to harmonize a project with the surrounding natural setting. The County encourages creative techniques that serve to uphold or augment the quality environment and aesthetic character of the Thousand Oaks community. Any proposal that relates grading to the natural contours of the land, demonstrates slope blending techniques, and eliminates a staircase or terrace effect is encouraged by the County. Pursuant to this, the provisions of these Grading and Hillside Development *Standards* may be waived by the decision-making body only when it can be shown that the proposed development is in the spirit of, and compatible with, the purpose and objectives of these *standards* or is necessary to enable the reasonable and conforming use of the subject property which would otherwise be precluded by the strict application of these *standards*.

5.4 Water Conservation Standards

5.4.1 Objective

In implementing these standards, it is the intention of the County to condition new discretionary development to minimize water consumption in order to conserve water resources.

5.4.2 Standard Conditions

1. Water efficient plumbing devices (toilets, showerheads and faucet aerators) shall be installed in all new residential, commercial, industrial and institutional units. Water efficient devices are defined as follows: not more than 1.6 gallons per flush for toilets; not more than 2.5 gallons per minute flow for showerheads.
2. Landscape designs for all new multi-family residential, commercial, industrial and institutional developments shall incorporate water conserving features such as: limited turf (lawn) areas, efficient irrigation systems, low-water using plants (such as natives) and appropriate placement of plants and irrigation to minimize water demands. Landscape plans shall conform to the County's Guide to Landscape Plans.
3. Model home complexes in new subdivisions shall include at least one model home equipped entirely with water efficient landscapes, including: drip irrigation, soil moisture sensing devices, little or no turf area, native or low-water use plants, low precipitation sprinklers and properly placed plantings. The models shall include adequate signs and displays to describe these features, including a copy of the landscape plan with a descriptive legend. All model homes shall be equipped with water efficient plumbing devices.

4. All new individual residential units (including condominium units) shall be equipped with separate water meters; multi-family units shall have landscape water on a separate meter for all common areas.
5. Large turf areas, such as golf courses, parks and median strips, shall be discouraged unless equipped with separate water lines to accommodate the use of reclaimed water, where and when available.

Figure TO-14 Tree Preservation Details

TREE PRESERVATION DETAILS

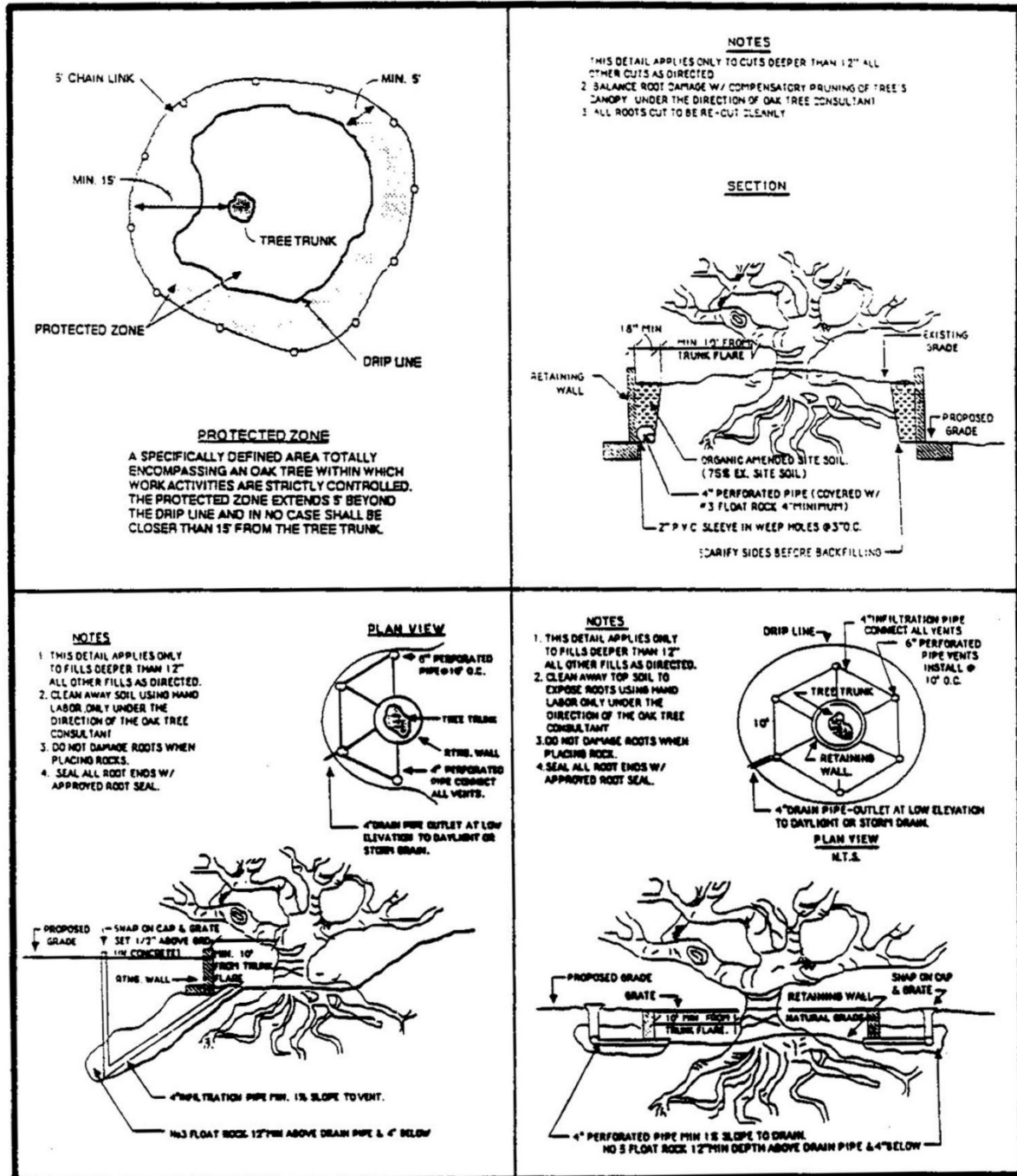
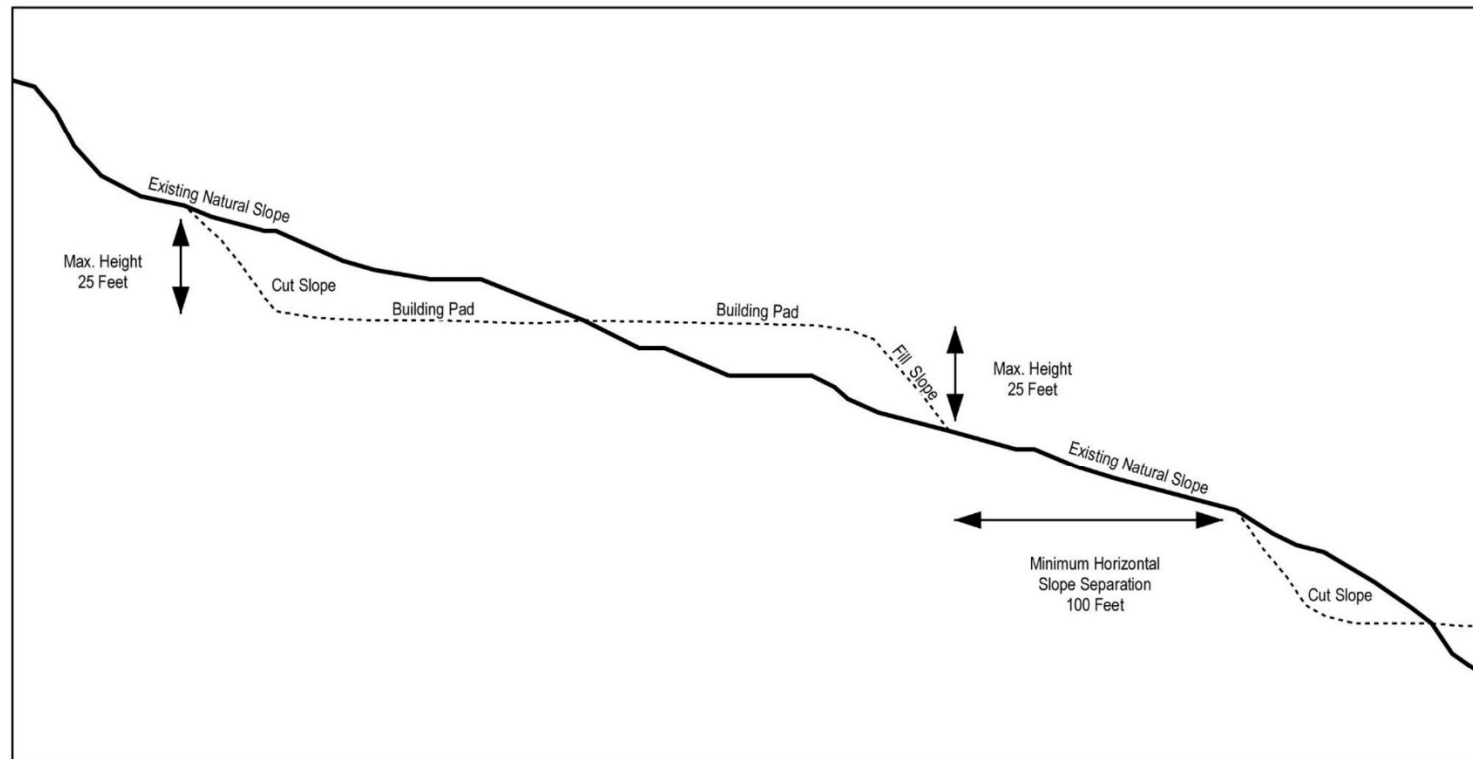


Figure TO-15 Grading Standards

Grading Standards



Glossary

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Area Plan.

Above Average (Tree): The rating of a protected tree as healthy and vigorous but with minor visible signs of disease and pest infestation (CF. Average and Outstanding).

Archaeologically Sensitive Area: An area in which archaeological resources exist and which could easily be disturbed or degraded by human activities and development.

Area of Interest: Major geographic areas reflective of community and planning identity established by the Ventura County Local Agency Formation Commission (LAFCO). All of the area shown on "Thousand Oaks Unincorporated Planning Sub-Areas" is included in the Thousand Oaks Area of Interest.

Average (Tree): The rating of a protected tree as healthy in overall appearance with a normal amount of disease and/or pest infestation (CF. Above Average and Outstanding).

City of Thousand Oaks Transit: Transit company operated by the City of Thousand Oaks, and funded by the City and the County, which serves the City of Thousand Oaks and adjacent unincorporated areas, and the cities of Moorpark, Westlake Village, Camarillo, Oxnard, and Ventura.

Conejo Open Space Conservation Agency (COSCA): An agency formed by a joint powers agreement between the City of Thousand Oaks and the Conejo Recreation and Park District, which preserves, protects and manages resources within open space areas, within the Thousand Oaks Area of Interest.

Healthy Protected Tree: Any protected tree which is rated "Outstanding", "Above Average", or "Average" by an Oak Tree Preservation Consultant.

Hillside: An area or property having steep slope.

Outstanding (Tree): The rating of a protected tree as healthy and vigorous, characteristic of its species, and free of any visible signs of disease or pest infestation (CF. Above Average and Average).

Protected Tree: Any species of Alder, Big Leaf Maple, Sycamore, and Cottonwood exceeding nine and one-half inches (9.5") in girth and any species of Oak exceeding six and one-quarter inches (6.25") in girth when measured at a point four and one-half feet (4-1/2') above the tree's natural grade.

Protected Zone: The area enclosed by a line which is five feet (5') outside a protected tree's dripline or is fifteen feet (15') from the trunk of the protected tree, whichever is greater.

Qualified Archaeological Monitor: An archaeologist or Native American who is trained to monitor trenching or earthmoving activities at a potentially or confirmed archaeologically sensitive area.

Scenic Open Space Areas: Land in a predominately open, undeveloped character which contains pleasing or beautiful natural scenery.

Sensitive Areas: Areas which could be significantly adversely affected by development due to the presence of natural features including, but not limited to, significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Severe Environmental Constraints: Natural features which constrain or preclude development, including, but not limited to, significant wildlife habitats, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Slope, Average: The average slope of a property shall be calculated by using the following formula: $S = (100 \times I \times L) \div A$, where S = average slope (%); I = contour interval (feet); L = total length of all contour lines (feet); and A = total area of the lot (square feet).

Slope, Moderate: Any slope on a property, or portion of a property, which exceeds ten percent (10%) average slope.

Slope, Steep: Any slope on a property, or portion of a property, which exceeds twenty-five percent (25%) average slope.

Sphere of Influence: An area designated by the Local Agency Formation Commission (LAFCO) for each city representing the probable ultimate boundary of the city. In the case of Thousand Oaks, the current Sphere of Influence encompasses all of the planning sub-areas shown on "Thousand Oaks Unincorporated Planning Sub-Areas" except Broome Ranch, Rancho Sierra Vista-Satwiwa and a portion of White Stallion Ranch.

Standard: A requirement which must be adhered to as a condition of development.

Thousand Oaks Area of Interest: See Area of Interest.

Wireless Communication Facility: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility, Non-Stealth: See Non-Coastal Zoning Ordinance.

Wireless Communication Facility, Stealth: See Non-Coastal Zoning Ordinance.

Please see the next page.

VENTURA COUNTY GENERAL PLAN COASTAL AREA PLAN



Last Amended July 1, 2017

Ventura County Planning Division

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ACKNOWLEDGEMENTS

The following persons are acknowledged for their contribution to the preparation of the Ventura County Coastal Area Plan. Without their dedication and hard work, the preparation of this land use plan – and the implementation program – would not have been possible. Ventura County is grateful for their many hours of service and contribution to this planning effort.

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For Copies/More Information:

To purchase the Ventura County Coastal Area Plan:

Call 805/654-2478 or 805/654-2805

or go to the Resource Management Agency receptionist
3rd floor of the Government Center Hall of Administration
800 S. Victoria Avenue, Ventura, CA

This Coastal Area Plan is also available on the Planning Division website:

<http://vcrma.org/planning/programs/local-coastal/index.html>

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Coastal Area Plan Appendices

The following CAP Appendices are contained in a separate document available at:

http://vcrma.org/planning/pdf/plans/CAP_Appendices.pdf

- Appendix 1 Statewide Interpretive Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats (1981)
- Appendix 2 Archaeological Guidelines (1980)
- Appendix 3 Paleontological Guidelines (1980)
- Appendix 4 Guidelines for Implementation of the California Land Conservation Act of 1965 (The Williamson Act) (2000)
- Appendix 5 California Department of Navigation and Ocean Development, Survey of Ventura County Beaches (1977)
- Appendix 6 Policy for the Location of Onshore Oil Facilities (1968)

The following Appendices are contained in the coastal Zoning Ordinance, which is available at:

http://vcrma.org/planning/pdf/ordinances/zoning/coastal_zone_ord.pdf

- Appendix 7 (T1) Tree Removal, Alteration, and Planting Standards (2017)
- Appendix 8 (L1) Landscape and Irrigation Plan Requirements (2017)
- Appendix 9 (L2) Calculating the Water Budget of a Project Site (2017)
- Appendix 10 (L3) Sample Water Efficient Landscape Worksheet (2017)
- Appendix 11 (L4) Estimated Total Water Use (2017)
- Appendix 12 (L5) Examples for Calculating the Water Budget (2017)
- Appendix 13 (L6) Sample Certificate of Completion (2017)
- Appendix 14 (L7) Invasive Plant List (2017)

Ventura County Coastal Area Plan Digital Maps

Some of the maps in the Ventura County Coastal Area Plan (listed below) have been updated in digital format. Because these maps reflect more current data, they may not exactly reflect the corresponding map in the Coastal Area Plan. **These maps are not the official maps.** These maps are available for viewing at <http://vcrma.org/planning/programs/local-coastal/coastal-plan-map-gallery.html>

Land Use Maps

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The following maps themes were not assigned figure numbers but are available for viewing at <http://vcrma.org/planning/programs/local-coastal/coastal-plan-map-gallery.html>

- Hazards – Tsunami Inundation
- Hazards – Faults
- Hazards – Non-Earthquake Induced Landslides
- Hazards – Earthquake Induced Landslides
- Hazards – Liquefaction Areas
- Hazards – Groundshaking Acceleration

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Abstract

The essence of Ventura County's Local Coastal Program, mandated by the California Coastal Act of 1976, is the Land Use Plan for the unincorporated portions of the coastal areas of Ventura County, which is known as the Coastal Area Plan (CAP). It addresses the County's significant coastal issues with a combination of land use designations, resource protection, and development policies.

Ventura County's coastal zone is approximately 43 miles long and is bounded on the north by Santa Barbara county line and to the south by Los Angeles county line and is further defined by the following geographical areas:

- North Coast Subarea (Figure 3-2, North Coast Planning Area): The steep slopes of the Ventura foothills abut the northern portion of the coastal zone between Rincon Point and the Ventura River. Within this subarea, there are approximately 2,265 acres designated agriculture, 1,257 acres designated Open Space, 350 acres designated industrial, and 0.54 acres designated commercial. Emma Wood State Beach, Faria and Hobson County Parks, six residential communities, Rincon Parkway, U.S. Highway 101 and the Southern Pacific Railroad occupy the narrow strip of land at the base of the mountains that forms this section of the coastal zone.
- Central Coast Subarea (Figure 3-4, Central Coast Planning Area): The central part of the coastal zone is situated between the cities of Ventura, Oxnard and Port Hueneme. Within this subarea, there is approximately 1,425 acres designated agriculture, 248 acres designated Open Space, and 3.0 acres designated commercial. McGrath State Beach, the wetlands of Ormond Beach, and the residential beach communities of Hollywood and Silverstrand are located along the coastline.
- South Coast Subarea (Figure 3-6, South Coast Planning Area): The southern portion of the coastal zone begins at the south end of Navy Base Ventura County. Within this subarea, there is approximately 710 acres designated agriculture, 13,545 acres designated Open Space, and 4.0 acres designated commercial. Within the Santa Monica Mountains is Point Mugu and Leo Carrillo State Parks. The residential communities of Solromar and Crowne Pointe Estates are located on the west and east side of Highway 1, respectfully.

Overall, the coastal zone comprises approximately 24,745 acres (or 39 square miles), not including the cities of Ventura, Oxnard and Port Hueneme, Channel Islands Harbor, and Naval Base Ventura County.

Specific issues evaluated in each sub-area include environmentally sensitive habitats, recreation and access, agriculture, hazards, beach erosion, energy and industrial facilities, public works, and locating and planning of new development. Objectives are offered for each issue along with County Policies to achieve each objective.

During the 2016 Local Coastal Program (LCP) Update, a reorganization of the CAP was initiated by consolidating the abstracts, objectives, policies and programs for general coastal resource issues under the heading "Coastal Zone Objectives, Policies and Programs". Within this new section, subjects may also be addressed by geographic subarea. This new format replaces the segregation of general costal resource issues by geographic subarea and will be utilized for future amendments to the CAP.

Preamble

In Ventura County, the coastal zone is governed by the terms and conditions of the Coastal Area Plan (CAP), the Coastal Zoning Ordinance (CZO), and the County's two adopted Categorical Exclusion Orders (i.e. Categorical Exclusion Order E-83-1 and amendment E-83-1A), all of which are subject to the California Coastal Act (Pub. Res. Code § 30000 et seq.) and corresponding Coastal Regulations (14 Cal. Code of Regs. § 13000 et seq.). These planning tools are used to guide development in the coastal zone and are further described below:

1. Ventura County's Coastal Area Plan is intended to serve as the County's "land use plan" and "local coastal element" applicable to the unincorporated portions of the coastal zone as required by the California Coastal Act of 1976, Public Resources Code Section 30000 et seq.

The Coastal Area Plan is also an Area Plan for the unincorporated coastal portions of Ventura County and, as such, is part of the County's General Plan. The purpose of the County's General Plan is to meet the local government General Plan requirements of Division I of the Planning and Zoning Law, Government Code Section 65000 et seq.

2. The purpose of the County's CZO is to implement the policies of the County's Coastal Area Plan.
3. A Categorical Exclusion Order is an independent document adopted by the Coastal Commission in accordance with § 30610 of the Coastal Act. It exempts certain categories of development from Coastal Development Permit requirements because they have no possibility of causing environmental impacts. Categorical Exclusion Orders are adopted separately from the CZO, and the policies and specifics within those orders apply regardless of whether or not they are adopted by the local jurisdiction into its zoning ordinance. While the language of a Categorical Exclusion Order may be incorporated into a zoning ordinance, the order itself remains independent from the local zoning ordinance and cannot be amended or altered without approval of the Coastal Commission.

The Goals, Policies and Programs of the Ventura County General Plan are cumulative and, as such, individual goals, policies and programs should be used and interpreted in context of other applicable goals, policies and programs. In the case of overlapping goals, policies and programs, the more restrictive shall govern.

All components of the Ventura County General Plan (as they apply to the coastal zone), including the Coastal Area Plan, are intended to be consistent with the provisions of the California Coastal Act of 1976 as amended. Any ambiguities in the General Plan, as they apply to the coastal zone, including the Coastal Area Plan, shall be resolved in favor of the interpretation most likely to implement the mandated goals, policies and programs of the Coastal Act.

History of Ventura County's Local Coastal Program

Federal and State Legislation		
Date	Source and Statute	Description
October 27, 1972	U. S. Congress: Title 16 U.S.C. 1451-1464	Established a federal coastal zone management policy and created a federal coastal zone. Congress declares that it is a national policy "to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone." Coastal states are provided a policy and source of funding for the implementation of federal goals.
November 7, 1972	Voter Initiative: California Coastal Zone Conservation Act (Proposition 20)	A temporary measure that set up six regional Coastal Commissions with permit authority and a directive to prepare the California Coastal Zone Conservation Plan to the California State Legislature for its adoption and implementation.
January 1, 1977,	California State Legislature: California Coastal Act (Public Resources Code Division 20)	Coastal Act establishes a permanent coastal management program for California. Permanent enacting law that establishes a set of policies that regulate land uses in the designated coastal zone. Further, it provides for the transfer of permitting authority, with certain limitations reserved for the State, to local governments through adoption and certification of Local Coastal Programs (LCP) by the Coastal Commission.

Ventura County's Local Coastal Program		
Board of Supervisors' Action or Adoption	California Coastal Commission Certification	Amendment Description
November 18, 1980 Resolution 222		Adoption of the Land Use Plan (Coastal Area Plan) of the Local Coastal Program.
December 19, 1980		Ventura County Resource Management Agency (RMA) submits the Local Coastal Program (LCP) Land Use Plan (CAP) to the South Central Regional Commission.
	February 20, 1981 Regional Commission Hearing #1	Regional Commission raises ten specific issues with respect to the adequacy of the County's Plan.
March 3, 1981		Board postpones second Regional Commission hearing in order to provide time for County and Commission staffs to

Ventura County's Local Coastal Program		
Board of Supervisors' Action or Adoption	California Coastal Commission Certification	Amendment Description
		meet and negotiate the ten issues.
April 14, 1981 Resolution 222 Amendment No. 1 to the LCP		Denial of that portion of the plan covering Channel Islands Harbor; Adopted amendments to the previously approved Land Use Plan (CAP) to address comments from Coastal Commission staff regarding housing and agricultural grading, adding energy facilities as a permitted use in Coastal Open Space (COS), deleting the Union Oil storage tank facility from the Central Coast subarea land use map and identification of all access points on the land use maps,
	May 16, 1981 Regional Commission Hearing #2	Disapproval of County's Local Coastal Program (LCP); All ten issues were not resolved, added a new issue, agricultural grading; Upheld County's recommendation to designate the Seacliff agricultural land (Hoffman Property) as Coastal Open Space (COS); the Cliff House as Coastal Commercial (CC) and the Coastal Lemon property Coastal Industrial (CM)
June 2, 1981		Board decides to appeal the Regional Commission's disapproved portions of the Plan to the State Coastal Commission.
	July 16, 1981 State Coastal Commission Hearing #1	Substantial Issues Raised: Planning for federal lands and questions regarding the need for new policies to address Santa Monica Mountains
	August 20, 1981 State Coastal Commission Hearing #2	Conditional Certification: Requested equivalent language for policies related to agriculture, environmentally sensitive habitats, grading ocean-front visitor-serving recreational facilities, access and recreation, housing and Santa Monica Mountains.
November 10, 1981 Resolution 222		Approval of Coastal Commission's Conditional Certification. Changes made to LCP Land Use Plan (LUP)/Coastal Area Plan (CAP). Two major issues still unresolved: Planning for federal lands and minimum lot size for non-prime agricultural land.
December 1, 1981 Resolution 222	January 19, 1982	Resolution approving Coastal Commission's conditional certification with modifications that required specific policy language and text changes to LCP Land Use Plan (LUP)/Coastal Area Plan (CAP).
March 30, 1982 Resolution 222 Amendment No. 2 to the LCP	Certified June 18, 1982 Certified April 28, 1983	Designate Mussel Shoals Cliff House Coastal Commercial (CC). Deletion of the "housing" sections in the north, central and south coast subareas. Authorize the Director of Resource Management Agency (RMA) to submit Local Coastal Program (LCP) Coastal Area Plan (CAP) to California Coastal Commission (CCC) for certification.
July 26, 1983 Ordinance 3654		Chapter 1 of Division 8 (Planning and Zoning) of the Ventura County Ordinance Code is hereby amended by adding 1.1

Ventura County's Local Coastal Program		
Board of Supervisors' Action or Adoption	California Coastal Commission Certification	Amendment Description
		(to be known as the Zoning Ordinance for the Coastal Zone)
September 6, 1983 Ordinance 3656	October 26, 1983	Adoption of Ventura County official zoning maps for the coastal zone and rezoning all property in conformance with LCP Land Use Plan and Coastal Zoning Ordinance (CZO). County assumes permit authority in the coastal zone.
October 15, 1985 Ordinance 3745 GPA 85-3 Z-2755/2756		CZO Amendment. Rezone from Residential Beach Harbor (RBH) zone to Coastal Commercial (CC) zone; 0.43 acres on the east side of Ocean Drive, 70 feet south of the intersection of Los Altos Street and Ocean Drive
October 29, 1985 Ordinance 3743	LCP No. 1-85 (Major) December 19, 1985 (Minor) February 7, 1986	CZO Amendment. Regulations for satellite dish antennas in the Residential Beach Harbor (RBH) zone in response to Emergency Ord. 3732 which placed a 45-day moratorium on the construction of new satellite antennas in the RBH zone.
May 13, 1986 Ordinance 3772		CZO Amendment. Re-codification of the Coastal Zoning Ordinance (format and structure to be consistent with NCZO, addition of specific uses to certain coastal zones, clarification of permit requirements).
August 26, 1986 Ordinance 3787	LCP No. 1-86 (Major and Minor) July 8, 1986 LCP No. 2-86 (Minor) December 10, 1986 LCP No. 3-86 (Minor) January 14, 1987	CZO Amendment. Add and modify definitions in Article 2, provide detailed regulations for kennels and building height measured in the Residential Beach Harbor (RBH) zone, disallow athletic fields in the Coastal Open Space (COS) zone, clarify discretionary permits are appealable to the Coastal Commission, clarify most repair and maintenance is exempt from coastal development permit requirements, update provisions for lot mergers and the use of non-conforming lots.
December 20, 1988 Ordinance 3883 Z-2822 GPA 88-4	LCP No. 2-88 (Minor) January 11, 1989 LCP No. 1-89 (Major) May 10, 1989	CZO Amendment. Camp Hess Kramer (APN 700-0-060-14 and APN 700-0-060-30) developed camp areas rezoned from Coastal Open Space (COS) Santa Monica Mountains Overlay (M) to Coastal Rural Exclusive CRE-10 acres and CRE 20 acres. Solromar (APN 700-0-070-05) rezone from COS (M) to Coastal Rural Exclusive (CRE) 5-acres.
June 20, 1989 GPA 89-1	LCP No. 2-89-A (Minor) October 10, 1989 LCP No. 2-89-B (Minor) October 11, 1989 LCP No. 2-89-C (Major) October 10, 1989	CAP Amendment. Correct clerical errors, clarifications, add tables that show intensity of land use permitted in each land use designation with total area, building intensity, population and employment capacity, and population and employment density for each subarea of the Coastal Plan as required by State law, add a land use designation/zoning classification compatibility matrix, replace four outdated appendices (The Guidelines for Orderly Development, State of California Interpretive Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats, Guidelines for Implementation of the California Land Conservation Act of 1965 (aka Land Conservation Act Guidelines), and

Ventura County's Local Coastal Program

Board of Supervisors' Action or Adoption	California Coastal Commission Certification	Amendment Description
		Conditional Use Permit Conditions for Oil Operations), and replace out-of-date material in the Local Coastal (Area) Plan. The amendments do not involve changes or redefinitions of coastal land use designations.
July 10, 1990 Ordinance 3946		CAP Amendment. Incorporating State mandated requirements for implementation of Ventura County's Hazardous Waste Management Plan.
Amended Ordinance 3964 December 11, 1990 Z-2843 GPA 90-4	LCP No. 1-90 (Minor) September 11, 1990 LCP No. 1-91 (Major and Minor) March 15, 1991	CZO Amendment. Silverstrand (APN 206-0-171-26) rezoned from Coastal Commercial (CC) to Residential Beach Harbor (RBH)
Adopted October 19, 1993 Ordinance 4042 Z-2857 GPA 93-3	LCP No. 1-93 (Major) February 16, 1994	CZO Amendment. Lazy-J Ranch Camp (APN 701-0-030-100) rezoned from Coastal Open Space (COS) Santa Monica Overlay (M) to Coastal Rural Exclusive (CRE) 40-acres.
Adopted February 1, 1994 Ordinance 4055		CZO Amendment. Clarify zone suffix designation, lot coverage per building, setbacks, off-street parking, recycling facilities, nonconformities and substandard lot, administrative penalties and procedures. minimum lot sizes per zoning designation, etc.
	LCP No. 1-95 (De-Minimis) December 13, 1995	Ventura County de Minimis LCP Amendment No. 1-95
Adopted December 10, 1996 Ordinance 4127 Z-2909 GPA 96-3	LCP No. 1-97 (Major) April 10, 1997 LCP No. 2-96 (Major) July 9, 1997	CZO Amendment. (Rural Intensity and La Conchita), La Conchita (APNs 060-0-050-090; -130; -155; -165; -180; -195; -205; -235; -255) rezoned from Coastal Rural (CR) 1-acre to Coastal Open Space (COS) 10-acres
	LCP No. 2-97 (Major) September 9, 1997	Approved Ventura County LCP Amendment No. 2-97 (Hollywood Beach) Designation of APN 206-0-233-165) from Residential Beach Harbor (RBH) to Coastal Residential, Planned Development (CRPD).
Adopted May 25, 1999 Ordinance 4186	LCP No. 1-99 (Minor) August 13, 1999	CZO Amendment. Addition of Section 8178-3.6 Standards for Off-Site Parking Spaces
Adopted December 5, 2000 Ordinance		CZO Amendment. Add definitions and establish procedures for emergencies and divided jurisdictional authority, modernize standards relating to oil and energy facilities, change symbols in the use matrix

Ventura County's Local Coastal Program		
Board of Supervisors' Action or Adoption	California Coastal Commission Certification	Amendment Description
4219		
	Time Extension March 13, 2001	Extend time for action on Ventura County LCP Amendment No. VNT-MAJ-1-00 Time Extension: Text and appendices to County's LCP to achieve consistency with General Plan and NCZO
		Approval of Ventura County LCP Amendment No. VNT-MAJ-1-00 (Part A): Amendments to energy development
Adopted November 20, 2001 Ordinance 4249 GPA 00-3	LCP No. 1-00-A (Major) LCP No. 1-00-B (Major) January 11, 2002	County: CZO Amendment. Add definitions and establish procedures for emergencies and divided jurisdictional authority, modernize standards relating to oil and energy facilities, change symbols in the use matrix. CCC: Approval of Ventura County LCP Amendment No. VNT-MAJ-1-00 A & B Certification review
Adopted May 14, 2002 Ordinance 4263 Z-2943	LCP No. 1-02 (Minor) LCP No. 2-02 (Minor) July 11, 2002	CZO Amendment. Hollywood Beach (APN 206-0-254-210) rezone from Coastal Residential Planned Development (CRPD) to Residential Beach Harbor (RBH).
Adopted May 14, 2002 Ordinance 4264 Z-2943	LCP No. 1-02 (Minor) LCP No. 2-02 (Minor) July 11, 2002	CZO Amendment. Hollywood Beach (APN 206-0-254-200) rezone from Coastal Residential Planned Development (CRPD) to Residential Beach Harbor (RBH)
Adopted June 3, 2003 Ordinance 4283		CZO Amendment. Amend standards related to second dwelling units
	LCP No. 1-03 (De Minimis) January 14, 2004	Approved Ventura County LCP Amendment No. 1-03: Permitting secondary housing units
Adopted October 10, 2006 Ordinance 4351 ZN04-0002 GPA-06-1		CZO Amendment. Crown Pointe Estates Tract 5457: Subdivide Lot 10 of Tract 4483 to create five lots: four lots zoned Coastal Rural (CR) 1-acre and one commercial lot (Neptune's Net) zoned Coastal Commercial (CC).
	Time Extension August 8, 2007	Time Extension: County of Ventura LCP Amendment No. 1-2007 (Crown Pointe Estates) Time Extension: Rezone Residential and Neptune's Net
Adopted January 29, 2008 Ordinance 4378		LCP Amendment. Convert existing official zoning maps from hard copy to official zoning data, GIS format and to omit hyphens in existing zoning classification abbreviations.
	LCP No. 1-07 (Major) April 9, 2008	Approved with Modifications Ventura County LCP Amendment No. 1-07 (Crown Pointe Estates)

Ventura County's Local Coastal Program		
Board of Supervisors' Action or Adoption	California Coastal Commission Certification	Amendment Description
Amended September 16, 2008 LCP 1-2007		CZO Amendment. Crown Pointe Estates Tract 5457 Rezone from Coastal Commercial (CC) to Coastal Rural (CR) 1-acre and a required mitigation fee of \$557,084 to offset the loss of the 2.9 acres of commercial zoned property to residential.
Adopted September 23, 2008 Ordinance 4391	LCP No. 1-07 (Major) October 16, 2008	Approved Ventura County LCP Amendment No. VNT-MAJ-01-07 (Crown Pointe Estates) Certification Review
Adopted June 28, 2011 Ordinance 4435		CZO Amendment. Amend sections related to special needs housing and reasonable accommodation
Adopted January 24, 2012 Ordinance 4443		CZO Amendment. Crown Pointe Estates Rezone APN 700-0-260-140 from Coastal Rural Exclusive (CRE); Santa Monica Mountains Overlay (M) to Coastal Rural Exclusive (CRE) 2-acres (M) Overlay.
	LCP No. 1-12 (Major) June 14, 2012	Approved Ventura County LCP Amendment No. MAJ-1-12: Crown Pointe Estates
	LCP No. 2-12 (Major) November 15, 2012	Approved with Modifications Ventura County LCPP Amendment No. MAJ-2-12 (Phase I Update): Amend CZO with code updates, land use clarifications, permit processing procedures, spelling and grammar corrections
Adopted December 11, 2012 Ordinance 4451		CZO Amendment. Adoption of a resolution to accept California Coastal Commission Modifications to County Coastal Zoning Ordinance ZN12-0002, Text Amendments
	LCP No. 2-12 (Major) February 7, 2013	Approved Ventura County LCP Amendment No. VNT-MAJ-2-12 (Phase I Update) Certification Review.

Chapter 1

INTRODUCTION

1.1 Legislative History

On October 27, 1972, the United States Congress passed the Coastal Zone Management Act (CZMA). The CZMA directed coastal states to develop and implement coastal management programs with the goal of preserving, protecting, developing and, where possible, restoring and enhancing valuable natural coastal resources. Passage of the CZMA was a recognition of the importance of balancing competing uses of and impacts to the environment. The U.S. Congress found that it was a national policy “to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone, giving full consideration to ecological, cultural, historic, and aesthetic values as well as to the need for compatible economic development (16 U.S.C. 1452b).”

On November 7, 1972 the state of California enacted The Conservation Act (also referred to as Proposition 20). The Conservation Act of 1972 established the California Coastal Zone Conservation Commission and six regional commissions. Their purpose was to prepare a comprehensive coastal plan that was to be adopted into law by the State Legislature. The commissions were also granted permit authority over coastal development. Four years later, the commissioners presented a plan that was passed into law called the California Coastal Act.

The California Coastal Act of 1976 (Public Resources Code (PRC), Division 20) established a set of policies, a coastal boundary line, and a permit procedure. It also directed the transfer of permitting authority to local governments through adoption and certification of local coastal programs (LCPs). For areas with certified LCP's, the Coastal Commission retains permit authority over developments occurring on tidelands, submerged lands, and public trust lands. The Coastal Commission also retains appeal jurisdiction over local government coastal development permits approved by the County, and is responsible for reviewing amendments to a local agency's LCP. Under the CZMA, the Commission is also responsible for federal consistency reviews of federal agency, federally permitted, and federally funded activities.

Pursuant to Coastal Act Section 30001.5, the State's fundamental goals for coastal management are as follows:

- (a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

To accomplish its goals the Coastal Act details a comprehensive set of policies in Chapter 3 - Coastal Resources Planning and Management Policies. Other chapters provide definitions, address the composition and authority of the Coastal Commission and regional commissions, detail development controls, enforcement and penalty procedures, and, in general, set forth specific criteria to be met by all LCPs. Together, the goals and policies of the Coastal Act provide a framework for protection of coastal lands and the orderly management of development. As stated in Coastal Act Section 30222, some types of development have priority over others, with primary consideration given to agriculture and coastal-dependent industry.

1.2 Federal Lands and Activities

The Federal Coastal Zone Management Act (CZMA) authorizes states with federally approved coastal management programs (CCMPs) to review for consistency federal license and permit activities that affect land or water uses in the coastal zone. The CZMA regulations governing the federal consistency review process define "Federal license and permit activity" as "any authorization, certification, approval, or other form of permission which any Federal agency is empowered to issue to an applicant". Under the regulations, in order to review federal licenses and permits, a state must either include a list of such licenses/permits in its approved program or, for other federal licenses and permits, must request and obtain permission from the National Oceanic and Atmospheric Administration's (NOAA) Office of Ocean and Coastal Resources Management (OCRM) to review the activity.

The California Coastal Commission's CCMP (approved by NOAA, 1978) includes a list of Federal Licenses and Permits. In Ventura County, federal agency licenses and permits subject to the certification process for consistency with the State CCCMP (approved by NOAA in 1978) includes the Department of Defense (i.e. Navy Base Ventura County) and the Environmental Protection Agency (i.e. Santa Monica Mountains National Recreation Area). For activities on this list, the Federal agency may not issue the license/permit until the applicant for the license/permit submits a consistency certification to the California Coastal Commission and receives Commission concurrence with that certification. If the California Coastal Commission objects, the Federal agency may not issue the license/permit unless the applicant appeals the objection to the Secretary of Commerce, and the Secretary overrides the Commission's objection.

The County is responsible for reviewing and commenting, in an advisory capacity, on federal activities which affect the coastal zone. Policies are provided in this CAP to assist the County in this advisory role and to advise the Coastal Commission and federal agencies of the County's policy positions. Examples of such activities for which the County may review and comment upon any consistency determinations include the following:

- Purchases or disposition of land
- New development which could significantly increase the amount of water usage or the disposal of waste water
- Changes in use of the Mugu Lagoon
- Major flood control measures

- Institution of dual civilian/military use of the Point Mugu airport
- Recreational development in the Santa Monica Mountains (e.g., development of a General Management Plan for the Santa Monica Mountains National Recreation Area)
- Major changes in Natural Resources Conservation Service programs.

1.3 Relationship to Other County General Plan Documents

The Ventura County General Plan is the general land use plan by which the unincorporated portions of Ventura County may develop in the future.

The Ventura County General Plan consists of:

- (a) Countywide Goals, Policies and Programs
- (b) Technical appendices which contain background information and data in support of the Countywide Goals, Policies and Programs, and
- (c) Area Plans, including the CAP, which contain Goals, Policies and Programs for specific geographic areas of the County.

The Coastal Area Management Act requires that the 61 cities and 15 counties in coastal California have a certified local land use plan in accordance with Chapter 3 of the Coastal Act and guidelines established by the California Coastal Commission. The County's CAP is a collection of Goals, Policies, and Programs that focus on the coastal zone within unincorporated Ventura County. The CAP also includes land use maps that define the type and intensity of allowable development within the coastal zone. It is therefore amended, by resolution of the Board of Supervisors, as an amendment to the Ventura County General Plan. All Objectives, Policies and Programs set forth in the Coastal Area Plan must be consistent with the Ventura County General Plan.

General Statements

- 1 Development within environmentally sensitive areas is discouraged. Existing County procedures and ordinances are not adequate to protect environmentally sensitive habitats to the extent required by the Coastal Act. In particular, uses allowed in buffer areas will be more limited than those allowed in the "C-O-S" (Coastal Open Space) zone, and feasible mitigation measures will be required consistent with Sections 30230 and 30231 of the Act.
2. New development in buffer zones shall be limited to access paths, fences necessary to protect environmentally sensitive areas, and similar uses which have either beneficial effects on wildlife or no significant adverse effects.

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Chapter 2

SUMMARY OF COASTAL ACT POLICIES

Integrating the Coastal Act policies with County needs is an important aspect of developing the Coastal Area Plan (CAP). County policies must be aligned with mandated State policies so the course of coastal development is clear, balanced, and in concert with the intent of the Act as stated below.

In order to ensure that policies in the CAP are interpreted in a manner consistent with the Coastal Act, the policies of the Coastal Act (Sections 30200 through 30265.5) are incorporated herein by this reference as policies of the CAP. Relevant sections of the Coastal Act, as may be amended from time to time by the State, are provided on the following pages for informational purposes. Note that, in many instances, Coastal Act policies apply to more than one coastal issue area, and all applicable policies should be taken into consideration during the review of a proposed development. For purposes of this CAP, the definitions found in the Coastal Act and/or the CZO apply. In this regard, terms stated below that are italicized are specifically defined in the CZO; these definitions can be found in Article 2 of the CZO.

The California legislature recognized that there is a potential for conflicts between the Coastal Act policies. Section 30007.5 states that when conflicts do arise, they will be resolved by taking a balanced direction that is most protective of significant coastal resources.

2.1 Locating and Planning New Development

§ 30001.5 Legislative Findings and Declarations; Goals

The Legislature further finds and declares that the basic goals of the state for the coastal zone are to:

- (a) Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

§ 30250 Location; Existing Developed Area

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas

are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
- (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

§ 30251 Scenic and Visual Qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

§ 30255 Priority of Coastal-Dependent Developments

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

2.2 Environmentally Sensitive Habitats

§ 30230 Marine Resources; Maintenance

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

§ 30231 Biological Productivity; Water Quality

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

§ 30233 Diking, Filling, or Dredging; Continued Movement of Sediment and Nutrients

- (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 - (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
 - (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 - (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 - (6) Restoration purposes.
 - (7) Nature study, aquaculture, or similar resource dependent activities.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

- (d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before

issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

§ 30236 Water Supply and Flood Control

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

§ 30240 Environmentally Sensitive Habitat Areas, Adjacent Developments

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

§ 30607.1 Wetlands Dike and Fill Development; Mitigation Measures

Where any dike and fill development is permitted in wetlands in conformity with Section 30233 or other applicable policies set forth in this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or the replacement site shall be purchased before the dike or fill development may proceed. The mitigation measures shall not be required for temporary or short-term fill or diking if a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

2.3 Archaeological and Paleontological Resources

§ 30244 Archaeological and Paleontological Resources

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

2.4 Shoreline Access

§ 30210 Access, Recreational Opportunities; Posting

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

§ 30211 Development Shall Not Interfere with Coastal Access

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

§ 30212 New Development Projects

- (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.
- (b) For purposes of this section, "new development" does not include:
 - (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.
 - (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.
 - (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.
 - (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.
 - (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.
- (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

§ 30212.5 Public Facilities; Distribution

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

§ 30213 Lower Cost Visitor and Recreational Facilities; Encouragement and Provision; Overnight Room Rentals

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

§ 30214 Implementation of Public Access Policies, Legislative Intent

- (a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:
 - (1) Topographic and geologic site characteristics.
 - (2) The capacity of the site to sustain use and at what level of intensity.
 - (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
 - (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.
- (b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.
- (c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

§ 30252 Maintenance and Enhancement of Public Access

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition

and development plans with the provision of onsite recreational facilities to serve the new development.

§ 30530 Legislative Intent

It is the intent of the Legislature, consistent with the provisions of Chapter 9 (commencing with Section 31400) of Division 21, that a program to maximize public access to and along the coastline be prepared and implemented in a manner that ensures coordination among and the most efficient use of limited fiscal resources by federal, state, and local agencies responsible for acquisition, development, and maintenance of public coastal accessways. There is a need to coordinate public access programs so as to minimize costly duplication and conflicts and to assure that, to the extent practicable, different access programs complement one another and are incorporated within an integrated system of public accessways to and along the state's coastline. The Legislature recognizes that different public agencies are currently implementing public access programs and encourages such agencies to strengthen those programs in order to provide yet greater public benefits.

2.5 Recreation

§ 30220 Protection of Certain Water-Oriented Activities

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

§ 30221 Oceanfront Land; Protection for Recreational Use and Development

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

§ 30222 Private Lands; Priority of Development Purposes

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

§ 30223 Upland Areas

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

§ 30234.5 Economic, Commercial, and Recreational Importance of Fishing

The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.

2.6 Agriculture

§ 30222.5 Oceanfront Lands; Aquaculture Facilities; Priority

Oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.

§ 30241 Prime Agricultural Land; Maintenance in Agricultural Production

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

§ 30241.5 Agricultural Land; Determination of Viability of Uses; Economic Feasibility Evaluation

- (a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, the determination of "viability" shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:
 - (1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.
 - (2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural

uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

- (b) The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.

§ 30242 Lands Suitable for Agricultural Use; Conversion

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

§ 30411 Wildlife Fishery and Management Programs; Wetlands; Aquaculture

- (a) The Department of Fish and Game and the Fish and Game Commission are the principal state agencies responsible for the establishment and control of wildlife and fishery management programs and the commission shall not establish or impose any controls with respect thereto that duplicate or exceed regulatory controls established by these agencies pursuant to specific statutory requirements or authorization.
- (b) The Department of Fish and Game, in consultation with the commission and the Department of Boating and Waterways, may study degraded wetlands and identify those which can most feasibly be restored in conjunction with development of a boating facility as provided in subdivision (a) of Section 30233. Any such study shall include consideration of all of the following:
 - (1) Whether the wetland is so severely degraded and its natural processes so substantially impaired that it is not capable of recovering and maintaining a high level of biological productivity without major restoration activities.
 - (2) Whether a substantial portion of the degraded wetland, but in no event less than 75 percent, can be restored and maintained as a highly productive wetland in conjunction with a boating facilities project.
 - (3) Whether restoration of the wetland's natural values, including its biological productivity and wildlife habitat features, can most feasibly be achieved and maintained in conjunction with a boating facility or whether there are other feasible ways to achieve such values.
- (c) The Legislature finds and declares that salt water or brackish water aquaculture is a coastal-dependent use which should be encouraged to augment food supplies and to further the policies set forth in Chapter 4 (commencing with Section 825) of Division 1. The Department of Fish and Game may identify coastal sites it determines to be appropriate for aquaculture facilities. If the department identifies such sites to the commission, it shall do so by October 1, 1980, and shall by the same date transmit information identifying such sites to the commission and the relevant local government agency. The commission, and where appropriate, local governments shall, consistent with the coastal planning requirements of this division, provide for as many coastal sites identified by the Department of Fish and Game for any uses

that are consistent with the policies of Chapter 3 (commencing with Section 30200) of this division.

- (d) Any agency of the state owning or managing land in the coastal zone for public purposes shall be an active participant in the selection of suitable sites for aquaculture facilities and shall make the land available for use in aquaculture when feasible and consistent with other policies of this division and other provision of law.

2.7 Hazards

§ 30232 Oil and Hazardous Substance Spills

"Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur."

§ 30253 Minimization of Adverse Impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

2.8 Energy

§ 30001.2 Legislative Findings and Declarations; Economic Development

The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

§ 30260 Location or Expansion

Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262

if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

2.9 Oil and Gas Development

§ 30232 Oil and Hazardous Substance Spills – See Hazards section.

§ 30262 Oil and Gas Development

a) Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

- (1) The development is performed safely and consistent with the geologic conditions of the well site.
- (2) New or expanded facilities related to that development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.
- (3) Environmentally safe and feasible subsea [sic] completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of those structures will result in substantially less environmental risks.
- (4) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, as determined in consultation with the United States Coast Guard and the Army Corps of Engineers.
- (5) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.
- (6) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.
- (7)
 - (A) All oil produced offshore California shall be transported onshore by pipeline only. The pipelines used to transport this oil shall utilize the best achievable technology to ensure maximum protection of public health and safety and of the integrity and productivity of terrestrial and marine ecosystems.
 - (B) Once oil produced offshore California is onshore, it shall be transported to processing and refining facilities by pipeline.
 - (C) The following guidelines shall be used when applying subparagraphs (A) and (B):

- (i) "Best achievable technology," means the technology that provides the greatest degree of protection taking into consideration both of the following:
 - Processes that are being developed, or could feasibly be developed, anywhere in the world, given overall reasonable expenditures on research and development.
 - Processes that are currently in use anywhere in the world. This clause is not intended to create any conflicting or duplicative regulation of pipelines, including those governing the transportation of oil produced from onshore reserves.
 - (ii) "Oil" refers to crude oil before it is refined into products, including gasoline, bunker fuel, lubricants, and asphalt. Crude oil that is upgraded in quality through residue reduction or other means shall be transported as provided in subparagraphs (A) and (B).
 - (iii) Subparagraphs (A) and (B) shall apply only to new or expanded oil extraction operations. "New extraction operations" means production of offshore oil from leases that did not exist or had never produced oil, as of January 1, 2003, or from platforms, drilling island, subsea completions, or onshore drilling sites, that did not exist as of January 1, 2003. "Expanded oil extraction" means an increase in the geographic extent of existing leases or units, including lease boundary adjustments, or an increase in the number of well heads, on or after January 1, 2003.
 - (iv) For new or expanded oil extraction operations subject to clause (iii), if the crude oil is so highly viscous that pipelining is determined to be an infeasible mode of transportation, or where there is no feasible access to a pipeline, shipment of crude oil may be permitted over land by other modes of transportation, including trains or trucks, which meet all applicable rules and regulations, excluding any waterborne mode of transport.
- (8) If a state of emergency is declared by the Governor for an emergency that disrupts the transportation of oil by pipeline, oil may be transported by a waterborne vessel, if authorized by permit, in the same manner as required by emergency permits that are issued pursuant to Section 30624.
- (9) In addition to all other measures that will maximize the protection of marine habitat and environmental quality, when an offshore well is abandoned, the best achievable technology shall be used.
- b) Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.
- c) Nothing in this section shall affect the activities of any state agency that is responsible for regulating the extraction, production, or transport of oil and gas.

§ 30265 Legislative Findings and Declarations; Offshore Oil Transportation

The Legislature finds and declares all of the following:

- (a) Transportation studies have concluded that pipeline transport of oil is generally both economically feasible and environmentally preferable to other forms of crude oil transport.
- (b) Oil companies have proposed to build a pipeline to transport offshore crude oil from central California to southern California refineries, and to transport offshore oil to out-of-state refiners.
- (c) California refineries would need to be retrofitted if California offshore crude oil were to be used directly as a major feedstock. Refinery modifications may delay achievement of air quality goals in the southern California air basin and other regions of the state.
- (d) The County of Santa Barbara has issued an Oil Transportation Plan which assesses the environmental and economic differences among various methods for transporting crude oil from offshore California to refineries.
- (e) The Governor should help coordinate decisions concerning the transport and refining of offshore oil in a manner that considers state and local studies undertaken to date, that fully addresses the concerns of all affected regions, and that promotes the greatest benefits to the people of the state.

§ 30265.5 Coordination of Activities Concerning Offshore Oil Transport and Refining

- (a) The Governor, or the Governor's designee, shall coordinate activities concerning the transport and refining of offshore oil. Coordination efforts shall consider public health risks, the ability to achieve short- and long-term air emission reduction goals, the potential for reducing California's vulnerability and dependence on oil imports, economic development and jobs, and other factors deemed important by the Governor, or the Governor's designees.
- (b) The Governor, or the Governor's designee, shall work with state and local agencies, and the public, to facilitate the transport and refining of offshore oil in a manner which will promote the greatest public health and environmental and economic benefits to the people of the state.
- (c) The Governor, or the Governor's designee, shall consult with any individual or organization having knowledge in this area, including, but not limited to, representatives from the following:
 - (1) State Energy Resources Conservation and Development Commission
 - (2) State Air Resources Board
 - (3) California Coastal Commission
 - (4) Department of Fish and Game
 - (5) State Lands Commission
 - (6) Public Utilities Commission
 - (7) Santa Barbara County
 - (8) Santa Barbara County Air Pollution Control District
 - (9) Southern California Association of Governments
 - (10) South Coast Air Quality Management Districts
 - (11) Oil industry
 - (12) Public interest groups
 - (13) United States Department of the Interior

- (14) United States Department of Energy
- (15) United States Environmental Protection Agency
- (16) National Oceanic and Atmospheric Administration
- (17) United States Coast Guard

- (d) This act is not intended, and shall not be construed, to decrease, duplicate, or supersede the jurisdiction, authority, or responsibilities of any local government, or any state agency or commission, to discharge its responsibilities concerning the transportation and refining of oil.

2.9 Tanker Facilities

§ 30261 Tanker Facilities; Use and Design

Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

2.10 Refineries and Petrochemical Facilities

§ 30263 Refineries or Petrochemical Facilities

- (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.
- (b) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from in plant processes where feasible.

2.11 Beach Erosion and Shoreline Structures

§ 30235 Construction Altering Natural Shoreline

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water

stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

2.12 Public Works

§ 30254 Public Works Facilities

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

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Chapter 3

LAND USE PLAN

The County's land use plan for the coastal zone reflects the goals, policies and programs outlined in Chapter 4. Information within this chapter includes a description of land use classifications ("designations"), followed by a table that describes which zones are compatible with each land use designation. This chapter also contains land use information for the three subareas that form the coastal zone (i.e. North, Central and South Coast) – namely, a brief description of the subarea, land use maps, and a summary table of building intensity / population density.

3.1 Land Use Designations

The land use designations in the Coastal Area Plan are designed to reflect the policies, existing and proposed land uses, existing General Plan land use designations, and zoning categories. This was done to preclude a significant amount of changes to the General Plan and Zoning Code. In some cases only one or two zoning categories are consistent with a land use designation. All existing zoning categories applied to the coastal zone have been modified as necessary to meet the policies in the Plan.

The land use categories listed below describe the type and intensity of land use permitted within each category. Summary Tables ([Figures 3-1, 3-5 & 3-7](#)) list each land use designation and its total area, building intensity, population and employment capacity, and population and employment density. The purpose of each of the land use categories is described below.

The following are descriptions of each land use designation, ~~and~~ including the principal permitted uses for each designation.

- **Open Space** - The purpose of this designation is to provide for the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of the land. Another purpose is to protect public safety through the management of hazardous areas such as flood plains, fire prone areas, or landslide prone areas. Principal permitted uses are one dwelling unit per parcel, agricultural uses as listed as principal permitted uses in "Agricultural" designation and passive recreational uses that do not alter physical features beyond a minimal degree and do not involve structures. Minimum lot size in the "Open Space" designation is 10 acres.
- **Agriculture** - The purpose of this designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands placed in this designation include those in existing agricultural use, existing agricultural preserves (Land Conservation Act Contracts), and land with prime soils. Principal permitted uses are: crops for food and fiber; orchards and vineyards; field or row crops; drying and storage of crops, hay, straw, and seed; growing and harvesting of flowers, ornamentals, and turf; and animal breeding, pasturing, or ranching. Minimum lot size in the "Agriculture" designation is 40 acres.
- **Recreation** - This designation identifies those facilities in the Coastal Zone that provide recreational opportunities or access to the shoreline. Principal permitted uses are active and passive recreation including parks with facilities for picnicking,

camping, riding, and hiking, on a day use or longer use basis. Structures or other facilities are limited to those necessary to support the recreational uses.

- **Residential Designations** - The building intensities listed below indicate the maximum number of dwelling units allowed on a given parcel of land. These intensities are reflective of existing lot sizes and zoning categories. Principal permitted uses in all residential areas, in addition to those listed below, are churches, fire stations, public parks and playgrounds, and home occupations.

Rural Intensity - The lowest intensity residential designation with one dwelling unit per two acres. Principal permitted uses are a single-family dwelling and those uses listed under "Agriculture" except animal breeding, pasturing, or ranching.

Low Intensity - Principal permitted use is single-family dwelling. The intensity is 1 - 2 dwelling units per acre.

Medium Intensity - Again, the principal permitted use is a single-family dwelling. The intensity is 2.1 to 6 dwelling units per acre.

High Intensity - The majority of residential development in the unincorporated Coastal Zone is within this intensity. Principal permitted uses are one- and two-family dwellings per parcel. The intensity is 6.1 to 36 dwelling units per acre.

- **Commercial** - Mainly used for neighborhood commercial uses, but because of certain locations close to beach or other recreational areas this land use designation may also serve visitor needs. Generally property under this designation contains small lots suitable only for small neighborhood-serving uses. Principal permitted uses are grocery stores, delicatessens, meat markets, bakeries, drug stores, fruit and vegetable stores, hardware stores, restaurants and cafes, shoe repair shops, and other uses normally considered as neighborhood serving. Also, dwelling units above the stores occupied only by the proprietor are permitted if the entire ground floor is retail business.
- **Industrial** - The main intent of this designation is to recognize industrial uses found in the unincorporated Coastal Zone or areas where expansion of existing industrial uses is logical. Most of the uses now found in this designation are coastal-dependent such as the Rincon and La Conchita oil and gas processing facilities that service offshore oil. Any vacant parcels shown as "Industrial" should be annexed prior to any development. Principal permitted uses are oil processing facilities or expansion of said facilities, associated administrative or executive offices, and oil and gas exploration, production, and temporary storage.
- **Stable Urban Boundary Line** - This line on the land use maps generally separates areas intended for agricultural use from areas intended for uses more urban in nature. In 1995, 1998 and 2001, the Save Open Space and Agricultural Resources (SOAR) ordinance/initiative was adopted by the County of Ventura, the cities of San Buenaventura and Oxnard. The SOAR ordinances and initiatives establish "City Urban Restriction Boundary" (CURB) lines around each city and require city voter approval before any land located outside the CURB lines can be developed under the city's jurisdiction for urban purposes. Voter approval is also required for certain changes to the CAP involving the "Agricultural," "Open Space" or "Rural" land use map designations, or any change to a CAP goal or policy related to those land use designations. The SOAR Ordinance for Ventura County remains in effect until December 31, 2020 unless extended by a vote of the people.

3.2 Zoning Compatibility

The specific land use regulations are established by zoning. The Zoning Compatibility Matrix (see Figure 3-1) identifies which zones are compatible with the various General Plan and Coastal Area Plan Land Use Designations. The Zoning Compatibility Matrix is located on the following page.

**Figure 3-1
Zoning Compatibility Matrix**

		ZONES										
PLAN MAP LAND USE DESIGNATIONS		COS (10 AC. Min.)	CA (40 AC. Min.)	CR (1 AC. Min.)	CRE (10,000 S.F. Min.)	CR-1 (7,000 S.F. Min.)	CR-2 (3,500 S.F./DU)	RB (3,000 S.F. Min.)	RBH **	CRPD	CC	CM
General Plan	Coastal Area Plan											
Open Space	Open Space (10 Ac. Min.)	◯	◯									
Agriculture/ Open Space	Agriculture (40 Ac. Min.)		◯									
Open Space	Recreation	◯										
Rural	Rural (Residential 2 Ac. Min.)			2 AC	2 AC							
Existing Community or Urban	Low (Residential 1-2 DU/Ac.)			◯	◯							
	Medium (Residential 2.1-6 DU/Ac.)					◯				6 U		
	High (Residential 6.1-36 DU/Ac.)						◯	◯	◯	36 U		
	Commercial										◯	
	Industrial											◯
State/ Federal Facility	Open Space (40 Ac. Min.)	◯										



Not compatible with Plan



Compatible with Plan



Compatible only with zone suffix equal to or more restrictive than that shown in circle.



= X acre minimum lot size



= X thousand square feet minimum lot size



= X units per acre maximum

Footnotes:

* 1,750 S.F. per single-family dwelling / 3,000 S.F. per two-family dwelling.

3.3 Land Use Maps

3.3.1 The North Coast

Area Summary



The North Coast spans 12 miles from the northern County line at Rincon Point southward to the Ventura River. It encompasses coastal cliffs, formed by eroding marine terraces, a portion of the Santa Inez Mountains, narrow sandy beaches, rocky tidepools, and a perennial *stream*.

Approximately 90 percent of the area inland of Highway 101 is open space or *agriculture*. Most of the land is owned in large *parcels* of 20 to 40 acres, or more. Oil wells and related facilities are scattered throughout the area. U.S. Highway 101 and the tracks of the Southern Pacific Railroad wind along the narrow strip of land at the base of the mountains.

Six residential (1-6 below) and two (7 and 8 below) industrial "Existing Communities," as designated by the County in 1978, are located on the North Coast (Figures 4.2-11- 4.2-16). The purpose of the "Existing

Community" designation is to recognize the existing urban *development* along the coast, and to allow those specific areas to infill using prevailing zoning categories. The communities are:

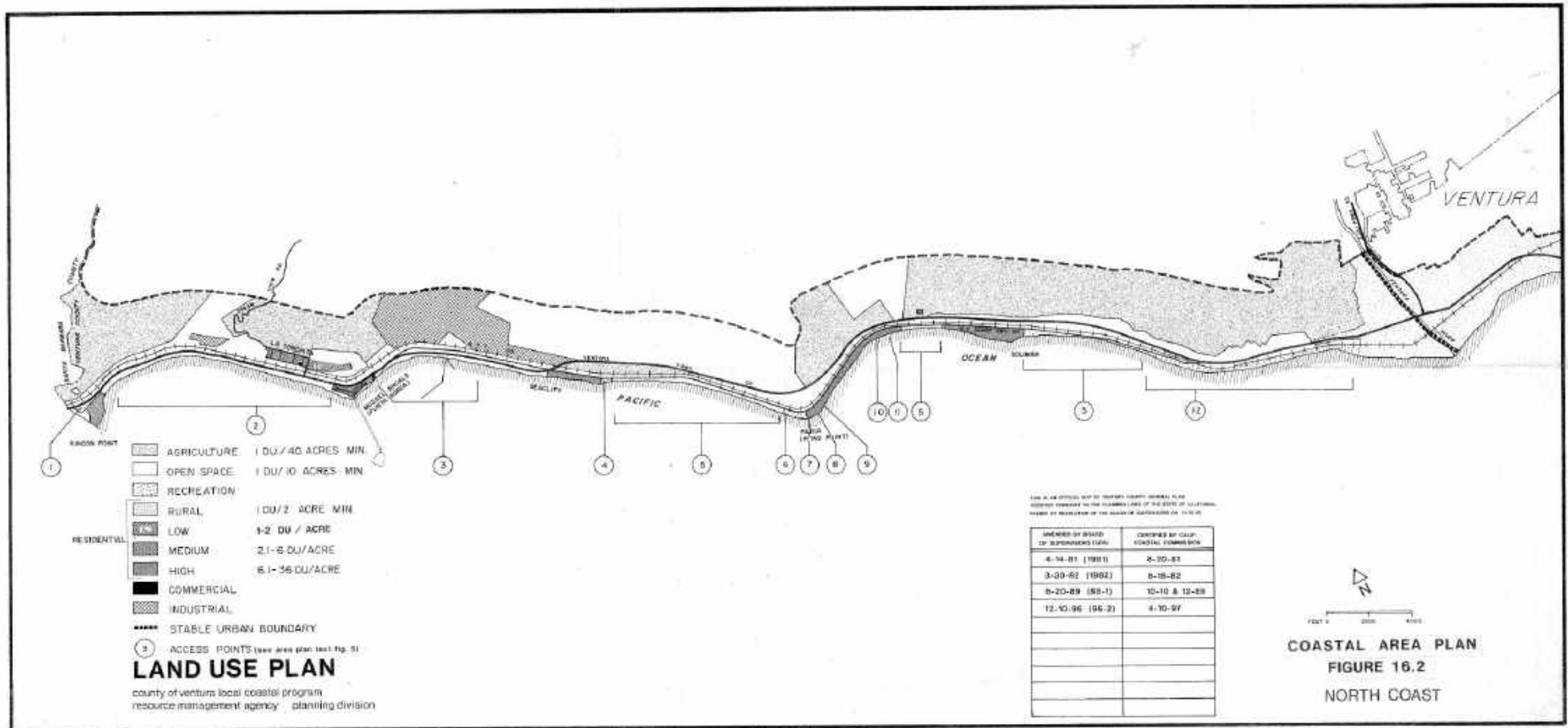
1. Rincon Point - A 9.4-acre residential area with controlled *access*. It is zoned "C-R-1" (Coastal *One-Family* Residential, 7,000 square foot minimum *lot* size).
2. La Conchita - An older residential community, about two miles south of the Santa Barbara-Ventura County Line, east of U.S. Highway 101, that encompasses 19.0 acres and is zones "R-B" (Residential-Beach) and "C-C" (Coastal Commercial).
3. Mussel Shoals - A 5.6 acre mixed-density residential area. It is located west of U.S. Highway 101 and the Old Coast Highway, and is zoned "R-B" (Residential-Beach) and "C-C" (Coastal Commercial).
4. Seacliff - An area of 11.34 acres bounded on the north by freeway right-of-way, east by the Old Coast Highway, and to the south by Hobson County Park. The homes are *single-family* and zoning is "R-B".
5. Faria - A residential area west of U.S. Highway 101 and about 5.5 miles north of the City of San Buenaventura. It encompasses 20.7 acres. The area is zoned "R-B".
6. Solimar - Also zoned "R-B", this residential community is located between Old Coast Highway and the beach, approximately 3.75 miles north of the City of San Buenaventura.
7. Rincon - One of two industrial communities on the North Coast, it is approximately 395 acres in size, with 158 acres still potentially developable. It contains two processing facilities: the Rincon oil and gas processing facility and, what has been historically called, the Chanslor-Western/Coline facility. The major portion of *development* is inland of the freeway, and is zoned "C-M" (Coastal Industrial).

8. La Conchita - The oil and gas processing plant at La Conchita is the second industrial community. It encompasses 9.8 acres that are fully developed under "C-M" (Coastal Industrial) zoning.

Portions of the North Coast are set aside for recreation. Emma Wood State Beach, about seven miles south of Solimar, has 150 overnight campsites and also includes the popular surfing area at Rincon Point, Hobson County Park, Faria County Park, and the Rincon Parkway have additional opportunities for camping and beach access. A fire station is located north of, and immediately adjacent to, the community of Seacliff.

(The land use map for the North Coast is located on the following page.)

Figure 3-2
Local Coastal Area Plan – Land Use Map: North Coast



**Figure 3-3
Summary Table Building Intensity/Population Density Standards (North Coast Area)**

Open Space/Agriculture/Recreation

Designation	Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU ²	Population	Average Population Density (Persons/Acre)
Open Space	1,590.1	5% ³	0.100	159	1.68	267	0.168
Agriculture	2,620.4	5% ³	0.025	65	1.68	109	0.042
Recreation	112.2	5%	N/A	N/A	N/A	N/A	N/A
TOTALS	4,322.7			224		376	

Residential

Designation	Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) ¹	Dwelling Units	Average Pop/DU ²	Population	Average Population Density (Persons/Acre)
Low	12.6	29%	2.00	25	1.68	42	3.33
Medium	10.2	42%	6.00	61	1.68	102	10.00
High	79.5	65%	36.00	2,862	1.68	4,808	60.48
TOTALS	102.3			2,948		4,952	

Commercial/Industrial

Designation	Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Employees/Acre
Commercial	0.6	40%	13.1	1.0	13	21.67
Industrial	361.2	40%	238.3	2.0	476	1.32
TOTALS	361.8		251.4		489	

Footnotes:

¹ Excludes *second dwelling* units per Section 65852.2 of the State Government Code.

² Year 2000 Forecast for Ventura Nongrowth Area.

³ Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.

N/A - Not Applicable.

3.3.2 The Central Coast

Area Summary



The Central Coast is the sandy edge of the extensive Oxnard Plain. The cities of San Buenaventura, Oxnard and Port Hueneme share 16.5 miles of coast with *agriculture*, sand dune, fresh and saltwater marsh ecosystems, Southern California Edison's Mandalay and Ormond Beach power plants, wastewater treatment plants, harbors, and a variety of heavy industry and oil operations.

Unincorporated lands within the Central Coast are varied. Several *parcels* are surrounded by the City of San Buenaventura just north of the Santa Clara River. Further south (down Harbor Boulevard), inland from McGrath Lake and Mandalay Beach are approximately 1,400 acres of unincorporated land used for *agriculture* and/or oil production. Edison Canal, which separates the agricultural land, supplies water to the Edison Mandalay generating station.

Further south is Hollywood Beach, an unincorporated beach residential area zoned "R-B-H" (Residential Beach Harbor - minimum *lot* size 1,750 square feet) with some "C-C" (Coastal Commercial) development. The City of Oxnard borders the beach community on three sides. The adjacent sandy beach has been designated Hollywood Beach County Park.

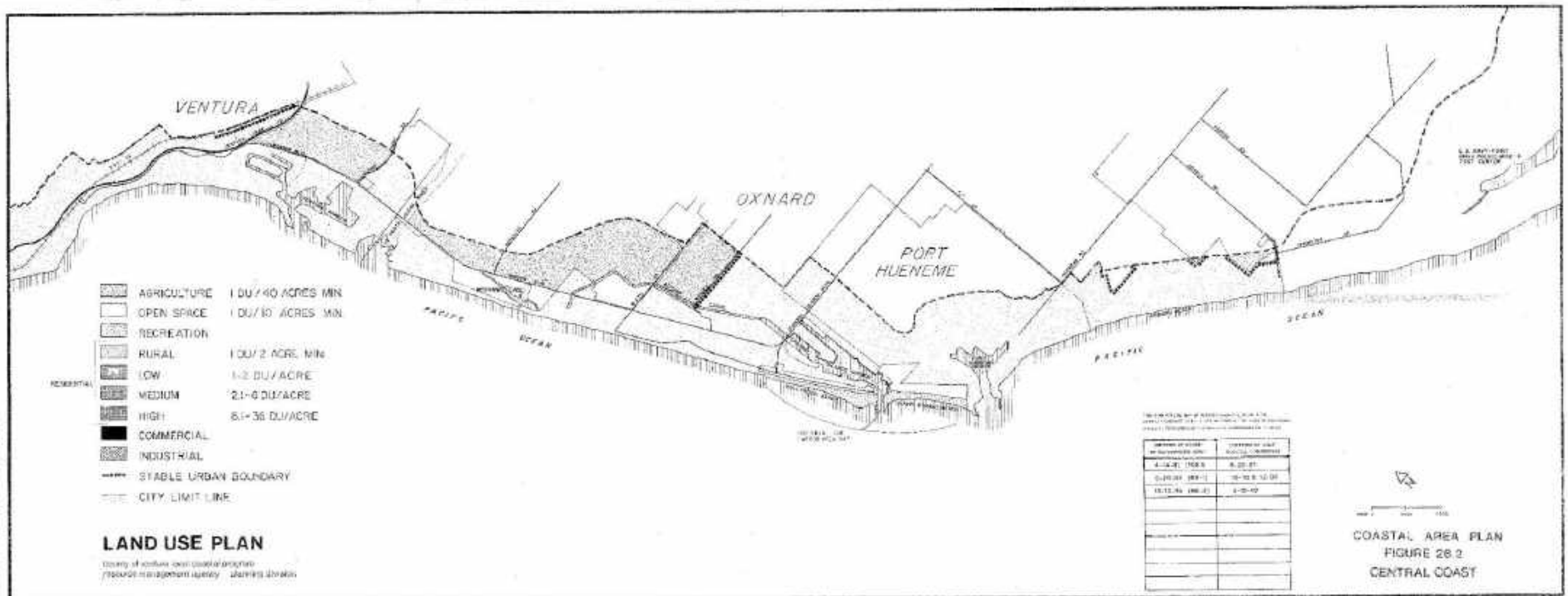
Interposed between Hollywood Beach and Silver Strand is Channel Islands Harbor. Jurisdiction over the harbor is shared between the County and the City of Oxnard. Silver Strand, including Hollywood-by-the-Sea, is another unincorporated beach residential area. On the north side of Silver Strand is the City of Oxnard, while on the south and east is the U.S. Naval Construction Battalion Center, which is within the City of Port Hueneme. Zoning is also primarily "R-B-H" with a limited amount of "C-C". The County's Silver Strand Beach Park extends the length of the shoreline and has public parking facilities at each end.

Remaining unincorporated segments of the Central Coast are found at Ormond Beach east of Perkins Road, south of Hueneme Road, and near the southernmost boundary of Oxnard's city limits. While some heavy and light industrial *development* has occurred within the City of Oxnard, the unincorporated land remains open and is used for *agriculture*.

Much of the unincorporated lands in Ormond Beach contain portions of coastal *wetlands* that include saltmarsh and freshwater ponds. Endangered species closely identified with saltmarshes have been verified in the vicinity by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Further south are two waterfowl ponds. One of the ponds, the privately-owned Ventura County Game Preserve, zoned "COS" (Coastal Open Space), is partially within the County's coastal zone. The Point Mugu Game Preserve, also privately owned, is outside the coastal zone. The Point Mugu Ponds are recognized by the U.S. Fish and Wildlife Service as a highly valuable waterfowl wintering *habitat* (USFWS 1979).

(The land use map for the Central Coast is located on the following page.)

Figure 3-4
Local Coastal Area Plan – Land Use Map: Central Coast



**Figure 3-5
Summary Table Building Intensity/Population Density Standards (Central Coast Area)**

Open Space/Agriculture/Recreation

Designation	Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac)¹	Dwelling Units	Average Pop/DU²	Population	Average Population Density (Persons/Acre)
Open Space	266.0	5% ³	0.100	26	2.76	71	0.267
Agriculture	1,486.3	5% ³	0.025	37	2.76	102	0.069
Recreation	28.0	5% ³	N/A	N/A	N/A	N/A	N/A
TOTALS	1,780.3			63		173	

Residential

Designation	Acres	Max. Bldg. Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac)¹	Dwelling Units	Average Pop/DU²	Population	Average Population Density (Persons/Acre)
High	97.2	65%	36.00	3,499	2.76	9,657	99.35

Commercial

Designation	Acres	Max. Bldg. Coverage (% Of Lot Area)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Employees/Acre
Commercial	3.1	40%	69.5	1.0	69	22.26

Footnotes:

¹ Excludes *second dwelling* units per Section 65852.2 of the State Government Code.

² Year 2000 Forecast for Oxnard Growth Area.

³ Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.

N/A - Not Applicable.

3.3.3 The South Coast

Area Summary



The South Coast encompasses about 18,600 acres of some of the most striking and diverse coastal terrain in the County. Included along its 13.1-mile length (only eight miles are under State or local jurisdiction) are Mugu Lagoon and surrounding coastal marshes, and approximately seven miles of the coastal Santa Monica Mountains. The sub-area's northern boundary is the Point Mugu Pacific Missile Test Center, with the Los Angeles County line as the sub-area's southern end point.

Most of the federally-owned land in the County *coastal zone* is located in the South Coast; however, it is excluded from Coastal Commission or County jurisdiction. The U.S. Navy Pacific Missile Test Center at Point Mugu is adjacent to Oxnard at Arnold Road. Mugu Lagoon, one of the largest and most important estuaries and tidal marshes in California, is within base boundaries.

A small community area is located immediately north of the Ventura - Los Angeles County line along a narrow coastal terrace. The area is designated "Existing Community" in the General Plan, allowing it to be developed to prevailing zoning.

A significant portion of the Santa Monica Mountains are within Ventura County's coastal zone, which extends up to five miles inland in this sub-area. While much of the area is undeveloped, there are two segments that are developed: one at Deals Flat, and another along branches of the Deals Flat *access road*. The latter *development* includes one to five acre ranchettes. Increased density in the area is controlled by this Coastal Area Plan which allows one *dwelling* per 10+ acres (subject to Hazards Section *Policy 7: i.e., slope/density formula*).

The Santa Monica Mountains are becoming significant for their recreation potential. Point Mugu State Park, about 7,400 acres of which are in the coastal zone, is the South Coast's major recreation and preserve area. The park stretches from the sandy beach to the inland mountains. A portion of Leo Carrillo Beach extends into Ventura County near the Malibu Bay Club. The California Department of Parks and Recreation has acquired an additional 12.5 acres of beach between Yerba Buena Road and Whaler's Village. Both Leo Carrillo and Point Mugu are included in the potential Point Mugu State Seashore (Resources Code Section 5001.6).

Another federal facility will be located in the South Coast: the National Park Service is in the process of consolidating a Santa Monica Mountains National Recreation Area. Land acquisition is in its incipient stages; however, the coastal property between Point Mugu State Park and Leo Carrillo State Beach Park has been identified for priority acquisition. Several other South Coast properties are slated for probable fee or less than fee acquisition, or some other recreational arrangement.

Private youth camps, totaling 1,788 acres, are located near Yerba Buena Road and Little Sycamore Canyon.

(See land use map for the South Coast on the next page.)

Figure 3-6
Local Coastal Area Plan – Land Use Map: South Coast

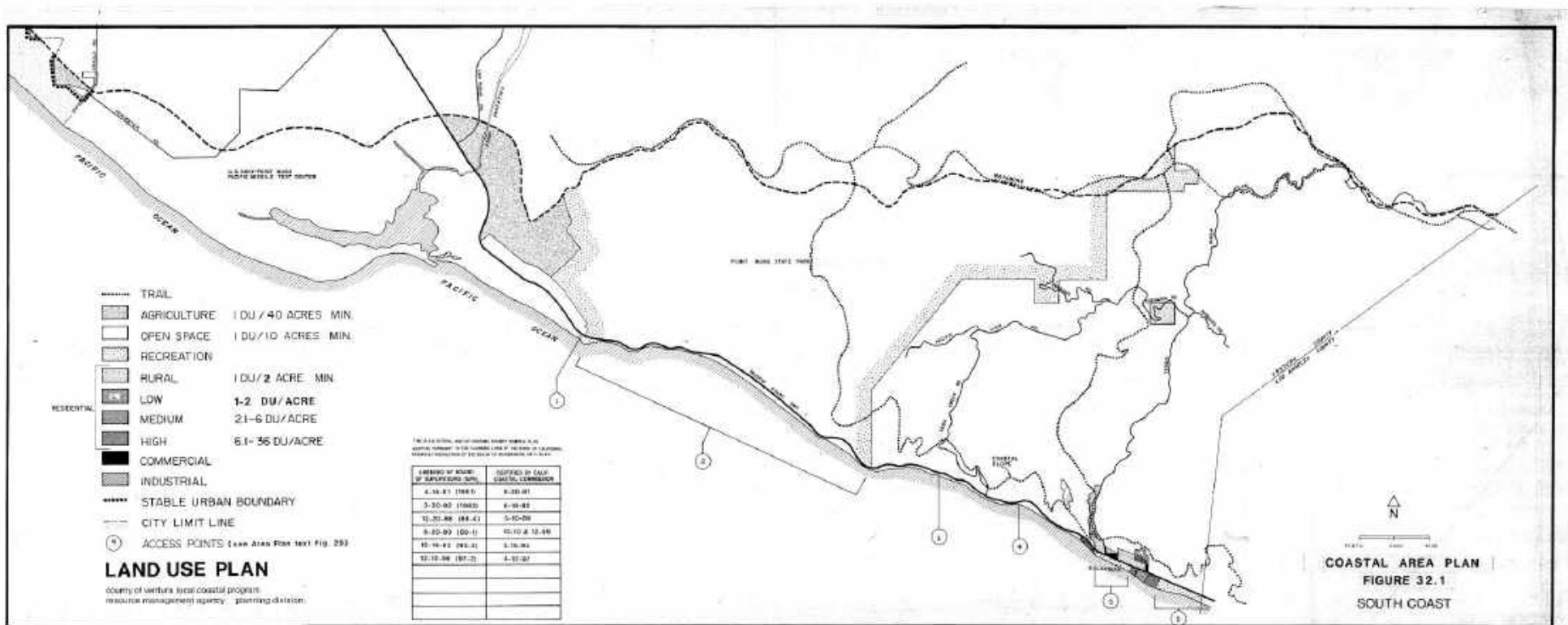


Figure 3-7
Summary Table Building Intensity/Population Density Standards (South Coast Area)

Open Space/Agriculture/Recreation

Designation	Acres	Max. Bldg. Coverage (% Of <i>Lot Area</i>)	Maximum Intensity (DU/Ac) ¹	<i>Dwelling</i> Units	Average Pop/DU ²	Population	Average Population Density (<i>Persons/Acre</i>)
Open Space	10,142.7	5% ³	0.100	1,014	1.82	1,845	0.182
<i>Agriculture</i>	649.8	5%	0.025	16	1.82	29	0.045
Recreation	6,999.8	5%	N/A	N/A	N/A	N/A	N/A
TOTALS	17,792.3			1,030		1,874	

Residential

Designation	Acres	Max. Bldg. Coverage (% Of <i>Lot Area</i>)	Maximum Intensity (DU/Ac)	<i>Dwelling</i> Units	Average Pop/DU	Population	Average Population Density (<i>Persons/Acre</i>)
Rural	102.2	25% ⁴	0.50	51	1.82	92	0.90
Low	6.7	29%	2.00	13	1.82	23	3.43
Medium	7.5	42%	6.00	45	1.82	81	10.80
High	25.2	65%	36.00	907	1.82	1,650	65.48
TOTALS	141.6			1,016		1,846	

Commercial/Industrial

Designation	Acres	Max. Bldg. Coverage (% Of <i>Lot Area</i>)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Employees/Acre
Commercial	3.7	40%	80.6	1.0	80	21.62

Footnotes:

¹ Excludes *second dwelling* units per Section 65852.2 of the State Government Code.

² Year 2000 Forecast for Thousand Oaks Nongrowth Area.

³ Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.

⁴ Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building* coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of *lot area* over 5,000 square feet.

N/A - Not Applicable.

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Chapter 4

Goals, Policies and Programs

4.1 THE COASTAL ZONE

The section below, titled “Coastal Zone – Goals, Policies and Programs”, was added to the Coastal Area Plan (CAP) in 2016. This section contains information organized by topic, and the coastal-resource based topics contained within this section include:

- Archaeological and Paleontological Resources
- Coastal Trail
- Coastal Tree Protection
- Visual Resources
- Water Efficient Landscaping
- Wireless Communication Facilities.

The original CAP, adopted in 1980, was organized by geographic area (north, central and south) rather than by topic. However, that organizational structure frequently resulted in the same objectives, policies and programs repeated within each of the three geographic areas. The format established within the “Coastal Zone Objectives, Policies and Programs” section will therefore serve as a model for future CAP amendments.

“Coastal Zone Objectives, Policies and Programs” is a new section in the CAP. Currently the Coastal Area Plan (CAP) is organized by geographic areas, specifically the north, central and south coasts. The abstracts, objectives and policies developed for coastal resources are repeated in each geographic area creating redundancy to the plan. The 2017 LCP amendments initiate a new format for the CAP, consolidating the abstracts, objectives and policies by coastal resource instead of by geographic area. Archaeological and Paleontological Resources introduces this new format under the heading Coastal Resource Policies. Coastal Tree Protection, Visual Resources, and Water Efficient Landscaping, have been added under this new section. As funds become available, the remaining coastal resources will be consolidated following the new format that will improve the Plan’s readability.

4.1.1 Archaeological Resources

The Ventura County coast is archaeologically and culturally significant to a variety of different groups. Earlier, it was the site of one of the densest Native American populations in North America. The native people of the Central Coast from Malibu to just west of Ventura were the Ventureño Chumash (Grant 1978a; King 1984; Landberg 1965). The archaeological record in Chumash territory reflects cultural continuity over a long span of time, possibly indicating that people ancestral to the Chumash arrived in the area as early as 13,000-10,000 years ago.

Chumash subsistence relied primarily on fishing, hunting, and gathering vegetal foods, notably acorns. In the spring, groups harvested grasses, roots, tubers, and bulbs. Hunting marine mammals became important during the times when seals and sea lions congregated at their rookeries. In late summer, coastal groups harvested large schooling fish such as tuna. During the fall, acorns were harvested and pine nuts were collected in the mountains. Winter months were spent in villages, where residents relied primarily on stored foodstuffs as well as occasional fresh fish (Landberg 1965:102-104; Grant 1978b,

1978c, 1978d; Hudson and Blackburn 1982, 1983).

Later came active maritime and mission periods. Contact with early Spanish and Portuguese explorers began with the expedition of Cabrillo and Ferrelo in A.D. 1542-1543. Old World diseases such as small pox, measles, typhoid fever, malaria, dysentery, and many others, ravaged native populations in Southern California during two centuries or more before Spanish occupation began in the 1770s (Erlandson and Bartoy, 1995, 1996; Preston, 1996). Drastic changes to Chumash lifeways resulted from the Spanish occupation that began with the Sacred Expedition, led by Gasper de Portolà and Junípero Serra, in A.D. 1769-1770. Mission history was established between 1772 through 1804 with nearly the entire Chumash population incorporated into the mission system (Grant 1978c). Beginning in 1782, coastal Ventureño Chumash from Malibu to Carpinteria were removed from their traditional settlements and relocated to the San Buenaventura mission facilities. In 1821, the Mexican Revolution brought an end to Spanish rule and the emerging government moved immediately to establish control in the provinces, including the modern American states of California, Nevada, Arizona, Utah, western Colorado and southwestern Wyoming. The territory passed to American control after the Mexican-American War and ceased to exist with the creation of the State of California in 1850.

In the 21st century, Native American communities exhibited continual growth and revival, playing a larger role in the American economy. Tribal cultural resources are an important part of the lives of Native Americans. The County recognizes that tribes that are traditionally and culturally affiliated with Ventura County have expertise with regard to their tribal history and practices. Early consultation on discretionary projects with Native American representatives should occur with regard to scope of required environmental review, the status of tribal cultural resources, the potential of a project to impact tribal cultural resources, and the identification of project alternatives and mitigation measures that may be recommended by the tribe.

Much of the County's coastal zone, while archaeologically sensitive, has not been well surveyed (S. Callison, pers. comm.). Research indicates that knowledge of the distribution and location of earlier human habitation sites will add yet another dimension to our understanding of climatic and environmental cycles (Euler et al. 1979) since villages throughout the southwest were closely associated with water sources, many of which are now dry (Euler et al. 1979).

Archaeological Resource Goal 1

To recognize archaeological sites in the County's *coastal zone* as important to an understanding of human history and prehistoric societies and to protect archaeological resources from disturbance by human activities.

Policies

1. Discretionary *development* shall be reviewed to identify potential locations for sensitive archaeological resources.
2. New *development* shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent *feasible*. If there is no *feasible* alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be

designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.

3. Archaeological, historical and ethnographic interpretation of native peoples in Ventura County should be incorporated into existing interpretive programs at public recreation facilities as *feasible* and into future interpretive programs as funds become available.
4. The location of all *coastal zone* archaeological sites shall be kept confidential to avert disturbance or destruction of the resource.
5. Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when *development* has the potential to adversely impact archeological resources.
6. Protect and preserve archaeological resources from destruction, and avoid impacts to such resources where *feasible*.
7. The unauthorized collection of archaeological artifacts is prohibited.

4.1.2 Paleontology

The geological and biological history of the Ventura County coast is significant. The *coastal zone* contains areas of marine fossils that are among the best in Southern California (Bruce J. Welton, personal communication, then Assistant Curator of Vertebrate Paleontology, Los Angeles County Museum of Natural History, 1980). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The *coastal zone* has yielded many "type" specimens, which are used as the example specimens against which all other finds of the same animal are compared. Groups of fossils in the marine terraces are used by geologists to unravel patterns of seismic and sea level movement in the area (J. Valentine, personal communication).

Except for geologic formations that are visible at the surface, paleontological resources typically are buried beneath the surficial deposits of the Quaternary Period (11,500 years to the present). However, fossil productivity of most Quaternary units should still be evaluated for each project, based on grain size, fossil record from the surrounding region, and proposed depth of earthwork. Many quaternary units, even those regarded as Holocene in age, were demonstrated to be highly productive elsewhere, especially at comparatively shallow depths, where many such units are of Pleistocene age (Bruce Lander, Paleontologist, 2014).

Unlike archaeological sites that can be destroyed by grading and construction, grading can uncover subterranean formations with the potential to reveal additional rock layers and increase the potential for new finds.

Paleontology Goal 1

To recognize the importance of coastal fossils and prehistoric organism evolution, to protect *important paleontological resources* from human activities, to preserve significant paleontological sites to the fullest extent possible, and to take steps to preserve the information a site may yield.

Policies

1. Discretionary *development* shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them.

2. New *development* shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent *feasible*. If there is no *feasible* alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development.
3. Protect and preserve paleontological resources from destruction, and avoid impacts to such resources where *feasible*.
4. The unauthorized collection of paleontological artifacts is prohibited.

4.1.3 Environmentally Sensitive Habitat Areas (ESHA)

(Reserved section for updated ESHA goals, policies and programs.)

4.1.4 Coastal Trail

A. Introduction

The California Coastal Trail (Coastal Trail) is envisioned as a continuous, interconnected trail system that generally lies along the shoreline or is within sight or sound of the Pacific Ocean. It is designed for pedestrians, bicyclists and a variety of other coastal users (e.g., equestrians and the mobility impaired). The Coastal Trail encompasses multiple terrains – such as the beach, bluffs, and hillsides – which provide scenic vantage points. While the Coastal Trail includes a continuous route aligned primarily within existing public rights-of-way (e.g. the Pacific Coast Highway), multiple segments of the Coastal Trail provide hikers/walkers with opportunities for a different type of trail experience and direct access to the Ventura County coastline.

While travel along the Coastal Trail is, on its own merits, a form of recreation, the Coastal Trail will also provide continuous access to the coastline and its multitude of resources and recreational opportunities. The Coastal Trail defined herein is a multi-modal trail system that accommodates pedestrians (hikers/walkers) and bicyclists who either intend to pass through the entire Ventura County coastline or use limited trail segments with access to parking facilities or public transportation.

The California Coastal Act, and Public Resources Code sections 31408¹¹ and 31409, require planning for access and development of the California Coastal Trail along the entire California coastline. This section of the Coastal Area Plan (CAP) is a response to the statewide call for a coastal trail, and it builds-upon the recommendations of a report titled “Completing the California Coastal Trail”, which was prepared by the California Coastal Conservancy in January 2003 (“Coastal Trail Report”). The report includes recommendations for action for the unincorporated Ventura County portion of the trail.

This section includes three key components: Coastal Trail Classifications; Coastal Trail Maps and Implementation; and Goals, Policies and Programs. The set of Coastal Trail maps following section 4.1-4-C identify a continuous, multi-modal trail route as well as additional, single-mode routes which are generally walking/hiking trails (e.g. beach trails,

Footnotes:

¹¹ Public Resources Code section 31408 also requires the Coastal Conservancy, in consultation with the Department of Parks and Recreation and the California Coastal Commission, to coordinate the development of the California Coastal Trail.

mountain hiking trails). The Goals, Policies and Programs sections in 4.1-4-E and 4.1-4-F provide a framework for the improvement and development of the Coastal Trail within unincorporated Ventura County. The Coastal Trail is consistent with and governed by other sections of the CAP, including the Recreation and Access sections. For related policies, please see the Recreation and Access policies in sections 4.2.5, 4.3.2, and 4.4.2 (North Coast, Central Coast and South Coast).

B. Coastal Trail Classifications

In Ventura County, the Coastal Trail will accommodate hikers/walkers and bicyclists within trail facilities designed exclusively for non-motorized user groups. Over time, limited segments of the Coastal Trail could also be designed to accommodate a wider variety of user groups – such as equestrians, mountain bikers, and individuals with disabilities. Coastal Trail routes are classified as multi-modal routes (“Multi-Modal Routes”) or single-mode routes (“Single-Mode Routes”) as follows:

Type A - Multi-Modal Route: A Multi-Modal Route is one that accommodates more than one user group. There are two types of Multi-Modal Routes:

- **Type A-1: Shared Routes:** This type of trail segment accommodates, at a minimum, hikers/walkers and bicyclists in one trail facility. Shared, multi-modal facilities may be located within a public easement, public park, or near the outer edge of a public right-of-way. When located within a public right-of-way, the route should be horizontally separate from the paved portion of the road (i.e. travel-way, parking, and shoulder). The standard term used to describe such facilities is a *Class 1 Pathway*. Shared routes also may be located on public trails, which typically will be located in public parks or public beaches. Shared trail routes in high demand should include some type of physical separation between bicyclists and hikers/walkers to avoid potential conflicts between those user groups. Also, trail segments located on flat or gently sloping terrain should be designed to accommodate individuals with disabilities when the trail segment is located near coastal access parking or transit stops.
- **Type A-2: Separate Routes within a Public Right-of-Way:** This type of trail segment also accommodates, at a minimum, hikers/walkers and bicyclists. However, separate facilities are provided for bicyclists and other user groups within a public right-of-way. Similar to Type A-1 routes, hikers/walkers are provided a *Class 1 Pathway*, walking trail, or sidewalk at/near the outer edge of a public right-of-way. A separate and paved, striped lane is reserved for bicyclists (see Type B, Class 2 bicycle facility description below). Although hikers/walkers and bicyclists are provided separate trail routes, both types of trails are located within the public right-of-way and, when combined, form a multi-modal trail segment.
- **Type A-3: Equestrian and Mountain Bike Routes:** Portions of the Coastal Trail will be designed for use by equestrians and mountain bikers. In most cases, this type of shared-use trail will be unpaved and designed to accommodate both user groups. For other multi-modal trail segments, equestrian or mountain bike use could be combined



with a walking/hiking trail. Typically, trail routes for equestrians and mountain bikers will be located away from public roads, but such trail routes could be incorporated into the outer edge of a public right-of-way with low vehicular traffic. Each user group requires detailed planning for specific safety considerations. For instance, equestrians require a minimum 6-foot wide firm tread surface, and engineered structures (such as bridges and decks) should be designed to support a 1,000 pound plus horse. Mountain-bikers require additional line of sight distance (100-foot average site distance), depending on anticipated speed and reaction time.



Type B – Single-Mode Routes: A Single-Mode Route is one that accommodates one user group. There are two types of Single-Mode Routes:

- **Type B-1 - Walking/Hiking Routes:** These trail segments are designed to accommodate walkers or experienced hikers and may be paved or unpaved. This type of route may also be an ADA accessible route that accommodates the physically challenged. Walking/hiking facilities can be located in a variety of locations. For example, a walking/hiking trail route can be a *Class 1 Pathway* located within a public right-of-way (e.g. a sidewalk), a wide beach with a walkable surface at low tide, or a hiking trail. A natural surface trail, as shown in the image above, would be one of the least expensive options for trail construction and maintenance. When public trails are located in state parks with steep terrain, such as Point Mugu State Park, most of the trail segments will only accommodate hikers. However, trail segments located on flat or gently sloping terrain can accommodate walkers and, when located near coastal access parking or transit stops, such trail segments should also be designed to accommodate individuals with disabilities.
- **Type B-2 Bicycle Routes:** Bicycle-only facilities can be a *Class 1 Pathway* or a *Class 2 bike lane*, which is a paved, striped lane reserved for bicycles. Bike lanes are typically 5 feet wide and located outside and adjacent to the vehicular travel-way. Used in urban or rural areas, *Class 2 bike lanes* are identified by a solid stripe and "Bike Lane" signage. In order to provide a multi-modal trail segment, a bicycle-only facility may be combined with a walking/hiking facility (see image on the right), or it may stand alone if there is a parallel secondary route for walkers/hikers. In limited circumstances, bicycle facilities may rely on a Class 3 bike route (i.e. bicyclists share the road with vehicles) for short trail segments where the roadway has low traffic volumes.



When located in an urban area, Coastal Trail routes classified as a *Class 1 Pathway* will have a hardscape surface. When located in a rural area, the trail will typically be unpaved and designed for compatibility with the rural context. Although a *Class 1 Pathway* can be located on both sides of the public right-of-way, when located in rural areas such pathways will typically be located on one side of the public right-of-way. For the Coastal Trail, *Class 1 Pathways* should be at least 10 feet wide, and 12 feet when feasible, and may be slightly higher or lower than the travel-way/road shoulder.

C. Coastal Trail Maps

Maps for the Coastal Trail are shown on Figures 4.1-1 through 4.1-7. An overview map of the existing Multi-Modal Route in Ventura County is provided in Figure 4.1-1. This map also serves as a guide for the detailed maps of the North, Central and South Coast segments of the trail, which are provided in Figures 4.1-2 through 4.1-7. The Coastal trail map tables provide more detailed information on each segment of the Coastal Trail – such as access points, existing trail conditions, and areas where trail improvements are needed. The Coastal Trail maps and tables describe the general condition of each trail segment as of 2017. The degree to which improvements are required to officially designate and open each segment of the Coastal Trail will vary considerably. For example, signage may be the only improvement required for an existing *Class 1 Pathway* identified as a multi-modal segment of the Coastal Trail. For a different Coastal Trail segment, required trail improvements may include a *Class 2 Bike Lane* and a separate pedestrian trail route.

The network of Coastal Trail routes generally consists of a continuous, Multi-Modal Route combined with alternative, Single-Mode Routes. These routes, described below, form an interconnected and complementary Coastal Trail network within Ventura County's coastal zone. The continuous Multi-Modal Route is primarily located within public rights-of-way due to the unique conditions and physical constraints described below:

- Access to the coastline within the North Coast subarea is limited by the close proximity of U.S. Route 101 and the Union Pacific rail line to the ocean. Intermittent strips of land lie between U.S. Route 101 and the coastline, but that land is occupied by existing residential development, small County beach parks, and short intermittent segments of the Pacific Coast Highway. A steep cliff abuts the narrow strip of coastline that is highly susceptible to landslides.
- The central portion of Ventura County's coastline is generally occupied by the cities of Ventura, Oxnard, and Port Hueneme. Unincorporated areas within the Central Coast subarea primarily consist of active agricultural fields located away from the coastline. Unincorporated areas adjacent to the shoreline is limited to a state beach park, two existing residential neighborhoods, and a secure naval base.
- The South Coast subarea consists of mountainous terrain (the Santa Monica Mountains). A narrow strip of land lies between the Santa Monica Mountains and the ocean, land that is primarily occupied by the Pacific Coast Highway.

Due in large part to these physical constraints, currently identified trail routes are limited to publicly owned lands (e.g. public parks, public beaches), land with an existing public access easement, and public rights-of-way.

Multi-Modal Route

The Multi-Modal Route accommodates hikers/walkers and bicyclists. When all multi-modal segments are combined, they traverse the entire coastal zone of unincorporated Ventura County and form the backbone of the Coastal Trail. The Multi-Modal Route also provides key connections to Single-Mode Routes to ensure a continuous, interconnected trail system for pedestrian use. In addition, the Multi-Modal Route is designed to provide connections to coastal access points, such as bus stops or parking lots. Although the Multi-Modal trail route is typically a shared route for both walkers/hikers and bicyclists, two separate but parallel Single-Mode Routes may, when combined, be used to form a multi-modal segment of the Coastal Trail.

As shown in Figure 4.1-1, the Multi-Modal Route is divided into eight segments located within the North, Central and South Coast subareas. Each segment is unique and is illustrated within the following illustrative maps:

- North Coast (N): Figures 4.1-2 through 4.1-3
- Central Coast (C): Figures 4.1-4 through 4.1-6
- South Coast (S): Figure 4.1-7.

In order to enhance the trail experience for hikers and walkers on shared trail routes (Multi-Modal Route, Type A-1), several segments of the Multi-Modal Route should be upgraded to more clearly and safely accommodate hikers/walkers. For instance, in the Central and South Coast subareas, roadway enhancements are planned for bicyclists (bike lane striping and signage projects) and additional improvements are needed to accommodate hikers/walkers of the Coastal Trail.

Single-Mode Routes

Figures 4.1-2 through 4.1-7 illustrate the location of all Single-Mode Routes. These routes are limited in length and include a connection to the continuous, Multi-Modal Route. Ultimately, Single-Mode Routes may be the preferred route for persons hiking or walking the Coastal Trail because they provide views of or access to the ocean and a more pleasant trail experience. However, as described previously, Coastal Trail maps do not include a Single-Mode Route for walkers/hikers that traverses the entire coastal zone due to physical constraints.

Single-Mode Routes typically include trail alignments for hikers/walkers along beaches or public hiking trails (e.g. La Conchita Beach, public trails in Point Mugu State Park). The location of Single-Mode Routes are designed to emphasize ocean views and access to beaches, bluffs, or other coastal open spaces and habitats. Single-Mode Routes run parallel to the Multi-Modal Route, are connected to it, and provide a through route or a return to source-of-origin route for designated segments of the Coastal Trail. The accessibility of some shoreline Single-Mode routes will vary with seasonal fluctuations in beach sand. Single-Mode Routes may also provide specialized trail facilities and access to public parking, transportation, and recreation.

Coastal Trail Maps

Detailed Coastal Trail maps for unincorporated Ventura County (Figures 4.1-2 – 4.1-7) depict seven segments of the trail located in the North Coast, Central Coast, and Southern Coast geographic subareas.

North Coast Subarea: The Multi-Modal Route through this subarea (Figures 4.1-1, 4.1-2, and 4.1-3) is approximately 12 miles in length. It extends from Rincon Point on the north (at the Santa Barbara County line) to Emma Wood State Beach on the south (at the City of Ventura boundary). Half of this trail segment is a stand-alone bike path (Segments N1 and N3), and the remainder (Segment N2) is located within the public right-of-way for Old Pacific Coast Highway. This subarea includes Single-Mode Routes for hikers and walkers along La Conchita Beach, Punta Gorda Beach, and the path on the rock revetment at Seacliff Beach (a return to source-of-origin route). Additional Single-Mode Routes would provide a more suitable and enjoyable trail experience for walkers and hikers than is provided by the Multi-Modal Route.

The Multi-Modal Routes in the North Coast Subarea (see Figures 4.1-1, 4.1-2, and 4.1-3) are labeled N1, N2 and N3 as follows:

- **N1** - Segment N1 is a 4.0-mile-long improved, multi-modal pathway constructed by Caltrans as part of the Ventura to Santa Barbara Highway 101 HOV Lane project (see

illustration above). This trail segment is a stand-alone bike path that can accommodate hikers/walkers. No needed improvements were identified for this segment of the Coastal Trail as of 2017. Existing or planned walking/hiking routes for this trail segment include La Conchita Beach and Punta Gorda Beach.

- **N2** - Segment N2 is currently limited to a 7.1-mile-long Class 2 striped bike lane along Old Pacific Coast Highway, which is maintained by Caltrans. Because the existing bike lane is not ideal for hikers/walkers, a parallel trail route better suited for hikers/walkers should be constructed for this trail segment. (Also see Program 1 for an optional N2 Primary Route along Hobson Road and Frontage Road). Existing Single-Mode Routes for walking/hiking include the return to source-of-origin route on the rock revetment at Seaciff Beach and seasonally accessible beaches such as Faria Beach and Solimar Beach.
- **N3** - Segment N3 is a 1.0-mile-long improved multi-modal pathway operated by the California State Department of Parks and Recreation. Maintenance may be needed for this trail segment but no substantial improvements were identified as of 2016. The only Single-Mode Route along this trail segment is the seasonally accessible shoreline at Emma Wood State Beach



This Multi-Modal Route (N1) includes a path constructed by Caltrans as part of the Ventura to Santa Barbara Highway 101 HOV project.

Central Coast Subarea: The Multi-Modal Route through this subarea is nearly 9 miles in length. It includes three trail segments (C1, C2 and C3), shown on Figures 4.1-4, 4.1-5 and 4.1-6. Central Coast trail segments will connect to trails in the cities of Ventura, Oxnard and Port Hueneme. Existing roadways within these urban areas are used to provide Multi-Modal Route linkages that circumvent a military installation and traverse existing development, rivers, and harbors. As a result, a portion of the Coastal Trail lies outside the coastal zone. However, broad beaches are common in the Central Coast Subarea, and existing or potential Single-Mode Routes are available so that hikers/walkers can utilize beaches within the County (e.g. Hollywood Beach, Silverstrand Beach) or near jurisdictional boundaries (e.g. McGrath State Beach, Mandalay Beach).



Hollywood Beach, shown here, and other broad beaches provide excellent opportunities for Coastal Trail routes within the Central Coast Subarea.

Coastal Trail segments in the Central Coast Subarea are described below:

- **C1** - Segment C1 (see Figure 4.1-4) is a 3.1-mile-long, partially completed Class 2 striped bike lane along Harbor Boulevard that can accommodate hikers/walkers, which is maintained by the County. A Single-Mode Route is also available for hikers/walkers along McGrath State Beach. Future trail planning efforts (see Program 1) should include a more detailed analysis of the feasibility of pedestrian improvements along Harbor Boulevard, as McGrath State Beach may provide a reasonable option for providing facilities for walkers/hikers on segment C1.
- **C2** - Segment C2 (see Figure 4.1-5) is a 3.1-mile-long multi-modal segment along Hueneme Road, which is maintained by the County. Future plans for this roadway include widening to four lanes with *Class 2 bike lanes*. Limited areas in Ormond Beach are publicly accessible from Arnold Road and Perkins Road. Access to Ormond Beach is restricted from the southeast by the Naval Base Ventura County - Point Mugu (NBVC-Point Mugu). However, a Single Use Route for hikers/walkers will be included in the final restoration and access plans for the Ormond Beach Restoration Area. Until that route is accessible, a through pathway designed for long-distance hikers is planned along Hueneme Road.
- **C3** - Segment C3 (see Figure 4.1-6) is a 2.1 mile-long multi-modal segment along Naval Air Road. It includes a *Class 2 bike lane* on Naval Air Road, a frontage road owned and used by the U.S. Navy that lies outside of, and parallel to, the NBVC - Point Mugu fenceline.¹² However, the bike lane ends where Naval Air Road intersects with Main Road Gate, and an existing pedestrian bridge at Main Road Gate provides access from Naval Air Road to the north side of the Pacific Coast Highway. At this point, the Coastal Trail alignment shifts from Naval Air Road to Pacific Coast Highway (see Segment C4).
- **C4** - Segment C4 (see Figure 4.1-6) is a 0.5 mile-long trail segment with substantial trail planning challenges. It could provide a shared, multi-modal trail route next to Pacific Coast Highway, which functions as a four-lane freeway in this location. Alternatively, it could be located further from the freeway, along the boundary of privately-owned land used for agriculture (row crops). While locating this particular trail segment away from Pacific Coast Highway would provide a more pleasant trail experience, it would also require a voluntary public access easement on private land and may not be feasible. Additional trail planning challenges occur at the highway interchange at Las Posas Road and Pacific Coast Highway, where improvements to

Footnotes:

¹² The proposed Coastal Trail route along Naval Air Road is permissible within the existing striped bike lane in its current configuration and usage. However, the U.S. Navy's long-range plans may require usage and reconfiguration of Naval Air Road to achieve compliance with Antiterrorism/Force Protection Standards.

the bridge over Calleguas Creek will be required. Determining the alignment for trail Segment C4 will therefore be subject to a more extensive, future trail planning effort (see Program 1).

South Coast Subarea: The Multi-Modal Route in this subarea is approximately 10.7 miles long. It includes one trail segment (S1) that follows the Pacific Coast Highway from Las Posas Road to the Los Angeles County line. Within the South Coast Subarea, the Pacific Coast Highway is primarily a two-lane roadway that runs parallel to the Pacific Ocean and provides shoreline views. This Coastal Trail segment includes a connection to the Coastal Slope Trail, an existing hiking trail that traverses portions of the Santa Monica Mountains and provides scenic views of the ocean as well as a nature-based trail experience within the Santa Monica Mountains National Recreation Area. Additional Single-Mode Routes for Walker/Hikers are provided along local beaches - including Thornhill Broome Beach, Sycamore Canyon Beach, and Yerba Buena Beach. Other beaches along this trail segment are seasonally accessible.



The Pacific Coast Highway should be upgraded to provide a multimodal trail route for bicyclists and walkers/hikers.



This trail route through Point Mugu State Park, which constitutes a portion of the planned Coastal Slope Trail, provides an excellent trail experience for experienced hikers.

The Coastal Trail segment in the South Coast Subarea (see Figure 4.1-7) is described below:

- **S1** –Segment S1 (see Figure 4.1-7) is a planned, multi-modal trail segment, approximately 10.3 miles long, along Pacific Coast Highway, which is maintained by Caltrans. This trail segment will include *Class 2 bike lanes* and a *Class 1 pathway* or natural surface trail for hikers/walkers. Due to the high anticipated demand for most of this segment of the Coastal Trail, future planning efforts (see Program 1) should consider accommodations for the broad range of user groups who visit this area. For example, ADA access improvements could be provided at coastal access points to popular beaches and at scenic resources, such as Point Mugu Rock. Segment S1 also includes several Walking/Hiking Routes, such as an existing hiking trail in Point Mugu State Park and beaches located within the South Coast Subarea.

Coastal Trail Access and Destination Points

The Coastal Trail maps in Figures 4.1-2 through 4.1-7 identify existing coastal access points, coastal access parking locations, and prominent destinations that would be accessible from either the Multi-Modal or Single-Mode Routes. Accessibility to and along the coastline is required by the California Coastal Act, and the various shoreline connections shown on these maps will encourage trail usage by visitors and local

residents. Coastal Trail maps also illustrate the location of existing trails and depict how the Coastal Trail network could connect to other trails or to shoreline beaches. In particular, the maps illustrate connections between the Coastal Trail and hiking trails in local state parks, bike paths in the Countywide Bicycle Master Plan, and connections to shoreline access points.

Listed below are notable access points and connections to the Coastal Trail:

- **Campsites:** Hobson County Beach Park, Faria County Beach Park, the Rincon Parkway, McGrath State Beach, and Point Mugu State Park provide overnight accommodations along the Coastal Trail for campers;
- **Rincon Point:** The City of Carpinteria plans to connect a segment of its Coastal Trail located at the North end of Rincon Point to Segment N1. At the south end of Rincon Point, State Parks is the process of redesigning the beach access trail to improve ADA access;
- **Shoreline Beaches:** Ten beaches, which are generally accessible year-round, include two or more points of access that allow these beaches to function as a pass-through walking/hiking trail rather than a return to source-of-origin trail route;
- **Nature Viewing Areas:** McGrath State Beach, Ormond Beach, and the Santa Monica Mountains National Recreation Area all provide nature viewing areas;
- **Bicycle and Pedestrian Paths:** The Coastal Trail is connected to existing bike and pedestrian paths in the cities of Ventura, Oxnard, and Port Hueneme – which in turn include connections to inland extensions of the bicycle trails and sidewalks;
- **Inland Hiking Trails:** The Coastal Trail is connected to existing hiking trails and pathways within inland areas, such as the Ventura River Trail (which extends to the Ojai Valley) and the Santa Monica Mountains Backbone Trail (which extends from inland areas and into the City of Los Angeles); and
- **Harbors:** The Coastal Trail includes a connection to Channel Islands Harbor, which provides parking, restaurants, and recreational resources such as beaches, and a waterfront promenade.

D. Coastal Trail Implementation

Coastal Trail maps will periodically be updated (through a Local Coastal Program amendment) to reflect changes or improvements to the Multi-Modal Route or the addition of new Single-Mode Routes. In addition, a more definitive trail alignment, implementation procedures, trail funding or management strategies, and development standards will be established for the Coastal Trail as part of a future trail planning effort (see Program 1). That planning effort should also include an evaluation of the following routes and trail connections:

1. **North Coast Subarea:** Currently, only Multi-Modal Route segments N1 and N3 (Figures 4.1-2 and 4.1-3) are complete *Class 1 Pathways*. Future efforts should consider the use of underutilized Hobson Road and Frontage Road as a *Class 1 Pathway* that would replace segment N2 along Old Pacific Coast Highway and provide a seamless, shared pathway through the North Coast Subarea.
2. **Central Coast Subarea:** Routes which accommodate physically disabled persons should be considered for McGrath State Beach (see segment C1 in Figure 4.1-4) and the restoration of Ormond Beach (see segment C2 in Figure 4.1-6). These routes would increase access for disabled individuals to the shoreline and nature preserves. Also, a Single-Mode Route for hikers/walkers should be evaluated for segment C-3,

along with all trail connections that occur between segment C3 and S1 at the intersection of Los Posas Road and Pacific Coast Highway.

3. **South Coast Subarea:** The completion of a missing connection should be considered within the Coastal Slope Trail between Point Mugu State Park and Leo Carrillo State Park (see segment S1 and "Yellow Hill Trail" on Figure 4.1-7). The Coastal Slope Trail is shown on existing land use maps, is addressed by existing CAP policies, and included in National Park Service plans. The Coastal Slope Trail could potentially serve a broad range of users groups – including hikers, equestrians, and mountain bikers. Also, a more detailed look at the location and design of segment S1 of the Coastal Trail, which is aligned along Pacific Coast Highway, is warranted (see Figure 4.1-6 and Program 1).

The potential Coastal Trail modifications identified above would provide an improved trail experience for walkers/hikers on certain segments of the Coastal Trail.

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Santa Barbara County

Multi-modal Path next to Highway 101






Note: The mapped Coastal Trail serves as a planning tool and may be modified based on a more detailed alignment study, such as through implementation of Coastal Trail Program 1



FIGURE 4.1-2: NORTH COAST
Segments N1 and N2 (partial) of the Coastal Trail

For details of segments, see Table below

Tabular Summary for North Coast Subarea Trail (Figure 4.1-2)

SEGMENT NUMBER	TYPE OF ROUTE	TRAVEL MODE ¹	LENGTH (MILES)	NAME AND LOCATION OF TRAIL SEGMENT	EXISTING CONDITIONS ^{2,3}	PRELIMINARY LIST OF IMPROVEMENTS NEEDED	NOTES
N1	Multi-Modal (Type A-1)		3.5	Ventura-Santa Barbara Highway 101 HOV Project <i>Location: Rincon Beach Parking Lot to Mobile Pier Rd.</i>	Class 1 pathway is shielded from Highway 101. Accessible.	None – accommodates hikers, walkers, and bicyclists.	Additional future secondary routes should be considered.
N1-A	<i>Single-Use</i> (Type B-1)		0.8	La Conchita Beach	Shoreline beach access for walkers/hikers. Through-Access. ⁴	No additional improvements identified. Beach is generally suitable for walkers/hikers.	
N1-B	<i>Single-Use</i> (Type B-1)		0.3	Beacon's Beach	Shoreline beach access for walkers/hikers. Through-Access. ⁴	Trail improvements are needed to improve beach access from Mobile Pier Road.	
N2	Multi-Modal (Type A-2)		7.1	Old Pacific Coast Highway <i>Location: Ventura-Santa Barbara Highway 101 HOV Project to the Omar Rains Trail</i>	Class 2 bike lane. Accessible.	Trail improvements are needed to accommodate walkers/hikers.	Specific improvements, and potential replacement route for walkers/hikers, to be determined during future planning process (see Program 1).
N2-A	<i>Single-Use</i> (Type B-1)		0.4	Existing public access is a return to source-of-origin pathway on a rock revetment at Seacliff Beach <i>Location: Highway 101 Southbound Seacliff off-ramp</i>	Walkway is located on a rock revetment accessible from the north through a parcel owned by Caltrans, Through access to Hobson County Beach Park is periodically available by stairs leading to a seasonally accessible beach (at low tide).	Trail improvements are needed to extend the trail on the south end of the rock revetment.	



¹ ADA accessible trails and equestrian trails will be defined during future planning process.

² All trails listed in this column are accessible (i.e. open to the public).

³ Class 1 pathways and Class 2 bike lanes may not meet all Caltrans specifications. Class 1 pathways are multi-modal unless otherwise noted. Class 2 is a striped and signed/stenciled bike lane.

⁴ Coastal Trail segments listed as "through-access" are Single-Mode Routes which provide access to or from the Multi-Modal Route at both ends of the trail segment.

Tabular Summary for North Coast Subarea Trail (Figure 4.1-3)

SEGMENT NUMBER	TYPE OF ROUTE	TRAVEL MODE ⁵	LENGTH (MILES)	NAME AND LOCATION OF TRAIL SEGMENT	EXISTING CONDITIONS ^{6,7}	PRELIMINARY LIST OF IMPROVEMENTS NEEDED	NOTES
N2	Multi-Modal (Type A-2)		7.1	Old Pacific Coast Highway <i>Location: Ventura-Santa Barbara Highway 101 HOV Project to the Omar Rains Trail</i>	Class 2 bike lane. Accessible.	Trail improvements are needed to accommodate walkers/hikers.	Specific improvements, and potential replacement route for walkers/hikers, to be determined during future planning process (see Program 1).
N3	Multi-Modal (Type A-1)		1.0	Omar Rains Trail <i>Location: Terminus of Pacific Coast Highway at State Beaches Ramp to City of Ventura</i>	Class 1 pathway. Accessible.	Minor improvements needed, such as resurfacing, striping, and signage.	Additional future alternate routes should be considered.

⁵ ADA accessible trails and equestrian trails will be defined during future planning process (see Program 1).

⁶ All trails listed in this column are accessible (i.e. open to the public).

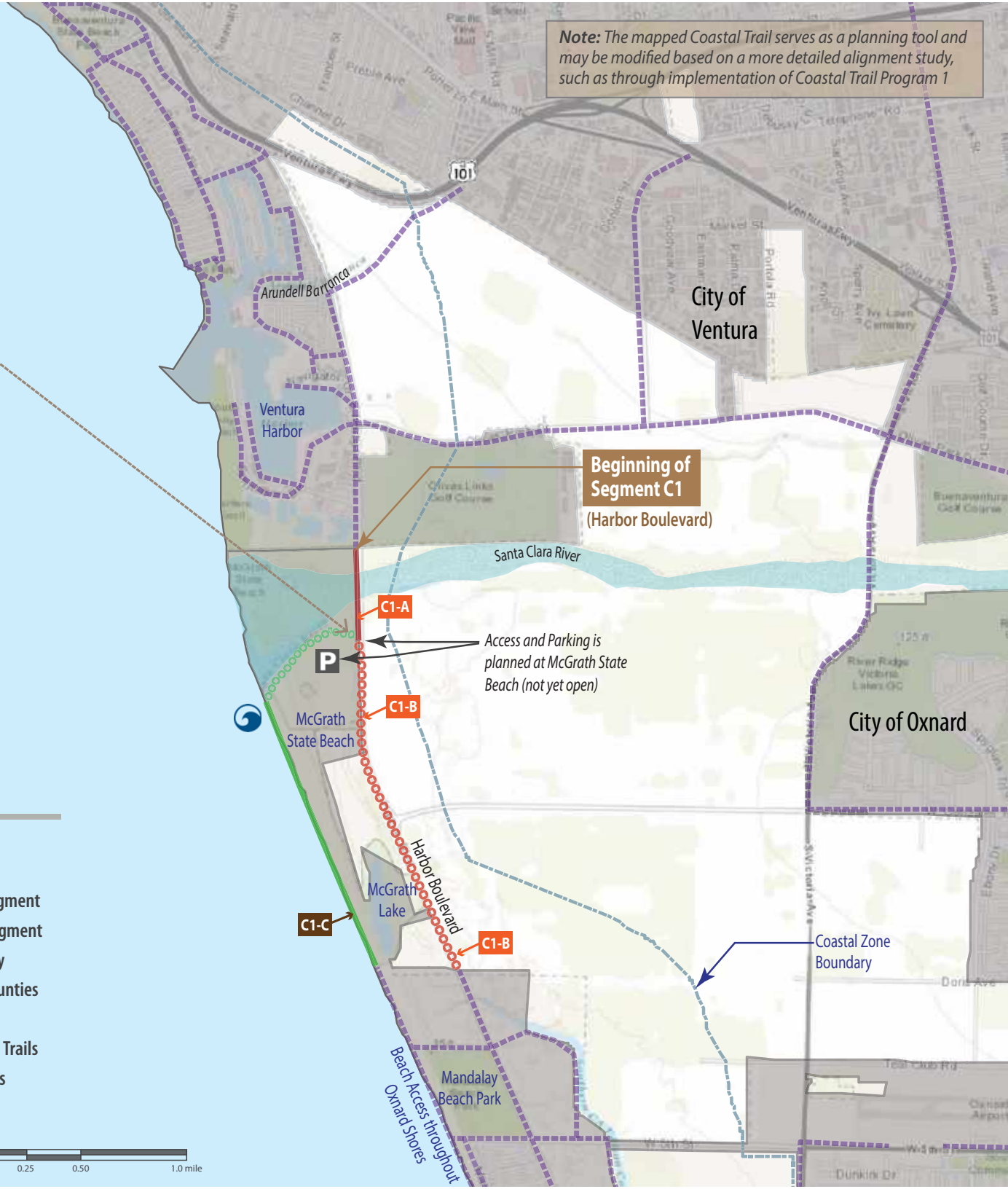
⁷ Class 1 pathways and Class 2 bike lanes may not meet all Caltrans specifications. Class 1 pathways are multi-modal unless otherwise noted. Class 2 is a striped and signed/stenciled bike lane.

Pacific Ocean

The Coastal Trail is included in the redesign and planning of McGrath State Beach (not yet open)



Note: The mapped Coastal Trail serves as a planning tool and may be modified based on a more detailed alignment study, such as through implementation of Coastal Trail Program 1



City of
Ventura

**Beginning of
Segment C1**
(Harbor Boulevard)

Santa Clara River

Access and Parking is
planned at McGrath State
Beach (not yet open)

City of Oxnard

Coastal Zone
Boundary

FIGURE 4.1-4: CENTRAL COAST Segment C1 of the Coastal Trail (partial)

For details of segments, see Table below

LEGEND

Existing Coastal Trail Components

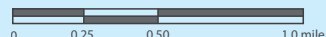
- Multi-modal
- Bicycle Serving
- Hiking/Walking
- - - Seasonal/Tidal Walking

Planned Coastal Trail Components





- o o o o Multi-modal
- o o o o Bicycle Serving
- o o o o Hiking/Walking

- XX-X Multi-modal Route segment
- XX-X Single-mode Route segment
- - - Coastal Zone Boundary
- Cities/Neighboring Counties
- Naval Bases
- - - Existing Hiking/Biking Trails
- ⊙ Shoreline Access Points
- P Parking Lots

Source: Base Map provided by ESRI/County of Ventura RMA GIS Services.
Prepared by the County of Ventura Planning Division, 2016.



Tabular Summary for Central Coast Subarea Trail (Figure 4.1-4)

SEGMENT NUMBER	TYPE OF ROUTE	TRAVEL MODE ⁸	LENGTH (MILES)	NAME AND LOCATION OF TRAIL SEGMENT	EXISTING CONDITIONS ⁹	PRELIMINARY LIST OF IMPROVEMENTS NEEDED	NOTES
C1	Multi-Modal (Type A-2)		2.0	Harbor Boulevard <i>Location: Santa Clara River Bridge to the Reliant Energy Plant</i>	Class 2 and 3 bicycle facilities. Accessible.	Varies (see below)	Each segment shares an interjurisdictional boundary with the Cities of Ventura and Oxnard.
C1-A	Multi-Modal (Type A-1)		0.4	Santa Clara River Bridge <i>Location: Harbor Boulevard, straddling the cities of Oxnard and Ventura</i>	Class 1 Pathway. Accessible.	Minor improvements may be needed, such as resurfacing and signage.	Pathways are provided on both sides of the bridge.
C1-B	Multi-Modal (Type A-2)		1.6	Harbor Boulevard <i>Location: South Side of Santa Clara River Bridge McGrath State Beach to the Reliant Energy Plant</i>	Class 2 and 3 bicycle facilities. Accessible. Potentially locate hiking / walking portion within McGrath State Beach Park. This is a County-maintained road.	Additional Class 2 bike lane improvements and sidewalks or pathways for walkers/hikers are needed.	Pedestrians can use McGrath State Beach to access alternative shoreline route trail segment C-1C.
C1-C	Single-Use (Type B-1)		1.8	McGrath State Beach Park	Shoreline beach access for walkers/hikers. Not currently accessible. Potentially combine with bike lane (segment C1-B) to form a multi-modal trail segment.	McGrath State Beach is closed and is currently being redesigned.	Beach path through McGrath State Beach continues through Mandalay Beach, in Oxnard, to Hollywood Beach.

⁸ ADA accessible trails and equestrian trails will be defined during future planning process.

⁹ Class 1 pathways and Class 2 bike lanes may not meet all Caltrans specifications. Class 1 pathways are multi-modal unless otherwise noted. Class 2 is a striped and signed/stenciled bike lane.

Note: The mapped Coastal Trail serves as a planning tool and may be modified based on a more detailed alignment study, such as through implementation of Coastal Trail Program 1

Harbor Boulevard includes a Class 2 Bike Lane



**FIGURE 4.1-5: CENTRAL COAST
Segment C1 of the Coastal Trail (contd.)**

For details of segments, see Table below

LEGEND

Existing Coastal Trail Components

- Multi-modal
- Bicycle Serving
- Hiking/Walking
- Seasonal/Tidal Walking

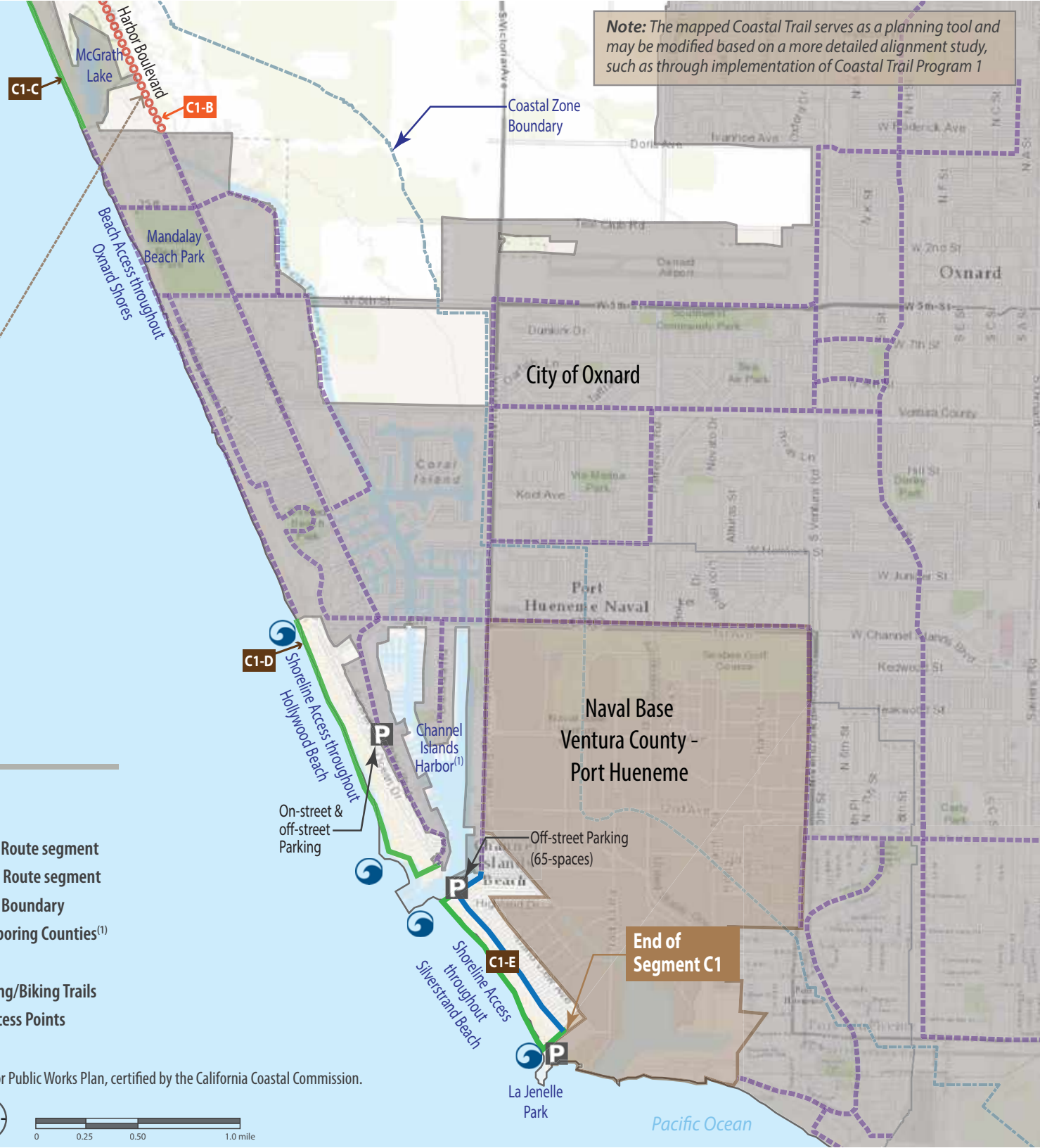
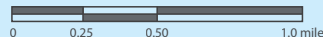
Planned Coastal Trail Components

- Multi-modal
- Bicycle Serving
- Hiking/Walking



- XX-X Multi-modal Route segment
- XX-X Single-mode Route segment
- Coastal Zone Boundary
- Cities/Neighboring Counties⁽¹⁾
- Naval Bases
- Existing Hiking/Biking Trails
- Shoreline Access Points
- P Parking Lots

Note: (1) Development in the Harbor is regulated by the Channel Islands Harbor Public Works Plan, certified by the California Coastal Commission.

Source: Base Map provided by ESRI/County of Ventura RMA GIS Services.
Prepared by the County of Ventura Planning Division, 2016.



Tabular Summary for Central Coast Subarea Trail (Figure 4.1-5)

SEGMENT NUMBER	TYPE OF ROUTE	TRAVEL MODE ¹⁰	LENGTH (MILES)	NAME AND LOCATION OF TRAIL SEGMENT	EXISTING CONDITIONS ^{11,12}	PRELIMINARY LIST OF IMPROVEMENTS NEEDED	NOTES
C1-D	<i>Single-Use</i> (Type B-1)		1.3	Hollywood Beach	Shoreline beach and harbor access for walkers/hikers. Accessible.	No additional improvements identified. Generally suitable for walkers/hikers.	Not a through route, but provides access to Channel Islands Harbor. In northerly direction, could provide access through Mandalay Beach to McGrath State Beach.
C1-E	<i>Single Use</i> (Type B-1)		1.0	Silverstrand Beach and Ocean Drive	Shoreline beach access for walkers/hikers. Ocean Drive includes a Class 2 bike lane and partial sidewalks. Accessible. Ocean Drive is a County-maintained road.	No additional improvements identified. Generally suitable for walkers/hikers and bicyclists.	Not a through route, but provides access to Silverstrand Beach, a swimming area in the harbor known as Kiddie Beach Park, and other beach/harbor-related uses.







¹⁰ ADA accessible trails and equestrian trails will be defined during future planning process (see Program 1).

¹¹ All trails listed in this column are accessible (i.e. open to the public).

¹² Class 1 pathways and Class 2 bike lanes may not meet all Caltrans specifications. Class 1 pathways are multi-modal unless otherwise noted. Class 2 is a striped and signed/stenciled bike lane.



Tabular Summary for Central Coast Subarea Trail (Figure 4.1-6)

SEGMENT NUMBER	TYPE OF ROUTE	TRAVEL MODE ¹³	LENGTH (MILES)	NAME AND LOCATION OF TRAIL SEGMENT	EXISTING CONDITIONS ^{14,15}	PRELIMINARY LIST OF IMPROVEMENTS NEEDED	NOTES
C2	Multi-Modal (Type A-2)		3.1	Hueneme Road <i>Location: Edison Drive to Pacific Coast Highway</i>	Partially complete Class 2 bike lanes. Accessible.	Class 2 bike lane and pedestrian pathway improvements needed.	Primarily a through route for hikers, with low expected demand by walkers.
C2-A	<i>Single-Use</i> (Type B-1)		1.7	Ormond Beach Restoration Area. ¹⁶ <i>Location: Trail would connect Ormond Beach to Hueneme Road</i>	Limited areas of Ormond Beach are publicly accessible. No pedestrian connection exists from Ormond Beach to Arnold Road.	Walking/hiking pathway or trail should connect Ormond Beach with Coastal Trail Segment C2 on Hueneme Road. Trail connection would generally run parallel to Arnold Road.	The Coastal Trail will be integrated into the Ormond Beach restoration and public access plan in a manner that minimizes adverse impacts to sensitive habitat areas.
C3	Multi-Modal (Type A-2, modified)		2.1	Naval Air Road <i>Location: Hueneme Road to Main Road Gate/Pedestrian Bridge at NBVC-Point Mugu</i>	Class 2 bike lane for 2.1 miles to Main Road Gate. Accessible. Portions of road are County-maintained.	Class 2 bike lane improvements needed. If feasible, establish pedestrian pathway for hikers.	Accessibility of Naval Air Road subject to future changes by U.S. Navy. Alternative routes should be considered during future planning efforts (Program 1).
C4	Multi-Modal (Type A-2)		0.5	Pacific Coast Highway <i>Location: Main Road Gate/Pedestrian Bridge at NBVC-Point Mugu to Bridge over Calleguas Creek</i>	Highway. Pedestrians and cyclists are not permitted on the Highway under existing conditions.	Provide Class 1, multi-modal pathway adjacent to Pacific Coast Highway or provide alternate alignment on private land through a voluntary public access easement.	Trail alignment, and connection between trail segments C3 and S1, requires future, detailed evaluation (Program 1).
S1	Multi-Modal (Type A-1 or A-2)		9.9	Pacific Coast Highway <i>Location: Bridge over Calleguas Creek to Los Angeles County Line</i>	No existing bicycle facilities (Class 1, 2). No existing pedestrian trail.	Provide Class 2 bike lanes along PCH. Also provide a Class 1 walking / hiking pathway along one side of PCH. (Type A-2)	Alternatively, construct a shared, Class 1 trail facility (Type A-1) on one side of PCH to accommodate all user groups (similar to Segment N-1).
S-1A	<i>Single-Use</i> (Type B-1)		0.3	Point Mugu Beach	Shoreline beach for walkers/hikers. Through-access. ¹⁷	Stairways, and other access improvements needed for walkers/hikers at SE end.	Requires coordination with State Parks.

¹³ ADA accessible trails and equestrian trails will be defined during future planning process (see Program 1).

¹⁴ All trails listed in this column are accessible (i.e. open to the public).







¹⁵ Class 1 pathways and Class 2 bike lanes may not meet all Caltrans specifications. Class 1 pathways are multi-modal unless otherwise noted. Class 2 is a striped and signed/stenciled bike lane.

¹⁶ The Coastal Trail segment that connects Ormond Beach to Hueneme Road (Segment C2-A) will be subject to a restoration and public access plan. This plan will require a coordinated effort between Ventura County, the California Coastal Conservancy, The Nature Conservancy, and the City of Oxnard.

¹⁷ Coastal Trail segments listed as "through-access" are Single-Mode Routes which provide access to or from the Multi-Modal Route at both ends of the trail segment.



Tabular Summary for South Coast Subarea Trail (Figure 4.1-7)

SEGMENT NUMBER	TYPE OF ROUTE	TRAVEL MODE ¹⁸	LENGTH (MILES)	NAME AND LOCATION OF TRAIL SEGMENT	EXISTING CONDITIONS ¹⁹	PRELIMINARY LIST OF IMPROVEMENTS NEEDED	NOTES
S-1B	Single-Use (Type B-1) and Multi-Modal (Type A-3)	  	9.5	Coastal Slope Trail <i>Location: Existing Trails in Point Mugu State Park extend from Chumash Trailhead to Sycamore Canyon Campground</i>	Walking/hiking is allowed on most portions of this trail segment. Equestrians and mountain bikers are allowed on specific segments of the trail. This trail provides through-access. ²⁰	La Jolla Canyon Trail is currently closed due to unsafe conditions. No additional improvements identified for the existing segment of the Coastal Slope Trail.	Substantially higher degree of difficulty for hikers due to length and terrain than the planned trail route along Pacific Coast Highway. Requires coordination with State Parks.
S-1C	Single-Use (Type B-1)		1.0	Thornhill Broome Beach	Shoreline beach for walkers/hikers. Through-access. ²⁰	Stairways, and other access improvements needed for walkers/hikers at SE end.	Requires coordination with State Parks.
S-1D	Single-Use (Type B-1)		0.3	Sycamore Cove Beach	Shoreline beach for walkers/hikers. Through-access. ²⁰	Stairways, and other access improvements needed for walkers/hikers at SE end.	Requires coordination with State Parks.
S-1E	Single-Use (Type B-1)		0.4	Yerba Buena Beach	Shoreline beach for walkers/hikers. Through-access. ²⁰	Stairways, and other access improvements needed for walkers/hikers at NW end of trail segment.	Requires coordination with State Parks.

¹⁸ ADA accessible trails and equestrian trails will be defined during future planning process (see Program 1).

¹⁹ All trails listed in this column are accessible (i.e. open to the public).

²⁰ Hiking only is allowed on the Chumash Trail, Mugu Peak Trail, and La Jolla Canyon Trail. Hikers and equestrians are allowed on the Ray Miller Trailhead, the Backbone Trail, Overlook Trail and the Fireline Trail. Mountain Bikes are allowed on the Overlook Trail and in Sycamore Canyon. Coastal Trail segments listed as "through-access" are Single-Mode Routes which provide access to or from the Multi-Modal Route at both ends of the trail segment.

E. Coastal Trail Goals and Policies

Coastal Trail Goal 1 – Trail Alignment and Access

To provide a continuous trail route along coastal areas of Ventura County that forms a part of the statewide California Coastal Trail system and provides access to other trails, the shoreline, public recreational opportunities, and coastal points of interest.

Policies

- 1.1 The California Coastal Trail (Coastal Trail) shall be provided through unincorporated Ventura County, and shall be located as close to the ocean as feasible, preferably along the shoreline or within sight or sound of the sea.
- 1.2 The County's Coastal Trail includes both Multi-Modal and Single-Mode Routes, and the Multi-Modal Route (Figure 4.1-1) shall connect to Coastal Trails segments in Santa Barbara County, Los Angeles County, and the cities of Ventura, Oxnard and Port Hueneme. Additional routes may be identified that are parallel to specific segments of the Multi-Modal Route to improve access and connectivity.
- 1.3 The Coastal Trail maps (Figures 4.1-1 – 4.1-7) shall be used to determine the general alignment of the Coastal Trail through unincorporated Ventura County. However, the provision of additional trail routes shall not be precluded on the basis that the trail route is not shown on the Coastal Trail maps. In addition to the Coastal Trail routes shown on Figures 4.1-1 – 4.1-7, the Coastal Trail may include, but is not limited to, the following:
 - Alternative alignments established through public trail easements acquired through voluntary conveyance, acquisition, conveyance to satisfy conditions of approval of a coastal development permit, or other means; and
 - Historic use trails where prescriptive rights exist, that provide a new or alternate Coastal Trail segment, or easements that provide a link between the mapped Coastal Trail and shoreline beaches or recreation areas – such as recorded vertical access easements, easements established via prescriptive rights, and public access rights reserved as offers to dedicate.
- 1.4 Mapped Coastal Trail routes shall be located on public land or within existing or acquired easements authorizing public use.
- 1.5 The Coastal Trail shall provide access to the County's recreational, natural, scenic, and historic resources or sites. Wherever feasible, ensure that trail segments are accessible to all members of the public, including citizens with disabilities.
- 1.6 Wherever possible, provide connections between the mapped Coastal Trail (Multi-Modal and Single-Mode Routes) and other existing or planned trail systems, vertical shoreline access points, transit stops, and coastal access parking or trail staging areas. (See Figures 4.1-1 – 4.1-7).
- 1.7 Sea level rise shall be considered when establishing the alignment of, and design standards for, the Coastal Trail.
- 1.8 Additional routes may be located further from the ocean where such routes provide ocean views, offer recreational opportunities, serve specific user groups,

connect to other trail networks or public lands, or allow the trail to be moved landward in response to sea level rise.

- 1.9 Coastal Trail routes shall avoid Environmentally Sensitive Habitats (ESHA) to the maximum extent feasible. However, routes for hikers/walkers are considered a resource dependent use and may be located in ESHA and ESHA buffer zones where sited and designed to protect ESHA against any significant disruption of habitat values.
- 1.10 Coastal Trail routes should provide specialized trail segments for specific user groups or an alternative trail experience and enhanced access to the County's coastal beaches, coastal upland areas, public parks, or natural and scenic features.
- 1.11 Coastal Trail routes shall remain free from impediments such as gates, guardhouses, and other structures that block access to or along the Coastal Trail.
- 1.12 Organized group events, such as a bicycle race, on segment C-3 (Naval Air Road) shall not restrict NBVC-Point Mugu gate access or otherwise impede military training and operational missions. Such events require prior authorization from the U.S. Navy.

Coastal Trail Goal 2 – Trail Design

To ensure the design and construction of a Coastal Trail that provides a safe, pleasant and memorable user experience and that allows recreational travel to occur by various modes of non-motorized transportation.

Policies

- 2.1 The Coastal Trail shall be designed to maximize ocean views and scenic coastal vistas.
- 2.2 The Multi-Modal Route shall be designed, at a minimum, to provide access to both hikers/walkers and bicyclists, unless equivalent replacement segments are established that, at a minimum, provide the following:
 - A Single-Mode trail segment for hikers/walkers that includes a walkable surface at all times of the day/year as well as a trail alignment that provides a more pleasant trail experience;¹ and
 - A Single-Mode trail segment for bicyclists that is a *Class 1 Pathway* or a *Class 2 bike lane*.
- 2.3 Segregated Multi-Modal Routes (Type A-2) shall be provided, whenever feasible, but where there are siting and design constraints, a shared Multi-Modal Route (Type A-1) may be provided.
- 2.4 Coastal Trail segments located in areas with high user demand (e.g. near public parking lots, staging areas, popular beaches, or nature viewing areas) should be designed for both active and passive use (e.g. casual walkers, beach cruiser bikes, long-distance hikers or bicyclists) and, where feasible, shall be compliant with the requirements of the Americans with Disabilities Act of 1990 (ADA).
- 2.5 Coastal Trail routes may be designed to accommodate specific user groups such as hikers, equestrians, and mountain bikers. The design of such routes should be

Footnotes:

¹ Unless a boardwalk is provided, beaches are not considered walkable at all times of the day/year.

- tailored to suit the terrain or natural features of the area in which the trail is located as well as the needs of each targeted user group.
- 2.6 Trail classifications illustrated in Figures 4.1-1 through 4.1-7 shall be utilized during the preparation of detailed design and construction plans for the Coastal Trail. (See Program 1.)
 - 2.7 All segments of the Coastal Trail shall be designed for user safety, including but not limited to the following standards:
 - a. Coastal Trail segments planned for Multi-Modal use that currently provide existing, Class 2 bike lanes shall be enhanced to provide a *Class 1 Pathway* or a separate walking/hiking trail. An exception to this policy may be provided for the trail segment C3 and C4 located on Naval Air Road, where a separate, natural surface trail for walkers/hikers may not be feasible due to its location on a federal military installation.
 - b. Trees, landscaping, benches, restrooms, trash cans, lighting and/or other amenities shall be used, where appropriate, as design features to improve the safety and comfort of individuals using the Coastal Trail.
 - 2.8 When the Multi-Modal Route is located within a public road right-of-way, its design features should include the following:
 - a. *Walkers/Hikers*: Coastal Trail facilities for hikers/walkers should be *Class 1 Pathways*, sidewalks, or natural surface trails that are separated from vehicular traffic. In areas with high user demand (e.g. near public parking areas, popular beaches, or nature viewing areas), hiking/walking trails should be physically separated from bicycle traffic where feasible. In areas with limited user demand, trail facilities may be limited to the side of the roadway closest to the ocean.
 - b. *Bicyclists*: Coastal Trail facilities for bicyclists should be a trail segment located outside the road travel way on one (or both) sides of the roadway (i.e. a *Class 1 Pathway*) or should be a dedicated bicycle lane (*Class 2 bike lane*), located on both sides of the roadway with striping and signage. Facilities located on only one side of the roadway shall be located on the side of the roadway closest to the ocean whenever feasible.
 - 2.9 Provide directional and educational signage along Coastal Trail Routes. At a minimum, directional signs shall be located where the Coastal Trail connects to other trails, public recreation areas, and coastal access points. Educational and access signs should be located at historical sites, within ESHA, and at visual vantage points as needed.
 - 2.10 Where the Coastal Trail traverses ESHA, raised trail segments, wildlife permeable fencing, and other design methods to keep walkers/hikers on the pathway and minimize impacts on ESHA may be required.
 - 2.11 When appropriate or when required, utilize permeable surfaces that minimize impacts on the environment due to storm-water runoff and erosion.
 - 2.12 Coastal Trail alignments and designs shall minimize changes in existing natural landforms and blend into the natural environment.
 - 2.13 Coastal Trail segments should be designed to accommodate the travel modes allowed on adjoining trails in neighboring jurisdictions.

- 2.14 When private land is located next to the Coastal Trail, low-profile trail design features – such as rocks, low fencing, or a low landscape hedge – should be employed to identify the trail boundary and minimize conflicts between private property owners and trail users. However, such features shall not adversely impact coastal resources, public views to and along the shoreline, or other scenic resources, and shall be consistent with the policies and provisions of the LCP.
- 2.15 Single-Mode Routes – such as shorter trail loops that traverse public parks or coastal beaches – should be designed to provide a variety of linear distances and elevation changes for trail users with different activity levels, except where the Single-Mode Route serves as a replacement segment for the hiking/walking portion of a Multi-Modal Route (see Policy 2.2).
- 2.16 Coastal Trail routes located outside urbanized areas shall either exclude artificial lighting or use the minimum amount necessary for wayfinding or to ensure public safety at coastal access parking locations. When such lighting is required, artificial light shall be directed away from ESHA and neighboring development.
- 2.17 Coastal Trail improvements shall be designed to minimize adverse impacts on views of *scenic resources* (e.g. coastline, mountains) from *public viewing areas*.
- 2.18 The Coastal Trail shall be located, designed, and maintained in a manner that will avoid or minimize impacts to Native American cultural resources.

Goal 3 - Coastal Trail Implementation and Management

Construct and maintain the Coastal Trail in a manner consistent with all policies and provisions of this LCP while maintaining respect for public rights and the rights of private landowners.

Policies

- 3.1 Segments of the Coastal Trail shall be acquired and developed as follows:
 - a. Whenever feasible, the Coastal Trail will be located on public land or land with a public access easement acquired through voluntary transactions with willing landowners.
 - b. Where existing public roads or public easements must be widened to accommodate improvements associated with the Coastal Trail, the lead agency should utilize methods at its disposal (e.g. purchase easements, discretionary permit approvals, etc.) to expand an existing public corridor.
 - c. When necessary, Coastal Trail easements may be established through the discretionary development process when the easement dedication is voluntary or when a legal basis exists to require the easement dedication as a condition of approval. Dedicated easements may be used to implement a mapped segment of the Coastal Trail (see Figures 4.1-1 through 4.1-7), an alternate trail segment, or a link between the mapped Coastal Trail and a public beach, park or recreation area. If no responsible agency is available to accept the grant of easement at the time of recordation, then an offer to dedicate an easement shall be recorded. (See Coastal Zoning Ordinance Sec. 8181-12.)
- 3.2 When an existing (i.e. express or adjudicated) implied dedication or prescriptive easement provides public access that may provide new segments that support or connect to the Coastal Trail network, such as vertical access between the Coastal Trail and the shoreline, the discretionary permitting process shall be used to provide, maintain or protect public access. For any area that may provide new

segments that support or connect to the Coastal Trail network, new *development* shall be sited and designed to not interfere with the public's right of access to and along the shoreline where there is substantial evidence provided that implied dedication or prescriptive rights may exist, unless it is not feasible and adequate mitigation is provided.

- 3.3 Individual trails segments may be developed, constructed, and opened without concurrently amending the Coastal Trail Map.
- 3.4 In order to minimize costs associated with the Coastal Trail, utilize private and non-profit organizations and volunteers, whenever possible, to assist with trail acquisition, construction, maintenance and operation.
- 3.5 The Coastal Trail is a permitted use in all zones, and land mapped as a Coastal Trail Route shall be protected from conflicting development or uses that would adversely impact or preclude its future development and use as an operational segment of the Coastal Trail. An exception to this policy may be permitted when a replacement Coastal Trail alignment is established that is deemed equivalent to the originally planned trail alignment and that meets all other policies and provisions of the LCP.
- 3.6 The County shall evaluate and, where appropriate, pursue the following opportunities to extend Coastal Trail routes or provide new access points to the Coastal Trail: (a) abandoned roadways and (b) unaccepted offers to dedicate an easement. In addition, the County should not permanently close, abandon, or render unusable by the public any existing public road which would improve Coastal Trail access or provide an alternate Coastal Trail alignment. When pursued, such opportunities shall be carried out in compliance with Policy 3.1. All new trail segments shall be subsequently added to the Coastal Trail map.
- 3.7 The County shall not approve a coastal development permit to close, abandon, or render unusable by the public any existing coastal accessway that serves as or supports connections to the Coastal Trail network, except where there is no feasible alternative to protect public safety. Where feasible, the closure shall be temporary, alternate access provided in the interim period, and the accessway reopened once the public safety issue is resolved. Should the closure become permanent, the impact to coastal access shall be mitigated.

F. Coastal Trail Programs

The following programs identify actions that are required to more fully design and implement the Coastal Trail in Ventura County. The timing for all Coastal Trail programs is dependent upon available staff resources and funding.

1. **Program 1 - Coastal Trail Master Plan:** The RMA/Planning Division will seek grant funding and Board of Supervisors authorization for the preparation of a Coastal Trail Master Plan, and an associated LCP amendments package, which would include the following components and activities:
 - a. **Public Outreach Program and Interagency Coordination:** Conduct a public outreach and interagency coordination effort to discuss optional trail routes, trail design, trail access (e.g. parking, transit), and trail implementation. Public outreach would include coastal residents and businesses as well as key stakeholder groups (e.g. Surfrider Foundation, Sierra Club, and equestrians). Interagency coordination would include appropriate Ventura County agencies; the cities of Oxnard, Ventura, and Port Hueneme; the Channel Islands Harbor Department;

Caltrans; the U.S. Navy; the California Department of Parks and Recreation; the California Coastal Conservancy; and the Ventura County Transportation Commission.

- b. **Existing Conditions Inventory:** An existing conditions assessment and inventory that addresses specific user groups, physical suitability and constraints analysis, opportunities for connectivity, and a GIS-based field inventory. This inventory should also include the identification of abandoned roadways, existing or planned Coastal Trail access parking, and opportunities for new or alternate Coastal Trail alignments.
- c. **Master Plan Document:** This document should include the following components:
 - Purpose and vision statement;
 - Updated Coastal Trail map(s), including potential changes or additions identified for the North, Central, and South Coast subareas (see Section C - Coastal Trail Implementation);
 - Design guidelines or standards for trail classifications (multi-modal, single-use) and user groups (e.g. walkers, hikers, equestrians, persons with disabilities, etc.);
 - Recommendations for Coastal Trail access (e.g. transit stops, parking lots, signage, and parking regulations).
 - Public outreach and inter-agency coordination summary; and
 - Implementation Plan that includes cost estimates, potential funding sources for trail design/construction, implementation strategies, a maintenance plan, and recommended agency roles needed for trail coordination and management.
- d. **LCP Amendments.** In order to incorporate the Coastal Trail Master Plan into the County's LCP, the Planning Division will process necessary updates to the Coastal Trail section of the CAP (i.e. Coastal Trail maps, trail classifications, and goals, policies and programs). The LCP amendments will include a new section of the CZO that addresses development standards, permitting procedures or requirements, and other measures necessary measures needed to implement the Coastal Trail.
- e. **Public Hearings.** Adoption of the Coastal Trail Master Plan and its associated LCP amendments will require Planning Commission, Board of Supervisors, and Coastal Commission hearings.

Responsible Agency: RMA/Planning Division

Timeline: Years 0 through 5 following certification of LCP amendments for the Coastal Trail. Project timing is dependent on available funds/grant awards.

2. **Program 2 – Discretionary Project Reviews:** As discretionary projects are reviewed, the RMA/Planning Division will request that all mapped portions of the Coastal Trail be incorporated into projects subject to discretionary permits. For example, the Coastal Trail will be reviewed with the following projects:
 - a. State beach park upgrades: Work with State Parks to help ensure that the Coastal Trail is incorporated into the redesign of McGrath State Beach;
 - b. Road improvement projects: Ensure that pedestrian routes and bicycle facilities described the Coastal Trail map tables are implemented during road improvement projects. For example, road improvement projects for the Pacific Coast Highway within the South Coast Subarea should include Coastal Trail improvements (e.g. a shared, *Class 1 Pathway*) on the ocean-side of the roadway, as well as marked

crosswalks and pedestrian traffic controls at intersections between the Coastal Trail and landside trail heads or coastal access parking lots;

Responsible Agency: RMA/Planning Division

Timeline: Ongoing

3. **Program 3 – Coastal Trail Distribution and Interagency Coordination.** Prepare and distribute a cover letter and copy of the certified Coastal Trail maps and policies to relevant federal, state or local agencies and request that agency planning documents be updated to include mapped portions of the Coastal Trail. Meet with agency personnel to explain the Coastal Trail and discuss how it may fit into their physical development plans or agency mission. Examples of relevant inter-jurisdictional agency documents, or potential locations for the Coastal Trail, include the following:
 - a. *State Parks:* Integrate Coastal Trail into plans for McGrath State Beach and Point Mugu State Park; integrate Coastal Trail into Santa Monica Mountains Interagency Trail Management Plan (SMMNRA) and updates to the General Management Plan.
 - b. *Ventura County Cities:* Identify potential trail connections to segments of the Coastal Trail located in unincorporated Ventura County.
 - c. *Ventura County Transportation Commission (VCTC):* Integrate mapped segments of the trail into the Comprehensive Transportation Plan, Countywide Bicycle Master Plan, and future transportation corridor plans for the Coastal Zone;
 - d. *SCAG/Caltrans:* Integrate Coastal Trail into the next Regional Transportation Plan (SCAG);
 - e. *Caltrans:* Integrate Coastal Trail improvements into Transportation Concept Reports and the District System Management Plans.
 - f. *City of Oxnard:* in the Central Coast Subarea, there is potential to develop a shoreline trail extending from the Santa Clara River to Channel Islands Harbor; but only a few parcels adjacent to the shoreline are within the county's jurisdiction. The City of Oxnard is currently updating its LCP, which could identify a walking/hiking route that extends along the beach between McGrath State Beach and Channel Islands Harbor (see Figures 4.1-4 and 4.1-5.) A Coastal Trail route will also be incorporated into the restoration and public access plan for Ormond Beach. The restoration plan will require a coordinated effort between Ventura County, the Coastal Conservancy, The Nature Conservancy, and the City of Oxnard.
 - g. *Ventura County Public Works / Transportation Division:* Seek direction from the Board of Supervisors to integrate Coastal Trail improvements into the Strategic Master Plan and/or upcoming CIP project plans.

Responsible Agencies: RMA/Planning Division (all); PWA/Transportation (Item g)

Timeline: FY2017-18 (Post-certification)

4.1.5 Tree Protection

Trees are an important component of coastal biological *habitats*. *Trees* also contribute to the visual beauty of coastal areas, serve as windscreens to reduce erosion within agricultural areas, and provide historic landmarks that recall important eras or events in Ventura County's history. *Trees* are part of our living heritage and provide multiple

benefits. They can sooth and relax us and help us connect to nature and our surroundings. They provide color, flowers, fruit, and interesting shapes and visual forms. They also play a crucial role in life. *Trees* absorb carbon dioxide and release oxygen, provide a canopy and *habitat* for wildlife, and reduce *runoff* and erosion. *Trees* increase real property values by preserving and enhancing the aesthetic qualities of residential or commercial areas. They screen unattractive views and provide shade that breaks up urban "heat islands" and glare. Flowering *trees* announce the arrival of different seasons or help define the character of a particular residential area.

The multiple benefits provided by *trees* are lost when unnecessary *tree removal* takes place or when we fail to plant new replacement *trees*. For example, *tree* reductions can result in an increase in carbon dioxide release. As *tree* coverage declines and impervious surfaces increases, average temperatures rise. Taken together, the loss of *trees* in Ventura County can influence global warming and extreme weather events.

Conversely, *invasive trees* displace *native vegetation* thus reducing native wildlife *habitat* and altering ecosystem processes. *Invasive trees* owe their success by being able to tolerate a variety of adverse *habitat* conditions, reproduce via multiple pathways, release chemicals that inhibit the growth or kill surrounding native plants, and outcompete native plants for water and sunlight. Only in instances where an *invasive tree* is historic, provides a butterfly, colonial bird roosting or *raptor* nesting site and/or provides *habitat* for other sensitive wildlife species, would it require protection.

Goals and policies within the CAP are designed to retain the important functions of *trees* and avoid adverse effects that result from *tree removal*, certain types of *tree alteration*, and the planting of *invasive trees*. More specifically, policies within the CAP identify when existing *trees* must be preserved and when *tree removal* or alteration must be mitigated through the planting of replacement *trees* or through another form of mitigation.

Tree Protection Goal 1

Protect *trees* that function as important biological, watershed, visual and *historic resources* within coastal areas of Ventura County.

Policies

All Trees

1. With the exception of *emergency tree removal*, the *alteration* or *removal* of any *tree* in the *coastal zone* shall not be conducted during the designated bird *breeding and nesting season* (i.e. January 1 through September 15), unless the County receives a bird survey prepared by a *qualified biologist* or *ornithologist* indicating that no breeding or nesting birds were found within the *tree* to be *altered* or *removed*, that no *raptor* breeding or nesting activities are present within 500 feet of the subject *tree*, and that no breeding or nesting behaviors are present within 300 feet of the subject *tree* for all other types of birds.

Protected Trees

2. The following types of *trees* shall be classified as *protected trees* when located within the *coastal zone* of Ventura County:
 - *Trees* that contribute to the function and *habitat* value of an *Environmentally Sensitive Habitat Area* (referred to as *ESHA*);
 - *Native trees*;
 - *Historical trees*; and

- *Heritage trees.*

Unless a *tree* is classified as one of the groups listed above, *non-native trees* shall not be classified as a *protected tree*.

3. The *removal* of a *protected tree* that is *ESHA*, or *tree alteration* that damages *ESHA*, shall be prohibited except where:
 - a. The *tree* poses an imminent hazard to life, health, existing *structures*, or essential public services and where approved through an Emergency Permit; or
 - b. *Removal* or *alteration* of the *tree* is necessary to allow for a principal use or structure, and its associated *fuel modification*, where no feasible alternative exists to provide a reasonable economic use of the property, as evidenced by the alternatives analysis; or
 - c. *Removal* or *alteration* of the *tree* is a necessary component of an approved habitat restoration plan.
4. For *protected trees* not classified as *ESHA*, new *development* shall be sited and designed to avoid the *removal* of the *protected tree* or *alteration* that damages a *protected tree*. If there is no *feasible* project alternative that avoids such impacts to *protected trees*, then the project alternative shall be selected that would minimize damage to *protected trees* in the following order of priority: *native trees*, *historical trees*, and *heritage trees*. *Protected tree removal* or *alteration* shall be undertaken in the following manner:
 - i. *Principal Permitted Use/Structure*. *Protected tree removal* or damage may be permitted where no *feasible* alternative exists to provide a reasonable economic use of the property, as evidenced by the alternatives analysis; and
 - ii. *Accessory Uses/Structures*: With the exception of *non-native heritage trees*, removal of a *protected tree* shall be prohibited to increase the footprint of an existing *use/structure* or the placement of a new *use/structure* not previously approved with the original discretionary permit. Any approved *development* (e.g. paving, fence posts), including grading or excavation, that *encroaches* into the *tree's protected zone* shall be the minimum necessary to provide access, utility service, security, or privacy to the property.
5. Fire Clearance: With the exception of *non-native heritage trees*, new *development* shall be located and designed to minimize fire clearance and *fuel modification* maintenance that requires the *removal* of a *protected tree*, or *alterations/protected zone encroachments* that damage a *protected tree*. New accessory *buildings* or *uses* that extend fire clearance and *fuel modification* maintenance in a manner that requires the *removal* of a *protected tree* shall be prohibited.
6. Pruning: Pruning of a *protected tree* may be conducted in accordance with the Tree Ordinance Appendix T-1, provided that such actions are taken to protect public safety, maintain access, or maintain the health of the *tree*.
7. Mitigation Measures: When new *development* will result in the loss or degraded health of a *protected tree*, mitigation measures shall be required that include (but are not limited to) the planting of replacement *native trees* in the following manner:
 - Replacement *tree* planting shall occur within suitable, onsite areas at ratios that ensure success of the planted species; and
 - A monitoring program shall be implemented to ensure the successful establishment of replacement *trees*.

Offsite mitigation, or contribution to an established in-lieu fee program, may be permitted when on-site mitigation is not *feasible*.

8. Discretionary *development* shall be conditioned to ensure *tree* protection during construction, including but not limited to measures such as protective fencing, flagging, *use* of hand tools, and biological monitors to avoid damage to the *protected zone* of *protected trees*.

Non-Native Invasive Trees

9. The planting of *invasive trees* shall be prohibited.
10. During the discretionary *development* process, encourage the removal of existing, *non-native invasive trees* except when such *trees* are classified as a *protected tree*.

Tree Protection Programs

1. Prepare regulations within the CZO that implement *tree* protection provisions for offsite mitigation and in-lieu fees to ensure compensatory *native tree* mitigation on a project-by-project basis. Implementation standards shall be treated as an LCP amendment and shall be subject to the approval of the Coastal Commission.
2. Periodically review and update existing regulations or standards related to *protected trees* in order to bring them into alignment with new advances in *tree* protection and management, pursuant to a LCP amendment.

4.1.6 Sea Level Rise

(Placeholder for future section only)

4.1.7 Visual Resources

The Ventura County *coastal zone* contains *scenic resources* of regional and national importance.

Visual Resource Goal 1

Maintain and enhance the County's scenic and visual resources for the current and future enjoyment of its residents and visitors.

Policies

Signs:

1. *Signs* shall be designed and located to minimize impacts to *scenic resources*, including views to and along the ocean and other scenic coastal areas.
2. *Signs* shall be visually compatible with surrounding areas.
3. Off-site commercial advertising signs are prohibited.

Wireless Communication Facilities:

1. *Wireless communication facilities* shall be sited and designed to minimize alteration of natural land forms and to blend with the surrounding area in a manner that is consistent with community character, the natural environment, and existing development.

2. *Wireless communication facilities* shall be sited and designed to protect views from *public viewing areas* to the ocean or to *scenic resources*.
3. *Wireless communication facilities* – including accessory equipment, lighting, utility lines, security measures and access roads – shall be sited and designed to minimize adverse impacts on *public access, ESHA and ESHA buffer zones*.

4.1.8 Water Efficient Landscaping

Waters of the state of California are of limited supply and are subject to ever increasing demands. On average, approximately 53 percent of urban water is used to irrigate landscaped areas in California.

¹ While landscapes are essential to the quality of life in California by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development, water conservation through landscaping offers the greatest single opportunity for water savings in the urban area.

The Water Conservation in Landscaping Act of 2006 (AB 1881) requires the Department of Water Resources (DWR) to adopt the State model water efficient landscape ordinance (State WELO). Local agencies may either adopt the State WELO or adopt a local water efficient landscape ordinance that is as effective at conserving water as the State WELO. The State WELO is set forth at California Code of Regulations at Chapter 2.7, Division 2 of Title 23. Section 8178-8 of the County's Coastal Zoning Ordinance incorporates the substantive requirements of the State WELO, and represents the County's local water efficiency landscape ordinance for the coastal zone that is as effective at conserving water as the State WELO.

Water-efficient landscaping, which must be designed, installed and maintained in accordance with an approved landscape plan, is required in new development and modification of existing development, as specified in Section 8178-8 of the CZO. The landscape plans must incorporate water conservation measures including the use of drought-tolerant native plants, irrigation systems that incorporate low water usage plumbing fixtures, proper soil preparation, maintenance, and watering schedule.

Water Efficient Landscaping Goal 1

Require landscape design, installation, maintenance and management to be water efficient.

Policies

1. Landscaping shall be sited and designed to protect *coastal resources*, including *environmentally sensitive habitat areas* (ESHA), *scenic resources*, water quality, and water supply.
2. Landscaping shall be used to screen views of utilities, *trash enclosures*, large blank walls or *building facades*, and parking areas as seen from *public viewing areas*. Screening shall not be used as a substitute for project alternatives such as re-siting or reducing *height* or bulk of *structures*.

Footnotes:

¹ California Single-Family Water Use Efficiency Study, California Department of Water resources, Irvine Ranch Water District, 2011.

3. Residential projects that include a model home(s) shall provide at least one model home with landscaping and irrigation that demonstrates the principles of water conservation.
4. Landscaping adjacent to ESHA, designated open space and parkland areas shall preserve, protect and, where *feasible*, enhance such areas.
5. Landscape design shall be compatible with the character of the surrounding rural, urban, and environmental setting. Compatibility shall be established by minimizing landform alterations and by utilizing new vegetation that is similar in type, size and scale to the surrounding environment.
6. Landscaping visible from *public viewing areas*, including eligible or designated *scenic highways* shall not obstruct public views of *scenic resources* and shall not detract from the area's scenic value.
7. Landscaping shall not encroach or block *coastal access* or *access* to roads, water supplies, or *emergency* facilities.
8. When a *landscape plan* is required for a discretionary project, the plant palette shall be limited to native, drought-tolerant vegetation except as follows:
 - Non-native, non-invasive vegetation may be used when located within the approved *building envelope*.
 - Drought tolerant and *fire resistant non-native plants*, as approved by the Ventura County Fire Protection District, may be used in the *fuel modification zone*, except when the *fuel modification zone* is within an ESHA buffer.
 - When located in areas not conducive to native plant establishment.
9. Irrigation for landscaping shall incorporate water conservation measures such as low water usage plumbing fixtures, emitters, *micro-spray*, and other measures designed to reduce water usage.
10. When a *landscape plan* is required for a discretionary project, no *invasive plant* shall be included in the *landscape plan*.
11. Temporary vegetation, seeding, *mulching*, or other suitable stabilization methods shall be used to protect soils subject to erosion that were disturbed during grading or development. Any plants or seeds used in these stabilization efforts shall be non-invasive.
12. Projects that include large areas of landscaping, such as maintained parks, shall use recycled/*reclaimed water* for irrigation when such systems are available.
13. In order to protect the *scenic resources* in the coastal zone, landscaping, when mature, shall not impede public views of *scenic resources*. Existing natural features shall remain undisturbed to the maximum extent *feasible*.

Water-Efficient Landscaping Programs

1. Every five years, the Planning Division will review and, if needed, update existing regulations or standards within the Local Coastal Program (LCP) related to water efficient landscaping in order to incorporate new advances in water conservation and climate-appropriate plants. The primary purpose of regulatory updates is to ensure that the County's water efficient landscape regulations comply with State requirements, including the Water Conservation in Landscaping Act (Government Code §§ 65591 et seq.) and its implementing regulations and requirements such as the model Water Efficient Landscape Ordinance (see Cal. Code Regs. tit. 23, §§ 490 et seq.).

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4.2 THE NORTH COAST

4.2.1 North Coast Subarea Policies

1. All zoning and *development* shall be in conformance with the Land Use Plan map (Figure 3-2), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 3-1) indicates the zones which are consistent with the various land *use* categories.
2. In case of reasonable doubt as to the precise alignment of land *use* boundaries on the Land Use Plan Maps, the *Planning Director* is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Coastal Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan Map. In granting the *Planning Director* such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1.1, Article 11) and, upon exhaustion of these local appeals, as follows:
 - a. The dispute or question of determination may be appealed to the Executive Director of the Coastal Commission. The Executive Director shall expediently transmit to the interested parties his or her determination as to the precise boundary location.
 - b. Where the Executive Director's determination is not in accordance with the local government determination, the Commission shall hold a hearing for purposes of determining the appropriate boundaries for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting consistent with its Administrative Regulations Section 13569.

4.2.2 Recreation and Access

A. Recreation

There are several developed, accessible recreation areas on the North Coast. Figure 4.2-3 is a chart depicting both developed and undeveloped recreation and parking facilities, and Figure 4.2-4 is a map showing the location of these facilities. A parking lot and broad accessway, maintained as an extension of Emma Wood State Beach, is located at Rincon Point. The area's waves attract a large number of surfers. Excellent rocky tidepools are another of the Point's attractive resources. The major segment of Emma Wood State Beach is found between Solimar and the Ventura River. The County maintains two park areas, Hobson and Faria County Parks. Both Hobson and Faria parks provide sewer and water hookups for overnight recreational vehicles. Other popular North Coast recreation sites include the Highway 101 bike path between Rincon Point and the Mobile Pier Road undercrossing, and beaches along Mussel Shoals, Faria, and Solimar. Parking along the U.S. 101 right-of-way at Mussel Shoals was replaced by a 210-space parking lot with bike racks at Punta Gorda (located between Mussel Shoals and Mobil Pier Road) as a result of the Highway 101 HOV lane project. Illegal camping, restrooms, litter, and parking continue to be challenging issues.

Parking and camping facilities are available for 12 shoreline miles. Day use facilities, both marked and unmarked, are sufficient to accommodate over 850 vehicles. Also, nearly 500 camping spaces are available within or adjacent to the North Coast subarea.

with approximately 40 percent located in the unincorporated area and the remainder are located within the City of Ventura.

Over 70 percent of the shoreline (8.6 miles) is now owned and controlled by either the state (8.3 miles) or the County (0.3 miles). All the developed facilities shown on [Figure 4.2-3](#) have adopted development plans which have already been carried out or are being carried out. The state should augment existing facilities as deemed necessary and provide new facilities when and where appropriate.

Recreation Goal 1

To provide direction to the state, and local agencies as appropriate, for improving and increasing public recreational opportunities on the North Coast consistent with public health and safety, and the protection of private property rights.

Policies

General

1. Any state plans to augment existing facilities or develop new recreational facilities in unincorporated territory must first be submitted to the County for review and approval.

U.S. Highway 101

2. Camping should be restricted to areas where proper facilities are available.
3. Caltrans should provide trash cans where needed, and increase the frequency of trash pick-up along areas of the highway being used for recreational access to the beach.
4. Caltrans should provide at least one portable toilet along the segment of the highway that extends from Rincon Point to Punta Gorda.

Rincon Point Access

5. Encourage the California Department of Fish and Wildlife to work with the California Department of Parks and Recreation to place a modest interpretive tidepool exhibit and collection prohibition sign in the parking lot or along the accessway at Rincon Point.

Punta Gorda, Hobson County Beach Park, and Faria County Beach Park Public Restrooms

6. Punta Gorda, Hobson County Beach Park, and Faria County Beach Park are in County Service Area 29. Both County parks have sewer service. The 210-space parking lot at Punta Gorda does not have restrooms, but Caltrans is required to provide a restroom in this area as a condition of the Highway 101 HOV lane project. Future consideration should be given to connecting a new restroom at the Punta Gorda parking lot to the sewer system.

Old Coast Highway (Rincon Parkway)

7. The County should continue to manage the Rincon Parkway under the Rincon Parkway Plan, a Memorandum of Agreement between the County and Caltrans that allows the County to manage the Rincon Parkway as a 24-hour metered parking zone with stays up to five days in duration.

Emma Wood State Beach

8. The California Department of Parks and Recreation should construct additional camping spaces as planned in the Emma Wood State Beach General Plan.

B. Access

The narrowness of the North Coast shoreline, its vulnerability to coastal processes, plus consideration of private rights, constrain public access opportunities in the area. People make their way to the beach primarily through Hobson and Faria County Parks, Emma Wood State Beach, the state-managed parking lot and accessway at Rincon Point, and the Rincon Parkway. Pedestrian undercrossings for Highway 101 are located at La Conchita and at Punta Gorda.

Public shoreline access is available on the North Coast. [Figure 4.2-5](#) is an inventory of access. Again, over 70 percent of the shoreline (8.6 miles) is now accessible via state or County-owned land. Additionally, good vertical access (within 1/2 mile) exists to the shoreline in front of all residential areas. These residential areas have very tight boundaries and cannot be expanded without an amendment to this Plan.

Improved accessways are located at Rincon, La Conchita, Punta Gorda, Solimar, and Emma Wood beaches. Unimproved access points exist throughout the North Coast. Over the years, public access has improved at County parks and along Old Pacific Coast Highway due to the installation of ladders, stairways and ramps. Funding sources for these improvements include grants from the Coastal Conservancy Accessway Program. As other necessary improvements to existing accessways are identified, the County will seek funding to complete those improvements.

Access Goals

1. To maximize public access to coastal recreational areas in the North Coast sub-area consistent with private property rights, natural resource protection and processes, and the Coastal Act. Also, to maintain and improve existing access, as funds become available.
2. To maintain or increase public *access to coastal resources* through increased parking capacity for vehicles and bicycles within the coastal zone.

Policies

Vertical

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as sensitive habitats or tidepools by the land use plan, or
 - c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
 - d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

Lateral

2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Act that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Access to Environmentally Sensitive Habitats:

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "*environmentally sensitive habitats*" shall develop a management program to control the kinds, intensities, and locations of *uses* to preserve the *habitat* resources to the maximum extent *feasible*. This program shall be part of *development* approval.

Rincon Point State Surfer Access:

4. While the parking lot provided by the California Department of Parks and Recreation is adequate at this time, it is full at peak surfing times. The California Department of Parks and Recreation should anticipate the additional parking burden on the area as recreational demands increase, and make appropriate accommodations. Long-range potential for the extension of bus service from Ventura and Oxnard along the Rincon Parkway to Rincon Point should also be explored by the California Department of Parks and Recreation and Gold Coast Transit.

U.S. Highway 101:

5. Caltrans should provide trash containers and sufficient pick-up, and at least one toilet for day-use.

Mussel Shoals Access:

6. As new funds are available for continuing maintenance, the County will assume responsibility for the lateral accessway dedications that are currently being held by the State Coastal Conservancy and the State Lands Commission.

Emma Wood State Beach Access:

7. Access to Emma Wood State Beach should be maintained for the maximum number of people.

General Access:

8. In accordance with section 30214(a) of the Coastal Act, the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, management of the access areas to protect the privacy of adjacent owners, and the feasibility to provide for litter collection.

9. In accordance with section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.

Access for Film Production, Temporary:

10. Impacts to *coastal resources*, including but not limited to, public recreation facilities, scenic and visual resources, and public coastal beach access shall be minimized during *temporary film production activities*.
11. During the peak summer season (Memorial Day through Labor Day weekend), *temporary film production activities*:
- Shall not preclude the general public from use of a public beach; and
 - Shall not occupy public parking spaces to the extent the general public is restricted from using such spaces to access a public beach or public recreation facilities.
12. No new permanent *structures* shall be erected for *temporary film production activities*, and the *film permit area* shall be returned to pre-permit conditions following *film production striking*.

Parking and Loading Access:

13. New development, and intensifications in *use*, shall be designed to include the number of off-street parking spaces necessary to satisfy any new parking demand.
14. In order to support the preservation of existing, neighborhood-serving commercial areas within the coastal zone, exceptions to off-street parking requirements may be allowed, provided that the project applicant contribute to a program aimed at increasing *coastal access parking*.
- No additions or expansion to the structure are proposed and all existing on-site parking is retained;
 - Business hours of operation are in the evening when beach recreational uses are low or non-existent;
 - The primary customer base is nearby residents or beachgoers that do not generate additional parking demand;
 - Shared parking, pursuant to Sec. 8176-4.6, is not available to meet parking requirements; and
 - Other transportation incentives programs listed in Sec. 8176-4.8.1(b), are not feasible, or will not lessen the number of parking spaces required.
15. To promote the efficient *use* of parking areas and reduce the amount of paved or impervious surfaces, shared parking may be allowed for commercial or *mixed-use developments* that accommodate multiple *uses* at different peak parking periods. Where *feasible*, such *parking lots* should accommodate public *coastal access parking*.
16. Restrictions on public parking that would impede public *coastal access* shall be prohibited except where such restrictions are demonstrated to be necessary for the provision of public safety, and there is no other feasible alternative.
17. New *development* that requires the removal of existing public parking shall provide an equivalent number of replacement public parking spaces in the immediate vicinity

except where the provision of such parking is infeasible or alternatives are identified that offset the need for additional parking facilities.

18. Where *feasible*, new commercial, *multi-family* residential, or *mixed-use development* shall minimize the demand for public parking by providing on-site bus stops, bicycle storage, sidewalks, or other facilities or programs that support alternative modes of transportation.

Signs and Coastal Access:

The primary purpose of the *sign* policies in this section is to utilize *signs* to protect and improve *access* to the coastline or other *coastal resources*.

19. *Coastal access* signage shall be posted in conspicuous areas and located so that *access* is maintained and visitors are directed to publicly available *coastal access* parking, beach access points, and public trails.
20. For the California Coastal Trail, *coastal access* signage should include distinctive *signs* incorporating the California Coastal Commission *coastal access* logo (foot and wave) or markers, consistent with visual resources.
21. *Signs* that adversely impact public access shall be prohibited except where there is no *feasible* alternative to protect public safety. In such cases, the impact to *coastal access* shall be mitigated and, where *feasible*, the *sign* shall be temporary and removed once the public safety issue is resolved.
22. With the exception of *road* or *informational signs*, placement of *signs* within the public right-of-way shall be prohibited.
23. No *signs* shall be posted on a beach unless authorized by a coastal *development* permit. *Signs* on a beach which purport to identify the boundary between State *tidelands* and private property, or which indicate that public *access* to State *tidelands* or public *lateral access* easement areas is restricted, shall not be permitted.

C. Recreation and Access Programs

Parking and Loading

1. The Public Works Agency, in coordination with the Planning Division, will prepare a parking study that evaluates existing parking facilities and parking *use* where *coastal access parking* concurrently serves visitor-serving coastal recreation, commercial development, and residential neighborhoods. The parking study will also identify strategies aimed at the following: (1) increasing the amount of available *coastal access parking* (for example, by identifying potential locations for additional public parking or by restriping existing parking areas to increase the number of spaces), (2) more efficiently using available parking (for example, by establishing a time restricted parking program), and (3) reducing parking demand (for example, by extending bus or shuttle services to coastal beach areas). The study areas for this program include Hollywood Beach (Los Altos Street and Ocean Drive), and Silverstrand (Roosevelt Boulevard and Panama Drive). (Pending available funding.)

4.2.3 Agriculture

The Coastal Act states that a maximum of *prime agricultural land*, as originally defined by the California Land Conservation Act of 1965, will be preserved in the coastal zone.

According to the U.S. Soil and Conservation Service, there are approximately 1,130 acres of prime soils on the North Coast ([Figure 4.2-6](#)).

Much of the sub-area is agricultural. According to the County Assessor's 1978 land *use* data and a site survey by staff, there are approximately 3,350 acres of agricultural land. Because many of the *parcels* are split by the *coastal zone* boundary, this figure is an estimate of the acres falling within the boundary. Agricultural *uses* include orchards and avocados, flowers, row crops, and pasture and range.

About 70 percent, or 2,300 acres, of the North coast agricultural lands are in four agricultural preserves under the California Land Conservation Act (a.k.a., the Williamson Act). The four preserves are:

- Rincon Del Mar Preserve - Consists of three preserves, 409 acres of which are in the zone. The steep *slopes* have been *graded* to accommodate avocado orchards. The area is zoned "C-A" (Coastal Agricultural, 40 acre minimum *lot* size).
- La Conchita Preserve - Immediately inland from the community of La Conchita, 342 acres of this preserve are in the coastal zone. The property has steep *slopes*, and avocado production is the primary agricultural *use*. The zoning for the 342 acres is "C-A".
- Faria Family Partnership - Consists of a single *parcel* of 249.76 acres almost entirely within the coastal zone. A portion of the land is used for nursery and field crops, with the rest open field and hilly terrain. The zoning for the portion of the property within the *coastal zone* is "C-A".
- Claeyssen (Taylor) Ranch Preserve - Seven *parcels* with *coastal zone* portions ranging in size from 15 to 290 acres, totaling about 1,320 acres. Grazing and row crops near the Ventura River are the primary agricultural *uses*. The zoning for the lands within the *coastal zone* is "C-A". On its southern boundaries, the Claeyssen Ranch is adjacent to the City of San Buenaventura. Both the City and the County have agreed to maintain a stable urban boundary at the Ventura River levee.

There is approximately 1,000 acres of non-preserve agricultural lands located in the North Coast area. Prime soils occur on about 130 of the 1,000 acres ([Figure 4.2-6](#)). Most of the 130 acres is zones "C-A" (Coastal Agricultural, 40 acre minimum). The rest of the non-preserve agricultural acreage is primarily zoned "COS" (Coastal Open Space, 10 acre minimum). These other agricultural lands occur in *parcel* sizes of seven to 65 acres.

Agriculture Goal 1

To preserve agricultural lands on the North Coast to the maximum extent *feasible*.

Policies

1. Soils will be conserved and erosion minimized by the *use* of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.
3. The Local Agency Formation Commission (LAFCO) should exclude agricultural lands outside of the Coastal Area Plan's "stable urban boundary" line ([see Figure 4.2-6](#)), from any new or expanded service districts that could negatively impact agricultural viability.

4. New or expanded *public works facilities* will be sited or designed to mitigate environmental impacts on agricultural lands.
5. As *aquaculture* develops it will be considered as a potential agricultural *use* in appropriate areas.
6. *Non-prime agricultural land* defined as agricultural land, other than *prime agricultural lands* (as defined in Public Resources Section 30113), used or suitable for crops or grazing shall be designated as *Agriculture* with a minimum acreage size of 200 acres (1 DU/200 acres).

4.2.4 Hazards

A. General Hazards

The North Coast skirts the edge of a geologically complex and active area. Within *coastal zone* boundaries is a portion of the Santa Ynez Mountains, formed by thrust faulting and east-west fold. Sedimentary Miocene marine terraces reach from the mountains to the ocean, where they have been eroded to prominent sea cliffs.

Underlying the area is the Red Mountain Thrust Fault and its branches, including the Padre Juan Fault (Figure 4.2-7). There has been seismic activity in this fault zone within the past 20,000 years. Under the Alquist-Priolo Act of 1972, the California Division of Mines and Geology designated the Red Mountain Fault as a "special studies zone" (Figure 4.2-8). This means that engineering geology reports may be required for some new *coastal zone development* within the designated area. Included within the special studies zone is a portion of the La Conchita Community, the La Conchita oil and gas processing facility, and the Rincon oil and gas processing facility. Ventura County has adopted an ordinance that implements the Act.

Short periods of low to moderate groundshaking are a potential North Coast hazard. Low coastal terraces could be subject to liquefaction where groundwater is less than 15 feet from the surface. Tsunamis could occur along the North Coast where elevations are less than 30 feet above mean sea level. Landslides and mass earth movement pose severe hazard potential where *slopes* are greater than 25 percent (Figure 4.2-7). Construction, grading, seismicity, irrigation, septic tanks and intense rainfall all contribute to erosion and *slope* failure. Moderate to highly expansive soils interlaced throughout the area also contribute to *slope* instability. Slides closed the North Coast northbound segment of Highway 101 during the winter storms of 1978 and 1980.

Five creeks wind through the steep canyons and empty into the ocean on the North Coast. Rincon Creek is the only perennial *stream*. Madriano, Javon, Padre Juan and Line Creeks are intermittent. The flood plain of the Ventura River forms the eastern boundary of the area. The Ventura County Flood Control District does not have any proposals for flood control projects in this portion of the coastal zone.

Nevertheless, the drainages present some hazards, including erosion and *slope* failure along *stream* banks, rapid *runoff* and sheet flooding, and seepage along lower coastal terraces.

Also of concern as a hazard is the fire-adapted chaparral vegetation of some steep *slopes*. Particularly during the summer droughts, many of the plants dry out and become dormant. If the dead plant material is allowed to accumulate over a number of years the stage is set for explosive wild fire (Barbour and Major 1977). *Emergency access* to the more mountainous areas is extremely limited. A major portion of the area around the

North Coast's Rincon and Red Mountains is recognized as an "extreme" fire hazard area in the County's General Plan Hazards Appendix.

The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an Initial Study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.

Hazards Goal 1

To protect public safety and property from naturally-occurring and human-induced hazards as provided in County ordinances.

Policies

1. The County's existing General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard.
2. New *development* shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
3. All new *development* will be evaluated for its impacts to, and from, geologic hazards (including seismics safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.
4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include *feasible* mitigation measures which will be used in the proposed development.
5. *Structures* for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.
6. New *development* shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.
7. The North Coast portion of the Santa Ynez Mountains requires special attention, and the following formula and minimum *lot* sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:

- a. The following *slope/density formula* will be used to compute the *average slope* of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

where:

- S = *average slope* (%)
I = *contour interval* (ft.)
L = *total length of all contour lines* (ft.)
A = *total area of the lot* (sq. ft.)

- b. Once the *average slope* has been computed, the following table will be used to determine a minimum *lot* size for newly proposed *lots*:

0% - 15%	=	10 acres
15.1% - 20%	=	20 acres
20.1% - 25%	=	30 acres
25.1% - 35%	=	40 acres
35.1% & above	=	100 acres

8. A landscaping plan for fire and erosion control will be submitted for any new *development* located in *high fire hazard areas*. As many native plants as *feasible* should be used. Information on kinds and sources of these plants are available through the County.

B. Beach Erosion

The North Coast beaches are highly vulnerable to erosion and wave damage. Dredging operations in Santa Barbara Harbor alter sand transport down coast. Without adequate replacement sand, high tides and waves erode the beaches. Beachside designated "Existing Communities" are losing beach front during these times, and seawalls are being undermined, critically endangering residences. Affected areas are:

- Mussel Shoals: Exhibits seasonal fluctuations in the amount of sand. A seawall had to be constructed during the 1978 winter storms. Erosion is gradual now, but may accelerate later. The California Department of Navigation and Ocean Development (DNOD) has noted the area to be "Present Use Critical," which means that existing shoreline facilities are subject to erosion from wave action (Appendix 5).
- Seacliff: Homes flood during storms and high tides. Construction of the U.S. Highway 101 overpass north of the colony obstructed sand transport and beach replenishment. To retard erosion at Seacliff and Hobson County Park, Caltrans built a seawall that is now deteriorating. Current zoning allows for the construction of further beach residential units. However, unless the seawall is reviewed for structural adequacy, more flooding may occur.
- Hobson County Park: Severe *beach erosion* prompted Caltrans to build a revetment. The intensity of wave action in the area has led to concerns about the wall's structural adequacy - it may need additional improvements.
- Faria Beach Park: Has been severely damaged by erosion at the rate of about 1.3 feet of shoreline per year and the park has been closed several times because of storm debris (U.S. Army Corps of Engineers 1978). The Department of Navigation and Ocean Development has also classified this area as "Present Use Critical". At the current rate of erosion, protective *structures* will be needed to preserve the recreation area. The County's Property Administration Agency is in the process of initiating these improvements.
- Faria Beach Colony: Erosion and flooding at high tide are continuing problems. Seawalls are being undermined. The Department of Navigation and Ocean Development sees this area as "Future Use Critical".
- Solimar Beach Colony: Erosion is weakening the existing seawalls. If homes are to be protected, then improvements will have to be made. This area is "Present Use Critical".
- Old Coast Highway: Waves top the revetment and create intermittent hazards for motorists.

- Emma Wood State Beach: The beach is eroding 0.6 feet annually, and recent winter storms have caused extensive damage and led to closure. The Department of Navigation and Ocean Development recognizes a portion of the park as "Future Use Critical" and another segment as "Present Use Critical".

Hazards Goal 2

To protect public safety and property from *beach erosion* as provided in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Proposed *shoreline protective devices* will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
2. All shoreline protective *structures* which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A *building* permit will be required for any construction and maintenance of protective shoreline *structures*, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream *structures*, net *littoral drift*, and downcoast beach profiles.
5. If the potential environmental impacts of the proposed *structure* are considered significant by the Public Works Agency, the applicant will then be required to obtain an engineering report that specifies how those impacts will be mitigated.
6. Permitted shoreline *structures* will not interfere with public rights of *access* to the shoreline.

4.2.5 Energy and Industrial Facilities

A. Oil and Gas Facilities:

Three onshore oil fields in production on the North Coast of Ventura County are either within or very close to the *coastal zone* (Figure 4.2-9):

- Rincon Field - Located north of Pitas Point, with both onshore and offshore portions. The onshore portion comprises about 75 percent of the proven acreage of the field. While the Rincon Field is one of the largest producing fields in the County, its production has declined in recent years, as has the production of all County fields.
- San Miguelito Field - Located south of Pitas Point, and extending into the mountainous area outside the coastal zone. There have been various operators in this field over time. Only a portion of this lease is within the coastal zone. There is a seawater treatment facility within this field, south of Pitas Point adjacent to the 101 Freeway which is in the coastal zone.

- Ventura Field - The Ventura Field is entirely outside the *coastal zone* boundary, but nevertheless close to the sub-area.

Ventura County has issued several Conditional Use Permits for oil drilling and related activities on the North Coast (Figure 4.2-10). Existing and anticipated future onshore oil drilling/production activities within the *coastal zone* are confined to the known limits of the above oil fields. It is not the intention of the Plan to preclude *oil and gas exploration* and *development* outside the limits of these fields, except as otherwise noted in the energy policies.

There are six separation and treatment facilities on the North Coast, one of which is outside the coastal zone. Two, the Rincon Oil and Gas Processing Facility and the La Conchita Oil and Gas Processing Facility, are used exclusively to process production from Outer Continental Shelf (OCS) leases. These facilities are within the North Coast "Existing Community" designation, which allows expansion of the facilities per the existing zoning on the sites (Figures 4.2-9 and 4.2-10).

- Rincon Oil and Gas Processing Facility - This separation treatment facility has a net design capacity of 110,000 barrels of oil per day (BOPD) and 15 million cubic feet of natural gas per day (MMCF/D). Currently, there is about 98,000 BOPD and 7 MMDF/D of unused capacity. Approximately 15 acres adjacent to the existing 32-acre facility could be utilized for plant expansion with a minimum of grading. The site is zoned "C-M" (Coastal Industrial). Also located on the site is a 268,000 barrel storage tank.
- La Conchita Oil and Gas Processing Facility - Also a separation treatment facility, it covers a total of 16 acres, 11 of which are developed. The site is zoned "C-M" (Coastal Industrial). Net design capacity is 27,000 BOPD and 22 MMCF/D. Currently, there are about 3,000 BOPD and 20 MMCD/D of unused capacity. About five acres of the site can be used for expansion.

The other separation treatment facilities on the North Coast are located at the base of the mountains below the Rincon Oil and Gas Processing Facility, inland of the U.S. Highway 101. Historically, these facilities have been called the Mobil-Ferguson, Cabot-Rincon, and Chanslor/Coline facilities. These facilities' expansion possibilities are extremely limited due to the size of the sites and the marginal amount of usable land.

The coastal onshore oil and gas fields have been experiencing declining production in recent years, thus there is sufficient capacity within existing separation/treatment facilities to handle onshore production. Additionally, the current unused capacity of the Rincon and La Conchita oil and gas processing facilities is projected to be sufficient to accommodate all anticipated future production from known reserves in the eastern Santa Barbara Channel. Furthermore, the Rincon facility has enough available land to expand its throughput to accommodate all projected future production in the Channel. Therefore, no new separation/treatment facilities are necessary on the North Coast.

B. Pipelines

There are two offshore pipelines and landfall sites on the North Coast. These are the Dos Cuadros Pipeline that transports OCS oil and gas to the Rincon facility. The landfall site is just north of the Seaciff Community in the Rincon area. The other offshore pipeline is the Carpinteria OCS Pipeline with a landfall site about 0.25 miles northwest of the community of La Conchita.

In addition to the two offshore pipelines there are six onshore pipelines. Five of these are "private carriers" while the sixth is a "common carrier" and subject to regulation by

the PUC. The "common carrier" is a pipeline that connects the La Conchita oil and gas processing facility with the Rincon oil and gas processing facility.

The Ventura County Coastal Zoning Ordinance sets forth the regulations for pipelines and facilities in the Coastal Zone.

C. Other Facilities

During the exploratory drilling phase of offshore oil development, temporary service bases, known as staging areas, are needed areas for shipping equipment, supplies, and personnel to offshore sites. All are small operations that require limited acreage and are leased on a short-term basis. Staging areas should be allowed in all areas subject to industrial zoning and a CUP to ensure compliance with this Plan. No existing industrial or energy facilities, except pipelines, are located between the U.S. Highway 101 and the shoreline. In addition, no electrical facilities are sited on the North Coast. Southern California Edison Company identified a potential need back in the early 1980's for an electrical generating substation, near La Conchita. There is a relatively flat *parcel* of sufficient size for a substation just northerly of La Conchita.

D. Industrial Facilities

The Coastal Act offers only limited guidance in siting coastal-dependent industrial facilities in "Urban" versus "Rural/Open Space" areas. For purposes of this Plan, new industrial *development* requiring a "Coastal Industrial" (C-M) zone, will be considered urban development. Oil drilling activities have not been considered "Urban" in nature, and are therefore allowed in most County areas by Conditional Use Permit. Additionally, industrial facilities are permitted in unincorporated areas if they are within "Existing Community" areas designated by the Board of Supervisors. The only industrial facilities on the North Coast are those energy-related facilities previously described.

Energy and Industrial Facilities Goal 1

To allow continued exploration and production of oil and gas in most of the North Coast sub-area, and to allow the necessary expansion of major, existing processing facilities while meeting Coastal Act and County objectives and maintaining environmental quality.

Policies

1. All land between U.S. Highway 101 (Ventura Freeway) and the shoreline; or land designated "Residential," "Recreational," or shown as "*Environmentally Sensitive Habitat*," will be considered as unacceptable for new energy and industrial facilities of any kind. Pre-existing facilities and oil/gas/communication pipelines, and repair of such will be considered acceptable.
2. Within the land area between U.S. Highway 101 (Ventura Freeway) and the landward *coastal zone* boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities, which require a "Coastal Industrial" (C-M) zone, or expansion of existing facilities will be permitted, unless located in an area designated "Industrial."
3. All surface activities, including those regulated by the Division of Oil, Gas and Geothermal Resources related to the *development* of onshore oil and gas resources in the *coastal zone* are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-8.7) for a list of standard oil *development* design and

operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and the location.

4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. The location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. Plans for the consolidation, to the maximum extent *feasible*, of drilling and/or production facilities, as well as accessory facilities.
 - c. A phasing plan for the staging of *development* that indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. A plan for eliminating or substantially mitigating adverse impacts on *habitat* areas, *prime agricultural lands*, *recreational areas*, *scenic resources* and archaeological sites due to siting, construction, or operation of facilities.
 - e. Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt. For any *development* requiring a grading permit, either (1) a Storm Water Pollution Control Plan (SWPCP) shall be prepared and submitted in accordance with the Ventura County Municipal Storm Water Permit, Order No. 00-108, Part 4 - Special Provisions, D. Programs for Construction Sites, or (2) a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted in accordance with the State General Permit for Stormwater Discharges Associated with Construction Activity, whichever is applicable.
 - f. A description of means by which all oil and gas will be transported off-site to a marketing point. Pursuant to Policy 7 (below), transshipment of crude oil and gas shall be through on-shore pipeline.
 - g. A description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. Oil spill prevention and control measures.
 - i. Fire prevention procedures.
 - j. Emission control equipment.
 - k. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.
 - l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the Coastal Zone related to oil and gas development.
 - m. All facilities supporting oil and gas *development* must comply with the terms and requirements of the State General Industrial Activities Storm Water Permit, including the *development* and submittal of a Storm Water Pollution Prevention Plan.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent *feasible*, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
6. All anticipated future offshore oil and gas production in the eastern Santa Barbara Channel to be processed in Ventura County shall utilize the Rincon or La Conchita oil

and gas processing facilities for onshore separation/treatment, unless it is not technically or economically *feasible*.

7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
8. When *feasible*, pipelines shall be routed to avoid important *coastal resources*, including recreation, *environmentally sensitive habitats* and archaeological areas. Unavoidable routing through recreation, *habitat*, or archaeological areas, or other areas of significant *coastal resource* value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, duration, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
9. The County shall determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the U.S. Department of Transportation - Office of Pipeline Safety (DOT-OPS), or the California State Fire Marshall is required to protect sensitive *coastal resources*, and if so, shall require spacing at intervals which provide appropriate protection.
10. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
11. All offshore to onshore pipelines shall, where *feasible*, be located at existing pipeline landfall sites, and shall be buried from a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites are prohibited from areas designated as "Residential" or shown as "*Environmentally Sensitive Habitat*."
12. Except for pipelines exempted from coastal *development* permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the *coastal zone* to determine what, if any, *coastal resources* may be impacted by construction and operation of a pipeline and any *feasible* mitigation measures. The costs of this survey shall be borne by the applicant, and may be conducted as part of environmental review if an Environmental Impact Report or Mitigated Negative Declaration is required for a particular project.
13. Owners/operators shall notify both the County of Ventura Planning Division and any other designated affected State agencies (e.g. DOGGR, CSFM, SLC, LARWQCB) of any intent to decommission and/or remove any pipelines and/or facilities. Upon completion of pipeline construction or removal of pipelines and/or facilities, the site shall be restored to the approximate previous *grade* and condition. Upon removal or decommissioning of pipelines and/or facilities, an assessment of the surrounding soils shall be conducted by a qualified licensed expert, e.g. a licensed geologist or registered professional civil engineer, to determine whether or not those soils are contaminated. If the soils are found to be contaminated, a soil remediation plan delineating the method and timing of remediation shall be prepared and submitted to the County Planning Division and the Los Angeles Regional Water Quality Control Board for their review and approval. All excavated materials shall be replaced in reverse order with topsoil replaced at *grade* level and compacted if necessary. All sites previously covered with *native vegetation* shall be re-seeded with the same or recovered with the previously removed vegetation materials and shall include other

measures as deemed necessary to prevent erosion until the vegetation can become established.

14. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential fault zones, seismically active areas, or moderately high to high risk landslide areas. This report shall investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors shall be consolidated with existing pipeline or electrical transmission corridors where *feasible*, unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
15. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near *habitat*, recreational, or archaeological resources, whenever *feasible*. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas re-vegetated with plants similar to those in the area to the extent safety and economic considerations allow.
16. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, under grounding shall be required where it is technically and economically *feasible* unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
17. Pursuant to section 307(f) of the Coastal Zone Management Act of 1972 (16 USC § 1456(f)), the adopted Ventura County Air Quality Management Plan shall be used as a criterion in determining consistency of federal actions on the Outer Continental Shelf (OCS) with the California Coastal Management Program (CCMP). Pursuant to Section 328 of the Federal Clean Air Act (42 USC § 7627), all activities on the OCS must comply with the Outer Continental Shelf Air Regulations as specified in 40 CFR Part 55.
18. Experimental *uses* that provide energy from alternative sources, such as wind or solar, may be permitted by Conditional Use Permit in areas designated "Open Space."
19. Upon decommissioning of off-shore facilities that contain on-shore facilities and/or pipelines (or "components"), a phasing plan shall be submitted delineating the timeline for disposition of the on-shore facilities.
20. Coastal Act sections 30101, 30101.3, 30255, and 30260, will be used as the criteria by the County to determine, on a case-by-case basis, whether onshore or offshore oil and gas *development* and an energy-related industrial facility supporting such *development* is defined as "*coastal-dependent development*" or "*coastal-related development*", based on the specific geographic, technological, and economic characteristics of the project being proposed.

4.2.6 Public Works

The North Coast has a variety of service constraints. While the Casitas Municipal Water District can provide water to the area for at least the next 20 years, sanitation is a significant problem. Subsurface sewage disposal at Faria Beach, Seacliff, Solimar, and Mussel Shoals is limited by soils, inadequate *lot* sizes for leach field expansion, out-dated

facilities that do not meet current septic tank design standards, high groundwater, high rate septic tank failure, and increased pumping rates. The Board of Supervisors has authorized the formation of County Service Area No. 29, and a sewer system is being designed for those portions of the North Coast.

Transportation issues include providing adequate, safe *access* to and from U.S. Highway 101 for the communities of La Conchita and Mussel Shoals, and road construction or improvement that does not adversely impact agricultural lands. Ocean View Road is the only public *access* to agricultural lands along the bluff tops. It is a County road, but does not meet design and fire standards. On July 12, 1979, the Board of Supervisors approved a Public Works Agency recommendation to develop an assessment district to finance proposed improvements, and a County Service Area for road maintenance.

If traffic continues to increase on U.S. Highway 101 as projected in the Los Angeles Regional Transportation Study, then some of the North Coast communities will have even more restricted *access*, particularly where the Southern Pacific Railroad tracks have to be crossed at La Conchita. Additionally, U.S. Highway 101 has been proposed as a State Scenic Highway from its junction with Highway 1, near the City of Ventura, to the Santa Barbara County Line.

Public Works Goal 1

To maintain current service levels for existing developments.

Policies

1. New or expanded *public works facilities* (including roads, flood control measures, water and sanitation) will be designed to serve the potential population within the subarea's boundaries, and to mitigate impacts on agricultural, open space lands, or *environmentally sensitive habitats*.
2. Services are limited to existing areas defined in the Coastal Commission permit for the North Coast sewer (Regional Application 208-03). Any changes or extension of services will require a new permit.
3. When funds become available the State should improve the potentially dangerous highway crossings at Mussel Shoals and La Conchita.
4. New service extensions required beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.

4.2.7 Locating and Planning New Development

A. Residential

Residential *development* in the North Coast sub-area will occur mainly within the "Existing Communities" as approved by the Board of Supervisors in 1978. Those communities are: Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, and Solimar.

Under the "Existing Community" designation, the areas are allowed to build out to the *building* intensity permitted under the prevailing zoning.

Presently, all *development* utilizes individual septic tank systems; however, the Ventura Regional County Sanitation District (VRCSD) has received a federal grant to develop a sewage system consisting of: 1) a low pressure sewer line to serve the areas of Mussel Shoals, Seacliff, Faria, and Solimar; and 2) an On-Site Wastewater Management Zone (OSWMZ) for Rincon Point and La Conchita. In December 1978, County Service Area

(CSA) 29 was formed and on July 3, 1979, the Board of Supervisors approved the Environmental Impact Report and authorized the filing of a Step II grant for the facilities design. The low pressure sewer line would connect with the City of San Buenaventura's sewage treatment plant.

B. Commercial

Commercial *development* in the North Coast sub-area occurs in the La Conchita "Existing Community." Four *parcels* in La Conchita are zoned "C-C" (Coastal Commercial). These *parcels* are located north of the Southern Pacific Railroad tracks at Santa Barbara Avenue.

Within the Mussel Shoals "Existing Community" area is "Cliff House," an 18-unit *multi-family* residential *dwelling* facility. This *parcel* is zoned "C-C" (Coastal Commercial).

Future commercial *development* in La Conchita or Mussel Shoals could impact traffic and left turn movements on Highway 101. For this reason and because of the limited amount of new residential *development* anticipated, more commercial *development* is not necessary.

Commercial Goal 1

To allow the continued build-out of the "Existing Community" areas consistent with the County's General Plan and regional goals within the AQMP and "208" Plan.

Policies

1. The six residential "Existing Communities" of Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, and Solimar will be allowed to build-out according to their land use designations and prevailing base zoning. [Figures 4.2-11- 4.2-16](#) depict these areas.
2. Any new *development* in "Open Space" or "Agriculture" designated areas on *slopes* greater than 15 percent will conform with the policies and *slope/density formula* developed in the Hazards Section of this Coastal (Area) Plan.
3. The Cliff House property in Mussel Shoals (APN 060-0-090-195) shall be restricted to visitor-serving commercial *uses*, including overnight accommodations.

4.2.8 Potential Conflicts

Unincorporated Lands in City Area of Interest:

The extension of the City of San Buenaventura's urban boundary northwesterly into the Taylor Ranch, an unincorporated agricultural preserve northerly from Hwy. 101, has historically been a potential source of conflict. Section 30241 of the Coastal Act is most specific about maintaining a maximum amount of *prime agricultural land* and delineating stable urban-rural boundaries. Further expansion of the City Sphere of Influence could induce *development* not only on the ranch, but on adjacent agricultural lands as well.

The potential land *use* conflicts in this instance have been averted. Both the City and the County have recognized the Ventura River levee and the city's westerly city limits as a logical, stable urban boundary in their *Local Coastal Programs*, and the Local Agency Formation Commission (LAFCO) has designed the Sphere of Influence boundaries to conform to those boundaries indicated in both the City's and County's Coastal Plans.

4.2.9 Environmentally Sensitive Habitats (ESHA)

A. Tidepools and Beaches

Tidepools occur at Faria, Mussel Shoals, Seacliff and Emma Wood State Beach ([Figure 4.2-1](#)). Subtidal rock outcrops provide anchorage for kelp, which in turn provides *habitat* for a multitude of organisms. Intertidal and subtidal diversity creates feeding *habitat* for a variety of water birds. The sandy beach adjacent to the rocky areas serves as resting *habitat* for shorebirds, and is important for shellfish and as grunion spawning grounds.

Tidepools and Beaches Goal 1

The protection of tidepools.

Policies

1. Shoreline interpretive programs will be coordinated by all appropriate agencies for existing recreation sites, including Hobson and Faria County Parks, and Emma Wood State Beach. Coastal ecology should be included into interpretive programs as they are developed for new State recreation areas and parks.
2. Provisions will be made for the proper disposal of recreation generated wastewater effluent and solid waste at public sites along the North Coast. County Service Area (CSA) 29 will help provide an acceptable wastewater disposal system for portions of the North Coast.
3. Shoreline protection *structures*, such as revetments, seawalls, groins, or breakwaters, are allowed when they are necessary to protect existing developments, coastal-dependent land *uses*, and public beaches. Any *structures* built under these conditions will incorporate mitigation measures that reduce intertidal or nearshore *habitat* losses and impacts on local shoreline and sand supply.
4. Placement of any *fill* or dredged material along the North Coast beach intertidal area shall be carried out in consultation with the State Department of Fish and Game, in order to ensure that the timing and location of such activities does not disrupt the life cycles of intertidal or sandy beach species.
5. An applicant for any coastal project, including *shoreline protective devices*, will show that their proposal will not cause long-term adverse impacts on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated waste water or oil, and *runoff* from streets and parking areas. Findings to be made will include, but not be limited to, proper waste water disposal.
6. Policies 2 through 5 are also applicable to projects involving alterations to existing shoreline protection *structures*.
7. The adopted State "Guidelines for Wetlands and Other Wet, *Environmentally Sensitive Habitats*" will be used when analyzing any projects that may impact or alter tidepools.

B. Creek Corridors

Rincon Creek is the only perennial riparian corridor on the North Coast ([Figure 4.2-2](#)). However, other *stream* or creek corridors are considered to be watercourses, either perennial or intermittent, as shown on USGS quadrangle maps, as measured between the high water mark, or the break in each bank. Maintenance of *native vegetation* will help diffuse floods and *runoff*, minimize soil erosion, and retard sedimentation.

Creek Corridors Goal 1

To maintain creek corridors in as natural a state as possible while still accommodating the needs of public health and safety.

Policies

1. All projects on land either in a *stream* or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade *riparian habitats*, and shall be compatible with the continuance of such *habitats*.
2. Substantial alterations (channelizations, dams, etc.) to river, *stream*, or creek corridors are limited to:
 - a. necessary water supply projects;
 - b. flood control projects where no other method for protecting existing *structures* in the flood plan is *feasible*, and where such protection is necessary for public safety or to protect existing development; or
 - c. developments where the primary function is the improvement of fish and wildlife *habitat*.
3. Projects allowed per the above policies will incorporate the best mitigation measures *feasible*.
4. Criteria set forth in the adopted Coastal Commission's "Statewide Interpretive Guidelines for Wetlands and Other *Environmentally Sensitive Wet Habitats*" will be used in evaluating projects proposed within the Rincon Creek corridor.

C. Miscellaneous

Policies

Film Production, Temporary

1. *Temporary film production activities* shall not result in adverse impacts to wetland, *ESHA*, or *ESHA* buffer, including indirect effects from outdoor lighting or noise.

Signs

1. *Signs* are prohibited within *ESHA* except for resource protection or interpretative and educational signage, or signage necessary to ensure public safety. Signage within *ESHA* or its buffer shall be sited and designed to minimize impacts on the resource to the maximum extent *feasible*.

**Figure 4.2-1
Environmentally Sensitive Habitats on the North Coast**

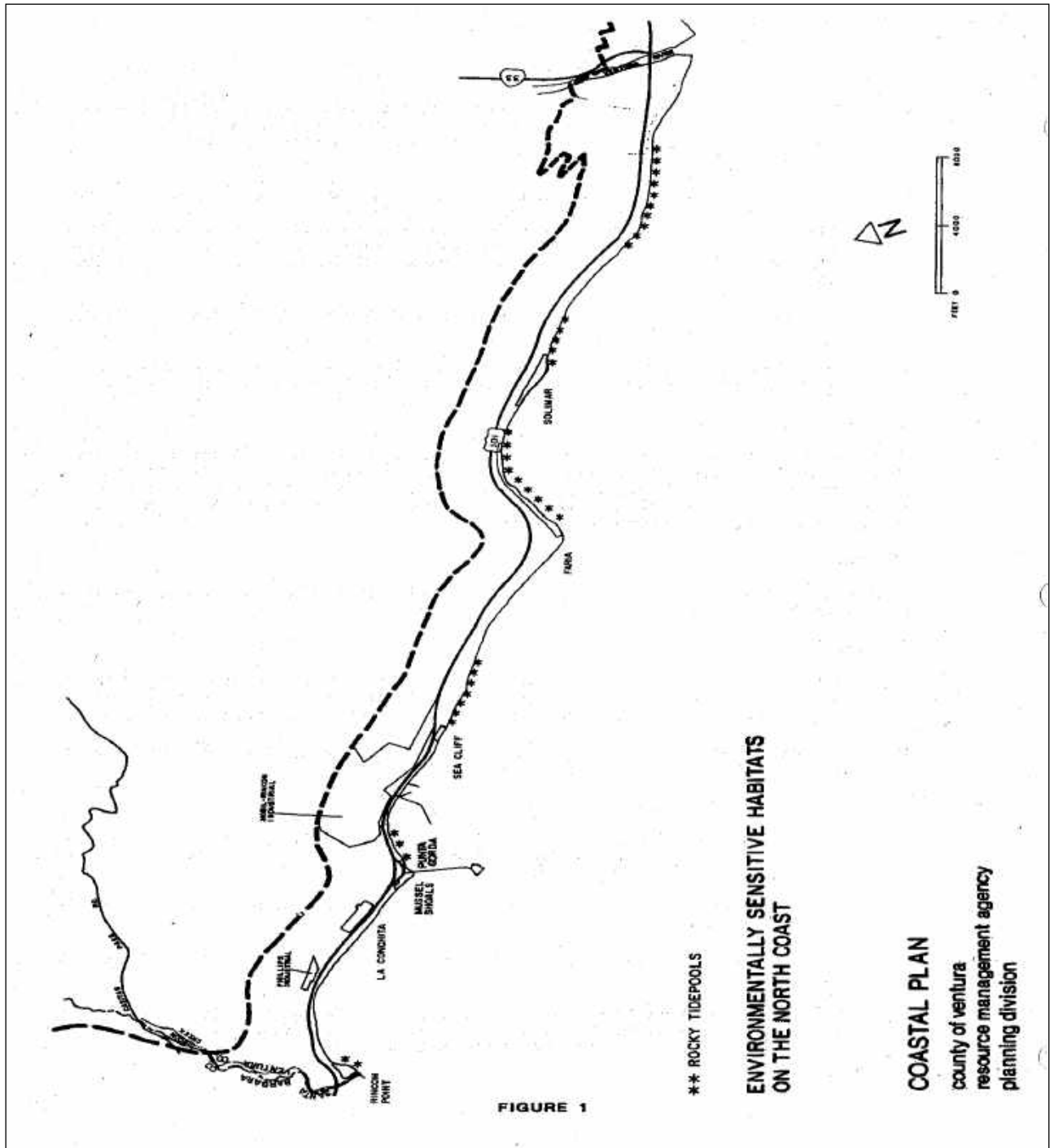
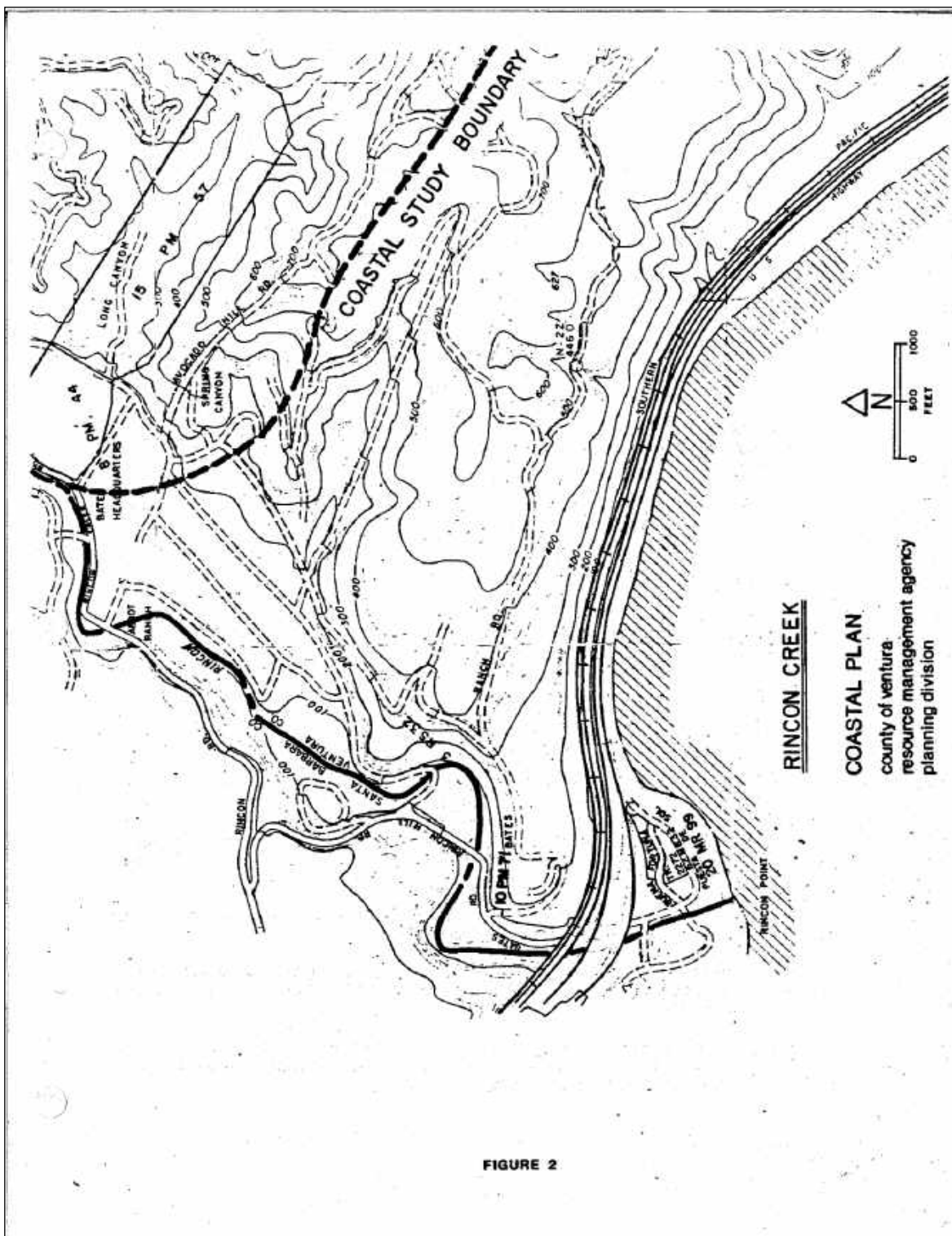


Figure 4.2-2 Rincon Creek



**Figure 4.2-3
North Coast Recreation and Parking Facilities**

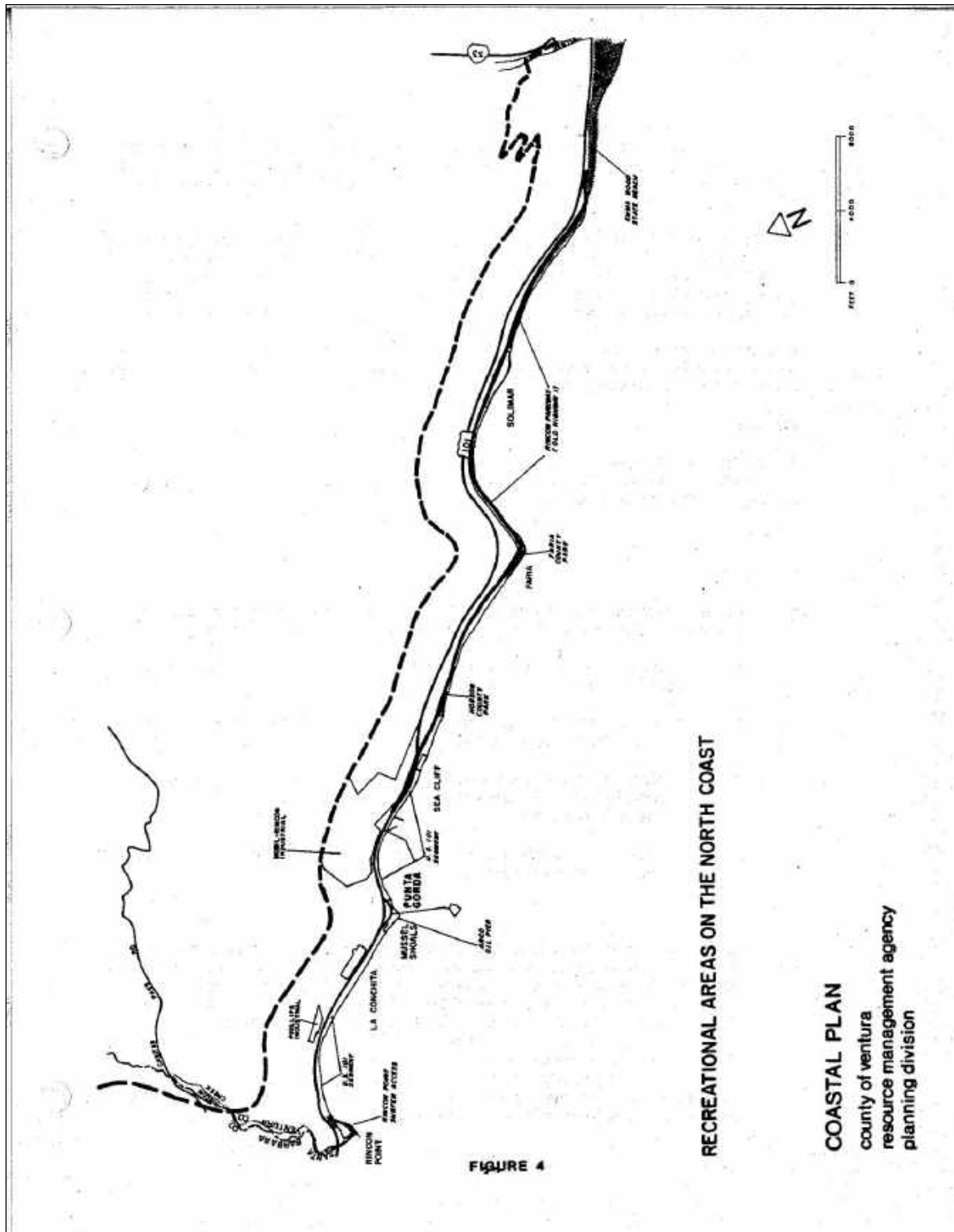
Facilities	Total Acreage	Linear Frontage (Ft.)	Number Of Parking Spaces	Number Of Camping Spaces
Developed Facilities				
Rincon Point State Surfer Access	2.67	75	67	-
Hobson County Park	1.17	679	-	29
Faria County Park	2.4	684	-	45
Rincon Parkway	-	11,700	180	289
Emma Wood State Beach	100.94	16,000	100 (within City of San Buenaventura)	150
Undeveloped Facilities				
Highway 1 - Rincon Point to Punta Gorda	-	8,200	270*	
Highway 1 - Punta Gorda to Seacliff	-	8,000	260*	
TOTALS	45,338 linear ft. (8.6 miles)	877	513	

Source: Recreation and Access LCP Issue Paper, Ventura County Resource Management Agency, 1980

Footnotes:

* Unmarked spaces - assumed 30 ft. per space

**Figure 4.2-4
Recreational Areas on the North Coast**



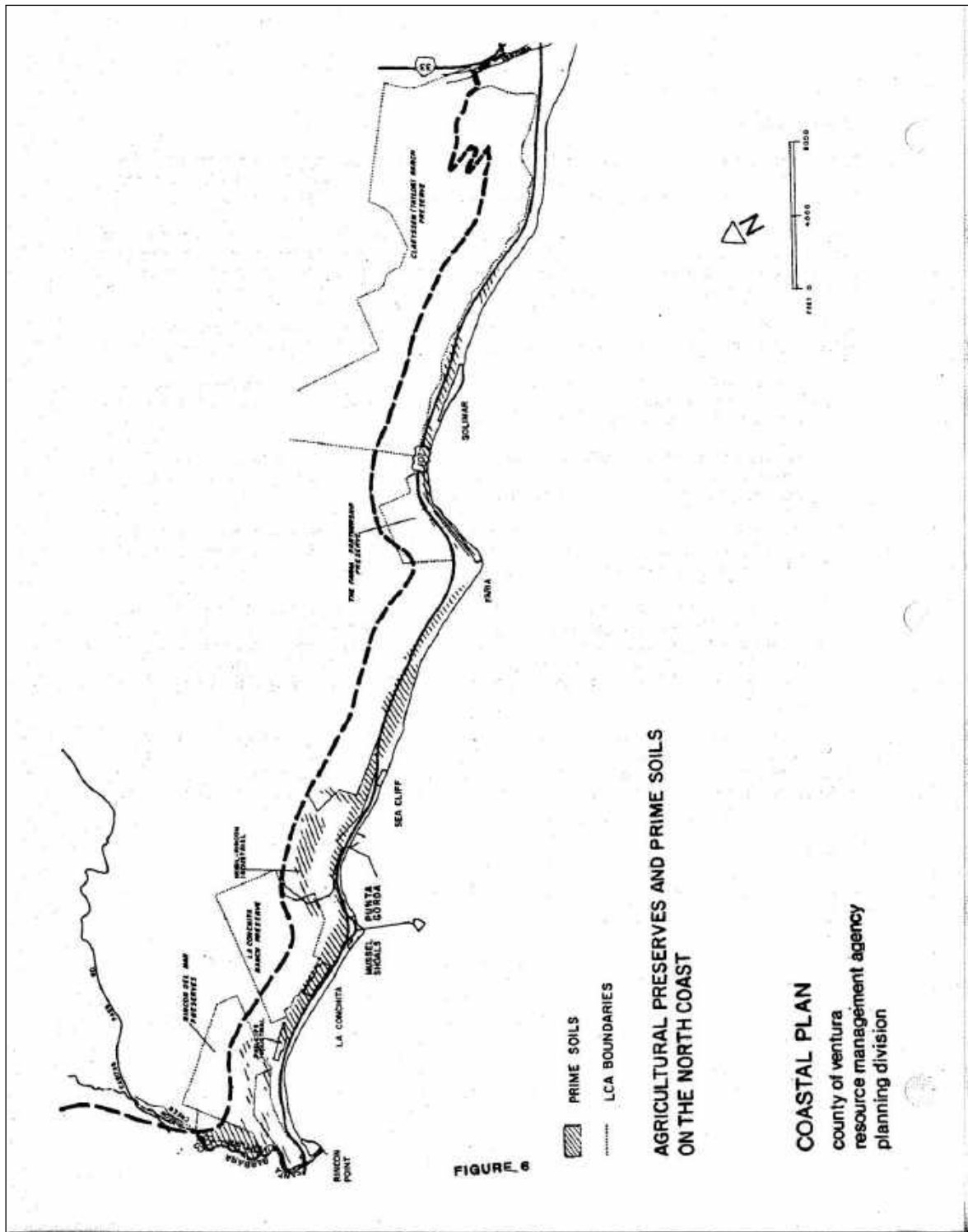
**Figure 4.2-5
North Coast Access Inventory**

NO.*	Name & Location	Access Type	Size	Frontage	Open	Signed	Owned By	Managed By	Remarks
1.	Rincon Point State Surfer Park, West of 101 at County Line	Park	2.67 ac.	75 ft.	Yes	- - -	State Parks	State Parks	
2.	Highway 1 Rincon Point to Punta Gorda	Parking Lateral Vertical	- - -	8,200 ft.	Yes	No	Caltrans	Caltrans	Undeveloped facility - consists of unmarked parking along Old Coast Highway.
3.	Highway 1 Punta Gorda to Seacliff	Parking Lateral Vertical	- - -	8,000 ft.	Yes	No	Caltrans	Caltrans	Same as above.
4.	Hobson County Park West of 101, South of Seacliff	Park	1.7 ac	679 ft.	Yes	Yes	County	County	
5.	Rincon Parkway	Parking Lateral Vertical	- - -	11,700 ft.	Yes	Yes	Caltrans	Caltrans	Includes two improvements to beach seawall to construct ladders to improve <i>vertical access</i> . Ladders maintained by Ventura Co.
6.	Faria Co. Park South of 101, 5.5 miles west of Ventura	Park	2.4 ac.	684 ft.	Yes	Yes	County	County	
7.	4270 Faria Road Faria Tract	Lateral	To Seawall	43 ft.	Yes	No	Private	Owner	Pass and Repass only.
8.	3912-3024 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	150 ft.	Yes	No	Private	Owner	Pass and Repass only.
9.	3488 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	27 ft.	Yes	No	Private	Owner	Pass and Repass only.
10.	3438 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	35 ft.	Yes	No	Private	Owner	Pass and Repass only.
11.	3974 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	50 ft.	Yes	No	Private	Owner	Pass and Repass only.
12.	Emma Wood State Beach West of 101, 3 miles north of Ventura	Park	100 ac.	16,000 ft.	Yes	Yes	State Parks	State Parks	

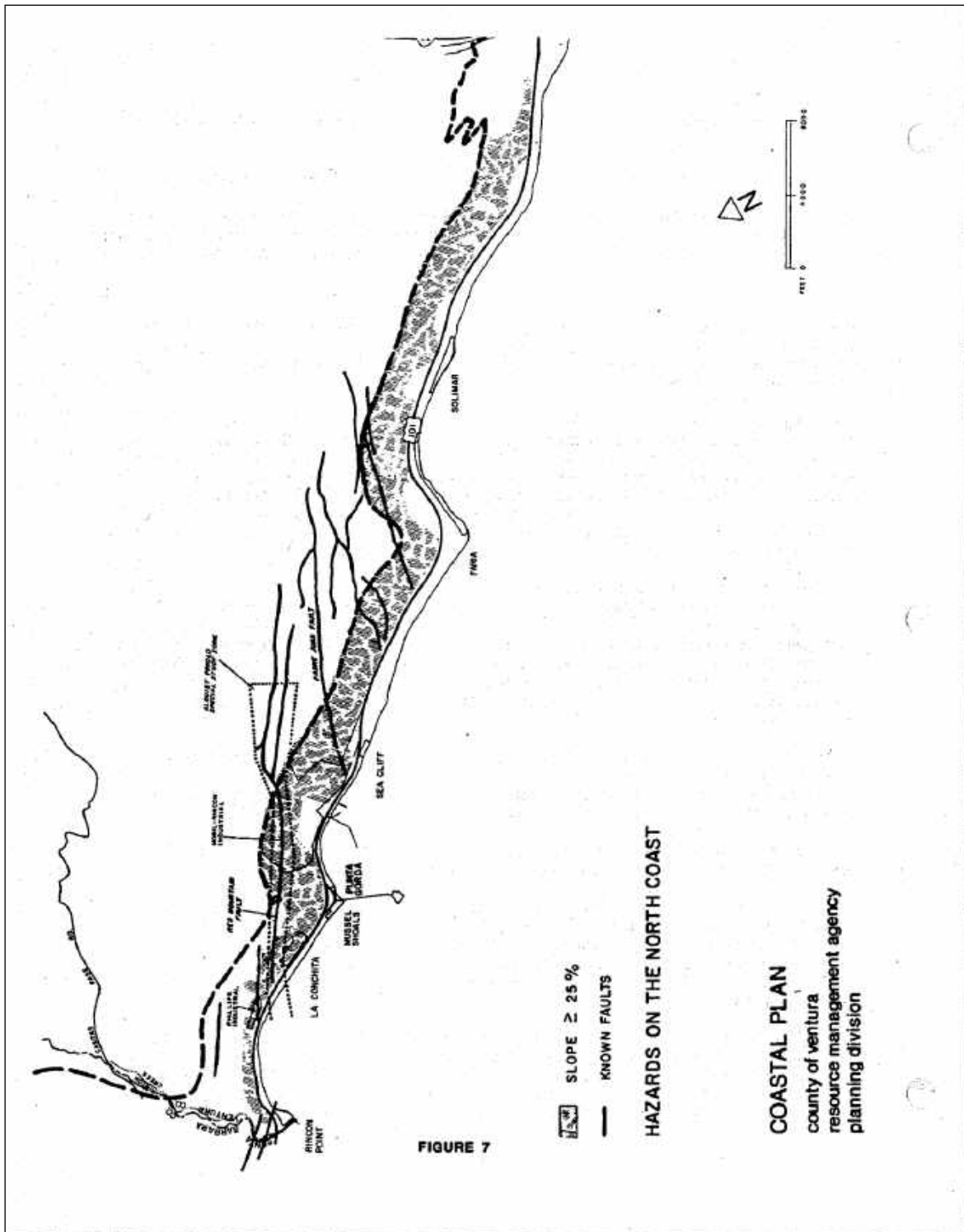
Footnotes:

* Keyed to Local Coastal Area Plan Land Use Map for the North Coast, Figure 46-2 3-2 (Separate Map) 6/20/89

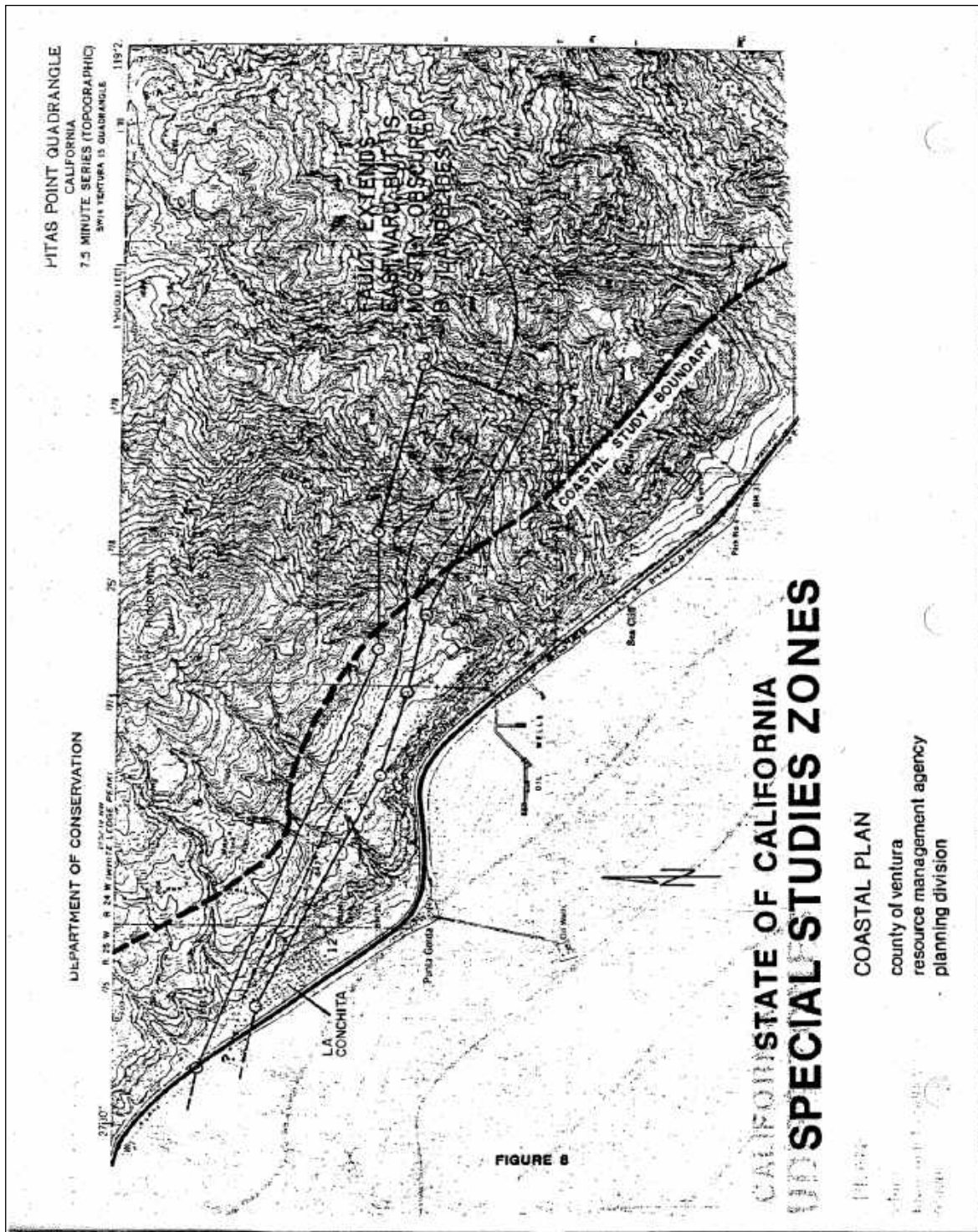
**Figure 4.2-6
Agricultural Preserves and Prime Soils on the North Coast**



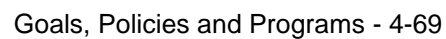
**Figure 4.2-7
Hazards on the North Coast**



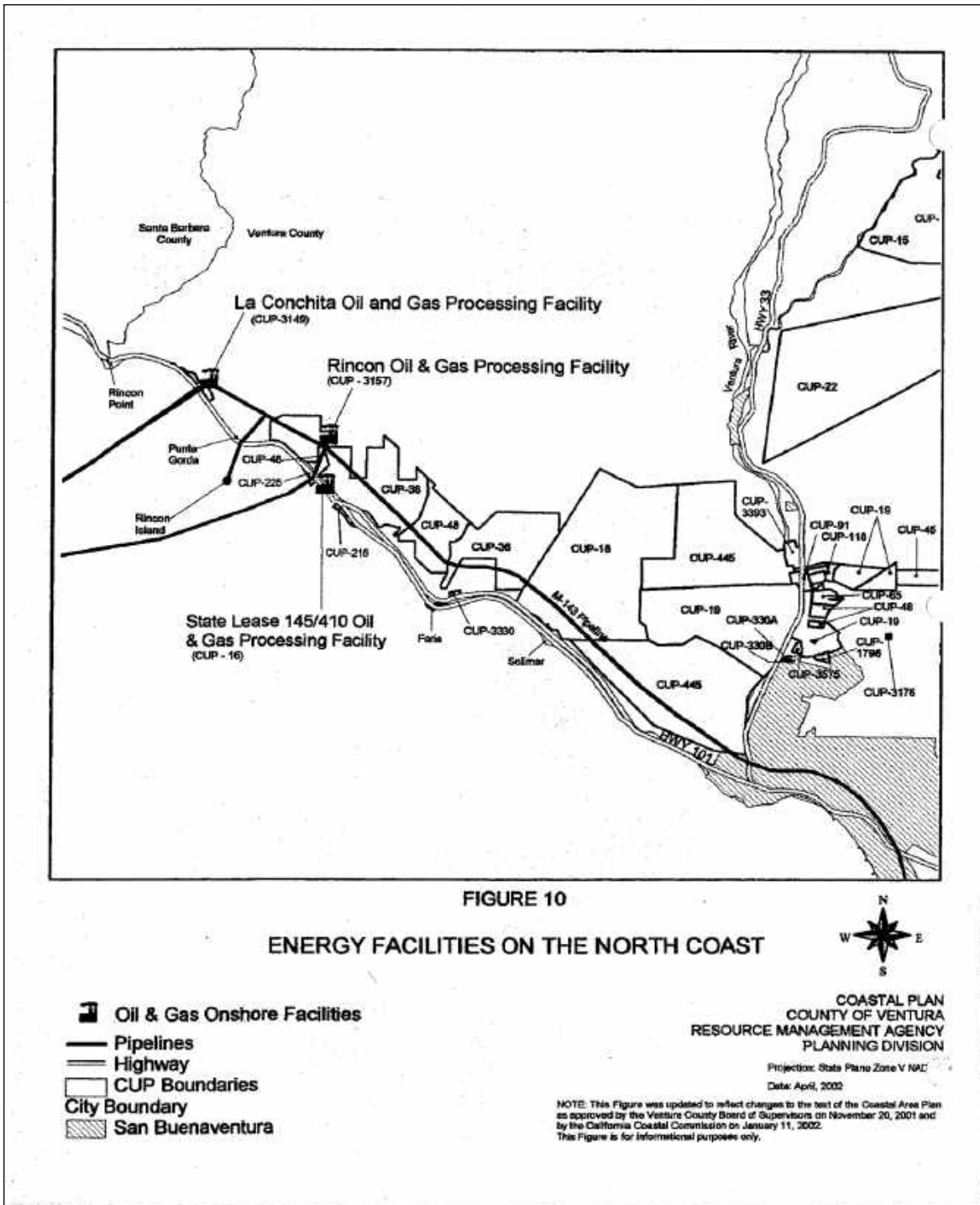
**Figure 4.2-8
Pitas Point Quadrangle (Portion) Special Studies Zones**



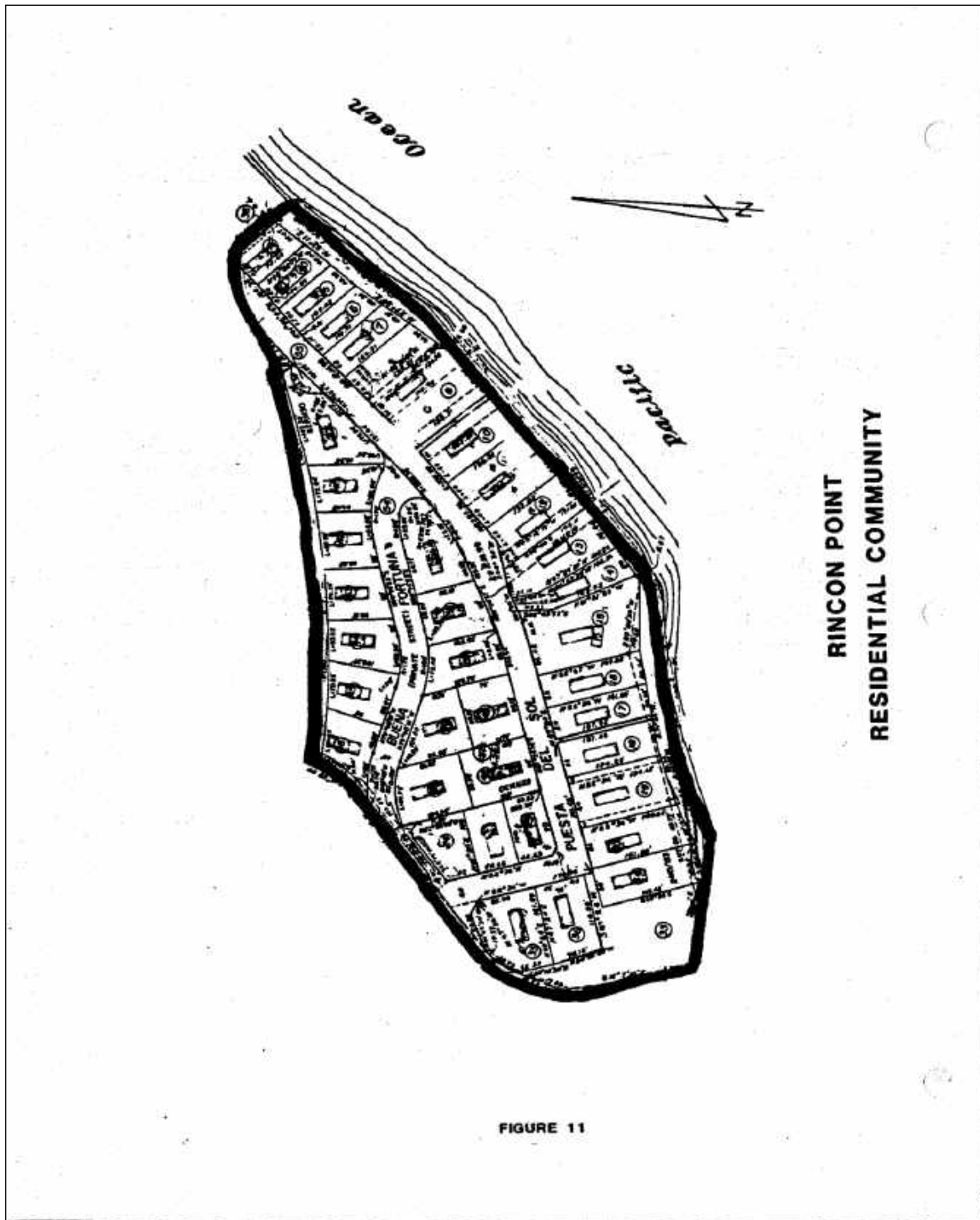
Goals, Policies and Programs - 4-69



**Figure 4.2-10
Energy Facilities on the North Coast**



**Figure 4.2-11
Rincon Point Residential Community**



[illegible]

**MUSSEL SHOALS
RESIDENTIAL COMMUNITY**

FIGURE 13

Figure 4.2-14
Sea Cliff Residential Community

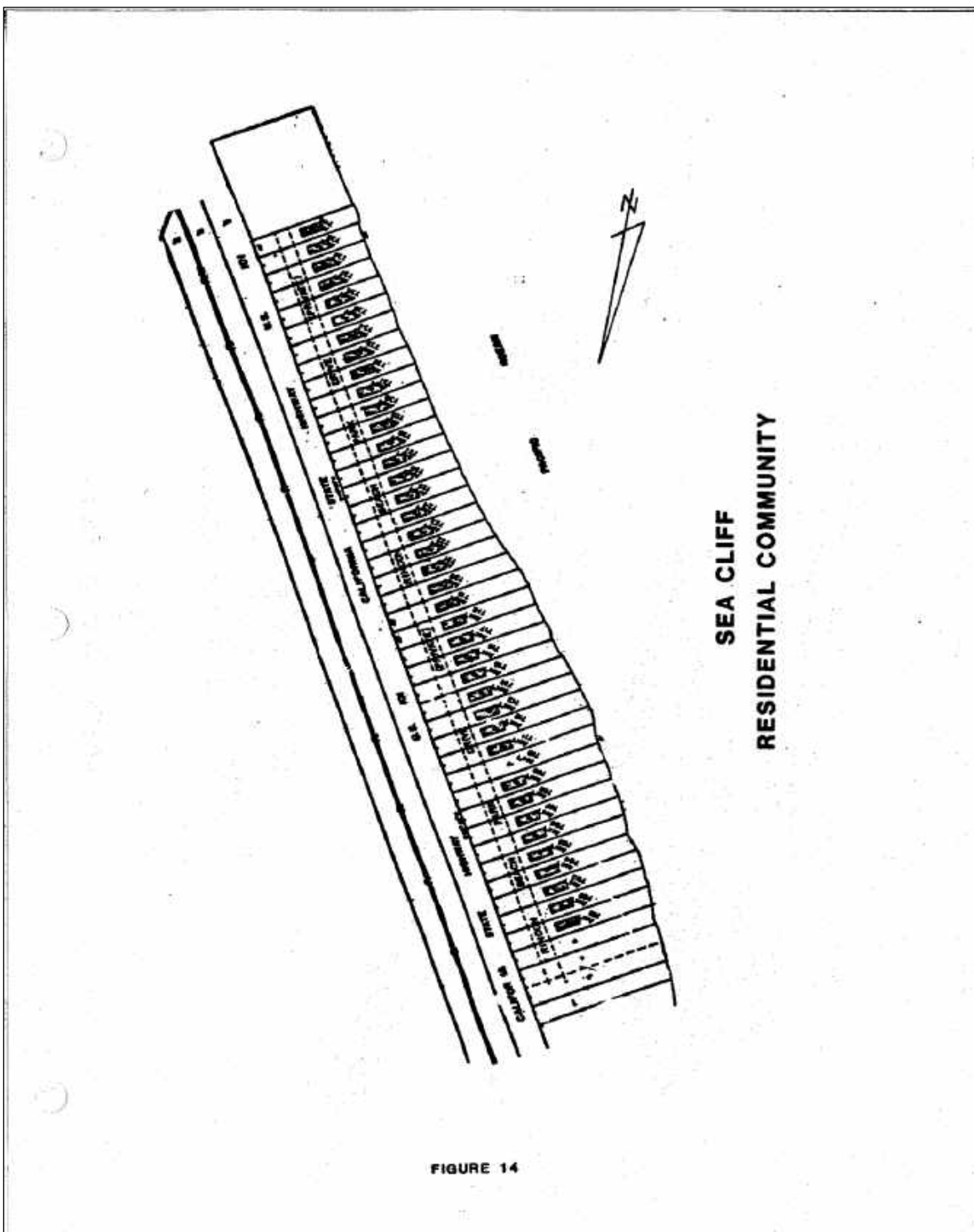


Figure 4.2-15
Faria Residential Community

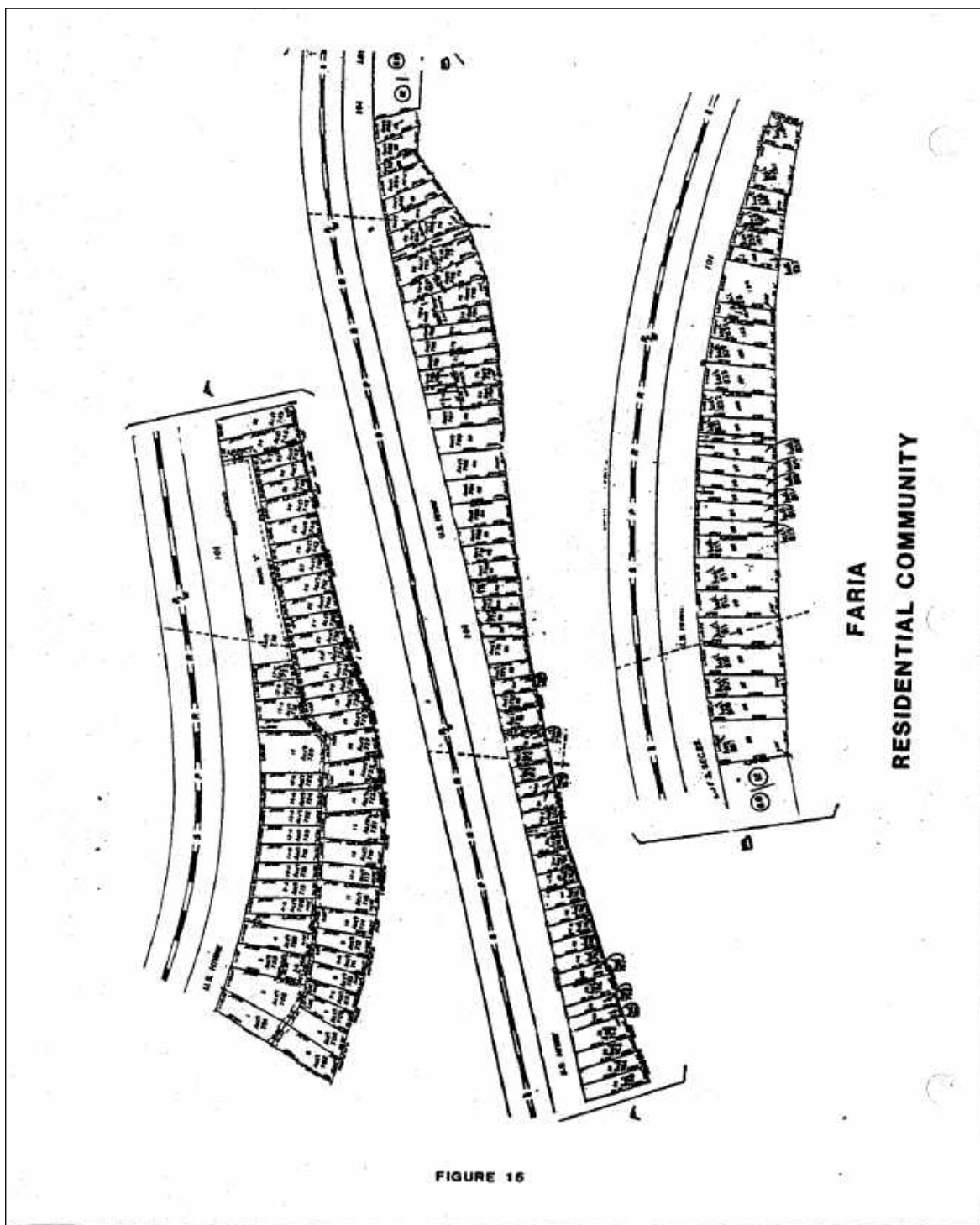
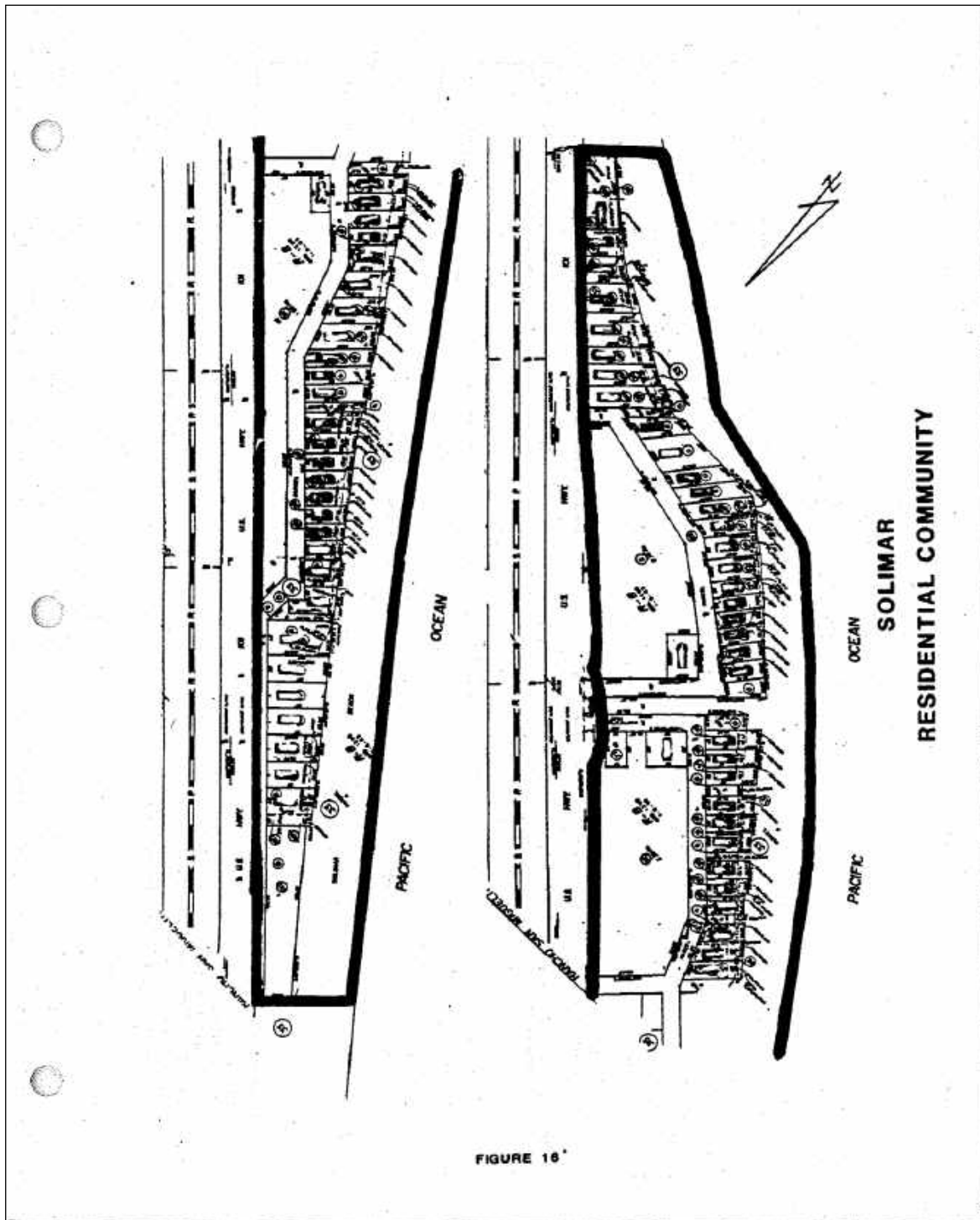


Figure 4.2-16
Solimar Residential Community



4.3 THE CENTRAL COAST

4.3.1 Central Coast Subarea Policies

1. All zoning and *development* shall be in conformance with the Land Use maps (Figure 3-4), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 3-1) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Plan Maps, the *Planning Director* is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Coastal Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan Map. In granting the *Planning Director* such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1.1, Article 11) and, upon exhaustion of these local appeals, as follows:
 - a. The dispute or question of determination may be appealed to the Executive Director of the Coastal Commission. The Executive Director shall expediently transmit to the interested parties his or her determination as to the precise boundary location.
 - b. Where the Executive Director's determination is not in accordance with the local government determination, the Commission shall hold a hearing for purposes of determining the appropriate boundaries for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting consistent with its Administrative Regulations Section 13569.

4.3.2 Recreation and Access

A. Recreation

The Central Coast is interspersed with a variety of developed, accessible recreation areas and has potential for more. Figure 4.3-4 shows these areas. Beach parks have been developed in the cities of San Buenaventura, Oxnard and Port Hueneme. In 2005, the City of Oxnard was conveyed a 28-acres parcel of real property located just north of the Mandalay Generating Station. This parcel will be restored to conserve coastal resources, but access will be included in the undeveloped 80 acre Mandalay State Beach Park north of West Fifth Street (Mandalay State Beach Park is within the City of Oxnard). Mandalay State Beach will provide access to a scenic secondary bicycle/hiking Coastal Trail route along the beach.

The two County parks near Channel Islands Harbor, Hollywood Beach and Silver Strand Beach are for day use. Silver Strand is 41 acres in size and has parking lots at both ends. Hollywood Beach includes 50 acres with limited off-street parking. Current recreational opportunities on the Central Coast are plentiful, and will expand as McGrath State Beach grows and plans are fully implemented for Mandalay Beach Park, Ventura Harbor, Channel Islands Harbor and Oxnard Shores.

Recreation Goal 1

To provide direction to the state, and to local agencies as appropriate, for improving and increasing public recreational opportunities on the Central Coast consistent with public health and safety, and the protection of private rights.

Policies

McGrath State Beach Park

1. The County will:
 - a. Support the California Department of Parks and Recreation's efforts to develop a master plan that is consistent with Ventura County's Local Coastal Program.
 - b. Support logical extensions of McGrath State Beach.
 - c. Encourage the development of well-designed facilities for camping that protect ESHA and wetlands consistent with the policies and provisions of the LCP.
 - d. Encourage the designation of McGrath Lake and the surrounding dunes as a state preserve.
 - e. Work with California Department of Parks and Recreation to plan a segment of the California Coastal Trail that connects the Santa Clara River Trail with Hollywood Beach.

Hollywood Beach and Silver Strand Beach

2. The County will coordinate with the cities of Oxnard, Port Hueneme, and, as necessary, the U.S. Navy in an attempt to help alleviate the traffic problems.
3. Maintain the natural state of the beaches by limiting development to public restrooms, lifeguard stations, and the California Coastal Trail.

Ormond Beach

4. The County will work with the City of Oxnard, California State Coastal Conservancy, The Nature Conservancy, the California Department of Parks and Recreation, and other organizations regarding efforts to acquire and restore the wetlands, improve public access, develop linkages to the Coastal Trail and provide low-impact recreational activities such as nature viewing.

B. Access

The only unincorporated areas in the Central Coast sub-area actually on the shoreline are Silver Strand Beach and Hollywood Beach, a total of about 7,400 linear feet of beach frontage. Both beach parks are owned by Ventura County and are about 90 acres in size. There is adequate pedestrian access to the beaches via numerous stub-end public streets. Lateral access along the beach is also not a problem since the property is County owned. [Figure 4.3-5](#) is an access inventory of the Central Coast.

The major problems are a lack of off-street public parking, and the inability to accommodate visitor traffic in the residential areas. The streets are generally narrow with very limited on-street public parking and no public transportation is available to these areas. In addition to these physical constraints, there are financial and jurisdictional constraints. The only areas where the Silver Strand community could expand are owned by the federal government (U.S. Navy). Attempts to purchase or lease Navy property have proven generally too costly. There is also an incomplete

system of pedestrian walkways linking the beach areas with the Channel Islands Harbor.

Access Goals

1. To maximize public access to coastal recreation areas in the Central Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act; to maintain existing access, and seek new access as funds become available.
2. To maintain or increase public *access* to *coastal resources* through increased parking capacity for vehicles and bicycles within the coastal zone.

Policies

Vertical

1. For all new development-between the first public road and the ocean, granting of an easement to allow *vertical access* to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline,
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "*sensitive habitats*" or tidepools by the land use plan,
 - c. Findings are made, consistent with Section 30212 of the Coastal Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
 - d. The parcel is too narrow to allow for an adequate *vertical access* corridor without adversely affecting the privacy of the property owner.

Lateral

2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Coastal Act that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Environmentally Sensitive Habitats

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "*environmentally sensitive habitats*" shall develop a management program to control the kinds, intensities, and locations of *uses* to preserve the *habitat* resources to maximum extent *feasible*. This program shall be part of *development* approval.

General

4. In accordance with section 30214(a) of the Coastal Act, the time, place, and manner of access will depend on individual facts and circumstances, including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, management of the access areas to protect the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.

McGrath State Beach

6. Support redesign of the entrance to McGrath State Beach to augment access and to improve traffic flow within the park.
7. Support access limitations to certain areas as appropriate to maintain ecosystem viability.

Hollywood Beach/Silver Strand Beach

8. Coordinate with the appropriate agencies to help alleviate traffic and circulation problems, and provide additional public parking. New public parking facilities should be located outside residential areas due to the narrowness of existing roadways and conflicts with residential circulation.
9. Coordinate with the Harbor Department and the City of Oxnard to provide pedestrian walkways and bikeways around Channel Islands Harbor to link Hollywood and Silver Strand Beaches.

Film Production, Temporary

10. Impacts to *coastal resources*, including but not limited to, public recreation facilities, scenic and visual resources, and public coastal beach access shall be minimized during *temporary film production* activities.
11. During the peak summer season (Memorial Day through Labor Day weekend), *temporary film production activities*:
 - Shall not preclude the general public from *use* of a public beach; and
 - Shall not occupy public parking spaces to the extent the general public is restricted from using such spaces to access a public beach or public recreation facilities.
12. No new permanent *structures* shall be erected for *temporary film production activities*, and the *film permit area* shall be returned to pre-permit conditions following *film production striking*.

Parking and Loading

13. New development, and intensifications in *use*, shall be designed to include the number of off-street parking spaces necessary to satisfy any new parking demand.
14. In order to support the preservation of existing, neighborhood-serving commercial areas within the coastal zone, exceptions to off-street parking requirements may be allowed, provided that the project applicant contribute to a program aimed at increasing *coastal access parking*. The following factors must be considered in determining whether a requested exception to off-street parking requirements should be granted:

- No additions or expansion to the structure are proposed and all existing on-site parking is retained;
 - Business hours of operation are in the evening when beach recreational uses are low or non-existent;
 - The primary customer base is nearby residents or beachgoers that do not generate additional parking demand;
 - Shared parking, pursuant to Sec. 8176-4.6, is not available to meet parking requirements; and
 - Other transportation incentives programs listed in Sec. 8176-4.8.1(b), are not feasible, or will not lessen the number of parking spaces required.
15. To promote the efficient *use* of parking areas and reduce the amount of paved or impervious surfaces, shared parking may be allowed for commercial or *mixed-use developments* that accommodate multiple *uses* at different peak parking periods. Where *feasible*, such *parking lots* should accommodate public *coastal access* parking.
 16. Restrictions on public parking that would impede public *coastal access* shall be prohibited except where such restrictions are demonstrated to be necessary for the provision of public safety, and there is no other feasible alternative.
 17. New *development* that requires the removal of existing public parking shall provide an equivalent number of replacement public parking spaces in the immediate vicinity except where the provision of such parking is infeasible or alternatives are identified that offset the need for additional parking facilities.
 18. Where *feasible*, new commercial, *multi-family* residential, or *mixed-use development* shall minimize the demand for public parking by providing on-site bus stops, bicycle storage, sidewalks, or other facilities or programs that support alternative modes of transportation.

Signs

The primary purpose of the *sign* policies in this section is to utilize *signs* to protect and improve *access* to the coastline or other *coastal resources*.

19. *Coastal access* signage shall be posted in conspicuous areas and located so that *access* is maintained and visitors are directed to publicly available *coastal access* parking, beach access points, and public trails.
20. For the California Coastal Trail, *coastal access* signage should include distinctive *signs* incorporating the California Coastal Commission *coastal access* logo (foot and wave) or markers, consistent with visual resources.
21. *Signs* that adversely impact public access shall be prohibited except where there is no *feasible* alternative to protect public safety. In such cases, the impact to *coastal access* shall be mitigated and, where *feasible*, the sign shall be temporary and removed once the public safety issue is resolved.
22. With the exception of *road* or *informational signs*, placement of *signs* within the public right-of-way shall be prohibited.
23. No *signs* shall be posted on a beach unless authorized by a coastal *development* permit. *Signs* on a beach which purport to identify the boundary between State *tidelands* and private property, or which indicate that public *access* to State *tidelands* or public *lateral access* easement areas is restricted, shall not be permitted.

C. Recreation and Access Programs

Parking and Loading

1. The Public Works Agency, in coordination with the Planning Division, will prepare a parking study that evaluates existing parking facilities and parking *use* where *coastal access parking* concurrently serves visitor-serving coastal recreation, commercial development, and residential neighborhoods. The parking study will also identify strategies aimed at the following: (1) increasing the amount of available *coastal access parking* (for example, by identifying potential locations for additional public parking or by restriping existing parking areas to increase the number of spaces), (2) more efficiently using available parking (for example, by establishing a time restricted parking program), and (3) reducing parking demand (for example, by extending bus or shuttle services to coastal beach areas). The study areas for this program include La Conchita (Surfside Street), Hollywood Beach (Los Altos Street and Ocean Drive), and Silverstrand (Roosevelt Boulevard and Panama Drive). (Pending available funding).

4.2.3 Agriculture

There are five major agricultural areas wholly or partially within the Central Coast. According to the 1978 Assessor's land *use* data and an on-site survey, they total approximately 1,500 acres. Some of the *parcels* are split by the *coastal zone* boundary. Only those areas estimated to be in the *coastal zone* are included in this discussion (Figure 4.3-6).

Most of the Central Coast agricultural lands contain Class I and Class II soils as identified by the U.S. Soil Conservation Survey. Cultivation of row crops is the predominant agricultural *use*, although some greenhouse and dry crop farming takes place. Approximately 350 acres, or 23 percent of the agricultural land, have been placed in agricultural preserves under Land Conservation Act contracts. Area descriptions from north to south follow:

A. Preble Lands (Non-Preserve)

The Preble sub-area includes 62 acres of row and truck crops, located immediately north of the 101 Freeway and bounded on the west and north by the corporate limits of the City of San Buenaventura. This area is broken into four *parcels*; 44 acres, 13 acres, 3 acres, and 2 acres in size, respectively. All *parcels* contain prime soils.

This area is zoned "C-A" (Coastal Agricultural). The Preble area is within the San Buenaventura Area of Interest and is designated "Agricultural" on the County's General (Plan) Land Use Map as well as in this Coastal Plan. The City of San Buenaventura Land Use Element designates the site for "Planned Mixed Use Development" for Phase I - first priority development. Poor *access* to the area is the major *development* constraint at this time.

B. Olivas Lands

Immediately south of the Preble area, extending to the Olivas Golf Course, are the Olivas agricultural lands. The area consists of six *parcels* (25, 32, 15, 35, 130 and 120 acres in size). U.S. Highway 101 separates the Preble area from the Olivas area.

Prior to construction of the freeway, *parcels* in these two areas were merged, forming a continuous stretch of *prime agricultural land*. The Olivas sub-area includes

approximately 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.

The County General Plan designates this area as "Agricultural". The City of San Buenaventura General Plan designates the area as "*Agriculture*" through 2010.

C. McGrath Agricultural Lands

The unincorporated McGrath agricultural lands extend from the Santa Clara River on the north, to Wooley Road on the south, east of Harbor Boulevard. Approximately 883 acres are in the coastal zone. Of these, approximately 228 acres are in agricultural preserve under the Land Conservation Act. Zoning for the McGrath agricultural land includes:

- "COS" = Coastal Open Space, 10 acre minimum *lot* size,
- "COS-40Ac" = Coastal Open Space, 40 acre minimum *lot* size, and
- "CA" = Coastal Agricultural, 40 acre minimum *lot* size.

All agricultural lands in the McGrath area are designated "Open Space" in the General Plan and in this Coastal Area Plan.

Between Fifth Street and Wooley Road is a 219-acre *parcel* of row and truck crops that is designated "Agricultural" in the County General Plan. This *parcel* is within the City of Oxnard Area of Interest, and is phased for *development* after 1990 by the City's General Plan.

D. Other Ownerships

Located between Teal Club Road and Doris Avenue, west of Victoria Avenue, and adjoining the McGrath agricultural lands are two *parcels* partially within the coastal zone. The two *parcels* (107 acres total) have been 19 acres within the *coastal zone* that are zoned "CA" (Coastal Agricultural) and are designated "Open Space" in this Coastal Area Plan. The balance of the *parcels'* acreage is designated "Agricultural" in the County's General Plan and the acreage is zoned "A-E" (Agricultural Exclusive).

E. Ormond Beach

There are two areas of unincorporated lands within the *coastal zone* in the vicinity of Ormond Beach, totaling approximately 65 acres. The *parcels* have prime soils and some are currently in agricultural *use*. The 65 unincorporated acres are designated "Agricultural" (51 acres) and "Open Space" (14 acres) in this Coastal Area Plan. All other (55 acres) of Ormond Beach agricultural lands are within the jurisdiction of the City of Oxnard.

The California Legislature passed the California Aquaculture Development Act which amends Section 30411 of the Coastal Act by finding and declaring that "salt water or brackish water *aquaculture* is a coastal *development use* which should be encouraged to augment food supplies." Since *aquaculture* research and *development* is in its infancy, the potential for this kind of *agriculture* in the *coastal zone* should be recognized. The unincorporated areas of Ormond Beach may be suitable for *aquaculture*.

Minimum *lot* size in the "*Agriculture*" land *use* designation is 40 acres per *single family dwelling*. This 40 acre minimum is sufficient to maintain economic viability for various agricultural *uses* (irrigated cropping). Non-irrigated activities may require a larger acreage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

Agriculture Goal 1

To preserve agricultural lands on the Central Coast to the maximum extent *feasible*.

Policies

1. The stable urban boundaries are:
 - a. The Southern Pacific Railroad right-of-way north of U.S. Highway 101, in the Preble area, which divides the unincorporated County agricultural lands and the City of San Buenaventura's urban development.
 - b. Conterminous with the City of Oxnard's present city limit at Wooley Road and the Ormond Beach area.
2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.
3. The Local Agency Foundation Commission should exclude lands designated "*Agriculture*" from any new or expanded service districts that could negatively impact agricultural viability.
4. New or expanded *public works facilities* will be sited or designed to mitigate environmental impacts on agricultural viability and open space lands.
5. As *aquaculture* develops it will be considered as a potential agricultural *use* in appropriate areas.

4.3.4 Hazards

The Central Coast *coastal zone* is part of the Oxnard Plain, an alluvial fan created by the disposition of the sediments from the Ventura River to the north, the Santa Clara River and Calleguas Creek to the south.

The Oak Ridge Fault System extends beneath the Central Coast's unincorporated lands. The Oak Ridge Fault is a steep reverse, or thrust, fault with a trace that extends westward along the Santa Susana Mountains, and toward the ocean on the southern side of the Santa Clara River.

The Fault System probably contains many branching faults and is believed to be associated with one or more faults of similar trend present in the Santa Barbara Channel west of the Oxnard Plain. The System is over 50 miles long on the mainland and may extend for an equal or greater distance offshore. It is considered active.

The McGrath Fault branches off the Oak Ridge Fault zone to extend westward into the ocean near the McGrath lands south of the Santa Clara River.

The *coastal zone* area of the Oxnard Plain may be particularly prone to liquefaction. A special study completed after the February 21, 1978 Point Mugu earthquake indicates that the areas south of the Ventura River, generally between Gonzales Road and Oxnard Shores, have a moderate to low liquefaction potential, while the Preble and Olivas communities, the Santa Clara River area, and Channel Islands Harbor, extending southward to Arnold Road, have a moderate to high liquefaction potential.

The Central Coast is the most heavily populated area of the Ventura coastal zone. Several large industries and utilities are located there, including Southern California Edison Company's Mandalay and Ormond Beach power plants, Oxnard and San Buenaventura wastewater treatment plants, and three harbors. Liquefaction from severe ground shaking could cause major damage and disruption of services.

According to the County General Plan's Hazards Appendix, the area in the Central Coast *coastal zone* has a subsidence rate of between 0.01 and 0.05 feet per year. A single point located at Hueneme Road and Highway 1 has dropped about one and a half feet in twenty-one years. Records up until 1968 show a dozen bench marks that have settled a foot in a fifteen to twenty-year period.

The Santa Clara River is a flood hazard to some human activities in the Central Coast. Major floods occurred along the Santa Clara River in 1938, 1943, 1958, 1965, 1969, 1978 and 1980. Floods could inundate the Olivas Golf Course, portions of the City of Ventura Sanitation Plant, McGrath State Beach, Harbor Boulevard, and a major portion of the McGrath agricultural lands.

The Coastal Act specified that new *development* is to be located away from hazardous areas. New flood control projects shall be limited to those necessary to protect existing *development* or for public safety (Section 30236). Flood plain management, rather than structural solutions alone in this sub-area may be required.

Existing *uses* in the *coastal zone* portion of the Santa Clara River conform to the "Open Space" designation of the County's General Plan and this Coastal Area Plan. No *structures* are located on the coastal portion of the flood plain, with the exception of the City of San Buenaventura Sanitation Plant facilities, and recreational *structures* at McGrath State Beach. The California Department of Parks and Recreation General Development Plan for McGrath State Department of Parks and Recreation General Development Plan for McGrath State Beach recommends relocating the State Beach *structures* to avoid flood impacts.

Maintenance of *agriculture* and open space (parks, recreation and *habitat* preservation) would promote proper flood plain management, and would further reduce potential flood damage to structural development.

The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of projects.

In addition to the environmental hazards on the Central Coast there is another unique hazard associated with *development* adjacent to certain areas of the Point Mugu Naval Air Station. Bunkers are located at certain areas on the base where magazines *store* explosive materials. Depending on the quantity of material, the Navy has computed a hazardous distance (QD radius) around the magazine where no *development* should take place. In addition, the runways contain "overrun areas" where no *development* should take place. [Figure 4.3-7](#) depicts this area, found within the Ventura County Game Preserve property.

Hazards Goal 1

To protect public safety and property from natural and human hazards as provided in County ordinances.

Policies

1. The County's General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provide direction for geologic, seismic, flood and fire hazard avoidance.

2. The flood plain of the Santa Clara River will be limited to open space of agricultural *uses* to minimize flood hazard risk.
3. New *development* shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
4. All new *development* will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.
5. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include *feasible* mitigation measures which will be used in the proposed development.
6. *Structures* for human habitation (regularly, habitually, or primarily occupied by humans) shall be setback a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.
7. New *development* shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.

4.3.5 Beach Erosion

Unincorporated areas of the Central Coast with beaches include Hollywood Beach and Silver Strand. According to the Department of Navigation and Ocean Development (1979), erosion at Hollywood Beach is significantly minimized by the jetty at the north entrance of Channel Islands Harbor (Appendix 5).

Erosion at Silver Strand is also slight. While the middle section of the beach is subject to erosion during periods of high tides and wave action, homes on the shoreline are protected from damage by bulldozed sand dikes.

Beach sections that become eroded are stabilized with sand replenishment by the Army Corps of Engineers as requested by the Ventura County Flood Control District as funds are available.

Beach Erosion Goal 1

To protect public safety and property from *beach erosion* as provided for in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Proposed *shoreline protective devices* will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
2. All shoreline protective *structures* which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A *building* permit will be required for any construction and maintenance of protective shoreline *structures*, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Division will routinely refer all permits for seawalls, revetments, groins, retaining walls, and pipeline outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to)

the project's effects on adjacent and downstream *structures*, net *littoral drift*, and downcoast beach profiles.

5. If the potential environmental impacts of the proposed *structure* are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report that indicates how those impacts will be mitigated.
6. Permitted *structures* under policies 1 through 4 will not interfere with public *access* to the shoreline.
7. During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches with severe erosional losses consistent with environmental restraints on the deposition of dredge spoils.

4.3.6 Energy and Industrial Facilities

Several industrial facilities for energy production are located on the Central Coast: 1) oil and gas and processing and distribution facilities; 2) electrical generating plants; and 3) marine terminals and storage tanks. Proposals have been made for expanding *development* of offshore oil and gas fields, related onshore facilities, and new electrical generating plants ([Figures 4.3-8](#) and [4.3-9](#)).

I. Oil and Gas Facilities

The West Montalvo oil field is located on the Oxnard Plain immediately south of the Santa Clara River. It extends into the State Tidelands. Most of the West Montalvo field lies within the unincorporated areas of the County; however, portions in the vicinity of McGrath State Park and Mandalay Beach are in the corporate boundaries of the City of Oxnard. The onshore portion comprises approximately 80 percent of the proven acreage of the field. There are some directionally drilled wells in this field that produce from offshore by drilling under the ocean.

The onshore portion of the West Montalvo field consists of four leases: McGrath #4 lease; McGrath #5 lease; Patterson Ranch lease, Parcel 1 and Parcel 2. These leases are only partially within the *coastal zone* ([Figure 4.3-9](#)). There have been several Conditional Use Permits and modifications on these leases issued by the County over a period of many years.

There are currently three processing facilities within the coastal zone: one west of Harbor Boulevard near its intersection with Gonzales Road, and two east of Harbor Boulevard, south of the Santa Clara River. A compressor pump station is located south of Fifth Street, adjacent to the Edison Canal in Oxnard.

In September of 1978, there were 18 producing onshore wells, and one producing offshore well, in the West Montalvo oil field. These wells are located on both the east and west sides of Harbor Boulevard.

II. Pipelines

One major oil pipeline is located in the Central Coast. It is made up of three segments routed from the Rincon pump station to the Ventura Pump Station (which includes storage tanks) at Ventura Harbor and on to Los Angeles. Only the first segment crosses the coastal zone. It consists of an 8-inch line from the Ventura Pump Station to the Santa Paula Pump Station.

III. Electrical Generation and Transmission Facilities

The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electrical transmission lines proposed for the *coastal zone* are developments under the Coastal Act, thus the County has permit review over them. However, the Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing transmission system from local government permit authority.

While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and *habitat* areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigation measures are limited at this time to alternate routine locations and undergrounding of lines, which is expensive.

Reliant Energy operates two major electric generating stations on the Central Coast: Mandalay Beach, located on the coast within the City of Oxnard, seaward of Harbor Boulevard and approximately a half mile north of West Fifth Street; and Ormond Beach, also in the City of Oxnard on the beach, northwest of Arnold Road and approximately a half mile south of McWane Boulevard. The combined generating capacity of these two power plants is 2,010 megawatts (MW) or three times the total electrical requirements of Ventura County. Transmission lines from both generating stations cross the coastal zone.

Reliant Energy maintains four electrical distribution substations within the coastal zone. Only one of these is located in the County *coastal zone* - the 66KW distribution substation at Silver Strand Beach.

During a 1979 Notice of Intent proceeding (79-NOI-3), the County, Coastal Commission, Energy Commission, Department of Fish and Game, and (at that time) Southern California Edison Company agreed to some significant stipulations regarding the siting of new power plants in the Ormond Beach site. Briefly, these stipulations eliminate the construction of power plants from dunes, *wetlands*, or beach areas.

IV. Offshore Oil and Gas Development

Offshore oil and gas *development* occurs both in state *tidelands* and the federal Outer Continental Shelf (O.C.S.). Facilities in the Central Coast are used to support O.C.S. activities ([Figure 4.3-8](#)).

A. State Tidelands - Currently, all production from the West Montalvo offshore field is from State Tidelands, lease PRC 735. Production is accomplished from a series of directionally drilled wells from the onshore McGrath #4 Lease (Montalvo Field), seaward of Harbor Boulevard. A *tidelands* lease, PRC 3314, surrounds the McGrath #4 lease.

B. Federal Outer Continental Shelf:

1. Hueneme Field - The Hueneme Unit consists of Tracts P-0202 and P-0203, which are located approximately three to five miles southwest of Port Hueneme. There are two offshore oil platforms that were constructed since 1980, one of which is within this unit (Gina), while the other (Gilda) is in the Santa Clara unit. There is a small onshore treatment facility in the City of

Oxnard immediately south of Reliant Energy's Mandalay Beach Generating Station. Called the "Mandalay Onshore Separation Facility," this facility sells gas to the Generating Station.

2. Santa Clara Unit - There are eight OCS (Outer Continental Shelf) tracts located five miles southwest of Ventura and six miles west of Port Hueneme. Platform Grace was installed on OCS Tract P-0217.

V. Other Facilities:

A. Refineries - There are two operating refineries and one inactive refinery in the County. None are located within the coastal zone, but all are important to *coastal zone* planning. One, the Oxnard Refinery, is in the Central Coastal Area. The small Oxnard refinery is adjacent to Fifth Street in an unincorporated area, just east of the City of Oxnard. Feed stock for the refinery comes primarily from the Oxnard and West Montalvo fields. It has a capacity of approximately 2,500 B/D with an existing throughput of approximately 1,500 B/D.

B. Marine Terminals and Storage Tanks - The Ventura Marine Terminal, which is idle, is located on land just south of the Ventura Marina. The property is now annexed to the City of San Buenaventura. There is a transit storage tank site adjoining the Marine Terminal on the south.

C. Oil Field Waste Disposal Sites - This type of *use* is termed a "soil amendment activity" in the County's Non-coastal Zoning Code, and is allowed in several zoning categories including Open Space by Conditional Use Permit in the non-coastal areas of the County. There are two sites in the Central Coast that formerly handled oil field wastes. They are located at the northeast corner of Fifth Street and Harbor Boulevard. The sites closed operations in 1980.

Energy and Industrial Facilities Goal 1

To allow the continued exploration and production of oil and gas in most of the Central Coast sub-area while meeting Coastal Act and County objectives, and maintaining environmental quality.

Policies

1. All land between Harbor Boulevard and the shoreline; or land designated "Residential," "Recreational," or shown as "*Environmentally Sensitive Habitat*" will be considered as unacceptable for new energy and industrial facilities of any kind. Pre-existing facilities and oil/gas/communication pipelines, and repair of such will be considered acceptable.
2. Within the land area between Harbor Boulevard and the landward *coastal zone* boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities, which require a "Coastal Industrial" (C-M) zone will be permitted unless located in an area designated "Industrial."
3. All surface activities, including those regulated by the Division of Oil, Gas and Geothermal Resources related to the *development* of onshore oil and gas resources in the *coastal zone* are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-8.7) for a list of standard oil *development* design and

operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and location.

4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3 above, and shall include:
 - a. The location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. Plans for the consolidation, to the maximum extent *feasible*, of drilling and/or production facilities, as well as accessory facilities.
 - c. A phasing plan for the staging of *development* that indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. A plan for eliminating or substantially mitigating adverse impacts on *habitat* areas, *prime agricultural lands*, *recreational areas*, *scenic resources* and archaeological sites due to siting, construction, or operation of facilities.
 - e. Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt. For any *development* requiring a grading permit, either (1) a Storm Water Pollution Control Plan (SWPCP) shall be prepared and submitted in accordance with the Ventura County Municipal Storm Water Permit, Order No. 00-108, Part 4 - Special Provisions, D. Programs for Construction Sites, or (2) a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted in accordance with the State General Permit for Stormwater Discharges Associated with Construction Activity, whichever is applicable.
 - f. A description of means by which all oil and gas will be transported off-site to a marketing point. Pursuant to Policy 7 below, transshipment of crude oil and gas shall be through on-shore pipeline.
 - g. A description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. Oil spill prevention and control measures.
 - i. Fire prevention procedures.
 - j. Emission control equipment.
 - k. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.
 - l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the *Coastal Zone* related to oil and gas development.
 - m. All facilities supporting oil and gas *development* must comply with the terms and requirements of the State General Industrial Activities Storm Water Permit, including the *development* and submittal of a Storm Water Pollution Prevention Plan.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent *feasible*, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
6. All future offshore oil and gas production coming on-shore in the Central Coast Area shall utilize existing facilities whenever economically and technically *feasible*.

7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
8. When *feasible*, pipelines shall be routed to avoid important *coastal resources*, including recreation, *environmentally sensitive habitats* and archaeological areas. Unavoidable routing through recreation, *habitat*, or archaeological areas, or other areas of a significant *coastal resource* value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, duration, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
9. The County shall determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the U.S. Department of Transportation - Office of Pipeline Safety (DOT-OPS), or the California State Fire Marshall is required to protect sensitive *coastal resources*, and if so, shall require spacing at intervals which provide appropriate protection.
10. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
11. All offshore to onshore pipelines shall, where *feasible*, be located at existing pipeline landfall sites, and shall be buried from a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites are prohibited from areas designated as "Residential" or shown as "*Environmentally Sensitive Habitat*."
12. Except for pipelines exempted from coastal *development* permits under Section 30610 of the Coastal Act, as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the *coastal zone* to determine what, if any, *coastal resources* may be impacted by construction and operation of a pipeline and any *feasible* mitigation measures. The costs of this survey shall be borne by the applicant. This survey may be conducted as part of an environmental review if an Environmental Impact Report or Mitigated Negative Declaration is required for a particular project.
13. Owners/operators shall notify both the County of Ventura Planning Division and any other designated affected State agencies (e.g. DOGGR, CSFM, SLC, LARWQCB) of any intent to decommission and/or remove any pipelines and/or facilities. Upon completion of pipeline construction or removal of pipelines and/or facilities, the site shall be restored to the approximate previous *grade* and condition. Upon removal or decommissioning of pipelines and/or facilities, an assessment of the surrounding soils shall be conducted by a qualified licensed expert, e.g. a licensed geologist or registered professional civil engineer, to determine whether or not those soils are contaminated. If the soils are found to be contaminated, a soil remediation plan delineating the method and timing of remediation shall be prepared and submitted to the County Planning Division and the Los Angeles Regional Water Quality Control Board for their review and approval. All excavated materials shall be replaced in reverse order with topsoil replaced at *grade* level and compacted if necessary. All sites previously covered with *native vegetation* shall be re-seeded with the same or recovered with the previously removed vegetation materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.

14. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential fault zones, seismically active areas, or moderately high to high risk landslide areas. This report shall investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors shall be consolidated with existing pipeline or electrical transmission corridors where *feasible*, unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
15. Transmission lines rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near *habitat*, recreational, or archaeological resources, whenever *feasible*. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas re-vegetated with plants similar to those in the area to the extent safety and economic considerations allow.
16. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically *feasible* unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
17. Pursuant to section 307(f) of the Coastal Zone Management Act of 1972 (16 USC § 1456(f)), the adopted Ventura County Air Quality Management Plan shall be used as a criterion in determining consistency of federal actions on the Outer Continental Shelf (OCS) with the California Coastal Management Program (CCMP). Pursuant to Section 328 of the Federal Clean Air Act (42 USC § 7627, all activities on the OCS must comply with the Outer Continental Shelf Air Regulations as specified in 40 CFR Part 55.
18. As land becomes available, permanent service bases shall be encouraged to locate at the Port of Hueneme where similar *uses* are located and adequate harbor facilities are available.
19. Should crude oil pipelines need to be enlarged in the future, or a new pipeline installed, the route shall follow existing pipeline corridors, if *feasible*.
20. Upon decommissioning of off-shore facilities that contain on-shore facilities and/or pipelines (or "components"), a phasing plan shall be submitted delineating the timeline for disposition of the on-shore facilities.
21. Coastal Act sections 30101, 30101.3, 30255, and 30260, will be used as the criteria by the County to determine, on a case-by-case basis, whether onshore or offshore oil and gas *development* and an energy-related industrial facility supporting such *development* is defined as "*coastal-dependent development*" or "*coastal-related development*", based on the specific geographic, technological, and economic characteristics of the project being proposed.

4.3.7 Public Works

The Central Coast is the most urbanized portion of Ventura County's coastal zone. Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea are the only residentially developed, unincorporated areas, zoned "R-B-H" (Residential Beach Harbor,

1,750 square foot minimum). Several small neighborhood serving commercial and neighborhood-planned developments are located within these areas, along with the Hollywood Beach Elementary School.

No major public service capacity problems have been identified for the unincorporated areas of the Central Coast. Build-out in Hollywood Beach/ Silver Strand/Hollywood-by-the-Sea will not impact local water supplies. All their water is drawn from the lower aquifer, while agricultural users obtain water from privately-owned wells. The Preble, Olivas and McGrath agricultural lands are outside the seawater-intruded area, and will not be affected by the well-drilling moratorium. However, agricultural lands in the rest of the Central Coast *coastal zone* are subject to seawater intrusion. Adopted policies and ordinances developed under the "208" Countywide Planning Process will also be applied toward a solution to the problem.

Sewer service allocations for Silver Strand and the Hollywood Beach are sufficient to handle all sewage generated from residential build-out in the area.

Silver Strand and Hollywood Beach will continue to be severely impacted by traffic, especially in the summer months. The completion of Victoria Avenue between Gonzales Road and Silver Strand in 1984 and out-of-area visitation compounded traffic congestion in the Silver Strand and Hollywood Beach areas.

There is a public *parking lot* at both ends of Silver Strand Beach. According to the Ventura County General Services Agency, ways are being explored to improve the Channel Islands southern jetty for pedestrian *use* if funding can be obtained.

During heavy winter storms there is a problem with waver run-up and ponding in residential areas.

Public Works Goal 1

To maintain current service levels to existing developments.

Policies

1. New or expanded *public works facilities* (including roads, flood control measures, water and sanitation) will be designed to serve the potential population of the unincorporated and incorporated areas within the Coastal Zone, and designed to eliminate impacts on *agriculture*, open space lands, and *environmentally sensitive habitats*.
2. New service extensions required beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.
3. In working toward solutions to circulation problems in the unincorporated beach communities of Hollywood Beach, Hollywood-by-the-Sea and Silver Strand Beach, the County of Ventura should initiate a renewed effort to coordinate with citizens and responsible agencies. Pedestrian walkways and bicycle paths should be considered as part of the solution.
4. Public transportation into Hollywood Beach, Silver Strand, and Hollywood-by-the-Sea will be provided according to needs identified in the data collected by South Coast Area Transit (SCAT).
5. The Public Works Agency will explore the feasibility of a "traffic roundabout" at the southern base of Victoria Avenue in front of the Coast Guard station to help alleviate traffic pressures on the Silver Strand community. This should be done in cooperation with any other affected agency, such as the City of Oxnard.

4.3.8 Locating and Planning New Development

I. Residential

Existing residential *development* in the Central Coast sub-area is confined to Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea. These areas have recently been in-filling rapidly. As the only segments of unincorporated land on which urban *development* is allowed, they will continue to in-fill.

The section of Ventura County's General Plan covering Hollywood Beach, Silver Strand and Hollywood-by-the-Sea allows build-out to the prevailing base zoning, mainly "R-B-H" (Residential Beach Harbor), and "C-C" (Coastal Commercial). Some of the property zoned commercial has been converted to residential and homes have been built.

II. Commercial

The existing neighborhood commercial *uses* in the Hollywood Beach, Silver Strand Beach, Hollywood-by-the-Sea and Channel Islands Harbor areas, coupled with the major commercial *uses* nearby in the cities of Port Hueneme and Oxnard, are sufficient to serve the area and any visitors entering the area.

III. Industrial

Other than the energy facilities previously mentioned, there are no industrial developments in the unincorporated areas of the Central Coast.

Locating and Planning New Development Goal 1

To allow build-out of existing urbanized areas to continue, consistent with the County's General Plan, regional goals within the Air Quality Management Plan and "208" (Water Quality) Plan.

Policies

1. The areas of Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea will be the only areas where high density residential *development* will be allowed in the Central Coast.
2. No *structures* for human habitation will be allowed within those hazardous areas shown in [Figure 4.3-7](#).

4.3.9 Potential Conflicts

Conflicts could arise between unincorporated County lands presently in *agriculture* and potential *development* plans of adjacent cities. Section 30241 of the Coastal Act states that, 1) the maximum amount of *prime agricultural land* shall be maintained in agricultural production; 2) stable boundaries separating urban and rural areas shall be established; and 3) that clearly defined buffer areas to minimize conflicts between *agriculture* and urban *uses* shall be defined.

I. San Buenaventura Area of Interest

Within the San Buenaventura Area of Interest and within the *coastal zone* are two unincorporated agricultural sub-areas:

- A. Preble Agricultural Lands** - The Preble agricultural lands include 62 acres of row and truck crops, immediately north of the 101 Freeway and bounded on the west and north by the corporate limits of the City of San Buenaventura. All *parcels* contain prime soils. Land *uses* immediately adjacent to this area include:

the Southern Pacific Railroad and mixed urban *development* to the north, the 101 Freeway to the east and south, and a citrus packing plant to the west.

The location of the Preble area may be critical to the designation of stable urban boundaries because it is immediately adjacent to urbanized lands within the City of San Buenaventura.

Local plans and policies reflect *development* pressures from the proximity of urban development. The area is currently designated "Agricultural" on the County's General Plan and zoned "C-A" (Coastal Agricultural). The County's "208" Plan includes the area within the 1977 "Urban Growth" phasing boundary. The City of San Buenaventura's Land Use Element designates the site for "Planned Mixed Development." The area is designated a Phase I (first priority development). It is within the City of San Buenaventura's Sanitation District, and water is available and water pressure adequate. Urban services appear to be readily available. However, *development* may be restricted by the lack of adequate *access* to the site. Although it is adjacent to the freeway, *access* to the area is currently limited to a narrow road off of Seaward Avenue. The Southern Pacific railroad tracks, located along the northern perimeter of the site, pose additional *access* problems.

Two logical urban boundaries exit in the Preble area: 1) the Southern Pacific Railroad tracks on the northern perimeter of the site, and 2) U.S. Highway 101 at the southern perimeter of the site. The City and County concur that the table urban-rural boundary will be the Southern Pacific Railroad right-of-way between the agricultural and urban lands.

B. Olivas Lands - Immediately south of the Preble property are the Olivas agricultural lands. Highway 101 separates the two segments of land. Prior to construction of the freeway, *parcels* in these two areas formed a continuous stretch of *prime agricultural land*. The Olivas land includes 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.

Land *uses* adjacent to the sub-area include the 101 Freeway and agricultural activities on the north and east, the Olivas Golf Course on the south, and Harbor Boulevard, the Ventura Marina and the Pierpont/Keys residential *development* to the west.

The County General Plan designates this area as "Agricultural" (40 acre minimum). The City of San Buenaventura's General Plan also designates the area "*Agriculture*" through 2010. Unlike the Preble area, services are not readily available to the Olivas lands. They are not included in the City's sanitation district because of problems with water pressure. Existing plans and policies support maintenance of *agriculture* in this area, in conformance with the Coastal Act.

II. Oxnard Area of Interest

The Santa Clara River is the approximate boundary between the Oxnard and the San Buenaventura Areas of Interest. Within the Oxnard Area of Interest the potential conflict areas include the Edison Canal and a portion of the agricultural land in the Ormond Beach area.

The "Edison Canal" (so called because it was originally associated with holdings of the Southern California Edison Company) traverses the *coastal zone* from Channel Islands Harbor northward to the Generating Plant, currently owned by Reliant Energy, at Mandalay Beach. The canal flows through both unincorporated and City of Oxnard lands. Both recreational and residential *development* has been proposed along the canal.

Conflicts could occur between the different land *uses* proposed in the Edison Canal Land Use Study and the owner of the canal and its right-of-way.

4.3.10 Environmentally Sensitive Habitats Areas (ESHA)

A. Coastal Dunes

Remnants of the once-extensive Mandalay coastal dune complex are scattered throughout the Central Coast. Viable dunes within the County's jurisdiction are found near McGrath Lake. Approximately 80 acres are within the unincorporated area, while the rest of the complex falls within the City of Oxnard's jurisdiction ([Figure 4.3-1](#)).

The dunes surround the lake, effectively sheltering the rare freshwater *habitat* from wind and erosion. The lake is used by numerous water birds, and the area supports a variety of other coastal species.

Some of the unincorporated area has been identified for potential acquisition by the California Department of Parks and Recreation as part of McGrath State Beach. The active West Montalvo oil field extends in part beneath the dunes. Oil wells and a Chevron Oil Company processing plant are next to the proposed acquisition. The unincorporated dune area seaward of Harbor Boulevard is designated "Open Space" in this Coastal Plan. Landward of Harbor Boulevard, the dune area is designated "Agriculture" in this Coastal Plan.

ESHA Goal 1

To protect the County's coastal sand dunes, their communities, and the processes that form them from degradation and erosion.

Policies

1. Coastal sand dunes on County unincorporated land are designated "Open Space" or "Agriculture," in this Coastal Plan as well as "Open Space" or "Agricultural" on the County's General Plan Land Use Map in order to provide for maximum coastal dune protection.
2. Activities leading to degradation, erosion or destruction of coastal dunes will not be allowed. This includes, but is not limited to, use by off-road vehicles, sand mining, *filling*, or dumping.
3. The County encourages acquisition of the McGrath Lake dunes by State Parks, and the designation of the area as a State Preserve.
4. The County supports less-than-fee acquisitions by the State as a means of preservation, such as open space easements and tax incentives.

B. Wetlands

Only small portions of the Central Coast's once-extensive *wetlands* remain today. One of the best remnants is the mouth of the Santa Clara River, which encompasses a variety of *habitats* with coastal flora and fauna including approximately 60 acres of pickleweed (*Salicornia virginica*) marsh. The endangered Belding's savannah sparrow, the rare California black rail, the endangered light-footed clapper rail, and the endangered California least tern have all been observed in the area.

West of Harbor Boulevard, the Santa Clara River is under the jurisdiction of the Cities of San Buenaventura and Oxnard, and the California Department of Parks and Recreation.

The part of the river within McGrath State Beach has been designated State Preserve. East of Harbor Boulevard another portion of the *wetland* is within County jurisdiction (Figure 4.3-2) and it is zoned "COS" (Coastal Open Space, 10 acre minimum).

McGrath Lake is immediately south of McGrath State Beach and west of Harbor Boulevard (Figure 4.3-3). While it is a natural freshwater lake, probably formed in association with the sand dunes, most of its water now comes from agricultural *runoff*. The freshwater marsh around the edge attracts a variety of birds and small animals. The northern end of the lake and the land surrounding it are within the County and zoned "COS". A large portion of the *wetland* is within the City of Oxnard's jurisdiction. Near the southern end of the lake (Figure 4.3-2) is another segment of County land zoned "COS". The area is designated "Open Space" in this Coastal (Area) Plan and in the County's General Plan.

South of Port Hueneme and immediately north of Mugu Lagoon is Ormond Beach, historically the site of some of the most extensive *wetlands* in the County. Today there are approximately 100 acres of saltmarsh remaining. Most of the marsh is within the City of Oxnard's jurisdiction. Historically, the area was part of an extensive tidal marsh. According to saltmarsh experts, the marsh is still in relatively viable condition as characterized by dense stands of pickleweed and the presence of a variety of characteristic Southern California saltmarsh species. Few scientific studies have been done on the area. However, the endangered California least tern and Belding's savannah sparrow have been observed in the marsh. Additionally, this is one of the few areas in Southern California with an intact dune-transition zone-marsh system (R. Vogl, C. Onuf, pers. comm.).

Another *wetland* segment south of the Edison Plant is within the City of Oxnard's jurisdiction. The remnant tidal saltmarsh is also being considered for acquisition and restoration by the California Department of Parks and Recreation. It is used by the off-road vehicles and suffering soil compaction and vegetation damage. In their 1979 study, "A Concept Plan for Waterfowl Wintering Habitat Preservation," the U.S. Fish and Wildlife Service point out that the greatest opportunities for maintaining waterfowl populations along the Pacific Flyway would be in the restoration or enhancement of diked, formerly tidal, marsh. The marsh areas at Ormond Beach may afford such opportunities.

In "Recommended Coastal Properties for Public Acquisition" the California Coastal Commission (1976) placed Ormond Beach *wetlands* in its second priority group for acquisition: "Recreational sites that serve urban populations and environmental resource areas that need protection or restoration.

The privately-owned Ventura County Game Preserve, another freshwater *wetland* now artificially maintained, is partially located in the coastal zone.

ESHA Goal 2

To protect *wetlands* in the Central Coast and encourage their acquisition, restoration or enhancement by the State to perpetuate their value to onshore and nearshore coastal life, and to the people of California.

Policies

1. All projects on land either in a designated *wetland*, or within 100 feet of such designation, shall be sited and designed to prevent impacts which would significantly degrade the viability of the *wetland*. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act.
2. Where any dike or *fill development* is permitted in *wetlands*, mitigation measures will, at a minimum, include those listed in Section 30607.1 of the Coastal Act. Other

reasonable measures will also be required as determined by the County to carry out the provisions of Sections 30233 (b and c) of the Coastal Act.

3. Channelization, dams, and other river or *stream* alterations will be limited to:
 - a. Necessary water supply projects.
 - b. Flood control projects to secure public safety in the flood plain when there are no other *feasible* protection methods.
 - c. Projects necessary for protection and enhancement of *wetlands habitats*.

Such permitted projects will incorporate *feasible* mitigation measures.

4. *Habitat* mitigation will include, but not be limited to, timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of *native vegetation*, reclamation or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy.
5. Dredge spoils should not be used for beach replenishment unless it can be shown that the process would not adversely impact coastal processes or *habitats*; such as intertidal reefs, grunion spawning grounds, or marsh. The California Department of Fish and Game, as well as other appropriate agencies, will be consulted when spoils deposition on a beach is under consideration.
6. The County supports formal recognition of the value of the Ormond Beach saltmarshes and their enhancement or restoration as such by the landowners, California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and other appropriate agencies. Appropriate scientific experts and the current literature should be drawn upon in any reclamation or enhancement attempts.
7. The landowners and appropriate agencies, including the Coastal Commission, the Coastal Conservancy, and State Parks should work to limit off-road vehicle access to the Ormond Beach marsh areas, including (but not limited to) fencing of areas.
8. Recreation in the Central Coast saltmarshes will include resource compatible *uses* such as nature observation, scientific study, educational trips, and possibly fishing. Appropriate public agencies will provide the public with off-site, as well as on-site, interpretive opportunities within existing programs as *feasible*. As funds become available, new programs should be developed.
9. The County will work in close cooperation with other agencies and jurisdictions to provide comprehensive and biologically sound management of coastal *wetlands*.

C. Film Production, Temporary

Policies

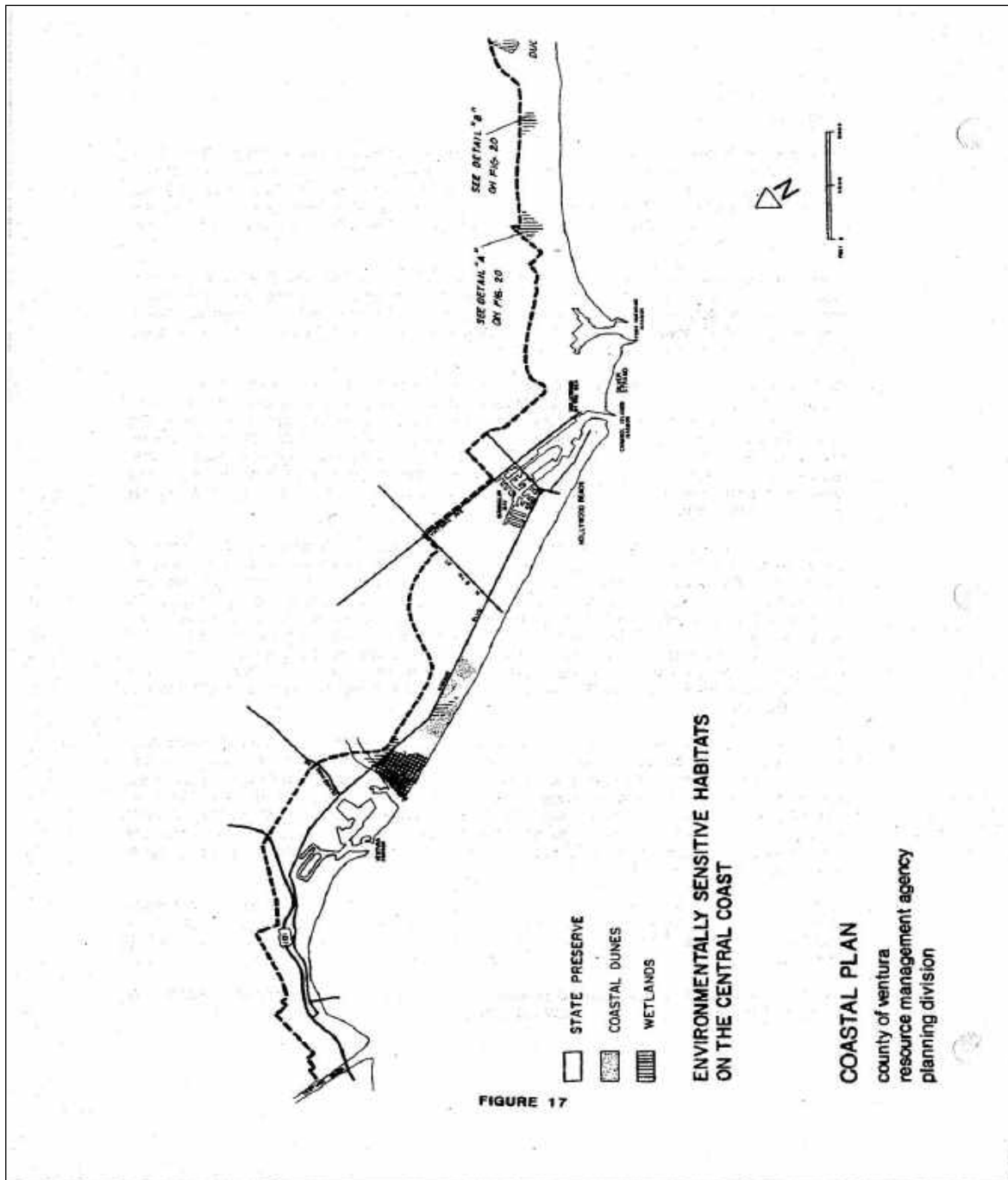
1. *Temporary film production activities* shall not result in adverse impacts to wetland, *ESHA*, or *ESHA* buffer, including indirect effects from outdoor lighting or noise.

D. Signs

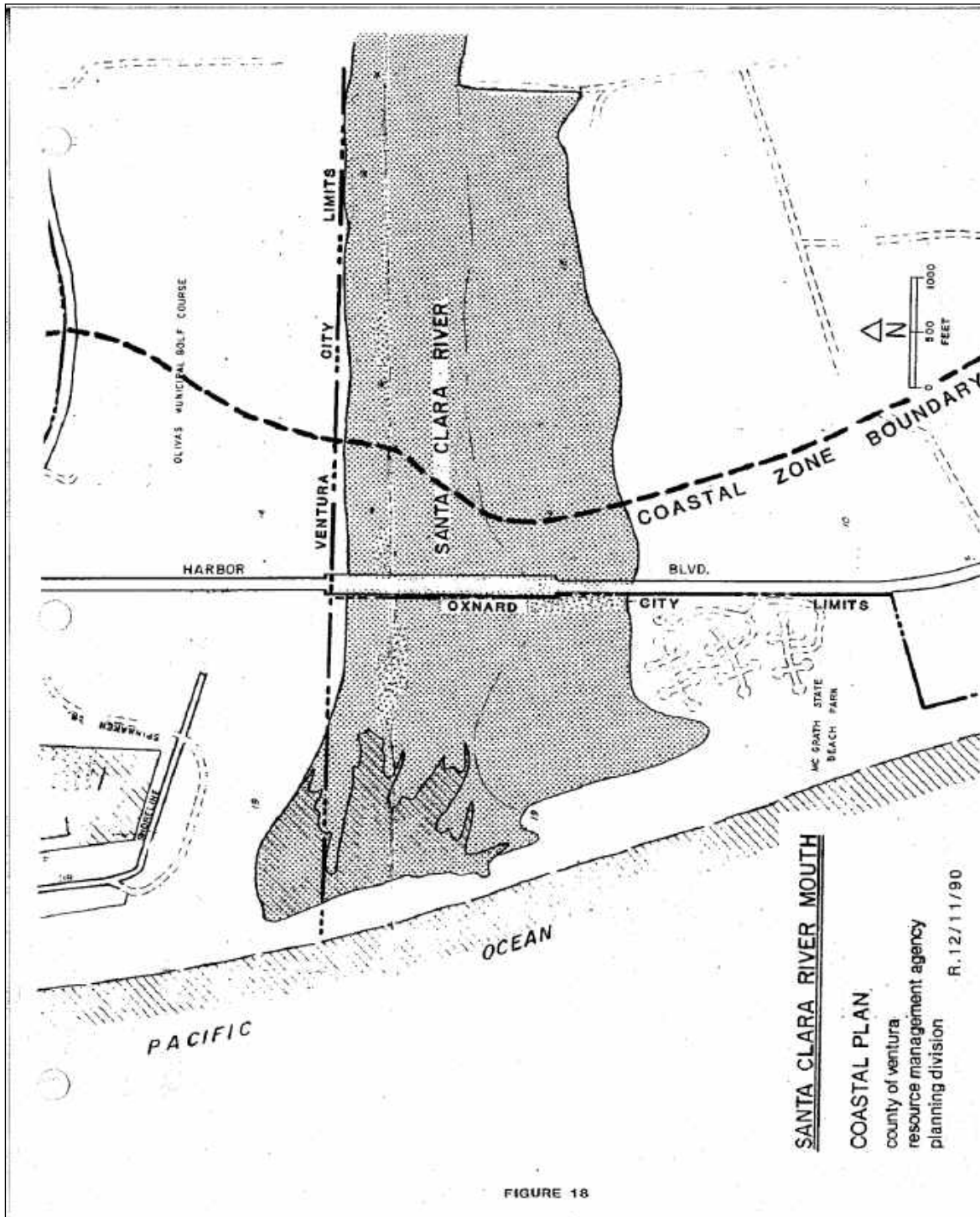
Policies

1. *Signs* are prohibited within ESHA except for resource protection or interpretative and educational signage, or signage necessary to ensure public safety. Signage within ESHA or its buffer shall be sited and designed to minimize impacts on the resource to the maximum extent *feasible*.

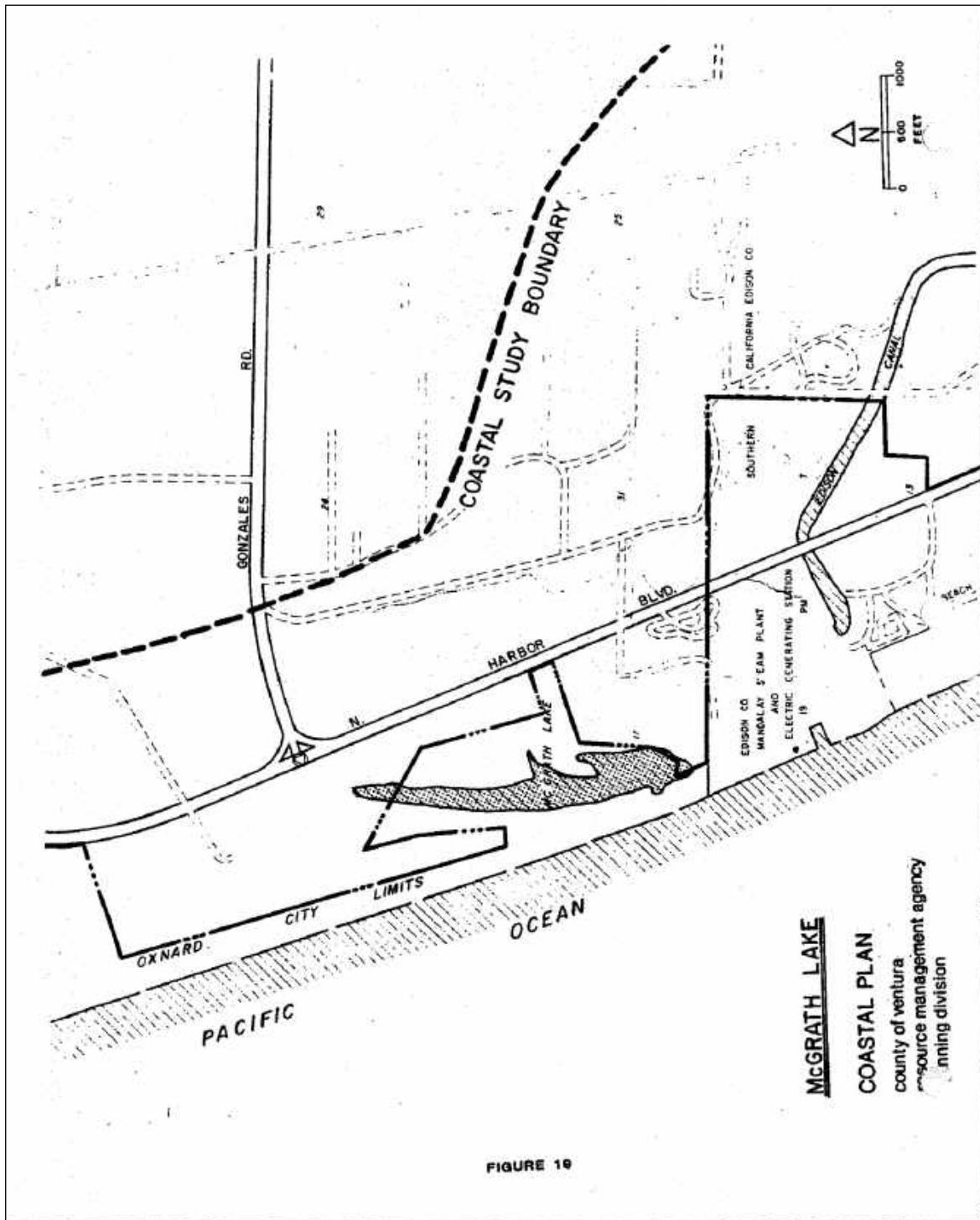
**Figure 4.3-1
Environmentally Sensitive Habitats on the Central Coast**



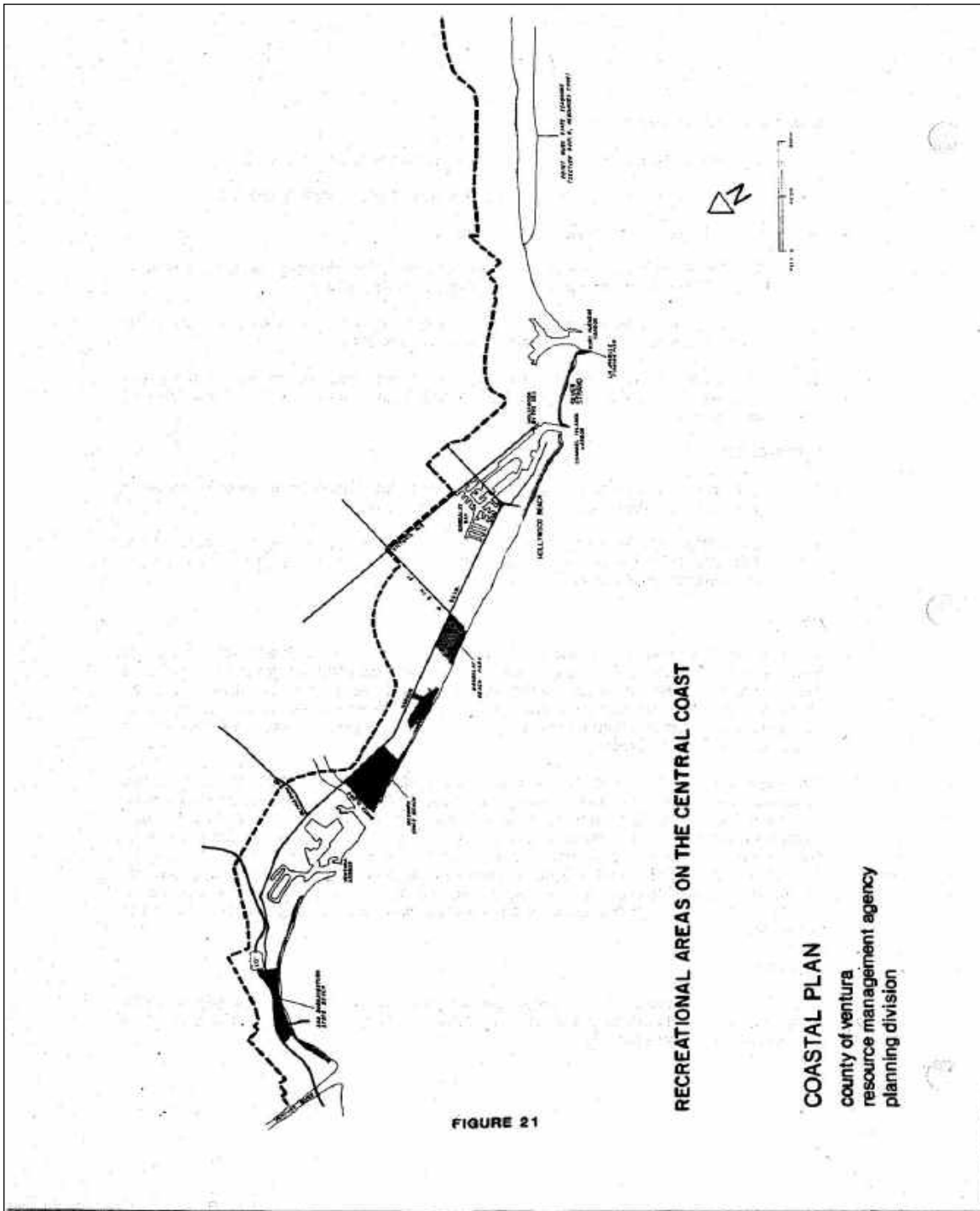
**Figure 4.3-2
Santa Clara River Mouth**



**Figure 4.3-3
McGrath Lake**



**Figure 4.3-4
Recreational Areas on the Central Coast**



**Figure 4.3-5
Central Coast Access Inventory**

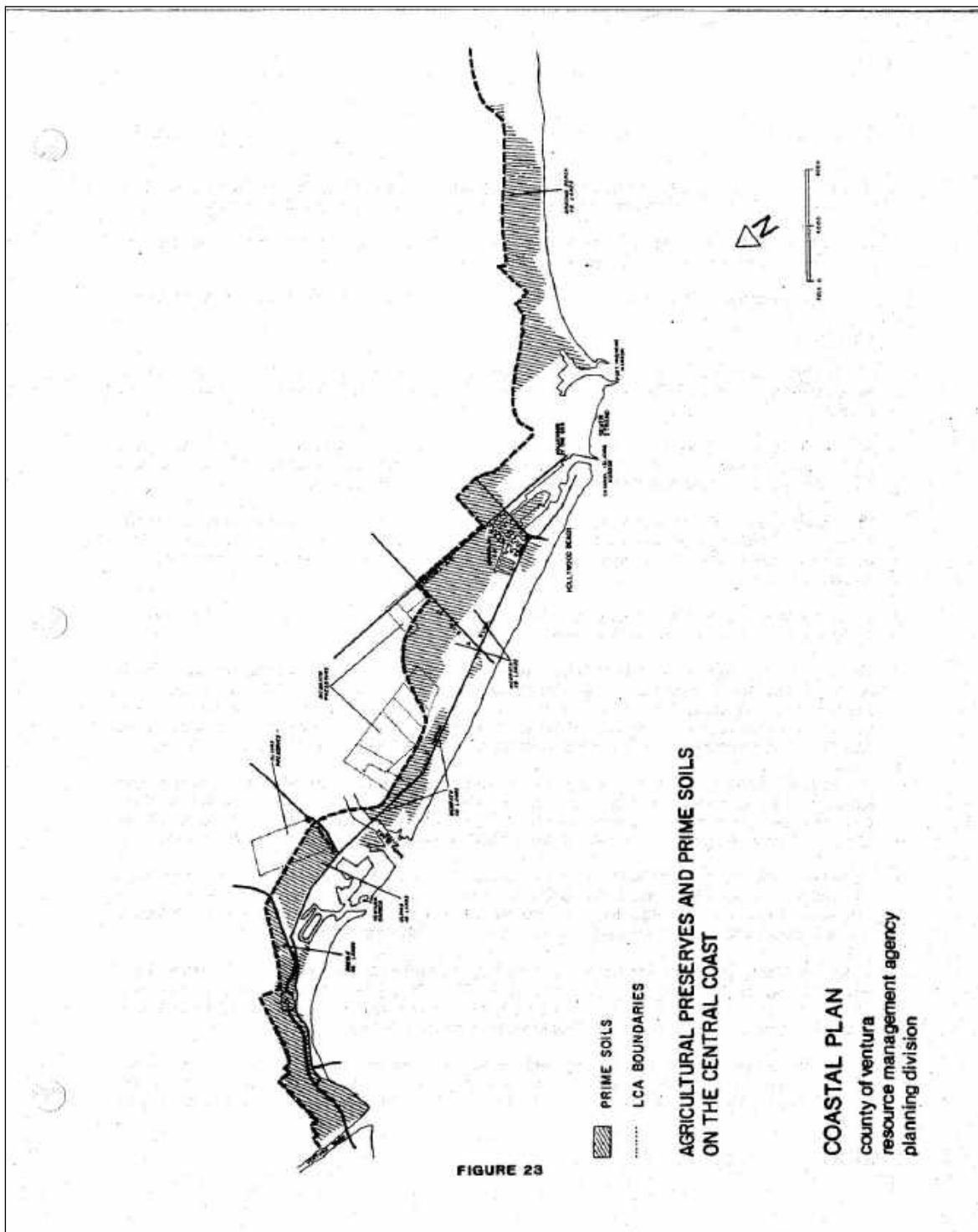
Name and Location	Access Type	Size	Frontage	Open	Signed	Owned By	Managed By
Hollywood Beach*	Park	50 ac.	--	Yes	Yes	County	County
Silver Strand Beach*	Park	41 ac.	--	Yes	Yes	County	County

6/20/89

Footnotes:

* See Local Coastal Area Plan Land Use Maps for the Central Coast and Harbor Area, Figures 3-4 and 4.3-10 (separate maps).

**Figure 4.3-6
Agricultural Preserves and Prime Soils on the Central Coast**



**Figure 4.3-7
Central Coast Restricted Development Area
(Map of Pt. Mugu NAS)**

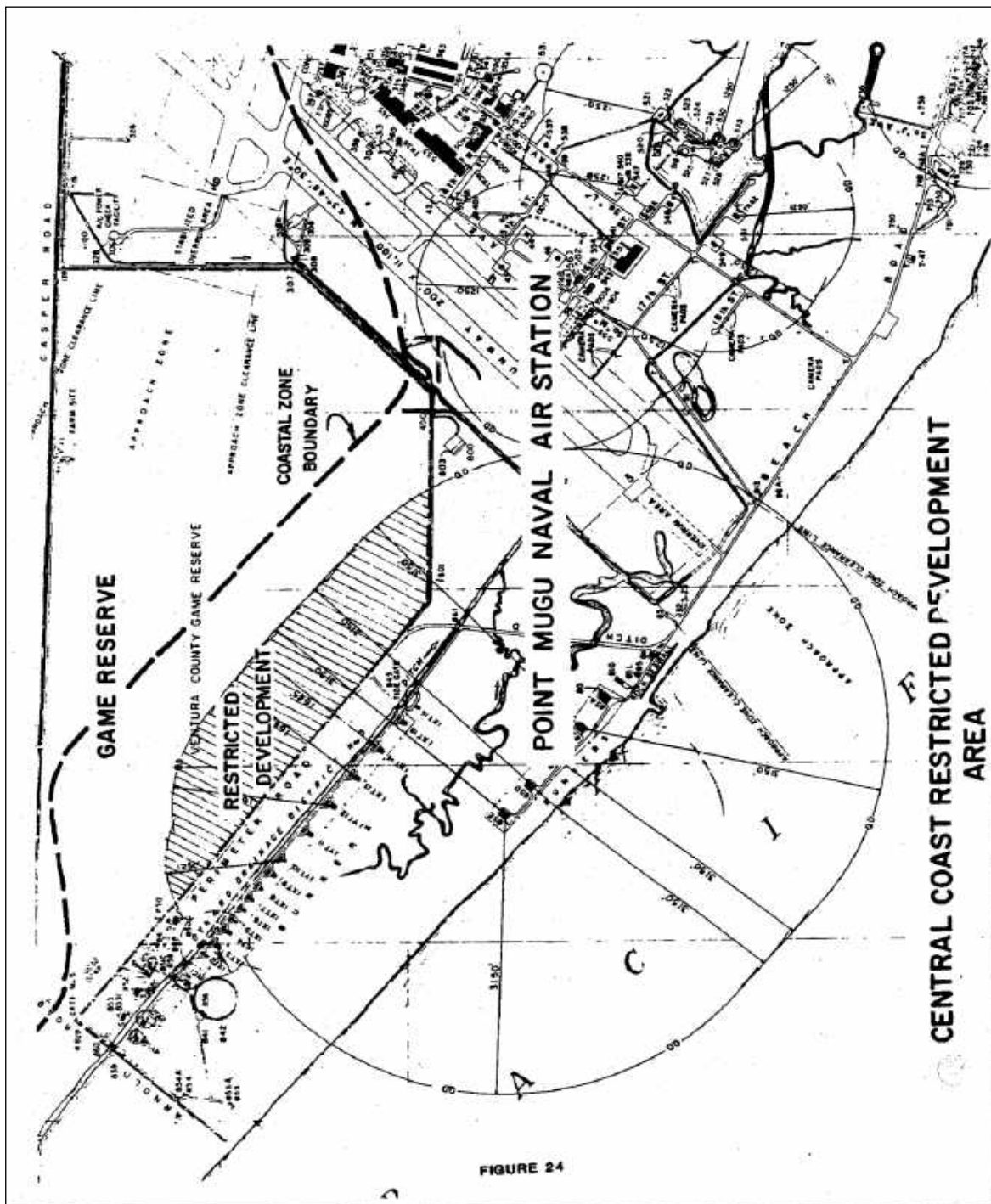
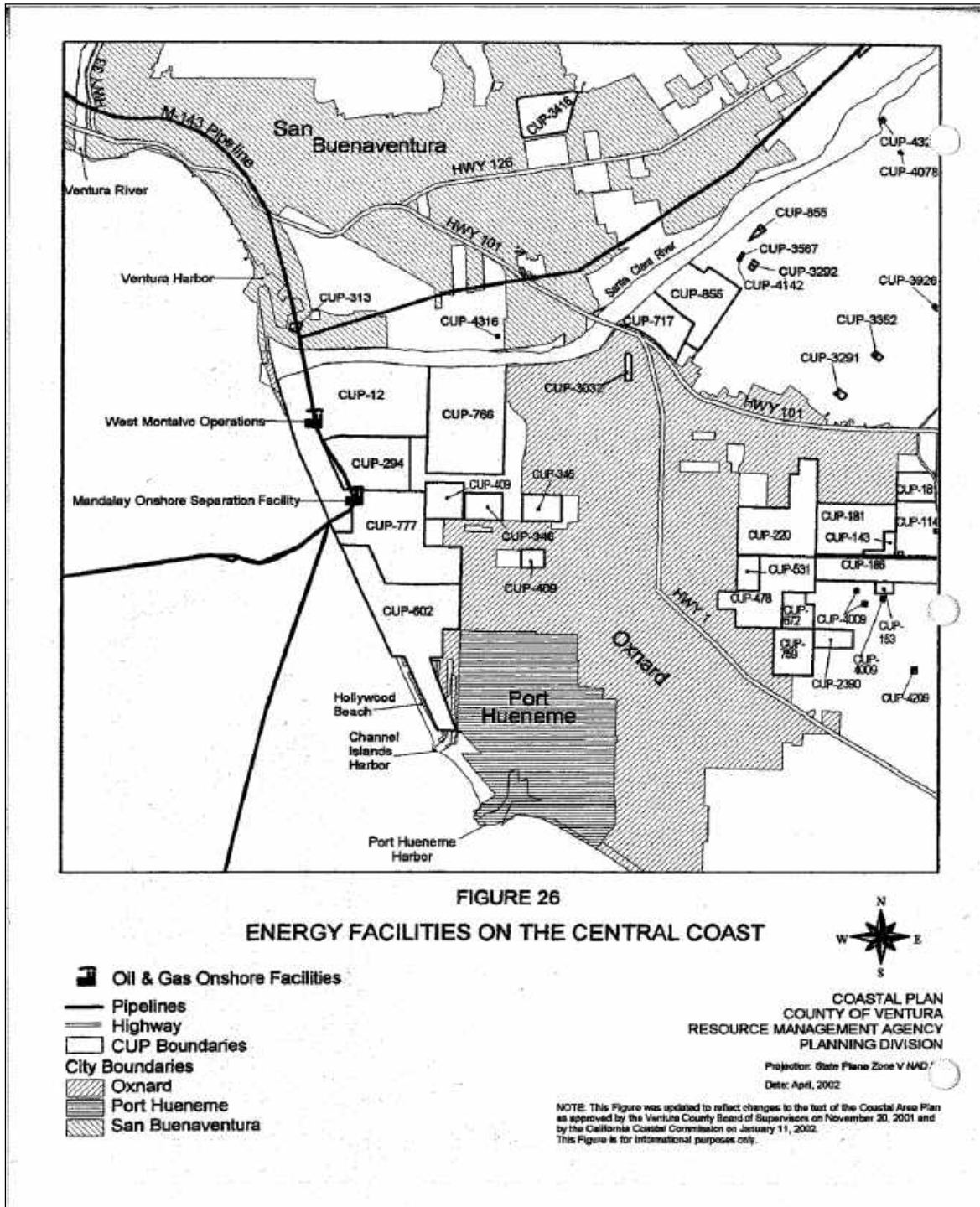


FIGURE 25
Existing OCS and
Tideland Leases
and Oil Facilities
On the Central Coast



**Figure 4.3-9
Energy Facilities on the Central Coast**



4.4 THE SOUTH COAST

4.4.1 South Coast Area Policies

1. All zoning and *development* shall be in conformance with the Land Use Plan map (Figure 3-6), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 3-1) indicates the zones which are consistent with the various land *use* categories.
2. In case of reasonable doubt as to the precise alignment of land *use* boundaries on the Land Use Plan Map, the *Planning Director* is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Coastal Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan Map. In granting the *Planning Director* such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1.1, Article 11) and, upon exhaustion of these local appeals, as follows:
 - a. The dispute or question of determination may be appealed to the Executive Director of the Coastal Commission. The Executive Director shall expediently transmit to the interested parties his or her determination as to the precise boundary location.
 - b. Where the Executive Director's determination is not in accordance with the local government determination, the Commission shall hold a hearing for purposes of determining the appropriate boundaries for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting consistent with its Administrative Regulations Sections 13569.

4.4.2 Recreation and Access

A. Recreation

Recreation on the South Coast is available in several areas, many of which have state, as well as national, significance (Figure 4.4-2).

Point Mugu State Park, encompassing 14,000 acres with 19,224 feet of beach front, offers camping, backpacking, day hiking, picnicking, nature study and beach use. Current overnight campsites total 164, parking spaces 285, and there are 40 picnic tables. The Santa Monica Mountains National Recreation Area, Final General Management Plan was completed in 2002 and includes plans for intensification of facilities in the Coastal Zone which include a visitor center at Mugu Lagoon and an overnight education camp at Circle X Ranch.

A portion of another state facility, Leo Carrillo Beach, is partially within Ventura County and partially within Los Angeles County. Over the years, the park size increased to include Yerba Buena Beach and Yellow Hill Trail. A 120-acre private overnight camp with hiking trails, a highway undercrossing, and access to the shoreline lies on either side of Little Sycamore Creek, with access from Yerba Buena Road.

Potential for additional state recreation facilities exists in the 14,000 linear feet of privately-owned beach frontage south of Point Mugu State Park near Deer Creek. The

beach is popular and users may be part of the "turn-away" crowd from the State Park. Unsupervised parking and overnight camping may pose health and sanitation problems. No restrooms or sanitation facilities are currently provided.

Recreation in the Santa Monica Mountains has taken on national significance with the formation of the Santa Monica Mountains National Recreation Area. The rugged, unstable terrain of this geologically young range includes diverse habitats and a number of ecosystems in coastal zone boundaries. Chaparral and coastal sage dominate the landscape. Riparian and oak woodlands, with a wide range of native wildlife, are also present. Much of the watershed is still natural.

The mountains are geologically and biologically closely related to the northern Channel Islands. While certain hazards, such as steep slopes, limited water, and fire danger preclude many kinds of access and recreation, the National Recreation Area will afford a variety of outdoor activities. Beach use and use of inland areas are closely related. The following public and non-profit organizations are actively involved in the acquisition and maintenance of recreational lands in the Santa Monica Mountains: The National Park Service, California Coastal Commission, California Department of Parks and Recreation, California Department of Conservation, California Coastal Conservancy, California Department of Fish and Wildlife, Caltrans, The Nature Conservancy, Santa Monica Mountains Conservancy, and the Mountains Recreation and Conservation Authority.

Recreation Goal 1

In recognition of the scenic beauty, relatively undisturbed natural resources, popularity of recreation, as well as its greater out-of-area significance, to encourage the state and federal governments in broadening recreational opportunities on the South Coast consistent with public health and safety, and the protection of private property rights.

Policies

1. The California Department of Parks and Recreation should continue with protection of the unique and sensitive natural resources in Point Mugu State Park as a major goal of management.
2. The California Department of Parks and Recreation should work closely with the County and the National Park Service as the Santa Monica Mountains National Recreation Area develops to be sure that, within environmental constraints, land uses are consistent with long-range County goals, maximum public recreation and access are achieved, and upland supporting areas are protected.

Leo Carrillo State Beach:

3. As the California Department of Parks and Recreation evolves its plans for these beach segments, care should be taken to conform to the California Coastal Act. Creek corridors, such as Little Sycamore Creek, should remain as natural as possible to maintain watershed, habitat, and upland recreation area.

Deer Creek Beach Frontage:

4. The County supports acquisition of the beach by the California Department of Parks and Recreation or the Santa Monica Mountains National Recreation Area.

Santa Monica Mountains National Recreation Area:

5. Work closely with the National Park Service in the implementation of the National Recreation Area General Management Plan to develop recreational uses in the Santa Monica Mountains and review individual projects in order to determine and encourage consistency with the Ventura County Local Coastal Program.
6. The County supports the "Major Feeder Trail" connecting the Backbone Trail to the Pacific Coast between Yerba Buena and Deer Creek Roads as shown in the Santa Monica Mountains Comprehensive Plan.
7. The County shall incorporate the policies and accompanying maps, including the Trail Systems map found in the Santa Monica Mountains Comprehensive Plan (1979) as part of the Coastal Area Plan.
8. Development shall neither preclude continued use of, or preempt the option of establishing inland recreational trails along identified routes, as indicated in the Santa Monica Mountains Comprehensive Plan (1979) and the Coastal Slope Trail as proposed in the U.S. Department of the Interiors Santa Monica Mountains Draft Environmental Impact Statement and General Management Plan (September 1980), or along routes established by custom to destinations of public recreation significance. An offer-of-dedication, a property dedication, or a grant of easement of a trail right-of-way shall be required as a condition of approval on property crossed by such trail routes. Where feasible, direct grants shall be required except when the accepting agency is not identified at the time of final Zoning Clearance or map recordation.
9. With the exception of the Coastal Trail (Section 1), all new trail corridors shall be designed for a minimum of twenty-five (25) feet in width with a larger corridor width for major feeder trails. Exceptions to this standard may be granted where the minimum trail corridor width is not feasible due to topographic or private property constraints. The routing of trails shall be flexible in order to maintain an adequate buffer from adjacent development. Where feasible, development shall be sited sufficiently distanced from the trail so as not to interfere with the trail route.
10. Among other methods of acquiring trail easements as established by the Santa Monica Mountains Comprehensive Plan (1979), Coastal Trail (Section 1), and other future proposals, the following shall be considered:
 - a. Integrate trail easements with future capital improvement projects.
 - b. Provide incentives through contracts for lower taxes in exchange for allowing public trail rights or credits for required Quimby Act parkland dedication.
 - c. Allow for donations through gifts and acquisition of tax delinquent properties.
 - d. Acquire the trail routes through fee or less than fee acquisition.
11. To implement present and future trail routes, the County shall continue to coordinate with the California Department of Parks and Recreation, the Department of Interior National Recreation Area Staff, Los Angeles County, and trail activists from Los Angeles and Ventura County.
12. Before a permit for development of any shoreline or inland parcel is approved, its suitability for public recreational use shall be evaluated within the specified project review period by the County in consultation with the California Department of Parks and Recreation and the National Park Service. If the County determines that the property may be suitable for such use, the County shall ascertain whether any public agency or non-profit organization, including the National Park Service, Santa Monica

Mountains Conservancy, Coastal Conservancy, California Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any part of the subject property, specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year from the date of application or permit. If a permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.

B. Access

Most of the coastal recreation areas along this sub-area are accessible from California Highway 1. Some of the inland areas can be reached via mountain roads. [Figure 4.4-3](#) is an inventory of access on the South Coast.

Constraints to public access are diverse. While Point Mugu State Park is easily reached from Highway 1, much of it is accessible only by moderate to strenuous hiking. Because of the park's high biological and scenic values, it may not be appropriate to augment access more than already planned by the California Department of Parks and Recreation.

The Deer Creek beach frontage, privately owned, is highly accessible, as evidenced by its popularity. However, illegal camping may sometimes inhibit potential users and somewhat block their access to the area.

The popularity of Leo Carrillo State Park and the new California Department of Parks and Recreation acquisitions, along with the overall popularity of Highway 1, has led to problems that include extensive illegal parking and camping, as well as enforcement and sanitation problems. Private parcels interspersed with current and potential state acquisitions block public access along the beach. Bluff erosion poses safety hazards to current and potential vertical accessways.

The only area of the South Coast with significant development is the Solromar "Existing Community." The area has about 2,800 linear feet of shoreline, but it is not continuous frontage. The state has purchased two beach areas adjacent to, and within, the "Existing Community" area. These are the Leo Carrillo State Beach extension and the Yerba Buena Beach. Vertical access is not a major problem in this area, or anywhere along the South Coast, but lateral access should be sought between Leo Carrillo and Yerba Buena State Beaches.

Access Goals

1. To maximize public access to coastal recreational areas in the South Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act; to maintain existing access, and seek new access as funds become available.
2. To maintain or increase public *access to coastal resources* through increased parking capacity for vehicles and bicycles within the coastal zone.

Policies

Vertical Access

1. For all new development between the first public road and the ocean, granting of an easement to allow *vertical access* to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "*sensitive habitats*" or tidepools by the plan, or
 - c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
 - d. The parcel is too narrow to allow for an adequate *vertical access* corridor without adversely affecting the privacy of the property owner.

Lateral Access

2. For all new development—between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Act that access is consistent with public safety, military security needs, or that agriculture would be adversely affected.

Environmentally Sensitive Habitats:

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "*environmentally sensitive habitats*" shall develop a management program to control the kinds, intensities, and locations of *uses* to preserve the *habitat* resources to the maximum extent *feasible*. This program shall be part of *development* approval.

General:

4. In accordance with section 30214(a) of the Coastal Act, the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, management of the access areas to protect the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.

Leo Carrillo State Beach:

6. To augment public access and recreation, provide new parking and extend bus service to the area.
7. Any future vertical accessways must be designed to minimize bluff erosion.
8. Lateral access easements linking Leo Carrillo State Beach and Yerba Buena Beach should be provided.
9. The California Department of Parks and Recreation should acquire private parcels along the beaches where feasible, as well as provide for maximum public access.

Santa Monica Mountains National Recreation Area:

10. South Coast Area Transit, in conjunction with the National Park Service, should fully explore through long-range planning the possibilities of extending service to the area, including (but not limited to) the following: federal funds for extended service, particularly from lower income areas; park-and-ride from central points in Ventura County using smaller, more cost-effective buses; and, service agreements with the Los Angeles County Rapid Transit District, and charter buses.
11. The National Park Service and the California Department of Parks and Recreation should work together to determine the extent of impacts from additional visitation generated by new national parks in the County, particularly impacts on existing park facilities.
12. The County supports the work of the Santa Monica Mountains Conservancy Recreational Transit Program to provide public transportation to the Santa Monica Mountains National Recreation Area.
13. The acquisition of the beach area around Deer Creek is encouraged by either the California Department of Parks and Recreation or the National Park Service.

Film Production, Temporary:

14. Impacts to *coastal resources*, including but not limited to, public recreation facilities, scenic and visual resources, and public beach access shall be minimized during *temporary film production* activities.
15. During the peak summer season (Memorial Day through Labor Day weekend), *temporary film production activities*:
 - Shall not preclude the general public from *use* of a public beach; and
 - Shall not occupy public parking spaces to the extent the general public is restricted from using such spaces to *access* a public beach or public recreation facilities.
16. No new permanent *structures* shall be erected for *temporary film production activities*, and the *film permit area* shall be returned to pre-permit conditions following *film production striking*.

Parking and Loading:

17. New *development*, and intensifications in *use*, shall be designed to include the number of off-street parking spaces necessary to satisfy any new parking demand.
18. In order to support the preservation of existing, neighborhood-serving commercial areas within the coastal zone, exceptions to off-street parking requirements may be

allowed, provided that the project applicant contribute to a program aimed at increasing *coastal access parking*.

- No additions or expansion to the structure are proposed and all existing on-site parking is retained;
 - Business hours of operation are in the evening when beach recreational uses are low or non-existent;
 - The primary customer base is nearby residents or beachgoers that do not generate additional parking demand;
 - Shared parking, pursuant to Sec. 8176-4.6, is not available to meet parking requirements; and
 - Other transportation incentives programs listed in Sec. 8176-4.8.1(b), are not feasible, or will not lessen the number of parking spaces required.
19. To promote the efficient *use* of parking areas and reduce the amount of paved or impervious surfaces, shared parking may be allowed for commercial or *mixed-use developments* that accommodate multiple *uses* at different peak parking periods. Where *feasible*, such *parking lots* should accommodate public *coastal access* parking.
 20. Restrictions on public parking that would impede public *coastal access* shall be prohibited except where such restrictions are demonstrated to be necessary for the provision of public safety, and there is no other feasible alternative.
 21. New *development* that requires the removal of existing public parking shall provide an equivalent number of replacement public parking spaces in the immediate vicinity except where the provision of such parking is infeasible or alternatives are identified that offset the need for additional parking facilities.
 22. Where *feasible*, new commercial, *multi-family* residential, or *mixed-use development* shall minimize the demand for public parking by providing on-site bus stops, bicycle storage, sidewalks, or other facilities or programs that support alternative modes of transportation.

Signs

The primary purpose of the *sign* policies in this section is to utilize *signs* to protect and improve *access* to the coastline or other *coastal resources*.

23. *Coastal access* signage shall be posted in conspicuous areas and located so that *access* is maintained and visitors are directed to publicly available *coastal access* parking, beach access points, and public trails.
24. For the California Coastal Trail, *coastal access* signage should include distinctive *signs* incorporating the California Coastal Commission *coastal access* logo (foot and wave) or markers, consistent with visual resources.
25. *Signs* that adversely impact public access shall be prohibited except where there is no *feasible* alternative to protect public safety. In such cases, the impact to *coastal access* shall be mitigated and, where *feasible*, the *sign* shall be temporary and removed once the public safety issue is resolved.
26. With the exception of *road* or *informational signs*, placement of *signs* within the public right-of-way shall be prohibited.
27. No *signs* shall be posted on a beach unless authorized by a coastal *development* permit. *Signs* on a public beach which purport to identify the boundary between

State *tidelands* and private property, or which indicate that public *access* to State *tidelands* or public *lateral access* easement areas is restricted, shall not be permitted.

C. Recreation and Access Programs

Parking and Loading

1. The Public Works Agency, in coordination with the Planning Division, will prepare a parking study that evaluates existing parking facilities and parking *use* where *coastal access parking* concurrently serves visitor-serving coastal recreation, commercial development, and residential neighborhoods. The parking study will also identify strategies aimed at the following: (1) increasing the amount of available *coastal access parking* (for example, by identifying potential locations for additional public parking or by restriping existing parking areas to increase the number of spaces), (2) more efficiently using available parking (for example, by establishing a time restricted parking program), and (3) reducing parking demand (for example, by extending bus or shuttle services to coastal beach areas). The study areas for this program include La Conchita (Surfside Street), Hollywood Beach (Los Altos Street and Ocean Drive), and Silverstrand (Roosevelt Boulevard and Panama Drive). (Pending available funding).

4.4.3 Agriculture

Agriculture on the South Coast extends from the farm lands east of Point Mugu Naval Station near Calleguas Creek, to the northernmost foothills of the Santa Monica Mountains. Limited agricultural activities occur in the mountains on flatter terrain ([Figure 4.4-4](#)).

A portion of the Broome Ranch (approximately 690 acres) falls within the coastal zone. All of the ranch's acreage is in three agricultural preserves. A portion is also in the Calleguas Creek flood plain. The agricultural lands are zoned "C-A" (Coastal Agricultural, 40 acre minimum *lot* size) and designated "Open Space" (10 acre minimum *lot* size) by the County's General Plan.

Minimum *lot* size in both this Coastal Plan and the County's General Plan for the "*Agriculture*" land *use* designation is 40 acres per *single-family dwelling*. This 40 acre minimum is sufficient to maintain economic viability for various agricultural *uses* (irrigated crops). Non-irrigated activities may require a larger acreage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

Agriculture Goal 1

To preserve agricultural lands on the South Coast to the maximum extent *feasible*.

Policies

1. Soils will be conserved and erosion minimized by the *use* of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to agricultural areas, will not be allowed to affect agricultural productivity.

3. The Local Area Foundation Commission should exclude agricultural lands from any new or expanded service districts that could impact agricultural viability.
4. New service extensions beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.
5. As *aquaculture* develops it will be considered as a potential agricultural *use* in appropriate areas.

4.4.4 Hazards

The severe and rugged terrain of the Santa Monica Mountains present considerable hazards and constraints to new *development*. A 50-year and 100-year flood hazard area is located along the Calleguas Creek flood plain. Severe *slopes* not only have the potential for instability and erosion, but may also serve as constraints to the proper functioning of water and septic systems. An additional concern in this area is *access*, especially *emergency access* in case of fire or other disasters.

The most important earthquake faults in the Santa Monica Mountains portion of the *coastal zone* are the Bailey Fault near Calleguas Creek, and the Sycamore Canyon, Boney Mountain and Malibu Coastal Faults in the mountainous areas (Figure 4.4-5). Historic records indicate that only six earthquakes larger than 4.0 magnitude on the Richter Scale have originated within 15 miles of the South Coast area since 1934. All were less than 5.3 magnitude and four of the epicenters were located off the coast.

The Bailey Fault marks the boundary between the western Santa Monica Mountains and the Oxnard Plain. It extends from Mugu Lagoon northerly to an intersection with the Camarillo Fault near Calleguas Creek and U.S. Highway 101. The existence of the fault is verified by water well data. The fault is designated as potentially active until more information becomes available for evaluation.

The Sycamore Canyon and Boney Mountain faults are the most prominent of the series of north-east trending breaks extending from Point Mugu to Thousand Oaks. These faults are designated as potentially active until more information is available.

The Malibu Coastal Fault, the Santa Monica and Raymond Hill Faults are thought to be a series of major north-dipping thrust faults that extend along the coast, onshore and offshore for many miles. Faults within this system are considered active. As much as 50 miles of left slip has occurred since Eocene times, about 50 million years ago (Norris and Webb 1976). The 1973 Point Mugu earthquake is believed to have originated on the Malibu Coastal Fault.

The South Coast immediately along the coast shows high potential for liquefaction in the area of Calleguas Creek and Mugu Lagoon.

- **Landslides and Slope Stability** - In general, the Santa Monica Mountains contain highly expansive soils. The soils, together with the steep topography, tend to increase the frequency of *slope* failure and erosion. According to the Ventura County Public Works Agency, grading, increased irrigation or septic *runoff*, and seismic activity may also trigger *slope* movement or erosion.
- **Flood Hazards** - Calleguas Creek is a major flood corridor in the South Coast. It flows along the northern *slopes* of the Santa Monica Mountains to the Mugu Lagoon. Severe flooding has occurred along the *coastal zone* portion of this corridor, resulting in damage to adjacent agricultural crops, transportation facilities and the military base. The lower reaches of the creek are currently unimproved. The Ventura County Flood Control District (VCFCD) is evaluating

flood control solutions to this problem (see full discussion in LCP *Environmentally Sensitive Habitat* Paper).

There are also a number of creek corridors within the Santa Monica Mountains (e.g., Big Sycamore, Little Sycamore, Deer Creek, etc.) that could pose extreme flood and erosion hazards to new *development*.

- **Fire** - Fire is significant natural hazard in the Santa Monica Mountains. The Ventura County Hazards Appendix classifies the entire Santa Monica Mountains area as "extreme" for fire hazard. While many of the *slopes* contain safe coastal vegetation, the fire-adapted chaparral of drier *slopes* along with steepness, moisture and rainfall conditions, and severe *emergency access* constraints can combine to create a dangerous situation. Periodic burns are considered a natural event in chaparral communities, and fires should be anticipated as a regular occurrence. Secondary impacts of fires in this area include mudflows, landslides, and erosion due to loss of ground cover.

The Santa Monica Mountains are currently designated "Open Space" (one *dwelling unit* per 10 acres minimum) and "Recreation" (state park lands). In some areas of the Santa Monica Mountains, however, 40-100 acre minimum *lot* sizes are justified based on water availability, *access*, *slope*, geologic and fire hazards. For these reasons, it is necessary to maintain the Santa Monica Mountains as "Open Space," and also to investigate the application of 40-100 acre sub-zones where *access* to County-maintained roads is inadequate, and where severe *slopes* increase the potential for geological instability.

The General Plan's Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.

Hazards Goal 1

To protect public safety and property from natural and human-induced hazards as provided for in County ordinances.

Policies

1. The County's existing General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard avoidance.
2. New *development* shall be suited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
3. All new *development* will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.
4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include *feasible* mitigation measures which will be used in the proposed *development*.
5. *Structures* for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.

6. New *development* shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.
 7. The South Coast portion of the Santa Monica Mountains requires special attention and the following formula and minimum *lot* sizes will be utilized as new land divisions as proposed in the "Open Space" or "Agricultural" designations:
 - a. The following *slope/density formula* will be used to compute the *average slope* of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

where:

S = *average slope* (%)

I = contour interval (ft.)

L = total length of all contour lines (ft.)

A = total area of the *lot* (sq. ft.)
 - b. Once the *average slope* has been computed, the following table will be used to determine a minimum *lot* size for newly proposed *lots*:
- | | | |
|---------------|---|-----------|
| 0% - 15% | = | 10 acres |
| 15.1% - 20% | = | 20 acres |
| 20.1% - 25% | = | 30 acres |
| 25.1% - 35% | = | 40 acres |
| 35.1% & above | = | 100 acres |
8. A landscaping plan for fire and erosion control will be submitted for any new *development* located in extreme fire hazard areas as shown in the County's Hazard Appendix Fire Hazard Map. As many native plants as *feasible* should be used, and information on kinds and sources of these plants are available through the County.
 9. The majority of the Santa Monica Mountains are designated "Open Space" or "Recreation" in this Coastal Area Plan. This is consistent with the County General Plan, the Santa Monica Mountains Comprehensive Plan (1979) and the areas U.S. National Park Services National Recreation area designations.

4.4.5 Beach Erosion

Beach erosion on the South Coast occurs at Point Mugu State park along Sycamore Beach and the Beaches in the Solomar "Existing Community" area.

Major erosion occurs during the winter months. The U.S. Army Corps of Engineers indicates a 1.9 foot per year erosion rate for Sycamore Beach, and a 0.9 foot per year erosion rate for Solomar Beach. The problem is severe in these areas.

Construction of new residential units on existing legal *lots* within the "Existing Community" area may require special review to ensure that new *development* does not bring about substantial wave and erosion damage, nor require new shoreline protection *structures*.

Beach Erosion Goal 1

To protect public safety and property from *beach erosion* as provided for in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Construction or maintenance of shoreline *structures* will be limited to only those projects needed to protect existing *development*, public recreation, and existing roads from beach erosion.
2. Proposed *shoreline protective devices* will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
3. All shore line protective *structures* which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline and sand supply.
4. A *building* permit will be required for any construction and maintenance of protective shoreline *structures*, such as seawalls, jetties, revetments, groins, breakwater and related arrangements.
5. The County's Building and Safety Division will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream *structures*, net *littoral drift*, and downcoast beach profiles.
6. If the potential environmental impacts of the proposed *structure* are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report which indicates how those impacts will be mitigated.
7. Permitted shoreline *structures* will not interfere with public rights of *access* to the shoreline.

4.4.6 Energy and Industrial Facilities

No energy or industrial facilities are located on the South Coast or within the inland areas of the Santa Monica Mountains at this time. It is unlikely any facilities will locate anywhere within the Santa Monica Mountains given their status as a National Recreation Area (NRA). The federal government is developing a management plan for the entire NRA.

Energy and Industrial Facilities Goal 1

To allow exploration and production of oil and gas in most of the South Coast sub-area while meeting Coastal Act and County objectives, and maintaining environmental quality.

Policies

1. All land between State Highway 1 and the shoreline; or land designated "Residential," "Recreational," or shown as "*Environmentally Sensitive Habitat*" will be considered as unacceptable for new energy or industrial facilities of any kind. Pre-existing facilities and oil/gas/communication pipelines, and repair of such will be considered acceptable.

2. Within the land area between State Highway 1 and the landward *coastal zone* boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities which require a "Coastal Industrial" (C-M) zone will be permitted unless located in an area designated "Industrial".
3. All surface activities, including those regulated by the Division of Oil, Gas and Geothermal Resources related to the *development* of onshore oil and gas resources in the *coastal zone* are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-5.7.8) for a list of standard oil *development* design and operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. The location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. Plans for the consolidation, to the maximum extent *feasible*, of drilling and/or production facilities, as well as accessory facilities.
 - c. A phasing plan for the staging of *development* that indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. A plan for eliminating or substantially mitigating adverse impacts on *habitat* areas, *prime agricultural lands*, *recreational areas*, *scenic resources* and archaeological sites due to siting, construction, or operation of facilities.
 - e. Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt. For any *development* requiring a grading permit, either (1) a Storm Water Pollution Control Plan (SWPCP) shall be prepared and submitted in accordance with the Ventura County Municipal Storm Water Permit, Order No. 00-108, Part 4 - Special Provisions, D. Programs for Construction Sites, or (2) a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted in accordance with the State General Permit for Stormwater Discharges Associated with Construction Activity, whichever is applicable.
 - f. A description of means by which all oil and gas will be transported off-site to a marketing point. Pursuant to Policy 6, transshipment of crude oil and gas shall be through on-shore pipeline.
 - g. A description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. Oil spill prevention and control measures.
 - i. Fire prevention procedures.
 - j. Emission control equipment.
 - k. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.
 - l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the *Coastal Zone* related to oil and gas *development*.

- m. All facilities supporting oil and gas *development* must comply with the terms and requirements of the State General Industrial Activities Storm Water Permit, including the *development* and submittal of a Storm Water Pollution Prevention Plan.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent *feasible*, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
 6. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
 7. When *feasible*, pipelines shall be routed to avoid important *coastal resources*, including recreation, *environmentally sensitive habitats* and archaeological areas. Unavoidable routing through recreation, *habitat*, or archaeological areas, or other areas of a significant *coastal resource* value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, duration, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
 8. The County shall determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the U.S. Department of Transportation - Office of Pipeline Safety (DOT-OPS), or the California State Fire Marshall is required to protect sensitive *coastal resources*, and if so, shall require spacing at intervals which provide appropriate protection.
 9. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
 10. All offshore and onshore pipelines shall, where *feasible*, be located at existing pipeline landfall sites, and be buried from a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites shall be prohibited from areas designated as "Residential" or shown as "*Environmentally Sensitive Habitat*."
 11. Except for pipelines exempted from coastal *development* permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the *coastal zone* to determine what, if any, *coastal resources* may be impacted by construction and operation of a pipeline and any *feasible* mitigation measures. The costs of this survey shall be borne by the applicant. This survey may be conducted as part of an environmental review if an Environmental Impact Report or a Mitigated Negative Declaration is required for a particular project.
 12. Owners/operators shall notify both the County of Ventura Planning Division and any other designated affected State agencies (e.g. DOGGR, CSFM, SLC, LARWQCB) of any intent to decommission and/or remove any pipelines and/or facilities. Upon completion of pipeline construction or removal of pipelines and/or facilities, the site shall be restored to the approximate previous *grade* and condition. Upon removal or decommissioning of pipelines and/or facilities, an assessment of the surrounding soils shall be conducted by a qualified licensed expert, e.g. a licensed geologist or registered professional civil engineer, to determine whether or not those soils are contaminated. If the soils are found to be contaminated, a soil remediation plan delineating the method and timing of remediation shall be prepared and submitted to

the County Planning Division and the Los Angeles Regional Water Quality Control Board for their review and approval. All excavated materials shall be replaced in reverse order with topsoil replaced at *grade* level and compacted if necessary. All sites previously covered with *native vegetation* shall be re-seeded with the same or recovered with the previously removed vegetation materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.

13. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential fault zones, seismically active areas, or moderately high to high risk landslide areas. This report shall investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors shall be consolidated with existing pipeline or electrical transmission corridors where *feasible*, unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
14. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near *habitat*, recreational, or archaeological resources, whenever *feasible*. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas re-vegetated with plants similar to those in the area to the extent safety and economic considerations allow.
15. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically *feasible* unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
16. Pursuant to section 307(f) of the Coastal Zone Management Act of 1972 (16 USC § 1456(f)), the adopted Ventura County Air Quality Management Plan shall be used as a criterion in determining consistency of federal actions on the Outer Continental Shelf (OCS) with the California Coastal Management Program (CCMP). Pursuant to Section 328 of the Federal Clean Air Act (42 USC § 7627) all activities on the OCS must comply with the Outer Continental Shelf Air Regulations as specified in 40 CFR Part 55.
17. Upon decommissioning of off-shore facilities that contain on-shore facilities and/or pipelines (or "components"), a phasing plan shall be submitted delineating the timeline for disposition of the on-shore facilities.
18. Coastal Act sections 30101, 30101.3, 30255, and 30260, will be used as the criteria by the County to determine, on a case-by-case basis, whether onshore or offshore oil and gas *development* and an energy-related industrial facility supporting such *development* is defined as "*coastal-dependent development*" or "*coastal-related development*", based on the specific geographic, technological, and economic characteristics of the project being proposed.

4.4.7 Public Works

Public service capacities for sewer, water and roads are severely limited in the South Coast sub-area. Two distinct areas are identified: 1) the designated Solromar "Existing Community" area along the coast, and 2) inland areas of the Santa Monica Mountains.

Water for the limited demands of existing *development* is available in the Solromar "Existing Community" area. Water to residents of the Mountains is provided by individually-owned well sites. Adequacy of water supplies for mountain areas is determined by on-site inspection by the Environmental Health Division of the County.

Sewer service in the entire South Coast is provided by individual septic tank systems permitted through the Environmental Health Division. Several septic systems in the "Existing Community" area are located directly on the beach. These areas are classified as having "severe" septic tank limitations. Damage to these systems could occur from erosion of a combination of storm waves and high tides. The Regional Water Quality Control Board now has a policy that prohibits the *use* of walls to protect septic systems on the beach.

The waters offshore of the "Existing Community" area have been designated by the State Regional Water Quality Control Board (RWQCB) as an Area of Special Biological Significance (ASBS). The ASBS extends from Laguna Point in the north to just south of Point Dume in Los Angeles County.

The RWQCB prohibits the direct discharge of wastes into an ASBS or its immediate vicinity with the exception of vessel wastes, dredging or disposal of dredging spoils.

Under the current "208" Areawide Water Treatment Management Plan, a study of septic tank problems in the Santa Monica Mountains was completed in January 1980 by the Environmental Health Division. Several options were proposed that could alleviate present septic tank problems. Included was a recommendation that a septic system management entity be established (or an on-site wastewater management zone) to ensure proper inspection, maintenance and control.

State Highway 1 can handle traffic generated by build-out of the "Existing Community" and mountain areas allowed in the present County General Plan and this Coastal Plan. *Public roads* within the Mountains are substandard, subject to slides and erosion, and restrict *emergency* services. The Public Works Agency will continue to maintain the roads. However, no improvements will be undertaken in the near future because of limited funds and the environmentally sensitive nature of the area.

The County General Plan designates approximately 90 percent of this sub-area as "Open Space" (one unit per 10+ acres). The existing beach residential *development* (Solromar) has been designated "Existing Community" and is allowed to build out to the density of prevailing coastal zoning (this allows *parcels* less than one acre in size). The two private camps on the South Coast are designated "Rural".

With the exception of the "Existing Community" area, the Mountains are zoned "COS(M)" (Coastal Open Space with Santa Monica Mountains Overlay) and "C-R-E-20 Ac. (M)" or "-5 Ac. (M)" (Coastal Rural Exclusive at 20 or 5 Ac. Min. with Santa Monica Mountains Overlay) for the private youth camps.

Public Works Goal 1

Any new or expanded *public works facilities* (including roads, flood control measures, water and sanitation facilities) constructed on the South Coast, will be designed to serve the potential population within limits established by the *Local Coastal Program* (LCP)

consistent with the County's Air Quality Management Plan and "208" (Water Quality) Plan.

Policies

1. The recommendation of the "208" Plan Septic Tank Problem Area-Santa Monica Mountains Study for the establishment of a septic system maintenance district will be supported.
2. That new service district boundaries shall be consistent with the adopted Coastal Area Plan and County General Plan policies.
3. New *development* in the Santa Monica Mountains should be self-sufficient with respect to sanitation and water and should not require the extension of growth inducing services. *Development* outside of the established "Existing Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water, etc.) into an open space area. The County shall make the finding for each individual *development* requiring sanitary facilities and potable water that said private services will be able to adequately serve the *development* over its normal lifespan.
4. Public utility *use* by the Pacific Missile Test Center (PMTTC) does not create impacts on circulation, sewer and water *use* for the foreseeable future because of stable or declining land *use* intensity at the base. However, any change in intensity of *use*, such as civilian-military shared *use*, should be examined for impacts on Coastal Act and LCP land *use* priorities. Similarly, any future adverse impacts of groundwater extraction for the Navy base should be examined for such impacts.

4.4.8 Locating and Planning New Development

New *development* on the South Coast is constrained by the "Existing Community" designation for the Solomar area and the terrain of the Santa Monica Mountains. Water service is only provided for the "Existing Community" area. Individual wells provide water in the mountain areas. There is no sewer service for either the coastal or mountain areas; septic tank systems are utilized.

Although Highway 1 capacities can accommodate additional traffic from build-out in the mountain areas, *public roads* within the mountains are generally substandard and subject to slides and erosion. Highway 1 is also subject to slides and erosion problems which have caused traffic delays.

Locating and Planning New Development Goal 1

To preserve the South Coast sub-area in as natural a state as possible while maintaining the private property rights and needs for public safety.

Policies

1. The "Existing Community" will be allowed to build out to its existing boundary within zoning and environmental constraints.
2. Consistent with the environmental characteristics and limited service capacities of the Santa Monica Mountains area, only very low density *development* as prescribed by the "Open Space" designation will be allowed in the Santa Monica Mountains. The *slope/density formula* found in the "Hazards" section will be utilized to determine the minimum *lot* size of any proposed land division.

4.4.9 Potential Conflicts

Development conflicts in the Santa Monica Mountains portion of the South Coastal zone are diminished, in part, because large areas are already set aside for recreational purposes. Proposed acquisitions by Santa Monica Mountains National Recreation Area will further restrict *development*. Conflicts could arise between land owners wishing to develop their lands and the physical constraints imposed by terrain, hazards, and health and safety problems.

At this time no conflicts exist between agricultural and urban land *uses*.

4.4.10 Environmentally Sensitive Habitats Areas (ESHA)

The South Coast sub-area contains numerous *environmentally sensitive habitat areas* (Figure 4.4-1). Therefore, a special overlay zone classification has been applied to most of the land easterly and southeasterly of the U.S. Navy Pacific Missile Test Center at Point Mugu. The only area that is not covered by the special overlay zone is the land within the Solromar "Existing Community". This special "Santa Monica Mountains" (M) overlay zone was implemented in order to recognize that Santa Monica Mountains are a *coastal resource* of statewide and national significance. The mountains provide *habitats* for several unique, rare or endangered plant and animal species. Such *habitats* may be easily damaged by human activities. Therefore, *development* in the overlay zone area requires case-by-case consideration, and, where applicable, shall be consistent with Sections 30230 and 30231 of the Coastal Act.

A. Coastal Dunes

La Jolla Beach, 40 acres of sandy beach and dunes with a prominent climbing, wind-formed dune, is part of Point Mugu State Park. While public ownership provides some protection of this dune area, its *access* and *use* should be reviewed by the State. The "Resource Management Plan for Point Mugu State Park" points out that the hillside dune needs protection from off-road vehicle *use*, and suggests that the area be included in the La Jolla Valley Nature Preserve. While the County does not have jurisdiction over these dunes, it is nevertheless concerned with their preservation (Figure 4.4-1).

The quality of dune *habitats* may be preserved by measures such as restricted vehicular *access*, clearly defined pathways, revegetation with native plants, interpretive centers and public education.

ESHA Goal 1

To encourage the State to adequately control *access* to the sand dunes and protect them against degradation.

Policies

1. The County encourages State Parks to control those activities that lead to dune degradation, including *use* of off-road vehicles, or dumping.

B. Tidepools

Tidepools are located near Point Mugu Rock, and between Big Sycamore Canyon and Deer Creek Canyon. Although not actually within the County's jurisdiction, it is significant to note that the offshore area between Laguna Point and Point Dume in Los Angeles County has been designated an "Area of Special Biological Significance" by the

Regional Water Quality Control Board (see *Public Works* section), and that nearshore, intertidal and terrestrial coastal areas are ecologically closely interrelated.

ESHA Goal 2

To support the State in the protection of the tidepools.

Policies

1. The State should include interpretive programs regarding coastal ecology in any future *development* of recreational facilities.
2. Wastewater effluent and solid waste at public sites along the South Coast are to be properly disposed of.
3. Ventura County Environmental Health Division and the Ventura Regional County Sanitation District coordinate with the State to find acceptable alternatives for wastewater effluent disposal on the South Coast.
4. Shoreline protection *structures* such as revetments, seawalls, groins, or breakwaters are allowed when they are necessary to protect existing *developments*, coastal dependent land *uses* and public beaches. Any *structures* built under these conditions that affect tidepools will incorporate mitigation measures that reduce intertidal or nearshore *habitat* loss as *feasible*.
5. An applicant for any new coastal project, including *shoreline protective devices*, will demonstrate that their proposal will not cause long-term adverse impact on the beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated wastewater and findings to be made will include, but not be limited to, proper wastewater disposal.
6. The Statewide "Guidelines for Wetlands and Other *Environmentally Sensitive Wet Habitats*" will be used in analyzing any projects with the potential to impact tidepools.

C. Creek Corridors

Major creek corridors on the South Coast include Calleguas Creek, La Jolla Canyon, Big Sycamore Canyon, Serrano Canyon, Deer Creek Canyon and Little Sycamore Canyon ([Figure 4.4-1](#)).

Calleguas Creek watershed includes over 343 square miles of land and empties into the ocean via Mugu Lagoon south of Point Mugu Naval Air Station, north of the Santa Monica Mountains. The flood plain and agricultural lands along the creek are subject to extreme flooding during heavy rains.

The riparian corridors in the Santa Monica Mountains (Big Sycamore, Serrano, Deer Creek, and Little Sycamore) are important watershed areas. Maintenance of their compliment of *native vegetation* will help diffuse floods and *runoff*, minimize soil erosion, and diminish sedimentation.

ESHA Goal 3

To maintain creek corridors in as natural a state as possible while still accommodating needs for public health and safety.

Policies

1. *Stream* or creek corridors are considered to be watercourses, either perennial or intermittent, as shown on USGS quadrangle maps, as measured between the high water mark, or the break in each bank.
2. All projects on land either in a *stream* or creek corridor or within 100 feet of such corridor, shall be sited and designed to prevent impacts which would significantly degrade *riparian habitats*, and shall be compatible with the continuance of such *habitats*.
3. Substantial alterations (channelizations, dams, etc.) to river, *stream*, or creek corridors are limited to:
 - a. Necessary water supply projects;
 - b. Flood control projects where no other method for protecting existing *structures* in the flood plain is *feasible*, and where such protection is necessary for public safety or to be protect existing *development*; or
 - c. *Developments* where the primary function is the improvement of fish and wildlife *habitat*.
4. Projects allowed per the above policies will incorporate the best mitigation measures *feasible*.
5. The Coastal Commission's adopted "Statewide Interpretive Guidelines for Wetlands and Other *Environmentally Sensitive Habitats*" will be used when evaluating new projects in creek corridors.
6. The County supports the policies found in the Santa Monica Mountains Comprehensive Plan and has adopted a resolution agreeing to incorporate that Plan when analyzing any *development* request in the Mountains. In addition, the County will routinely submit *development* proposals to the Santa Monica Mountains National Recreation Area for review.

D. Film Production, Temporary

Policies

1. *Temporary film production activities* shall not result in adverse impacts to wetland, *ESHA*, or *ESHA* buffer, including indirect effects from outdoor lighting or noise.

E. Signs

Policies

1. *Signs* are prohibited within *ESHA* except for resource protection or interpretative and educational signage, or signage necessary to ensure public safety. Signage within *ESHA* or its buffer shall be sited and designed to minimize impacts on the resource to the maximum extent *feasible*.

F. Santa Monica Mountains

The Santa Monica Mountains contain some of the most significant inland *habitats* in the County's coastal zone. Many creeks and *streams* with their riparian corridors, coastal

dunes, and rare native bunchgrass and giant coreopsis can be found in the mountains. In addition, grasslands, chaparral, and oak woodlands are found.

Some of these *environmentally sensitive habitats* are mapped, but others occur in several small areas throughout the mountains, making them impractical to accurately map.

ESHA Goal 4

To preserve and protect the upland *habitats* of the Santa Monica Mountains.

Policies

1. New *development*, including all private and public recreational *uses*, shall preserve all unique *native vegetation*, such as Giant Coreopsis and Dudleya cymosa ssp. marcescens.
2. The County shall update its inventory of upland *habitats*, wildlife travel networks, nesting sites, and appropriate buffer areas as part of the Implementation Phase of the *Local Coastal Program* (LCP). This update may use existing information and shall involve consultation with appropriate environmentalists, scientists and government agencies dealing with the Santa Monica Mountains as a whole. A map focusing on *sensitive environmental habitats* and their buffers shall be prepared and included in the LCP and shall be continually updated as additional information becomes available. *Environmentally sensitive habitats* shall conform to the definition in the Act, PRC Section 30107.5.
3. All new *upland development* shall be sited and designed to avoid adverse impacts on *sensitive environmental habitats*.
 - In cases where *sensitive environmental habitats* are located on a project site where the impacts of *development* are mitigated consistent with the Plan, the County shall assure that all *habitat* areas are permanently maintained in open space through an easement or other appropriate means.
 - When such impacts of *development* would be unavoidable, the County shall ascertain within the specific project review period whether any public agency or non-profit organization, including the National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any portion of the subject property to preserve it in open space. The permit may not be approved if such agency or organization has been specifically authorized to acquire any portion of the property which would be affected by the proposed *development*, and funds for the acquisition are available or could reasonably be expected to be available within one year of the date of application for the permit. If the permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.
4. Where possible for subdivision and undeveloped contiguous *lots*, construction and/or improvements of driveways/accessways which would increase *access* to the subject area or adjacent areas shall be permitted only when it has been determined that environmental resources in the area will not be adversely impacted by the increased *access*. Grading cuts shall be minimized by combining the accessways of adjacent property owners to a single road where possible. The intent is to reduce the number of direct ingress-egress points off public routes and to reduce grading. At *stream*

crossings, driveway access for nearby residences shall be combined. Hillside roads and driveways shall be as narrow as *feasible* and follow natural contours.

5. *Development* dependent upon a water well shall be approved only if such well would not either individually or cumulatively cause adverse impacts on affected riparian areas or other *coastal resources*. This policy shall be implemented as data becomes available through the County CEQA process and other review procedures.
6. All proposals for land divisions in the Santa Monica Mountains shall be evaluated to assure that any future *development* will be consistent with the *development* policies contained in this Plan. Where potential *development* cannot occur consistent with the *development* policies contained in this plan, the request for division shall be denied. Environmental assessments shall accompany tentative map applications and shall evaluate the ecological resources within and adjacent to the site and the consistency of the proposed division and *development* with the standards of the *Local Coastal Program*.
 - All applications shall identify future *building* envelopes and shall be identified on the final map. Building envelope is defined as:

The one area of a proposed *parcel* which shall contain all *structures*, including but not limited to: the primary residential *structure*, other accessory residential *structures*, barns, garages, swimming pools, and storage sheds. Specifically excluded are *fences* and walls which may be placed along property lines.
 - All identified *environmentally sensitive habitat areas* and/or *slopes* over 30% shall be permanently maintained in their natural state through an easement or other appropriate means and shall be recorded on the final tract or *parcel* map or on a grant deed as a deed restriction submitted with the final map. *Development* shall not be permitted in areas over 30% *slope*.
 - All offers-to-dedicate trail easements consistent with recreation policy #8 below, shall be recorded on the final map. Trail easements established by deed restriction shall be recorded on the deed no later than final map recordation.

Scenic and Visual Qualities:

7. New *development* shall be sited and designed to protect public views to and from the shoreline and public *recreational areas*. Where *feasible*, *development* on sloped terrain shall be set below road *grade*.
8. *Development* shall not be sited on ridgelines or hilltops when alternative sites on the *parcel* are available and shall not be sited on the crest of major ridgelines.
9. Except within the Solromar "Existing Community", all *development* proposals located within 1,000 feet of publicly owned park lands shall be sited and designed to mitigate potential adverse visual impacts upon park lands. Appropriate mitigation measures include additional landscaping, *use* of natural materials, low *building* profile, earth tone colors, and the like. *Development* shall not be sited within 500 feet of a park boundary unless no alternative siting on the property is possible consistent with the policies of this Coastal Area Plan.

G. Mugu Lagoon and San Nicholas Island

Although completely on Federal land and thus not in the coastal zone, Mugu Lagoon deserves discussion in this Plan because of its important *habitat* values and its

relationship biologically to intertidal and offshore waters, both State and Federal, and its related importance for commercial and sport fisheries.

Mugu Lagoon is the last Southern California estuary to remain in its approximate natural site. Numerous sociological research programs indicate its importance. A number of species found in the Lagoon have been exterminated in other estuaries. The Lagoon serves as a nursery for offshore species. A variety of marine mammals feed and rest in the Lagoon.

Much of the credit for preservation of the Lagoon goes to the U.S. Navy. Protection of fish and wildlife is assured through, among other sources, the 1967 Fish and Wildlife Plan for Point Mugu and San Nicholas Island, jointly subscribed by the State and Federal governments. Although the Lagoon is within the Pacific Missile Test Center (PMTTC) and therefore on federal land, it is impacted by activities in the unincorporated, non-federal surrounding lands, particularly those along Calleguas Creek and Revlon Slough. A small portion of this tributary area is in the *Coastal Zone* where *development* activities will be reviewed for consistency with the policies of this Coastal Area Plan.

However, many upstream activities affecting Mugu Lagoon may involve Federal participation or Federal assistance, and these will be subject to Coastal Commission review for consistency with the California Coastal Management Program.

The Calleguas Creek watershed includes over 343 square miles, including the major urbanized areas of Simi Valley, Thousand Oaks, Moorpark and Camarillo, and as well, major agricultural lands in the Oxnard Plain. A portion (approximately 400-500 feet) within the *Coastal zone* of Calleguas Creek drains into the Lagoon. Rapid urbanization and increased agricultural irrigation has resulted in increased *runoff* and sedimentation in the Lagoon.

According to the State Department of Fish and Game and the U.S. Fish and Wildlife Service (June 1976), sedimentation from Calleguas Creek may elevate the Mugu Lagoon *wetland* above the tidal prism (ocean tide flooding) and thereby change the water quality and environmental characteristics of the *wetland*. Urbanization in the upstream watershed increase *runoff*, both in total volume and in the magnitude of the peak flow. Further, conversion of native watershed to urban and agricultural land increases summer flows (low flows) to the proximity of Mugu Lagoon. Increased flows lead to potentially lowered salinity in the Lagoon, increased pollution and increased erosion in unprotected areas along the unimproved channel reaches which ultimately may deliver more sediments to the Lagoon. The result is damage to both flora and fauna in the Lagoon (California Department of Fish and Game, 1976).

An important concern regarding any alterations of Calleguas Creek is the impact on endangered species in the Lagoon area. According to the U.S. Fish and Wildlife Service (USFWS), the endangered light-footed clapper rail, Belding's savannah sparrow and California least tern utilize the Lagoon.

Some flood control improvements (such as those that decrease sedimentation) along Calleguas Creek may be necessary for the maintenance or enhancement of the *wetland*. According to the Ventura County Flood Control District (Ventura County Coastal Planning Study, Flood Control Planning, Surface and Groundwater Hydrology, 1972), without improvements to reduce sedimentation and to maintain an optimum exchange of tidal and fresh waters, the Mugu *wetland* may ultimately cease to exist or become severely degraded as a *wetland* area.

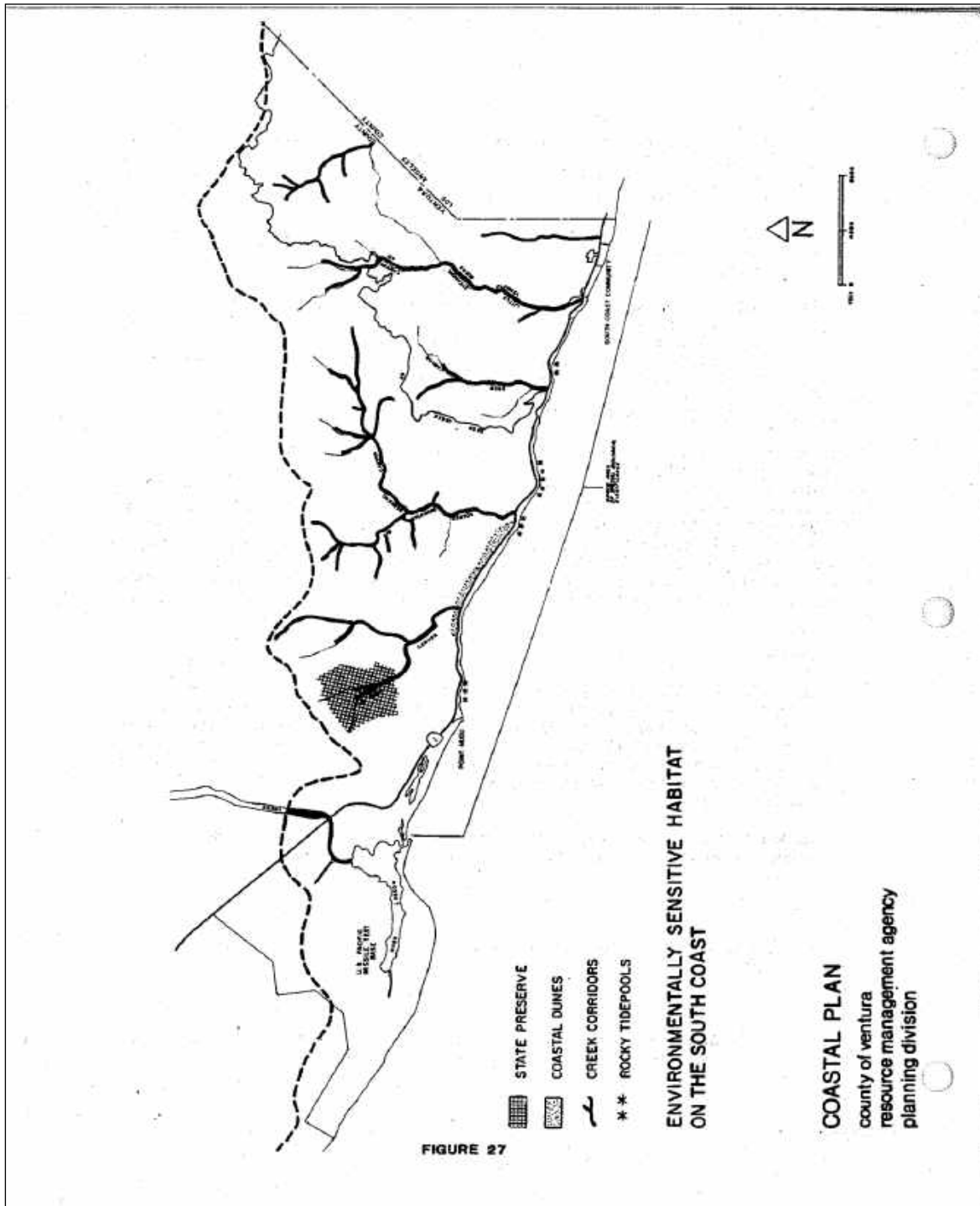
ESHA Goal 5

To maintain Mugu Lagoon, including the main estuary and the entire *wetland* system within the Pacific Missile Test Center, in as natural a state as possible, to the extent consistent with national security needs.

Policies

1. Upstream *development* and activities subject to Federal consistency review, including solid waste disposal, soil management practices, flood control, water reclamation, sewage treatment, *use* of pesticides and fertilizers, etc. should not impair the biological productivity of Mugu Lagoon nor its value for scientific and educational purposes, nor the offshore fisheries with which it is linked.
2. Flood control projects should avoid intrusion into Mugu Lagoon, be sited and designed to prevent degradation of the *wetland*, and incorporate *feasible* mitigation measures. Channelization, dams, and other river or *stream* alterations should be limited to necessary water supply projects, flood control projects necessary for public safety, and projects necessary to protect and enhance *wetlands habitats* and to reduce sedimentation in Mugu Lagoon.
3. Projects which adversely impact *habitat* should include mitigation measures such as timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of *native vegetation*, reclamation or enhancement programs.
4. Dredging, diking or *filling* of Mugu Lagoon should be limited to restoration and nature study purposes or projects required for national security. Any *fill* or degradation of *wetlands* should be accompanied, where *feasible*, by creation or enhancement of equivalent *wetlands* area.
5. The County supports the work already done, and any future plans the Navy may propose to maintain and enhance the productivity of the Mugu Lagoon consistent with the *Local Coastal Program*.
6. The County supports continued and future reliance on joint Federal-State plans such as the 1967 Fish and Wildlife Management Plan for Point Mugu and San Nicholas Island. Marine mammal populations should be protected or, in the case of sea otters, re-established where *feasible* consistent with national security needs.

**Figure 4.4-1
Environmentally Sensitive Habitat on the South Coast**



RECREATIONAL AREAS ON THE SOUTH COAST

COASTAL PLAN
 county of ventura
 resource management agency
 planning division

FIGURE 28

**Figure 4.4-3
South Coast Access Inventory**

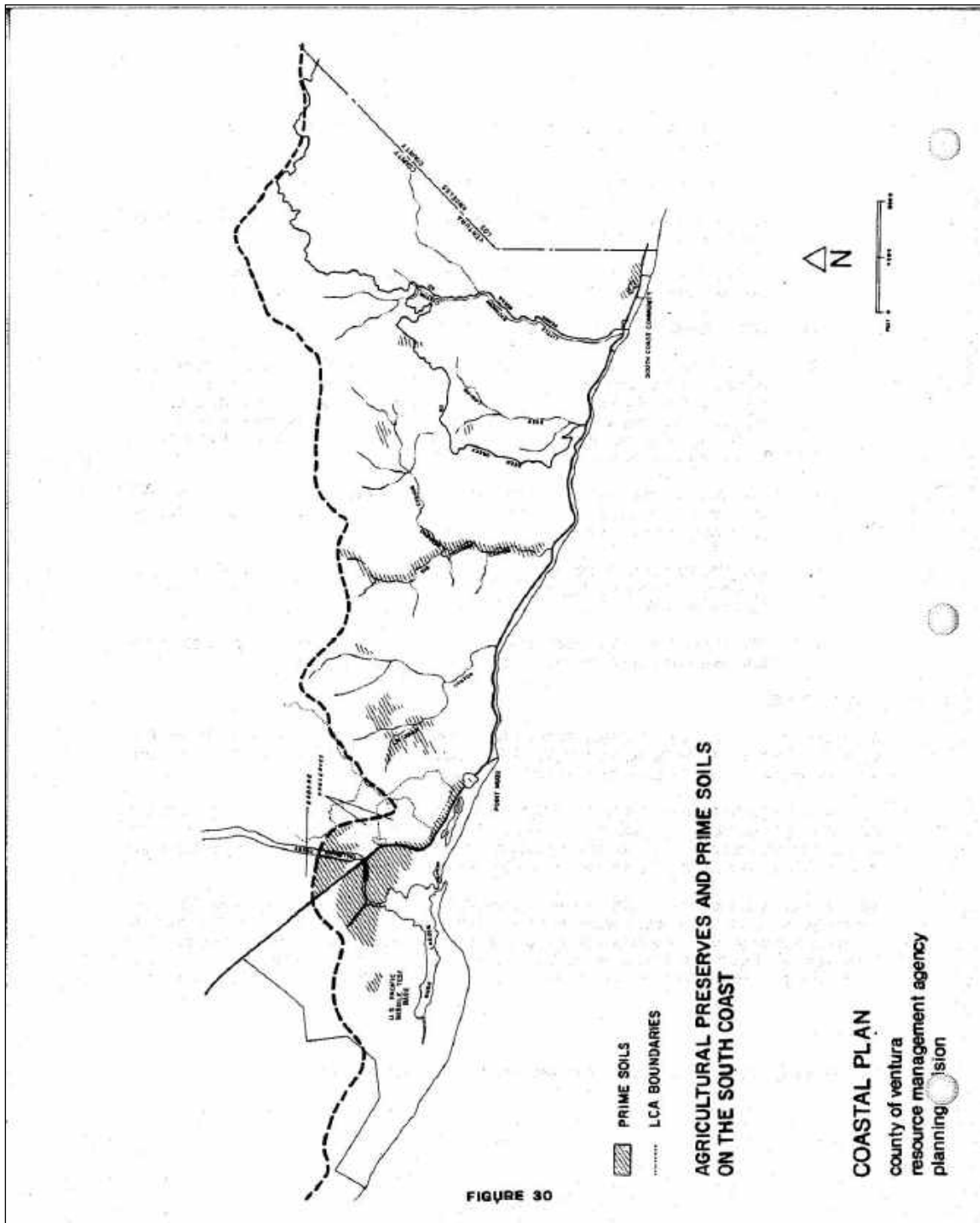
NO.*	Name & Location	Access Type	Size	Frontage	Open	Signed	Owned By	Managed By	Remarks
1.	Vista Point - Mugu Rock West of Hwy. 1, 9 miles South of Oxnard	View	---	---	Yes	Yes	Caltrans	Caltrans	
2.	Point Mugu State Park East and West of Hwy. 1, 10 miles south of Oxnard	Park	15,200 ac.	3.6 miles	Yes	Yes	State Parks	State Parks	
3.	Bass Rock Point Lookout West of Hwy. 1, 11 miles south of Oxnard	View	---	---	Yes	Yes	Caltrans	Caltrans	
4.	Vista Point West of Hwy. 1, 12 miles south of Oxnard	View	---	---	Yes	Yes	Caltrans	Caltrans	
5	Leo Carrillo State Beach	Park	32 ac.	1.1 miles	Yes	Yes	State Parks	State Parks	Ventura County portions of park are undeveloped at this time.

6/20/89

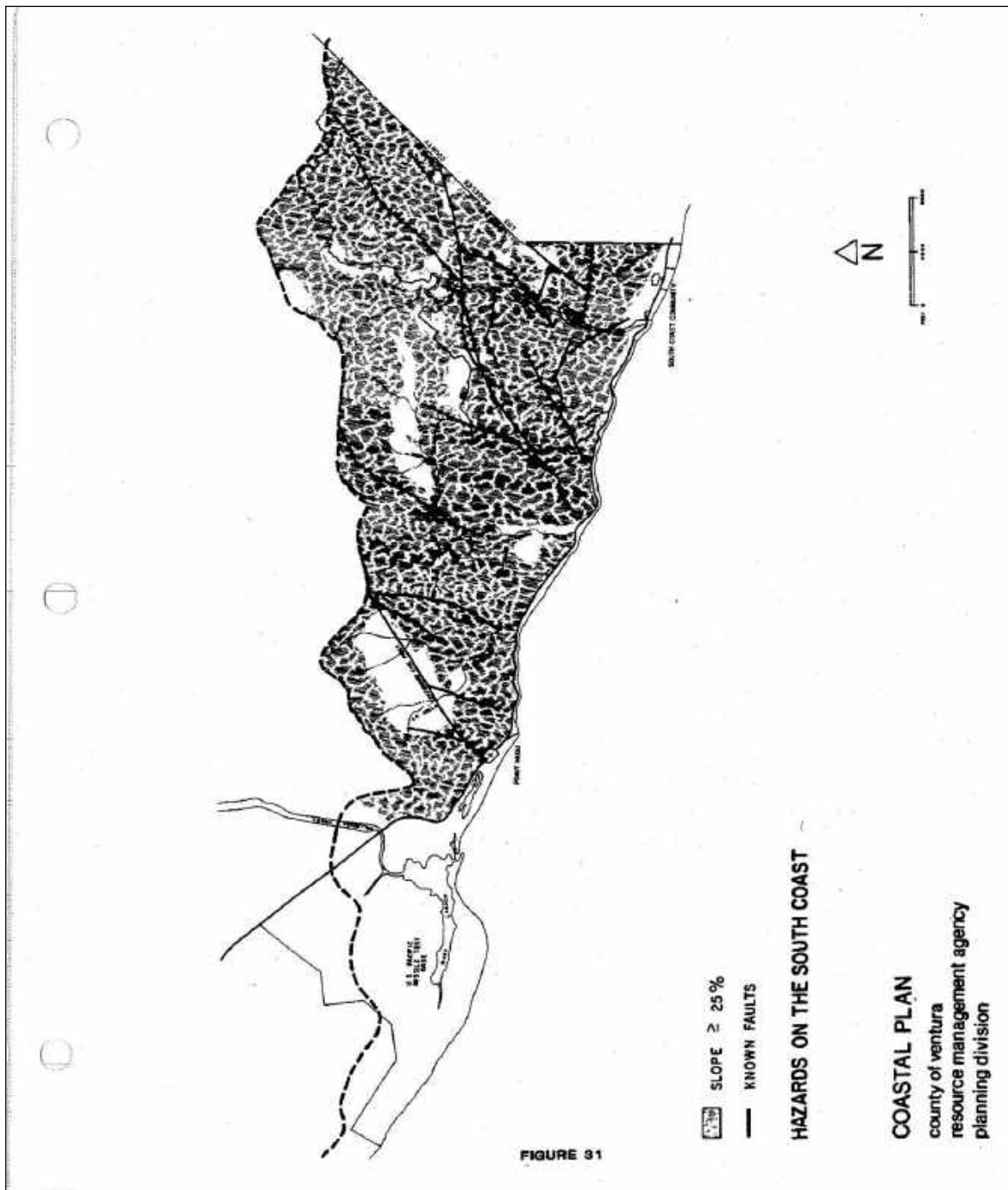
Footnotes:

* Keyed to the Local Coastal Area Plan Land Use Map for the South Coast, Figure 3-6 (separate map).

**Figure 4.4-4
Agricultural Preserves and Prime Soils on the South Coast**



**Figure 4.4-5
Hazards on the South Coast**



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End

SATICOY AREA PLAN

VENTURA COUNTY GENERAL PLAN



County of Ventura
Resource Management Agency
Planning Division
September 22, 2015



SATICOY AREA PLAN

Acknowledgements

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Background Report, Vision Plan, Old Town Saticoy
Development Code (2012)
*(Sargent Town Planning, Tony Perez Associates, Raimi and
Associates, Associated Transportation Engineers)*

Technical Studies

Market Study for the Saticoy Community
(MR+E, 2014)

Historic Resources Survey & Context for the Town of
Saticoy
(San Buenaventura Research Associates, 2014)

Mobility Technical Report for the Saticoy Area Plan
(Fehr and Peers, 2015)

Noise and Vibration Data
(Rincon Consultants, 2014)

Air Quality and Greenhouse Gas Emissions Analysis
(Rincon Consultants, 2014)

Water Supply and Water Demand Technical Study
(Rincon Consultants/Milner-Villa Consulting, 2015)

COUNTY OF VENTURA
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Area Plan Amendment History

Saticoy Community Study and Improvement Plan – 1967

(Adoption of the first Saticoy land use plan with focus on original townsite)

Saticoy Community Plan - 1980

(Community Plan was revised, extending industrial and urban land use designations south from the town center)

Saticoy Area Plan: Adopted by the Ventura County Board of Supervisors - April 10, 1990

(County-initiated comprehensive revision of the Area Plan to incorporate new configuration for State Route 118)

Amended - December 1, 1992

(County-initiated revision to update maps, urban service boundaries, zone changes, and goals and policies related to community facilities)

Amended - December 10, 1996

(County-initiated revision to update Use Matrix and Glossary)

Amended - May 4, 2004

(County-initiated revision to modify Circulation Map and zoning to accommodate the County's relocated Public Works Operations Yard)

Amended – September 22, 2015

(Comprehensive Update)

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Related Documents

1. Background Evaluation and Technical Report (Background Report)
2. Environmental Impact Report

Technical Appendices:

- a. Market Study for the Saticoy Community
- b. Historic Resources Survey & Context
- c. Mobility Technical Report
- d. Noise and Vibration Data
- e. Air Quality and Greenhouse Gas Emissions Analysis
- f. Water Supply and Water Demand Technical Study

All related documents are available at the Ventura County Planning Division and are posted online on the [Planning Division website](#).

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CHAPTER 1. INTRODUCTION

Saticoy is an unincorporated community located in western Ventura County adjacent to the City of Ventura (Figure 1-1). The boundaries of the Saticoy Area Plan are shown in Figure 2-1. The planning horizon for this update extends from 2015 to 2035.

A. Purpose of the Saticoy Area Plan

The Saticoy Area Plan is a component of the Ventura County General Plan. Authorization for all components of the County's General Plan are derived from California Planning and Zoning Law (Section 65300 et seq. of the CA Government Code). This law requires adoption of comprehensive, long range general plans for the physical development of cities and counties, and it identifies required and optional components of a general plan, called "elements."

The County's General Plan articulates goals, policies and programs that guide future growth and development in a manner consistent with State law. The goals and policies of the Ventura County General Plan are the foundation for all decisions related to the use of land. It provides the basis for the establishment of zoning and subdivision regulations, the approval or denial of development requests, the review of capital improvement programs, and the development of housing and other programs related to land use.

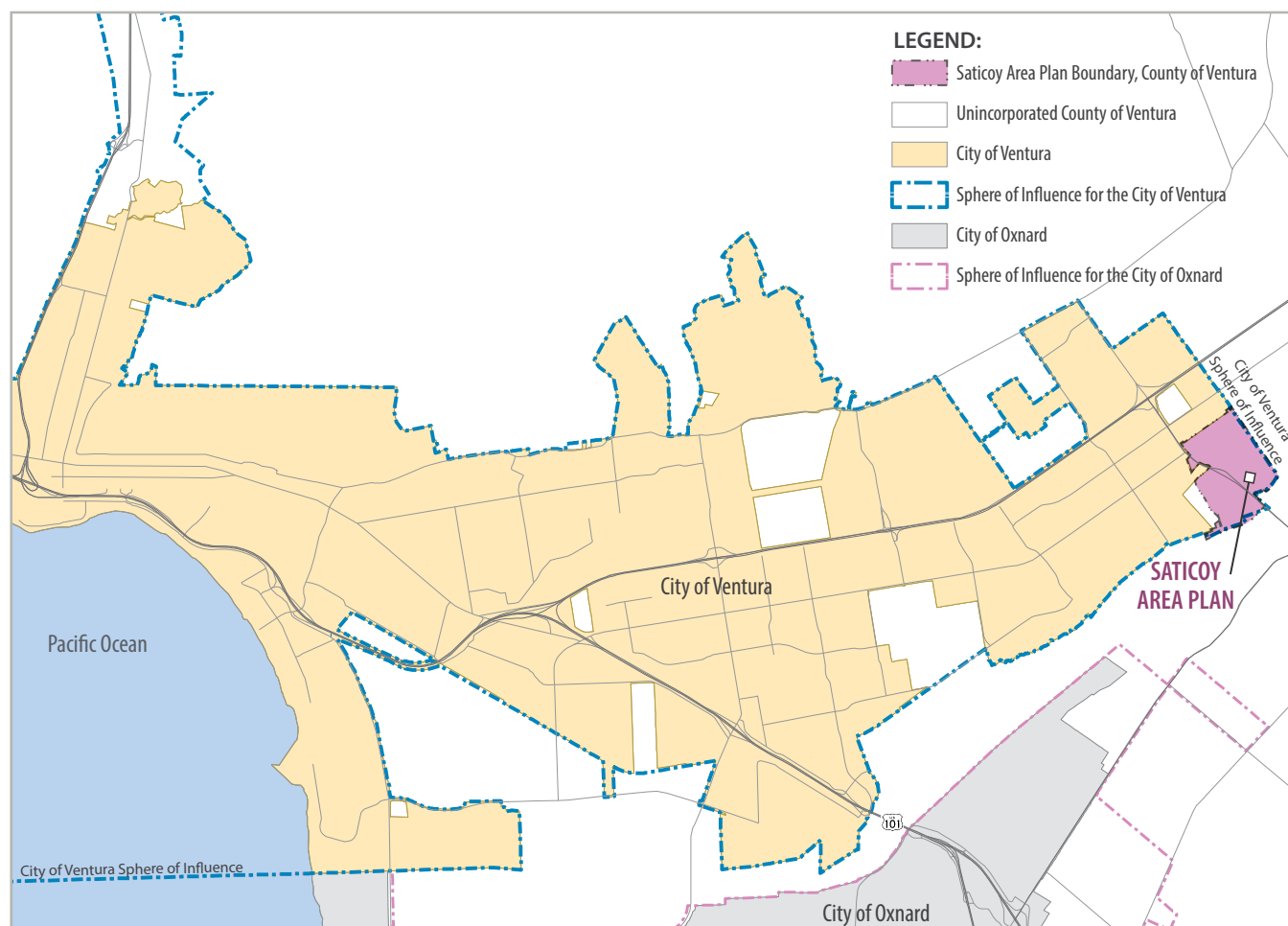


FIGURE 1-1. LOCATION MAP

1. INTRODUCTION

The Saticoy Area Plan is one of ten Area Plans within Ventura County and its goals, policies, and programs apply only to land within the Saticoy Area Plan boundary. All components of the Saticoy Area Plan are consistent with the countywide General Plan. Although the Area Plan has the same legal status as the Ventura County General Plan, it addresses issues that are unique to Saticoy and it is written to reflect the needs and desires of the Saticoy community.

The goals, policies and programs contained in this Area Plan express the intent of the Board of Supervisors, the community, and the governmental agencies responsible for providing services to this community.

The terms **Goals**, **Policies** and **Programs** are defined as follows:

- A **GOAL** is a general expression of community values and is usually not quantifiable or time-dependent. Goals within the Saticoy Area Plan are written as end statements, for example:

"Saticoy contains a multimodal network that provides alternate modes of transportation for pedestrians, bicyclists and transit users."

- A **POLICY** is a specific statement that guides future actions or decisions. Policies, which are related to one or more goal statements, are a commitment to specific actions. State law requires that subsequent development codes or ordinances be consistent with general plan policies. An example of a policy is:

"Discretionary projects, as well as public improvement projects, shall include accessible sidewalks, street lighting, street trees, or other pedestrian amenities."

- **PROGRAMS** are a coordinated set of measures designed to carry out the goals and policies of a general plan. Programs are organized by 5-year time frames that extend throughout the planning horizon. An example of a program is:

"The Transportation Department and the Planning Division shall conduct detailed evaluations of, and propose potential funding sources for, new road links, existing road upgrades, pedestrian amenities (sidewalks, street lights, benches, and landscaping), and bicycle networks. Funding sources for programs may include developer fees, grants, public/private partnerships, a town center maintenance district, or community facilities district."

B. Content and Organization of the Saticoy Area Plan

The Saticoy Area Plan provides important background information, including a discussion of the principles and objectives that shaped its development. It is organized as follows:

- **Chapter 1. Introduction** explains the purpose of the Area Plan and general organization of the Area Plan.
- **Chapter 2. Local Setting** outlines the history of Saticoy, summarizes prior Area Plans, and describes the community's relationship to the City of Ventura. This chapter also summarizes community involvement in the development of the Area Plan, and it provides an overview of related documents.
- **Chapter 3. Guiding Principles** summarizes the planning principles and project objectives used to develop the Saticoy Area Plan.
- **Chapter 4. Area Plan Elements** includes a complete list of goals, policies, and programs organized into the following Elements: Land Use; Mobility; Resources; Public Facilities; and Hazards. This section is the heart of the Saticoy Area Plan, and is used to guide future development within the community. The Land Use Element includes a Land Use Map and the Mobility Element includes Mobility Maps.
- **Chapter 5. Road Classifications** provides development standards and cross sections for all road classifications used within the Area Plan.
- **Chapter 6. Old Town Saticoy Design Guidelines** provides a set of complementary Design Guidelines for development within Old Town Saticoy, including building, site and public road improvements.
- **Chapter 7. Definitions** includes a list of defined terms that were deemed necessary to interpret provisions of the Area Plan and the Old Town Saticoy Development Code.
- **Chapter 8. Summary of Programs** includes a summary table of all Programs listed in Chapter 4, Area Plan Elements. The table provides additional information about program implementation responsibilities, priorities and timelines.

Three related appendices are packaged with the Saticoy Area Plan. Although these documents provide zoning-level information, they are included as appendices to the Saticoy Area Plan to facilitate the preparation and review of permits for development in Saticoy.

- **Appendix A. Zoning Classifications and Map** includes a graphic depiction of zoning maps for the entire area included within the Saticoy Area Plan boundary.
- **Appendix B. Old Town Saticoy Development Code** includes zoning classifications, a table of allowable uses, and development standards for Old Town Saticoy.
- **Appendix C. Permit Processing Guide for Cultural Heritage Sites** includes a map of eligible Cultural Heritage Sites, and it provides guidance for processing permit applications for a cultural heritage site.

1. INTRODUCTION

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CHAPTER 2. LOCAL SETTING

A. Community History¹

The town of Saticoy takes its name from the Chumash village of *Sa'aqtik'oy* once located in the area near the existing Saticoy community. The Chumash name means *"place sheltered by the wind."* The Saticoy settlement site was located roughly north of the Santa Clara River between Wells Road and Saticoy Avenue and south of Telephone Road. Existing artifacts found at the site indicate that this village was continuously occupied by Native Americans for thousands of years, from approximately 5500 B.C. through the 1860s.

Beginning in the late 1800s, the development of the town of Saticoy was influenced by agricultural activities as well as the development of the railroad. By 1873, Saticoy had its first post office, marking the official starting point of a recognized locale, and by 1874 Saticoy became a stop on the Santa Clara Valley line of the Atlantic & Pacific Stage Company. Once the town of Saticoy was established, the community developed commercial and industrial businesses including a restaurant, a blacksmith, a hotel, a store for general merchandise, drugs and insurance, a bakery, and a Wells Fargo and Western Union Telegraph office.

By 1900, Saticoy had become a center for walnut growers and a major rail shipping point for lima beans, sugar beets, corn, and dried apricots. Water to support development and agriculture came from the Saticoy Springs, the same source of water that had sustained the Chumash, as well as artesian wells, which were plentiful around Saticoy. In 1906, a subdivision map was approved for the Town of Saticoy oriented around the railroad. The community continued to develop as a rail hub and agricultural center with a simple pattern of small blocks, interconnected streets and town-scale buildings.

In the early 1900s the Saticoy farming community actively lobbied for a bridge over the Santa Clara River, as farmers on the south side of the river had to haul their crops through the river to the Saticoy Southern Pacific Railroad Depot, (which still stands today) for shipping



A photo of the historic Southern Pacific Railroad Depot in Saticoy, circa 1955. (Source Stephen Schaeffer)

or storage in one of the town's warehouses. A bond act, passed by voters in 1910, allowed work to begin on the Saticoy Bridge in June 1911, and it opened to traffic to "great celebration and fanfare" on April 18, 1912.

The bridge brought new development into Saticoy's town center, including the Farmers and Merchants Bank, (which still stands today) at the corner of Los Angeles Avenue (L.A. Avenue) and Violeta Street. Between 1910 and 1920, Saticoy's population doubled from 200 to 400 persons, and more than half the population was farm laborers. Although dry land farming was still predominant in Saticoy, Ventura County was seeing an increase in oil production and the citrus industry. After 1934, freight service continued but passenger service was eliminated on the Santa Clara Valley line of the Southern Pacific. Saticoy was now accessible only by car.

Additional growth occurred countywide during the war years due, in part, to the development of the Navy bases at Point Mugu and Port Hueneme. The 1950s and early 1960s saw the construction of Highway 101 and Highway 126, and suburban development continued in the eastern part of the City of Ventura. This period also marks the creation of the present footprint of the Saticoy community, and many of the structures built during this period remain today.

[1] The Community History summary is adapted from the *Saticoy Historic Resources Survey and Context* (February 2014, San Buenaventura Research Associates).

B. Physical Setting and Demographics

Saticoy is a small, unincorporated community comprised of about 240 acres located within the Santa Clara River Valley. Three separate subareas (see [Figure 2-1](#)) within Saticoy were identified and are referenced throughout this document:

- **Old Town Saticoy**, a mixed-use area that includes the commercial town center;
- **South Industrial Section**; and
- **West Industrial Section**.

The Santa Clara River forms the southern boundary of Saticoy. The northern boundary, which is less clearly defined, is approximately 150 feet north of Aster Street bordering the City of Ventura. The community is bounded on the west by the Brown Barranca and the City of Ventura. On the east, it is bounded by the Franklin Barranca and active agriculture that extends east within the unincorporated County. Two major state highways are in close proximity to Saticoy: State Route 118 (SR 118), which runs north and south bisecting the community, and Highway 126, which runs east and west approximately one-half mile north from the Saticoy boundary. The Santa Paula Branch line of the Union Pacific Railroad (railroad) runs east and west, bisecting Old Town Saticoy within the commercial town center. Minor adjustments to the Area Plan boundary were made as part of the update process to clarify boundary lines and to accommodate minor boundary revisions previously implemented by the City of Ventura.

Years of disinvestment and outdated policies have taken their toll on Saticoy. Empty buildings exist throughout the community, and disconnected, auto-oriented streets lack basic pedestrian amenities such as sidewalks and street lighting. Job opportunities and access to affordable housing are limited, and existing circulation and land use patterns have hindered economic growth. In addition, aging and inadequate infrastructure (e.g., wastewater treatment capacity, access to potable water, undersized flood control facilities) have limited the degree to which Saticoy can redevelop. Additional information regarding existing conditions in Saticoy can

be found in the [Background Evaluation and Technical Report](#) prepared for this Area Plan.

Based on the most recent U.S. Census (2010), the population of Saticoy is 1,029 persons. The majority of households (84 percent) are occupied by families with one or more related people living together. The average household size (3.39 persons) is larger than the average household size found in the County as a whole (3.04 persons). With a median age of 28 years, the population of this community is considerably younger than either Ventura County (36 years) or the neighboring City of Ventura (39 years).

The population of Saticoy is under significant economic stress. Reported median annual household incomes were approximately \$36,925 (2009-2013 American Community Survey – U.S. Census). This is substantially less than the median household income for the City of Ventura (about \$65,200) or the countywide median household income (approximately \$76,500). The low median household income in Saticoy qualifies it as a **“severely economically disadvantaged community”**². In terms of race and ethnicity, Saticoy is largely Hispanic. The 2010 Census reported that just under 87 percent of the population identified themselves as Hispanic, which is substantially greater than the City of Ventura (31 percent) or the unincorporated County (40 percent).

QUICK SATICOY FACTS*

Population of Saticoy ~1,029 persons

Median age: 28 years

Median household income: ~ \$37,000 (2008-2013 ACS)

Number of Households: 262

26% of housing stock is at least 75 years old

87% of residents identify themselves as being Hispanic

Severely Disadvantaged Community as defined by the State of California

* Data from U.S. Census 2010 (For more statistics, see the Background and Technical Evaluation Report)

[2] The term **“severely economically disadvantaged community”** is defined pursuant to Health and Safety Code Sec. 116760.2 as a community with a median household income of less than 60 percent of the statewide median income (\$61,094 – 2009-2013 ACS). An **“economically disadvantaged community”** is defined as one with a median household income of less than 80 percent of the statewide median income.



FIGURE 2-1. SATICOY AREA PLAN MAP

C. What is Unique about Saticoy?

The Saticoy community is unique among the existing communities of unincorporated Ventura County for several reasons. First, it has a long and rich history as a regional agricultural center and railroad hub, and the development patterns that exist today still embody some of that history. Saticoy also has many resources that are less common in rural, suburban communities - including its historic buildings, public services, compact layout, proximity to major transportation facilities, and a close-knit community with a strong sense of neighborhood identity.

Given its small size, Saticoy contains a significant amount of industrial land. Industrially zoned land accounts for 70 percent of the land within the Saticoy Area Plan boundary, and Saticoy's industrial land currently accounts for 14 percent of all industrially-zoned land in the unincorporated County. Moreover, the current industrial zoning allows for the entire range of industrial development, ranging from light industrial parks to heavy manufacturing. At the same time, Old Town Saticoy still maintains some important vestiges of its commercial past. Although in need of rehabilitation, the community's primary historic commercial structures still stand: Saticoy Depot (built in 1887), the Farmers and Merchants Bank (built in 1911), and the Walnut Growers Association Warehouse (built in 1896).

A local branch of the Ventura County Library is located in Saticoy, and in 2015 the library moved from a small portable structure at the edge of town to the building that once housed the Saticoy Hardware Store, which is much larger and more centrally located within the town center. Following the closure of a popular library branch in the City of Ventura in 2009, circulation rates in the Saticoy library increased by ten percent. The library's move to a larger building is therefore expected to produce regional benefits. In addition to the library, Saticoy contains a community center located within the town center, and a new Saticoy Boys and Girls Club, located in Saticoy Park, which reopened in 2013. The upgraded Boys and Girls Club is approximately 3,800 square feet, and it replaced an older and considerably smaller modular facility that was closed in 2011 due to water and termite damage.



Industrial uses along SR 118



Murals along Alelia Avenue in Old Town Saticoy



The Saticoy Boys and Girls Club in Saticoy Park

D. Saticoy Area Plan Chronology

TIMELINE OF THE SATICOY AREA PLAN

1967	Adoption of the first land use plan for the Saticoy area - the Saticoy Community Study and Improvement Plan.
1980	Plan revised to extend the "industrial" and "urban" land use designations into vacant land to the south of the original community, consistent with the County's General Plan Land Use Element.
1983	County initiated a comprehensive update of the Saticoy Community Plan due to a request to develop vacant industrial lands in the southeast area of the community. Also, Caltrans decided to widen and realign SR 118 through Saticoy, requiring postponement of the Plan update until selection of the realignment route.
1985	Interim Community Plan adopted.
1990	Revised Area Plan adopted after completion of SR 118 realignment. Additional changes were made to the Area Plan later, but this 1990 version reflects the <u>last</u> comprehensive update, prior to 2015.
1992	County initiated a General Plan Amendment (GPA) to update maps, urban service boundary changes, zone changes, and goal/policy changes related to community facilities.
1996	County initiated GPA to update use matrix and glossary.
2004	County initiated GPA to modify Circulation Map and zoning for the County's relocated Public Works Operations Yard.
2010	County Board of Supervisors (BOS) approved a pre-screening for a GPA on approx. 8 acres of vacant land in Old Town Saticoy, to change its medium-density residential land use to industrial/commercial use. BOS also requested that the Planning Division prepare a comprehensive update to the Area Plan.
2011+ 2012	Planning Division was awarded two grants (SCAG + SGC) to update the Saticoy Area Plan.
2015	Area Plan update adopted by Board of Supervisors.

The 2015 update of the Saticoy Area Plan is its first comprehensive revision in more than two decades. The first land use plan for Saticoy was adopted in 1967. That document, the Saticoy Community Study and Improvement Plan, established a land use plan for the original town called Saticoy. This plan was revised in 1980. Called the **Saticoy Community Plan**, the 1980 update extended industrial use into vacant land to the south, consistent with the countywide General Plan Land Use Element.

In 1983, the County initiated a comprehensive update of the Saticoy Community Plan in response to a request from landowners to develop vacant industrial land in the southeast portion of the community. However, completion of the Community Plan update was postponed when the California Department of Transportation (Caltrans) announced its intention to widen and realign SR 118 through Saticoy. The delay continued until Caltrans selected the new highway alignment route, and an Interim Plan was adopted in 1985 to guide land use decisions until the updated Community Plan was completed. The Interim Plan remained in effect until the adoption of a revised Saticoy Area Plan in 1990. The 1990 revisions focused on changes to the SR 118 alignment. The land use map was also revised to reflect the reclassification of parcels previously designated Agriculture or Open Space. Finally, the 1990 revisions included new goals, policies and programs that addressed impacts identified in the project's Environmental Impact Report.

In addition to the major revisions outlined above, several minor amendments have been made to the Saticoy Area Plan. In December 1992, the County initiated a General Plan Amendment (GPA) to update maps to reflect the location of the library, urban service boundary changes, and several zone changes. At that time, minor updates were also made to goals and policies related to community facilities. In December 1996, the County initiated another GPA to update the use matrix and glossary. Finally, in May 2004, the County initiated a GPA to modify the Circulation Map for the County's relocated Public Works Operations Yard, which is located in the South Industrial Section of Saticoy.

2. LOCAL SETTING

In April 2010, three landowners with property in Saticoy requested that the Ventura County Board of Supervisors consider changing the land use designation on approximately eight acres of land within the historic “Old Town” district. At that time, the Board requested that the Planning Division prepare an update to the Saticoy Area Plan that would be completed concurrently with the land use changes proposed by the three private landowners.

The Planning Division subsequently sought and obtained two grants to help fund a comprehensive Area Plan update. The first grant, received from the Southern California Association of Governments’ (SCAG) Compass Blueprint Program, was used to fund the first phase of work, which focused on land use, mobility, and community design improvements within the historic “Old Town” district in Saticoy. The results of this work program included a Vision Plan, Draft Development Code, Draft Design Guidelines, and a Background Report for Old Town Saticoy.

In May 2012, the County was awarded a second grant from the State’s Strategic Growth Council – Sustainable Communities Planning Grant Program. This grant was used to help pay for a comprehensive Area Plan update. Starting in October 2012, the Planning Division began a work program that built upon the work conducted previously for Old Town Saticoy.

This work culminated in the completion of an updated Saticoy Area Plan, a Development Code and Design Guidelines for Old Town Saticoy, a Background Report for the entire Saticoy Area Plan, a Market Study, and an Environmental Impact Report (EIR).

E. Jurisdictional Setting

Two important land use regulations – the countywide Guidelines for Orderly Development and regulations related to annexation – have impacted development in Saticoy throughout its recent history and are expected to impact development in the future. Saticoy is located within the unincorporated County, which is responsible for its planning and development, but several parts of Saticoy are adjacent to the City of Ventura and the entire Area Plan is located within the City of Ventura’s Sphere of Influence. (Figure 2-1) This fact affects the current and future provision of services as well as future annexations of land that are within the Saticoy community.

The Local Agency Formation Commission (LAFCo) implements state and local laws or policies that control boundary changes for cities – including spheres of influence, incorporations, annexations, reorganizations and service boundary changes. LAFCo defines a Sphere of Influence as “**...a plan for the probable, ultimate boundaries and service area of a local agency.**”

Given that definition, the assumption is that Saticoy will ultimately be annexed and become part of the City of Ventura. In fact, when the City finalized its own Saticoy & Wells Community Plan in 2009 (see Figure 2-2), it addressed land use within the unincorporated portions of Saticoy. However, the City’s Community Plan does not include detailed land use and mobility plans, which are essential elements of community planning, and the City has no land use authority³ within the unincorporated portions of Saticoy.

Further, the City of Ventura concluded within its most recent Housing Element (2013) that annexation of Saticoy would result in costs that exceed revenue due to the current mix of land uses and the limited tax base that would likely be generated by the community.⁴ So, although general annexation principles support the future annexation of Saticoy, there is no evidence that the City of Ventura plans to annex the community within the foreseeable future.

[3] Although the County retains land use authority, City of Ventura water supply policies in place at the time of Area Plan adoption do affect land use in Saticoy.

[4] The actual text of the City’s analysis reads: “Given preliminary review of the current mix of land uses, which consists of predominantly older residential commercial and industrial uses as well as facilities owned by public agencies, the tax base in terms of property taxes, assessments, sales taxes, business licenses, etc. is potentially less than costs of providing these municipal services in terms of one time capital expenses and on an annual basis.” (*Feasibility Study Pursuant to Senate Bill 244 for Unincorporated Saticoy, June 2013*).

The second regulation that impacts development within Saticoy is the County's Guidelines for Orderly Development, which limit urban development and urban-level services within the unincorporated County. The Guidelines for Orderly Development facilitate the efficient use of land and preservation of resources within Ventura County. In so doing, the Guidelines support annexations for urbanized areas and, in particular, contain the policies that affect the County's ability to support development within Saticoy:

- The City is primarily responsible for providing municipal services;
- Prior to receiving municipal services, land should be annexed to the City; and
- Annexation is preferable to the formation of new or expansion of existing County services.

LAFCo must approve changes to municipal service district boundaries, and is bound to consider the Guidelines for Orderly Development when making decisions that would allow either the formation of new, or the expansion of existing County services. Furthermore, annexation procedures are set forth in State law and

all annexations or service district changes must be approved by LAFCo. Public hearings are required, as is the consent of property owners or registered voters. Traditionally, the motivation for property owners to seek annexation is the need to obtain various public services such as water or sewer.

Thus, while both general annexation principles and the Guidelines for Orderly Development provide the regulatory impetus for annexation of Saticoy, the City of Ventura has no current plans for annexation. This conflicting regulatory environment has created a development conundrum in Saticoy that resulted in a lack of infrastructure investment and public services. For these reasons, development in Saticoy will proceed under the County's jurisdiction pursuant to this Area Plan. Review and input from the City of Ventura on relevant land use and development issues will be obtained as necessary and appropriate. In addition, various policies within this Area Plan support critical improvements to infrastructure and services within Saticoy, as such improvements will be necessary to facilitate future annexation.

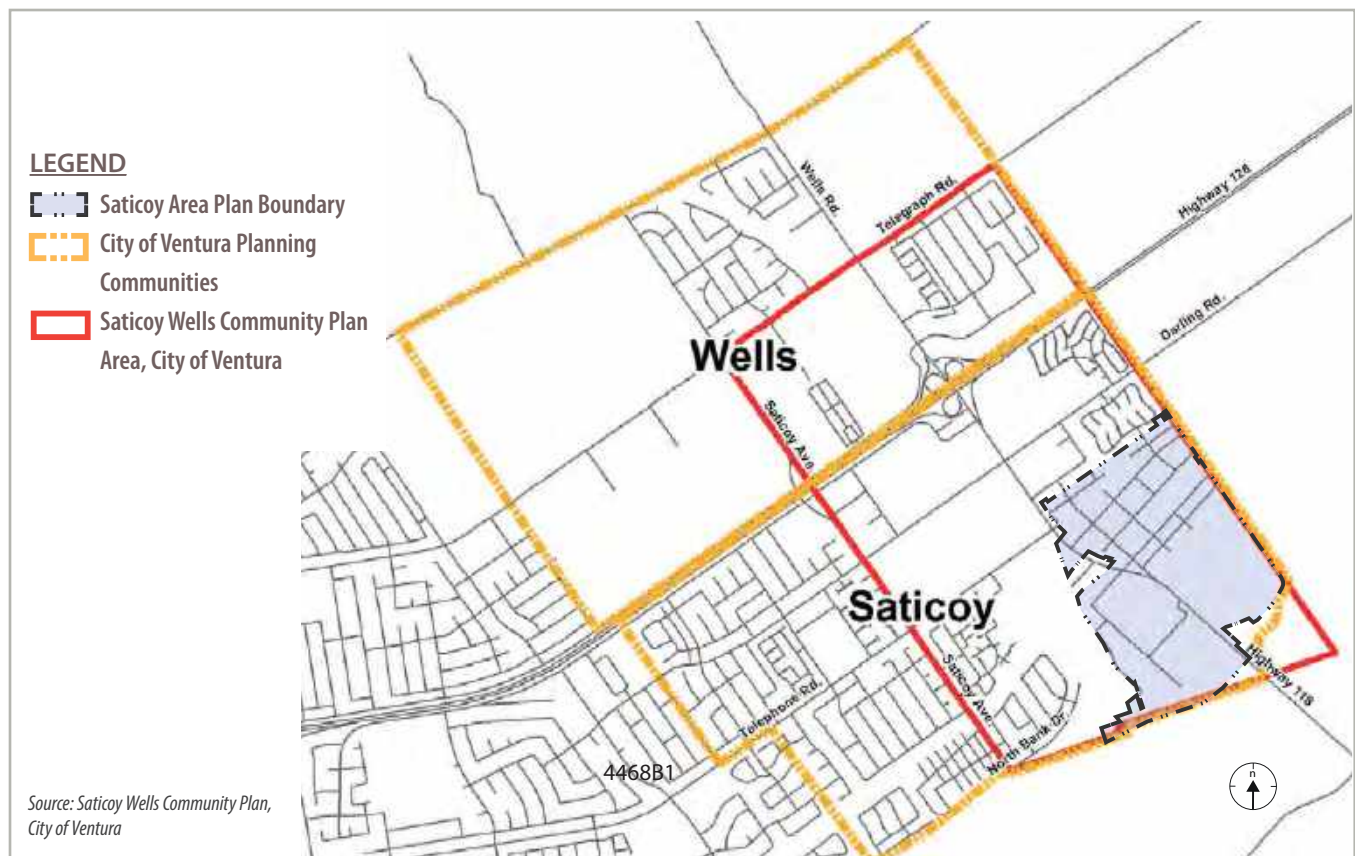


FIGURE 2-2. SATICOY-WELLS COMMUNITY PLAN BOUNDARY MAP

F. Community Involvement

Beginning in August 2012, Planning Division staff held several public meetings to review and discuss the initial vision for Old Town Saticoy, land use and mobility concepts, alternatives for the entire Area Plan, and proposed zoning regulations for Old Town Saticoy, including a form-based code. Staff also held several individual meetings with community stakeholders throughout the planning process. In March 2014, staff conducted a community tour and public workshop for members of the Planning Commission and other interested parties. At the conclusion of the public workshop, the Planning Commission selected preferred land use and mobility maps and provided input on key components of the project.

In addition to community outreach meetings, Planning Division staff coordinated closely with other County agencies - including the Transportation Department, Watershed Protection District, Parks Department, Ventura County Transportation Commission (VCTC),

Air Pollution Control District, Saticoy Sanitary District, and the Building and Safety Division. The Planning Division also met and coordinated with staff from the City of Ventura throughout the drafting process. Staff maintained an email list of interested parties who were notified of upcoming meetings and draft documents available for review and also maintained a project website.

Key issues of concern for public stakeholders included the need for more neighborhood-serving commercial businesses, a safer and more hospitable pedestrian environment, access to water to facilitate development, the preservation of industrial land, a wider variety of housing options and public gathering spaces, and improvements to public safety. A primary issue of concern for County stakeholders was obtaining the policy and budgetary support necessary to implement new policies and programs.



Public outreach meetings (top photos) and a Planning Commission Workshop (bottom photos) were conducted from 2012 to 2015 for this Area Plan update.

G. Related Documents

Two documents were prepared to provide the necessary technical support for this Area Plan update. Each document is described briefly below.

1. Background Evaluation and Technical Report

The **Background Evaluation and Technical Report** provides a detailed look at the existing population and physical setting within Saticoy. This report fulfills State requirements for an existing conditions report that summarizes physical and socio-economic conditions within Saticoy – including land use and urban design, streets and sidewalks, housing, population, household income, infrastructure systems and conditions, and existing City and County policy and regulatory documents. The *Background Evaluation and Technical Report* also provides a socioeconomic, health, and wellness evaluation of the community.

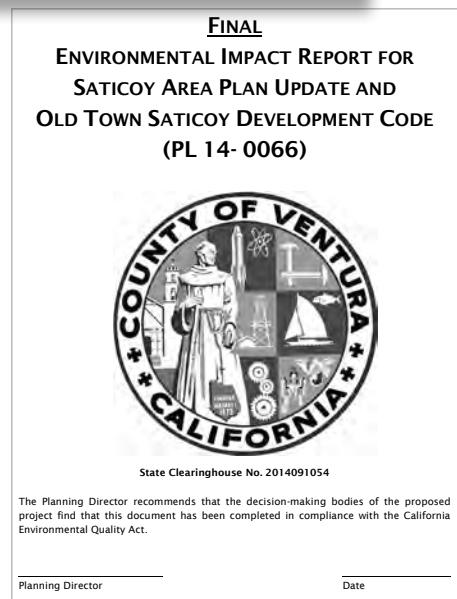
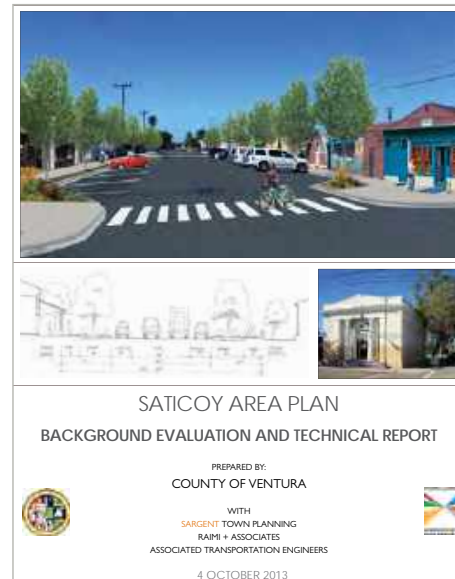
2. Environmental Impact Report

The **Environmental Impact Report (EIR)** includes an Initial Study, an Executive Summary, a summary of environmental impacts and mitigation measures, several technical studies, and public comments. Technical studies completed for the EIR include an historic resource survey, a transportation study, air quality and greenhouse gas study, noise study, health risk assessment, and water quality and quantity study.

3. Additional Reports

Two additional reports were completed early in the planning process: the *Old Town Saticoy Draft Vision Plan* and the *Market Study for the Saticoy Community*. These documents were used to inform the planning process, and they provided key background information on existing economic conditions in Saticoy and recommendations for change in Old Town Saticoy.

See the **Acknowledgements** page at the front of the Saticoy Area Plan for information on contributing authors and completion dates.



2. LOCAL SETTING

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CHAPTER 3. GUIDING PRINCIPLES

Revisions to the Saticoy Area Plan were based on a combination of general planning principles utilized by professional land use planners, and objectives identified by community stakeholders, and by the two State agencies that awarded grants for the Area Plan update. The prime objective of the SCAG Compass Blueprint Grant was to help jurisdictions develop local plans that foster efficient regional land use patterns and to link land use planning with transportation, housing, environmental protection, and quality of life considerations. The broad objectives for the Sustainable Communities Planning Grant were to promote equity, strengthen the economy, protect the environment, and promote public health and safety through efficient development patterns, resource protection, infill development, and adequate essential public services. (See CA Government Code Section 65041.1.)

A. Guiding Principles

The principles described in this section guided the development of all maps, goals, policies, and programs within the Saticoy Area Plan. These objectives should be reviewed when processing future amendments to the Area Plan, and amendments should reflect these objectives.

The four guiding principles used to develop the Saticoy Area Plan are listed below. To demonstrate how they are integrated into the Area Plan, [Chapter 4](#) (Area Plan Elements) includes the following icons next to a goal that embodies a particular guiding principle.



1. Sustainable Development that Supports a Healthy Community



2. Economic Revitalization



3. Improved Housing Opportunities



4. Improved Infrastructure Systems

A detailed explanation for each of the four principles is provided on the following pages.

3. GUIDING PRINCIPLES



1. Sustainable Development that supports a Healthy Community:

The emphasis on sustainability resulted in land use changes and mobility improvements designed to enhance economic development, protect natural resources, reduce Greenhouse Gas (GHG) emissions, make efficient use of available land, and improve the health of Saticoy residents. Objectives include:

- Improve multimodal transportation (walking, bicycling, etc.) and reduce reliance on automobiles;
- Improve human health through walking and bicycling and reduced air pollution;
- Retain and enhance the small-block pattern of Old Town Saticoy;
- Reduce land use conflicts between residential and industrial development;
- Develop higher-density housing options that consume less land and that take advantage of larger, infill development sites within an existing residential neighborhood; and
- Incorporate development and building techniques that conserve energy and water resources, protect groundwater, and improve air quality.



2. Economic Revitalization:

The Saticoy community is characterized by high commercial vacancies, crumbling infrastructure, poor roadway connectivity, and a shortage of affordable housing. In order to help ensure that the land use plan supports economic revitalization, a Market Study was prepared that evaluated land use alternatives. Objectives include:

- Match the location, type and volume of residential, commercial and industrial development in Saticoy with market potential and provide employment-generating land use;
- Help ensure the economic vitality of the Town Center by locating higher-intensity residential areas within a comfortable walking distance from commercial businesses;
- Maintain and enhance Saticoy's distinct industrial districts by concentrating medium to heavy industrial use within the West Industrial Section and light industrial use within Old Town Saticoy and the South Industrial Section;
- Avoid land use conflicts by locating residential and industrial use in separate areas. When residential and industrial use are located in close proximity, utilize land use controls to minimize conflicts; and
- Develop a cohesive, pedestrian-oriented town center within the area historically used for commerce along L.A. Avenue.





3. Improved Housing Opportunities:

Saticoy is classified by the State of California as a “severely economically disadvantaged community,” so ensuring an adequate housing inventory for lower-income households is a project objective. The Saticoy Area Plan includes land use and zoning plans that are designed to encourage the construction of new, appropriate housing types for this community. Objectives include:



- Provide opportunities for the construction of triplex, quadplex, and other types of multi-family housing;
- Expand opportunities for the construction of duplex, triplex, and quadplex units within existing residential areas;
- Maintain the appropriate ratio between jobs and housing within Saticoy and the nearby surrounding area; and
- Establish standards for residential development that result in well-designed structures and residential neighborhoods.



4. Improved Infrastructure Systems:

Saticoy faces significant infrastructure challenges, including aging sewer pipes, sewage plant capacity limitations, a general lack of streetlights, limited access to water for new development, and a street network that creates mobility challenges for vehicles, pedestrians and bicyclists. In order to achieve economic and other objectives, infrastructure improvements must take place through public action, private development, or public/private partnerships. Objectives include:



- Design the water supply and wastewater system(s) for Saticoy to provide adequate levels of service that support existing and planned land use; and
- Implement key mobility changes to improve pedestrian and vehicular access within the community.

B. Land Use and Mobility Maps

The four guiding principles were incorporated into specific land use, historic resource, and mobility objectives for the Area Plan, and these objectives were used as a guide when developing the land use and mobility maps for Saticoy.

1. Land Use Map Objectives

- **Town Center Development:** Create an appropriately sized and convenient commercial area, located primarily along Los Angeles Avenue, that fulfills many of the basic, daily needs of local residents and that provides small-scale business opportunities for local residents.
- **Gateway Sites:** Commercial land located at the northern and southern entry points into Old Town Saticoy should be designed as “gateway sites”. These highly visible areas should provide signage, unique landscaping, and well-designed buildings appropriate for an entry point into the community.
- **Land Use Incompatibilities:** Resolve long-standing land use incompatibilities between residential and industrial development, including residential use located south of Nardo Street.
- **Vacant Land:** Identify appropriate land uses on the eight acres of mostly vacant land that were subject to the Board-approved GPA pre-screening in 2010.
- **Existing Uses:** To the extent feasible or warranted, minimize the disruption of existing uses and retain/enhance the existing residential neighborhood located north of the railroad tracks.
- **Industrial Use / Rail Line:** Incorporate the probability of a future increase in industrial use of the rail line into land use plans.
- **Mixed Use Zone:** Fulfill a grant commitment to develop a mixed use zone that allows for a more varied and flexible mix of residential and commercial development.
- **Consistency with City’s Community Plan:** Provide sufficient consistency between the County’s Area Plan and the City’s Saticoy & Wells Community Plan.
- **Historic Resources:** Consider recommendations from the historic resources survey, the results of which are described in the following section.



Examples of land use objectives (from top to bottom)

- 1. An appropriately sized commercial town center providing small-scale business opportunities;*
- 2. Mixed use buildings that allow for varied and flexible commercial and residential uses; and*
- 3. New housing infill added within an existing residential neighborhood.*

Historic Resources

A *Historic Resources Survey and Context Statement for the Town of Saticoy* was prepared by San Buenaventura Research Associates and adopted by the Ventura County Cultural Heritage Board (CHB) in December 2014. Although all 311 parcels in Saticoy were surveyed, the majority of Saticoy's historic resources are located in Old Town Saticoy. In particular, three key sites were found to be eligible for listing as historic landmarks on the National Register of Historic Places:

- Farmers and Merchants Bank
- Walnut Growers Association Warehouse
- Saticoy Southern Pacific Railroad Depot

The first two sites listed above are already designated as County Landmarks, and Program LU-P4 ([Chapter 4. Area Plan Elements](#)) requires the Planning Division to submit a nomination to the County's Cultural Resource Board to designate the Depot as a County Landmark. **The ultimate goal for all of these sites is preservation, restoration, and "repurposing" for future public or private use.** One of these sites, the Saticoy Southern Pacific Railroad Depot, is a County-owned property, and Program LU-P4 requires the Planning Division to seek available grants to restore this facility.

In addition to the three historic resources eligible for the National Register, an additional 21 sites were found to be individually eligible for designation under Ventura County's criteria. The 21 eligible "Sites of Merit" include residences, commercial businesses, and several churches, most of which are located within Old Town Saticoy. When preparing the land use map for Saticoy, these 24 sites were evaluated against overall project goals and objectives. As shown in [Table 3-1](#), the strategy used to address potentially eligible historic properties involved placing each site into one of three categories.

The following three cultural heritage sites in Saticoy are eligible for listing on the National Register of Historic Places:



Farmers and Merchants Bank



Saticoy Southern Pacific Railroad Depot

Walnut Growers Association Warehouse



TABLE 3-1. HISTORIC RESOURCES IN SATICOY

CATEGORY	ACTION
<p>1. 3 Eligible Historic Landmarks ("3s")</p>	<p>These properties will be listed as County-designated historic landmarks or as national historic landmarks. The County will seek grant funds to restore County-owned landmarks. These properties would be treated as an historic resource during discretionary project reviews and <i>The Secretary of Interior Standards</i> will apply to additions and alterations.</p> <p><i>Example:</i> <i>Saticoy Train Depot</i></p>
<p>2. 17 eligible Sites of Merit ("5s3")</p> <p>These sites retained their existing land use;</p> <p>or</p> <p>These sites were reclassified to a new land use considered compatible with the historic property.</p>	<p>These properties will be reviewed by the Cultural Heritage Board (CHB) for a final determination of historic status. If the CHB and landowner agree to the Site of Merit status, the property will be listed as a designated Site of Merit and the policies of the Cultural Heritage Ordinance would apply. Properties not designated as Sites of Merit due to landowner objections are still considered eligible Sites of Merit for purposes of discretionary project reviews.</p> <p><i>Example:</i> <i>Existing commercial building in an area designated Commercial by the Area Plan; or</i> <i>Existing historic house in an area designated Residential/Mixed Use by the Area Plan</i></p>
<p>3. 4 eligible Sites of Merit ("5s3")</p> <p>These sites are planned for industrial use, and existing residential structures are generally not a good fit for industrial use.</p>	<p>These properties may be retained by their owners in perpetuity as a non-conforming use. However, because adaptive reuse of the existing structures for industrial use was considered unlikely, the environmental analysis assumed redevelopment would occur during the planning horizon. These properties would not be treated as historic resources during discretionary project reviews.</p> <p><i>Example:</i> <i>Residential structures located south of Nardo Street on land designated for industrial use</i></p>

Note: [Appendix C](#) includes a map showing all 24 Cultural Heritage Sites.

2. Mobility Map Objectives

The community faces several existing mobility barriers including poor connectivity between Saticoy and the City of Ventura, limited connectivity within the community itself and a lack of pedestrian, bicycle and transit amenities. The following mobility objectives were developed to address these barriers.

- **Improved connections** between Saticoy and the City of Ventura;
- **New east/west and north/south connections** within the Saticoy community;
- **Basic pedestrian, bicycle and transit facilities** throughout Old Town Saticoy and along key road connections within the east and west industrial areas; and
- **Adequate, safe connections** between local and regional roads.



Example of an active, small commercial center with adequate amenities such as sidewalks, parking and landscaping.

C. Grant Metrics

As part of the Sustainable Communities Planning Grant application, the County identified several “*indicators and outcomes*” that were integrated into the elements of the Area Plan update. These outcomes were linked to 12 grant program objectives defined by the State. These objectives are listed in [Table 3-2](#) along with some examples of desired indicators and outcomes.

TABLE 3-2. SUSTAINABLE COMMUNITIES PLANNING GRANT METRICS

PROGRAM OBJECTIVES	INDICATORS AND OUTCOMES (EXAMPLES)
Protect Natural Resources and Agricultural Lands	Retain 100 percent of adjacent agricultural land
Reduce Automobile Usage and Fuel Consumption	Decrease vehicle miles traveled and automobile emissions and increase the amount of sidewalks and the number of electric vehicle charging stations
Improve Infrastructure Systems	Increase connectivity of bike lanes; modify regulations that limit access to potable water
Promote Water Conservation	Establish water conservation policies
Promote Energy Efficiency and Conservation	Increase proximity to transit options for residents and businesses
Strengthen the Economy	Increase industrial and commercial capacity
Improve Air Quality & Water Quality	Establish landscaping policies; increase number of non-motorized trips
Promote Public Health	Increase opportunities for recreation
Promote Equity	Hold adequate number of bi-lingual public workshops
Increase Affordable Housing	Increase capacity for affordable housing
Promote Infill and Compact Development	Increase density of development; incentivize reuse of historic buildings
Revitalize Urban and Community Centers	Establish Complete Streets network; establish design standards

D. Area Plan Implementation

In order to achieve many of the Area Plan objectives, one thing is clear – the Saticoy community needs investment in basic infrastructure. Unmet infrastructure needs include key road connections, sidewalks, streetlights, and additional water and wastewater treatment capacity. This Area Plan anticipates that such investment will come from a variety of public and private sources and that funding will depend, in part, on project timing. For example, some key catalysts to economic revitalization include improvements, such as road connections, that may be paid for through a combination of private developer funds, state or federal grants, and County project funds identified in a Capital Improvement Plan. Grant funds, which frequently require a government match, may be used to partially fund replacement of the Saticoy Drain, restoration of the Saticoy Depot, and sidewalk construction within Old Town Saticoy. These improvements may, in turn, result in private investment and redevelopment on a project-level basis. New, privately-funded community improvements may also attract other private investment to Saticoy.

Clearly, the benefits associated with community investment and infrastructure improvement would not only accrue to new development but to all existing property owners within the Saticoy community. For this reason, the Area Plan includes policies and programs ([Chapter 4. Area Plan Elements](#)) that not only articulate the implementation responsibilities of County entities and private developers, but also allow for the creation of a community funding mechanisms to help fund infrastructure. Although facilitating the creation of such mechanisms would require a significant work effort on the County's part due to their legal complexity, they would be powerful and versatile funding tools for community-wide infrastructure improvements.

CHAPTER 4. AREA PLAN ELEMENTS

This Chapter includes five Elements. These Elements contain unique goals, policies and programs related to growth and development in Saticoy, and each includes an introduction and a set of Goals, Policies and Programs for that Element. Elements included in this Chapter are listed in [Table 4-1](#) below:

TABLE 4-1. ORGANIZATION OF AREA PLAN ELEMENTS	
SECTION	TOPICS COVERED
A. Land Use (LU)	Residential, commercial, industrial; land use issues associated with cultural resources; community facilities (i.e., parks, community services)
B. Mobility (MOB)	Vehicular transportation and circulation map; Multimodal transportation and circulation map; road classifications and street sections
C. Resources (RES)	Air quality, biological resources and visual resources
D. Public Facilities (PF)	Water supply, water conservation, stormwater management, wastewater management, government coordination, and public participation in governance
E. Hazards (HAZ)	Flood and fire

Many topics typically addressed in a general plan (such as education, law enforcement, seismic safety and farmland resources) are not included in this Chapter because they are either not relevant to Saticoy, as is the case with farmland resources, or there are no unique issues related to these topics that are not covered elsewhere within the County's General Plan.

The Land Use and Mobility Elements also contain maps that depict the geographic distribution of land use, locations for public facilities, and mobility facilities including roads, pedestrian trails, and bicycle lanes or routes within the Saticoy community. The Land Use and Mobility Elements also provide definitions for land use and road classifications used within the Land Use Map or Mobility Maps.

Finally, all Programs listed in this Chapter were combined into a single table ([Chapter 8. Summary of Programs](#)), which includes implementation details (e.g., responsible entities and implementation time-frames). Program completion status will be assessed and integrated into the General Plan Annual Report, which the Planning Division provides to the Board of Supervisors.

The goals and policies in this Chapter will govern future land use. Decisions regarding future amendments to the Saticoy Area Plan, or proposed changes to zoning, should also be consistent with the goals and policies in this Chapter.

A. Land Use Element

1. Introduction

The primary intent of a Land Use Element (LU) is to define the location and intensity of housing, commercial, industrial, and other land uses within a community. Because the Land Use Element plays such a central role in the development of a community, the goals and policies identified herein are inherently related to all other Elements of the Area Plan.

A more specific objective of this Land Use Element is to facilitate the transition of Saticoy from a community that lacks basic infrastructure and a cohesive land use plan into a more economically robust and livable community. This transition will be guided in large part by the land use goals, policies and programs included in this Land Use Element.

2. Land Use Designations

Four land use designations are used within the Saticoy Area Plan:

- **Commercial (C)**
- **Mixed Use (MU)**
- **Residential (RES)** and
- **Industrial (M)**

Table 4-2 provides a description of each land use designation, and it shows the number of acres dedicated to each of the four uses. All figures are gross acreage (i.e. they include public rights-of-way).

As shown in **Table 4-2**, and as illustrated on the land use map for Saticoy (**Figure 4-1**), the majority of the land (71%) within the Area Plan boundary is dedicated to industrial use. Only Old Town Saticoy contains a mixture of commercial, residential, and industrial use, which reflects the historic development of land within the community.

As shown in **Table 4-3**, each of the four land use designations is associated with one of the seven corresponding zoning classifications. Additional information on zoning, and an illustration of the zoning map for Saticoy, is contained in **Appendix A. Zoning**

In addition, goals and policies specific to Old Town Saticoy will be implemented through design guidelines and customized zoning for that section of the community.

The applicable design guidelines are located in **Chapter 6. Old Town Saticoy Design Guidelines**. Applicable zoning is located in **Appendix A. Zoning Classifications and Map** and **Appendix B. Old Town Saticoy Development Code**. The Old Town Saticoy Development Code provides zoning classifications, a table of allowable uses, and zoning standards for development in Old Town Saticoy.

Classifications and Map. With the exception of the industrial land use designation, which is associated with four different zones, each land use designation is associated with one zone. The four industrial zones include a customized “Light Industrial” (IND) zone developed specifically for Old Town Saticoy.

The land use summary shown in **Table 4-3** uses net acreage, which excludes public rights-of-way. Net acreage generally represents land available for private or public development, and net acreage was used to prepare development capacity estimates for Saticoy. When all areas are combined, the future development capacity for Saticoy is estimated as follows:

Residential: 353 units
Commercial: 398,170 SF
Industrial: 2,422,307 SF

Residential options range from single-family to multi-family development, with much of the future development capacity based on the construction of 117 multi-family units within the Mixed Use area.

TABLE 4-2. LAND USE DESIGNATIONS AND ACREAGE SUMMARY

AREA PLAN LAND USE DESIGNATION	AREA (GROSS ACRES)	PERCENT OF TOTAL ACREAGE
Commercial (C) This land use designation contains commercial uses appropriate for a pedestrian oriented, neighborhood-serving commercial center. Residential development is also allowed as a secondary use.	20.00	8%
Mixed Use (MU) This land use designation is intended to provide opportunities for higher-intensity residential use and compatible commercial use. The development intensity for this use is controlled through the Old Town Saticoy Development Code. Maximum residential density is approximately 20 dwelling units per acre.	10.79	5%
Residential (RES) This land use designation contains residential uses in the form of single-family dwellings, duplexes, triplexes and quadplexes.	39.06	16%
Industrial (M) This land use designation accommodates a wide range of industrial uses, ranging from light to heavy industrial use. The intensity and type of industrial use is controlled through zoning.	170.92	71%
TOTAL	240.76 Acres	100%

TABLE 4-3. ZONING ACREAGE SUMMARY

LAND USE DESIGNATIONS	COMPATIBLE ZONING CLASSIFICATIONS	AREA (NET ACRES)	ESTIMATED MAXIMUM DEVELOPMENT CAPACITY ¹
Commercial (C)	Town Center (TC) Residential units Commercial Assembly Use ⁴	13.74	8 units ² 160,770 SF ³ 4,000 SF ⁵
Mixed Use (MU)	Residential Mixed Use (R/MU) Multifamily Commercial Assembly Use	7.44	117 Units 237,400 SF 3,210 SF
Residential (RES)	Residential (RES) Single Family Duplex/Triplex/Quadplex Assembly Use	26.59	181 Units 47 Units 9,000 SF
Industrial (M)	Light Industrial (IND) Industrial Park (M1) Limited Industrial (M2) General Industrial (M3)	19.37 44.29 62.46 27.83	463,240 SF 504,760 SF 877,110 SF 577,197 SF
TOTAL		201.72 Acres	100%

[1] Estimates are based on maximum buildout during the 20-year planning horizon and include existing plus potential development capacity.

[2] Residential units are allowed as a secondary use within the Town Center zone, and commercial buildings can include residential units as a second floor use. However, the development capacity estimates in Table 4-3 are based on an assumption that second floor use will be primarily commercial, not residential.

[3] The two historic structures account for 105,000 SF of this estimate.

[4] See Article 2 of the Non-Coastal Zoning Ordinance for the definition of Assembly Use.

[5] SF = Square Feet

4. AREA PLAN ELEMENTS - LAND USE

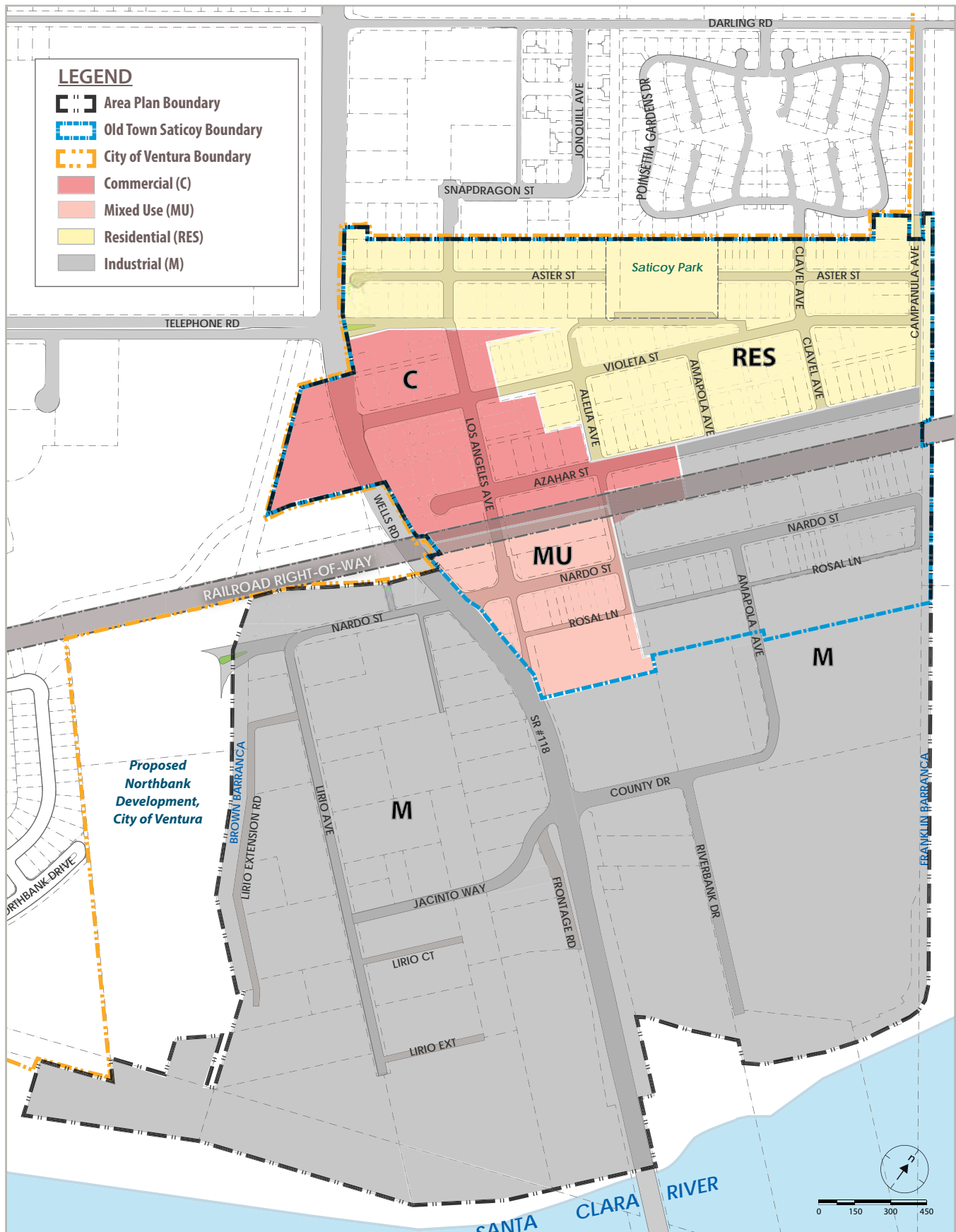


FIGURE 4-1. LAND USE MAP

3. Land Use Maps

Figure 4-1 illustrates the pattern of land use within the Saticoy Area Plan. As described in **Chapter 3. Guiding Principles**, this land use configuration resulted from an evaluation of guiding principles, related land use mapping objectives, and the goals/policies listed within this Element. The map incorporates a solution to long-standing land use incompatibilities, provides additional multi-family housing options near the town center, and includes a compact commercial area located along L.A. Avenue and adjacent to SR 118 that will provide everyday services to Saticoy residents. Business and job opportunities for residents, as well as the broader Ventura community, are provided within the commercial district and within an expanded light industrial area in Old Town Saticoy. The Land Use Map also reflects recommendations contained in the *Market Study*.

Figure 4-2 shows locations where public parks or open spaces either exist today or are identified as potential locations for future public facilities - including pocket

parks, greens, small plazas or community gardens. In addition to the existing Saticoy Park, the potential park locations shown on the figure were identified because they provide important pedestrian links to Saticoy Park, are located within the town center or in proximity to existing public facilities, or they are located near notable structures that could be redeveloped. Potential park sites include the area around the Farmers and Merchants Bank, located at the corner of L.A. Avenue and Violeta Street, the land adjacent to the Saticoy Community Center, a linear park proposed for the Saticoy Drain, and a small park located at the corner of Rosal and L.A. Avenue. **Figure 4-2** also identifies three locations where potential large-scale developments could be accommodated. Pursuant to requirements in the Old Town Saticoy Development Code, large scale developments of one acre or more will be required to include some park space (**Appendix B. Old Town Saticoy Development Code, Sec. 8119-1.8.5**)

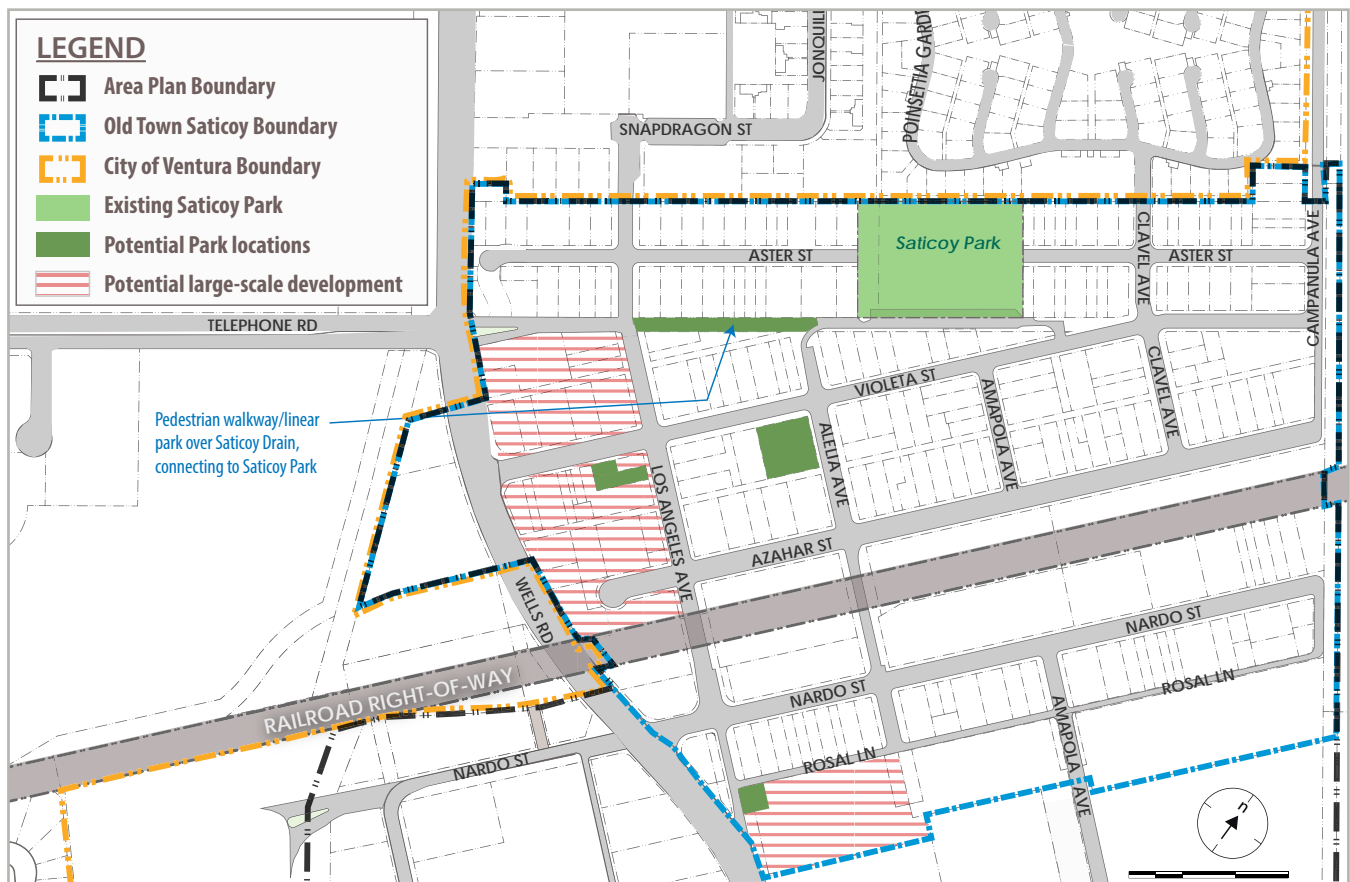


FIGURE 4-2. POTENTIAL LOCATIONS FOR PARKS

4. Goals, Policies and Programs

The following goals, policies and programs apply to the Land Use Element:

LU Goal 1 A safe, healthy and sustainable community.



Policies

LU-1.1

Discretionary development shall be designed to conserve water used for landscaping by implementing the requirements of the Ventura County Landscape Design Criteria, as amended. Water conservation techniques include, but are not limited to the following:

- a. Replace lawns with drought-tolerant ground cover or other drought-tolerant plants;
- b. Utilize drought-tolerant trees or plants mixed with hardscapes for areas that require landscaping and, when feasible, use native plants;
- c. Install irrigation systems designed to use the minimum amount of water necessary to maintain landscapes; and
- d. Use recycled or “gray” water for landscaping.

LU-1.2

Discretionary development shall be designed to reduce energy consumption by implementing one or more the following building techniques:

- a. Install solar panels on roofs of residential, commercial or industrial buildings;
- b. Install a “cool roof” (a roof that reflects and discharges heat);
- c. Plant trees to shade structures and reduce interior heat gain;
- d. Use passive solar design techniques for buildings;
- e. Install dual-paned windows; and
- f. Install extra insulation.

LU-1.3

As set forth in the Old Town Saticoy Development Code, all discretionary development within Old Town shall be designed to help reduce the incidence and fear of crime through one or more of the following environmental design strategies:

- a. Natural surveillance (e.g., windows facing the street, front porches, etc.);
- b. Access control (e.g., locate building or facility entrances where they are easily visible from a public street);
- c. Mixed-uses that span daytime and evening hours (e.g., mixture of commercial and residential use); and
- d. Lighting (e.g., street lights, porch lights).

LU-1.4

Developments that include the issuance of new alcoholic beverage licenses from the California Department of Alcoholic Beverage Control (ABC) shall require a determination of *Public Convenience and Necessity* from the Planning Division (as required by the California Department of Alcoholic Beverage Control), based on input from the Ventura County Sheriff and the Environmental Health Division, prior to project approval.

LU Goal 2 A well-designed, economically vital, and pedestrian-oriented commercial district that retains the historic character of Old Town Saticoy while meeting daily shopping and service needs.



Policies

LU-2.1

East of SR 118, all development within areas designated Commercial shall provide commercial use at the ground floor with direct pedestrian access from L.A. Avenue, Violeta Street or Azahar Street.

LU-2.2

Commercial use is the principal use in the area designated Commercial, but residential use may be permitted as a secondary use.

LU-2.3

In order to maximize the intensity of development within the Commercial center, joint parking agreements between property owners are encouraged.⁵

LU-2.4

Retain and enhance the Farmers and Merchants Bank, the Saticoy Walnut Growers Association Warehouse, and the Saticoy Southern Pacific Depot through the rehabilitation and adaptive reuse of these historic structures.

LU-2.5

New development at the north and south entrances to the Commercial center at Telephone Road / SR 118 and at L.A. Avenue / SR 118 shall serve as gateway sites to Old Town Saticoy. New development at these locations shall incorporate the signage and landscape features identified in [Sec. 8119-1.8.5\(f\) of Appendix B](#) (Old Town Saticoy Development Code).

LU Goal 3 Well-designed residential areas within Old Town Saticoy that provide a diversity of housing types and include a range of options for ownership, size, design, and affordability.



Policies

LU-3.1

Residential development within the Mixed Use area that includes 20 or more units shall include outdoor shared common recreation space. Uses considered as common recreation space may include parks, common gardens, picnic/BBQ areas, and playgrounds.

LU-3.2

Discretionary residential development within the Mixed Use area that is adjacent to the railroad or industrial land uses shall be designed to mitigate the noise and vibration generated by these industrial uses and prevent residents from accessing the railroad tracks.

LU-3.3

Potential use conflicts between residential and industrial use in Old Town Saticoy shall be minimized through temporary or permanent site development or building design methods such as building enclosures, building location and orientation, noise walls, and landscape buffers.

[5] See [Appendix B. Sec. 8119-1.8.6](#) of the Old Town Saticoy Development Code for "joint parking" requirements.

LU Goal 4 Development potential within Saticoy's industrial districts is maximized in order to support the local economy and provide regional/local job opportunities.



Policies

LU-4.1

To enable additional industrial development within the West Industrial Section, the County shall prioritize the development of a private funding program to construct a new public road linking Lirio Avenue to SR 118. (See [MOB-2.1](#) and [MOB-P5](#).)

LU-4.2

Opportunities for industrial development that can utilize the railroad, including freight services, shall be provided within the Industrial area in Old Town Saticoy.

LU Goal 5 Parks and community facilities are sized and located to provide adequate services, recreation, and social opportunities for Saticoy residents.



Policies

LU-5.1

New or expanded community facilities should be located within, or in close proximity to, the Commercial area in a manner that provides safe, easy access for pedestrians, bicycles, transit users, and vehicles.

LU-5.2

In order to maintain and expand Saticoy's park and community facilities, the County should utilize public-private partnerships to help develop and maintain park and community facilities. Partnerships may include payment of an in-lieu fee to an established program created to provide park facilities within Saticoy.

LU-5.3

Public amenities such as pocket parks or landscaped plazas shall be integrated into large-scale commercial developments⁶ within the Commercial area. As an alternative to such on-site amenities, large-scale commercial developments may pay an in-lieu fee to an established program created to provide park facilities within Saticoy.

LU-5.4

Community facilities should incorporate outdoor areas with benches, trees and other amenities or, when feasible, provide indoor amenities that allow for small social and civic gatherings.

[6] For the purpose of this policy, large scale developments shall be defined as those that occupy at least one (1) acre of land.

Land Use Programs

LU-P1

Park Development & Maintenance: Develop and recommend for Board of Supervisors' consideration, policies, ordinances and programs that allow the General Services Agency (GSA) to acquire, develop and maintain community park space included on [Figure 4-2](#) or other park space developed through private/public partnerships within Old Town Saticoy.

LU-P2

Park Maintenance: The County will continue to provide for the operation and maintenance of the Saticoy Park and Community Center for the benefit of the Saticoy community.

LU-P3

Staff Resources for Plan Implementation: Maintain subject matter expertise to facilitate the discretionary permit review of building, site plan, or landscape design for consistency with the Old Town Saticoy Design Guidelines.

LU-P4

Landmark Status for Depot: The County will:

- Submit a nomination to the County's Cultural Heritage Board to designate the Saticoy Southern Pacific Railroad Depot as a County Historic Landmark;
- Seek grant money to help fund necessary building improvements; and
- Pending available staff resources, County staff will prepare an application to place the Depot on the National Register of Historic Places (in order to be eligible for federal grants), and if accepted subsequently apply for federal grants for building renovations.

LU-P5

Railroad Depot Design Assistance: The County will contact regional architecture and planning schools to identify design/renovation options for the Railroad Depot that are consistent with its Landmark status.

LU-P6

Sites of Merit: Sites found to be *eligible for listing on the National Register of Historic Places* (i.e., sites with code "3s" in the *Historic Resources Survey and Context Statement for the Town of Saticoy*), and sites found to be *individually eligible for listing as a Site of Merit under Ventura County Criteria* (i.e., sites with code "5s3"), shall be identified as eligible County Landmarks (3s) or Sites of Merit (5s3) in the County's project tracking system (i.e., Accela). The County shall hold a public hearing before the County's Cultural Heritage Board (CHB) to determine final eligibility. Following the CHB hearing, the County will update the County's database to reflect the historic status (eligible, designated) for each property.

LU-P7

Document Historic Resources: For the four eligible Sites of Merit redesignated from residential to industrial use (see [Table 3-1](#)), the County will seek funding for an historic preservation professional, qualified in accordance with *the Secretary of Interior Standards*, to complete a documentation report for those structures. Pending available funding, the properties will be documented with Historic American Buildings Survey (HABS)-like archival quality large format photographs. An original copy of this documentation, photographs and negatives, along with the historical background of the properties prepared for this project, shall be submitted to an appropriate repository approved by the County and to the Museum of Ventura County, with copies to the Ventura County Cultural Heritage Board and photographic copies to the Saticoy Library.

LU-P8

Nonconforming Uses: The Planning Division will assist property owners with legal, nonconforming uses by meeting with property owners that request assistance to identify potential new uses that conform to the applicable zone.

B. Mobility Element

1. Introduction

The Mobility Element (MOB) includes goals and policies that will impact public and private development within Saticoy. Programs are also included that are necessary to implement the Mobility Element, in particular the roads, walkways, trails, bicycle lanes, and transit improvements shown on the Mobility Maps included in this Chapter. The Mobility Element maps define the type, location, and character of the future public circulation system within Saticoy. Finally, [Chapter 5. Road Classifications](#) contains the standards and design guidelines for all of the road types shown on maps/tables within the Mobility Element.

The Mobility Element focuses on vehicular and multimodal (i.e., non-vehicular) transportation systems in Saticoy. Other types of movement systems – such as the movement of energy, water, sewage, storm drainage, and communications – are either included in the Public Facilities and Resources Sections of this Area Plan, or are addressed in the countywide General Plan.

The Saticoy Area Plan incorporates legislative directives of the State of California's Complete Street law (2008). Although many of the proposed mobility improvements embodied in the Area Plan will likely be funded and implemented as part of private development, State law directs jurisdictions to plan for multimodal transportation (i.e. walking, bicycling, and transit) within the General Plan. The "Complete Streets" Act, states the following:

*"In order to fulfill the commitment **to reduce greenhouse gas emissions**, make the most efficient use of urban land and transportation infrastructure, and improve public health by **encouraging physical activity**, transportation planners must find innovative ways to reduce vehicle miles traveled (VMT) and to shift from short trips in the automobile to **biking, walking and use of public transit**."*
(Assembly Bill 1358, Chapter 657, Statutes 2008)

To implement this objective, the legislation added language to Government Code Section 65302(b)(2) (A) and (B) that requires all jurisdictions to plan for a balanced, multimodal⁷ transportation network that is suitable for rural, suburban, or urban communities. The State also articulated the connection between mobility and land use in its update to the *General Plan Guidelines (Dec. 2010)*, which identified four key ways in which a well-designed circulation plan can positively impact community development:

- **Physical** — The circulation system is a determinant of physical settlement patterns and it affects noise levels, plant and animal habitats, and community appearance;
- **Social** — A well designed circulation system is accessible to all segments of the population;
- **Health and Safety** — The circulation system can promote physical activity. The level of automobile use impacts the generation of air pollution. Circulation design can also increase or decrease vehicle collision risks and pedestrian safety; and
- **Economic** — Economic growth is dependent upon a functioning circulation system, and the efficiency of a community's system can either contribute to or adversely affect its economy and economic sustainability.

Each of these issues is relevant to the future development of Saticoy and is addressed in each component of the Mobility Element.

[7] State law defines multimodal users as "users of streets, roads, and highways" means bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

2. Mobility Maps

Two mobility maps illustrate the key improvements included in this Area Plan. [Figures 4-3 and 4-4](#) are the vehicular and multimodal mobility maps, respectively. Key improvements are described below.

- a. Vehicular road improvements:** The purpose of these improvements is to reconnect local roads with missing links, upgrade inadequate roads, and establish new road connections to provide key links within the Saticoy community and between Saticoy and the City of Ventura:
 - **North/South link from L.A. Avenue to Snapdragon Street** to allow for connection between the City of Ventura and Saticoy;
 - **Upgrades to Rosal Lane** to provide adequate access for future industrial development on key vacant parcels in Old Town;
 - **Extension of County Drive** up to Nardo Street to accommodate future industrial development south of the railroad;
 - **Road connection from Telephone Road to L.A. Avenue** to create a new primary entry point into the Saticoy community at a signalized intersection;
 - **East/West road connection between Lirio Avenue and SR 118** to allow for future intensification of industrial development in the West Industrial Section; and
 - **Extend Nardo Street** west of Lirio Avenue to connect Northbank Drive and SR 118 and provide alternate routes for City of Ventura residents.
- b. Multimodal improvements:** These improvements focus on the needs of pedestrians, bicyclists, and transit riders and are briefly summarized below.
 - **Pedestrian connection:** A new multimodal pathway is identified between L. A. Avenue and Saticoy Park along the Saticoy Drain. The linear park would accommodate pedestrians and bicycles and provide improved access to the Park.
 - **Sidewalk and pedestrian facilities:** New development within Old Town Saticoy will provide sidewalks and pedestrian amenities, including street trees and lighting.
 - **Additional bus stops:** Three additional bus stops are planned along SR 118 to provide access to Saticoy's businesses and residents.
 - **Bicycle Paths and Routes:** Two Class I Bike Paths – a planned bike path for the railroad right-of way (i.e., Santa Paula Branch Line Recreational Trail) and the City's planned recreational trail along the Santa Clara River – would be augmented by a Class III Bike Route connection at Riverbank Drive and a Class II Bike Lane connecting Northbank Drive to SR 118. Class III Bike Routes are also planned for most public streets within Old Town. [Figure 4-4](#) defines general alignments for bicycle facilities, but the precise alignment for all bicycle path/routes will be determined during project design.

Los Angeles Avenue, the heart of the commercial district, is a good example of a public roadway that currently requires both vehicular and multimodal improvements.



4. AREA PLAN ELEMENTS - MOBILITY

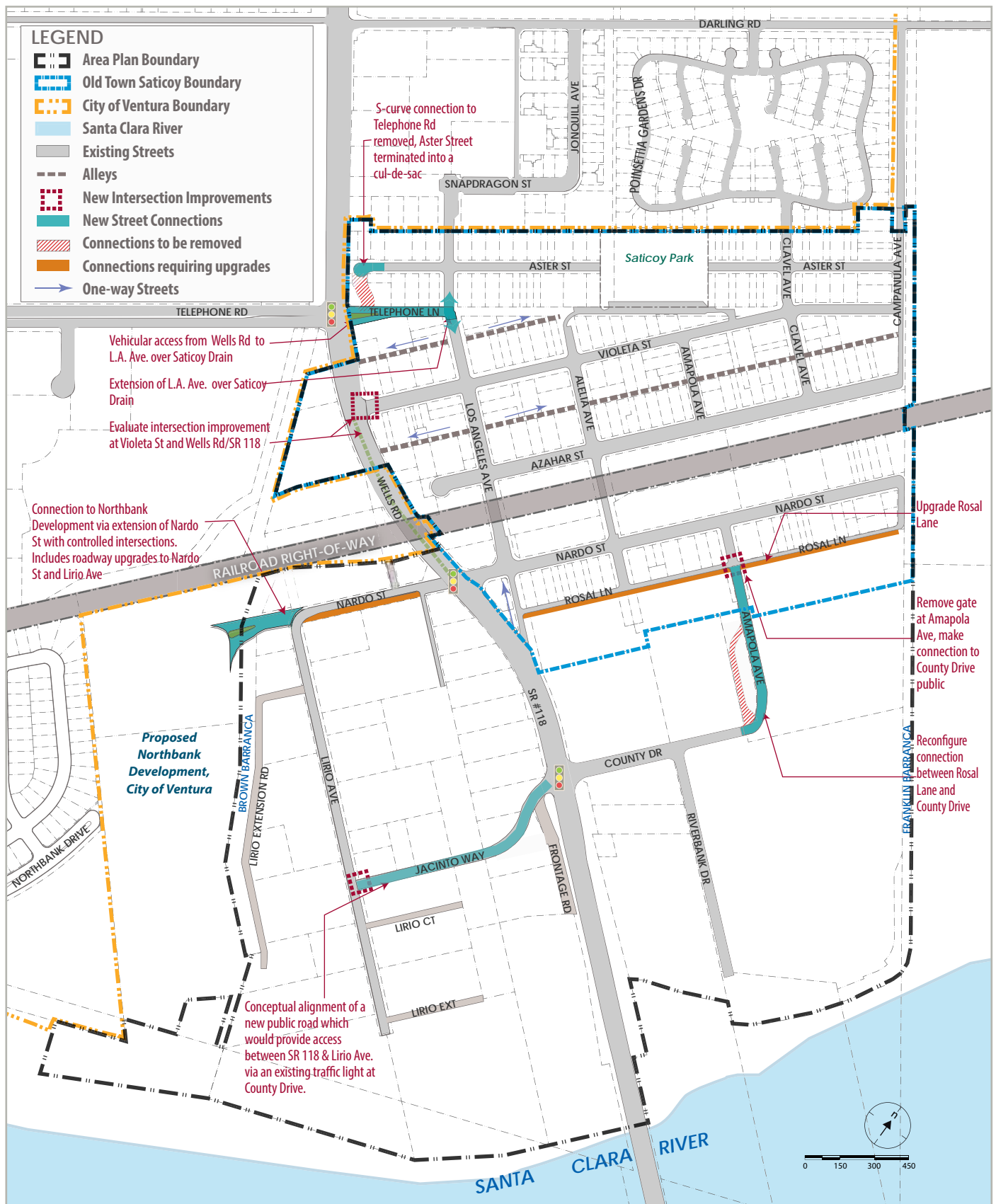


FIGURE 4-3. VEHICULAR MOBILITY MAP

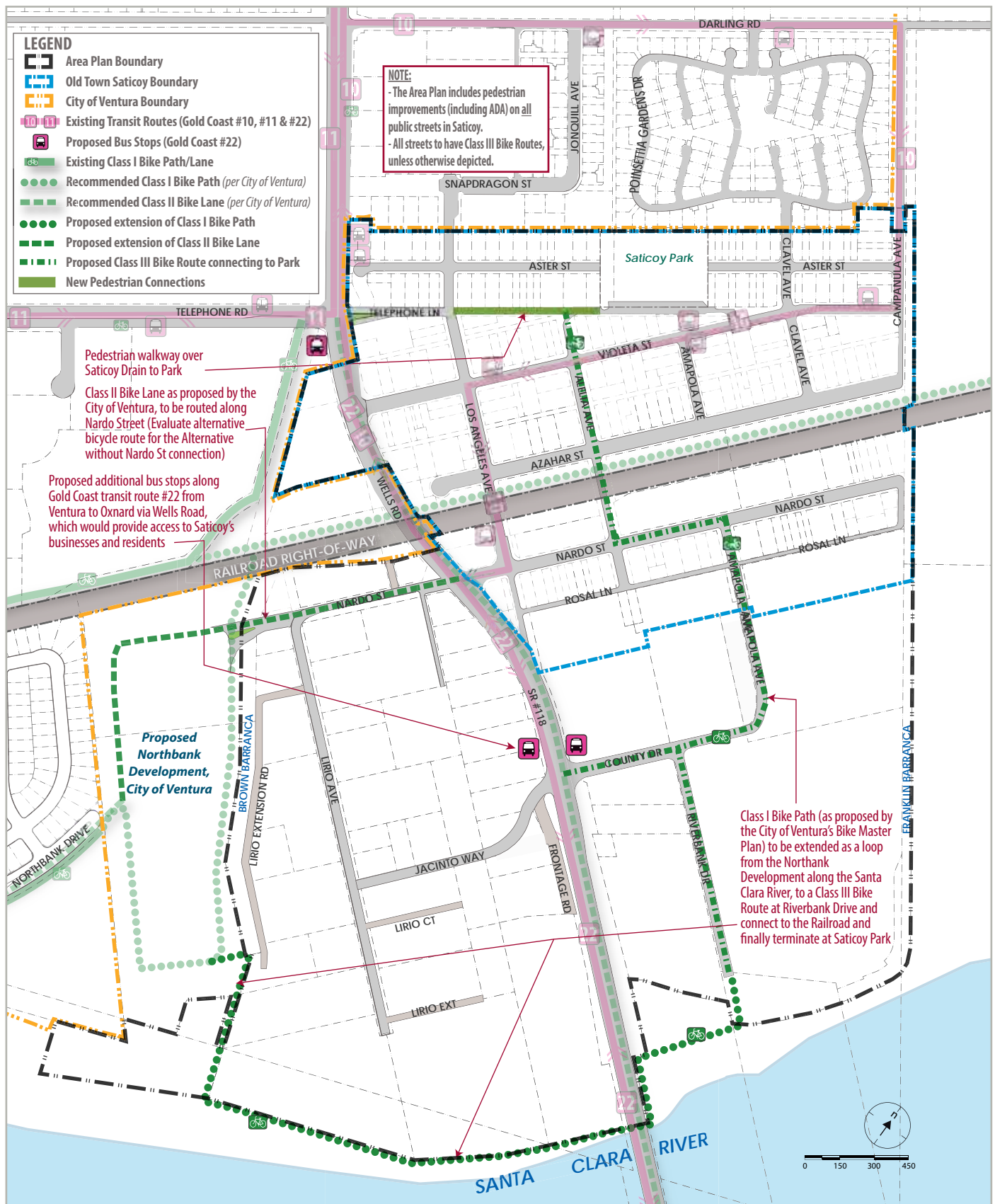


FIGURE 4-4. MULTIMODAL MOBILITY MAP

3. Road Classifications for Saticoy Mobility Network

The Area Plan identifies road classifications for the network of regional and local roads in Saticoy. The assigned road classification for each road segment is identified in [Table 4-4](#) and is illustrated in [Figure 4-5](#). See [Chapter 5. Road Classifications](#) for a description, illustration, and detailed list of standards for each road classification used in this Chapter. [Chapter 6. Old Town Saticoy Design Guidelines](#) includes design guidelines for road classifications used in Old Town Saticoy.

The road classifications used in [Figure 4-5](#) are as follows:

- **Minor Urban Residential with Parkways (Plate B-5S):** This is a two-way road with relatively narrow (10 foot wide) travel lanes, parallel on-street parking, and a 10-foot wide parkway with sidewalks.
- **Minor Commercial or Residential (Plate B-3S [A] & [B]):** This road classification is a two-way road with 12-foot wide travel lanes, parallel, on-street parking; and 12-foot wide parkways that accommodate extra-wide walkways and pedestrian amenities. Plate B-3S[B] is provided for streets with a very wide right-of-way (such as Azahar St.), where the extra width can be used for angled parking on one or both sides of the road.
- **Minor Commercial or Industrial (Plate B-3S [C]):** This is a two-way road with relatively wide, 12-foot wide travel lanes, two, 8-foot wide shoulders for parallel on-street parking; and two, 10-foot wide parkways with pedestrian walkways. It is appropriate for industrial areas.
- **Commercial or Industrial Collector (Plate B-3S [D]):** This is a two-way road with a continuous, central turn lane that is used in high-traffic industrial areas.
- **Alleys (Plate B-8S [A] & [B]):** This new road classification provides standards for the existing alleys in Old Town Saticoy, which are used as a primary means of vehicular access to parking and delivery areas. Because alleys are narrow (rights-of-way are typically 20 feet), alleys are one-way streets in commercial areas. Two-way traffic will be permitted on alleys in residential areas.
- **State Facilities:** SR 118 is the only State Highway in Saticoy, and the standards for this road are established by the countywide General Plan and by Caltrans.

The road classifications listed above (and defined in [Chapter 5](#)) are either the same as, or modifications to, existing County road standards. Modifications were made to existing road standards to accommodate different on-street parking configurations, expand areas provided for pedestrian walkways/amenities in commercial and mixed-use districts, and accommodate Class II bicycle lanes. Road classifications were applied to different areas based on traffic forecasts and anticipated needs for parking, pedestrian space/amenities, and truck traffic.

For example, the size of the “parkway”, or area available for pedestrian walkways/amenities, is larger in the commercial district than it is in industrial areas, where less pedestrian traffic is expected.

On the following pages, [Table 4-4](#) and [Figure 4-5](#) summarize road classifications within the Saticoy community. As previously noted, a set of detailed development standards for each road classification in Saticoy is included in [Chapter 5. Road Classifications](#).

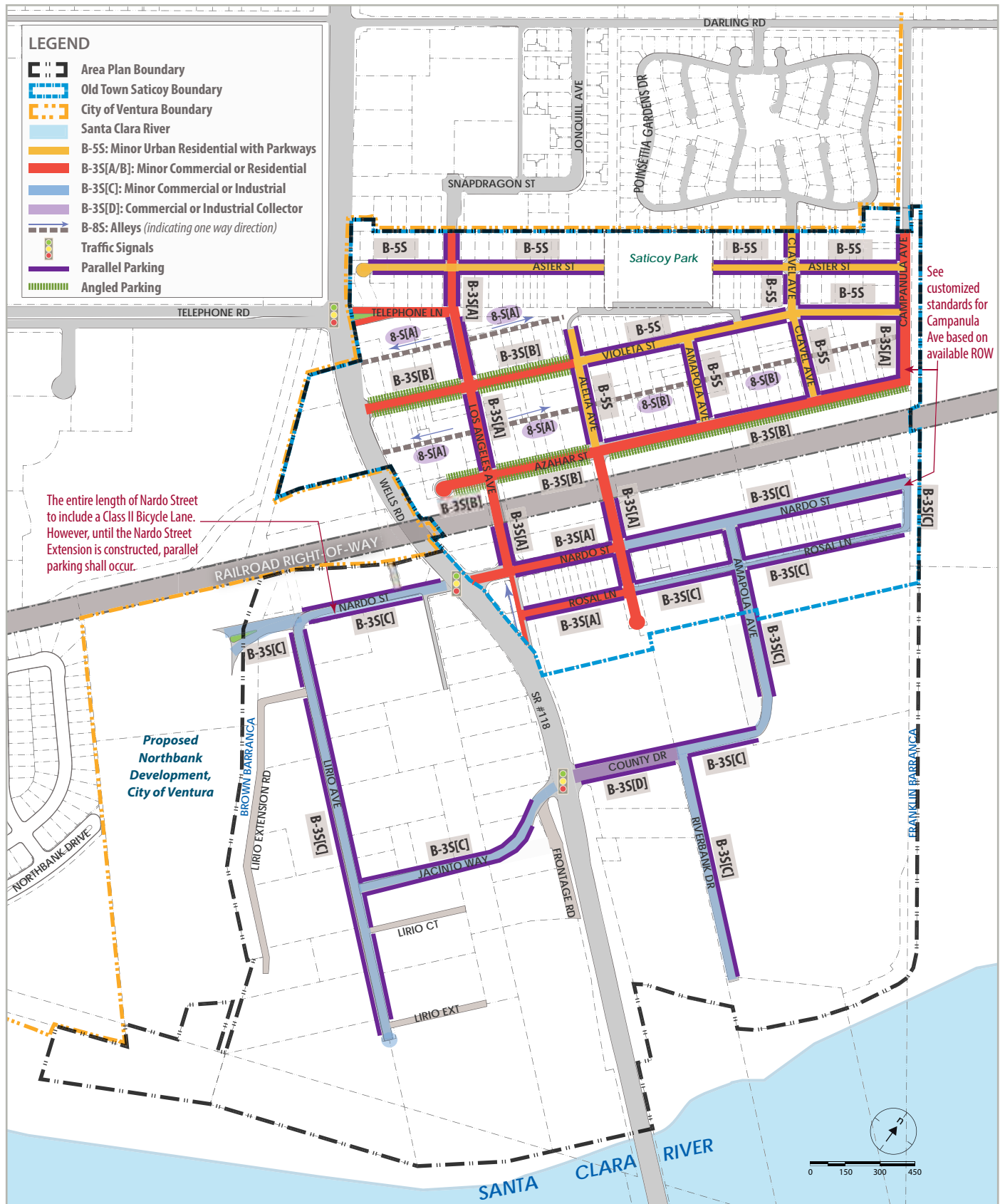


FIGURE 4-5. SATICOY ROAD CLASSIFICATIONS

TABLE 4-4. ROAD CLASSIFICATIONS BY ROAD SEGMENT							
ROAD NAME	SEGMENT FROM	SEGMENT TO	NEW PLATE# AND ROAD CLASSIFICATION		PREVIOUS CLASSIFICATION	PLATE¹	NOTES
REGIONAL ROADWAYS							
SR 118 / Wells Road	All Segments		---		State Highway	--	Per Caltrans
LOCAL PUBLIC ROADWAYS							
Alelia Ave.	Northern End (Park)	Azahar St	B-5S	Minor Urban Residential with Parkways	Minor Res	B-5[B]	
	Azahar St	Rosal Ln	B-3S[A]	Minor Commercial or Residential	Minor Comm/Ind	B-3[D]	End in cul-de-sac south of Rosal Lane. No on-street parking.
Amapola Ave.	Violeta St	Azahar St	B-5S	Minor Urban Residential with Parkways	Minor Res	B-5[B]	
	Nardo St	Rosal Ln	B-3S[C]	Minor Commercial or Industrial	Minor Res	B-5[B]	
	Rosal Ln	County Dr	B-3S[C]	Minor Commercial or Industrial	--	--	Reconfigure connection as a new public road.
Aster St.	Western End	Saticoy Park	B-5S	Minor Urban Residential with Parkways	Minor Res	B-5[B]	Eliminate S-curve and add cul-de sac at the western end.
	Saticoy Park	Campanula Ave	B-5S	Minor Urban Residential with Parkways	Minor Res	B-5[B]	
Azahar St.	Western cul-de-sac	Campanula Ave	B-3S[B]	Minor Commercial or Residential (with Angled Parking)	Comm/Ind (Collector)	B-3[C]	Angled (or mixed parallel / angled parking) is required. (See Figures 4-5 and 5-2a.)
Campanula Ave.	Northern Saticoy Boundary	Azahar St	B-3S[A]	Minor Commercial or Residential	Minor Res	B-5[B]	See customized standard (b). ²
	Nardo St	Rosal Ln	B-3S[C]	Minor Commercial or Industrial	Minor Res	B-5[B]	See customized standard (b). ²
Clavel Ave.	End	Azahar St	B-5S	Minor Urban Residential with Parkways	Minor Res	B-5[B]	
County Dr.	SR 118	Riverbank Dr	B-3S[D]	Commercial or Industrial Collector	Comm/Ind (Collector)	B-3[C]	
	Riverbank Dr	Amapola Ave	B-3S[C]	Minor Commercial or Industrial	Minor Comm/Ind	B-3[D]	
Jacinto Way	Lirio Ave.	SR 118	B-3S[C]	Minor Commercial or Industrial	--	--	New Road - Conceptual alignment.
Lirio Ave.	Nardo St	Southern Terminus	B-3S[C]	Minor Commercial or Industrial	Minor Comm/Ind	B-3[D]	End in cul-de-sac at southern terminus.

TABLE 4-4. ROAD CLASSIFICATIONS BY ROAD SEGMENT

ROAD NAME	SEGMENT FROM	SEGMENT TO	NEW PLATE# AND ROAD CLASSIFICATION		PREVIOUS CLASSIFICATION	PLATE ¹	NOTES
Los Angeles Ave.	Northern City/County Boundary	Nardo St	B-3S[A]	Minor Commercial or Residential	Minor Res or Minor Comm/Ind	B-5[B] or B-3[D]	
	Nardo St.	SR 118	B-3S[A]	Minor Commercial or Residential	Minor Comm/Ind		One-way street - northbound. No on-street parking.
Nardo St.	City/County Boundary	SR 118	B-3S[C]	Minor Commercial or Industrial	Minor Comm/Ind	B-3[D]	Potential Class II Bike Lane. See interim condition (a). ²
	SR 118	Alelia Av	B-3S[A]	Minor Commercial or Residential	Minor Comm/Ind	B-3[D]	
	Alelia Ave	Campanula Ave	B-3S[C]	Minor Commercial or Industrial	Minor Comm/Ind	B-3[D]	
Riverbank Dr.	County Drive	Southern Terminus	B-3S[C]	Minor Commercial or Industrial	Minor Comm/Ind	B-3[D]	End in cul-de-sac at southern terminus.
Rosal Lane	Los Angeles Ave	Alelia Ave	B-3S[A]	Minor Commercial or Residential	Minor Res	B-5[B]	
	Alelia Ave	Campanula Ave	B-3S[C]	Minor Commercial or Industrial	Minor Res	B-5[B]	
Telephone Lane	SR 118	Los Angeles Ave	B-3S[A]	Minor Commercial or Residential	--	--	New Road.
Violeta St.	SR 118	Alelia Av	B-3S[B]	Minor Commercial or Residential (with Angled Parking)	Minor Comm/Ind	B-3[D]	Angled parking is required. (See Figures 4-5 and 5-2a.)
	Alelia Ave	Campanula Ave	B-5S	Minor Urban Residential with Parkways	Collector Res or Minor Res	B-5[A] or B-5[B]	
PRIVATE ROADS							
Existing Alleys	ALL in Old Town Saticoy.		B-8S [A] or [B]	Alleys	---		New road classification.

[1] Refer to [Chapter 5. Road Classifications](#) for details regarding each road classification.

[2] Interim Conditions / Customized Standards:

(a) Nardo Street (west of SR 118): Classified as a Minor Commercial/Industrial Road, Nardo Street west of SR 118 includes a possible Class II bicycle lane, which is not included within the minimum right-of-way (ROW) requirements shown above. Class II Bicycle lanes are 5 feet wide and an additional 3 feet of a buffer lane may be provided. Nardo Street (west of SR 118) may require a Class II bicycle lane, but adequate ROW is not available for the bicycle lane as well as parallel parking. Nardo Street therefore may be granted a parking restriction on one or both sides of the roadway if needed to accommodate a Class II bicycle lane. However, the bicycle lanes are not required until Nardo Street is connected to Northbank Drive in the City of Ventura by the Nardo Street Extension. Until that occurs, parallel parking is required. For further details on incorporating bicycle lanes, see [Figure 5-6](#).

(b) Campanula Avenue: Due to ROW limitations, the following standards may be reduced on the eastern side of Campanula Avenue as follows: (i) a parking restriction is permitted and paved shoulder may be reduced from 8 to 3 feet (for Plate B-3S[C]); and (ii) parkway and sidewalk may be reduced in width or eliminated (For Plate B-3S[A]).

4. Goals, Policies and Programs

The following goals, policies and programs apply to the Mobility Element:

MOB Goal 1 An adequate, safe, and inter-connected mobility network to serve Saticoy residents, visitors and businesses.



Policies

MOB-1.1

Road improvements within Saticoy shall conform to the Vehicular Mobility Map ([Figure 4-3](#)) and its related road classifications.

MOB-1.2

If additional local roads are added within Saticoy, those roads should be:

- a. Located and designed to improve connectivity within the local road network and Saticoy community; and
- b. Constructed to meet appropriate road standards identified in the Saticoy Area Plan unless alternate standards are deemed necessary by the Public Works Agency (PWA) or the Ventura County Fire Protection District.

MOB-1.3

To improve safety, air quality, and noise levels in residential areas, the PWA/Transportation Department shall determine whether trucks with more than two axles on streets within the Residential (RES) and Residential/Mixed Use (R/MU) zones should be prohibited. If a prohibition is justified, the Transportation Department shall make that recommendation to the Board of Supervisors. (See [MOB-P8.](#))

MOB-1.4

In order to maximize safety and traffic flow on SR 118, direct access to the SR 118 shall be prohibited when access to private property can be attained from local roads. If direct access to private property is not feasible from local roads, then consolidated, shared driveways or other methods shall be used to minimize access points to SR 118.

MOB-1.5

Discretionary development shall be designed to incorporate new roads and road improvements as shown on the Vehicular Mobility Map ([Figure 4-3](#)). New roads and road improvements shall be built in accordance with applicable road standards when such roads are located within the property, adjoin the property boundary, or are necessary to mitigate traffic impacts associated with the proposed development. Alternatively, discretionary development may be conditioned to make a fair-share contribution to a road improvement program that will build or improve those roads.

MOB-1.6

Provisions for adequate, long-term private road or alley maintenance shall be required for discretionary development that includes private roads or alleys.

MOB 1.7

Within Old Town Saticoy, existing street and alley patterns should be retained in order to preserve the area's small-town scale and planned circulation patterns ([Figure 4-3 Vehicular Mobility Map](#)). Street vacations or relocations within Old Town Saticoy may be allowed when the resulting street and block patterns retains or improves connectivity and the small block pattern in Saticoy.

MOB Goal 2 A local mobility network that supports existing and future development, planned land use, and economic revitalization within Saticoy.



Policies

MOB-2.1

The County shall establish a financing and construction program, as part of a Capital Improvement Plan or other established program, to facilitate the private financing and development of a permanent public road between Lirio Avenue and SR 118. (See [Figure 4-3. Vehicular Mobility Map.](#)) Once a program is established, all discretionary development within the West Industrial Section shall be conditioned to make a fair-share contribution to fund road construction. (See [MOB-P5.](#))

MOB-2.2

Until a new permanent public road between Lirio Avenue and SR 118 is constructed pursuant to [MOB-2.1](#), no new discretionary development shall be approved within the West Industrial Section unless at least one of the following conditions are met:

- a. The entire project site is located 800 feet or less from the intersection of Nardo Street and SR 118; or
- b. Secondary access is provided by the developer and approved by the Ventura County Fire Protection District.

MOB-2.3

In cases where traffic generated by discretionary development impacts current or future anticipated levels of service on SR 118, or necessitates any modifications to SR 118, the County shall conduct timely and ongoing communication with Caltrans.

MOB-2.4

If angled, on-street parking is developed on Azahar Street ([Table 4-4](#)), such parking should be prioritized for commercial uses in the Town Center (TC) zone or for residential uses in the Residential (RES) zone during the discretionary review process.

MOB Goal 3 A multimodal network that provides alternate modes of transportation for pedestrians, bicyclists and transit users.



Policies

MOB-3.1

Discretionary projects, as well as public improvement projects, shall include accessible crosswalks, sidewalks, street lighting, street trees, or other pedestrian amenities as defined in [Chapter 5. Road Classifications](#) and [Figure 4-4. Multimodal Mobility Map](#). In addition to private development, the financing, construction and maintenance of such improvements may occur through an established fee program funded through in-lieu fees, grants, public/private partnerships, infrastructure maintenance districts, or any other funding source.

MOB-3.2

To encourage walking within the Saticoy community, discretionary development shall locate the primary building entry where it is visible from, and accessible to, the public street, and pedestrian links shall be provided from that entry to the public street. When the scale of the project allows, pedestrian connections and amenities within the project site shall be included.

MOB-3.3

To increase pedestrian safety within the Town Center (TC) and Residential/Mixed Use (R/MU) zones, the number of curb cuts that cross pedestrian routes shall be minimized by methods such as providing access to on-site parking through alleys, if present, and using shared entry/access routes.

MOB-3.4

Improvements within the public right-of-way should support existing and future transit service by including the following:

- a. Adequate shoulder for bus stops;
- b. Adequate space for, and construction of, benches or shelters at bus stops; and
- c. Crosswalks at street corners.

MOB-3.5

The design of replacement facilities for the Saticoy Drain shall accommodate the following vehicular and multimodal facilities (see [Figures 4-3 and 4-4](#)):

- a. Vehicular access from SR 118 to L.A. Avenue (Telephone Lane);
- b. Completion of the north/south L.A. Avenue road link over the Saticoy Drain; and
- c. Pedestrian walkway over the Saticoy Drain that connects L.A. Avenue to Saticoy Park. (See [HAZ-P1.](#))

MOB-3.6

Public or private projects intended to maintain, environmentally restore or enhance the Santa Clara River, Brown Barranca, Franklin Barranca, and Saticoy Drain, should incorporate pedestrian and bicycle paths.

MOB-3.7

New or redesigned public streets shall include the bicycle path, lane, and route improvements outlined on [Figure 4-4, Multimodal Mobility Map](#).

MOB-3.8

Public and private projects shall include provisions for adequate, safe, and convenient long-term and short-term bicycle parking, pursuant to Article 8 of the Ventura County Non-Coastal Zoning Ordinance and the *Ventura County Parking and Loading Design Guidelines*.

Mobility Programs

MOB-P1

Prioritize Mobility Improvements: Due to Saticoy's status as an economically disadvantaged community, PWA/Transportation Department shall incorporate and prioritize mobility improvements shown on [Figures 4-3 and 4-4](#) (Vehicular and Multimodal Mobility Maps) in the Transportation Department's Strategic Master Plan. In addition, the Transportation Department shall continue to apply for grant funds through Caltrans or other organizations for road and multimodal improvements.

MOB-P2

Reclassify portion of SR 118: To mitigate significant project and cumulative traffic impacts on SR 118 between Vineyard Avenue and Darling Road, the County should review and process a General Plan Amendment that would reclassify that segment of SR 118 from 4 to 6 lanes on the Regional Road Network. The road reclassification should be incorporated into the next General Plan Update, tentatively scheduled for completion in 2020. Finally, the County shall work with the Ventura County Transportation Commission and Caltrans to reprioritize the re-striping of SR 118 from Vineyard Avenue to Darling Road on the Ventura County Congestion Management Plan and the Caltrans list of projects. Although the re-striping project is currently listed in the Congestion Management Plan, the prioritization and timing for construction should be modified to occur within the 20-year horizon of the Saticoy Area Plan.

MOB-P3

Mobility Improvements: Conduct detailed evaluations of, and propose potential funding sources for, the improvements listed below. Funding sources may include developer fees, grants, public/private partnerships, a town center maintenance district, or community facilities district.

- a. **New Road Links:** New road linkages shown on the [Figure 4-3](#) (Vehicular Mobility Map) and described in [MOB-P4, -P5, -P6 and -P7](#);

- b. **Pedestrian Amenities:** Sidewalks, street lights, benches, and landscaping within public rights-of-way in Old Town Saticoy.
- c. **Existing Road Upgrades:** Improvements to existing roads shown on [Figure 4-3](#) (Vehicular Mobility Map) that will require upgrades to meet road classification standards. Ensure that such upgrades comply with stormwater pollution reduction requirements.
- d. **Linear Park:** The design, construction and maintenance of a linear, landscaped pedestrian walkway over the Saticoy Drain.
- e. **Bicycle Network:** See [MOB-P9](#).
- f. **Transportation Impact Mitigation Fee (TIMF):** Update the TIMF Ordinance, if necessary, to fund regional road improvements that address cumulative traffic impacts in Saticoy. Determine whether the TIMF Ordinance revisions require an update to the regional transportation model.

MOB-P4

Coordinate Related Improvements: The County shall work with the City of Ventura to ensure that the L.A. Avenue road connection to Snapdragon Street, included in the City of Ventura's Saticoy and Wells Community Plan Capital Improvement Deficiency Study (CIDs), is implemented and managed so as to properly facilitate related City and County improvements identified below:

- a. **Ancillary City improvements** related to the L.A. Avenue connection that include removal of "S-Curve" connection at Telephone Road entrance and the termination of Aster Street into a cul-de-sac.
- b. **Telephone Road extension:** The County shall coordinate with the City of Ventura, Caltrans, and affected landowners/developers to design, fund and build Telephone Lane (a new road that links SR 118 to L.A. Avenue).
- c. **Saticoy Drain:** The County shall seek funding for the replacement or reconfiguration of the Saticoy Drain. (See [HAZ-P1](#) and [MOB-3.5](#).)

MOB-P5

West Industrial Road Link: The County will work with private landowners/developers in the West Industrial Section to design and build a new, privately financed, public road that provides public and emergency access between SR 118 and Lirio Avenue. In order to facilitate road construction, the County will establish a financing and construction program, as part of a Capital Improvement Plan, that provides a mechanism for fair-share contributions for private development. (See [MOB-2.1.](#))

MOB-P6

Amapola Avenue / Rosal Lane Improvements: The County will work with (and condition) private development(s) within Old Town Saticoy and the South Industrial Section to extend/improve Amapola Avenue and improve Rosal Lane pursuant to the Vehicular Mobility Map and road classifications table. ([Figure 4-3](#), [Figure 4-5](#), and [Table 4-4](#).)

MOB-P7

Nardo Street Extension from SR 118 to the Brown Barranca: The City and County will coordinate project conditions for private development and standards for the design/construction phase of the Nardo Street Extension, including road alignment, road classification, and multimodal improvements.

MOB-P8

Truck Access Limits: If required, the Transportation Department shall post signage that prohibits truck access or limits trucks with more than two axles in the Residential (RES) zone, with the exception of emergency services and direct deliveries. Once Amapola Avenue is extended south from Rosal Lane to County Drive (see [Figure 4-3](#)), the same signage shall be posted on Nardo Street within the Residential/Mixed Use (R/MU) zone. (See [MOB-1.3.](#))

MOB-P9

Implement the following **bicycle network improvements strategies:**

- a. Meet with Caltrans to encourage striping of SR 118 to safely accommodate bicycles on this Class II Bike Lane.
- b. Coordinate with the City of Ventura to design/construct a Class II Bike Lane ([Figure 4-4](#)) along Nardo Street as part of road improvements undertaken by the City of Ventura.
- c. Design, seek funding for, and construct two Class I Bike Paths as identified in the Multimodal Mobility Map. (See [Figure 4-4](#).) Pending available funding, design and construct the bike path along the Santa Clara River in coordination with the United Water Conservation District, the City of Ventura, and other affected landowners. Pending available funding, design and construct a bike path along the Santa Paula Branch line (i.e., the Santa Paula Branch Line Recreational Trail) in coordination with VCTC.

MOB-P10

Alleys: Work with affected landowners to establish appropriate and safe traffic flow and signage for alleys located in the Town Center (TC) and Residential (RES) zones.

MOB-P11

Transit: Evaluate the feasibility of expanding transit service by establishing additional bus stops accessible to the West Industrial Section (e.g., along L.A. Avenue)

C. Resources Element

1. Introduction

The Resources Element (RES) for the Saticoy Area Plan addresses the conservation, preservation and protection of the following resources: ***Air Quality, Biological Resources, and Visual Resources***. Water resources are covered in the Public Facilities Element of the Saticoy Area Plan and cultural resources are covered in the Land Use Element of this Area Plan.

The primary focus of goals and policies related to air quality is a reduction of air pollutants generated by vehicles, and a corresponding decrease in the generation of greenhouse gases. Because these reductions are made

possible, in part, by updated land use configurations and mobility improvements, most of the air quality goals and policies below are unique to Saticoy. Similarly, goals and policies related to biological resources are unique to the natural habitats that are present in Saticoy – the Brown Barranca, the Franklin Barranca and Santa Clara River. Visual resource protection primarily focuses on visual impacts created by industrial development that is visible from public viewsheds and important community assets - such as the Santa Clara River, public parks, Old Town Saticoy, and SR 118.

2. Goals, Policies and Programs

The following goals, policies and programs apply to the Resources Element:

RES Goal 1 Traffic-related air pollutants generated within the Saticoy community are reduced through land use changes and mobility improvements.



Policies

RES-1.1

Discretionary development should be designed to reduce vehicle miles traveled by:

- a. Providing a mixture of residential/commercial or industrial/commercial uses; and
- b. Incorporating multimodal connections and amenities.

RES-1.2

Fugitive dust and particulates shall be minimized during construction through compliance with all Ventura County Air Pollution Control District rules and regulations including, but not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

RES-1.3

New industrial development shall be located and designed to avoid the exposure of sensitive receptors (e.g., residential areas, schools, etc.) to hazardous air emissions.

RES-1.4

Discretionary development in Old Town Saticoy shall include facilities for electric car charging stations as identified in the Old Town Saticoy Development Code or other applicable State regulations. All discretionary development shall include such facilities when required by applicable State regulations.

RES Goal 2 Natural habitats within and adjacent to the Santa Clara River, or the Brown and Franklin Barrancas, are maintained and enhanced to serve stormwater management, recreation, and wildlife.



Policies

RES-2.1

Discretionary development shall be designed to capture and contain any potential spills of pollutants within the development site and ensure they are properly disposed. Such spills, or any polluted runoff from such development, shall not be conveyed into the Santa Clara River, the Brown Barranca, or the Franklin Barranca.

RES-2.2

In order to conserve water, all landscape plans shall be prepared in accordance with the County's Landscape Design Criteria (as amended) and applicable State regulations. In addition, new discretionary development adjacent to the Santa Clara River, the Brown Barranca, or the Franklin Barranca shall only include drought tolerant plants and, whenever feasible, should include plants that are native to the Santa Clara River watershed.

RES-2.3

In order to preserve the ecological functions of the Santa Clara River, discretionary development shall include the following:

- a. Biological buffers, fencing and signage in accordance with a biological assessment conducted during project review; and
- b. Lighting fixtures that minimize off-site light and glare visible from the Santa Clara River.

RES Goal 3 While continuing to serve as flood control facilities, the Brown and Franklin Barrancas are transformed into creeks with natural ecosystem functions and values.



Policies

RES-3.1

With the exception of non-native invasive plant species, vegetation in flood control channels shall remain undisturbed to the maximum extent feasible, consistent with flood control requirements of the Ventura County Watershed Protection District. Any removal of non-native invasive plant species, when conducted in accordance with applicable Watershed Protection District permits, shall be done in a manner that maintains and enhances the natural ecosystem functions and values.

RES-3.2

Alterations to the Brown or Franklin Barrancas shall utilize natural rather than man-made materials (e.g. earth berms, rocks, plants native to the Santa Clara River watershed) whenever feasible.

RES Goal 4 Visual impacts created by industrial development are minimized within public viewsheds that include SR 118, the Brown and Franklin Barrancas, the Santa Clara River, and public roads or parks within Old Town Saticoy.



Policies

RES-4.1

Landscape buffers or other appropriate visual screening shall be required for all discretionary industrial development that borders SR 118, the Santa Clara River, the Brown Barranca, or the Franklin Barranca. When customary visual screening techniques, such as those listed in [RES 4.2](#), fail to provide full visual screening for industrial properties visible from the Santa Clara River Bridge due to grade differences, the Planning Director may modify visual screening requirements to address grade differences.

RES-4.2

When open storage on commercial or industrial properties is visible from public streets or parks within Old Town Saticoy, such areas shall be screened from public view by the use of enclosed structures, fences, walls, vegetated berms or landscaping. (See [LU-3.3](#).)

RES-4.3

Lighting for discretionary development shall be designed to avoid off-site glare, including glare that may impact drivers along SR 118.

RES-4.4

Off-site advertising signs, such as billboards, shall be prohibited within the viewshed of SR 118.

RES Goal 5 Development within Old Town Saticoy is visually pleasing and exemplifies the community's small town character.



Policies

RES-5.1

All development in Old Town Saticoy shall be consistent with the Old Town Saticoy Development Code. Discretionary development in Old Town Saticoy shall also be consistent with the Old Town Saticoy Design Guidelines.

Resources Programs

RES-P1

Air Quality Best Management Practices: Reduce emissions from construction, grading, excavation and demolition by incorporating best available air quality mitigation measures into project design features or construction techniques.

RES-P2

Barranca Repair: Prior to conducting major repairs to, realignment of, or reconstruction of the Brown and Franklin Barranca flood control facilities, the Watershed Protection District shall conduct a feasibility study and identify funding to convert the existing engineering facilities to natural water courses that mimic natural conditions.

RES-P3

Off-site Advertising: Existing off-site advertising signs and billboards that are not consistent with Area Plan policies or development standards shall be deemed nonconforming and subject to the applicable regulations included in the Non-Coastal Zoning Ordinance.

D. Public Facilities Element

1. Introduction

The primary purpose of the Public Facilities Element (PF) is to provide for public facilities and services necessary to support planned development. In many cases, improvements to public facilities (roads, water and sewer services) will be required in order to realize the economic, social or environmental benefits anticipated by the Saticoy Area Plan. This section includes goals, policies and programs related to **Water Management**, which includes water supply, water conservation, stormwater management and groundwater management; **Wastewater; and Government Coordination**, which includes future annexation, and ongoing coordination between the City, County and community.

Although there is some remaining capacity in the wastewater treatment system, existing wastewater conveyance and treatment systems used by the Saticoy Sanitary District (SSD) will require upgrades to support a full buildout of planned development. In addition, since 2013, the SSD has been subject to a compliance order from the California Regional Water Quality Control Board (Region 4) to implement improvements to its treatment system. SSD has completed all of the required actions except for the portions of the replacement/repair of lateral sewer lines within the areas specified. In

January 2015, SSD was awarded a \$400,000 Community Development Block Grant to assist with the repair of the lateral lines.

Access to potable water is a major challenge for the Saticoy community, and the County exerted substantial effort to secure additional access to water to support planned development during the Area Plan update process. By limiting the water meter size available to new development in Saticoy, the City's current Extraterritorial Water Policy effectively controls land use within the unincorporated County. City policy not only prevents the development of higher-density residential use and certain types of commercial and industrial use, but it also results in increased development costs⁸. Although the County started discussions with the City of Ventura regarding access to water as early as 2010, no agreement was reached between the City and County regarding water supply prior to Area Plan adoption. Adding to the uncertainty regarding access to water was an ongoing, multi-year drought impacting water supply and consumption costs and patterns countywide. Moreover, it appears likely that long-term trends in water demand and supply within the City of Ventura will impact the degree to which the City provides water

[8] For example, the costs associated with a water storage system needed to guarantee adequate fire flow because City policy limits the size of a water meter.

to “extra-territorial” water users, including potential developers in Saticoy.

The goals, policies and programs below reflect these issues and acknowledge the need to provide adequate public services to support planned development

in Saticoy. However, given the costs and technical complexities associated with providing wastewater and potable water services, it is possible that these infrastructure challenges will only be resolved once Saticoy is annexed into the City of Ventura.

2. Goals, Policies and Programs

The following goals, policies and programs apply to the Public Facilities Element:

PF Goal 1 Adequate water supply, storage and distribution facilities are made available to serve existing and planned development in Saticoy.



Policies

PF-1.1

Discretionary development shall be served by a publicly accountable water supplier.

PF-1.2

Water demand associated with discretionary development shall be estimated based on water demand factors provided by the City of Ventura as published in its *Comprehensive Water Resources Report*, unless more accurate data is made available by Ventura County.

PF Goal 2 Water conservation and water quality protection measures are implemented in new construction, landscaping and irrigation systems.



Policies

PF-2.1

Discretionary development shall be designed to protect water quality and maximize the use of water conservation measures through the use of techniques such as:

- Water-conserving landscaping and irrigation systems (See [LU-1.1](#));
- Low impact development practices;
- Runoff and stormwater capture for treatment and groundwater recharge;
- Use of dual flush toilets and other water-saving appliances; and/or
- Installation of gray water systems.

PF-2.2

Discretionary development shall be designed to utilize natural drainage and topography to convey stormwater to the maximum extent practicable and shall be conditioned to minimize soil erosion, downstream siltation, and pollution of surface and stormwater pursuant to the requirements of the Ventura Countywide Municipal Stormwater Permit Order No. R4-2010-0108, as amended.

PF-2.3

Discretionary development shall be designed to adequately protect groundwater quality as determined by the Watershed Protection District.

PF Goal 3 Wastewater collection, storage and treatment facilities are made available to serve existing and planned development in Saticoy.



Policies

PF-3.1

All development that generates wastewater shall be connected to the Saticoy Sanitary District's collection and treatment system, or its successor. All development shall include necessary sewer connections and shall contribute its fair-share costs to an established fee program to upgrade the treatment plant.

PF-3.2

The pace of development within Saticoy shall be consistent with the capacity of the Saticoy Sanitary District to collect, store and treat additional wastewater.

PF-3.3

Wastewater disposal facilities shall be designed to protect groundwater resources pursuant to all applicable laws and regulations.

PF Goal 4 Public and governmental services are efficiently coordinated and allow for public participation in governance.



Policies

PF-4.1

Ensure that access to/from the Public Works Yard is maintained during a one percent annual chance (100-year) flood event.

PF-4.3

The County shall collaborate with the City of Ventura on issues of mutual interest and concern, including but not limited to water and sewer service, public safety, public roads, bicycle and trail connections, stormwater management, and future annexation.

PF-4.2

Ensure that Saticoy residents and business owners have an established method to discuss community issues with County staff and elected representatives. (See [PF-P3](#).)

PF Goal 5 New revenue sources, such as assessments from a community facilities district or business improvement district, are used to provide and maintain necessary infrastructure in Saticoy.



Policies

PF-5.1

The County shall collaborate with business and landowners in Saticoy to explore options to assist in the financing of necessary infrastructure improvements, such as the creation of assessment or improvement districts.

Public Facilities Programs

PF-P1

Water Supply to Support Area Plan Buildout:

County staff will continue to work with the City of Ventura in an effort to extend a future in-lieu fee program to Saticoy (in the event one is approved by the Ventura City Council) or modify the City's Extraterritorial Water Policy for Saticoy. However, in the event that such efforts fail to result in an alternative policy or program that would provide adequate access to water resources for planned development within five years of Area Plan adoption, the County will initiate a feasibility study to evaluate water supply options that include, but are not limited to, the following:

- a. Develop an alternative public water supply for Saticoy;
- b. Establish a County Service Area (CSA) to acquire existing, unused water allocations from pumpers within the Santa Paula Groundwater Basin for the purpose of providing non-potable and/or potable water for private developers in Saticoy; and
- c. Coordinate with the Saticoy Sanitary District to determine the feasibility of installing infrastructure to allow for public and private reclamation of urban wastewater from Saticoy Sanitary District, (e.g., dual plumbing) for landscaping or other non-potable uses.

Following the completion of its alternative water supply evaluation, County staff will bring forward its analysis and recommendations for the Board's consideration.

PF-P2

Ensure Adequate Sewage Treatment Capacity:

The County will initiate discussions with the Saticoy Sanitary District (SSD) to evaluate options for upgrading the collection and treatment systems for the Saticoy Wastewater Treatment Plant to allow for anticipated growth and development in Saticoy. Should the SSD agree to implement one or more of the identified options, the County would request that the SSD establish a capital improvement program that would

allow SSD to construct necessary improvements to the treatment plant for the purpose of expanding its capacity to support planned development in Saticoy. Financing mechanisms for planned improvements could include grants or a fair-share contribution program applied to private development. Should the Board of Supervisors deem it necessary and appropriate for the Saticoy community, the County should seek to convert the SSD to a special district (i.e., County Service Area or Community Services District).

PF-P3

Community Council: Encourage the formation of a community-based neighborhood council or similar body that could provide a forum for community engagement and interface with nonprofit organizations, County government, and other public agencies.

PF-P4

County / City Collaboration on Transportation Improvements:

To address the current lack of City/County agreement regarding transportation improvements identified in the City's 1996 Saticoy/Wells Capital Improvements Deficiency Study (CIDS), the County will initiate discussions with the City of Ventura regarding the feasibility of a joint agreement to fund and construct transportation improvements common to CIDS and the Saticoy Area Plan.

PF-P5

Temporary uses in Town Center (TC) zone: The Planning Division will initiate discussions with the Transportation Department to determine whether temporary uses, such as sidewalk sales or community events, can be allowed within the public rights-of-way in Saticoy's Town Center (TC) zone. If such uses can be allowed, the Planning Division and the Transportation Department would modify existing ordinances, as needed, to facilitate such events in the Town Center (TC) zone pursuant to an Encroachment Permit.

E. Hazards Element

1. Introduction

The purpose of the Hazards Element (HAZ) is to identify and reduce the risk of existing and potential future hazards that can harm the public or physically constrain development. It also provides a general framework for introducing safety considerations into land use planning.

The two hazards included in this Element are fire and flood, as those particular hazards required related goals, policies and programs that are specific to Saticoy. Other hazards (seismicity, expansive soils, etc.) are adequately covered in the Ventura County General Plan.

2. Goals, Policies and Programs

The following goals, policies and programs apply to the Hazards Element:

HAZ Goal 1 The public is protected from fire hazards and public and private losses due to such hazards are minimized.



Policies

HAZ-1.1

All public and private roads shall be designed in accordance with Ventura County Fire Protection District (VCFPD) requirements.

HAZ-1.2

New discretionary development shall only be approved upon demonstration that adequate tactical access and fire flow are available as determined by the VCFPD. (See [MOB-2.2.](#))

HAZ Goal 2 Hazards due to floods and erosion are minimized by providing adequate flood control facilities.



Policies

HAZ-2.1

The Ventura County Public Works Agency shall regulate, by means of a Floodplain Development Permit, any development defined in the Ventura County Floodplain Management Ordinance 3954, as amended, affecting the Brown Barranca, Franklin Barranca, the Saticoy Drain, and the Santa Clara River.

HAZ-2.2

The Ventura County Watershed Protection District shall regulate, by means of a Watercourse Permit and/or Encroachment Permit, any development that it finds impacts the bed, banks, and overflow areas of Brown Barranca, Franklin Barranca, the Saticoy Drain, and the Santa Clara River pursuant to the Ventura County Watershed Protection District Ordinance WP-2, as amended.

HAZ-2.3

Discretionary development shall be located and designed to minimize potential damage to the development and to flood control infrastructure from flood hazards or riverbank erosion. Outdoor storage uses may be allowed in areas subject to flooding if sufficiently contained as determined by the Watershed Protection District.

HAZ-2.4

Public facilities that provide critical, public safety services should be designed to remain operable during a one percent annual chance (100-year) flood event. (See [PF-4.1.](#))

HAZ-2.5

No development or redevelopment, including site grading and temporary or permanent storage of materials and equipment, shall be permitted within the Regulatory Floodway, as it is defined by the Federal Emergency Management Agency (FEMA).

HAZ-2.6

A Floodplain Development Permit shall be required for private or public development or redevelopment proposed within the one percent annual chance (100-year) floodplain.

HAZ-2.7

To reduce the risk of potential loss of life and property, discretionary development that is located within the one percent annual chance (100-year) floodplain shall incorporate floodplain improvements that maximize infiltration of flood water and minimize run-off. Where feasible, channel and floodplain improvements shall preserve the beneficial uses of the floodplain including flood flow storage and groundwater recharge and shall mimic natural floodplain conditions.

Hazards Programs

HAZ-P1

Saticoy Drain: The County shall seek grants or other public and private funding for the development of technical design documents, a financing program and reconstruction of the Saticoy Drain required for:

- a. Adequate flood control;
- b. The new east/west road link from SR 118 to L.A. Avenue (Telephone Lane);
- c. A vehicular north/south road link along L.A. Avenue that crosses the Drain;
- d. Pedestrian access along the Drain from L.A. Avenue to Saticoy Park; and
- e. Any other necessary modifications to the Saticoy Drain consistent with the Area Plan.

HAZ-P2

Flood Control Assessment Program: The County will pursue the creation and adoption of the *Integrated Watershed Management Assessment Program* for the purpose of constructing critical upgrades and improvements to flood control facilities. The resultant funds will enable improvements to the Brown and Franklin Barrancas that are critical for the protection of property and structures within the Saticoy Area Plan boundary. (See [RES-P2.](#))



View of the existing Brown Barranca, which is located on the western edge of the Plan Area.

4. AREA PLAN ELEMENTS - HAZARDS

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CHAPTER 5. ROAD CLASSIFICATIONS

A. Purpose

This Chapter provides standards for road types that are part of Saticoy's mobility network. The purpose of these standards is to provide a functional circulation network that includes facilities and amenities for walking and biking. As the County or a private developer undertakes individual street improvements, the standards and guidelines in this Chapter shall be used as the basis for detailed designs and construction documents. In addition, all road improvements shall be designed to ensure accessibility in accordance with federal, state, and local regulations.

B. Content and Applicability

Section (C) provides definitions for road classifications used within the Mobility Element. Adhering to road classifications is mandatory, and conditions of approval for road improvement projects within the Saticoy community shall be consistent with established road classifications. Road classifications are applied when road improvements are required for a public or privately initiated project that includes improvements within the public right-of-way (ROW). Typically, this occurs during the following circumstances:

- A vacant parcel is developed, or an existing building is demolished and replaced, and the project requires a discretionary permit;
- The location or design for vehicular access to the parcel is modified.

This Chapter should be used in conjunction with [Chapter 4. Area Plan Elements](#), which includes the Mobility Element, as well as [Chapter 6. Old Town Saticoy Design Guidelines](#), which includes additional requirements for roadway design.

The Mobility Element includes a table that identifies the required road classification for all existing or planned roadways in Saticoy. (See [Table 4-4](#).) The Mobility Element also includes a map of road classifications used within the Saticoy community. (See [Figure 4-5](#).) Additionally, Section D. of [Chapter 6. Old Town Saticoy Design Guidelines](#) provides a set of roadway design guidelines for improvements within the public right-of-way. These guidelines shall be used when planning for street lights, street trees or planters, pavement materials within the parkway, street furnishings, crosswalks and curb extensions, and outdoor uses.



C. Road Classifications

Appropriate road standards that meet the needs of vehicles, pedestrians and bicyclists are embodied within Saticoy's road classifications. The road classifications include dimensions for travel lanes, pavement, sidewalk/parkway widths, on-street parking configurations, bicycle lanes, and pedestrian facilities. Federal law also requires that all pedestrian facilities within Saticoy comply with the American Disabilities Act (ADA).

This section provides a description of each road classification and illustrative cross-sections. Saticoy's five (5) road classifications are as follows (see [Table 5-1](#)):

- **B-5S** – Minor Urban Residential with Parkways
- **B-3S [A]** – Minor Commercial or Residential (Plate B-3S[B] includes Minor Commercial or Residential with angled parking)
- **B-3S [C]** – Minor Commercial or Industrial
- **B-3S [D]** – Commercial or Industrial Collector
- **B-8S** – Alleys (One-way and two-way)

Each road type is designed to accommodate traffic volumes while complementing the land uses served by those roads. For example, parking requirements (parallel, angled, no parking) and pedestrian facilities (sidewalks, street trees, etc.) vary for each road classification because different road types are used in commercial, industrial, and residential areas. The type and amount of parking that is needed, as well as the amount of space needed for pedestrian walkways or amenities, is different for roads used in residential, commercial and industrial areas.

Historically, alleys in Saticoy were privately owned roads that allowed public access. These alleys were part of the 1906 Tract Maps for Saticoy, and they remain in Old Town Saticoy within the Town Center (TC) and Residential (RES) zones. A new classification for those alleys is provided by the Saticoy Area Plan, as public use of alleys provides vehicular ingress and egress within the Town Center (TC) zone, and alleys will provide access to service vehicles and parking lots located behind commercial buildings.

Bicycle facilities are not included in [Table 5-1](#), but the Mobility Element does identify Class II bicycle lanes on some roadways within the Saticoy Area Plan boundary. [Figure 5-6](#) shows how Class II bicycle lanes should be integrated into a roadway. **Unless otherwise specified, all road classifications shall accommodate Class III bicycle facilities.**

In two cases, interim conditions or customized road standards were developed to address existing physical conditions within Saticoy, namely limited public rights-of-way (for the Nardo Street west of SR 118, and Campanula Avenue). For example, a custom standard was developed for Campanula Avenue because the available public right-of-way between Nardo Street and Rosal Lane is only 30 feet while the roadway classification normally requires 60 feet. The existing roadway cannot be widened without displacing existing development or relocating the Franklin Barranca, and such actions are considered infeasible.

Detailed standards for each Road Classification developed for the Saticoy Area Plan are provided on the following pages.

TABLE 5-1. SATICOY ROAD CLASSIFICATIONS

CLASSIFICATION		MAX. CAPACITY (ADT)	DESIGN SPEED	TRAVEL LANES	MINIMUM R.O.W.	MINIMUM PAVEMENT WIDTH	MINIMUM PARKWAY WIDTH (each side)	MINIMUM SIDEWALK WIDTH (each side)	TYPE OF PARKING
1. County Maintained Public Roads									
B-5S	Minor Urban Residential with Parkways	See Note #1 below	25 mph	2 lanes, 10' each	56 feet	36 feet	10 feet	8 feet (both sides)	Parallel (8' wide)
B-3S[A]	Minor Commercial/Residential	8,000	30 mph	2 lanes, 12' each	64 feet	40 feet	12 feet	12 feet	Parallel (8' wide)
B-3S[B]	Minor Commercial or Residential with angled parking	See Note #1 below			80 feet (71 feet for mixed)	58 feet (49 feet for mixed)	11 feet	11 feet	Angled (9' wide x 17' deep) or Mixed
B-3S[C]	Minor Commercial/Industrial	8,000	30 mph	2 lanes, 12' each	60 feet	40 feet	10 feet	6 feet	Parallel (8' wide)
B-3S[D]	Commercial/Industrial (Collector)	16,000	40 mph	3 lanes, 12' each	68 feet	52 feet	8 feet	6 feet	Parallel (8' wide)
2. Private Roads with Public Access									
B-8S[A]	One-way Alley	N/A	10 mph	1 lane, 12' each	20 feet	12 feet	4 feet	None	None
B-8S[B]	Two-way Alley			2 lanes, 10' each		20 feet	0 feet		

Notes:

- Average Daily Trips (ADT) for B-5S and B-3S[B] Classifications:** Existing County road standards specify that ADT for this type of roadway is dependent upon several factors (lots served, lot sizes, parking turnover, driveway spacing, etc) and therefore cannot be determined for all locations.
- Locations:** See [Figure 4-5](#) and [Table 4-4](#) for locations of roadway classifications within the Saticoy Area Plan.
- Bicycle Facilities:** See [Figure 4-4](#) for information on Class II bicycle lanes. Unless specified, all road classifications shall accommodate Class III bicycle routes.
- Parking and Parkways / Walkways:** Located on both sides of road unless specified.
- Interim Conditions / Custom Standards:** Many existing facilities in Saticoy do not meet the standards identified in this table. In addition, customized specifications are provided below for two roadways with limited ROW - Nardo Street (west of SR 118) and Campanula Avenue.
 - Nardo Street (west of SR 118):** Classified as a Minor Commercial/Industrial Road, Nardo Street west of SR 118 includes a possible Class II bicycle lane, which is not included within the minimum ROW requirements shown above. Class II Bicycle lanes are 5 feet wide and an additional 3 feet of a buffer lane may be provided. Nardo Street (west of SR 118) may require a Class II bicycle lane, but adequate ROW is not available for the bicycle lane as well as parallel parking. Nardo Street therefore may be granted a parking restriction on one or both sides of the roadway if needed to accommodate a Class II bicycle lane. However, the bicycle lanes are not required until Nardo Street is connected to Northbank Drive in the City of Ventura by the Nardo Street Extension. Until that occurs, parallel parking is required. For further details on incorporating bicycle lanes, see [Figure 5-6](#).
 - Campanula Avenue:** Due to ROW limitations, the following standards may be reduced on the eastern side of Campanula Avenue as follows: (i) a parking restriction is permitted and paved shoulder may be reduced from 8 to 3 feet (for Plate B-3S[C]); and (ii) parkway and sidewalk may be reduced in width or eliminated (for Plate B-3S[A]).

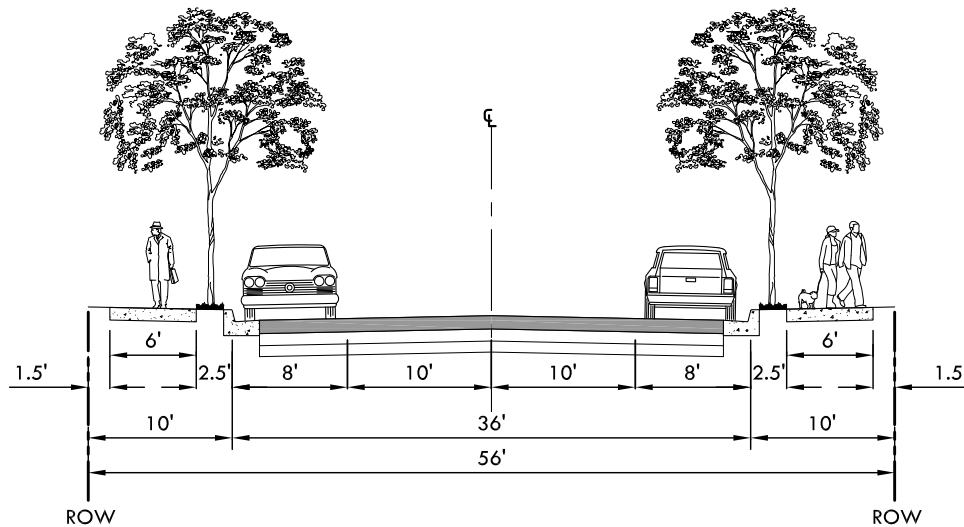
5. ROAD CLASSIFICATIONS

1. County Maintained Public Roads:

Plate B-5S – Minor Urban Residential with Parkways

This road classification is a modified version of the County's Minor Residential road standard (Plate B-5 [B]), and it is used in the residential neighborhood, where through-traffic and traffic volumes are limited. This two-way street has two travel lanes, 10 feet each in width, and two, 8-foot wide paved shoulders on either side of the travel lanes that provide on-street, parallel parking areas. This standard includes additional parkway width, set at 10 feet to accommodate sidewalks and pedestrian amenities. When all components are combined, the minimum right-of-way requirement is 56 feet.

FIGURE 5-1. PLATE B-5S (MINOR URBAN RESIDENTIAL WITH PARKWAYS)



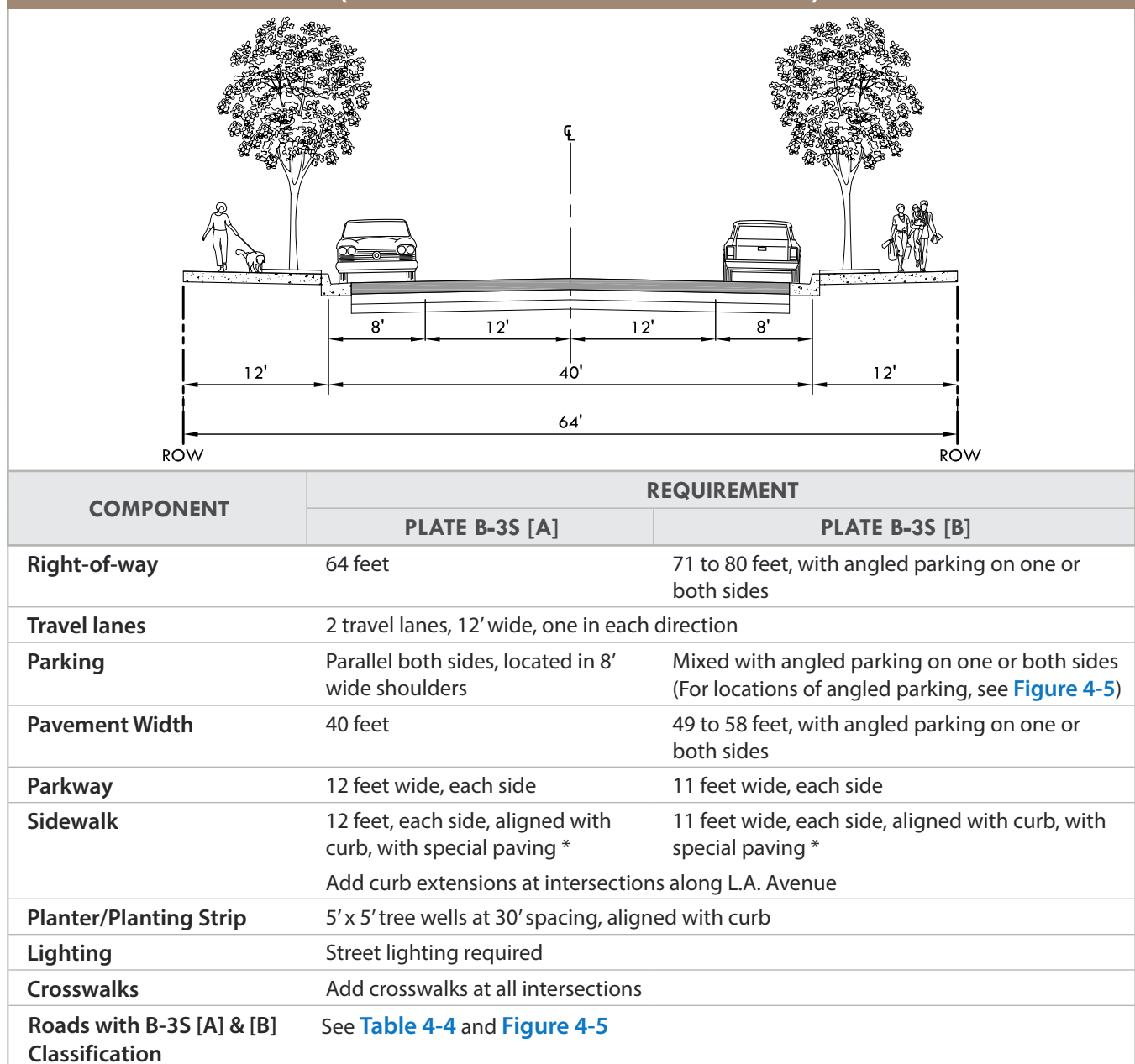
COMPONENT	REQUIREMENT
Right-of-way	56 feet
Travel lanes	2 travel lanes, 10' wide, one in each direction
Parking	Parallel both sides, located in 8' wide shoulders
Pavement Width	36 feet
Parkway	10 feet wide, each side
Sidewalk	6 feet wide, each side
Planter/Planting Strip	1'-6" continuous planting strip between sidewalk and property line; 2'-6" continuous planting strip between sidewalk and curb; Trees planted at 30' spacing, aligned along curb
Lighting	Street lighting required
Crosswalks	Add crosswalks at intersections
Roads with B-5S Classification	See Table 4-4 and Figure 4-5

Plate B-3S [A] – Minor Commercial or Residential

This 2-lane road classification is a modified version of the County's Minor Commercial/Industrial road standard (Plate B-3 [D]), and it is used primarily in Saticoy's commercial district and in its mixed-use district, which allows high-density residential use. This is a two-way road with 12-foot wide travel lanes and parallel, on-street parking located within the shoulder. This road classification accommodates a relatively high-volume of traffic (8,000 ADT) generated by the commercial or residential uses, and the 12-foot travel lanes are sufficiently wide for delivery vehicles. A wide, 12-foot parkway accommodates extra-wide walkways and pedestrian amenities appropriate for the commercial district. Along L.A. Avenue, crosswalks and curb extensions are used at intersections to shorten pedestrian crossing distance.

A customized version of this road classification is defined for Campanula Avenue (the road segment from the northern boundary of Saticoy to Azahar St), where the parkway and sidewalk may be reduced in width or eliminated on the eastern side of the road (adjacent to the Franklin Barranca) due to limited right-of-way.

FIGURE 5-2. PLATE B-3S (MINOR COMMERCIAL OR RESIDENTIAL)



* See [Chapter 6. Section D. Road Design Guidelines](#) in the Area Plan for recommendations for special paved surfaces.

5. ROAD CLASSIFICATIONS

Plate B-3S[B]– Minor Commercial or Residential with Angled Parking:

This sub-classification takes advantage of a wide public right-of-way on Azahar and Violeta Streets, which are located within or adjacent to Saticoy's commercial Town Center. It accommodates much-needed, on-street parking capacity for commercial businesses by providing angled parking on one or both sides of the road. For locations of angled parking, see [Figure 4-5](#) and [Table 4-4](#).

FIGURE 5.2A: PLATE B-3SB (MINOR COMMERCIAL OR RESIDENTIAL WITH ANGLED PARKING)

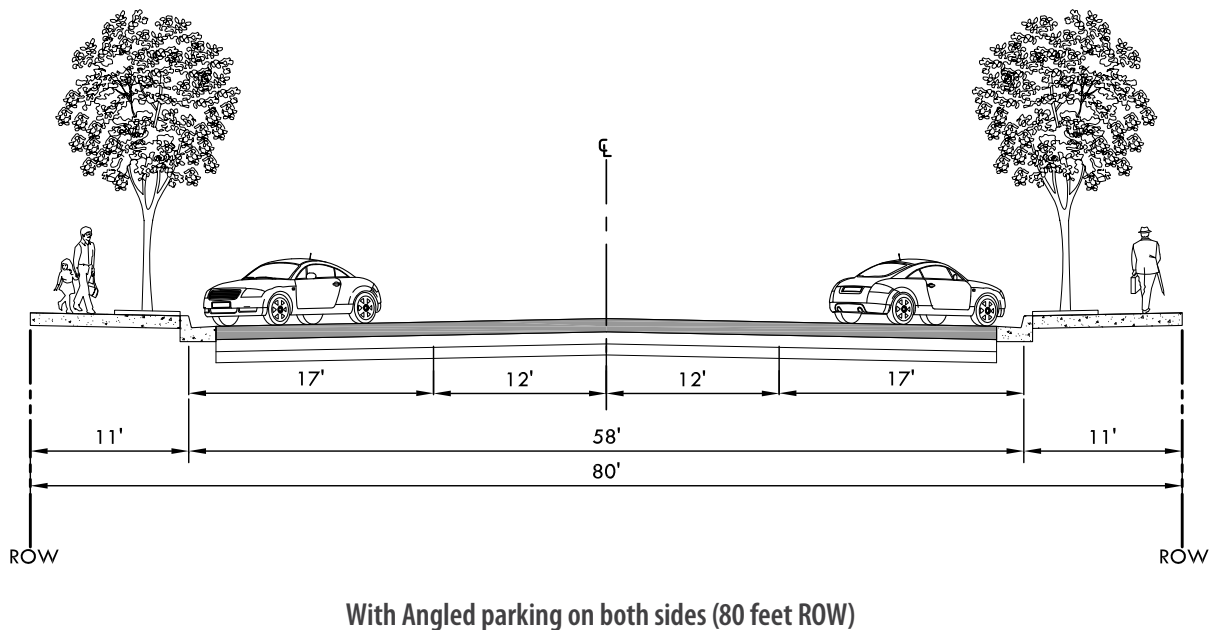
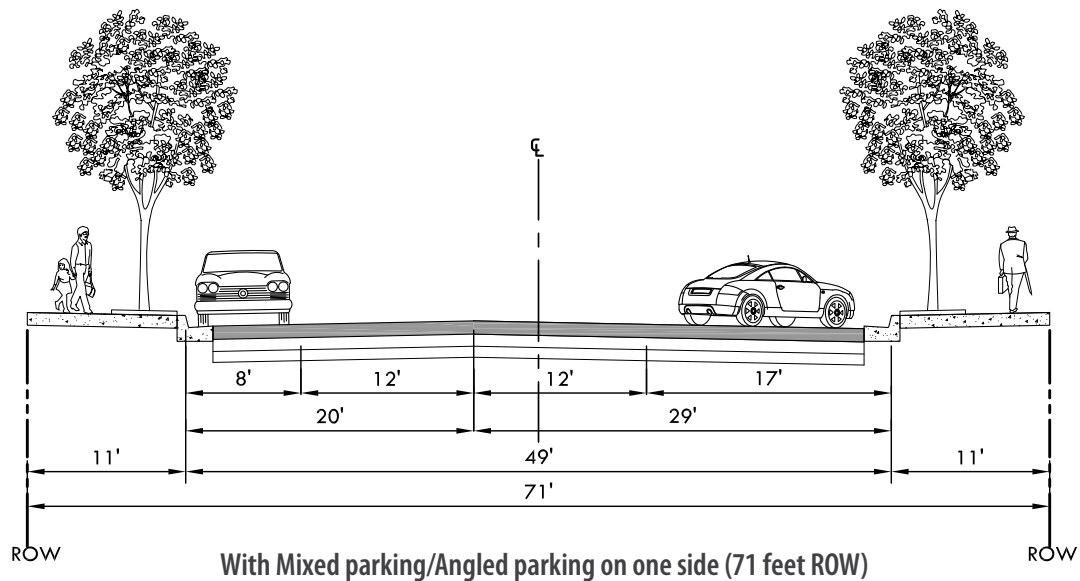


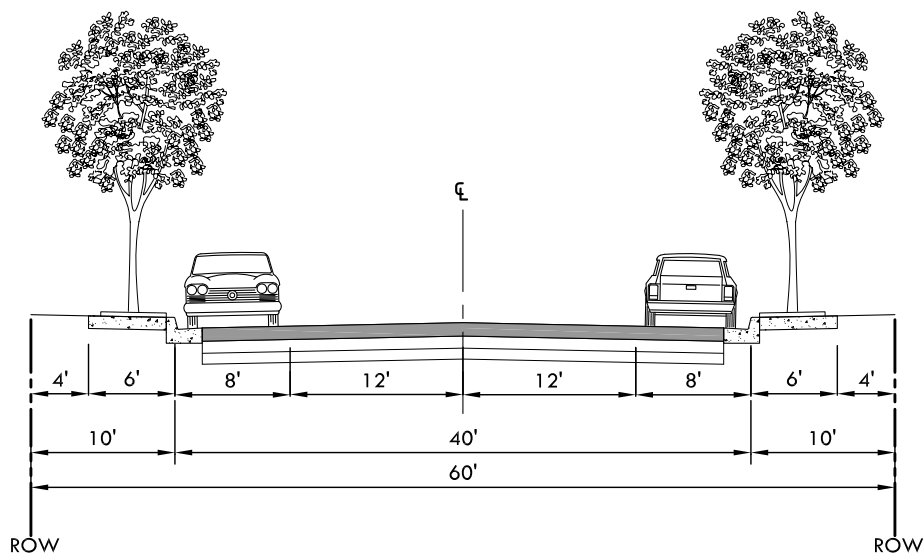
Plate B-3S [C] – Minor Commercial or Industrial

This 2-lane road classification is the same as the County's Minor Commercial/Industrial road standard (Plate B-3[D]), and it is used in the South Industrial and West Industrial areas of Saticoy, where traffic volumes are moderate but travel lanes must be wide enough to accommodate large vehicles. This is a two-way road with 12-foot wide travel lanes and parallel, on-street parking located within the shoulder. The parkway width is 10 feet, which accommodates sidewalks and landscaping. All road components combined result in a minimum right-of-way requirement of 60 feet.

A customized version is defined for Campanula Avenue (from Nardo Steet to Rosal Lane), where a parking restriction is permitted, and the paved shoulder may be reduced from 8 feet to 3 feet due to limited right-of-way.

Additionally, an interim condition is identified for Nardo Street (west of SR 118 only), where a limited right-of-way does not provide adequate space for both on-street parking and a Class II bicycle lane. A parking restriction is permitted on one or both sides of Nardo Street if needed to accommodate bicycle lanes. Bicycle lanes are not required until Nardo Street is connected to Northbank Drive in the City of Ventura by the Nardo Street Extension. Until that occurs, parallel parking is required.

FIGURE 5-3: PLATE B-3S [C] – MINOR COMMERCIAL OR INDUSTRIAL



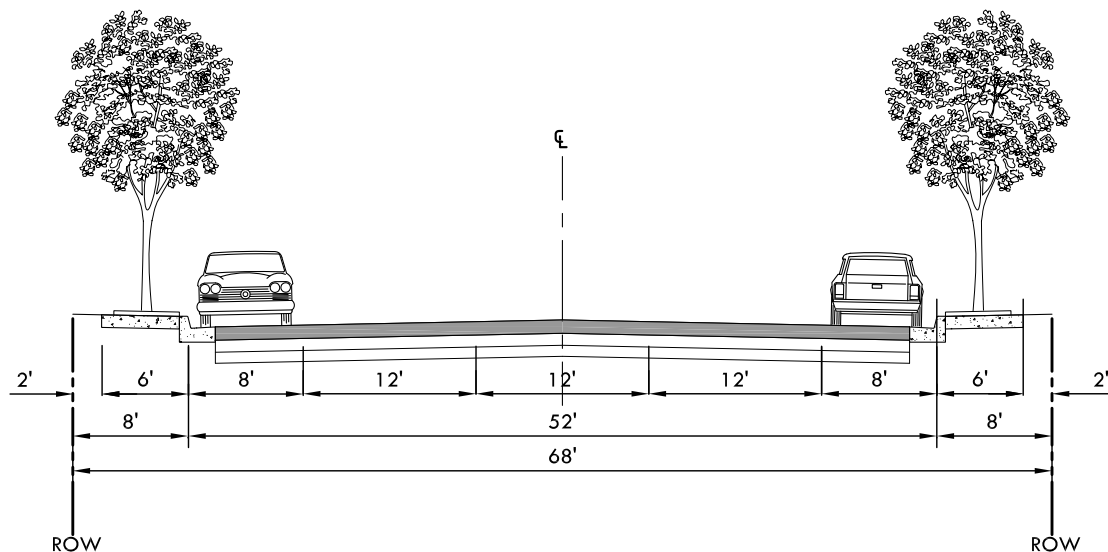
COMPONENT	REQUIREMENT
Right-of-way	60 feet
Travel lanes	2 travel lanes, 12' wide, one in each direction
Parking	Parallel both sides, located in 8' wide shoulders
Pavement Width	40 feet
Parkway	10 feet wide, each side
Sidewalk	6-foot wide sidewalk attached to curb
Planter/Planting Strip	5' x 5' street tree wells at 40' spacing adjacent to curb, with pervious paving in between trees (30' spacing in Old Town Saticoy)
Lighting	Street lighting required
Crosswalks	Add crosswalks at intersections
Roads with B-3S [C] Classification	See Table 4-4 and Figure 4-5

5. ROAD CLASSIFICATIONS

Plate B-3S [D] – Commercial or Industrial Collector

This 3-lane road classification is the same as the County's Commercial/Industrial Collector road standard (see Plate B-3 [C]). It is a 2-way road with 12-foot wide travel lanes and a continuous, central turn lane. The paved, 8-foot wide shoulders are used for parallel, on-street parking. As shown in [Figure 4-5](#), this road type would only be located in a high-traffic area within Saticoy's South Industrial Section. When compared to other road types used in Saticoy, this road classification has smaller, 8-foot wide parkways with sidewalks that are attached to the curb for easier maintenance. Landscape is required within parkways, but street trees are not required.

FIGURE 5-4: PLATE B-3S [D] – COMMERCIAL OR INDUSTRIAL COLLECTOR



COMPONENT	REQUIREMENT
Right-of-way	68 feet
Travel lanes	2 travel lanes, 12' wide, one in each direction 1 continuous, central turn lane (or dedicated turn lane)
Parking	Parallel both sides, located in 8' wide shoulders
Pavement Width	52 feet
Parkway	8 feet wide, each side
Sidewalk	6-foot wide sidewalk with pervious paving, attached to curb
Planter/Planting Strip	2-foot wide planting strip aligned with property line. No street trees required.
Lighting	Street lighting required
Crosswalks	Add crosswalks at intersections
Road with B-3S [D] Classification	See Table 4-4 and Figure 4-5

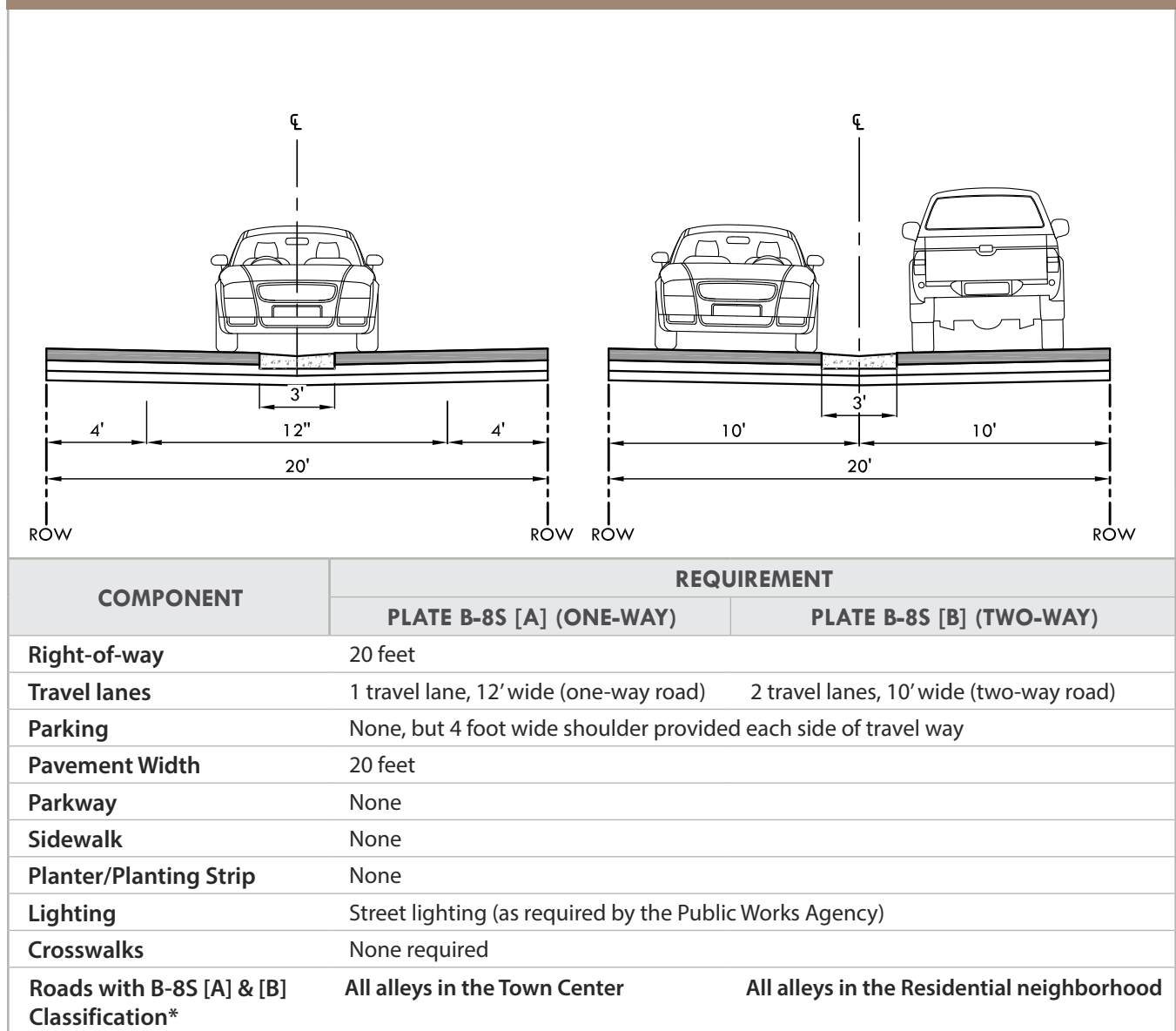
2. Private Roads with Public Access:

Plate B-8S – Alleys

Developed for the Saticoy Area Plan, the alley road classification provides standards for the existing alleys in Old Town Saticoy, which are used as a primary means of vehicular access to parking and delivery areas. On an informal basis, alleys are also used for pedestrian and bicycle circulation in residential areas. Alleys are private roads that allow public use. Within the commercial areas, alleys will be limited to one-way traffic due to the volume of traffic and size of vehicles (Plate B-8S[A]).

However, within residential areas, where traffic is very light, alleys will remain two-way roads (Plate B-8S[B]). Although the entire right-of-way for an alley can be paved, permeable pavement can be used outside the single one-way travel lane on one-way alleys.

FIGURE 5-5: PLATE B-8S – ALLEYS

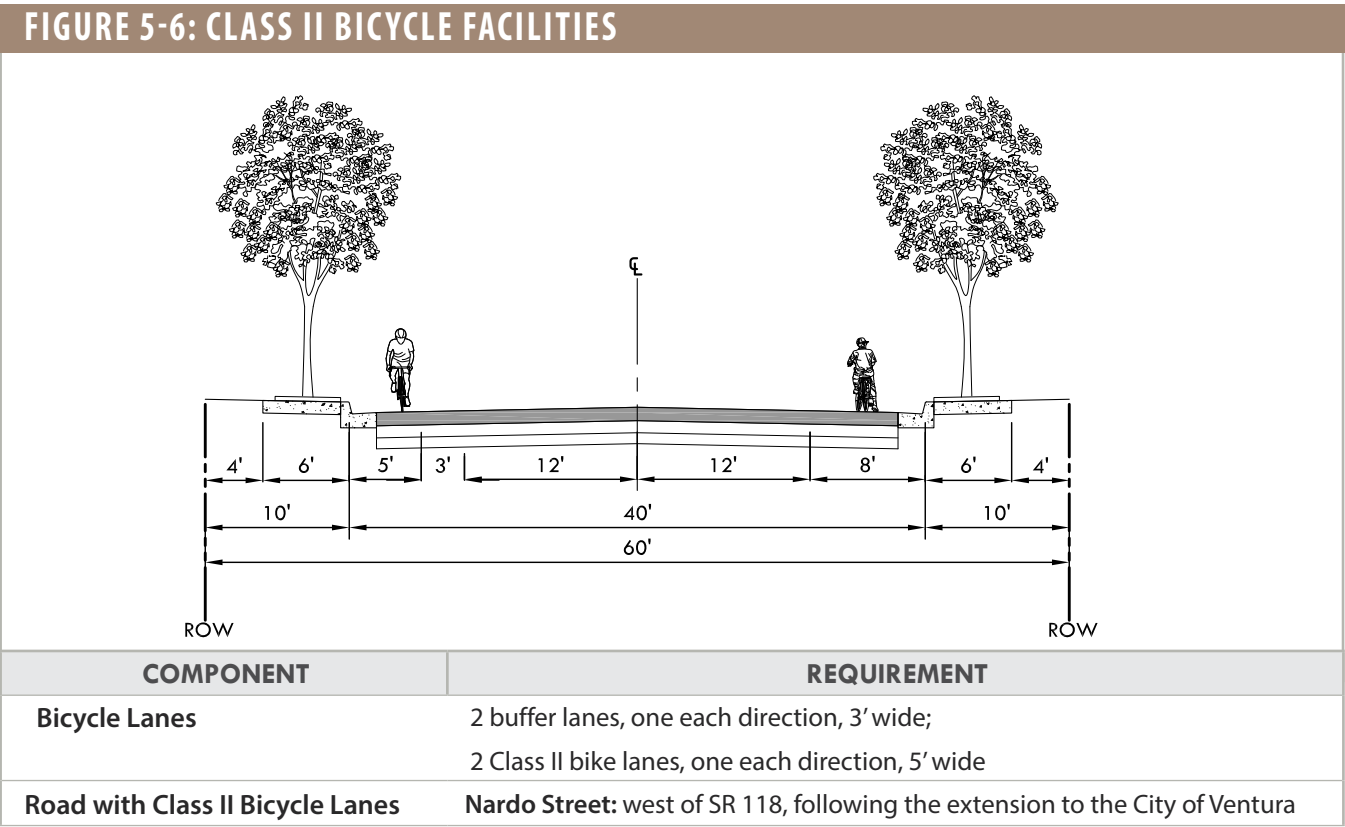


* See [Table 4-4](#) and [Figure 4-5](#)

3. Bicycle Facilities in Saticoy:

The Multimodal Mobility Map (Figure 4-4) identifies proposed locations for bicycle facilities (Class I and Class II) in Saticoy. Unless otherwise specified, all road classifications shall accommodate Class III bicycle routes. Class II Bike Lanes typically include a 5-foot striped lane within the travel way, and an additional 3 feet of a buffer lane may be provided. Figure 5-6 below shows how Class II bicycle lanes should be integrated into a roadway.

As mentioned previously for Plate B-3S [C] (Figure 5-3), an interim condition is identified for Nardo Street (west of SR 118 only), where a limited right-of-way does not provide adequate space for both on-street parking and a Class II bicycle lane. A parking restriction is permitted on one or both sides of Nardo Street if needed to accommodate bicycle lanes. Bicycle lanes are not required until Nardo Street is connected to Northbank Drive in the City of Ventura by the Nardo Street Extension.



CHAPTER 6. OLD TOWN SATICOY DESIGN GUIDELINES

A. Introduction

1. Purpose and Applicability

The purpose and applicability of the Old Town Saticoy Design Guidelines (Design Guidelines or Guidelines) is the preservation and enhancement of Saticoy's development history as a regional railroad hub, which is still evident in the buildings, development patterns and community character that exist today. In particular, Old Town Saticoy is a unique subsection of the community, as it includes several different land uses within a small and compact geographic area. Given these characteristics, even a small project can affect the character, look, and feel of the community.

The Design Guidelines apply to all discretionary development (e.g., Conditional Use Permits, Planned Development Permits) in Old Town Saticoy, which cannot be approved unless the development conforms to the Guidelines. For purposes of the Old Town Saticoy Design Guidelines, the term "**should**" denotes a mandatory requirement that may be modified or waived by the Planning Director, or when the applicant can demonstrate that existing conditions or circumstances render the requirement infeasible.


The Planning Director may waive or modify a specific guideline under the following circumstances:

- a. Application of the requirement is not feasible due to physical constraints or other mandated requirements; or
- b. The applicant demonstrates that the intent of the Design Guideline(s) can be met through a different method than the one(s) described herein; or
- c. A modification of the requirement is required to make the project financially feasible.

A written application must be submitted for a Planning Director waiver of, or modification to, the Design Guidelines with the permit application, or within 30 days of receipt of written notice by the Planning Division that a permit application does not conform to the Design Guidelines. The application must provide adequate evidence demonstrating why a waiver or modification is warranted.

2. Relationship to Development Code

The Old Town Saticoy Development Code is set forth in Sec. 8119-1 of the NCZO (See [Appendix B. Old Town Saticoy Development Code](#)). The Development Code regulates the relationship of buildings to the lot, the block and the neighborhood. These Guidelines define a range of design possibilities for the building and the site itself.

The Guidelines contain photographs that are used to communicate design concepts. Some of the photographs have a red triangle with an exclamation point inside (). This icon means that the example shown DOES NOT embody the intent of the guideline, and the design should NOT be emulated in a proposed project.

Conversely, photos without the red triangle are good examples of how the Guidelines can be implemented in project development.

The Design Guidelines apply to all zones in Old Town Saticoy, unless otherwise specified. When guidelines are appropriate only for a certain zone, the applicable zone is identified in a parenthesis after the Guideline. (e.g., TC - Town Center zone, R/MU - Residential/Mixed Use zone, RES - Residential zone, IND - Light Industrial zone.)

3. Content

The Design Guidelines are divided into three broad categories: Building Design, Site Design and Road Design.

SECTION B. BUILDING DESIGN	SECTION C. SITE DESIGN	SECTION D. ROAD DESIGN
<div>1. Building Form and Articulation</div> <div>2. Building Entries, Windows and Doors</div> <div>3. Building Materials and Colors</div> <div>4. Roof Forms</div>	<div>1. Building/Site Access and Lighting</div> <div>2. Walls, Fences and Screening</div> <div>3. Signs</div> <div>4. Trash Enclosures</div> <div>5. Outdoor Uses</div> <div>6. Landscaping</div> <div>7. Parks</div> <div>8. Sustainable Design Opportunities</div>	<div>1. Street and Block Standards</div> <div>2. Street Trees, Planters and Paving</div> <div>3. Street Lights</div> <div>4. Street Furnishings</div> <div>5. Crosswalks and Curb Extensions</div>
		

B. Building Design

1. Building Form and Articulation

- a. In order to preserve and enhance the small-town scale and character of Old Town Satcoy, development should incorporate the following characteristics:
 - i. Buildings should be designed to create variation in mass and structure. (See [Image 6.1.](#))
 - ii. Buildings that occupy more than 50 feet of frontage should utilize architectural features such as eaves, changes in wall plane, window groupings, etc. to make the building appear smaller (**TC**). (See [Image 6.2.](#))
 - iii. New and in-fill buildings in the Town Center (**TC**) zone should be organized into increments of 25 to 50 feet in width.
 - iv. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to reduce the perceived scale of the structure, and to avoid a monotonous neighborhood appearance. (**RES, R/MU**)
 - v. The scale and massing of new homes and additions should be compatible with the general scale and shapes of neighboring homes. (**RES**)

Also refer to [Section B.2. Building Entries, Windows and Doors](#), and [B.4. Roof Forms](#) in this chapter.



Image 6.2. Use of wall planes, eaves etc. that make a large block of buildings appear smaller.

Image 6.1. Examples showing variation in mass and structure.



A mixed-use "Main Street" commercial building showing variations in simple massing. Larger windows are used for ground-level retail, while smaller windows are used for second level offices or residences.



A commercial building with excessive roof breaks. The disorganized placement of rooflines and the multiple orientations of the windows, do NOT embody the intent of the guideline.

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- b. Building renovations should be consistent with the commercial, residential, or industrial character of the zone. When feasible and appropriate, building details and materials that match the original building should be used. (See [Image 6.3.](#))
- c. New commercial buildings should be designed as simply massed “Main Street” commercial buildings that face and are accessed from the street (**TC**). (See [Images 6.1](#) and [6.4.](#))
- d. In order to provide scale and character, use architectural elements such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches. (**RES, R/MU**)
- e. Similar massing, materials, and details should be incorporated into building elevations.
- f. Column spacing and detailing for arcades should be consistent with the style of the building to which they are attached.
- g. Exterior stairways should be designed as an integral part of the overall building.
- h. New multi-family residential buildings should be designed as a group of house-form buildings that face and are accessed from the street (**R/MU, RES**). (See [Image 6.5.](#))
- i. Multi-family structures should provide clearly articulated individual units.
- j. Maximize the physical separation between incompatible uses (such as residential and industrial) by intensifying landscaping and increasing setbacks. Minimize the height of sound walls by orienting balconies away from noise sources and by using building placement to block noise from outdoor open space.



Image 6.3. Building that retains the original character of a gas station while adapted for a new commercial use.



Image 6.4. A “Main Street” commercial building, with simple massing, with access from the street.



Image 6.5. Multi-family residential development designed as a group of smaller residential buildings.

2. Building Entries, Windows and Doors

- a. Entries should be oriented toward public walkways and plazas. Within the **TC and R/MU zones**, all primary building entries shall face the public street rather than parking lots located at the side/rear of the building. (See [Image 6.6.](#))
- b. Exterior front entries of residences should be clearly identifiable and articulated with projecting or recessed forms. (**RES**) (See [Image 6.7.](#))
- c. Exterior public and visitor building entrances to upper floors should be directly visible from the street. (**TC, R/MU, IND**)
- d. Porch materials and design should be compatible with the design of the rest of the building. (See [Image 6.8.](#))
- e. Where new window openings are planned, they should match the size, patterns, and color of existing window openings.
- f. Windows and doors should be made of wood, fiberglass-clad wood, aluminum-clad wood, or fiberglass. (See [Image 6.6.](#)) Aluminum or metal doors should be avoided in the Town Center zone, but may be used in the Industrial zone.
- g. Mirrored window glazing should not be used.



Image 6.6. A commercial shopfront oriented towards the public street, with a recessed entry door. Doors and windows across the primary shopfront are made of wood or similar materials.



Image 6.7. Entrances to residences are clearly identified by projecting forms such as porches.



Image 6.8. A porch addition that uses materials and design matching to the existing home.

3. Building Materials and Colors

- a. Use simple detailing and natural building materials such as stone masonry (including veneer), stucco, brick, wood and tiles. The following materials should **not** be used:

- i. Aluminum storefronts
- ii. Plywood siding that is not intended for use as a building facade.
- iii. Reflective materials (e.g., shiny metal, mirrored glass).

Metal shall not be used as a primary building cladding material in **RES, TC, and R/MU** zones. Non-reflective metal siding may be used to clad industrial buildings. (See [Image 6.9](#).)

- b. No more than two (2) types of building materials should be used for exterior walls.
- c. Heavier materials should be used lower on the structure elevation to form the base of the structure. (See [Image 6.10](#).)
- d. Contrasting, but complementary colors should be used for trim, windows, doors, and key architectural elements. However, bright colors should only be used on doors, window trim, or other building components that represent a small portion of the overall building façade. (See [Images 6.8 and 6.11](#).)
- e. Materials used for roofs of buildings should complement the material used for the building itself. For example, stucco buildings should have roofs made from clay tile or other materials that simulate clay or slate.
- f. Gutters and downspouts should be made of copper or primed and painted metal in a color that complements the building.



Image 6.9. An industrial building with non-reflective metal siding, appropriate only for the IND zone.

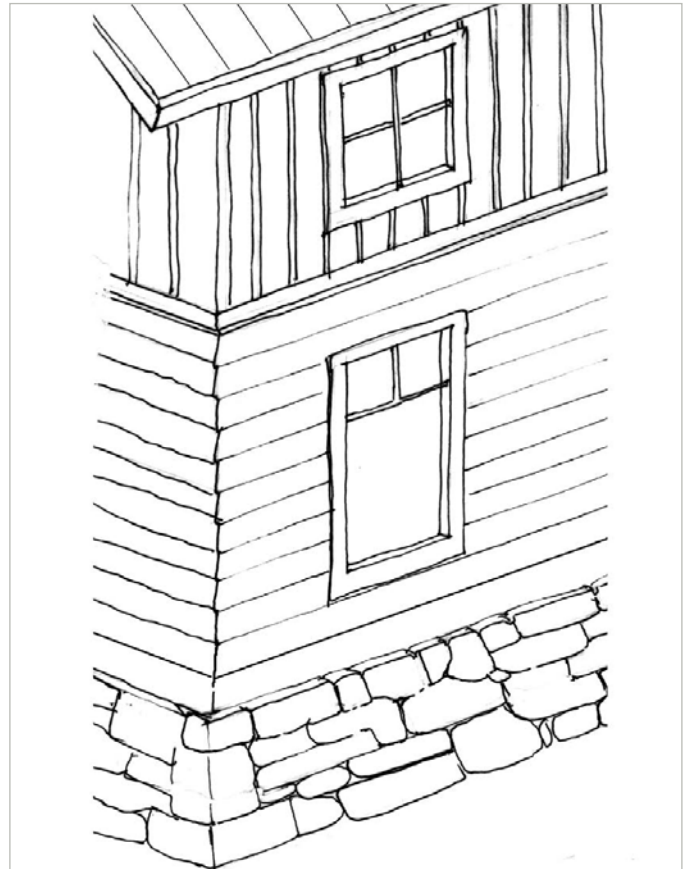


Image 6.10. Lighter weight materials are placed above more substantial materials, in this case wood above stone.



Image 6.11. (left) Black trim used for the doors and windows contrasts, yet is complementary to the white trim and red brick materials used on the rest of the structure.

4. Roof Forms

- a. Sloped or Pitched roofs are preferred in the **TC**, **RMU**, and **RES** zones and for industrial buildings in the **IND** zone when located adjacent to residential buildings.
- b. Rooflines should be broken at intervals no greater than 50 feet long by changes in height or step-backs. (See [Image 6.12.](#))
- c. Roof materials and shapes should be consistent with the character of the building. (See [Image 6.13.](#))
- d. Parapets and other structures should be used to screen roof-mounted mechanical equipment. (See [Image 6.13.](#))



Image 6.12. Step-backs and changes in rooflines help create the illusion of smaller scale buildings, appropriate for a residential neighborhood.



Image 6.13. A "Main Street" commercial building with a flat roof screened by parapet walls.

C. Site Design

1. Building/Site Access and Lighting

- a. Provide easily identifiable pedestrian connections from the street and sidewalk to key areas within the development. (See [Image 6.14.](#))
- b. Building layouts should clearly identify pedestrian entries and minimize the prominence of garages. (**RES, R/MU**)
- c. When positioning buildings on the site, maximize energy conservation by considering climatic factors (e.g., prevailing winds, shade trees, window and door orientation).
- d. Entries should reflect the overall architectural character of the development and may include features such as trees or other landscaping, decorative paving, and decorative walls. (See [Image 6.15.](#))
- e. Lighting should be compatible with the design of the development in terms of colors, finishes, sizes, and locations.
- f. Where feasible, buildings adjacent to parks (e.g. Plazas and Greens) should include porches, patios, outdoor cafes, or other active areas within frontages that face the park.



Image 6.14. Pedestrian walkways and bicycle parking allow for easy access to and within the development.



Image 6.15. Trees, landscaping, and decorative paving around building entry highlights access to the development.

2. Walls, Fences and Screening

- a. Fences and walls should be constructed of material that complements the design of the principal building. (See [Image 6.16.](#))
- b. Use drought tolerant planted/living hedges, such as toyon and manzanita, to provide screening.
- c. Minimize fence and wall heights while ensuring that fences/walls perform screening, noise attenuation, and security functions.
- d. Solid perimeter walls should be architecturally treated on sides that are visible to the public and incorporate landscaping to prevent or discourage graffiti.

Also, see [Sec. 8119-1.8.3 Fences, Walls and Hedges](#) in the Old Town Saticoy Development Code.



Image 6.16. A plastered masonry wall capped with terracotta tiles.

3. Signs

- a. Signs should be designed to complement the building in terms of color, placement and size. (See [Image 6.17.](#))
- b. Except for banners, flags, and temporary signs, signs should be constructed of permanent materials and permanently attached to a building, the ground, or other structure.
- c. Sign copy should relate only to the business or commercial center.
- d. **Architectural Compatibility:**
 - i. Signs should be located on the facade in areas designed for signage; e.g. a recessed or framed area between the first and second floor; a parapet panel between shop front and roofline.
 - ii. Supporting hardware, such as brackets, should use color and materials used elsewhere in the building to which the sign is anchored. (See [Image 6.18.](#))

Also, see [Sec. 8119-1.6 Signage Standards](#) in the Old Town Saticoy Development Code.

4. Trash Enclosures (R/MU, TC, IND)

- a. Trash enclosures should be located away from primary building entries. Where trash or other storage areas are located near building entries, such areas should be enclosed and screened from public view. (See [Image 6.19.](#))
- b. Enclosures should be designed with similar finishes, materials, and details as the primary structures within the project or screened with landscaping.
- c. Enclosures should be of sufficient size to accommodate containers for trash, green waste, and recyclables while maintaining safe access for users. Trash enclosures should not block access to parking areas or vehicles and should have a concrete apron for trash/recycling containers to be rolled onto for collection.



Image 6.17. A wall mounted sign that complements the building design and color.



Image 6.18. Projecting signs with supporting hardware that complement the sign and the building structure.



Image 6.19. A screened trash enclosure.

5. Outdoor Uses

- a. Outdoor storage of materials, products, equipment, or vehicles should be screened from view of adjacent streets. For standards related to open storage in the **IND** zone, refer to [Sec. 8119-1.8.7](#) in the Old Town Saticoy Development Code.
- b. All property should be maintained in a safe, sanitary and attractive condition, including but not limited to structures, landscaping, parking areas, walkways, and trash enclosures. (See [Image 6.20](#).)
- c. [Images 6.21 and 6.22](#) provide examples of how outdoor business activities (such as flower stands, outdoor restaurant dining, etc.) may be located within the property line in the **TC and R/MU** zones.

Also see [Section D.5. Street Furnishings](#) in this Chapter for permitted furnishings along the public right-of-way.



Image 6.20. Well designed and maintained public trash can.



Image 6.21. An outdoor flower stand within the property line.



Image 6.22. Outdoor restaurant dining accommodated within property line in two ways: (left) Completely sheltered under an arched entrance; and (right) Under a canopy with a low fence.

6. Landscaping

- a. Landscaping should be used to help define areas within large developments, provide visual screening and buffers between neighboring uses or incompatible adjacent uses (such as residential and industrial), provide shade and cooling, and enhance streetscapes and pedestrian-oriented spaces.
- b. Landscapes should incorporate a combination of trees, shrubs, planters and ground covers. (See [Image 6.23.](#))
- c. Landscapes should not interfere with site lighting or other necessary site features or public utilities (e.g., fire hydrants, alarm boxes, etc.).
- d. Landscape designs should be coordinated with adjacent property owners, whenever feasible.
- e. Paving materials can include natural stone pavers, unit concrete pavers, bricks, wood, textured, scored and colored concrete, stamped asphalt, and concrete with exposed or special aggregate or other finish treatments, or similar materials.

Also see [Section C.8. Sustainable Landscaping Opportunities](#) in this Chapter.

7. Parks

[Sec. 8119-1.7 Park Standards](#) in the the Old Town Saticoy Development Code includes standards for all park types. The following guidelines apply to **all** Plazas, Greens, and Pocket Parks:

- a. **Access from Public Streets:** If a pedestrian street crossing is located adjacent to the park, an access point to the park should be provided that is easily accessible from the pedestrian crossing.
- b. **Lighting:** Provide pedestrian-scaled light fixtures along public paths.
- c. **Landscape:**
 - i. Plazas
 - (1) Trees should be formally arranged, and the size of trees at maturity should be appropriate for the size of the plaza.
 - (2) Use trees or other shade structures, such as a trellis or umbrella, to provide shade in areas with street furniture or outdoor tables. (See [Image 6.24.](#))



Image 6.23. Landscaping incorporating a combination of trees, shrubs, paving and ground covers.



Image 6.24. A plaza with trees, paving, and benches.

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ii. Pocket Parks (See [Image 6.25.](#))

- (1) Mature trees may be arranged informally or formally and should be proportional to the size of the pocket park.
- (2) Landscape material may include drought tolerant trees, shrubs, or ground cover; limited turf; planting beds; and hardscape.

iii. Greens

- (1) Trees should be arranged in an informal or natural pattern and should provide shade.
- (2) Landscape consists generally of low water consuming turfs, planting beds, or areas with drought tolerant landscape materials.

d. Hardscape

- i. Brick, stone, scored concrete, and other permanent paving materials should be used and applied in a formal design pattern. Asphalt should not be used.
- ii. Avoid highly complex and visually confusing paving patterns. (See [Image 6.26.](#))
- iii. When permanent, low walls are used along a Plaza boundary or within its interior, the wall should either include an attached bench or its height and design should allow a wall to be used as an informal seating area.
- iv. In Greens, minimize the amount of hardscape and limit paved areas to walkways or bike paths.



Image 6.25. A Pocket Park with some turf, planting beds, paving and trees that are appropriate for the purpose and the size of the park.

Image 6.26. Comparative paving patterns:



A simple, formal paving pattern made by using different paving materials. This example embodies the intent of the guideline.



Highly complex and visually confusing paving patterns do NOT embody the intent of the guideline, especially for a small community like Saticoy.



e. Frontage

i. Plazas

- (1) At least one boundary of a Plaza should be formed by a public street.
- (2) Visibility from one side of the Plaza to the other is required (hedges and walls should not exceed 36" in height).
- (3) Adjacent buildings facing a Plaza should provide an entry from the Plaza. Also see building frontage standards for uses facing the Plaza in [Sec. 8119-1.4.2\(b\)\(2\) - Frontage Standards for uses facing a Park](#) in the Old Town Saticoy Development Code.

ii. Pocket Parks

- (1) Pocket Parks should front at least one street.
- (2) Visibility from one side of the Pocket Park to the other is required (hedges and walls should not exceed 36" in height).

iii. Greens

- (1) The boundary of a Green should be formed by two or more public streets.
- (2) Visibility from one side of the Green to the other is required (hedges and walls should not exceed 36" in height).
- (3) Buildings that adjoin a Green should provide an entry from it. Also see building frontage standards for uses facing the Green in [Sec. 8119-1.4.2\(b\)\(2\) - Frontage Standards for uses facing a Park](#) in the Old Town Saticoy Development Code.



Image 6.27. Illustrative Photo of a Plaza with simple paving patterns, trees, and benches.

f. Buildings and Miscellaneous Improvements:

i. Plazas

- (1) Structures: A Plaza should provide a focal point. Examples include public art, water features, kiosks, bandstand, informal stage, formal flower displays, or outdoor eating area.
- (2) Improvements: Pedestrian and bicycle amenities such as benches, tables, bicycle racks, and garbage cans should be included in a Plaza. (See [Image 6.27.](#))

ii. Pocket Parks

- (1) Structures that may be provided in Pocket Parks include pergolas.
- (2) Improvements: Pedestrian amenities (benches, tables, drinking fountains, etc.), bike racks, playground equipment, informal athletic courts, landscape features that provide a focus to the Pocket Park.

iii. Greens

- (1) Structures that may be provided in Greens include pergolas, picnic shelters, small public restrooms.
- (2) Improvements: Pedestrian amenities (benches, picnic tables, drinking fountains, etc.), bike racks, playground equipment, and athletic courts. (See [Image 6.28.](#))



Image 6.28. Illustrative Photo of a Green with paving and benches.

8. Sustainable Design Opportunities

a. Drought Tolerant Landscaping and Irrigation

i. Drought Tolerant Landscaping: The following measures should be used to conserve water used for landscaping:

- (1) Plants adapted to the local climate, soil, and hydrology should be used to reduce the need for irrigation. (See [Image 6.29.](#))
- (2) Irrigated turf should be limited to Private or Common Open Space. Within Primary and Side Street setback areas, areas with irrigated turf should be limited to a maximum of 30 percent.

ii. Stormwater Management: Groundwater recharging and stormwater runoff prevention should be incorporated into the design of new building sites. Recommended strategies include:

- (1) Rain gardens and vegetated swales used to control, convey and filter rainwater runoff. (See [Image 6.30.](#))
- (2) Permeable pavements that allow stormwater to infiltrate directly into the ground below. Acceptable surfaces include pervious concrete, pervious pavers, decomposed granite, and gravel.

iii. Irrigation

- (1) Automatic irrigation systems should be provided for landscaped areas within commercial, industrial, mixed-use and multi-family residential developments.
- (2) To minimize water used for irrigation, incorporate the following measures into irrigation systems:
 - Drip irrigation; and
 - Automatically controlled irrigation systems regulated to the actual evapotranspiration rate.

iv. Recycled or non-potable water: Development should incorporate one or more of the following water conservation and recycling techniques:

- (1) Buildings with pipe systems that allow for use of “gray water”, or recycled water, for landscaping and other non-potable uses;
- (2) Rainwater collection systems used for landscape irrigation and other non-potable uses.

v. Water Quality: Water conditioners that use or discharge salt or phosphates should not be used.



Image 6.29. Drought tolerant landscaping.



Image 6.30. A curbside rain garden collects and filters stormwater.

b. Solar Design

- i. Passive solar design: The following measures should be used to minimize solar heat gain during the summer and maximize heat gain during the winter:

- (1) Utilize overhangs, shutters, louvers, and canopies to minimize solar gain on south-facing facades.
- (2) To foster the circulation of cooling breezes, design buildings with window or other openings that face the direction of summer ocean breezes.
- (3) Use roof and building materials or systems with high R-ratings and use double-glazed windows on south and west-facing windows.

- ii. Landscaping: The following measures should be used to minimize solar heat gain during the summer and maximize heat gain during the winter:

- (1) Locate shade trees along south-facing building elevations, and use shrubs or hedges to minimize solar heat gain/loss at west-facing windows;
- (2) Select and locate deciduous trees along south-facing elevations.

- c. **Lighting**: The following strategies should be used to reduce energy use for lighting in public or private areas:

- i. Use high-efficiency LED street lighting;
- ii. Use high-efficiency lighting in parking lots;
- iii. Install parking lot lighting systems with motion sensors or with timed systems that reduce or eliminate lighting during non-operational hours;
- iv. Install solar lighting whenever feasible.

d. Building Design Strategies

- i. Materials: Sustainable materials should be used during the development process. Examples include:

- (1) **Recycled and Reclaimed**: Recycled and reclaimed materials are partially or fully composed of previously used materials.

- (2) **Local and Regional**: Minimize energy use due to transport by using local and regional products. (Local materials are materials produced in or near the County of Ventura).

- ii. Healthy Indoor Environments: Building designs should use the following techniques or strategies:

- (1) Provide daylight to occupied areas and reduce reliance on electrical lighting.

- (2) Operable windows that allow fresh air circulation.

OTHER SUGGESTED TECHNIQUES FOR SUSTAINABLE SITES:

*Consider incorporating **solar panels** into the overall roof design of buildings. Whenever feasible, locate solar panels on the roofs of large commercial, residential, or industrial buildings.*

*Use interior materials, including flooring, paints and sealers, furniture, etc. with **low toxicity** levels.*

*Reduce energy use by using **high-efficiency appliances** (Energy Star).*

D. Road Design

The primary intent of the guidelines for Road Design is to establish a cohesive set of street design standards that are consistent with project objectives, that complement community development standards, and that are consistent with Mobility Element policies for Old Town Saticoy. These guidelines should be used in conjunction with [Chapter 5. Road Classifications](#). Although called “guidelines”, conditions of approval for projects that include public right-of-way improvements should be consistent with the guidelines below unless existing physical conditions or operational issues clearly justify public right-of-way improvements that do not comply with the guidelines.

1. Street and Block Standards

- a. If new blocks are generated by development or by road realignments, the size of the block(s) should not exceed 400 feet on any side or 1,600 feet for the block perimeter.
- b. New streets should be classified in a manner that is consistent with [Chapter 5. Road Classifications](#).
- c. A minimum of 6 feet for pedestrian access should be maintained at all times on sidewalks within the public right-of-way.
- d. The design of the parkway portion of the public right-of-way should include components such as sidewalks, crosswalks, street trees, tree wells, planters, street lights, and street furniture appropriate for that location. (See [Images 6.31. and 6.32.](#))



Image 6.31. A residential street lined by rows of street trees in continuous parkway strips.

2. Street Trees, Planters and Paving

- a. Trees with arching tree canopies should be planted as rows in continuous parkway strips or within individual tree wells parallel to the adjacent curb on both sides of the street. Tree planters may be landscaped or covered with metal tree grates.
- b. Street tree spacing shall be measured from center of tree, as specified in [Chapter 5. Road Classifications](#). Consistency in tree spacing and species should be used to create a consistent visual character for streets. (See [Image 6.33.](#)) Street trees shall be located at least 24 inches away from the adjacent curb face.



Image 6.32. A commercial street lined by tree wells planted between the parking spaces and pedestrian-scaled street lights.

- c. Tree selection should be made in accordance with the County's Landscape Design Guidelines (as amended). Input on tree selection may be provided by the Ventura County Parks Department or the City of Ventura Parks Department (for roadways such as L.A. Avenue that will connect directly to City streets).
- d. Runoff from sidewalks should be conveyed to planted parkways. To the extent possible, overflow from parkways and runoff from the road should be directed into pervious paving in parallel parking areas in order to minimize stormwater runoff and promote infiltration into the ground.
- e. The following types of paving materials may be used in the parkways:
 - i. Traditional paving materials such as concrete or asphalt; or
 - ii. Non-traditional or special paving materials such as natural stone pavers, unit concrete pavers, bricks, wood, textured, scored and colored concrete, stamped asphalt, and concrete with exposed or special aggregate or similar materials.
- f. Paving materials that would add visual variety to the streetscapes should be utilized in areas where pedestrian circulation is encouraged (**TC, R/MU, RES**), and as accents or in key locations.
- g. When appropriate, permeable paving that allows stormwater infiltration is encouraged.



Image 6.33. Street trees planted in tree wells and double-head streetlight with banner mount.

3. Street Lights

Street lighting should be provided along public sidewalks and linear park pathways as follows. Refer to [Chapter 5. Road Classifications](#) for Road Types noted below.

- a. **B-3S[A] and B-3S[B] Road Classifications (TC, R/MU Zones).** Single- or double-head luminaires on 16-foot to 20-foot tall poles spaced 50 to 60 feet apart. Light poles should be aligned on both sides of the street/pathway. Light poles should also be located at least 18 inches away from the adjacent curb face. Banner mounts are optional. Lighting levels in the Town Center should be no brighter than 10 foot candles.
- b. **B-5S, B-3S[C] and B-3S[D] Road Classifications (RES, IND Zones).** Single-head luminaires on 12-foot to 14-foot poles spaced 50 to 60 feet apart on alternating sides of the road. Light poles shall be located at least 18 inches away from the adjacent curb face. Lighting levels should be no brighter than 5 foot candles.

4. Street Furnishings

- a. The following street furnishings should be provided within “parkway” areas in the **R/MU and TC zones**: Benches, waste receptacles and bicycle racks. Additional amenities may include: tables, chairs, umbrellas, kiosks and planters. (See [Image 6.34.](#))
- b. The following street furnishings are not permitted: Vending machines, photo booths, automated machines, inanimate figures.
- c. The following materials should be used for street furnishings:
 - i. Benches, planters, and pots made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite materials that resemble wood; and
 - ii. Trash cans and bike racks made of metal.
- d. Street furnishings such as tables and chairs should not be stored in a location that is visible from the street.
- e. Advertising on street furnishings is not allowed.



Image 6.34. Benches, placed perpendicular to the curb.

5. Crosswalks and Curb Extensions

- a. Crosswalks within the commercial area should be clearly marked with high contrast “zebra” striping or with materials that have contrasting colors and textures such as unit pavers and colored concrete. (See [Image 6.35.](#))
- b. Curb extensions should be provided along L.A. Avenue to reduce the pedestrian crossing distance and time, thus improving pedestrian comfort and safety. (See [Image 6.36.](#))
- c. At intersections in commercial and mixed-use areas, the pedestrian signal should default to “green” without requiring the pedestrian to press a switch.



Image 6.35. A crosswalk finished with pavers and cast concrete borders.



Image 6.36. A curb extension at the intersection of two neighborhood streets.

CHAPTER 7. DEFINITIONS

This Chapter provides definitions of terms used in the Saticoy Area Plan, Old Town Saticoy Development Code, and Old Town Saticoy Design Guidelines that are technical or specialized or may not reflect common usage.

Several terms in the list below are defined by the Non-Coastal Zoning Ordinance. In those cases, a reference to the appropriate NCZO section is provided. For terms that are not defined in this Chapter, but are defined by the Ventura County General Plan or the NCZO, then the definition provided by those documents shall apply. Finally, if a term is not defined by the Saticoy Area Plan, the General Plan, or the Non-Coastal Zoning Ordinance, and a question arises as to its meaning and applicability, the Planning Director shall determine the applicable definition in accordance with the provisions of NCZO Sec. 8101-4.10 (Interpretation).

Abut:	See the definition for <i>Abut</i> in Section 8102-1 of the NCZO. (Terms such as “adjacent” or “nearby” do not mean <i>abut</i> or <i>adjoin</i> .)
Access, Secondary:	An additional means of ingress/egress to a property, structure or development, in addition to the primary access, for the purposes of fire-fighting. Secondary access is required when access roads exceed 800 feet from a location that provides two separate ways out of a development or subdivision. (See Ventura County Fire District Access Standards VCFC Appendix O.)
Adjacent:	Nearby; in proximity to; does not mean touching or abutting.
Adaptive reuse:	The process of adapting historic structures for a purpose other than that initially intended. This preservation technique allows for new or contemporary uses in a historic structure while preserving the characteristics of the structure that make it historic.
Alley:	See the definition for <i>Alley</i> in Section 8102-1 of the NCZO.
Ambulance Services:	Location where ambulances are parked until they are dispatched when needed.
Arcade (frontage):	A covered passageway with a <i>colonnade</i> at the ground floor that supports the upper stories of the building or the roof (for one-story buildings).
Arcade (use):	Refer to definition for <i>Arcade</i> in Section 8102-1 of the NCZO.
Automobile Repair:	Repair of automobiles and the sale, installation, and servicing of automobile equipment and parts. Typical uses include muffler shops, tire shops, automotive detailing, tune-up shops, automobile repair garages, vehicle stereo installation and automobile glass shops. Use does not include automobile sales or rentals.
Bicycle/Bike Path (Class I):	A Class I bike path provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with crossflow by motorists minimized.
Bicycle/Bike Lane (Class II):	A Class II bike lane provides a striped lane for one-way bike travel on a street or highway, and is typically designated by bike lane signs and markings.
Bicycle/Bike Route (Class III):	A Class III bike route provides a shared use area with pedestrian traffic or motor vehicle traffic, and is typically designated with a bike route sign.

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Building, Block-form:	A building that is built close to or along the <i>primary street</i> property line and side setback lines, <i>abutting</i> neighboring buildings. One-story Block-Form buildings are typically used in commercial areas to accommodate retail and other commercial uses, while multi-story Block Form Buildings typically have retail or commercial ground floor uses with office, residential, or even retail uses on upper floors.
Building, House-form:	A building that is massed, scaled, and organized to be physically similar to a single-family house, and is surrounded on all sides by yards. House-Form buildings typically accommodate single-family and multi-family residential uses, but can also accommodate retail or office uses.
Building, Primary:	A building in which the <i>Principal Use</i> of the parcel on which it is located is conducted.
Bulkhead:	The part of a storefront that forms a base for one or more display windows.
Clerestory:	A high wall with a band of windows along the very top that allows light into the center of a room.
Colonnade:	A series of columns set at regular intervals that supports the base of a roof structure.
Community Facilities:	Multi-purpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms. Facilities may include kitchen and outdoor areas that are available for use by various groups.
Community Garden Plot:	Gardens established and maintained collectively by an organized group of individuals for the purpose of growing plants, vegetables, and fruits for personal consumption or use, not for sale.
Custom/Artisan Goods:	Small-scale manufacturing activities including production of artisan and custom products with or without a retail sales component. This activity typically includes making products by hand, with hand tools, or with small-scale equipment within enclosed buildings. Examples of artisan products include, but are not limited to: custom furniture, candles, jewelry, soaps, glass, pottery, custom metal work, musical instruments, toys, hand-made clothing, leather goods, and small batch specialty foods.
Discretionary Development:	Refer to definition for <i>Decision, Discretionary</i> in Section 8102-1 of the NCZO.
Durable Goods:	A manufactured product that is designed to last over time rather than be completely consumed in one use. Building materials and appliances are examples of durable goods.
Electric Vehicle Charging Stations	Infrastructure that supplies electric energy for the recharging of plug-in electric vehicles, including all-electric and plug-in hybrid vehicles.

Farmers Market:	Indoor and outdoor sales of fresh produce and other artisan prepared food goods, typically in a multiple vendor format, in a designated area where, on designated days and times, growers and producers may sell directly to the public from open, semi-open or within built facilities in accordance with the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5.
Façade:	The term <i>façade</i> typically refers to the combination of materials, building forms, windows, and doors that form the physical form or visual design of the exterior wall of that building.
Frontage:	The term frontage refers to the <i>façade</i> of a building or the front side of a parcel abutting a street or road. In some cases, frontage may also refer to the treatment of the land between the front of a building and the street.
Frontage, Primary:	The Primary Frontage of the building faces the primary street or, in some cases, a park or other public space.
Frontage, Secondary:	Secondary Frontages are those frontages that face the side street on a corner lot.
Gateway site:	Two sites, located at the northern and southern entry points into that serve as visual (and actual) entry points into the Satcoy community. See Sec. 8119-1.8.5(f) in the Development Code for location of Gateway sites.
Hardscape:	The inorganic elements of landscaping, including masonry, woodwork, stone walls, concrete, and brick design features.
Joint Parking Agreement:	An agreement between two adjoining property owners that allows for shared use of contiguous parking areas for vehicles. Such agreements do not relieve a developer from providing the minimum number of parking spaces required for a proposed use, but a Joint Parking Agreement can be used to develop a larger and more efficient parking lot and to minimize the number of entrances into the parking area. Joint parking agreements differ from <i>Shared Parking</i> agreements in that Joint parking agreements do not require that parking demand occur at different times.
Light Sources:	Any device serving as a source of illumination.
Live/work unit:	A 2-story unit in the Town Center (TC) zone consisting of both a commercial/office space and a residential dwelling that is occupied by the same person/tenant. The commercial/office use is considered the principal use and occupies the first floor of the building. The residential dwelling is considered an accessory use to the principal, commercial use and occupies the second floor of the building. Access to the commercial component of each live/work unit is separate from the walkway(s) or entrances used by the residential unit.

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Loft:	A dwelling unit located in the upper story of an commercial building or dwelling units located in a former commercial building. In both circumstances, a loft is typically characterized by a large, adaptable, open floor plan and high ceilings.
Massing:	The overall shape or arrangement of the bulk or volume of buildings and structures.
May (verb):	When used in a regulatory context, this term means that something is allowed but not required. For further interpretation, see the definition for “ <i>shall</i> ” and “ <i>may</i> ” in Section 8102-1 of the NCZO.
Ministerial Development:	See the definition for <i>Decision, Ministerial</i> in Section 8102-1 of the NCZO.
Multi-family Dwelling:	See the definition for <i>Dwelling, Multi-Family</i> in Section 8102-1 of the NCZO.
Multimodal transportation:	A transportation network that provides suitable transportation options for pedestrians, bicyclists and transit users and meets the needs of all users of streets, roads, and highways.
Out-patient Clinics:	Health care facility that provides treatment that does not require admission or an overnight stay. For example, blood transfusions, same day surgery, X-rays and other radiation services may be conducted within an out-patient clinic.
Parkway:	The pedestrian area located between the curb and the property line. This includes landscaping, paving, sidewalks, and other pedestrian amenities.
Pavement:	The segment of the road that includes vehicular travel lanes, shoulders, and on-street parking measured from curb-to-curb.
Pilaster:	A rectangular support that resembles a flat column. The pilaster projects only slightly from the wall and has a base, a shaft and a capital.
Planter:	An element of the public right-of-way or <i>streetscape</i> that accommodates landscaping, including street trees. Planters may be continuous or individual.
Preservation:	See the definition for <i>Preservation (treatment)</i> in Section 1373 of the Cultural Heritage Board Ordinance 4225.
Prevailing Setback:	The term is used when variable front or side street setbacks exist within a given block. The term generally refers to the front or side street setback that exists for a majority of structures on a given block. If no common setback exists for a majority of of the structures, then the term shall be defined as the median setback distance for all parcels on a given block.
Quadplex:	“House-form” buildings with four units per lot, surrounded on all four sides by setbacks, with separate entrances to each unit. Typically, no more than two (2) unit entrances are accessed from each arrival
Rehabilitation:	See the definition for <i>Rehabilitation (treatment)</i> in Section 1373 of the Cultural Heritage Board Ordinance 4225.

Semi-public Outdoor Area:	Outdoor area (e.g., a courtyard) within a commercial or residential/mixed use development that is intended for use by tenants and customers. When located within a commercial development, the outdoor area is accessible to the public, but that area may be gated or closed after business hours. When the outdoor area is located within a residential/mixed use development, access to the public may be limited during all hours.
Sales Events, Recurring:	Temporary outdoor sales events that recur more than three times annually (e.g., farmers markets, swap meets).
Shall (and Must, Will):	Denotes a mandatory standard or requirement (“must” or “will” also denote a mandatory standard/requirement). Deviations from Area Plan policies are not permitted. Deviations from Old Town Satcoy Development Code standards may be pursued through the variance process defined by NCZO Section 8111-1.2.2. For further interpretation, see the definition for <i>Shall</i> and <i>May</i> in Section 8102-1 of the NCZO.
Should:	Denotes a mandatory requirement that may be modified or waived by the Planning Director if the purpose of the standard can be achieved in a different manner than is specified by existing regulations or guidelines, or when the applicant can demonstrate that existing conditions or circumstances render the requirement infeasible.
Stacked Flat:	A type of multi-family building with single-story units at the ground level and single-story units on one or more upper levels. In a mixed-use building, the ground floor could be occupied by commercial uses. Access to units is typically provided by a shared corridor, with shared stairs or elevators providing vertical access to each floor.
Street, Primary:	The shorter side of the lot facing the street (ideally used as the <i>primary frontage</i>) that is typically used as the <i>primary frontage</i> , including access to buildings located on that lot.
Street, Side:	The longer side of the lot. If this side is located along the side street, it can be used as the <i>secondary frontage</i> .
Streetscape:	This term refers to the street or public right-of-way (travel lanes for vehicles and bicycles, parking lanes for cars, sidewalks, street trees, benches, streetlights, etc.) and the visible, private frontages along the street (building <i>facades</i> and elevations, porches, yards, fences, awnings, front yards, etc.).
Transom:	A glazed area above a display window or door separated from the display window or door by a transom bar. A transom can be fixed or hinged.
Triplex:	“House-form” buildings with three units per lot, surrounded on all four sides by setbacks, with separate entrances for each unit.
Use, Accessory:	See the definition for <i>Accessory Use</i> in Section 8102-1 of the NCZO.

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Use, Principal:	The primary or main use on a lot to which other uses and structures are accessory. Within the Saticoy Area Plan, more than one principal use may legally exist on a lot (e.g., commercial/retail) in the TC or R/MU zones.
Use, Secondary:	A use that is in addition to the principal use on a lot, where the footprint (or square footage) of the secondary use is 40% or less than the footprint (or square footage) of the principal use. An example of a secondary use is commercial use within the R/MU zone where 40% of the development on that lot is used for commercial purposes and 60% or more of the development is used for residential purposes. A secondary use is not considered to be an accessory use.
Wholesale Trade:	Refers to businesses engaged in selling merchandise, generally without transformation. The merchandise can include the outputs of agriculture, manufacturing, and certain information industries, such as publishing. Wholesalers sell merchandise to other businesses and normally operate from a warehouse or office characterized by having little or no display of merchandise. Neither the design nor the location of the premises is intended to solicit walk-in traffic.

Commonly used Abbreviations

ABC:	California Department of Alcoholic Beverage Control
ADA:	Americans with Disabilities Act
ADT:	Average Distance Traveled
Caltrans:	California Department of Transportation
CIDs:	Saticoy and Wells 1996 Community Plan Capital Improvement Deficiency Study, City of Ventura
CSA:	County Service Area
FEMA:	Federal Emergency Management Agency
GHG:	Greenhouse Gas
GPA:	General Plan Amendment
GSA:	General Services Agency, County of Ventura
LAFCo:	Local Agency Formation Commission
PWA:	Public Works Agency, County of Ventura
RMA:	Resource Management Agency, County of Ventura
ROW:	Right-of-Way
VCFPD:	Ventura County Fire Protection District
VCTC:	Ventura County Transportation Commission
SF:	Square Feet
SR 118:	State Route 118
SSD:	Saticoy Sanitary District

CHAPTER 8. SUMMARY OF PROGRAMS

Programs for all of the Area Plan Elements are shown in [Table 8-1](#) below and are organized by Element. In addition to a description of the Program, the table identifies the entity(ies) responsible for implementation (with the primary entity identified by **bold** font), the Program priority (A, B or C), and the timeframe for implementation (in 5-year increments). Completion status will be assessed annually and integrated into the General Plan Annual Report that the Planning Division provides to the Board of Supervisors.

The numbering convention for [Table 8-1](#) is as follows: the letters refer back to the abbreviation for the Element (e.g., “LU” is Land Use; “MOB” is Mobility, etc.). These letters are followed by a “P”, which denotes it as a “Program” followed by the Program number. The Program numbers are sequential, even in cases where there are different subsections within an Element (such as Resources and Public Facilities).

TABLE 8-1. SUMMARY OF PROGRAMS				
NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
Land Use Element				
LU-P1	Park Development & Maintenance: Develop and recommend for Board of Supervisors’ consideration, policies, ordinances and programs that allow the General Services Agency (GSA) to acquire, develop and maintain community park space included on Figure 4-2 , or other park space developed through private/public partnerships within Old Town Saticoy.	GSA/Parks Department; RMA/Planning	A	0-5 years
LU-P2	Park Maintenance: The County will continue to provide for the operation and maintenance of the Saticoy Park and Community Center for the benefit of the Saticoy community.	GSA	A	Ongoing
LU-P3	Staff Resources for Plan Implementation: Maintain subject matter expertise to facilitate the discretionary permit review of building, site plan, or landscape design for consistency with the Old Town Saticoy Design Guidelines.	RMA/Planning	A	Ongoing
LU-P4	Landmark Status for Depot: The County will: <ul style="list-style-type: none"> a. Submit a nomination to the County’s Cultural Heritage Board to designate the Saticoy Southern Pacific Railroad Depot as a County Historic Landmark; b. Seek grant money to help fund necessary building improvements; and c. Pending available staff resources, County staff will prepare an application to place the Depot on the National Register of Historic Places (in order to be eligible for federal grants), and if accepted subsequently apply for federal grants for building renovations. 	RMA/Planning	B	0-10 years

TABLE 8-1. SUMMARY OF PROGRAMS				
NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
LU-P5	Railroad Depot Design Assistance: The County will contact regional architecture and planning schools to identify design/renovation options for the Railroad Depot that are consistent with its Landmark status.	RMA/Planning; PWA/Real Estate Services	B	0-10 years
LU-P6	Sites of Merit: Sites found to be eligible for listing on the National Register of Historic Places (i.e., sites with code "3s" in the <i>Historic Resources Survey and Context Statement for the Town of Saticoy</i>) and sites found to be individually eligible for listing as a Site of Merit under Ventura County Criteria (i.e., sites with code "5s3") shall be identified as eligible County Landmarks (3s) or Sites of Merit (5s3) in the County's project tracking system (i.e., Accela). The County shall hold a public hearing before the County's Cultural Heritage Board (CHB) to determine final eligibility. Following the CHB hearing, the County will update Accela to reflect the historic status (eligible, designated) for each property.	RMA/Planning	A	0- 5 years
LU-P7	Document Historic Resources: For the four eligible Sites of Merit redesignated from residential to industrial use (see Table 3-1), the County will seek funding for an historic preservation professional, qualified in accordance with the <i>Secretary of Interior Standards</i> , to complete a documentation report for those structures. Pending available funding, the properties will be documented with Historic American Buildings Survey (HABS)-like archival quality large format photographs. An original copy of this documentation, photographs and negatives, along with the historical background of the properties prepared for this project, shall be submitted to an appropriate repository approved by the County and to the Museum of Ventura County, with copies to the Ventura County Cultural Heritage Board and photographic copies to the Saticoy Library.	RMA/Planning	A	0-5 years (Depends on status of private development)
LU-P8	Nonconforming Uses: The Planning Division will assist property owners with legal, nonconforming uses by meeting with them to identify potential new uses that conform to the applicable zone.	RMA/Planning	A	Ongoing

TABLE 8-1. SUMMARY OF PROGRAMS

NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
Mobility Element				
MOB-P1	Prioritize Mobility Improvements: Due to Saticoy's status as an economically disadvantaged community, PWA/Transportation Department shall incorporate and prioritize mobility improvements shown on Figures 4-3 and 4-4 (Vehicular and Multimodal Maps) in the Transportation Department's Strategic Master Plan. In addition, the Transportation Department shall continue to apply for grant funds through Caltrans or other organizations for road and multimodal improvements.	PWA/Transportation; RMA/Planning	A	0-5 years
MOB-P2	Reclassify Portion of SR 118: To mitigate significant project and cumulative traffic impacts on SR 118 between Vineyard Avenue and Darling Road, the County should review and process a General Plan Amendment that would reclassify that segment of SR 118 from 4 to 6 lanes on the Regional Road Network. The road reclassification should be incorporated into the next General Plan Update, tentatively scheduled for completion in 2020. Finally, the County shall work with the Ventura County Transportation Commission and Caltrans to reprioritize the re-striping of SR 118 from Vineyard Avenue to Darling Road on the Ventura County Congestion Management Plan and the Caltrans list of projects. Although the re-striping project is currently listed in the Congestion Management Plan, the prioritization and timing for construction should be modified to occur within the 20-year horizon of the Saticoy Area Plan.	PWA/Transportation; RMA/Planning; VCTC; Caltrans; City of Ventura	A	0-5 years
MOB-P3	Mobility Improvements: Conduct detailed evaluations of, and propose potential funding sources for, the improvements listed below. Funding sources may include developer fees, grants, public/private partnerships, a town center maintenance district, or community facilities district.			
a.	<u>New Road Links:</u> New road linkages shown on Figure 4-3 (Vehicular Mobility Map) and described in MOB--P4, -P5, -P6 and -P7 ;	PWA/Transportation; RMA/Planning	A	0-10 years
b.	<u>Pedestrian Amenities:</u> Sidewalks, street lights, benches, and landscaping within public rights-of-way in Old Town Saticoy.	PWA/Transportation; RMA/Planning	A	0-10 years

TABLE 8-1. SUMMARY OF PROGRAMS

NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
c.	<u>Existing Road Upgrades:</u> Improvements to existing roads shown on Figure 4-3 (Vehicular Mobility Map) that will require upgrades to meet road classification standards. Ensure that such upgrades comply with stormwater pollution reduction requirements.	PWA/Transportation; Watershed Protection District; RMA/Planning	B	Ongoing
d.	<u>Linear Park:</u> The design, construction and maintenance of a linear, landscaped pedestrian walkway over the Saticoy Drain.	GSA/Parks Department; Watershed Protection District; RMA/Planning	A	5-10 years
e.	<u>Bicycle Network:</u> See MOB - P9 .			
f.	<u>Transportation Impact Mitigation Fee (TIMF):</u> Update the TIMF Ordinance, if necessary, to fund regional road improvements that address cumulative traffic impacts in Saticoy. Determine whether the TIMF Ordinance revisions require an update to the regional transportation model.	PWA/Transportation; City of Ventura VCTC	C	Ongoing
MOB-P4	Coordinate Related Improvements: The County shall work with the City of Ventura to ensure that the L.A. Avenue road connection to Snapdragon Street included in the City's Saticoy and Wells Community Plan Capital Improvement Deficiency Study (CIDs) is implemented and managed so as to properly facilitate related City and County improvements identified below.	City of Ventura/ Private Developers; RMA/Planning; PWA/Transportation; PWA/Watershed Protection District; Caltrans	A	0-10 years
a.	<u>Ancillary City improvements related to the L.A. connection</u> that include removal of the "S Curve" connection at Telephone Road entrance and the termination of Aster Street into a cul-de-sac.			
b.	<u>Telephone Road Extension:</u> The County shall coordinate with the City of Ventura, Caltrans, and affected landowners/developers to design, fund and build Telephone Lane (a new road that links SR 118 to L.A. Avenue).			
c.	<u>Saticoy Drain:</u> The County shall seek funding for the replacement or reconfiguration of the Saticoy Drain. (See HAZ-P1 and MOB-3.5).			

TABLE 8-1. SUMMARY OF PROGRAMS

NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
MOB-P5	West Industrial Road Link: The County will work with private landowners/developers in the West Industrial Section to design and build a new, privately financed, public road that provides public and emergency access between SR 118 and Lirio Avenue. In order to facilitate road construction, the County will establish a financing and construction program, as part of a Capital Improvement Plan, that provides a mechanism for fair-share contributions for private development. (See MOB-2.1).	RMA/Planning; PWA/ Transportation; Fire Protection District; Caltrans; Private Developers	A	0-15 years (Design/ Fund: 0-7 years; Build: 7-15 years)
MOB-P6	Amapola Avenue / Rosal Lane Improvements: The County will work with (and condition) private development(s) within Old Town Satcoy and the South Industrial Section to extend/improve Amapola Avenue and improve Rosal Lane pursuant to the Mobility Map and road classifications table. (Figure 4-3 , Figure 4-5 , and Table 4-4).	Private Developers; PWA/ Transportation; RMA/Planning; Fire Protection District	A	0-10 years (depends on timing of private development)
MOB-P7	Nardo Street Extension from SR 118 to Brown Barranca: The City and County will continue to coordinate project conditions for private development and standards for the project design/construction phase of the Nardo Street Extension, including road alignment, road classification, and multimodal improvements.	City of Ventura/ Private Developers; PWA/ Transportation; RMA/Planning; Watershed Protection District	C	10-20 years
MOB-P8	Truck Access Limits: If required, the Transportation Department shall post signage that prohibits truck access or limits trucks with more than two axles in the Residential (RES) zone, with the exception of emergency services and direct deliveries. Once Amapola Avenue is extended south from Rosal Lane to County Drive (see Figure 4-3), the same signage shall be posted on Nardo Street within the Residential/Mixed Use (R/MU) zone. (See MOB-1.3)	PWA/ Transportation; RMA/Planning	B	5 – 10 years

TABLE 8-1. SUMMARY OF PROGRAMS				
NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
MOB-P9	Implement the following bicycle network improvement strategies:			
a.	Meet with Caltrans to encourage striping of SR 118 to safely accommodate bicycles on this Class II Bike Lane.	PWA/ Transportation; City of Ventura	C	0-5 years
b.	Coordinate with City of Ventura to design/construct a Class II Bike Lane (Figure 4-4) along Nardo Street as part of road improvements undertaken by the City of Ventura.	PWA/ Transportation; City of Ventura; GSA/Parks; RMA/Planning	C	0-20 years
c.	Design, seek funding for, and construct two Class I Bike Paths as identified in the Multimodal Mobility Map (Figure 4-4). Pending available funding, design and construct the bike path along the Santa Clara River in coordination with the United Water Conservation District, the City of Ventura, and other affected landowners. Pending available funding, design and construct a bike path along the Santa Paula Branch line (i.e., the Santa Paula Branch Line Recreational Trail) in coordination with VCTC.	PWA/ Transportation; City of Ventura; United Water Conservation District; GSA/Parks Department; RMA/Planning; VCTC	B	5-10 years
MOB-P10	Alleys: Work with affected landowners to establish appropriate and safe traffic flow and signage for alleys located in the Town Center (TC) and Residential (RES) zones.	PWA/ Transportation; RMA/Planning; Private Developers	A	0-5 years
MOB-P11	Transit: Evaluate the feasibility of expanding transit service by establishing additional bus stops accessible to the West Industrial Section (e.g., along L.A. Avenue).	PWA/ Transportation; RMA/Planning; Gold Coast Transit	A	0-5 years

TABLE 8-1. SUMMARY OF PROGRAMS

NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
Resources Element				
RES-P1	Air Quality BMPs: Reduce emissions from construction, grading, excavation and demolition by incorporating best available air quality mitigation measures into private/public project design features or construction techniques.	VC-APCD; PWA/Land Development Services and Engineering Services	B	Ongoing
RES-P2	Barranca Repair: Prior to conducting major repairs to, realignment of, or reconstruction of the Brown and Franklin Barranca flood control facilities, the Watershed Protection District shall conduct a feasibility study and identify funding to convert the existing engineering facilities to natural water courses that mimic natural conditions.	PWA/ Development Services; Watershed Protection District	B	Ongoing (Project Dependent)
RES-P3	Off-site advertising: Existing off-site advertising signs and billboards that are not consistent with Area Plan policies or development standards shall be deemed nonconforming and subject to the applicable regulations included in the Non-Coastal Zoning Ordinance.	RMA/Planning	B	Ongoing
Public Facilities Element				
PF-P1	Water Supply to Support Area Plan Buildout: County staff will continue to work with the City of Ventura in an effort to extend a future in-lieu fee program to Saticoy (in the event one is approved by the Ventura City Council) or modify the City's Extraterritorial Water Policy for Saticoy. However, in the event that such efforts fail to result in an alternative policy or program that would provide adequate access to water resources for planned development within five years of Area Plan adoption, the County will initiate a feasibility study to evaluate water supply options that include, but are not limited to, the following: <ul style="list-style-type: none"> a. Develop an alternative public water supply for Saticoy; b. Establish a County Service Area (CSA) to acquire existing, unused water allocations from pumpers within the Santa Paula Groundwater Basin for the purpose of providing non-potable and/or potable water for private developers in Saticoy; and 	RMA/Planning; PWA/Water and Sanitation; LAFCo; City of Ventura; Saticoy Sanitary District; Private Developers	A	0-5 years
			B	5-10 years

TABLE 8-1. SUMMARY OF PROGRAMS

NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
c.	<p>Coordinate with the Saticoy Sanitary District to determine the feasibility of installing infrastructure to allow for public and private reclamation of urban wastewater from Saticoy Sanitary District, (e.g., dual plumbing) for landscaping or other non-potable uses.</p> <p>Following the completion of its alternative water supply evaluation, County staff will bring forward its analysis and recommendations for the Board's consideration.</p>		A	0-10 years
PF-P2	<p>Ensure Adequate Sewage Treatment Capacity: The County will initiate discussions with the Saticoy Sanitary District (SSD) to evaluate options for upgrading the collection and treatment systems for the Saticoy Wastewater Treatment Plant to allow for anticipated growth and development in Saticoy. Should the SSD agree to implement one or more of the identified options, the County would request that the SSD establish a capital improvement program that would allow SSD to construct necessary improvements to the treatment plant for the purpose of expanding its capacity to support planned development in Saticoy. Financing mechanisms for planned improvements could include grants or a fair-share contribution program applied to private development. Should the Board of Supervisors deem it necessary and appropriate for the Saticoy community, the County should seek to convert the SSD to a special district (i.e., County Service Area or Community Services District).</p>	<p>Saticoy Sanitary District; RMA/Planning; PWA/Water and Sanitation; Private Developers; LAFCo</p>	A	0 -10 years
PF-P3	<p>Community Council: Encourage the formation of a community-based neighborhood council or similar body that could provide a forum for community engagement and interface with nonprofit organizations, County government, and other public agencies.</p>	<p>Board of Supervisors Office (District 1); RMA/Planning</p>	B	0-5 years

TABLE 8-1. SUMMARY OF PROGRAMS

NO.	PROGRAM DESCRIPTION	RESPONSIBILITY	PRIORITY	TIMELINE
PF-P4	County/City Collaboration on Transportation Improvements: To address the current lack of City/County agreement regarding transportation improvements identified in the City's 1996 Saticoy/Wells Capital Improvements Deficiency Study (CIDS), the County will initiate discussions with the City of Ventura regarding the feasibility of a joint agreement to fund and construct transportation improvements common to CIDS and the Saticoy Area Plan.	RMA/Planning; PWA/ Transportation; City of Ventura	B	0-10 years
PF-P5	Temporary uses in Town Center (TC) zone: The Planning Division will initiate discussions with the Transportation Department to determine whether temporary uses, such as sidewalk sales or community events, can be allowed within the public rights-of-way in Saticoy's Town Center (TC) zone. If such uses can be allowed, the Planning Division and the Transportation Department would modify existing ordinances, as needed, to facilitate such events in the Town Center (TC) zone pursuant to an Encroachment Permit.	RMA/Planning; PWA/ Transportation	B	0-5 years
Hazards Element				
HAZ-P1	Saticoy Drain: The County shall seek grants or other public and private funding for the development of technical design documents, a financing program and reconstruction of the Saticoy Drain required for: (a) adequate flood control, (b) the new east/west road link from SR 118 to L.A. Avenue (Telephone Lane), (c) a vehicular north/south road link along L.A. Avenue that crosses the Drain, (d) pedestrian access along the Drain from L.A. Avenue to Saticoy Park, and (e) any other necessary modifications to the Saticoy Drain consistent with the Area Plan.	Watershed Protection District; RMA/Planning; PWA/ Transportation; GSA/Parks Department; City of Ventura; Caltrans	A	0-5 years
HAZ-P2	Flood Control Assessment Program: The County will pursue the creation and adoption of the Integrated Watershed Management Assessment Program for the purpose of constructing critical upgrades and improvements to flood control facilities. The resultant funds will enable improvements to the Brown and Franklin Barrancas that are critical for the protection of property and structures within the Saticoy Area Plan boundary. (See RES-P2 .)	Watershed Protection District; PWA/ Administration; City of Ventura	A	0-10 years

8. SUMMARY OF PROGRAMS

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APPENDICES

SATICOY AREA PLAN

[\(Click here\)](#)

A. Zoning Classifications and Map

B. Old Town Saticoy Development Code (NCZO Sec. 8119-1)

C. Permit Processing Guide for Cultural Heritage Sites

September 22, 2015

APPENDICES

SATICOY AREA PLAN

A. Zoning Classifications and Map

B. Old Town Saticoy Development Code (NCZO Sec. 8119-1)

C. Permit Processing Guide for Cultural Heritage Sites

Last Amended: February 27, 2018

Effective: March 29, 2018

Ventura County Planning Division

Appendices Amendment History

September 22, 2015

(Adoption of the comprehensive update to the Saticoy Area Plan, and its Appendices, which includes Appendix B - NCZO Sec. 8119-1 Old Town Saticoy Development Code, effective 10/22/15)

Amended - March 14, 2017 (Effective March 14, 2017)

(Updates to Appendix. B - NCZO Sec. 8119-1 Old Town Saticoy Development Code for an Interim Ordinance as an Urgency measure to reflect amendments to Accessory Dwelling Unit Regulations per State Law, (Ord. Nos. 4507 and 4509, expired March 13, 2018))

Amended - February 27, 2018 (Effective March 29, 2018)

(Updates to Appendix. B - NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments to Accessory Dwelling Unit Regulations, (Ord. No. 4519))

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APPENDIX A:

ZONING CLASSIFICATIONS AND MAP

Appendix A gives an overview of all zoning classifications and provides an illustrative zoning map for all parcels within the Saticoy Area Plan boundary. This appendix is not a substantive part of the Area Plan or the Non-Coastal Zoning Ordinance.

A-1. Zoning Classifications

As shown in [Table A.1.](#) below, there are seven zoning classifications within the Saticoy Area Plan boundary. They include four unique zones developed for Old Town Saticoy: Town Center (TC), Residential/Mixed Use (R/MU), Residential (RES), and Light Industrial (IND). Detailed zone descriptions and development standards for these four zones are located in [Appendix B. Old Town Saticoy Development Code](#). Additionally, three industrial zones (M1, M2, and M3) already exist and are located within the South and West Industrial Sections. Development standards for these three zones are provided by the [Non-Coastal Zoning Ordinance \(NCZO\)](#). For a detailed description of the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones, see NCZO Sec. 8104-5. Purposes of Zones.

Within this appendix, all references to sections of the NCZO are prefaced by that term.

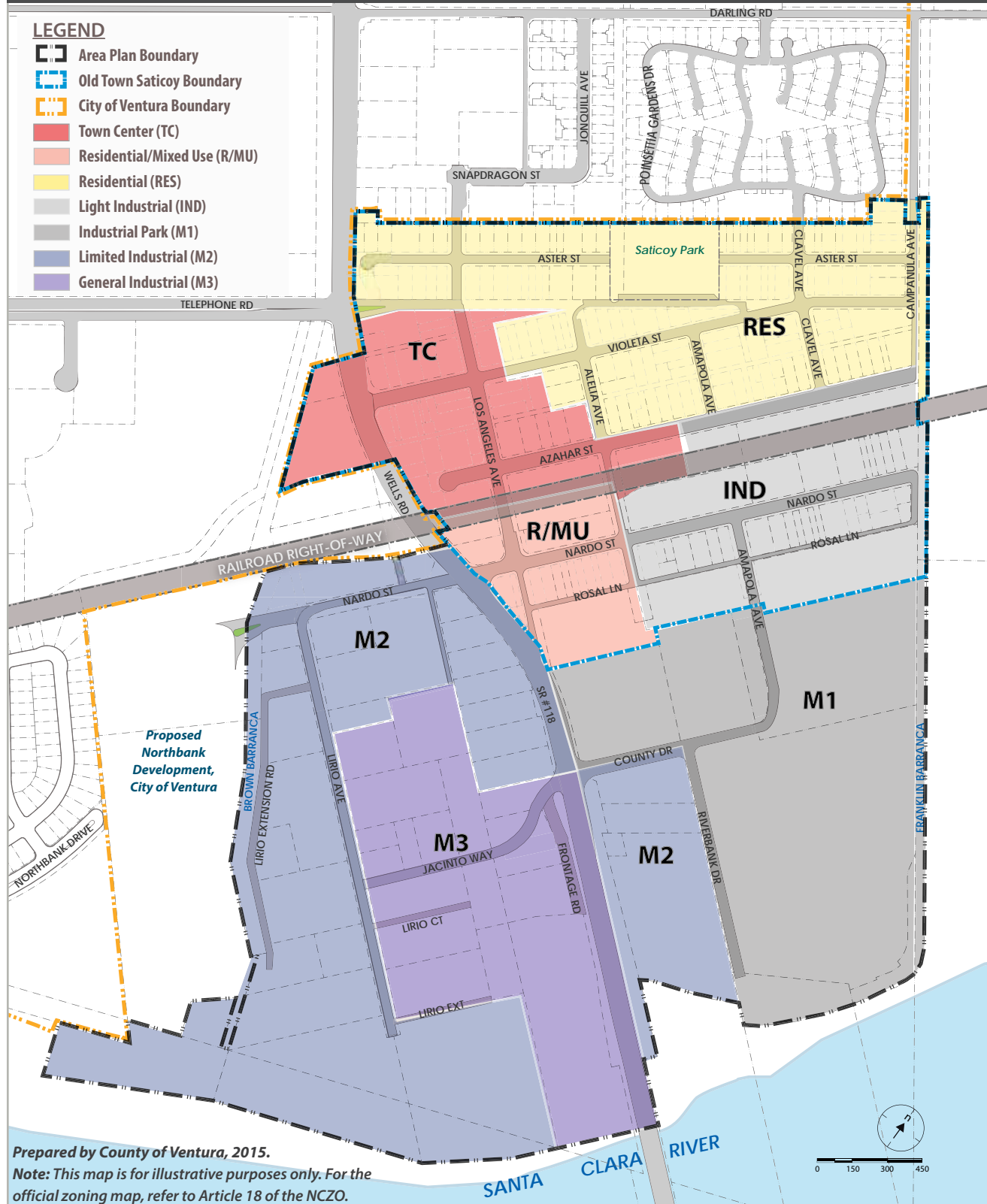
TABLE A-1. ZONING CLASSIFICATIONS / LAND USE DESIGNATIONS

ZONING CLASSIFICATIONS	LAND USE DESIGNATION
TOWN CENTER (TC) This zone contains commercial use, but compatible mixed uses are allowed including residential and light industrial.	Commercial (C)
RESIDENTIAL/MIXED USE (R/MU) This zone contains <i>multi-family</i> dwellings with a maximum density of 20 dwelling units per acre as well as compatible commercial zones.	Mixed Use (MU)
RESIDENTIAL (RES) This zone is comprised of single family, duplex, triplex, and quadplex residential development.	Residential (RES)
LIGHT INDUSTRIAL (IND) This zone is comprised of light industrial uses and compatible commercial use.	Industrial (M)
INDUSTRIAL PARK (M1)	
LIMITED INDUSTRIAL (M2)	
GENERAL INDUSTRIAL (M3)	

A-2. Zoning Map

The Zoning Map below is an illustration showing the location of zones throughout the Saticoy Area Plan boundary. The zoning maps may be amended from time to time. Please refer to the official zoning map adopted pursuant to Article 18 of the NCZO.

FIGURE A-1. SATICOY ZONING MAP



A-3. Zoning Summary

The Saticoy community is approximately 240 acres. Approximately 40 of those acres consist of land used for roads, streets and rights-of-way, leaving approximately 200 net acres for development. The zoning acreage summary table below ([Table A.2](#)) shows the area in net acres for each zoning classification.

TABLE A-2. ZONING ACREAGE SUMMARY	
ZONE	AREA (NET ACRES)
Town Center (TC)	13.74
Residential/Mixed Use (R/MU)	7.44
Residential (RES)	26.59
Light Industrial (IND)	19.37
Industrial Park (M1)	44.29
Limited Industrial (M2)	62.46
General Industrial (M3)	27.83
TOTAL	201.72

A. ZONING CLASSIFICATIONS AND MAP

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APPENDIX B:

ARTICLE 19, SEC. 8119-1 OF THE NCZO

OLD TOWN SATICOY DEVELOPMENT CODE

Sec. 8119-1.1 - Introduction

The [Old Town Saticoy Development Code](#) (Development Code) applies to all development, subdivisions and land uses within the boundaries of Old Town Saticoy as established and delineated in the Saticoy Area Plan (See [Figure 1.1.2](#)). The Development Code is part of the [Non-Coastal Zoning Ordinance \(NCZO\)](#) and is not a substantive part of the Saticoy Area Plan. The Development Code is packaged as an appendix to the Saticoy Area Plan as a convenience to landowners, consultants, and County staff engaged in the preparation and review of development permits within Old Town Saticoy.

All cross-references to information (e.g. tables, figures and other sub-sections) contained within this Section are identified in **bold blue** text. All cross-references shown in plain text are to other sections in the NCZO.

Sec. 8119-1.1.1 - Definitions

All words that are *italicized* are defined in the Saticoy Area Plan ([Chapter 7 - Definitions](#)). The terms “may”, “should”, and “shall” - which are also defined in the Saticoy Area Plan - are not italicized in Section 8119 et seq. Otherwise, the definitions from Article 2 of the NCZO apply.

Sec. 8119-1.1.2 - Purpose and Objectives

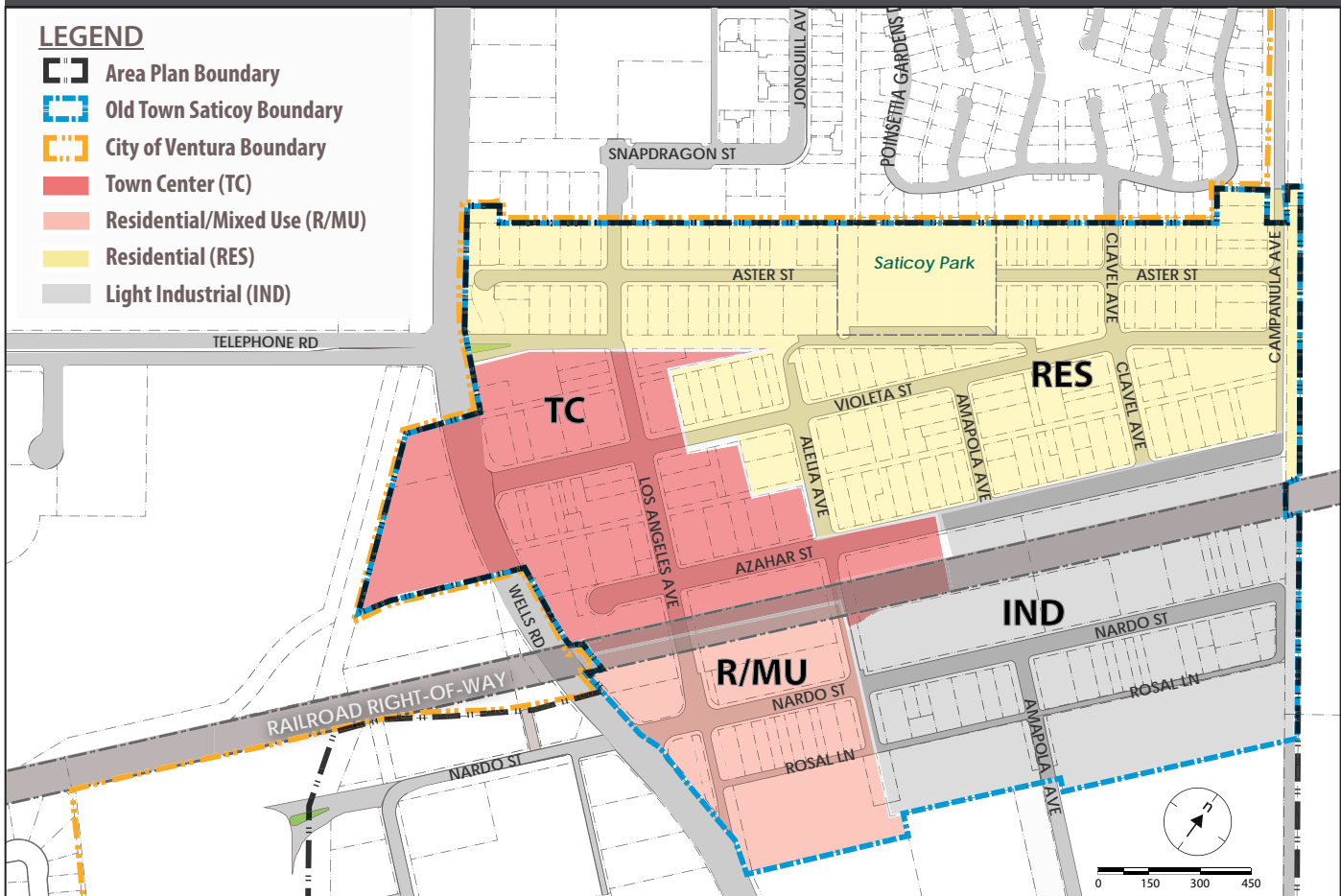
There are seven zones within the Saticoy Area Plan boundary. (See [Appendix A](#) for an illustrative map showing all zones.) Of these, three industrial zones (M1, M2, and M3) already exist within the NCZO, and are located within the South and West Industrial Sections. All zoning regulations associated with the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones are located in Sec. 8104-5.

Additionally, the following four newly created zones are established for Old Town Saticoy (See [Figure 1.1.2](#) for the location of these zones), and a complete description of these zones is included in [Sec. 8119-1.1.3](#):

- Town Center (TC)
- Residential/Mixed Use (R/MU)
- Residential (RES)
- Light Industrial (IND)

The Development Code defines allowable uses and development standards for these zones within Old Town Saticoy. The Development Code implements the Saticoy Area Plan goals and policies through the development process. This Code is a **“form-based code”** because its regulations go beyond height, setback, and lot coverage standards to address the placement, massing, and design of buildings with tools such as “Building Types” and “Frontage Types” for each zone.

FIGURE 1.1.2. OLD TOWN SATICOY ZONING MAP



TOWN CENTER (TC)

The Town Center zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story “main street commercial” buildings with shopfront frontages built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or *live/work units* support an active pedestrian environment.



RESIDENTIAL/MIXED USE (R/MU)

The Residential/Mixed Use zone is comprised of a multi-use environment that accommodates higher density housing and limited, compatible commercial uses, all within a safe, comfortable, walking distance of the Town Center. New buildings are up to 3 stories. Residential uses are separated from the sidewalk by a small front yard, and mixed-use buildings are built up to and accessed from the adjoining sidewalk.



RESIDENTIAL (RES)

The Residential zone is comprised of one- and two-story single-family houses, duplexes, *triplexes* and *quadplexes* that are set back from the street behind front yards that are often enclosed by low front yard fences, walls or hedges. New buildings are scaled and designed to be compatible in scale and character with the existing houses.



LIGHT INDUSTRIAL (IND)

The Industrial zone within Old Town Saticoy accommodates a variety of light industrial and manufacturing uses, as well as some compatible commercial uses. New buildings are up to two stories in height and may be located flexibly on the lot, as determined by the function of the intended activity.

The Development Code is intended to achieve the following objectives:

- a. Create a pedestrian-oriented environment.** Provide building standards that place entries close to the *adjacent* public street and signage that provides information on services or products available within that building.
- b. Maintain a small town character.** Create and implement the scale of a small town environment through 2 to 3 story building heights, detailed building façade requirements along public streets; and building scale and material standards that are compatible with buildings identified as historic landmarks or culturally significant sites in Saticoy.
- c. Use appropriate building “forms”.** Building forms are compatible with the purpose of the zones and utilize one of two types of “forms”:
 - 1. *“Block-form” buildings* with simple massing and flat roofs, which are intended primarily for the Town Center (TC) and Industrial (IND) zones. Such buildings are larger than houses, are built close to the sidewalk, and have a small or no side yard set-backs; and
 - 2. *“House-form” buildings* with the scale, shape and size of houses range from individual houses to buildings composed of attached or detached dwellings. *House-form buildings* that contain multiple units (such as duplexes, triplexes, and quadplexes) use the same form as a large house.
- d. Allow flexible standards.** Building and Frontage Types available in each zone may be combined in numerous ways to meet the requirements of each building owner while ensuring that individual buildings are compatible with the surrounding area and contribute to a varied yet cohesive community.
 - 1. Buildings should generally be placed at the front of the lot for interior lots and at the corner of the lot for corner lots, although other placements may be allowed if required by the use.
 - 2. Frontage types are not required, although main entrances should face the street and both street- and alley-facing windows are required.
- e. Minimize land use conflicts.** Some standards use building placement, visual screening, noise walls or landscape buffers to minimize noise or other impacts between incompatible uses. These standards are also used to minimize the impact of industrial use, heavy vehicular traffic, and railroad noise/vibrations on residential use. Additional standards for specific areas are identified in [Sec. 8119-1.8.5 - Standards for Specific Locations](#).

Sec. 8119-1.1.3 - Description of Zones

a. Town Center (TC)

The Town Center (TC) zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story “main street commercial” buildings with shopfront *frontages* that are built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or *live/work units* support an active pedestrian environment. Ground-floor residential units are not permitted.



Main-street commercial Town Center with an active pedestrian environment.

b. Residential/Mixed Use (R/MU)

The Residential/Mixed Use zone is comprised of a multi-use zone that accommodates higher density housing with a maximum density of 20 dwelling units per acre. *Triplex, quadplex, and multi-family* units are permitted within the R/MU zone. The commercial uses allowed in the R/MU zone are compatible with residential uses (e.g., restaurants, day-care centers), and property zoned R/MU is within walking distance (0.25 miles) of the town center. Both commercial and residential uses are allowed as *principal uses* within the R/MU zone, but commercial use is allowed as the sole *principal use* only on lots that cannot accommodate *multi-family* residential use.

New buildings in the R/MU zone are up to three stories, with ground floor residential uses separated from the sidewalk by a small front yard, and buildings with ground floor commercial uses are built up to and accessed from the sidewalk. Although ground-floor commercial is allowed throughout the R/MU zone, corner lots at L.A. Avenue and Nardo Street must include ground-floor commercial retail facing L.A. Avenue.



The scale of multi-family buildings can be reduced by placing the third story in the attic space.



Corner lots in the Residential/Mixed Use zone on L.A. Avenue include small-scale ground floor commercial retail.



New townhouses (yellow buildings in center) are designed with massing and frontage types that fits in with adjoining single family houses (gray buildings).



The Light Industrial zone is up to two stories in height, and is occupied by industrial, manufacturing, office and small scale retail uses.

c. Residential (RES)

The Residential (RES) zone accommodates a range of single-family, duplex, *triplex* and *quadplex* units, depending on lot size. New buildings are designed to be compatible in scale and character with the existing homes. Dwellings will be set back from the street behind front yards, which are often enclosed by low front yard fences, walls, or hedges. Front entries and windows face the street. Allowable uses within the RES zone are limited to residential and home occupation.

d. Light Industrial (IND)

The Light Industrial (IND) zone within Old Town Saticoy accommodates a variety of light industrial and manufacturing uses, as well as some compatible commercial uses. New buildings are up to two stories in height, and the ground floor is occupied by industrial, manufacturing, office, and small-scale service or retail uses. Upper floors may be occupied by industrial, manufacturing, and office uses.

Sec. 8119-1.1.4 - Applicability

As noted in section 8114-1.1, the Development Code applies to all development, subdivisions and land uses within Old Town Saticoy (See [Figure 1.1.2](#)). Development includes construction, reconstruction, modification, alteration, relocation, demolition and replacement of structures or site features.

For matters not addressed in the Development Code, the regulations and provisions of the NCZO apply. Examples of NCZO provisions that apply to Old Town Saticoy include, but are not limited to, regulations for interpretation (Sec. 8101-4.10), nonconformities (Article 13), enforcement and penalties (Article 14), and animal keeping regulations (Sec. 8107-2).

In the event of a conflict between goals and policies or other provisions of the Saticoy Area Plan and regulations in the Old Town Saticoy Development Code, the Saticoy Area Plan shall prevail. In the event of a conflict between other provisions of the NCZO and this Development Code, the Development Code shall prevail.

Sec. 8119-1.1.5 - Permitting Process

All *ministerial* and *discretionary* projects subject to the Development Code per [Sec. 8119-1.1.4](#) must conform to the standards and provisions of the Development Code. All project applications will be reviewed by County staff to determine conformance to the standards established in the Development Code. If the proposed development is subject to a *discretionary* permit, then the project is also subject to the Old Town Saticoy Design Guidelines (see [Chapter 6](#) of the Saticoy Area Plan).

Development projects are processed in accordance with the entitlement processes and procedures set forth in Article 11.

Sec. 8119-1.1.6 - Application Materials

All applications requests shall be filed with the Planning Division and processed pursuant to Sec. 8111-2 (Filing and Processing of application requests). The site plan and elevations provided as part of the permit application shall include adequate details for walls, windows, doors, fences, lighting, materials and signage to determine conformance with the Development Code.

a. Ministerial Permit Applications

In order to determine consistency with this Development Code, project applications for *ministerial* permits/ Zoning Clearances shall include, but may not be limited to, the following information:

1. All information required by the Zoning Clearance Application Packet;
2. Building elevations, including information on windows and doors; and
3. Landscape plan (location, size, and species of trees/landscaping), in accordance with [Sec. 8119-1.4 - Building Type Standards](#).

For approved *discretionary* permits, Planning Division staff will check final (e.g. construction) documents to ensure the project conforms to the approved permit prior to issuing a Zoning Clearance for a project.

b. Discretionary Permit Applications

Standards for approval for discretionary permits are set forth in Article 11. Project applications for *discretionary* permits shall include, but may not be limited to, the following information:

1. All information required by the *Discretionary* Permit Application;
2. Building elevations, including information on windows and doors;
3. Palette of colors and materials;
4. Landscape plan (location, size, and species of trees/landscaping), in accordance with [Sec. 8119-1.4 - Building Type Standards](#);
5. Lighting plan (location, type and intensity of project lighting); and
6. Signage Program, if applicable (See requirements in [Sec. 8119-1.1.6\(c\)](#))

c. Submittal Requirements for Signage Program:

Adequate information shall be provided to determine compliance with sign standards, and documentation shall include the following:

1. **Written Statement**: Provide a written description of all proposed signage for the property. Unless provided within (2) or (3) below, the written description shall include all the following information: number of signs, location of signs (within property, on building), and sign type, color, materials, and size.
2. **Site Plan**:
 - i. Location of all proposed sign(s) on the property, drawn to scale at 1 inch = 20 feet.
 - ii. Dimensions of proposed sign(s).
 - iii. Distance of sign from property lines.
3. **Graphic representation** of all proposed sign(s):
 - i. Elevation of the sign, drawn to scale with dimensions. Window size(s) required for window sign applications only.
 - ii. Building elevations that illustrate window signs, wall signs, or other signs attached to buildings.
4. **Illumination**: If illumination is proposed for a sign, then information shall be provided that demonstrates compliance with requirements (i.e. the illumination source, lighting intensity, and area to be illuminated). Include specifications for signs and cut sheets for fixtures and LED.

Sec. 8119-1.1.7 - Development Code Content

The Development Code is organized into the following sections:

Sec. 8119-1.2 - Permitted Uses. This section defines what uses are allowed within each zone, what type of permit is required for that use, and the decision-maker for that permit.

Sec. 8119-1.3 - Zoning Standards. This section defines basic development standards for each zone, such as: Building Placement, Building Profile, Building Frontage, Parking and Utility Placement, and Building Encroachment.

Sec. 8119-1.4 - Building Type Standards. Defines standards for 7 building types and 2 accessory building types.

Sec. 8119-1.5 - Frontage Type Standards. Provides standards for additional building components such as porches and commercial storefronts.

Sec. 8119-1.6 - Signage Standards. Identifies allowed signage types for all zones, and provides regulations for signage types that are not allowed by Article 10.

Sec. 8119-1.7 - Park Standards. Identifies types of parks allowed within Old Town Saticoy and defines basic park standards.

Sec. 8119-1.8 - Additional Requirements. This section defines miscellaneous requirements for all zones, including a description for measuring height; standards for fences, walls, and hedges; the process for reviewing development on Cultural Heritage Sites; parking standards; open storage standards; and special standards for specific locations.

Sec. 8119-1.1.8 - How to Use the Development Code

To find regulatory standards that apply to a particular parcel, follow the steps below:

1. Locate the subject parcel on the Zoning Map. (**Figure 1.1.2.**) Note the zone classification for that parcel:
 - Town Center (TC) zone
 - Residential/Mixed Use (R/MU) zone
 - Residential (RES) zone
 - Industrial (IND) zone.
2. Check **Sec. 8119-1.2 - Permitted Uses** to determine what types of land uses are allowed in that zone. This section also defines the type of permit required and the decision-making authority for that permit.
3. Check **Sec. 8119-1.3 - Zoning Standards** for basic development standards (setback, height and other regulations) that apply to the zone.
4. See **Table 1.4.1 - Building Type Standards**, and select a Building Type that is allowed in the applicable zone.
5. See **Table 1.5.1 - Frontage Type Standards**, and select one (or more) allowed in the applicable zone. Add that to the selected Building Type.
6. If applicable, see **Sec. 8119-1.6 - Signage Standards** for the type(s) of sign(s) allowed in each zone.
7. If applicable, see **Sec. 8119-1.7 - Park Standards** for the type of park allowed in each zone.
8. Once you've completed the steps above, go to **Sec. 8119-1.8 - Additional Requirements**, to determine whether these regulations apply to your project.

Sec. 8119-1.2 - Permitted Uses

Permitted uses for each zone within Old Town Saticoy are set forth in the table below. Definitions for all land uses are available in the Article 2 or [Chapter 7 - Definitions](#) of the Saticoy Area Plan. For an amendment history of all uses, see Sec. 8105-4 and 8105-5.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
A] PRINCIPAL USES				
ART GALLERIES, MUSEUMS	PD	PD		
AUTOMOBILE SERVICE STATIONS				CUP
ASSEMBLY USES	CUP	CUP	CUP	CUP
BANKS AND RELATED FINANCIAL OFFICES AND INSTITUTIONS	PD	PD		
BARS, TAVERNS AND NIGHTCLUBS *	CUP			
BED-AND-BREAKFAST INNS *	PD	CUP	CUP	
BOARDING HOUSES		CUP	CUP	
CAR WASHES, SELF-SERVICE OR AUTOMATIC				CUP
CARE FACILITIES (SEE ALSO H. & S. C. AND W. & I. C.)				
Day Care Centers	CUP	PD	CUP	
Family Day Care Home		E	E	
Intermediate: Care Of 7 Or More Persons	CUP	CUP	CUP	
Residential: Care Of 6 Or Fewer Persons		ZC	ZC	
COMMUNICATIONS FACILITIES *				
Non-Commercial Antenna, Ground Mounted	<i>This use only applies if the facility is an accessory structure to a dwelling (See Sec. 8105-4)</i>	<i>This use only applies if the facility is an accessory structure to a dwelling, as outlined in Sec. 8106-7.1 and 8107-1.1. For other types of Non-Commercial Antenna, see Wireless Communication Facility use below.</i>	<i>This use only applies if the facility is an accessory structure to a dwelling (See Sec. 8105-4)</i>	
Up to 40 ft. in height (see Sec. 8107-1.1)		ZC	ZC	
Over 40 ft. to 75 ft. in height		CUP	CUP	
Wireless Communication Facility				
Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 ft. or less in height (see Sec. 8107-45.4)	CUP	CUP	CUP	CUP
CONFERENCE CENTER	CUP			
CONTRACTORS' SERVICE AND STORAGE YARDS AND BUILDINGS	Not allowed			

E = Exempt ZC = Zoning Clearance ¹ ZC-W = Zoning Clearance with signed waivers ¹	PD = Planned Development Permit ¹ CUP = Conditional Use Permit ¹	Not allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
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* There are specific regulations for this use; see Article 7.

¹ Includes a review for conformance with the Old Town Saticoy Development Code.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
CULTURAL/HISTORIC USES				
Cultural Heritage Sites with Ordinance Deviations	<i>Pursuant to Article 7 and principal or accessory uses</i>			
Historic Repository	PD	CUP		CUP
Interpretive Centers	PD	CUP		CUP
Museums	PD	CUP		CUP
DOG AND CAT GROOMING	PD			CUP
DWELLINGS *				
Dwellings, Single-Family *			ZC	
Dwellings, Two-Family, Or Two Single-Family Dwellings		PD ²	ZC	
<i>Dwellings, Multi-Family</i>				
Dwellings, Triplex, Quadplex		PD	PD	
Apartments (minimum 4 Plus Units)		PD		
Town Center Residential	PD ³			
Farmworker Housing Complex		<i>See Dwelling Types Above</i>		
EDUCATION AND TRAINING				
Schools, elementary and secondary (boarding and nonboarding)	PD	CUP	CUP	
Professional and Vocational	PD	CUP		PD
Art, Craft, and Self-Improvement	PD	PD		CUP
FENCES AND WALLS 6' HIGH OR LESS PER SEC. 8106-8.1	ZC	ZC	ZC	ZC
Over 6' High <i>per Sec. 8106-8.1</i>	ZC	ZC	ZC	ZC
FILMING ACTIVITIES *				
Permanent	CUP			PD
Temporary	CUP	CUP		CUP
Occasional For Current News Programs/ Noncommercial Personal Use	E	E	E	E
Occasional <i>Per Sec. 8107-11.1</i>	ZC	ZC	ZC	ZC
Occasional With Waivers <i>Per Sec. 8107-11.2</i>	ZC-W	ZC-W		ZC-W
Occasional, Not Meeting Standards	CUP	CUP		CUP
GOVERNMENT BUILDINGS	PD		CUP	PD
Fire Stations	PD		CUP	PD
Law Enforcement Facilities (substations)	PD		CUP	PD
Public Works Projects not otherwise listed as Uses in this Section constructed by the County or its Contractors	E		E	E
GRADING (<i>A Public Works Agency Grading Permit may still apply</i>)	E	E	E	E
HEALTH SERVICES				
Professional Offices	PD	PD		
<i>Ambulance Services & Out-Patient Clinics</i>	CUP			CUP
Pharmacy, Accessory Retail, For Prescription Pharmaceuticals Only	PD	PD		

E = Exempt

ZC = Zoning Clearance¹ZC/W = Zoning Clearance with signed waivers¹PD = Planned Development Permit¹CUP = Conditional Use Permit¹

Not allowed

Exempt

Approved by Planning Director or Designee

Approved by Planning Commission

Approved by Board of Supervisors

^{*} There are specific regulations for this use; see Article 7.¹ Includes a review for conformance with the Old Town Satcoy Development Code.² Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.³ Only allowed on the second floor in the Town Center as a secondary use.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
HOTELS, MOTELS	PD			
LABORATORIES; RESEARCH AND SCIENTIFIC				PD
Medical And Dental	PD			PD
LIBRARIES AND INFORMATION CENTERS	PD	PD		
MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS	E	E	E	E
If Designated Cultural Heritage Site	ZC	ZC	ZC	ZC
MANUFACTURING INDUSTRIES				
Apparel And Related Products				PD
Dressmaking and Tailor Shops	PD	PD		PD
<i>Custom/Artisan Goods</i>	CUP			
Food And Related Products				CUP
Bakery Products				PD
Instruments; Measuring, Analyzing And Controlling				PD
Jewelry, Silverware, And Plated Ware				PD
Leather And Leather Products				PD
Lumber And Wood Products And Processes				
Cabinet Work				PD
Machinery, Except Electrical				
Office, Computing And Accounting Machines				PD
Metal Products, Fabricated				
Machine Shops (3)				CUP
Plating, Polishing, Anodizing, Engraving And Related Operations				CUP
Musical Instruments, Including Pianos And Organs				PD
Paper And Related Products				
Products From Paper And Paperboard, Including Containers				PD
Pens, Pencils And Other Office And Artists' Materials				PD
Personal Goods				PD
Photographic, Medical And Optical Goods, And Watches And Clocks				PD
Printing, Publishing And Related Industries				PD
Print Shops (Up To 1,500 Sq. Ft. Of GFA)				PD
Signs And Advertising Displays				PD
Stone, Clay And Glass Products				
Glass Product, Made Of Purchased Glass				PD
Toys And Amusement, Sporting And Athletic Goods				PD
MODEL HOMES/LOT SALES: 2 YEARS* (See Sec. 8107-1.5)		ZC	ZC	

E = Exempt	PD = Planned Development Permit¹	Not allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance¹	CUP = Conditional Use Permit¹					
ZC-W = Zoning Clearance with signed waivers¹						

* There are specific regulations for this use; see Article 7.

¹ Includes a review for conformance with the Old Town Saticoy Development Code.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
OFFICE; BUSINESS, PROFESSIONAL & ADMINISTRATIVE, EXCEPT HEALTH & VETERINARY	PD	PD		PD
Telemarketing Offices	PD	PD		PD
PARKING FACILITIES	PD			PD
PUBLIC SERVICE/UTILITY FACILITIES	CUP	CUP		CUP
Small Utility Structures	E	E	E	E
Offices Only	PD	PD		PD
RADIO STUDIOS (see Sec. 8107-45.2.3)	CUP			PD
RECORDING STUDIOS	PD			PD
RECREATIONAL, SPORT, ATHLETIC FACILITIES AND AMUSEMENTS	PD			
Arcades	CUP			CUP
Batting Cages And Golf Driving Ranges, Indoor				CUP
Bicycle Racing Tracks, Outdoor				CUP
<i>Community Garden Plots</i>	ZC	ZC	ZC	
Fields, athletic, without buildings, With Or Without Night Lighting			CUP	
Gymnasiums and Indoor Sports Clubs/Facilities	PD	CUP		CUP
Parks (<i>with or without buildings</i>)	PD	PD	PD	CUP
Recreation Projects, County-Initiated	PD	PD	CUP	
Shooting Ranges, Indoor				CUP
RENTAL AND LEASING OF DURABLE GOODS	CUP			PD
Bicycle Rental	PD	PD		PD
REPAIR AND RECONDITIONING SERVICES				CUP
Automobile Repair, Including Component Repair				CUP
Electrical And Electronic Machinery And Equipment				PD
Instruments, Including Musical Instruments	CUP			PD
Office, Computing And Accounting Machines				PD
Photographic And Optical Goods	CUP			PD
Repair Of Personal Goods such as Bikes, Jewelry, Shoes And Saddlery	PD			PD

E = Exempt

ZC = Zoning Clearance¹ZC-W = Zoning Clearance
with signed waivers¹PD = Planned Development
Permit¹CUP = Conditional Use
Permit¹Not
allowed

Exempt

Approved
by Planning
Director or
DesigneeApproved
by Planning
CommissionApproved
by Board of
Supervisors

* There are specific regulations for this use; see Article 7.

¹ Includes a review for conformance with the Old Town Saticoy Development Code.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
RETAIL TRADE	PD	PD		
Christmas Tree Sales *	ZC			ZC
Eating Establishments *	PD	CUP		
Feed Stores	CUP			PD
Lumber And Building Materials Sales Yards				CUP
Mail Order Houses (Nonstore)				PD
Mobile Food Facilities (<i>less than 30 minutes in one location</i>)*	E			E
More Than 30 Minutes In One Location				ZC
Motor Vehicle, Mobilehome, Recreational Vehicle And Boat Dealers*				CUP
Nurseries	CUP			CUP
SALES/LEASING OF COMMERCIAL/INDUSTRIAL OFFICE SPACE IN EXISTING BUILDING ON SAME SITE AS UNIT/UNITS BEING SOLD/LEASED	E			E
SERVICE ESTABLISHMENTS				
Business	PD	PD		PD
Auction Halls, Not Involving Livestock				CUP
Disinfecting And Exterminating Services	CUP			CUP
Exhibits, Building Of				PD
Sign Painting And Lettering Shops	PD			PD
Personal (e.g. Beauty Salons, Laundromats, massage services, etc.)	PD	PD		
SIGNS (PER SEC. 8119-1.6)	ZC	ZC	ZC	ZC
STORAGE OF BUILDING MATERIALS, TEMPORARY*	ZC	ZC	ZC	ZC
TAXIDERMY				PD
TEMPORARY OUTDOOR EVENTS				
Festivals, Animal Shows, Street Fairs, and Similar Events	CUP	CUP		CUP
Multiple Food Facilities (Temporary Event)	CUP			CUP
<i>Recurring Sales Events</i> (Weekly or Fewer)				
Swap Meets				CUP
<i>Farmers Markets</i>	PD	PD		
TRANSPORTATION SERVICES				CUP
Bus Terminals				CUP
Train Terminals	CUP			CUP
TREES & NATIVE VEGETATION: REMOVAL, RELOCATION OR PRUNING	<i>Pursuant to Sec. 8107-25</i>			
VETERINARY CLINICS, PET ANIMALS ONLY *	PD			PD
VETERINARY HOSPITALS FOR LARGE ANIMALS *				PD

E = Exempt	PD = Planned Development Permit ¹	Not allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
ZC = Zoning Clearance ¹	CUP = Conditional Use Permit ¹					
ZC-W = Zoning Clearance with signed waivers ¹						

* There are specific regulations for this use; see Article 7.

¹ Includes a review for conformance with the Old Town Saticoy Development Code.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
WAREHOUSING AND STORAGE, INDOOR ONLY				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES *				
Recyclables Collection Centers*				ZC
Reuse Salvage Facilities (Indoor only)				CUP
Temporary Collection Activities *	ZC	ZC	ZC	ZC
Waste Collection And Processing Activities To Mitigate An Emergency *	ZC	<i>Pursuant to Sec. 8107-36.3.12</i>		ZC
WASTEWATER/SEWAGE TREATMENT FACILITIES				
Individual Sewage Disposal Systems				
On-Site Wastewater Treatment Facilities				
WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES				
4 Or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC
5 Or More Domestic Service Connections (Privately Operated)	PD	PD	PD	PD
Well Drilling For Use Only On Lot Of Well Location	E	E	E	E
WHOLESALE TRADE				CUP
B] ACCESSORY USES AND STRUCTURES				
ACCESSORY USES AND STRUCTURES	ZC	ZC	ZC	ZC
Keeping of Animals				
Pet animals <i>Per Sec. 8107-2.4</i>	E	E	E	
Security animals (<i>See Sec. 8107-2.4.4</i>)	E			E
More Animals Than Permitted	CUP			CUP
Youth projects *			ZC-W	
Dwellings:				
Buildings For Human Habitation:				
<i>Live/Work Units</i>	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Owner	CUP	PD		CUP
Accessory Dwelling Unit * (AM. ORD. 4519 - 2/27/18)		<i>Pursuant to Sec. 8107-1.7</i>		

E = Exempt

ZC = Zoning Clearance¹ZC-W = Zoning Clearance
with signed waivers¹PD = Planned Development
Permit¹CUP = Conditional Use
Permit¹Not
allowed

Exempt

Approved
by Planning
Director or
DesigneeApproved
by Planning
CommissionApproved
by Board of
Supervisors

* There are specific regulations for this use; see Article 7.

¹ Includes a review for conformance with the Old Town Saticoy Development Code.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
Buildings Not For Human Habitation Or Agricultural And Animal Husbandry/ Keeping Purposes (e.g. Garage, Storage Building):				
up to 2,000 sq. ft. GFA per lot			ZC	
over 2,000 sq. ft. GFA per lot			PD	
Accessory bathrooms *			ZC	
Nonmotorized wheeled conveyances, within standards *			ZC	
which exceed standards			CUP	
Garage/yard sales		E	E	
Home occupations *	ZC	ZC	ZC	
Non Commercial Antennas, Ground-Mounted *	See Communication Facilities			
Freestanding Light Fixtures	Pursuant to Sec. 8106-8.6			
Open Storage *	Pursuant to Sec. 8109-2.2	Pursuant to Sec. 8107-1.6		CUP ⁴
Ordinary Maintenance/Minor Repairs To Buildings; No Structural Alterations	E	E	E	E
Patios, Paving And Decks Not More Than 30" Above Finished Grade, Per Art. 6	ZC	ZC	E	ZC
Play Structures, Outdoor Furniture And Similar Structures Exempt From Setback Requirements of Art. 6	E	E	E	E
Recreational Facilities, Restaurants And Cafes; For Employees Only				PD
Recreational Projects, County Initiated: Caretaker Recreational Vehicle *	ZC	ZC	ZC	
Retail Uses And Structures				
Outdoor Sales And Services, Temporary *	ZC			ZC
Repair Of Products Retailed	ZC			ZC
Retail Sale Of Products Manufactured On-Site	PD			ZC
Soil And Geologic Testing For Water Wells Foundations, Septic Systems And Similar Construction	E	E	E	E
Swimming, Wading, And Ornamental Pools Less Than 18" Depth Capacity	ZC	ZC	E	ZC
Temporary Buildings During Construction*	ZC	ZC	ZC	ZC
To A Use Requiring A PD Permit Or CUP	Pursuant to Sec. 8111-6.1			
Vaccination Clinics, Temporary, For Pet Animals *	ZC			ZC

E = Exempt ZC = Zoning Clearance ¹ ZC-W = Zoning Clearance with signed waivers ¹	PD = Planned Development Permit ¹ CUP = Conditional Use Permit ¹	Not allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
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* There are specific regulations for this use; see Article 7.

¹ Includes a review for conformance with the Old Town Saticoy Development Code.

⁴ See [Sec. 8119-1.8.7](#) for Open Storage Standards in the IND zone.

Sec. 8119-1.3 - Zoning Standards

Sec. 8119-1.3.1 - Town Center (TC) Zone

a. Building Placement

1. Buildings shall be located within the building site per [Table 1.3.1\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
2. See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
3. See [Sec. 8119-1.8](#) for additional requirements.
4. Outdoor uses (such as dining) must be located within the property line.

TABLE 1.3.1(a) BUILDING PLACEMENT STANDARDS			
<div> <div></div> Buildable area <div>-----</div> Property Line </div>			
PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback	0 ft. ^{1,2}	5 ft. ³
b	Side Street Setback	0 ft. ^{1,2}	5 ft. ³
c	Side Setback	0 ft. ^{1,2}	5 ft.
d	Rear Setback	5 ft.	—
ACCESSORY BUILDING			
No detached habitable Accessory Buildings are allowed within the TC Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner and live/work units are allowed (See Sec. 8119-1.4.10.).			

[1] Setback to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).

[2] Setback includes footings.

[3] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)

b. Building Profile

1. Building heights shall comply with the standards listed in [Table 1.3.1\(b\)](#) below and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
2. The maximum height of buildings with flat roofs shall include parapets and roof decks.
3. Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

TABLE 1.3.1(b) BUILDING PROFILE STANDARDS			
<div> <div></div> Primary Street <div>-----</div> Property Line </div>			
PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	2 ¹
	Building height (ft.) for pitched roofs	—	40
	Building height (ft.) for flat roofs	—	35
f	Height to top-of-plate (ft.)	20	30
g	Ground floor level above sidewalk (ft.)	0	2
h	Ground story floor to floor height (ft.)	15	30 ¹
i	Upper story floor to floor height (ft.)	10	15 ¹
ACCESSORY BUILDING			
The height of the attached Accessory Buildings shall not exceed the height of the <i>Primary Building</i> .			

[1] Exception allowed for parking garages/structures.

Sec. 8119-1.3.1 - Town Center (TC) Zone (contd.)**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.1\(c\)](#) below and shall incorporate one or more of the frontage types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. For lots with no *side street* or *alley* access, a proportionate reduction in percentage of building length along the *primary street* frontage is permitted for driveway access to rear parking lots.
3. All *principal* and *secondary uses* shall be enclosed in a building that meets frontage requirements specified in [Sec. 8119-1.3.1\(c\)\(1\) and \(2\)](#) above.

TABLE 1.3.1(c) BUILDING FRONTAGE STANDARDS

MIN. BUILDING LENGTH ALONG STREET FRONTAGE		MIN.
j	Primary Street (% of lot width)	80
k	Side Street (% of lot depth)	50

Buildable area Property Line

d. Parking and Utilities

1. Parking and any above-ground utilities shall be located as shown in [Table 1.3.1\(d\)](#) below. To the extent possible, utilities shall be placed underground.
2. Parking/service areas shall be accessed from an *alley*, rear of lot or a *Side Street*. When not present, parking/service areas may be accessed from the *Primary Street*, with driveways located as close to the side property line as possible.

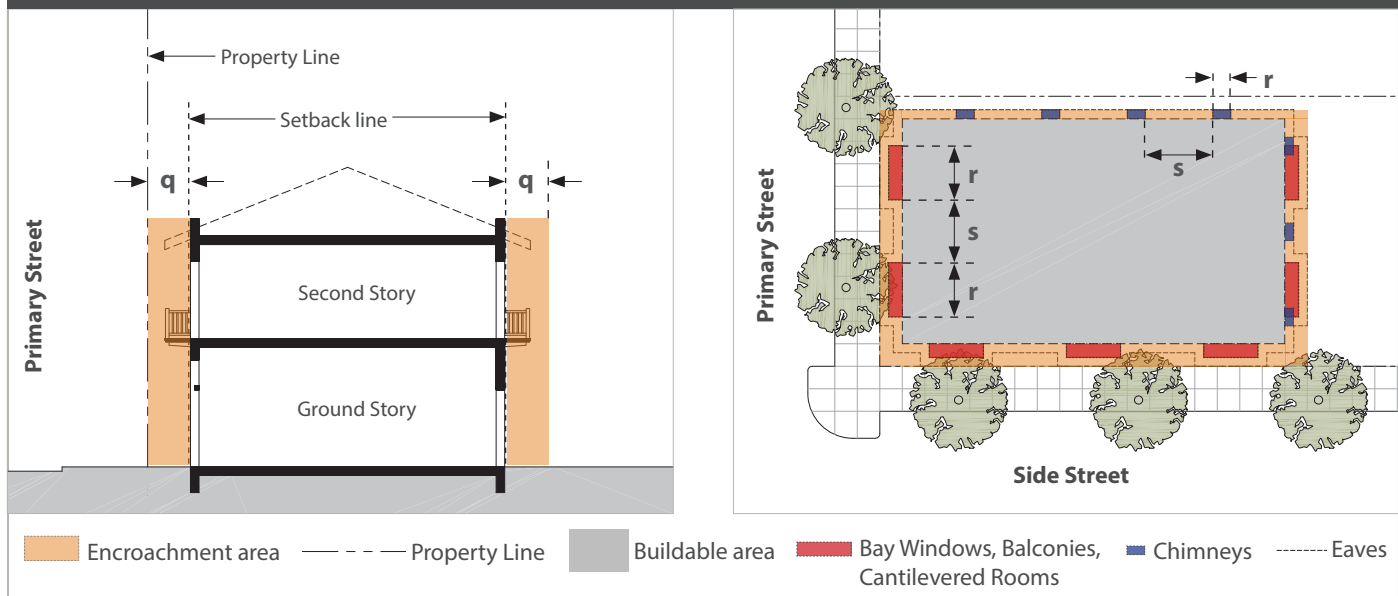
TABLE 1.3.1(d) PARKING PLACEMENT STANDARDS

PARKING PLACEMENT		MIN.	MAX.
l	Primary Street Setback	40 ft.	–
m	Side Street Setback	5 ft.	–
n	Side Setback	5 ft.	–
o	Rear Setback	5 ft.	–
DRIVEWAY		MIN.	MAX.
p	Driveway width	See individual Building Types in Sec. 8119-1.4 .	

Buildable area Parking area Property Line

Sec. 8119-1.3.1 - Town Center (TC) Zone (contd.)**e. Building Encroachments**

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.1\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys and fireplaces, eaves, and signage may encroach into setbacks as identified in [Table 1.3.1\(e\)](#). As part of the main building, cantilevered rooms are also allowed to encroach. Only projecting signs may encroach into a public right-of-way, pursuant to an approved Encroachment Permit.
3. Maximum dimensions of bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.1\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
4. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

TABLE 1.3.1e. BUILDING ENCROACHMENT STANDARDS**BUILDING ENCROACHMENT STANDARDS**

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows ^{1,3}	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 50% of façade length, whichever is greater	8 ft.
Balconies ^{1,3}	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms ^{1,3}	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys ³	0 ft.	0 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves ³	2 ft. ²	2 ft. ²	2 ft.	2 ft. ²	n/a	100% of façade length	n/a
Arcades	5 ft.				See Sec. 8119-1.5		
Signage	5 ft.				See Sec. 8119-1.6		

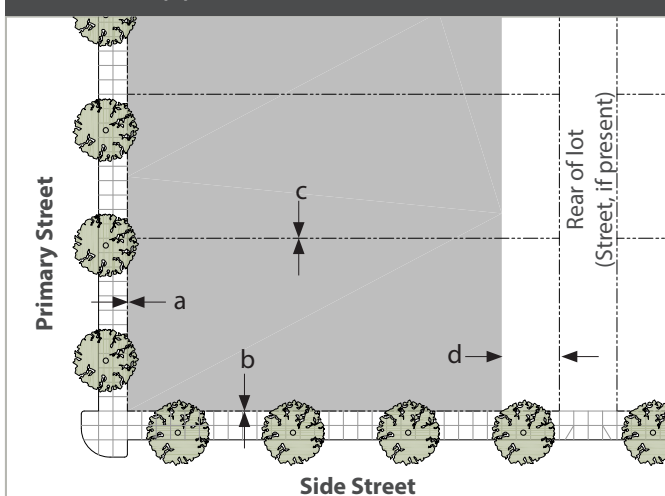
[1] Bay windows, balconies, and cantilevered rooms are allowed only on second floor.

[2] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

[3] Not allowed when the structure has a front setback less than 3 ft.

1. Buildings shall be located within the building site per [Table 1.3.2\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
2. See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
3. Corner lots along L.A. Avenue shall include ground-floor commercial retail facing L.A. Avenue.
4. See [Sec. 8119-1.8](#) for additional requirements.
5. Outdoor uses (such as dining) must be located within the property line.

TABLE 1.3.2(a) BUILDING PLACEMENT STANDARDS



Buildable area		Property Line	
PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback ¹	10 ft.	20 ft. ²
b	Side Street Setback ¹	5 ft.	15 ft. ²
c	Side Setback	5 ft.; 8 ft. for three story buildings	–
d	Rear Setback	10 ft.	–

ACCESSORY BUILDING

Pursuant to Sec. 8107-1.7, an accessory dwelling unit (ADU) shall be allowed on a lot zoned R/MU with an existing single-family dwelling.³ In all other instances, no detached habitable Accessory Buildings are allowed within the R/MU Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner is allowed (See [Sec. 8119-1.4.10](#)).

[1] Primary or Side Street setbacks to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).

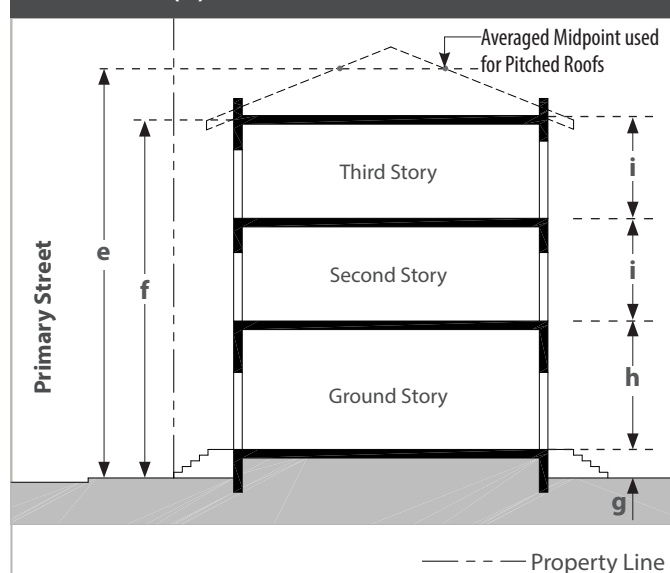
[2] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)

[3] See **Sec. 8119-1.3.3(a) and (b)** for building placement and building profile standards for ADUs. (AM. ORD. 4519 - 2/27/18)

b. Building Profile

1. Building heights shall comply with the standards listed in [Table 1.3.2\(b\)](#), and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
2. The maximum height of buildings with flat roofs shall include parapets and roof decks.
3. Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

TABLE 1.3.2(b) BUILDING PROFILE STANDARDS



PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	3
	Building height (ft.) for pitched roofs	–	50
	Building height (ft.) for flat roofs	–	45
f	Building height (ft.) to top-of-plate	16	40
g	Ground floor level above sidewalk (ft.)		
	Nonresidential	0	2
	Residential	0	2
h	Ground story floor to floor height (ft.)		
	Nonresidential	12	30
	Residential	12	20
i	Upper story floor to floor height (ft.)	10	15

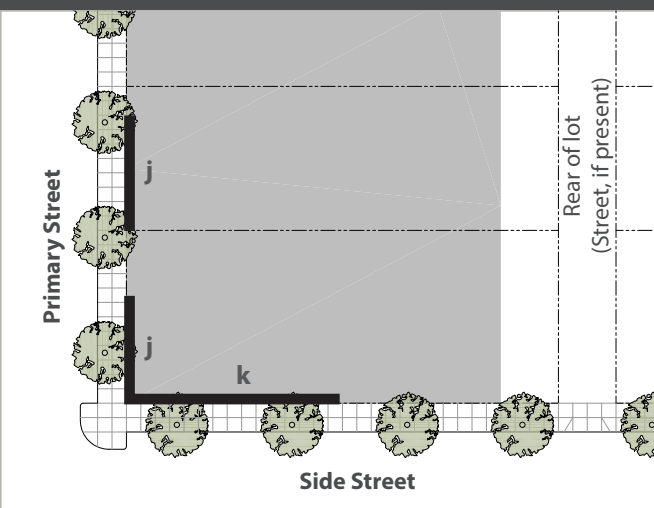

ACCESSORY BUILDING

The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*.

Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone (*contd.*)

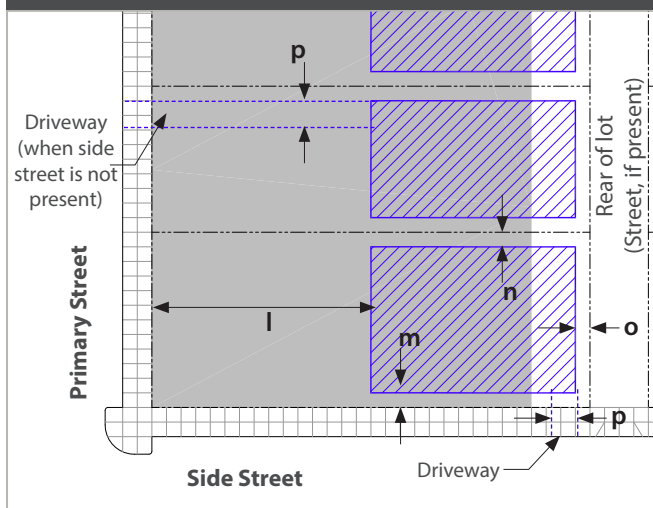

c. Building Frontage

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.2\(c\)](#) below and shall incorporate one or more of the *frontage* types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. All *principal* and *secondary uses* shall be enclosed in a building that meets *frontage* requirements specified in [Sec. 8119-1.3.2\(c\)\(1\)](#) above.

TABLE 1.3.2(c) BUILDING FRONTAGE STANDARDS		
		
		
MIN. BUILDING LENGTH ALONG STREET FRONTAGE		MIN.
j	Primary Street (% of lot width)	60
k	Side Street (% of lot depth)	40

d. Parking and Utilities

1. Parking and above-ground utilities shall be located as shown in [Table 1.3.2\(d\)](#) below. To the extent possible, utilities shall be placed underground.
2. Parking/service areas shall be accessed from a *Side Street* or rear of the lot. When not present, parking/service areas may be accessed from the *Primary Street*, with driveways located as close to the side property line as possible.

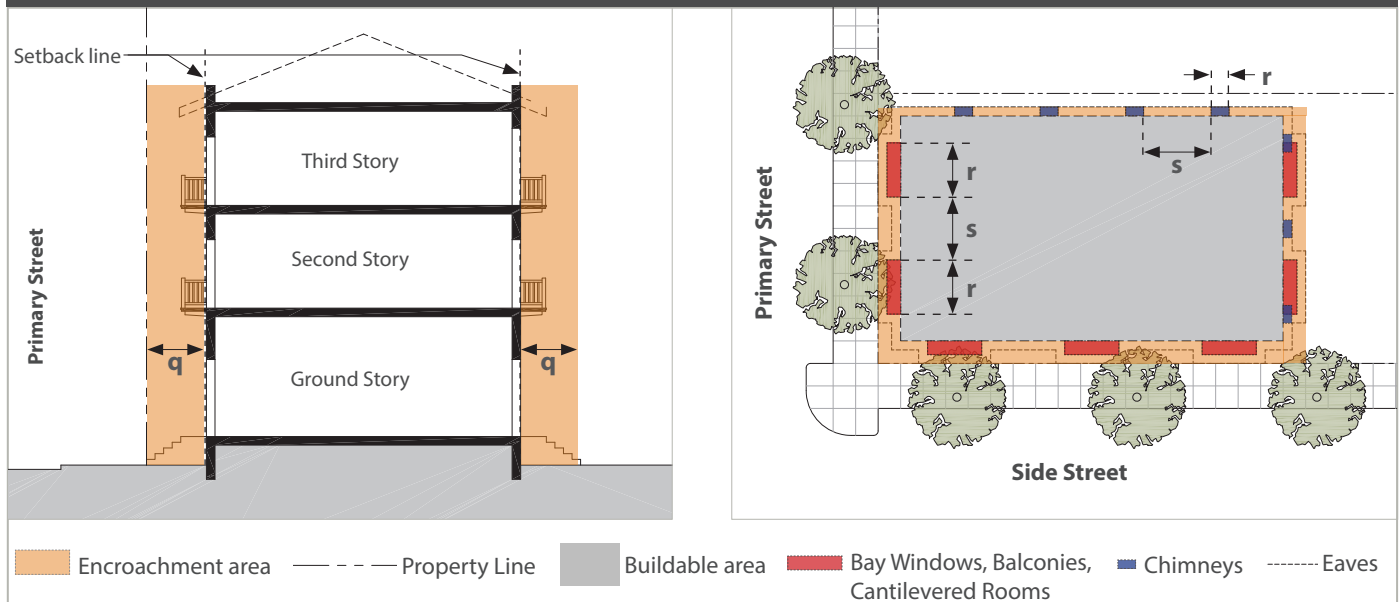
TABLE 1.3.2(d) PARKING PLACEMENT STANDARDS			
			
			
PARKING PLACEMENT		MIN.	MAX.
l	Primary Street Setback	Rear 50% of lot	–
m	Side Street Setback	5 ft.	–
n	Side Setback	5 ft.	–
o	Rear Setback	5 ft.	–
DRIVEWAY		MIN.	MAX.
p	Driveway width	See individual Building Types in Sec. 8119-1.4	

Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone (contd.)

e. Building Encroachments

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.2\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.2\(e\)](#) below. As part of the main building, cantilevered rooms are allowed to encroach. Except for commercial signs, no encroachments are permitted in the public right-of-way.
3. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.2\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
4. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

TABLE 1.3.2(e) BUILDING ENCROACHMENT STANDARDS



BUILDING ENCROACHMENT STANDARDS

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows ¹	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies ¹	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms ¹	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	0 ft.	0 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. ²	2 ft. ²	2 ft.	2 ft. ²	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	0 ft.	0 ft.	See Sec. 8119-1.5.4 & Sec 8119-1.5.5		
Signage	5 ft.		0 ft.		See Sec. 8119-1.6		

[1] Bay windows, balconies, and cantilevered rooms are allowed only on second and third floors.

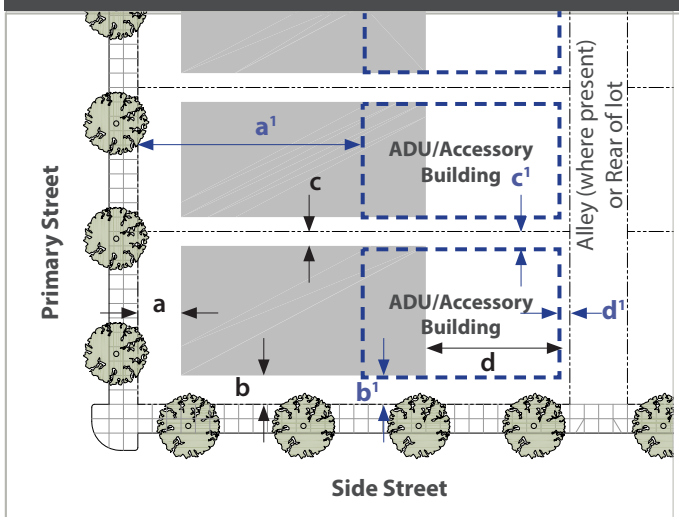
[2] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

Sec. 8119-1.3.3 - Residential (RES) Zone

a. Building Placement (AM. ORD. 4519 - 2/27/18)

- Buildings, Accessory Dwelling units (ADU) and other habitable/non-habitable *accessory* buildings shall be located within the building site per [Table 1.3.3\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See [Sec. 8119-1.8](#) for additional requirements.
- For all other applicable standards regarding ADUs, see Sec. 8107-1.7

TABLE 1.3.3(a) BUILDING PLACEMENT STANDARDS



PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback ¹	15 ft. or prevailing setback for block length	20 ft.
b	Side Street Setback ¹	10 ft.	–
c	Side Setback	5 ft.	–
d	Rear Setback	10 ft.	–
ADU/ACCESSORY BUILDING		MIN.	MAX.
a¹	Primary Street Setback ¹	Locate on Rear 40% of lot	
b¹	Side Street Setback ¹	10 ft.	–
c¹	Side Setback ²	5 ft.	–
d¹	Rear Setback ²	5 ft.	–

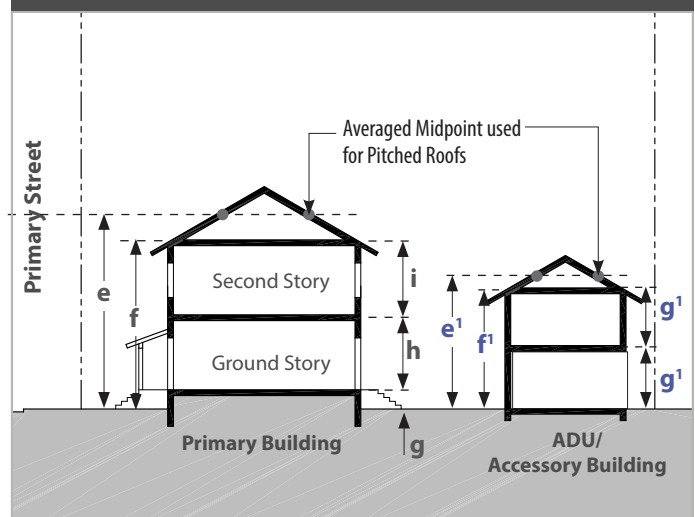
[1] Primary and Side Street setbacks shall be landscaped.

[2] An exception is allowed for non-habitable accessory buildings where the minimum side and rear setback can be 3 ft. (Per Sec. 8106-5.1).

b. Building Profile (AM. ORD. 4519 - 2/27/18)

- Building heights shall comply with the standards listed in [Table 1.3.3\(b\)](#) below and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

TABLE 1.3.3(b) BUILDING PROFILE STANDARDS



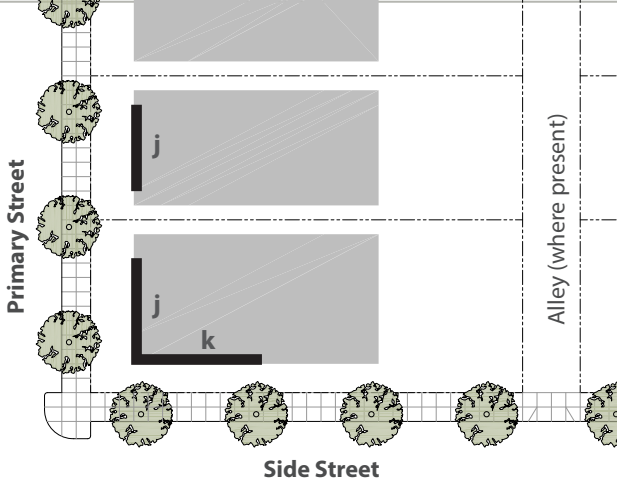

PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	2
f	Building height (ft.)	–	35
g	Height to top-of-plate (ft.)	–	25
h	Ground floor level above sidewalk (ft.)	0	3
i	Ground story height (ft.)	9	12
j	Upper story height (ft.)	9	12
ADU/ACCESSORY BUILDING		MIN.	MAX.
e¹	Building height (stories)	1	2¹
f¹	Building height (ft.)²	–	25
g¹	Height to top-of-plate (ft.)	–	20
h¹	Floor height (ft.)	9	10

[1] Only allowed if it is: (a) a 2-story ADU, or (b) an ADU located over a non-habitable accessory building.

[2] Building height of ADU/Accessory Building shall not exceed the height of the Primary Building.

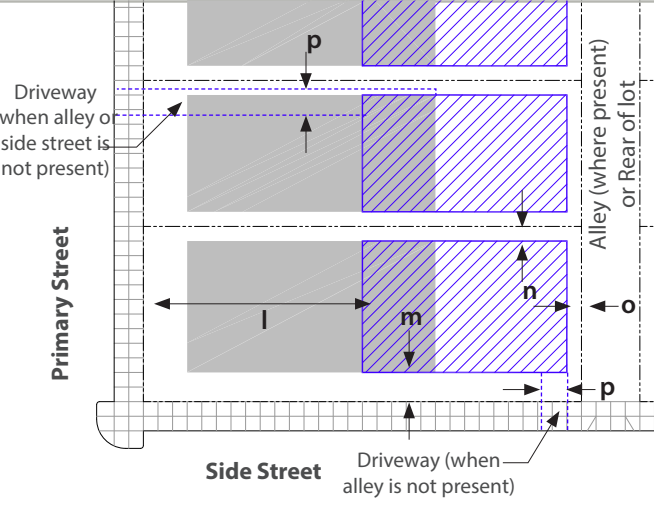

Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.3\(c\)](#) below and shall incorporate one or more of the *frontage* types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. For lots with no *side street* or *alley* access, a proportionate reduction in percentage of building length along the *primary street frontage* is permitted for driveway access to rear parking lots.
3. All *principal* and *secondary uses* shall be enclosed in a building that meets *frontage* requirements specified in [Sec. 8119-1.3.3\(c\)\(1\) and \(c\)\(2\)](#) above.

TABLE 1.3.3(c) BUILDING FRONTAGE STANDARDS		
		
		
MIN. BUILDING LENGTH ALONG STREET FRONTAGE		MIN.
j	Primary Street (% of lot width)	60
k	Side Street (% of lot depth)	30

d. Parking and Utilities

1. Parking and above-ground utilities shall be located as shown in [Table 1.3.3\(d\)](#) below. To the extent possible, utilities shall be underground.
2. Parking/service areas shall be accessed from an *alley* or a *Side Street*. When not present, parking/service areas may be accessed from the *Primary Street*, with driveways located as close to side property line as possible.

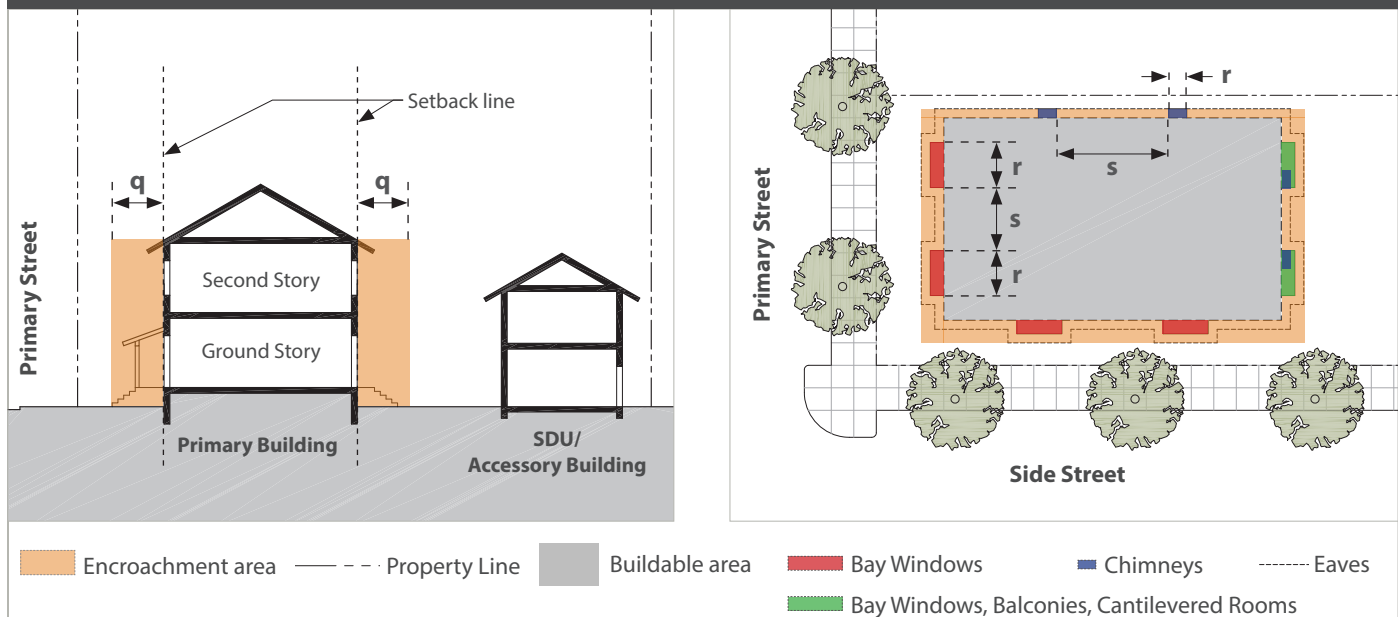
TABLE 1.3.3(d) PARKING PLACEMENT STANDARDS			
			
			
PARKING PLACEMENT		MIN.	MAX.
l	Primary Street Setback	Rear 50% of lot	–
m	Side Street Setback	10 ft.	–
n	Side Setback	5 ft.	–
o	Rear Setback	5 ft.	–
DRIVEWAY		MIN.	MAX.
p	Driveway width	See individual Building Types in Sec. 8119-1.4	

Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)

e. Building Encroachments

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below. As part of the main building, cantilevered rooms are also allowed to encroach.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.3\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
5. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

TABLE 1.3.3(e) BUILDING ENCROACHMENT STANDARDS



BUILDING ENCROACHMENT STANDARDS

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows ¹	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies ²	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms ²	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	2 ft.	2 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. ³	2 ft. ³	2 ft.	2 ft. ³	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	2 ft.	2 ft.	See Sec. 8119-1.5.4 and Sec. 8119-1.5.5		

[1] Bay windows are allowed only on the ground floor.

[2] Balconies and cantilevered rooms are allowed only on second floor.

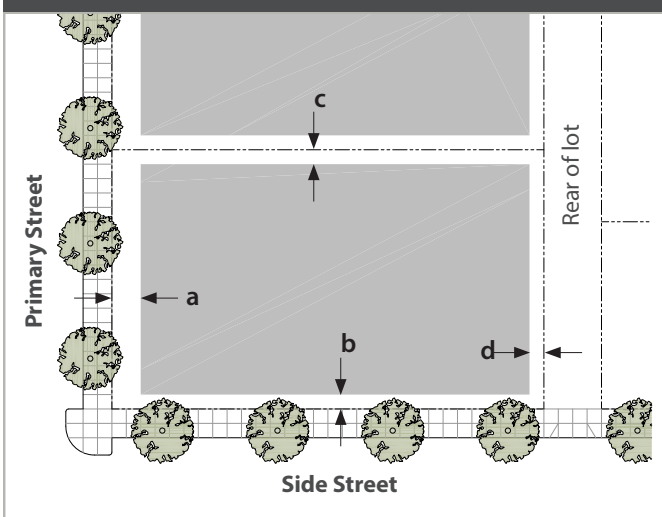
[3] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

Sec. 8119-1.3.4 - Industrial (IND) Zone

a. Building Placement

- Buildings shall be located within the building site per [Table 1.3.4\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See [Sec. 8119-1.8](#) for additional requirements, including standards for Open Storage in the IND zone ([Sec. 8119-1.8.7](#)).

TABLE 1.3.4(a) BUILDING PLACEMENT STANDARDS



Buildable area

----- Property Line

PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback ¹	10 ft.	20 ft.
b	Side Street Setback ¹	10 ft.	–
c	Side Setback	5 ft.	–
d	Rear Setback	5 ft.	–

ACCESSORY BUILDING

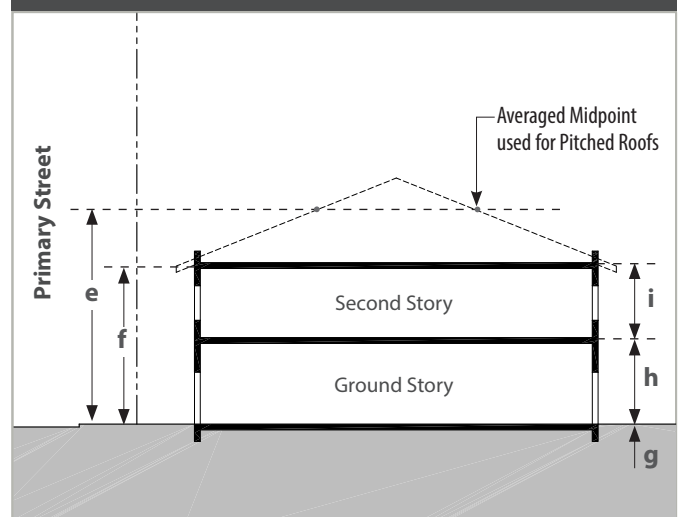
No detached habitable Accessory Buildings are allowed within the IND Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner, or a Caretaker is allowed (See [Sec. 8119-1.4.10](#)).

[1] Primary and Side Street setbacks shall be landscaped.

b. Building Profile

- Building heights shall comply with the standards listed in [Table 1.3.4\(b\)](#) and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- The heights of industrial buildings located *adjacent* to residentially zoned parcels shall be reduced (i.e. step back the second floor) to ensure compatible heights of the structures (Apply [Sec. 8119-1.8.5\(d\)](#)).

TABLE 1.3.4(b) BUILDING PROFILE STANDARDS



----- Property Line

PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	2
	Building height (ft.) ¹	–	45
f	Height to top-of-plate (ft.)	–	40
g	Ground floor level above sidewalk (ft.)	–	–
h	Ground story height (ft.):	–	35
i	Upper story height (ft.)	–	–

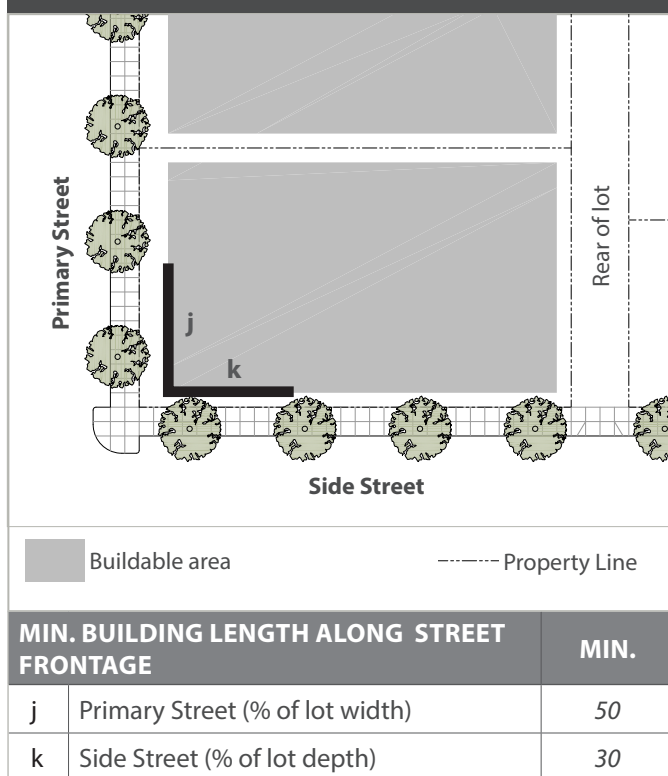
ACCESSORY BUILDING

The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*.

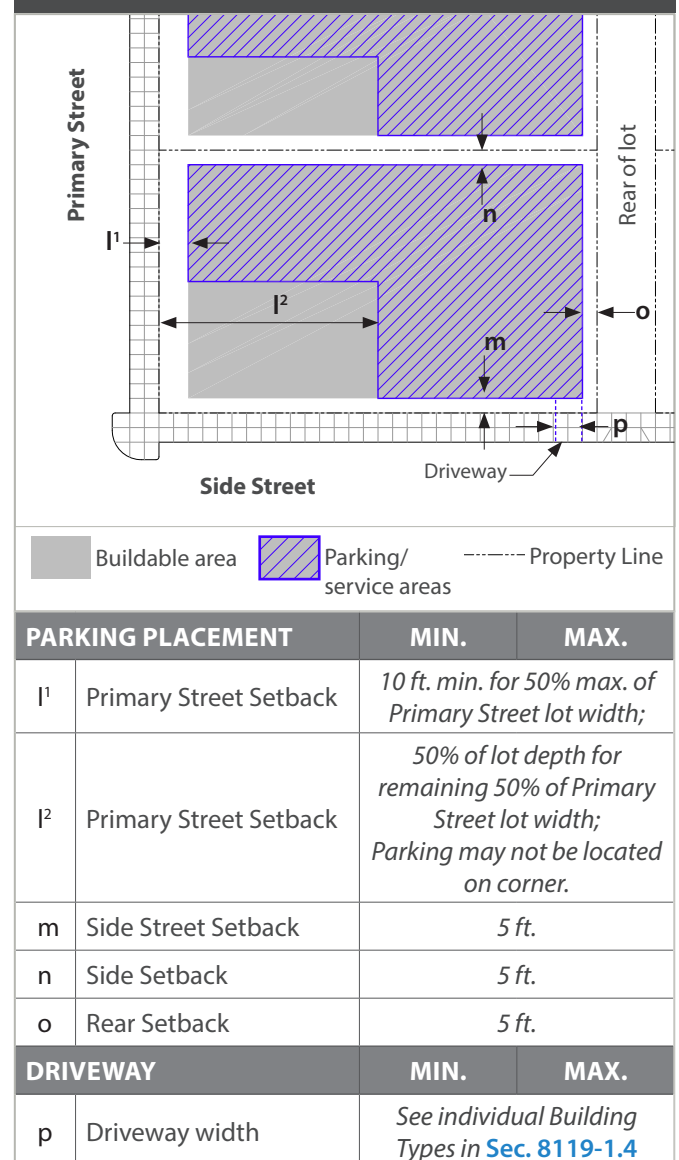
[1] Max. Building height along Azahar St = 35 ft. (See [Sec. 8119-1.8.5](#)).

Sec. 8119-1.3.4 - Industrial (IND) Zone (contd.)**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.4\(c\)](#) below and shall incorporate one or more of the *frontage* types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. All *principal* and *secondary uses* shall be enclosed in a building that meets *frontage* requirements specified in [Sec. 8119-1.3.4\(c\)\(1\)](#) above.

TABLE 1.3.4(c) BUILDING FRONTAGE STANDARDS**d. Parking and Utilities**

1. Parking and above-ground utilities (service areas) shall be located as shown in [Table 1.3.4\(d\)](#) below. To the extent possible, utilities shall be underground.
2. Parking/service areas shall be accessed from a *Side Street*. When not present, parking/service areas shall be accessed from the *Primary Street*. Driveways shall be located as close to side property line as possible.

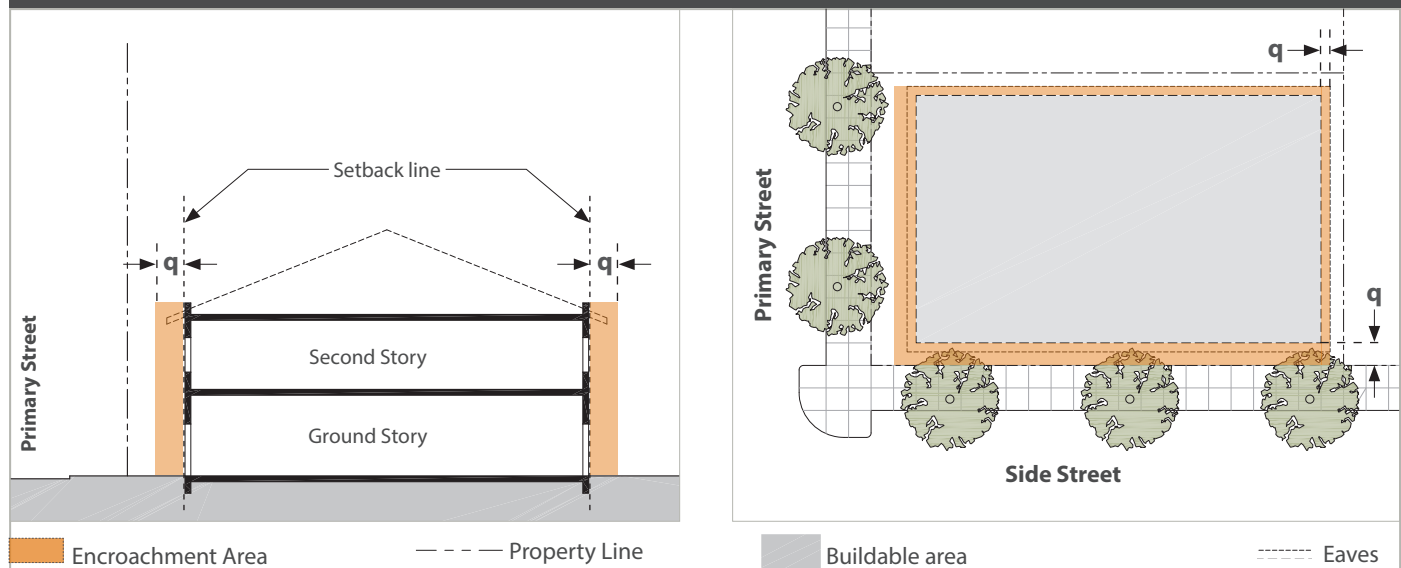
TABLE 1.3.4(d) PARKING PLACEMENT STANDARDS

Sec. 8119-1.3.4 - Industrial (IND) Zone (contd.)

e. Building Encroachments

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.4\(e\)](#) below.
2. Architectural elements, including eaves, and signage may encroach into setbacks as identified in [Table 1.3.4\(e\)](#) below.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.4\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.

TABLE 1.3.4(e) BUILDING ENCROACHMENT STANDARDS



BUILDING ENCROACHMENT STANDARDS

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (P)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT	ALL ENCROACHMENTS COMBINED	
Eaves	2 ft.	2 ft.	2 ft.	2 ft.	n/a	100% of façade length	n/a
Signage	5 ft.		0 ft.		See Sec. 8119-1.6		

Sec. 8119-1.4 - Building Type Standards

Sec. 8119-1.4.1 - Allowable Building Types by Zone

A parcel may only be developed with a building type allowed by this Section. Allowable building types for each zone in Old Town Saticoy are shown in [Table 1.4.1](#) below. Section references in the table indicate the location for Building Type standards.

TABLE 1.4.1. ALLOWED BUILDING TYPES BY ZONE				
BUILDING TYPES	ZONE			
	TC	R/MU	RES	IND
Commercial/Mixed-Use Building	Sec. 8119-1.4.3	Sec. 8119-1.4.3		Sec. 8119-1.4.3
Courtyard Building	Sec. 8119-1.4.4	Sec. 8119-1.4.4		
Townhouse		Sec. 8119-1.4.5		
Small Apartment Building		Sec. 8119-1.4.6		
Triplex and Quadplex		Sec. 8119-1.4.7	Sec. 8119-1.4.7	
Single-Family House and Duplex		Sec. 8119-1.4.8 ²	Sec. 8119-1.4.8	
Industrial Building				Sec. 8119-1.4.9
Accessory Dwellings (habitable) ¹	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10
Accessory Structures (non-habitable)			Sec. 8119-1.4.11	

[1] There are **two** types of accessory, habitable buildings:

- Accessory dwelling units, which are allowed on single-family and multi-family zoned lots, pursuant to Sec. 8107-1.7 (AM. ORD. 4519 - 2/27/18), and
- Caretaker dwelling units and those for Superintendent/Owner, which are allowed in the TC, R/MU, and IND zones.

[2] Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.

Sec. 8119-1.4.2 - Requirements for all Building Types

See [Sec. 8119-1.4.3 through Sec. 8119-1.4.11](#) for detailed Building Type standards.

a. Building Size, Massing and Materials

All *Principal* and *Secondary* uses shall be conducted within a completely enclosed building, unless the use is specifically identified as an outdoor use or is one which must be located outdoors in order to function.

1. **Corner Lots:** When a building is located on a corner lot, the *Primary* and *Side Street* *façades* shall utilize the same materials and finishes.
2. **Street-Facing Façades:** In order to ensure that building size and massing is consistent with the small-town character of Old Town Saticoy:
 - i. The length of *façade* shall be limited to the standards in [Tables 1.4.3. through 1.4.11.](#)
 - ii. If the *façade* length exceeds 100 feet, the *façade* shall be visually broken up into multiple vertical segments (Also see [Sec. 8119-1.4.2\(a\)\(3\). Building Façades](#)).



Example of a commercial building that breaks a long façade into multiple vertical segments.

3. **Building Façades:** *Façades* shall be divided into vertical components that are 25 feet or less in width. Each component can be created by projecting or recessing wall surfaces, by changing the roofline or adding a porch, or by adding piers or *pilasters* to provide vertical breaks in the building elevation.
4. **Multi-family Buildings:** *Multi-family* buildings (i.e. the residential portions of Mixed-use Buildings, Courtyard Buildings, or Small Apartment Buildings) may be composed of *stacked flats*, townhouse units, *lofts* or a combination of these dwelling unit types.



Example of a building that breaks up the Primary and Side Street façades into different vertical components by projecting or recessing external wall surfaces and by adding porches, balconies, etc..

b. Frontage Standards

1. **Frontage Type:** Street-facing building *façades* shall be composed of allowed *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards).
2. **Uses facing the Street:** Along *Primary Streets*, where retail or office uses are allowed or required, retail or office space rather than service rooms shall be oriented toward the *Primary Street*.
3. **Uses facing a Park:** Buildings that are *adjacent* to and face a park (such as Plaza or Green) shall include building entry, windows, doors, and *frontage* types that provide a high level of visibility and access between the building and the park. For guidelines related to parks, see [Section C.7. in Chapter 6.](#) of the Area Plan.
4. **Window Locations:**
 - i. All buildings shall provide street-facing and, where present, *alley*-facing windows.
 - ii. *Alley*-facing windows shall only be provided for habitable *accessory* structures (not garages).
 - iii. The *Primary Street frontage* shall have minimum 50 percent window/glazing areas, and the *Side Street Frontage* shall have a minimum of 25 percent.



Example of a building that incorporates the same materials and finishes on both its Primary Street and Side Street façades. Its front porch also faces both streets.



Example of a mixed-use building that employs pilasters to divide its façade into vertical bays.

c. Building Lighting

Lighting shall comply with the following requirements:

1. **Flood lamps** shall be shielded so that *light sources* are not visible from a public right-of-way.
2. **Spotlights:** Lighting (uplighting, downlighting) shall be aimed solely at the object to be illuminated, such as architectural features or components of a building, and outdoor artwork or signs.
3. **Lighting fixtures** shall not obscure important architectural features of the building.
4. Lighting fixtures shall minimize off-site light and glare that would be visible from the Santa Clara River.

d. Services and Utilities Placement

The standards in this section apply to the following: (i) Service areas (for trash enclosures), (ii) Mechanical and electrical equipment (HVAC) and (iii) Public utility equipment (back flow preventers, transformer boxes, gas and electric meters, etc.) located on private lots. These standards apply to both roof- or ground-mounted services and utilities.

1. **Public Views:** To the extent feasible, service/utility areas and equipment shall be screened from public view or located so as not to be visible from *Primary or Side Streets*. Utilities unavoidably located in a front yard shall be located away from pedestrian and vehicular routes and screened from public view (with landscaping, by using building offsets or enclosures).
2. **Lots with Alleys:** Locate service areas *adjacent* to the *alley*, and place utilities and equipment *adjacent* to the *alley*, subject to the requirements and approval of the associated utility company.
3. **Lots without Alleys:** When an *alley* is not present, utility access and equipment shall be located in a side or rear-yard and screened from public view.
4. **Noise or Odor-Generating Equipment/Containers:** To the extent feasible, garbage bins, generators, and other such equipment shall be located away from *adjacent* properties. Such facilities shall be fully enclosed by materials that minimize noise or odor impacts. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, should not be located on or within 10 feet of the *Primary Street* property line or within any on-site common open spaces. Where required, trash enclosures shall be provided in accordance with Integrated Waste Management Division (IWMD) guidance.



Example of a residential building that uses an overhanging room to break up its front façade.



Accessory buildings have alley-facing windows.

e. Open Space and Landscape

1. **Primary and Side Street Setbacks:** In the Town Center (TC) zone, *Primary* and *Side Street* setbacks require landscaping, which may include *hardscape* or special/permeable paving material consistent with applicable stormwater regulations (See [Section C.6. in Chapter 6.](#) of the Area Plan for examples of special/permeable paving). These setbacks may also utilize a combination of *hardscape* and landscape (such as *planters*). In the RES, R/MU and IND zones, *Primary* and *Side Street* setbacks shall be landscaped.
2. **Front Yards:** The size of front yards shall be determined by the setbacks and *frontage* type requirements of the applicable zone (See [Sec. 8119-1.3. Zoning Standards](#)).
3. **Landscaping:** For *Primary* and *Side Streets*, the “*parkway*” portion of the public right-of-way (see [Chapter 5.](#) of the Saticoy Area Plan), as well as setback areas along those streets, shall be landscaped and maintained by the landowner. Landscaping shall be provided from the edge of sidewalk or back of curb to the building *façade* or garden wall. Paved areas shall be limited to walks and driveways, where present.
4. **Commercial Open Space:** For developments in the TC zone, the total area devoted to landscaping shall be no less than 10 percent of the overall permit area. Except for *Primary* and *Side Street* setbacks, landscape requirements may be modified or waived by the Planning Director for lots of less than 5,000 square feet in area. All landscaping plans including, where required, street tree plantings in *parkway* areas or in specified sidewalk tree wells, shall be submitted with the project application.
5. **Landscaping for Large-Scale Development or Redevelopment:** See [Sec. 8119-1.8.5\(f\)](#).



A back flow preventer that abuts the building and is screened from the view of the sidewalk and street by shrubs.



An occupiable private patio can also provide ample space for solar access and water infiltration.

Sec. 8119-1.4.3 - Commercial/Mixed-Use Building

A one-, two-, or three-story building designed for occupancy by retail, service, or office uses on the ground floor. Upper floors, where present, may be used for service, office, or residential uses as allowed by each zone's permitted uses. Upper floor units may be directly accessed from the street level by an exterior stair or through an interior street-level lobby. The building may also be configured for "live/work" or residential occupancy, in which case the ground floor is occupied by non-residential uses and the upper story is occupied by residential uses. In the Town Center zone, commercial uses are located at the ground level, and residential or commercial uses are located on the upper floor. This building type may utilize either "block-form" or "house-form" structures.

All Commercial/Mixed-Use Buildings shall meet the standards listed in [Table 1.4.3](#).



Building Type Diagram (example shows a 2-story building)



A tall, one-story "block-form" Mixed-Use Building that accommodates retail uses is appropriate for Saticoy's Town Center.



A two-story "house-form" Mixed-Use Building (with retail ground floor and residential upper floor) is residential in character and appropriate for Saticoy's Residential Mixed-Use areas.

TABLE 1.4.3. COMMERCIAL/MIXED-USE BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	25 ft. min. – 100 ft. max.		Not allowed	25 ft. min. – 260 ft. max.
B. Depth	75 ft. min. - 150 ft. max.			75 ft. min. - 260 ft. max.
2. BUILDING SIZE AND MASSING				
A. Height (max.)	2 stories / 40 ft.	3 stories / 50 ft.	Not allowed	2 stories / 45 ft.
B. Length along front	80 ft. max.			130 ft. max.
C. Length along side yard	75 ft. max.	60 ft. max.		80 ft. max.
D. Residential Unit Size	Per market	Per market		n/a
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground floor	Direct access from sidewalk		Not allowed	Direct access from sidewalk
B. Upper Floors	From street-level lobby or stair accessed from sidewalk or street-level patio			From street-level lobby or stair accessed from sidewalk
4. PARKING ACCESS ¹				
A. Lot with alley	From alley	n/a	Not allowed	n/a
B. Corner lot without alley	Max. 20 ft wide driveway connected to a Side Street			Max. 20 ft wide driveway connected to a Side Street
C. Internal lot without alley	Max. 20 ft. wide driveway connected to a Primary Street			Max. 20 ft. wide driveway connected to a Primary Street
5. PARKING TYPE				
A. Type	Surface lot, Joint Parking lot, garage, or carport	Surface lot, garage, or carport	Not allowed	Surface lot, garage, or carport
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Primary and Side Street setbacks to be landscaped or paved per Sec. 8119-1.4.2(e)	Landscaping required in Primary and Side Street setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks
B. Private Open Space (Residential Uses only)	n/a	<ul style="list-style-type: none">Patio, deck or rear/side yard for ground floor units;Balcony required for 2nd or 3rd story units;Min size: 40 SF min. with dimensions of 5 ft. x 8 ft.		n/a
C. Common Open Space (Residential Uses only)		<ul style="list-style-type: none">Required for residential development with 8 or more units unless project is located less than 1/4-mile walking distance from 0.25 acre park.Min. size: 1,000 SF min. with dimensions 20 ft. x 25 ft.		
7. FRONTAGE				
	See Sec. 8119-1.5		Not allowed	See Sec. 8119-1.5

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

Sec. 8119-1.4.4 - Courtyard Building

The Courtyard Building is a “*block-form*” or a “*house-form*” building that can be used for residential, commercial, or mixed-use (residential/commercial) areas. In all configurations, the courtyard should be visible and accessed from a *Primary* or *Side Street*. This building type is particularly useful for large-scale developments. Courtyard buildings are well suited to senior housing.

When used for residential purposes, the Courtyard Building includes a group of attached dwelling units arranged to share one or more common courtyards, where pedestrian access to those units is taken from a courtyard. The courtyard should function as a common outdoor space for residents. When used solely for commercial use in the Town Center (TC) zone, the courtyard space shall be used as a *semi-public outdoor area*.

A mixed-use configuration could occur in a number of ways:

- a. **Within the TC zone**, commercial use would occupy the ground floor level and residential use would occupy the second level in either a *live/work* configuration or *secondary use* configuration;
- b. **Within the R/MU zone**, commercial use would occupy a portion of the ground floor level, with residential use on both ground and upper floors. Alternatively, a Courtyard Building could be configured with a one or two-story commercial structure that faces a *Primary Street*, combined with residential buildings located behind the commercial building facing a courtyard that is primarily or exclusively used by residents.



Courtyard Building Type Diagram

All Courtyard Buildings shall meet the standards listed in [Table 1.4.4](#).



Illustrative Photo of Courtyard Building with residential units.



Illustrative Photo of interior courtyard used for common open space.

TABLE 1.4.4. COURTYARD BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	100 ft. min.		Not allowed	
B. Depth	120 ft. min.			
2. BUILDING SIZE AND MASSING				
A. Height (max.)	2 stories / 40 ft.	3 stories / 50 ft.	Not allowed	
B. Length along front	130 ft. max.	130 ft. max.		
C. Length along side yard	n/a			
D. Unit size	Per market	Per market		
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground floor	Direct access from sidewalk or courtyard		Not allowed	
B. Courtyard	<ul style="list-style-type: none">15 ft. min. wide passage that is open to the sky and provides access from Primary or Side Street sidewalk to courtyard.View through passage from Primary or Side Street sidewalk into courtyard must be unobstructed.A wrought iron, metal picket, or wood gate may be used. Gates must allow visibility into courtyard (max. 25%).			
4. PARKING ACCESS ¹				
A. Lot with alley	From alley	n/a	Not allowed	
B. Corner lot without alley	Max. 20 ft wide driveway connected to a Side Street			
C. Internal lot without alley	Max. 12 ft. wide driveway connected to a Primary Street; or Joint Parking lot.	Max. 12 ft. wide driveway connected to a Primary Street.		
5. PARKING TYPE				
A. Type	Surface lot, garage, or carport. Parking is prohibited in courtyard.		Not allowed	
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Primary and Side Street setbacks to be landscaped or paved per Sec. 8119-1.4.2(e)	Landscaping required in Primary and Side Street setbacks.		
B. Private open space (Residential uses only)	May be provided in side and rear yards: min. dimensions 8 ft. x 10 ft.			
C. Common open space (Courtyard)	<ul style="list-style-type: none">One or more separated or interconnected courtyardsMin. 15% of lot area with min. width of 30 ft. and max. width or length of 100 ft.Courtyard must be landscaped.		Not allowed	
7. FRONTAGE				
	See Sec. 8119-1.5		Not allowed	

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

Sec. 8119-1.4.5 - Townhouse

A “house-form” building type comprised of four or more attached units arranged side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The building is located at the front of the property, with a parking lot or garage at the rear of the property, separated from the *primary building* by a rear yard. Townhouses shall primarily accommodate housing.

For parcels *abutting* L.A. Avenue and Nardo Street in the R/MU zone, townhouses may include a corner, two-story commercial unit that directly faces the *Primary Street*.

All Townhouse Buildings shall meet the standards listed in [Table 1.4.5](#).



Townhouse Building Type Diagram



Illustrative Photo



Illustrative Photo

TABLE 1.4.5. TOWNHOUSE				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	Not allowed	100 ft. min.	Not allowed	
B. Depth		100 ft. min.		
2. BUILDING SIZE AND MASSING				
A. Height (max.)	Not allowed	3 stories / 50 ft.	Not allowed	
B. Length along front		150 ft. max.		
C. Length along side yard		60 ft. max.		
D. Unit size		Per market		
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground floor	Not allowed	Direct access from sidewalk	Not allowed	
4. PARKING ACCESS ¹				
A. Lot with alley	Not allowed	n/a	Not allowed	
B. Corner lot without alley		Max. 20 ft. wide driveway connected to a Primary Street		
C. Internal lot without alley		Max. 20 ft. wide driveway connected to a Side Street		
5. PARKING TYPE				
A. Type	Not allowed	In surface lot, garage, or carport	Not allowed	
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks	Not allowed	
B. Private Open Space (Residential uses only)		<ul style="list-style-type: none">• Ground floor units: Patio, deck or rear/side yard; min. size: 100 SF with min. dimensions 10 ft. x 10 ft.• 2nd or 3rd story units: Balcony required; min. size: 40 SF with min. dimensions 5 ft. x 8 ft.		
C. Common Open Space (Residential uses only)		Required for residential development with 8 or more units unless project is located less than 1/4-mile walking distance from a 0.25 acre park. Min. size: 1,000 SF with min. dimensions 20 ft. x 25 ft.		
7. FRONTAGE				
	Not allowed	See Sec. 8119-1.5	Not allowed	

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

Sec. 8119-1.4.6 - Small Apartment Building

A building with the appearance and scale of a large house from the *Primary* or *Side Street*, containing up to eight dwelling units surrounded by setbacks on all four sides (front yard, side yards, rear yard). The building has one or more internal shared lobbies or hallways that provide access to individual units. On-site open space is provided by a rear yard that serves all the dwellings. Small Apartment Buildings may accommodate housing as well as ground floor commercial uses that directly face the *Primary Street*.

All Small Apartment Buildings shall meet the standards listed in [Table 1.4.6](#).



Small Apartment Building Type Diagram



Illustrative Photo of a small apartment building.



Illustrative Photo of a small apartment building type appropriate for the R/MU zone. Porches provide private open space.

TABLE 1.4.6. SMALL APARTMENT BUILDING

STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	Not allowed	100 ft. min.	Not allowed	
B. Depth		120 ft. min.		
2. BUILDING SIZE AND MASSING				
A. Height (max.)	Not allowed	2 stories / 50 ft.	Not allowed	
B. Length along front		80 ft. max.		
C. Length along side yard		100 ft. max.		
D. Unit size		Per market		
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground floor	Not allowed	Accessed from a street-facing lobby; dwelling units shall be accessed directly from interior lobby or corridor.	Not allowed	
B. Upper Floors		Accessed through a corridor or stair (connected to a ground floor lobby).		
4. PARKING ACCESS ¹				
A. Lot with alley	Not allowed	n/a	Not allowed	
B. Corner lot without alley		Max. 20 ft. wide driveway connected to a Side Street.		
C. Internal lot without alley		Max. 20 ft. wide driveway connected to a Primary Street.		
5. PARKING TYPE				
A. Type	Not allowed	Surface lot, garage, or carport.		
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks.	Not allowed	
B. Private Open Space (Residential uses only)		<ul style="list-style-type: none">Ground floor units: Patio, deck, porch or rear/side yard; min. size: 80 SF with min. dimensions 8 ft. x 10 ft.2nd or 3rd story units: Balcony required; min. size: 40 SF with min. dimensions 5 ft. x 8 ft.		
C. Common Open Space (Residential uses only)		<ul style="list-style-type: none">For lots with 5 to 20 units, min. size = 1,000 SF with min. dimensions 20 ft. x 25 ft. ²;For lots with 20 units or more, min. size = 2,000 SF, with min. width of 20 ft.		
7. FRONTAGE				
	Not allowed	See Sec. 8119-1.5	Not allowed	

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

[2] Common Open Space for buildings with fewer than 20 units may be provided in lieu of private (ground floor) open space.

Sec. 8119-1.4.7 - Triplex and Quadplex

Triplexes and Quadplexes are “house-form” buildings with three or four units per lot, respectively, surrounded on all four sides by setbacks (front yard, side yard, rear yard), with separate entrances for each unit. No more than two (2) units may be accessed from each entrance. Within the R/MU zone, this building type may contain ground-floor commercial use. On-site open space is provided by a rear yard that serves all the dwellings or through private yards for each dwelling.

All *Triplex* and *Quadplex* Buildings shall meet the standards listed in [Table 1.4.7](#).



Triplex / Quadplex Building Type Diagram



Illustrative Photo showing a 2 story Triplex, appropriate for the Residential or Residential/Mixed Use zones.



Illustrative Photo showing a Quadplex, allowed as a 3 story in the Residential/Mixed Use zone only.

TABLE 1.4.7. TRIPLEX AND QUADPLEX				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	Not allowed	75 ft. min. - 100 ft. max.	75 ft. min.	Not allowed
B. Depth		75 ft. min.	100 ft. min.	
C. Min. Lot Size (SF)		Triplex: 7,000 SF min. Quadplex: 7,500 SF min	Triplex: 7,500 SF min. Quadplex: 8,000 SF min	
2. BUILDING SIZE AND MASSING				
A. Height (max)	Not allowed	<ul style="list-style-type: none">• 3 stories / 50 ft.• Third story must be within attic with light provided by dormer windows.• Third story floor area to be no larger than 75% of ground floor footprint.	2 stories / 35 ft.	Not allowed
B. Length along front		35 ft. min. / 85 ft. max.		
C. Length along side yard		80 ft. max.		
D. Unit size		Per market		
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground floor	Not allowed	Direct access from sidewalk	Not allowed	
B. Upper Floors		Access from sidewalk connected by a stair		
4. PARKING ACCESS ¹				
A. Lot with alley	Not allowed	n/a	From alley	Not allowed
B. Corner lot without alley		Max. 12 ft. wide driveway connected to a Side Street		
C. Internal lot without alley		Max. 12 ft. wide driveway connected to a Primary Street		
5. PARKING TYPE				
A. Type	Not allowed	Surface lot, garage, or carport		Not allowed
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks		Not allowed
B. Private Open Space (Residential uses only)		<ul style="list-style-type: none">• Ground floor units: Patio, deck or rear/side yard; min. size: 80 SF with min. dimensions 8 ft. x 10 ft.• 2nd or 3rd story units: Balcony required; min. size: 40 SF with min. dimensions 5 ft. x 8 ft.		
C. Common Open Space (Residential uses only)		Min. 15% of lot area must be located in rear yard (min. dimensions of 20 ft x 20 ft.), and be shared by all units		
7. FRONTAGE				
	Not allowed	See Sec. 8119-1.5		Not allowed

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

Sec. 8119-1.4.8 - Single-Family House and Duplex

Single-Family Houses and Duplexes are “house-form” buildings that are surrounded on all four sides by setbacks (front yard, side yards, rear yard). Single-Family Houses contain only one unit. Duplexes contain two dwelling units, which can be organized side-by-side or vertically (top/bottom units). On-site open space is provided by a rear yard. All Single-Family and Duplex Buildings shall meet the standards listed in [Table 1.4.8](#).

Habitable and non-habitable Accessory Structures such as accessory dwelling units, garages, and storage rooms may be located on a single-family lot per the requirements of [Tables 1.3.3\(a\) to 1.3.3\(e\)](#). For Building Type Standards for habitable and non-habitable Accessory structures, see [Sec. 8119-1.4.10](#) and [Sec. 8119-1.4.11](#)).

(AM. ORD. 4519 - 2/27/18)



Single-Family House (left) and Duplex (right) Building Types with detached garages shown in back yard along alleyway.



Illustrative Photo of Single-Family House



Illustrative Photo of Single-Family or Duplex dwelling

TABLE 1.4.8. SINGLE-FAMILY HOUSE AND DUPLEX				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	Not allowed		50 ft. min. - 100 max.	Not allowed
B. Depth			75 ft. min.	
C. Min. Lot Size (SF)			Single-Family: 4,000 SF min. ¹ ; Duplex: 7,000 SF. min	
2. BUILDING SIZE AND MASSING				
A. Height (max.)	Not allowed		2 stories / 30 ft.	Not allowed
B. Length along front			25 ft. min. - 60 ft. max.	
C. Length along side yard			80 ft. max.	
D. Unit size			Per market	
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground floor	Not allowed		Direct access from Primary or Side Street sidewalk.	Not allowed
B. Upper Floors (Duplex)				
4. PARKING ACCESS ²				
A. Lot with alley	Not allowed		From alley.	Not allowed
B. Corner lot without alley			Max. 12 ft. wide driveway connected to a Side Street	
C. Internal lot without alley			Max. 12 ft wide driveway connected to a Primary Street	
5. PARKING TYPE				
A. Type	Not allowed		Surface lot, garage, or carport.	Not allowed
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Not allowed		Landscaping required in Primary and Side Street setbacks	Not allowed
B. Private or Common Open Space			<ul style="list-style-type: none">Min. 20% of rear lot area; min. dimensions 25 ft. x 25 ft. (625 SF);For Duplex, rear yard must be shared by both units, unless separate private open space is provided; Balcony or deck (for a 2nd story Duplex): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.	
7. FRONTAGE				
	Not allowed		See Sec. 8119-1.5	Not allowed

[1] Lot size identified for new lots (for the purposes of subdivision).

[2] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.

Sec. 8119-1.4.9 - Industrial Building

A “block-form” building designed for occupancy primarily by manufacturing, workshop, and warehouse uses. Industrial Buildings may also include office or limited retail uses. The Industrial Building type is intended to accommodate limited indoor/outdoor loading and staging areas for manufacturing and warehouse uses. The outdoor loading areas and parking must be located to the side or the rear of the building.

All Industrial Buildings shall meet the standards listed in [Table 1.4.9](#). Also see [Sec. 8119-1.8.5\(d\)](#) for additional requirements for industrial buildings located *adjacent* to residentially zoned parcels.



Industrial Building Type Diagram



Illustrative Photo



Illustrative Photo of Industrial Buildings with pitched roofs

TABLE 1.4.9. INDUSTRIAL BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	Not allowed		260 ft. max.	
B. Depth			260 ft. max.	
2. BUILDING SIZE AND MASSING				
A. Height (max.)	Not allowed		2 stories / 45 ft.	
B. Length along front			200 ft. max.	
C. Length along side yard			220 ft. max.	
D. Unit size (sf)			n/a	
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Ground Floor	Not allowed		Direct from sidewalk	
B. Second Floor			Interior or exterior stair	
4. PARKING ACCESS ¹				
A. Lot with alley	Not allowed		n/a	
B. Corner lot without alley			Max. 30 ft. wide driveway connected to a Side Street	
C. Interior lot without alley			Max. 30 ft. wide driveway connected to a Primary Street	
5. PARKING TYPE				
A. Type			Surface lot, garage, or carport	
6. OPEN SPACE				
A. Primary and Side Street Setbacks	Not allowed		Landscaping required in Primary and Side Street setbacks	
7. FRONTAGE				
	Not allowed		See Sec. 8119-1.5	

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

Sec. 8119-1.4.10 - Accessory Dwellings (and other habitable structures)

(AM. ORD. 4507/4509 - 3/14/17 (expired 3/14/18);
AM. ORD. 4519 - 2/27/18)

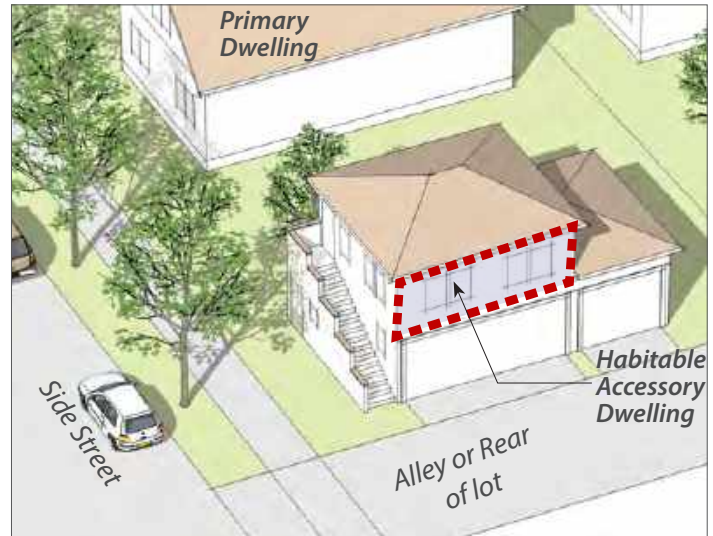
Accessory dwellings share the lot with a single-family dwelling (or other *principal use*), and shall be smaller than the *principal* dwelling and located at the rear of the lot (See [Table 1.3.3\(a\)](#)) in one of the following configurations:

a. Accessory Dwellings:

These types of dwellings include, but are not limited to, Accessory Dwelling Units (ADUs) in the R/MU and RES zones, and *live/work units*, Caretakers Dwelling units, or units for Superintendent or Owner (as permitted by [Sec. 8119-1.2](#)) in the TC, R/MU and IND zones. These units include bathing facilities (i.e. shower or bathtub) or a kitchen, or both, and can be attached to the *principal* dwelling or a garage, but cannot have internal access to the *principal* dwelling or garage. Apply Sec. 8107-1.7 for all other requirements (with the exception of minimum lot requirement).

b. Other habitable accessory structures:

An attached or detached habitable dwelling located above or beside a non-habitable *accessory* building (such as garage, or storage shed). Uses for these structures include, but are not limited to, artists studios, workshops and workout rooms. This type of structure shall not include bathing facilities or kitchens, and has no internal access to the *principal use*. Habitable *accessory* structures are not intended as dwelling units.



A habitable Accessory Dwelling Type configured as an accessory dwelling unit on top of a garage, detached from the primary building.

Multiple habitable *accessory* structures are allowed on one lot (but can include only one accessory dwelling unit). All structures shall comply with all pertaining zone standards (setbacks, lot coverage, etc). All Accessory Buildings shall meet the standards listed in [Table 1.4.10](#).



Illustrative Photo of a habitable Accessory Dwelling unit located over a garage (a two-story configuration).



Illustrative Photo of a habitable Accessory Dwelling located behind the principal dwelling (a one-story configuration).

TABLE 1.4.10. ACCESSORY DWELLINGS (AND OTHER HABITABLE STRUCTURES)

STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	50 ft. min.			
B. Depth	100 ft. min.			
C. Min. Lot Size (SF)	As determined by the PD or CUP for the use on site	8,000 SF min. (for Accessory Dwelling Unit only)		As determined by the PD or CUP for the use on site
2. BUILDING SIZE AND MASSING				
A. Height (max.)	1 story / 15 ft.	1 story / 15 ft.	2 stories / 25 ft. ; 1 story / 15 ft.	1 story / 15 ft.
B. Length along alley	30 ft. max.	n/a	30 ft. max.	n/a
C. Length along side yard	20 ft. max.			
D. Building and Unit size for Accessory Dwelling Units (SF) ^{1,2}	Caretakers, and Superintendent/Owners: 700 SF max. building footprint; Dwelling size: 400 SF min. to 700 SF max	Accessory Dwelling Unit (ADU) ³ : 700 SF max. building footprint (for detached ADUs only); Dwelling size: 1,200 SF max		Same as TC and R/MU
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Internal lots	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street
B. Corner lots	From Side street, required			
4. PARKING ACCESS ⁴				
A. Lot with alley	From alley	n/a	From alley	n/a
B. Corner lot without alley	Min. 12 ft. wide driveway connected to a Side Street			
C. Internal lot without alley	Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.			
5. PARKING TYPE				
A. Type	Surface lot, garage, carport, or open			
6. OPEN SPACE AND LANDSCAPE				
A. Side Street Setbacks	Landscaping required in Side Street setback			
B. Private Open Space	n/a	<ul style="list-style-type: none">Ground floor units: Rear/side yard; min. size: 80 SF.Balcony (for 2nd story unit only): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.		n/a
C. Common Open Space	10 ft. min. width along rear or side yard facing accessory structure			
7. FRONTAGE				
A. Ground Floor	No frontage type required (may include Stoop in RES zone - See Sec. 8119-1.5.4); Street- and alley-facing windows required.			
B. Upper Floors	Street- and alley-facing windows required			

[1] Refers to Gross Floor Area.

[2] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#). Only one Accessory Dwelling Unit can be accommodated per lot (see max. size of Accessory Dwellings in 2.D. in [Table 1.4.10](#) above).[3] Other than the specific provisions for ADUs listed in [Sec. 8119-1.3.2](#), [Sec. 8119-1.3.3](#) and [Sec. 8119-1.4.10](#), all other standards regulating ADUs listed in [Sec. 8107-1.7](#) shall apply. An Accessory Dwelling unit is allowed on a Residential parcel with a Single-Family home only if the lot size is 8,000 SF or more.

[4] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.

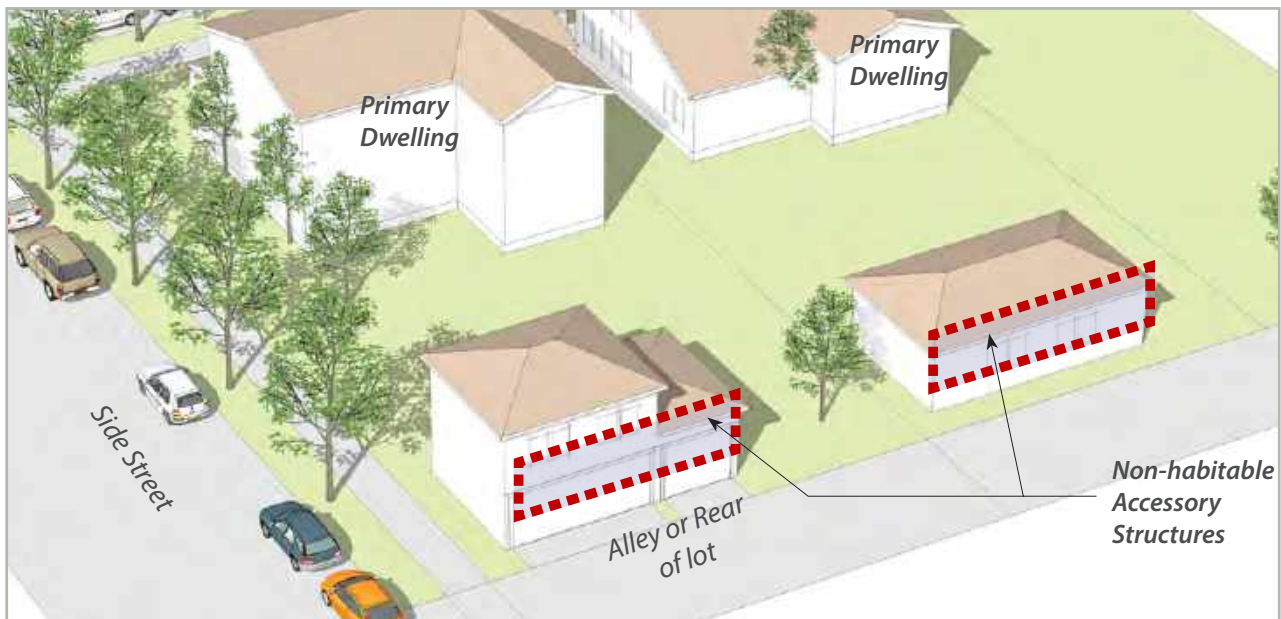
Sec. 8119-1.4.11 - Accessory Structure (Non-habitable)

(AM. ORD. 4519 - 2/27/18)

Accessory Structures which are non-habitable include separate buildings that share a lot with a street-facing single-family house, duplex, *triplex* or *quadplex*. These Accessory Structures are one-story and include a detached garage, storage shed, or similar uses. Non-habitable accessory structures must be smaller than the *principal* dwelling and are located at the rear of the lot.

All non-habitable Accessory Structures shall meet the standards listed in [Table 1.4.11](#).

Note: An accessory dwelling unit may be located above or beside a garage, as long as there is no internal access. (Refer to Sec. 8107-1.7.2(o))



A non-habitable Accessory Building Type configured as the following:

(on left): as a garage, detached from the primary building, with a habitable accessory dwelling unit located on top; and (on right) as a single-story detached structure such as a garage, workshop, storage shed, etc.



Illustrative Photo of a ground-floor non-habitable garage, configured with a habitable accessory unit above it with no internal access and detached from the principal dwelling.



Illustrative Photo of a one-story non-habitable Accessory Structure (storage shed) located behind the principal dwelling.

TABLE 1.4.11. ACCESSORY STRUCTURE (NON-HABITABLE)				
STANDARD	ZONE			
	TC	R/MU	RES	IND
1. LOT SIZE				
A. Width	Not allowed		50 ft. min.	Not allowed
B. Depth			100 ft. min.	
2. BUILDING SIZE AND MASSING				
A. Height (max.)	Not allowed		1 story / 15 ft.	Not allowed
B. Length along alley			30 ft. max.	
C. Length along side yard			20 ft. max.	
D. Building size (SF)			Total floor area of all structures: 2,000 SF max ¹	
3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET				
A. Internal lots	Not allowed		Side yard connected to a Primary Street; or rear yard connected to an alley	Not allowed
B. Corner lots			From Side street, required	
4. PARKING ACCESS (FOR GARAGES)				
A. Lot with alley	Not allowed		From alley	Not allowed
B. Corner lot without alley			Min. 12 ft. wide driveway connected to a Side Street	
C. Internal lot without alley			Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.	
5. PARKING TYPE				
A. Type	Not allowed		n/a	Not allowed
6. OPEN SPACE AND LANDSCAPE				
A. Side Street Setbacks	Not allowed		Landscaping required in Side Street setback	Not allowed
7. FRONTAGE				
	Not allowed		No frontage type required; Street- and alley-facing windows required, if provided.	Not allowed

[1] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#).

Sec. 8119-1.5 - Frontage Type Standards

A “*frontage*” refers to the *façade* of a building or the front side of a parcel *abutting* a street or road. In some cases, the *frontage* may also refer to the treatment of the land between the front of a building and the street. This section defines allowable architectural features (shopfronts, porches, etc.) and design standards for front yards. This section also includes *frontage* standards for industrial development, which are intended to help ensure compatibility with nearby residential or commercial areas.

Sec. 8119-1.5.1 - Allowable Frontage Types by Building Type

Allowable *frontage* types are organized by Building Type, and include *Primary* and *Secondary* frontages. The **Primary Frontage** of the building faces the *Primary Street* or in some cases, a park or other public space. *Secondary frontages* are those *frontages* that face a *Side Street* on a corner lot.

a. Requirements for all Frontage Types.

Primary Street frontages shall incorporate at least one of the *frontage* types allowed for the Building Type in that Zone, as identified in [Table 1.5.1](#). All *frontages* in Old Town Saticoy shall have at least one primary pedestrian entry and windows on each floor, composed as a primary building *façade* facing the *Primary Street*. The Frontage Types in this section affect may modify the configuration of those doors and windows.

TABLE 1.5.1. ALLOWED FRONTAGE TYPES BY BUILDING TYPE									
FRONTAGE TYPE	BUILDING TYPE								
	Commercial /Mixed-Use Building	Courtyard Building	Townhouse	Small Apt Building	Triplex/ Quadplex	Single-Family House/ Duplex	Industrial Building ¹	Accessory Structure (habitable)	Accessory Structure (non-habitable)
Shopfront	Sec. 8119-1.5.2						Sec. 8119-1.5.2 (Optional)		No frontage required
Shopfront with Arcade	See Sec. 8119-1.5.3								
Stoop		Sec. 8119-1.5.4	Sec. 8119-1.5.4	Sec. 8119-1.5.4	Sec. 8119-1.5.4	Sec. 8119-1.5.4		Sec. 8119-1.5.4 (Optional)	
Porch		Sec. 8119-1.5.5	Sec. 8119-1.5.5	Sec. 8119-1.5.5	Sec. 8119-1.5.5	Sec. 8119-1.5.5			
Front Yard		Sec. 8119-1.5.6		Sec. 8119-1.5.6	Sec. 8119-1.5.6	Sec. 8119-1.5.6	Sec. 8119-1.5.6 (Optional)		
Industrial							Sec. 8119-1.5.7 (Required)		

[1] The minimum frontage required for industrial buildings is Frontage Type in [Sec. 8119-1.5.7](#).

Sec. 8119-1.5.2 - Shopfront

a. Location

A Shopfront is an allowed *frontage* type for a Commercial/Mixed-Use Building in the TC and R/ MU zones and for the Industrial Building type in the IND zone.

b. Description

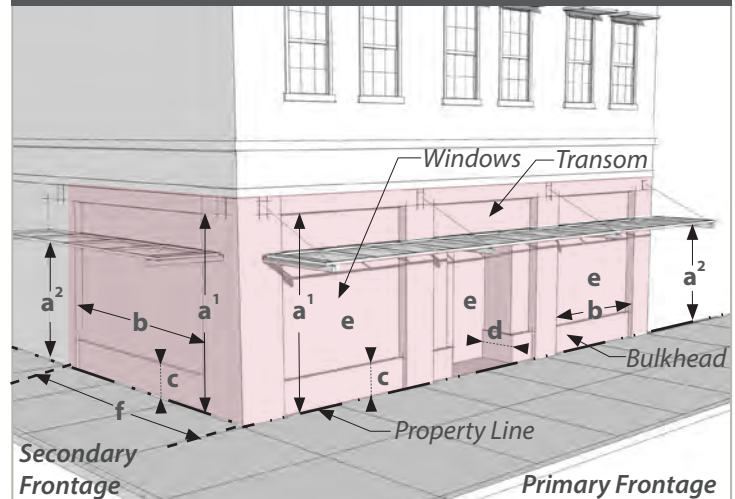
A Shopfront must have large, transparent glass windows and door openings, which are located at or near the sidewalk in a storefront assembly. The primary shop entrance shall be located at the same grade as the sidewalk, and shall provide direct access to the commercial/retail use(s) on the ground floor. The basic required architectural elements for a Shopfront include large windows, doors with glass, *transom* windows, and a solid base (*bulkhead*). In addition, a Shopfront may include awnings or a cantilevered roof/canopy, signage, lighting, and cornices.

As noted in [Table 1.3.1\(e\)](#) - Encroachments for the Town Center zone, projecting signs, awnings or canopies may encroach into the public right-of-way over the sidewalk (in the Town Center zone only), subject to approval of an Encroachment Permit (issued by the Public Works Agency). The permit shall not extend to any uses located under these eaves, awnings or canopies.

c. Design Standards

1. Storefront assemblies (doors, display windows, *bulkheads*, and associated framing) shall not be set back within the Shopfront openings more than 2 feet max.
2. Doors shall match the materials, design, and character of the display window framing.
3. **Display windows:**
 - i. Storefront(s) opening(s) along the *primary frontage* shall comprise at least 70 percent of the ground floor *façade*.

TABLE 1.5.2. SHOPFRONT STANDARDS



Shopfront diagram: Elements and dimensions, that when combined, make the Shopfront frontage.

STANDARDS		SHOPFRONT		AWNING ^[1]	
		MIN.	MAX.	MIN.	MAX.
a ¹	Height to top of transom (clear)	10 ft.	16 ft.	–	–
a ²	Height to bottom of awning/canopy (clear)	8 ft.	10 ft.	8 ft.	18 ft.
b	Width of storefront bay(s)	10 ft.	15 ft.	–	–
c	Height of bulkhead	1 ft.	3 ft.	–	–
d	Depth of recessed entry	no min; 10 ft. max for up to 50% of façade			
e	Percentage of glass area of ground floor façade	70%	90%	n/a	n/a
SECONDARY FRONTAGE					
f	Min. Storefront length	25 ft.	–	–	–

[1] Awnings and canopies may encroach into the public right-of-way in the Town Center zone, in addition to projecting signs (See [Table 1.3.1\(e\)](#): Town Center Encroachments; and [Sec. 8119-1.6](#) - Signage Standards for more details on projecting signage)

SEC. 8119-1.5 - FRONTAGE TYPE STANDARDS

- ii. Walls without openings shall not exceed 10 linear feet on *primary frontages* and 25 linear feet on *secondary frontages*.
 - iii. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing (e.g. less than 15 percent, low emissivity, solar) may be acceptable.
4. Transom windows (horizontal glass panels) above the storefront are required. Glass in *clerestory* windows may be clear, stained glass, glass block, or frosted glass.
5. **Bulkheads:**
 - i. Storefront *bulkheads* shall be of material similar or complementary to the main materials of the building and shall be made of the same or “heavier” materials visually than walls.
 - ii. Permitted materials include ceramic tile, wood panels, polished stone, or glass tile.
6. Awning widths shall correspond to storefront and openings and shall not extend across the entire *façade*.
7. New or renovated storefronts within historic buildings shall emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture, using the *Secretary of Interior's Standards* as a guideline. Refer to [Sec. 8119-1.8.4](#) for standards related to Cultural Heritage Sites.
8. The second story, if present, shall be designed to have windows aligned with windows on the ground floor level.



Shopfront Example - large glazing area of display windows, tile bulkhead under windows, glass door, clerestory and shade awning.



Shopfront Example - large glazing area of display windows, tile bulkhead under windows, glass door, clerestory and shade awning.



Shopfront Example - large glazing area of display windows, and recessed storefront entry with glass door.

Sec. 8119-1.5.3 - Shopfront with Arcade

a. Location

A Shopfront with *Arcade* is an allowed *frontage* type for a Commercial/Mixed-Use Building in the TC zone only.

b. Description

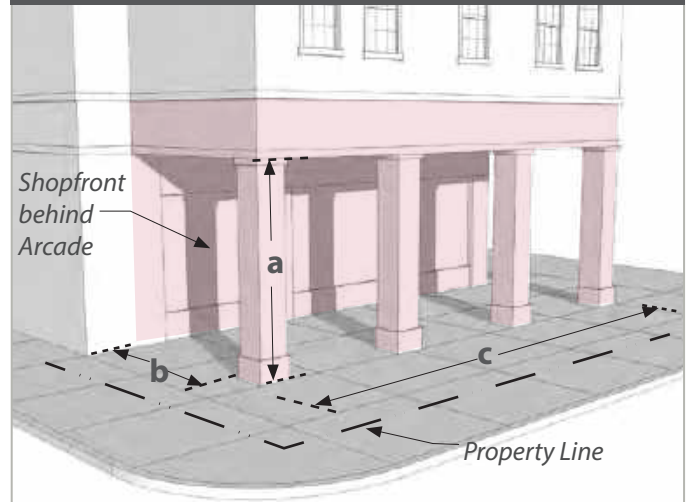
The *Arcade* shall have *façades* with a *colonnade* at the ground floor that supports the upper stories of the building or the roof (for one-story buildings). Behind these *Arcades* shall be a ground-floor shopfront, ideal for retail or restaurant use. The *Arcade* shall provide shelter to the pedestrian, shade the storefront glass and prevent glare that might obscure views of the merchandise.

Vines may be located at the *arcade* columns and shall be planted on grade in vine pockets located between the columns and the property line. *Planter* boxes or pots may be placed in between the columns to provide enclosure for such uses as cafe seating.

c. Design Standards

1. *Arcades* shall be minimum 10 feet wide clear in all directions (height, depth and length).
2. Along *primary frontages*, the *arcade* column spacing shall correspond to storefront openings.
3. The height of the *colonnade* shall be four to five times the column width.
4. Along *Primary Street*, walls without openings shall not exceed 10 linear feet.

TABLE 1.5.3. SHOPFRONT WITH ARCADE STANDARDS



2-Story Arcade diagram - Shopfront, columns, and overhead second-story building comprise of the Arcade.

STANDARDS		ARCADE	
		MIN.	MAX.
a	Height (sidewalk to ceiling)	12 ft.	16 ft.
b	Depth (<i>façade</i> to interior column face)	8 ft.	16 ft.
c	Length along frontage (percent of building <i>façade</i> width)	75%	100%



Illustrative Photo

Sec. 8119-1.5.4 - Stoop

a. Location

A Stoop is an allowed *frontage* type for a Courtyard Building type in the TC and R/MU zones; and for a Townhouse, Small Apartment Building, *Triplex/Quadplex*, Single-Family and Duplex, and Habitable Accessory Structures in the R/MU and RES zones.

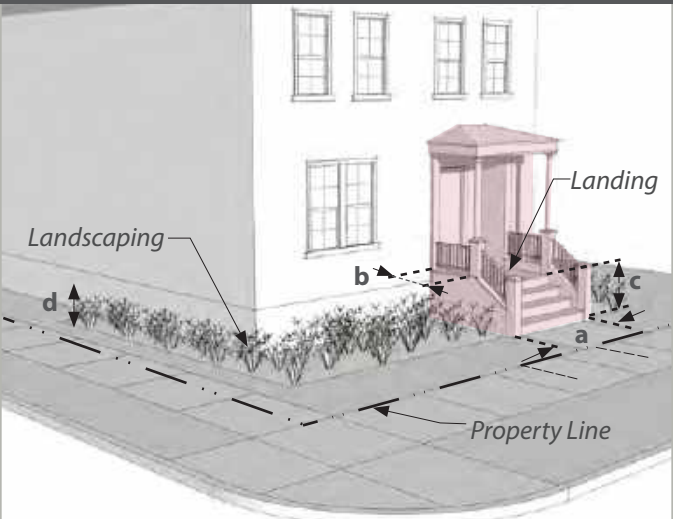
b. Description

A Stoop shall consist of a stair and landing that leads directly from the sidewalk level to a building entrance. The ground floor of the building shall be raised to provide privacy for the rooms facing the public street. This *frontage* type is ideal for ground floor housing that is near the street.

c. Design Standards

- 1. Stoops must be located directly at the entry(s) of the building to which they provide access.
- 2. The exterior stairs may be perpendicular or parallel to the adjoining sidewalk.
- 3. The landing may be covered by a roof or awning, or left uncovered.
- 4. Landscaping shall be placed on both sides of the stoop, either at grade or in raised *planters*.
- 5. Garden walls along the property line are allowed subject to the applicable requirements for Fences, Walls and Hedges for height and materials, see [Sec. 8119-1.8.3](#). For additional details, see Sec. 8106-8.1.
- 6. In addition to the stairs, a ramp that conforms to ADA Standards may be provided.

TABLE 1.5.4. STOOP STANDARDS



Stoop diagram: A raised entry within a small landscaped setback comprises the Stoop frontage.

STANDARDS		MIN.	MAX.
a	Stoop width	4 ft.	10 ft.
b	Landing depth (not including stairs)	4 ft.	10 ft.
c	Landing floor height (measured from adjoining finished grade)	18 in.	3 ft.
d	Planter/fence height ¹	–	3 ft.

[1] For more standards for Fences, Walls and Hedges, refer to [Sec. 8119-1.8.3](#)



Stoop Example - stairs, landing, and landscape area.

Sec. 8119-1.5.5 - Porch

a. Location

A Porch is an allowed *frontage* type for a Courtyard, Townhouse, Small Apartment Building, *Triplex/Quadplex*, and Single-Family and Duplex Building types in the R/MU and RES zones.

b. Description

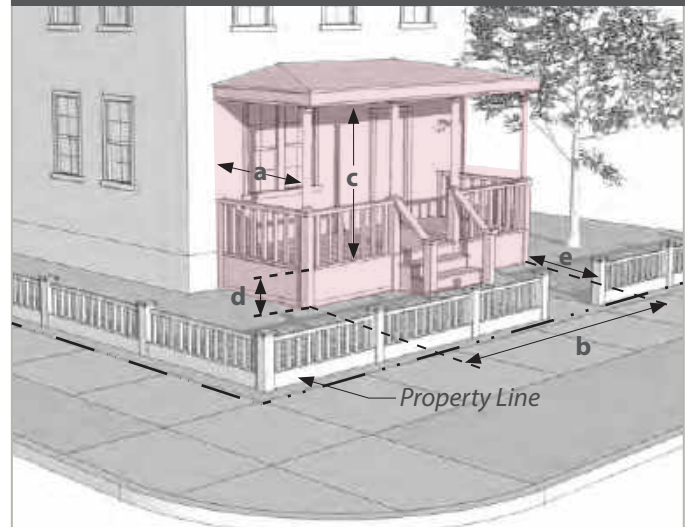
A Porch shall consist of an unenclosed, covered patio attached to the exterior of a building, and shall provide a physical transition from the sidewalk to the building. Porches are provided on buildings that are set back from the *Primary* or *Side Street* property lines and may encroach into the front yard setback (See [Sec. 8119-1.3.2\(e\)](#) and [8119-1.3.3\(e\)](#) for allowed building encroachments in the R/MU and RES zones).

Porches can be used for outdoor seating, or dining areas on residential, commercial or mixed-use buildings.

c. Design Standards

1. The main entry of the building must be accessed through the porch.
2. The exterior stairs may be perpendicular or parallel to the adjoining sidewalk.
3. The porch must be covered by a roof.
4. Garden walls along the property line are allowed subject to the applicable requirements for Fences, Walls and Hedges for height and materials, see [Sec. 8119-1.8.3](#). For additional details, see Sec. 8106-8.1.
5. In addition to the stairs, a ramp that conforms to ADA Standards may be provided.

TABLE 1.5.5. PORCH STANDARDS



Porch diagram: Optional low fence at property line with porch extending from building façade into front setback comprise the frontage.

STANDARDS		MIN.	MAX.
a	Porch depth (between wall and columns)	7 ft.	–
b	Porch width (between corner columns)	12 ft.	–
c	Porch height (measured from porch surface to top of porch columns)	8 ft.	12 ft.
d	Floor height (measured from adjoining finished grade)	18 in.	3 ft.
e	Separation between porch and fence or sidewalk	5 ft.	–



Porch Example - small setback with or without fence and raised porch create separation from street while providing an entry feature and outdoor living area for the dwelling.

Sec. 8119-1.5.6 - Front Yard

a. Location

A Front Yard is an allowed *frontage* type for a Courtyard, Small Apartment Building, *Triplex/Quadplex*, and Single-Family and Duplex Building types in the R/MU and RES zones; and an optional *frontage* type for the Industrial Building in the IND zone.

b. Description

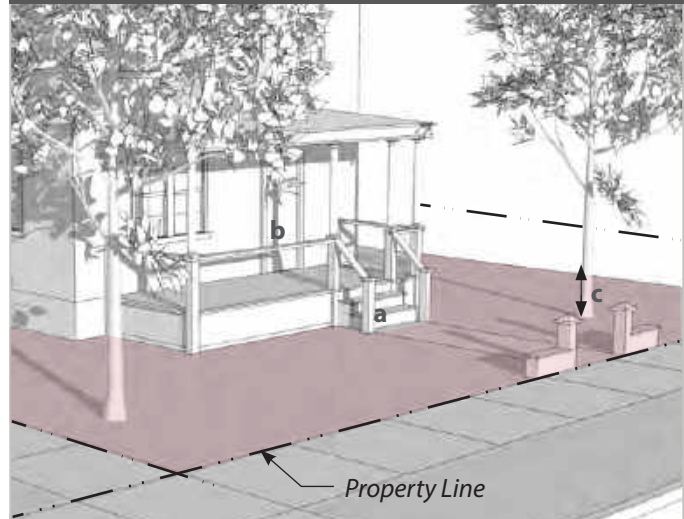
The Front Yard is the area between the building *façade* and the property line. Front yards may be unique to the property or designed in a manner that is similar to *adjacent* front yards. Front yards are frequently defined by solid or see-through fences, walls or hedges.

On sloping sites, front yards may be raised above the level of the adjoining sidewalk and supported by a low retaining wall at the property line with steps providing access from the sidewalk through the front yard to the building entry. Porches, stoops, balconies, and awnings may encroach into front yard setbacks (See [Sec. 8119-1.3.2\(e\)](#), [Sec. 8119-1.3.3\(e\)](#) and [Sec. 8119-1.3.4\(e\)](#) for allowed building encroachments in the R/MU, RES and IND zones).

c. Design Standards

1. Front Yards shall be located on the lot and dimensioned per the zone standards.
2. Front yards shall be landscaped. Paved areas shall be limited to walks and driveways where present.
3. For residential buildings in the Residential (RES) and Residential/Mixed Use (R/MU) zone, Front Yards shall be used in conjunction with a Porch or Stoop *frontage* type (with the exception of a *Side Street Frontage*).
4. At corner lots, both *Primary* and *Side Streets* frontages shall be treated as Front Yards.

TABLE 1.5.6. FRONT YARD STANDARDS



Front Yard diagram: Building setback can be small or large depending on the building types and zone.

STANDARDS		MIN.	MAX.
a	Size of Front Yard	Per building setbacks in applicable zone	
b	Allowed encroachments into building setbacks	Porch, stoop, awnings, balconies	
c	Wall or fence height ¹	–	3 ft. (solid); 5 ft. (see-through)
d	Height of Front Yard above adjoining sidewalk	0 ft.	3 ft.
e	Distance from property line to front yard fence	12 in.	–

[1] For other applicable requirements for Fences, Walls and Hedges, see [Sec. 8119-1.8.3](#)



Front Yard Example - Landscaping with paving limited to walkways.



Front Yard diagram with an optional low fence.

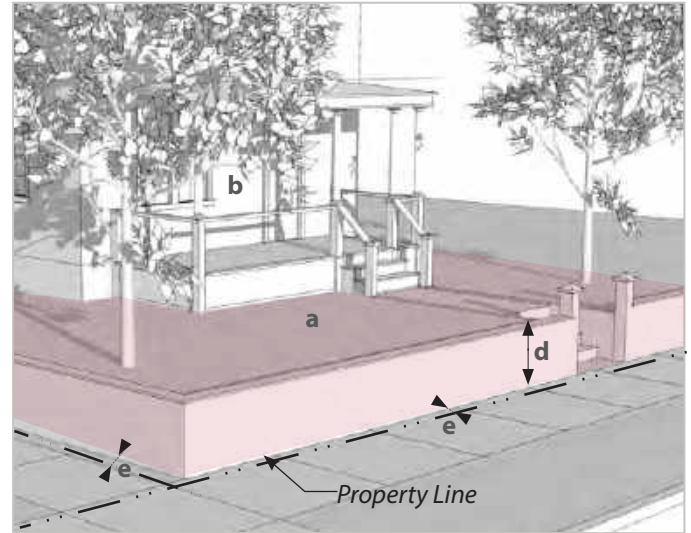


Diagram showing a raised Front Yard above the adjoining sidewalk.



Front Yard Example - A front yard enclosed by a fence.



Front Yard Example - A front yard is raised above adjoining sidewalk.

5. Garden walls along the property line are allowed subject to the applicable requirements for Fences, Walls and Hedges for height and materials, see [Sec. 8119-1.8.3](#). For additional details, see Sec. 8106-8.1.
6. *Discretionary development* with landscaping shall have a minimum of 80 percent of the front yard area as soft or hard landscaping.

Sec. 8119-1.5.7 - Industrial Frontage

a. Location

An Industrial Frontage is the minimum *frontage* type required for an Industrial Building in the IND zone, and it applies to all *Primary* and *Side street-facing façades*.

b. Description

The Industrial frontage type must include, at a minimum, windows and a main entry door within the *façades* that face the *Primary Street* or *Side Street*. The primary intent of the Industrial frontage type is to ensure that windows are provided at the ground level, which contribute to a safe pedestrian environment. A secondary intent is to ensure that industrial buildings are compatible with nearby commercial, residential or mixed-use areas.

c. Design Standards

1. Windows or glazed doors (which may include glazed roll-up doors) must be provided on all *façades* that face the *Primary Street* and, in the case of corner lots, the *Side Street*. Mirrored glass is prohibited.
2. Minimum and maximum window glazing areas are shown in [Table 1.5.7](#).
3. Suitable cladding materials include metal, concrete masonry, concrete, brick, stucco, and wood. Buildings with metal cladding shall use other materials (such as concrete, masonry or wood) in any combination for at least 20 percent of the *Primary Street façade*.

TABLE 1.5.7. INDUSTRIAL FRONTAGE STANDARDS



Industrial Frontage Diagram for Street-facing façade: Can have a small or a large setback.

STANDARDS		MIN.	MAX.
a	Height of sill above adjoining sidewalk (ft.)	-	4 ft.
b	Glazing/window area percentage of ground floor façade width along Primary Street (%)	40%	80%
c	Glazing/window area percentage of ground floor façade width along Side Street (%)	30%	80%



Example of an Industrial Building with a continuous band of street-facing windows.



Example of an Industrial Building with street-facing vertically oriented windows arrayed in a traditional pattern.

Sec. 8119-1.6 - Signage Standards

Sec. 8119-1.6.1 - Allowable Signage Types by Zone

Table 1.6.1 below lists the types of signs allowed in Old Town Saticoy. As noted in the table, see the following regulations for sign standards:

- Article 10 for standards to applicable signs. Also see Sec. 8110-6 for regulations related to bench signs, clocks and thermometers;
- Commercial displays, per Sec. 8110-6.4 for Display Structures for Pedestrian Viewing;
- Current [Sec. 8119-1.6](#) for new signs allowed for Old Town Saticoy; and
- [Chapter 6 - Old Town Saticoy Design Guidelines](#) (in the Saticoy Area Plan) for additional requirements that apply to all signs in Old Town Saticoy.

Sec. 8119-1.6.2 - Signage Programs

Discretionary development in the TC and R/MU zones that include one or more of the sign types listed in [Table 1.6.1](#) shall submit a signage program as part of the *discretionary* project application. The signage program shall describe and illustrate the location, dimensions, color, and sign type of all signs to be installed in conjunction with any and all uses for an entire establishment or site (See [Sec. 8119-1.1.6\(c\)](#) for the submittal requirements). All new, altered, or changed signs shall conform to an approved signage program.

TABLE 1.6.1. ALLOWED SIGNAGE TYPES BY ZONE ¹				
STANDARD	ZONE			
	TC	R/MU	RES	IND
Canopy Sign	Sec. 8110-6.2			
Directional Sign	Article 10			
Identification Sign ²	Article 10			
Political Signs (Temporary)	Sec. 8110-6.8			
Projecting Sign	Sec. 8119-1.6.4			Sec. 8119-1.6.4
Real Estate Sign (Temporary)	Sec. 8110-3			
Service Station Sign				Sec. 8110-6.9
Wall Sign	Article 10			Article 10
Window Sign	Sec. 8110-6.13			Sec. 8110-6.13

[1] Apply Article 10 for sign standards; and see [Chapter 6](#) - Old Town Saticoy Design Guidelines in the Saticoy Area Plan, for additional signage requirements.

[2] Attached or Freestanding.

Sec. 8119-1.6.3 - Requirements for all Signs

a. Signs within Public rights-of-way:

Installation of signs within the public right-of-way requires an encroachment permit issued by the Transportation Department of the Public Works Agency (per Sec. 8110-5.4). A minimum of 6 feet for pedestrian access shall be maintained at all times on sidewalks, within the public right-of-way.

b. Sign Illumination:

1. **Internal *Light Source*:** If permitted, the *light source* shall not be visible from the ground and shall be limited to the sign area.
2. **External *Light Source*:** Lighting (uplighting, downlighting) shall be aimed solely at the sign to be illuminated, and shall not be visible from an off-site location.
3. Neon lighting is limited to window signs, and shall not flash, scintillate, move or rotate.
4. Apply Sec. 8106-8.6 for specifications on Light Fixtures.

c. Signage for large-scale development or redevelopment:

Apply [Sec. 8119-1.8.5\(f\)](#) for signage requirements for large-scale development or redevelopment.



Example of lighting aimed solely at the sign to be illuminated.



Example of a canopy sign with lighting.

Sec. 8119-1.6.4 - Projecting Sign

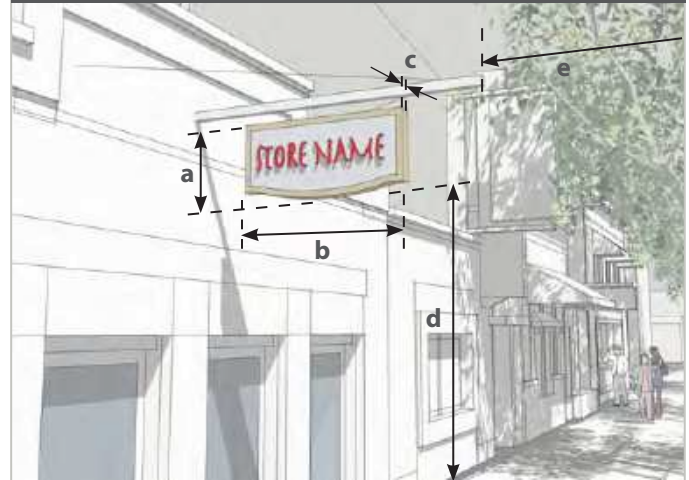
a. Description

A two-sided sign that projects over a public right-of-way such as a sidewalk or public open space. This type of sign is intended for viewing by pedestrians approaching the shop.

b. Design Standards

1. Maximum one sign per business along *Primary Street frontage*;
2. Projecting Signs shall not be placed under an awning or horizontally within five feet of an awning or another projecting sign; and
3. Illuminated projecting signs are permitted.

TABLE 1.6.4. PROJECTING SIGN STANDARDS



Projecting Sign Diagram - See Design Standards below for requirements.

STANDARDS		MIN.	MAX.
a	Height	--	18 in.
b	Width	--	36 in.
c	Thickness	--	3 in.
d	Vertical clearance from sidewalk	8 ft.	12 ft.
e	Horizontal clearance from adjoining curb	3 ft..	--



Example - Rectangular projecting sign with painted relief and decorative bracket.



Examples - Left: Vertical rectangular shape with stylized edge and simple, color coordinated bracket mounted above the storefront. Right: Oval and rectangular shaped signs for different businesses on a tall façade, mounted at pedestrian scale.

Sec. 8119-1.7 - Park Standards

This Section identifies the types of parks allowed within Old Town Saticoy, and it provides basic park standards. A park can either be a fully landscaped area used primarily for active recreation or an area that contains a mixture of “*hardscape*” and landscape materials intended for passive recreation. All public open spaces should be designed in compliance with the standards of this Section. See [Chapter 6 - Old Town Saticoy Design Guidelines](#) in the Saticoy Area Plan for further park requirements.

Proposed parks shall also comply with the Ventura County Parks Department standards, as applicable.

Sec. 8119-1.7.1 - Allowable Park Types by Zone

The types of parks allowed within each zone are shown in [Table 1.7.1](#) below. See Figure 4-2 of [Chapter 4 - Area Plan Elements](#) in the Saticoy Area Plan for potential park locations.

TABLE 1.7.1. ALLOWED PARK TYPES BY ZONE				
STANDARD	ZONE			
	TC	R/MU	RES	IND
Pocket Park	Allowed			
Plaza	Allowed			
Green			Allowed	

Sec. 8119-1.7.2 - Park Definitions

a. Pocket Park

A small open space that may include playground equipment, informal athletic courts, and water features. Pocket Parks may be located in all areas of Old Town Saticoy.



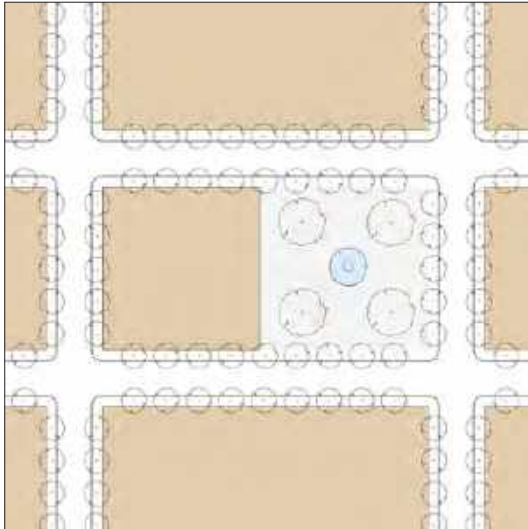
Illustrative Photo of a Pocket Park appropriate for the Town Center.



Illustrative Diagram of a Pocket Park

b. Plaza

A plaza is a small park that is located at the block interior or at the intersection of public streets. In addition to providing public, outdoor space for sitting or eating, a plaza may be used for occasional civic or commercial activities such as a Farmer's Market. A plaza is spatially defined by public street and building *frontages*, and its landscape consists primarily of special paving materials and formally arranged shade trees. Plazas may also include lighting, paths, small lawn areas, flower displays, and benches.



Illustrative Diagram of a Plaza



Illustrative Photo of a Plaza

c. Green

A Green is a park that is available for formal or informal recreation. Greens may be used as recreational fields and may be spatially defined by landscaping rather than building *frontages*. Its landscape may consist of lawn and trees, native landscape, or a combination of these.



Illustrative Diagram of a Green



Illustrative Photo of a Green

Sec. 8119-1.7.3 - Park Size Requirements

Table 1.7.3 identifies minimum and maximum sizes for each Park type in Old Town Saticoy.

TABLE 1.7.3. PARK SIZE REQUIREMENTS		
PARK TYPE	SIZE	
	MIN.	MAX.
Pocket Park	0.10 acre	0.50 acre
Plaza	0.25 acre	1.00 acre
Green	1.00 acre	2.00 acre

Sec. 8119-1.7.4 - Requirements for all Parks

The following guidelines apply to the new Pocket Parks, Plazas, and Greens in Old Town Saticoy.

a. Access

A minimum of one access point shall be provided from an adjoining public sidewalk(s).

b. Parking

Except for the "Green" park type, no on-site parking is allowed or required.

c. Landscape

Tree types shall be limited to drought tolerant species (see *Ventura County Landscape Design Criteria*). Whenever feasible, utilize native California tree species. Avoid non-native, invasive species.

Sec. 8119-1.8 - Additional Requirements

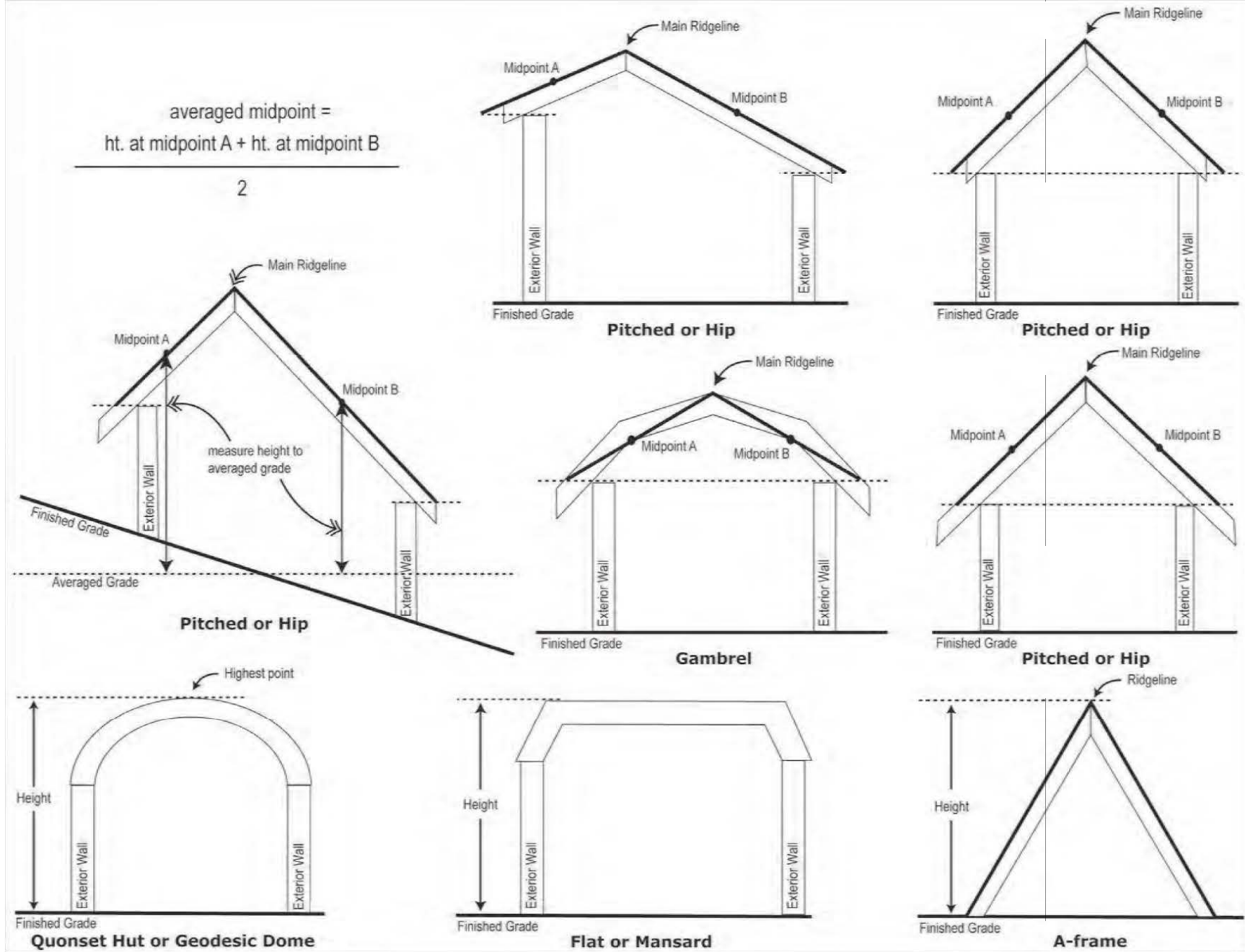
Sec. 8119-1.8.1 - Building Placement Standards

- a. Street-facing *façades* shall be built parallel to the right-of-way.
- b. For corner lots within the Old Town Saticoy Area:
 - 1. The **Primary Street** side of the lot is defined as the short side of the lot, and
 - 2. The **Side Street** side of the lot is defined as the long side of the lot.
- c. All setbacks shall be measured from the primary or *accessory* structure, pursuant to Sec. 8106-4.
- d. Architectural features such as eaves, balconies, bay windows and other similar features constitute exceptions that, if allowed, may encroach into setbacks. For allowable encroachments into setbacks, see [Tables 1.3.1\(e\), 1.3.2\(e\), 1.3.3\(e\) and 1.3.4\(e\)](#).
- e. See exceptions for building placement standards in [Sec. 8119-1.8.5. Standards for Specific Locations](#).
- f. For standards related to sight triangles and sight distance, apply Sec. 8106-8.4 and 8106-8.5. Sight triangles and sight distances define setbacks for structures and landscaping to ensure that drivers can see approaching traffic.
- g. A distance of 5 feet between adjoining buildings must be maintained for fire access.

Sec. 8119-1.8.2 - Building Height Measurement and Standards

- a. **Measurement of Building Height:** The heights of buildings in all zones shall be measured as follows (See [Figure 1.8.2](#)):
 - 1. **Pitched or Hip Roofs** - For buildings with a pitched or hip roof, building height is the vertical distance from the finished grade to the averaged midpoint of the finished roof.
 - 2. **Other Roof Types** - For buildings with a flat roof, or buildings where the roof and walls form a continuous architectural unit (e.g. A-frame buildings, Quonset huts, geodesic domes), building height is the vertical distance from the finished grade to the highest point of the finished roof. This maximum height shall include the height of parapets and roof decks (per current building regulations).
 - 3. **Calculation of Averaged Midpoint** - The averaged midpoint is calculated by drawing a line between the highest point of the finished roof, at the main ridgeline, and the top of the roof covering where it intersects with a horizontal line drawn from the top of each of the two exterior walls parallel to the main ridgeline. The midpoint is the point one-half of the distance between the upper and lower points. The averaged midpoint is the average of the two midpoints.
 - 4. **Finished Roof** - When measuring height, the term “finished roof” shall be defined as a roof with the roof sheeting in place. However, the term “finished roof” shall not include other roofing materials.
- b. Building masses, including sloped roofs, shall not project beyond the maximum building height as shown in [Tables 1.3.1\(b\), 1.3.2\(b\), 1.3.3\(b\), and 1.3.4\(b\)](#). Apply Sec. 8106-7 for allowable exceptions to maximum height of buildings for architectural features (such as chimneys, church steeples, etc.).

FIGURE 1.8.2. MEASUREMENT OF BUILDING HEIGHT



Sec. 8119-1.8.3 - Fences, Walls and Hedges

- a. Allowable Materials:** Fences shall be constructed of natural materials (wood, brick, stone, river rock, etc.), materials that look like natural materials, or wrought iron.
1. Wrought iron fences shall be vertical, 5/8" minimum dimension at 4" - 6" spacing.
 2. Concrete block walls are prohibited when visible from a public street, trail or walkway, except when located underground or when fully covered in stucco or a decorative masonry facing material.
 3. Chain link fences are allowed in the IND and RES zones when located in a side or rear yard setback, provided that the fence is slatted and screened with landscaping when visible from a public right-of-way (including *alleys*). Such fences are prohibited when located along (or parallel to) the side of the lot that faces a *Primary* or *Side Street*.
- b. Height:** When located within a *Primary Street* or *Side Street* setback, the maximum height for solid fences, walls or hedges shall be 3 feet. When the fence, wall or hedge is see-through, transparent, or a combination (see [Sec. 8119-1.8.3\(c\)](#) below), the maximum height shall be 5 feet. When located within a side or rear yard setback, the maximum height shall be 6 feet.
- Height exceptions may be available for parcels *abutting* SR-118 if needed to address potentially significant noise impacts. However, such walls shall be set back at least 3 feet from the property line and shall be screened with landscaping.
- c. Transparency:** A see-through or transparent wall, fence or hedge shall provide at least 50 percent visibility throughout the fence. For a combination fence or wall (solid plus see-through), the solid portion of the wall shall be located at the bottom of the wall/fence and shall not exceed 3 feet in height.
- d. Primary or Side Street Setbacks:** For lots located in the Residential (RES) zone, a fence, wall or hedge located within the *Primary* or *Side Street* setback shall be located at least 12 inches from the property line. The landowner shall be responsible for establishing and maintaining a landscaped area between the edge of sidewalk and the fence or wall.

Also see the following for additional information and requirements for fences, walls and hedges:

1. [Section C.2 in Chapter 6 - Old Town Saticoy Design Guidelines](#) (Saticoy Area Plan); and
2. Sec. 8106-8.1.

Sec. 8119-1.8.4 - Cultural Heritage Sites

This section addresses standards for Cultural Heritage Sites in Saticoy, as identified by the *Saticoy Historic Resources Survey and Context*. (prepared by San Buenaventura Research Associates, adopted by County of Ventura CHB, January 2015.) See [Appendix C](#). for guidance in processing permits for Cultural Heritage Sites.

- a.** The Cultural Heritage Board (CHB) or support staff shall issue the necessary permits for the alteration, restoration, *preservation, rehabilitation*, remodel, addition, change of use, demolition, subdivision, or relocation of Cultural Heritage Sites in accordance with the Ventura County Cultural Heritage Ordinance (Ord. No. 4225), as amended. Sec. 8107-37 regulates standards (and appropriate deviations) for Cultural Heritage Sites.
- b.** When *discretionary development* is **located on a lot that adjoins a Cultural Heritage Site**, the CHB or support staff shall review the proposed development and recommend changes necessary to ensure compatibility with the Cultural Heritage Site (in accordance with the Initial Study Assessment Guidelines).

Sec. 8119-1.8.5 - Standards for Specific Locations

Standards within this section address unique circumstances at the specified location. When applicable, these standards shall replace setback, *frontage*, and other standards in [Sec. 8119-1.3 - Zoning Standards](#).

a. Parcels that adjoin the Railroad right-of-way:

1. Standards: Whenever feasible, apply the “rear” standards (*frontage*, setback, etc.) for the side of a lot that *abuts* the railroad. When the *primary street* for the lot is L.A. Avenue or Alelia Avenue, and the “rear” lot standards is not feasible, use the “*side street*” standards for the side of a lot that *abuts* the railroad.
2. R/MU zone:
 - i. Parking should be placed next to the railroad right-of-way.
 - ii. Residential development that adjoins the railroad or industrial use shall use building or parking placement, building design, wall construction, or visual screening to minimize noise and vibration from adjoining uses. Such development shall also be designed to prevent residents from accessing the railroad tracks.
3. Historic Saticoy Train Depot: Subsections (a) and (b) above do not apply to the Train Depot. For this lot, the “*primary street*” standards may be used for the side of lot facing the railroad, and parking may be located along Azahar Street or within a side setback. For other standards that apply to the Train Depot, see [Appendix C](#).

b. Parcels that *abut* Los Angeles Avenue:

1. Standards: For parcels that *abut* L.A. Avenue, use L.A. Avenue as the “*primary street*” for the purpose of establishing setback, *frontage*, and other standards. However, for parcels that *abut* L.A. Avenue and are located north of Violeta Street, use Violeta Street as the “*primary street*” for the purpose of setting setback, *frontage*, and other standards due to topographic constraints along L. A. Avenue.
2. R/MU Zone: Ground floor commercial is required at all corners of L.A. Avenue and Nardo Street.

c. Parcels zoned Town Center (TC) west of SR-118:

1. Standards: Use SR-118 as the “*primary street*” for setback, *frontage*, parking placement and other standards. Parking placement may be located at side or rear of building.
2. Building Placement: Maximum front setbacks shall not exceed 15 feet at this location.
3. Building Frontage: The minimum *frontage* on the “*primary street*” shall be 60 percent (instead of 80 percent). No “*side street*” *frontage* is required at this location. This requirement does not apply to any Cultural Heritage Site.

d. Parcels zoned Industrial (IND) *adjacent* to the Residential (RES) zone:

1. Retain a maximum 35-foot building height along 50 percent (or more) of the building *frontage* on Azahar Street or, alternatively, step the second floor back 10 feet or more from the edge of the main *façade*.
2. Utilize sloped or pitched roofs on buildings *adjacent* to residentially zoned parcels.

e. SR-118:

1. With the exception of TC zoned parcels west of SR 118 (See [Sec. 8119-1.8.5\(c\)](#)), no other parcels within Old Town Saticoy may use SR-118 as a “*primary street*”.
2. All development *adjacent* to SR-118 must comply with indoor noise standards in the General Plan and California Building Code.

f. Large-Scale Development or Redevelopment:

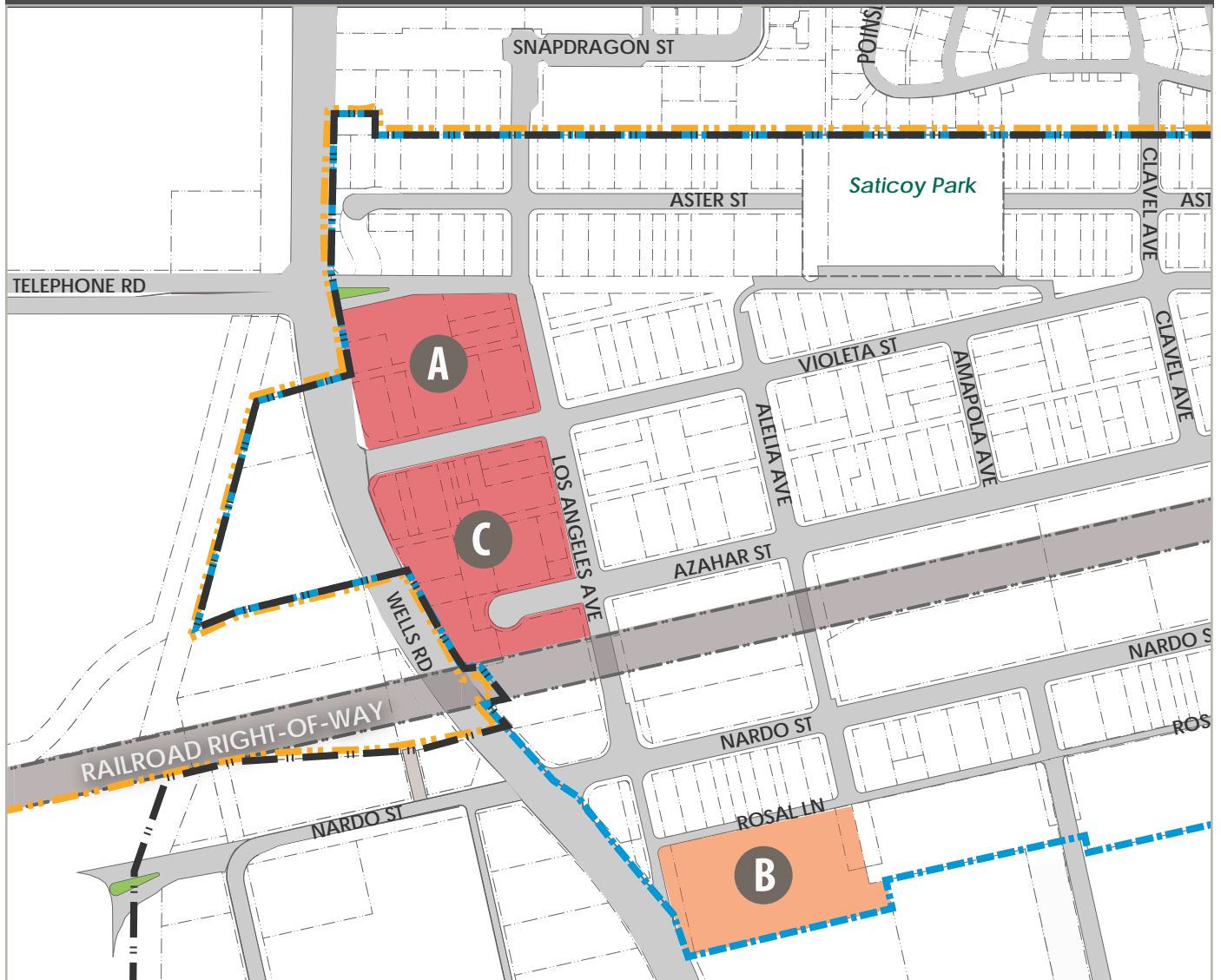
This section provides site development standards for large-scale development or redevelopment in Old Town Saticoy, which is defined as a project where the total area included in the development proposal exceeds one (1) acre. Site development standards for such developments, listed below, shall be used in conjunction with applicable standards in [Sec. 8119-1.3 through Sec. 8119-1.5](#) of the Old Town Saticoy Development Code, amended as follows:

1. Building Number/Types: In order to replicate the existing, small-scale development pattern within Old Town Saticoy, the project shall include two (2) or more buildings. When the size of project exceeds 2 acres, the project shall include four (4) or more buildings and two (2) or more Building Types, as allowed by the applicable zone.
2. Vehicular Access: On-site parking shall be accessed from new internal streets, existing *alleys*, or the “*side street*” for that lot. Direct access to on-site parking from SR 118 or the “*primary street*” is prohibited unless alternative access is not feasible.
3. Existing Local Roads: With the exception of the western cul-de-sac on Azahar Street, large-scale development shall not include the removal of local roads on the Mobility Map. (See Figure 4-3 in [Chapter 4](#) of the Saticoy Area Plan)
4. Pedestrian Access: Pedestrian facilities and amenities shall be provided in the form of sidewalks, plazas, or interconnected courtyards. On-site pedestrian facilities shall provide access to public walkways located on *adjacent* “*primary*” and “*side*” streets.
5. Landscaping: In addition to landscaping in all “*primary street*” and “*side street*” setbacks, the following shall be provided:
 - i. Pedestrian amenities that include trees, decorative lighting, benches, and decorative permeable paving.
 - ii. For development sized at 50,000 square feet of building footprint area or more, at least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included within the proposed site layout. Parks located within the TC zone shall meet the definition of “*semi-public outdoor area*” in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.
 - iii. Also apply Sec. 8108-5 for parking lot design and landscape requirements.
6. Signage:
 - i. If applicable, development applications shall include a sign program (See [Sec. 8119-1.1.6\(c\)](#) for submittal requirements).

7. Northern "Gateway" Parcel (See [Figure 1.8.5\(A\)](#)): The following additional standards shall apply if all (or a major portion of) the block located at SR-118, between Violeta Street and Telephone Road, shall be redeveloped for commercial use:
 - i. Violeta Street shall be used as the "*primary street*" for the purpose of applying the Development Code standards. Violeta Street and L. A. Avenue shall be designed as *primary frontages*; whereas Telephone Lane shall be designed as a *side street* frontage.
 - ii. Parking placement shall be located within the lot interior, with vehicular access from L.A. Avenue. Pedestrian access to the development shall be provided from Telephone Lane, Violeta Street and L.A. Avenue.
 - iii. At least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included in the development plans. The park shall meet the definition of "*semi-public outdoor area*" in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.
 - iv. Signage and decorative landscaping shall be provided at the intersection of SR-118 and Telephone Lane. The signage should be visible to drivers on SR 118 and Telephone Lane, and communicate entry into Old Town Saticoy. The signage type could be an identification sign within a plaza, letters attached to a low wall, or an architectural feature.

8. Southern "Gateway" Parcel (See [Figure 1.8.5\(B\)](#)): The following standards shall apply for the R/MU parcel south of Rosal Lane and east of L.A. Avenue:
 - i. Commercial development may be located along L. A. Avenue, with residential development located along Rosal Lane and Alelia Street, at the eastern portion of the parcel.
 - ii. Development located at the western portion of lot shall use L.A. Avenue as the "*primary street*", while development at the eastern portion of lot shall use Rosal Lane or Alelia Street as the "*primary street*".
 - iii. Parking placement should occur within the interior of the lot, *adjacent* to the South Industrial Area. Vehicular access to the parking lot should be provided from Rosal Lane and Alelia Avenue.
 - iv. At least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included in the development plans. The park shall meet the definition of "*semi-public outdoor area*" in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.
 - v. Signage and decorative landscaping shall be provided at the intersection of SR-118 and L.A. Avenue. The signage should be visible to drivers on SR 118, and communicate entry into Old Town Saticoy. The signage type could be an identification sign within a plaza, letters attached to a low wall, or an architectural feature such as a fountain or a sculpture.

9. Commercial Block Redevelopment (See [Figure 1.8.5\(C\)](#)): The following additional standards shall apply if all (or a major portion of) the block located south of Violeta Street, between SR-118 and L.A. Avenue, shall be redeveloped:
 - i. L. A. Avenue and Violeta Street shall be designated as "*primary streets*", with limited frontage along SR-118.
 - ii. Parking placement should occur within the lot interior or, alternatively, *adjacent* to the railroad right-of-way.
 - iii. At least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included in the development plans. The park shall meet the definition of "*semi-public outdoor area*" in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.

FIGURE 1.8.5. POTENTIAL PARCELS FOR LARGE-SCALE DEVELOPMENT**LEGEND:**

- A** Northern Gateway Parcel (See [Sec. 8119-1.8.5\(f\)\(7\)](#))
- B** Southern Gateway Parcel (See [Sec. 8119-1.8.5\(f\)\(8\)](#))
- C** Commercial Block Redevelopment (See [Sec. 8119-1.8.5\(f\)\(9\)](#))

Sec. 8119-1.8.6 - Parking Standards

Article 8 regulates all off-street parking and loading spaces for motor vehicles and bicycles. Article 8 also includes the parking area design and landscaping requirements as well as regulations related to Ventura County's Transportation Demand and Trip Reduction program. Additionally, the *Ventura County Parking and Loading Design Guidelines* provides information and assistance in the application of parking regulations.

This section includes parking requirements for land uses not identified in Article 8. It also includes requirements for *Electric Vehicle Charging Stations*. Unless specified below, the parking standards from Article 8 shall be applied to development in Old Town Saticoy. In the event that parking standards listed below are not consistent with Article 8, the more stringent of the two requirements shall prevail.

a. Number of Parking Spaces required:

1. Uses not listed in [Table 1.8.6](#) below: The number of parking spaces will be calculated as per Sec. 8108-4. Also, adjustments can be made to the number of motor vehicle parking spaces pursuant to Sec. 8108-4.8.
2. Other uses allowed in Old Town Saticoy (see [Sec. 8119-1.2 - Permitted Uses](#)):

TABLE 1.8.6. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS		
Land Use	Number of Motor Vehicle Spaces Required (+/- 10% OF THE TOTAL)	Minimum Number of Bicycle Spaces Required ¹
<i>Triplex/Quadplex</i>	See Sec. 8108-4.7.1	ST: 1 space; LT: Minimum = 0.5 per unit
<i>Apartments/Condos</i>		ST: 10% of required motor vehicle spaces; LT: Minimum = 0.5 per unit
<i>Town Center Residential</i>		
<i>Live/work units</i> ²	1 space = 1-bedroom units 2 spaces = 2+ bedroom units	ST: 1 space; LT: Minimum = 0.5 per unit
<i>All Retail uses in TC and R/MU</i>	1 space per 250 SF of Gross Floor Area (GFA) (for the first 500 SF) + 1 space per 500 SF thereafter	
<i>Community Garden Plots</i>	1 space per 1/4 acre	ST: 2 spaces per 1/4 acre lot; LT: 1 space per 25 employees; or as determined by decision-making body
<i>Manufacturing: Custom/Artisan Goods</i>	1 space per 500 SF of GFA; and 1 space per 250 SF of GFA for retail use (for the first 500 SF) + 1 space per 500 SF thereafter	ST: 10% of required motor vehicle spaces; LT: 1 space per 10 employees
<i>Indoor Sports/Clubs Facilities</i>	See <i>Gymnasiums, Health Clubs, Spas</i> in, Sec. 8108-4.7	ST: 10% of required motor vehicle spaces; LT: 1 space per 10 employees
<i>Temporary Outdoor Events</i>	CUP required for permit. Parking spaces to be determined by decision-making body. Smaller events may utilize existing on-site or on-street parking and bicycle facilities.	

[1] ST = Short-Term bicycle parking spaces, generally bike racks; LT = Long-Term bicycle parking spaces, generally enclosed lockers.

[2] The number of spaces identified for *live/work units* are in addition to the number of parking spaces required for the Principal Use.

b. Allowances for Commercial Parking:

Commercial uses within the Town Center (TC) zone may utilize the following options for meeting parking requirements:

1. Off-site Parking and Off-site Parking Agreements: Apply Sec. 8108-3.3 which allows commercial businesses to utilize an off-site parking lot.
2. On-Street Parking Offsets: Apply Sec. 8108-4.8 for adjustments allowed to the required number of the vehicle parking spaces and, if applicable, for requirements for a Parking Study or Transportation Demand Management Plan.
3. Shared Parking Lots: Apply Sec. 8108-4.6, which describes where shared use of parking lots is allowed when two or more land uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times.
4. Joint Parking Agreements: Access easements can be utilized for a reciprocal or joint parking agreement between two adjoining property owners, allowing for a shared use of vehicular parking areas at the rear of contiguous commercial parcels. These agreements do not relieve a developer from providing the minimum number of parking spaces for the use, but they can provide more efficient parking lots (i.e. provide more parking) and can minimize the number of entrances into the parking area. For a definition of *Joint Parking Agreements*, see [Chapter 7 - Definitions](#) in the Saticoy Area Plan.

c. Electric Vehicle Charging Stations:

Electric Vehicle Charging Stations shall be provided for *discretionary development* located in the TC, R/MU and IND zones as required by existing Building Code regulations and State law, as amended.

Sec. 8119-1.8.7 - Open Storage Standards

Open storage must be *accessory* to the *principal use* of the property in that zone, and not related to any off-site commercial business or property. All open storage shall be identified on the permit application.

a. Open Storage in RES, R/MU and TC zones:

1. Apply Sec. 8107-1.6 for open storage standards in the RES and R/MU zones
2. Apply Sec. 8109-2.2 for open storage standards in the TC zone.

b. Open Storage in the IND zone:

Open storage in the IND zone shall adhere to the following requirements (Also see [Table 1.8.7](#)).

1. Placement. Open storage should be placed at the rear of the lot and shall be screened from public view as per [Sec. 8119-1.8.7\(b\)\(5\)](#) below. Open storage cannot occupy space set aside for on-site parking.
2. Setbacks. A minimum setback of 15 feet shall be provided from a *Primary* or *Side Street*. A minimum setback of 10 feet shall be provided from the side and rear yard property lines.
3. Height. The height of open storage for building and manufacturing materials shall be limited to six feet. A height increase may be granted by the Planning Director upon making the following findings:
 - i. The height of the required open storage is necessary for the operation of the business; and
 - ii. No stored materials are prominently visible (i.e. visibility is 25% or less) from a public viewpoint.

TABLE 1.8.7 OPEN STORAGE STANDARDS

Buildable area Open Storage ----- Property Line

PRIMARY BUILDING		MIN.	MAX.
See Sec. 8119-1.3.4 - IND Zone Standards			
OPEN STORAGE		MIN.	MAX.
a	Primary Street Setback ¹	15 ft.	–
b	Side Street Setback ¹	15 ft.	–
c	Side Setback	10 ft.	–
d	Rear Setback	10 ft.	–

[1] Primary and Side Street Setbacks shall be landscaped and screened per [Sec. 8119-1.8.7\(b\)\(5\)](#).

4. Recreational Vehicles. Open storage shall only occur on the ground level (i.e. vehicles may not be stacked).
5. Landscaping and Screening.
 - i. When open storage is located along a *Primary* or *Side Street*, screening of materials shall be provided by landscaping or fences/walls that substantially block the storage material from the public view (i.e. visibility is 25% or less).
 - ii. A minimum 3 foot landscaping strip shall be provided between the fence/wall and the public right-of-way, except at access driveways, where screening shall be provided by gates.
 - iii. When an increase in height limitations is granted per [Sec. 8119-1.8.7.\(b\)\(3\)](#), in addition to the requirements above, landscape screening shall substantially block the view of the stored material within 5 years of planting.
 - iv. For more details on allowable materials of fences/walls, see [Sec. 8119-1.8.3](#).

APPENDIX C:

PERMIT PROCESSING GUIDE FOR CULTURAL HERITAGE SITES

Appendix C is provided as a guide for the preparation and review of permit applications for a Cultural Heritage Site. However, the materials within this appendix are neither regulatory nor a substantive part of the Area Plan. For relevant regulations for a Cultural Heritage Site, please refer to the County's Cultural Heritage Ordinance (Ord. No. 4225) and Sec. 8107-37 - Cultural Heritage Sites in the Non-Coastal Zoning Ordinance.

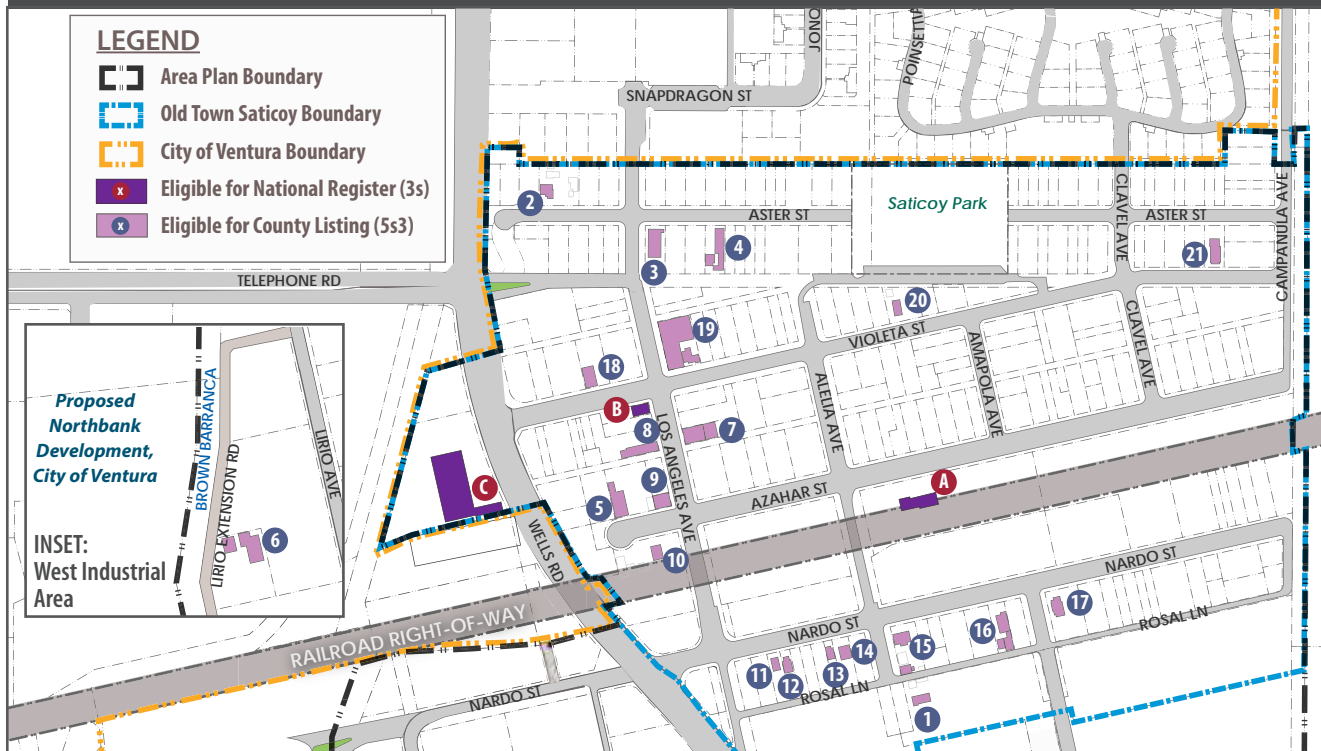
The Cultural Heritage Board (CHB) or support staff shall issue the necessary permits for the alteration, restoration, preservation, rehabilitation, remodel, addition, change of use, demolition, subdivision, or relocation of Cultural Heritage Sites in accordance with Ventura County Cultural Heritage Ordinance (Ord. No. 4225), as amended. In the event of any conflict within this document and the Ordinance, the Cultural Heritage Ordinance shall prevail. The CHB or support staff authorization shall indicate whether the proposed action is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) and the Cultural Heritage Ordinance. Definitions of key terms such as "preservation" and "rehabilitation" are included in the Cultural Heritage Ordinance.

The location of the Cultural Heritage Sites (sites with National Register Status Code of 3s and 5s3) within Saticoy is depicted on [Figure C.1](#). More information regarding these sites can be found in the Environmental Impact Report (2015) prepared for the Saticoy Area Plan, which contains the *Saticoy Historic Resources Survey and Context* (prepared by San Buenaventura Research Associates, adopted by County of Ventura CHB, January 2015).

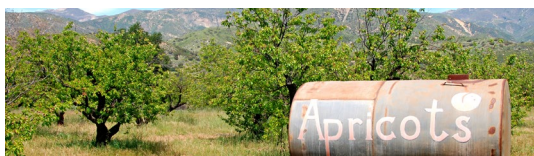
Per the Cultural Heritage Ordinance, CHB or support staff must review development proposals as listed below:

- a. **Demolition of a Cultural Heritage Site:** Pursuant to the Cultural Heritage Ordinance Sec. 1366 (as amended), a Certificate of Appropriateness (COA) must be issued by the CHB for all demolitions.
- b. **New Construction, Rehabilitation, Relocation, Addition, Subdivision, Alteration, Modification or Change of Use on a property containing a Historic Landmark (3s):** Pursuant to the Cultural Heritage Ordinance Sec. 1366-3 (as amended), a Certificate of Appropriateness (COA) must be issued by the CHB or support staff. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures is used to determine the appropriateness of the proposed project.
- c. **New Construction, Rehabilitation, Relocation, Additions, Alteration, Modification, or Change of Use on a property containing a Site of Merit (5s3):** Pursuant to Cultural Heritage Ordinance Sec. 1364-12 (as amended), CHB or support staff must review or comment on applications received. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures is used to determine the appropriateness of the proposed project.
- d. **Sites that Adjoin a Cultural Heritage Site:** See [Sec. 8119-1.8.4](#) in the Old Town Saticoy Development Code, which is located in [Appendix B](#).

Exceptions to the Old Town Saticoy Development Code for Cultural Heritage Sites will be evaluated by the Planning Division, the CHB and support staff in accordance with Sec. 8107-37 of the Non-Coastal Zoning Ordinance.

FIGURE C.1. CULTURAL HERITAGE SITES IN SATICOY

NO.	STREET NO.	STREET NAME	STRUCTURE TYPE	CURRENT DESIGNATION
ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NHRP) - SC 3s				
A	11220	Azahar St	Saticoy Southern Pacific Railroad Depot	
B	1203	Los Angeles Ave	Farmers and Merchants Bank Building	VC Landmark (119)
C	1255	Wells Road (S.)	Saticoy Walnut Growers Association Warehouse	VC Landmark (117)
ELIGIBLE FOR LISTING UNDER THE VENTURA COUNTY CRITERIA - SC 5s3				
1	1456	Alelia Ave	Residence	
2	11047	Aster St	Residence	
3	11102	Aster St	Free Full Gospel Church of Saticoy	
4	11146	Aster St	Foursquare Gospel Church	
5	11063-85	Azahar St	Brigham and Steele Blacksmith Company	
6	1635	Lirio Ave	Alta Mutual Water Company	
7	1242	Los Angeles Ave	Sanchez and Rivera Grocery	
8	1243	Los Angeles Ave	Saticoy Grocery	
9	1297	Los Angeles Ave	Saticoy Pharmacy	
10	1323	Los Angeles Ave	Carl's Drive-in	
11	11128	Nardo St	Residence	
12	11138	Nardo St	Residence	
13	11170	Nardo St	Residence	
14	11180	Nardo St	Residence	
15	11208	Nardo St	Residence	
16	11280	Nardo St	Residence	
17	11304	Nardo St	Residence	
18	11065	Violeta St (E.)	Yeto's Market	
19	11107	Violeta St	Brigham Manufacturing Company, Inc.	
20	11253	Violeta St	Residence	
21	11445	Violeta St	Mission Libre Pentecostal Church (Iglesia de Dios de la Profecia)	



Please see the next page.

12. Glossary and Acronyms

100-Year Flood Event. A flood event that would occur on average every 100 years, or that has a one percent chance of occurring in any given year.

500-Year Flood Event. A flood event that would occur on average every 500 years, or that has a 0.2 percent chance of occurring in any given year.

A

Accessibility/Accessible. A term that describes the usability of a facility, product or service by people with disabilities.

Accessory Building or Use. An activity or structure on a property that is incidental and subordinate to the main use of a site. For example, a small business office within a store might be considered an accessory use.

Acre-foot (AF). The amount of water necessary to cover an acre (43,560 square feet) to a depth of one foot, or 43,560 cubic feet, which is equivalent to 325,828 gallons.

Acres, Gross. The entire acreage of a site, including but not limited to easements, streets and rights-of-way.

Acres, Net. The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, easements, public open space, and flood ways.

Active Fault. A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line of the earth's surface defining the fault. An active fault is one that has ruptured in the past 11,000 years (California Department of Conservation).

Adaptation. The adjustment of natural or human systems to a new or changing environment.

Adaptive Reuse. The practice of converting obsolete or historic buildings from their original or most recent use to a new use.

Adjudication. With regard to water rights, a legal decision that allocates water to parties in proceedings and is overseen by a court-appointed watermaster.

Adverse Impact. A negative consequence for the physical, social, or economic environment resulting from an action or project.

Aesthetics. Regarding viewpoints and landscapes, refers to the visual resource and appeal due to characteristics such as lighting, setting conformance, architectural style, color, or openness.

Affordable Housing. Housing that is capable of being purchased or rented by persons whose income level is categorized as very low, low, or moderate within standards set by the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

Air Basin. A geographic area that exhibits similar meteorological and geographic conditions. California is divided into 15 air basins.

Air Pollution. Air pollution refers to any chemical, physical (particulate matter), or biological agent(s) that modifies the natural characteristics of the atmosphere. This can occur indoors or outdoors and often has harmful health effects. Car emissions, chemicals from factories, dust, pollen and mold spores may be suspended as particles. Ozone is a major component of air pollution in towns and cities, causing smog.

Airport Area of Influence. An area defined for each airport that encompasses all areas within the boundaries of the 60 dB CNEL aircraft noise contour and the approach and transitional surfaces at altitudes of 500 feet or less above the relevant airport elevations.

Airport Land Use Commission (ALUC). A commission authorized under the provisions of California Public Utilities Code, Section 21670 et seq., for the purposes of promoting compatibility between airports and the land uses surrounding them and are established, with limited exceptions, in each county where a public-use airport is located.

Airport. An area used for the landing and takeoff of aircraft.

Ambient Noise Level. The composite of noise from all sources; the normal or existing level of environmental noise at a given location.

Americans with Disabilities Act (ADA). A civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public.

Alternative Energy. A form of energy that is not derived from fossil fuels.

Alternative Fuel. A fuel for internal combustion engines that is derived partly or wholly from a source other than petroleum and that is less damaging to the environment than traditional fuels.

Annexation. The process by which land is incorporated into an existing district or city, with a resulting change in the boundaries of the annexing jurisdiction.

Annual Average Daily Traffic (AADT). The annual average number of motor vehicles traversing a given roadway over a 24-hour period.

Aquifer. A subsurface geological formation sufficiently permeable to conduct groundwater and capable of yielding usable quantities of water to a well or surface water spring.

Archaeological Resources. The fossilized remains of plants and animal life.

Area Plans. The land use plans for specific geographic subareas within the unincorporated area. The area plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities.

Areas of Interest. A plan adopted by LAFCO which divides the county into major geographic areas reflective of community and planning identity. Within each Area of Interest, there is to be no more than one city (but there will not necessarily be a city in each Area). Areas of Interest also serve as planning referral boundaries of the County Planning Division.

Attainment Area. An area which is shown by monitorial data or which is calculated by air quality modeling to be in compliance with any national ambient air quality standard.

Attainment Status. Attainment status for a pollutant indicates whether or not an Air District meets the standard set by the U.S. Environmental Protection Agency (federal) or California Environmental Protection Agency (state). Continuous air monitoring ensures that these standards are met and maintained.

Average Daily Traffic (ADT). The average number of motor vehicles traversing a given roadway over a 24-hour period.

A-Weighted Sound Level (dBa). The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

B

Below Ridgeline. Areas below an imaginary horizontal plane that extends from points along a ridgeline as it transverses the subject property.

Best Management Practices (BMP). The practice, or combination of practices, that is designed to achieve sustainable groundwater management and have been determined to be technologically and economically effective, practicable, and based on best available science.

Bikeway. Facilities that primarily provide for bicycle travel. The following are categories of bikeways:

Class I Bikeway – A bike path that provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians with crossflow by motorists minimized.

Class II Bikeway – A bike lane that provides a striped lane for one-way bike travel on a street or highway and is typically designated by bike lane signs and markings.

Class III Bikeway – A bike route that provides a shared use area with pedestrian traffic or motor vehicle traffic (i.e., paved shoulder) and is typically designated with a bike route sign.

Class IV Bikeway – A separated bike lane, or “protected bike lane,” with a physical barrier between the bike lane and the adjacent travel lanes, parking lanes, and sidewalks. These may be one-way or two-way. These bike lanes can be separated from motor vehicle traffic by raised medians, concrete curbs, landscaping, on-street parking, bollards, flexible delineator posts, or

by a change in elevation between the bike lane and travel lane.

Bikeshare. A service in which bicycles are made available for shared use to individuals on a short-term basis for a price or for free. Many bike share systems allow people to borrow a bike from a “dock” and return it at another dock belonging to the same system.

Biological. This term refers to the life or processes of living organisms.

Biological Control. The action of natural enemies (e.g., predators, parasites, diseases and antagonists) that reduces populations of pest insects, mites, weeds, and diseases, generally through human intervention and often targeting specific life stages and during a particular season. It can be an important component of Integrated Pest Management (IPM) programs.

Biological Resources. A term that includes plant and animal species (including those defined as “special-status species”) and their habitats, plant communities, and ecosystems that include habitat linkages and wildlife corridors.

Biopesticides. The naturally occurring substances that control pests (biochemical pesticides), microorganisms that control pests (microbial pesticides), and pesticidal substances produced by plants containing added genetic material (plant-incorporated protectants).

Brownfield. An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination.

Building Coverage. The amount of a lot that is covered by buildings, which is expressed as a percentage.

C

California Environmental Quality Act (CEQA). State law that requires state and local agencies to evaluate and disclose the significant environmental impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

Streamlining. Making a regulatory permitting or compliance process more efficient or less cumbersome. When used in reference to CEQA, streamlining means limiting or focusing the scope of environmental review for projects that meet certain criteria (e.g., streamlining for infill projects, per CEQA Guidelines Section 15183.3; or tiering and streamlining GHG emissions analysis for projects consistent with a climate action plan or GHG reduction plan, per CEQA Guidelines Section 15183.5).

Tiering. Using the analysis of general matters contained in a broader environmental impact report (EIR), such as a program EIR prepared for a general plan or other programmatic action, with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project (CEQA Guidelines Section 15152).

Candidate Species. Any species that is under review by a state or federal agency to be listed as threatened or endangered, pursuant to either the Endangered Species Act or CA Fish and Game Code Section 2081.

Carbon Dioxide (CO₂). A naturally occurring gas that exists in the earth's atmosphere. CO₂ is also a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. It is the principal man-made greenhouse gas (GHG) that affects the earth's radiative balance. It is the reference gas against which other GHGs are measured and, therefore, has a global warming potential of one.

Carbon Dioxide Equivalent (CO₂e). CO₂e is the measure of how much heat trapping potential a given type of greenhouse gas has on average over a 100-year time period, based on its molecular structure compared to carbon dioxide (CO₂). CO₂ has a baseline of one, while other gases can be tens to thousands of times higher. The carbon dioxide equivalent for a gas is derived by multiplying the tons of the gas by the associated global warming potential. Carbon dioxide equivalents are commonly expressed as "metric tons of carbon dioxide equivalents" (MT CO₂e). Different molecules decay at different rates, causing their heat trapping potential to decline over periods of decades to centuries.

City Limits. A political boundary that defines land that has been incorporated into a city.

Climate. Climate, in a narrow sense, is usually defined as the "average weather," or more rigorously, as the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands of years. The classical period is three decades, as defined by the World Meteorological Organization. These quantities are most often surface variables such as temperature, precipitation, and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

Climate Action Plan (CAP). A planning document that lays out a set of strategies and policy recommendations intended to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change within a given entity, agency, or jurisdiction. The Ventura County 2040 General Plan also serves as the County's Climate Action Plan (CAP) by including a GHG Strategy that includes policies and implementation programs that identify and reduce GHG emissions, and a Climate Adaptation Strategy that identifies climate adaptation measures that address the County's vulnerability to climate change.

Climate Adaptation. Adjustment or preparation of natural or human systems to a new or changing environment because of climate change that moderates harm or exploits beneficial opportunities,

Climate Change. Any significant change in the measures of climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation, or wind patterns, among others, that occur over several decades or longer.

Climate Vulnerability. The extent to which a natural or social system is susceptible to sustaining damage from climate change and is a function of the magnitude of climate change, the sensitivity of the system to changes in climate and the ability to adapt the system to changes in climate.

Cluster Development. Description of a development technique that groups properties or units on a development site (subdivision and/or individual property) in order to maximize available land for open space, recreation, or agricultural use. (Also referred to as compact development.)

Collectors. A roadway facility that provides local access to the overall roadway network. Collectors channel traffic from local roadways into the arterial network. Intersections are permitted with all public roadways. Collectors have two lanes or more. See *Minor Collectors*.

Community Noise Equivalent Levels (CNEL). The average A-weighted noise level during a 24-hour day, obtained after addition of five decibels to noise levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and the addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m.

Community Wastewater Treatment Facilities. A wastewater treatment plant that treats liquid waste which is received from off of the plant site. Such facilities include public agency-owned plants and privately-owned plants, and, may include accessory biosolids composting operations. (ADD. ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96; AM. ORD. 4214 - 10/24/00)

Complete Street. A roadway facility that safely provides adequate access and capacity for all modes and users within the shared right-of-way.

Congestion Management Agency (CMA). A countywide agency that is responsible for preparing and implementing a Congestion Management Program (CMP). Ventura County Transportation Commission is the CMA for the Ventura region.

Congestion Management Program (State) or Process (Federal) (CMP). A program that the federal government requires of every county in California with a population of 50,000 or more to qualify for certain state and federal funds. CMPs set performance standards for roads and public transit and show how local agencies plan to meet those standards.

Conservation. The management of natural resources to prevent waste, destruction, or neglect.

Conventional State Highways. A conventional state highway refers to any highway which is acquired, laid out, constructed, improved or maintained as a State highway pursuant to constitutional or legislative authorization. Routes of the state highway system serve the state's heavily traveled rural and urban corridors, that they connect the communities and regions of the state, and that they serve the state's economy by connecting centers of commerce, industry, agriculture, mineral wealth, and recreation (Streets and Highways Code, Division 1, Chapter 2, Article 3, 300).

Criteria Pollutants. The criteria pollutants are the six principle pollutants harmful to public health and the environment for which the Environmental Protection Agency has set National Ambient Air Quality Standards (NAAQS). The pollutants are: carbon monoxide (CO), lead, nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM), and sulfur dioxide (SO₂).

Critical Habitat. A term defined and used in the Endangered Species Act. It is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.

Critical Overdraft. As defined in the Sustainable Groundwater Management Act, a basin is subject to critical overdraft when continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts.

Cultural Resources. A term most frequently identified with prehistoric (archaeological) or historic items. These can include prehistoric and historic districts, sites, structures, artifacts and other evidence of human use considered to be of importance to a culture, subculture, or community for traditional, religious, scientific or other reasons.

D

Dam. Any artificial barrier, together with appurtenant works, which impounds or may impound or divert water, and which either:

- a) is or will be 25 feet or more in height from the natural bed of the stream or watercourse at the downstream toe of the barrier, as determined by the CA Department of Water Resources, or from the lowest elevation of the outside limit of the barrier, as determined by the CA Department of Water Resources, if it is not across a stream channel or watercourse, to the maximum possible water storage elevation, or
- b) has or will have an impounding capacity of 50 acre-feet or more.

Day/Night Noise Level, Ldn or DNL. The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 p.m. and 7:00 a.m.

Decibel (dB). A physical unit commonly used to describe noise levels. It is a unit for describing the amplitude of sound, as heard by the human ear.

Density. The amount of development per acre permitted on a parcel based on the General Plan and zoning ordinance.

Desalination. The process of removing salt (sodium chloride) and other minerals to obtain fresh water suitable for consumption, irrigation, or industrial uses.

Development. The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. This does not include routine repair and maintenance activities.

Development Impact Fee. A fee that a local government imposes on private developers, usually on a per dwelling unit or per square foot basis, to pay for infrastructure improvements necessitated as a result of the development.

Designated Disadvantaged Community.

An area identified by the California Environmental Protection Agency (EPA) pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

For the 2040 General Plan, Designated Disadvantaged Communities are areas within which census tracts scores are at or above 75 percent as identified by the CalEnviroScreen (<https://oehha.ca.gov/calenviroscreen>) online mapping software by California Office of Environmental Health Hazard Assessment (OEHHA), or areas with median household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

Disadvantaged Unincorporated Community (DUC). Pursuant to Senate Bill (SB) 244 (2011), a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. These

communities are identified in the General Plan Housing Element.

Discretionary Development. Any development proposal, project, or permit that requires the exercise of judgment, deliberation, or decision by the decision-making authority as part of the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

Earthquake Fault Zone. Earthquake Fault Zones are regulatory zones around active faults. The zones are defined by turning points connected by straight lines. Most of the turning points are identified by roads, drainages, and other features on the ground. Earthquake Fault Zones are plotted on topographic maps at a scale of one-inch equals 2,000 feet. The zones vary in width, but average about one-quarter mile wide (California Department of Conservation).

Easement. The right to use property owned by another person or entity for specific purposes or to gain access to another property.

Ecosystem. The interacting system of a biological community and its non-living environmental surroundings. In the context of in-stream beneficial use assessment application, a complex system composed of a community of fauna and flora, and considering the chemical and physical environment with which the system is interrelated.

Ecosystem Function. The interaction between the components (e.g., plants, animals, water, air and soil) or processes (e.g., water cycle, nutrient cycle) of an ecosystem. Ecosystem function is measured through changes in the types, numbers, and distribution of plants and animals that occupy the ecosystem and by

changes to the water quality/quantity and soil types within the ecosystem.

Effluent. A discharge of pollutants, with or without treatment, into the environment.

Emissions. The release of a substance into the atmosphere, including particulate matter and gasses.

Emissions, Fugitive: Emissions that are not physically controlled but result from the intentional or unintentional release of greenhouse gases, most commonly from the production, processing, transmission, storage and use of fuels or other substances, often through joints, seals, packing, gaskets, or other equipment.

Emissions, Vented. Emissions, including methane, that is released due to equipment design or operational procedures.

Encroachment. Any obstruction or protrusion into a right of way or adjacent property, whether on the land or above it.

Endangered Species. A species listed as Endangered by the State or U.S. Fish and Wildlife Service. Generally, any native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that is in serious danger of becoming extinct throughout all, or a significant portion, of its range other than a species of the Class Insecta determined by the Secretary of the Interior or Commerce to constitute a pest whose protection under the provisions of this Chapter 35 of Title 16 of the U.S. Code would present an overwhelming and overriding risk to man.

Environmental Justice. According to California Code Section 65040.12, environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Equity. The fair, just, and equitable management of all institutions serving the public directly or by contract; the fair, just and equitable distribution of public services and implementation of public policy; and the commitment to promote fairness, justice, and equity in the formation of public policy. A focus on

equity expands opportunities for betterment that are available to those communities most in need, creating more choices for those who have few.

Equivalent Noise Level (Leq). The average A-weighted noise level during the measurement period.

Erosion. Erosion is the process of removal and transport of soil and rock by weathering, mass wasting, and the action of streams, glaciers, waves, winds, and underground water.

Essential Facilities. Structures or buildings that must be safe and usable for emergency purposes after a natural or human-induced disaster to preserve the health and safety of the general public. These facilities include:

- Hospitals and other medical facilities having surgery or emergency treatment areas.
- Fire, police, and sheriff stations.
- Tanks or other structures containing, housing or supporting water or other fire-suppression materials or equipment required for protection of essential or hazardous materials facilities or special occupancy structures.
- Emergency vehicle shelters and garages.
- Structures and equipment in emergency-preparedness centers.
- Stand-by power generating equipment for essential facilities.
- Structures and equipment in government communication centers and other facilities required for emergency response.

Existing Community. An area designated as Existing Community in the 2040 General Plan and identified in the Save Open Space & Agricultural Resources (SOAR) initiative. These areas identify existing urban residential, commercial, or industrial enclaves outside of incorporated areas and urban centers. The Existing Community area designation applies to areas that include uses, densities, building intensities, and zoning designations that are normally found in incorporated areas or urban centers, but which do not qualify as urban centers.

Expansive Soils. Soils that expand or swell (increase in volume) when wet and contract or shrink (decrease in volume) when dried.

Expressways. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections (Streets and Highways Code, Division 1, Chapter 2, Article 2, 257).

Extreme Heat Days. An extreme heat day is a day in April through October where the maximum temperature exceeds the 98th historical percentile of maximum temperatures (based on daily temperature data between 1961-1990).

Extreme Storm Events. Extreme storm events refer to the increase in precipitation intensity and variability, increase in wind speed, and increase in ocean temperatures that increase the number and intensity of tropical storms that can increase the risk of flooding, drought, erosion, turbidity, debris in reservoirs, nutrient and pollutant loading, and wildfires.

F

Farmland of Local Importance. A category of the Important Farmlands Inventory that consists of local soils that are listed as Prime or Statewide Importance. This farmland is not irrigated and includes such dry land crops as beans or grain.

Farmland of Statewide Importance. A category of the Important Farmlands Inventory that generally includes lands with a good combination of physical and chemical features for the production of agricultural crops. The criterion is basically like that of prime farmland but there is no minimum soil depth limitation and no permeability restriction. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmworker Housing. Farmworker units are occupied by a farmworker, and his or her family, employed full time and working on the same lot on which the dwelling unit is located or on other land that is under the same ownership or lease as the subject lot.

Fault. A fracture in the earth's crust accompanied by displacement of one side of the fracture with respect to the other side. This term is used in the following contexts:

Active Fault. A fault that has had surface displacement within the last 11,000 years (Holocene Time). Faults that lack evidence for Holocene displacement at a particular locality may be determined to be active based on data from another locality.

Fault Hazard Area. Land within about 660 feet of active faults. These areas generally require the evaluation of the fault hazard prior to any planned development for human occupancy.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors. Whether something is “feasible” in the context of the General Plan policy, program or other provision in which the term is used shall be determined by the County based on substantial evidence.

Fire Hazard Severity Zone. California law requires California Department of Forestry and Fire Prevention (CAL FIRE) to identify areas based on the severity of fire hazard that is expected to prevail there. These areas, or “zones,” are based on factors such as fuel (material that can burn), slope, and weather. There are three zones, based on increasing fire hazard—medium, high, and very high.

Fiscal Year. The period designated for the beginning and ending of financial transactions, which begins on July 1 and ends June 30 of the following year.

Flood Insurance Rate Map (FIRM). The FIRM is the basis for floodplain management, mitigation, and insurance activities of the National Flood Insurance Program (NFIP). Uses of the FIRM for insurance activities include enforcement of the mandatory purchase requirement of the 1973 Act. The risk zones shown on the FIRMs are the basis for the establishment of premium rates for flood coverage offered through the NFIP. At present FIRMs have been published for virtually all communities in the nation having flood risks.

Floodplain. The area adjacent to a watercourse or other body of water that is subject to recurring floods.

Floodway. See Regulatory Floodway.

Floor Area-Ratio (FAR). The ratio of allowable building space per land area on a development site.

Food Desert. A geographic area that has limited access to affordable, healthy food options needed to maintain a healthy diet. The USDA defines a food desert, or “low-access community,” as communities of 500 people where at least 33 percent of the community lives more than one mile from a supermarket or large grocery store. For rural communities, the distance is 10 miles or more.

Food Hub. An integrated food distribution system that coordinates agricultural production, and the aggregation, storage, processing, distribution, and marketing of locally or regionally produced food products.

Food Insecurity. A condition that refers to difficulty accessing healthy food. The USDA describes low food security as reports of reduced quality, variety, or desirability of the food available, with no or some indication of reduced food intake; very low food security refers to multiple indications of disrupted eating patterns and reduced food intake.

Food Security. A condition that refers to adequate and consistent access to healthy foods.

Fossil Fuels. Carbon-rich deposits in the earth, such as petroleum (oil), coal, or natural gas, derived from the remains of ancient plants and animals and used for fuel.

Free Flow Speed. The speed that a motorist travels on a given roadway as the density of vehicles on the roadway approaches zero.

Freeways. Freeways are highways where the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only limited or restricted right or easement of access (Streets and Highways Code, General provisions, 23.5). A freeway is a divided arterial highway for through traffic with full control of access and with grade separations at

intersections (Streets and Highways Code, Division 1, Chapter 2, Article 2, 257)..

Frequency (Hz). The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sounds are below 20 Hz and ultrasonic sounds are above 20,000 Hz.

Fringe Community. Any inhabited and unincorporated territory that is within a city sphere of influence.

Frontage. The frontage, or front, of a lot is usually defined as the side nearest the street.

Functional Classification. See “Roadway Functional Classification.”

G

Geographic Information System (GIS). A computerized tool for gathering, managing, and analyzing geo-spatial data. GIS analyzes spatial location and organizes layers of information into visualizations using maps and 3D scenes.

Global Warming Potential (GWP) Values. The use of values to apply a weight to gases that are determined by researchers to have increased greenhouse gas effects relative to the most common greenhouse gas, carbon dioxide. These values are determined using specific methodologies, such as those described in the Intergovernmental Panel on Climate Change’s Fifth Assessment Report (2014).

Goal. A statement that describes in general terms a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

Greenbelt Agreement. A joint resolution between interested cities and the county to protect open space and agricultural lands. Cities commit to not annex any property within a greenbelt while the Board of Supervisors agrees to restrict development to uses consistent with existing zoning.

Greenhouse Gas (GHG). Any gas that absorbs infrared radiation in the atmosphere. The principal greenhouse gases associated with global warming and climate change that are commonly included in GHG emissions inventories include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Greenhouse Gas (GHG) Emissions Inventory. A quantitative analysis of activity-based, community-wide GHG emissions generated by residents, businesses, or other sources, typically measured for a period of one calendar year and organized by sector. The County of Ventura’s GHG inventory applies to the unincorporated area.

Greenhouse Gas (GHG) Mitigation. The reduction of human impacts on the climate by reducing greenhouse gas sources and emissions and enhancing greenhouse gas sinks.

Greenhouse Gas (GHG) Strategy. A strategy to identify and reduce community GHG emissions from existing and future activities and sources within the unincorporated area of the county. The GHG Strategy also serves to identify the County’s local fair-share contribution to meeting statewide GHG emission reduction goals pursuant to state legislation, policies, and guidance.

Gross Acre. Amount of land, including but not limited to easements, streets and rights-of-way, designated for a particular use.

Groundwater. Water under the earth’s surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Basin. An aquifer or system of aquifers that has reasonably well- defined boundaries and more or less definite areas of recharge and discharge. Refers to subsurface deposits and geologic formations that are capable of yielding usable quantities of water to a well or spring. The Sustainable Groundwater Management Act defines “basin” as a groundwater basin or subbasin identified and defined in Department of Water Resources Bulletin 118 or as modified pursuant to Section 10722 of the Act.

Guidelines for Orderly Development. A policy document adopted by the County, cities, and Local Agency Formation Commission (LAFCO) to establish a collaborative commitment to encourage urban development to occur within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. The intent of the Guidelines is to clarify the roles and responsibilities of the cities, the County and LAFCO regarding urban development within the Spheres of Influence of the various cities and Areas of Interest.

H

Habitable Structure. A building or structure suitable for living, sleeping, eating or cooking.

Habitat Connectivity and Wildlife Corridors. Areas of contiguous natural habitats or undeveloped land of sufficient width to facilitate the movement, migration, foraging, breeding, and dispersal of multiple wildlife or plant species between two or more core habitat areas. The boundaries of the Habitat Connectivity and Wildlife Corridor areas and the Habitat Connectivity and Wildlife Corridors overlay zone are coterminous.

Hazardous Building. A substandard, unsafe or dangerous building as defined in the codes adopted by reference in the Ventura County Building Code.

Hazardous Material. Any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include hazardous substances, hazardous waste, and any material which a handler or the administration agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (California Health and Safety Code Section 25501). Such material may be classified as poisons, corrosive chemicals, flammable material, explosives and oxidizers and reactive materials or substances when tested in accordance with the criteria in California Code of Regulations, Title 22.

Hazard Mitigation. A sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects.

Hazardous Waste. Any waste or combination of wastes, which because of its quantity, concentration, physical or chemical, or infectious characteristics, (a) may either cause or significantly contribute to serious illness or death or an increase in serious irreversible or incapacitating reversible, illness (Hazardous Waste Control Act), or (b) may pose a substantial present or potential threat to human health or the environment when improperly managed. These substances may be poisons, corrosive chemicals, flammable materials, explosives and oxidizers and reactive materials or substances when tested in accordance with the criteria in California Code of Regulations, Title 22.

Health. A complete state of physical, mental, and social well-being, and not merely the absence of disease.

Health Equity. Health equity is achieved when every person has the opportunity to attain his or her full health potential and no one is disadvantaged from achieving this potential because of social position or other socially determined circumstances.

Health Disparities. Differences in health and mental health status among distinct segments of the population, including differences that occur by gender, age, race or ethnicity, sexual orientation, gender identity, education or income, disability or functional impairment, or geographic location, or the combination of any of these factors.

Historic District. A group of buildings, properties, or sites recognized as historically or architecturally significant. These may be designated at the federal level, managed by the National Park Service, at the state or local levels. Federally designated historic districts are listed on the National Register of Historic Places. In some counties or jurisdictions, historic districts receive legal protection from certain types of development considered to be inappropriate.

Historical Resources. The material and nonmaterial expressions of human adaptations that characterized the post-contact or historic period. These resources include historic event or activity sites, historic archaeological sites, standing architecture and other significant properties and documents and other sources of historical information, objects of material culture, and secondarily, the more nonmaterial cultural qualities such as folklore, social organization, and value systems which are associated with these properties.

Hydroconsolidation. A process of collapse and compaction that occurs in silty to sandy sediment (soil) with a low density when the soil is saturated for sustained periods and then the water is subsequently removed.

I

Incompatible. The characteristic of different uses or activities that are not permitted to be located near each other because it is likely to create conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects including noise, vibration, glare, air pollution, or radiation.

Industry. A group of enterprises that produce similar products or provide similar services.

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Infill Opportunity Zone. A specific area designated by a city or county for mixed-use development that is within one-half mile of a major transit stop or high-quality transit corridor in the regional transportation plan (Public Resources Code, Section 65088.4, subdivision (c)).

Infiltration. The process of water on the ground surface entering into sub-surface soil.

Integrated Pest Management (IPM). An ecosystem-based strategy that focuses on long-term prevention

of pests or their damage through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant varieties. Pesticides are used only after monitoring indicates they are needed according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment.

Integrated Regional Water Management. A comprehensive and collaborative approach for managing water to concurrently achieve social, environmental and economic objectives. This integrated approach delivers higher value for investments by considering all interests, providing multiple benefits, and working across jurisdictional boundaries at the appropriate geographic scale.

Intensity. The actual or maximum permitted floor area ratio (FAR) on a site or that is allowed on a site within a designation or zone.

Intelligent Transportation System (ITS). Application of information and communication electronic technologies, management tools, and services to improve transportation system efficiencies.

Intermodal Facility. Passenger or freight transportation services that involve or use more than one type of transportation facility (or mode).

Inter-tie. An interconnection permitting passage of utility service (e.g., water or electricity) between two or more systems, such as electric and water utility systems.

Island Community. Any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

J

K

L

Landslide. The dislodging and fall of a mass of rock, soil, or mixture of both (debris/mud flow) along a sloped surface, or for the dislodged mass itself.

Land Use Designation. A specific geographic designation with associated land use or management policies and regulations.

Legacy Community. A geographically isolated unincorporated community that is inhabited and has existed for at least 50 years.

Level of Service (LOS). A qualitative measure used to rate a roadway segment's traffic flow characteristics, and acts as an indicator of roadway performance, relative to locally established standards for quality of service. LOS can assist in determining when roadway capacity improvements are needed, using a scale of A through F, which is described below:

LOS "A" – Free uninterrupted low volume flow at high speeds with no restriction on maneuverability (lane changing) and with little or no delays.

LOS "B" – Stable flow with some restrictions to operating speed occurring.

LOS "C" – Stable flow but with speed and maneuverability restricted by higher traffic volumes. Satisfactory operating speed for urban locations with some delays at signals.

LOS "D" – Approaching unstable flow with tolerable operating speeds subject to considerable and sudden variation, little freedom to maneuver and with major delays at signals.

LOS "E" – Unstable flow with volume at or near capacity, lower operating speeds and major delays and stoppages.

LOS "F" – Forced flow operation with low speeds and stoppages for long periods due to downstream congestion. Volumes below capacity.

Liquefaction. The process by which water-saturated, unconsolidated sediments are transformed into a substance that acts like a liquid, often as a result of ground shaking.

Local Agency Formation Commission (LAFCo). A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Locally Important Species. A plant or animal species that is not an endangered, threatened or rare species, but which is considered by qualified biologists to be a quality example or unique species within the County or region. This term includes any species that is under consideration for a designation of "endangered," "threatened," or "rare."

Local Roads. Roadways that provide direct access to the abutting land and primarily facilitate local travel. Local roadways are not intended for long distance travel and are often designed to discourage through traffic. There are no restrictions on intersections or public access.

Lot Coverage. The proportion of the gross building square footprint (area covered by the first floor of the building) on a lot to the net square footage of the lot.

Low Impact Development (LID). Development that incorporates a combination of drainage design features and pollution reduction measures to reduce development impacts on hydrology (peak runoff flow rates) and water quality.

Low-Income Area. Per Senate Bill 1000, an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093.

M

Major Employment Center. A major employment center is a cluster of relatively small employers (businesses with less than 100 employees), that collectively result in very large centralized concentrations of employment, such as a business park.

Major Transportation Terminal. A multimodal transportation hub connecting major transit stops. “Major transit stop” is defined as “a site comprised of an existing rail transit station, ferry terminal served by bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods” (Public Resources Code, 21064.3).

Metropolitan Planning Organization (MPO). A Federally-designated agency that is responsible for regional transportation planning in each metropolitan area. The Southern California Association of Governments (SCAG) is the MPO for the Ventura region.

Microgrid. A microgrid is a group of interconnected loads and distributed energy resources within clearly defined electrical boundaries that acts as a single controllable entity with respect to the grid. A microgrid can connect and disconnect from the grid to enable it to operate in both grid-connected or island-mode.

Military Installation. A base, camp, post, station, yard, center, homeport facility for any ship, or other area under the jurisdiction of the U.S. Department of Defense.

Mineral Resource Zones (MRZ's). The State Mining and Geology Board (SMGB) investigates and designates lands underlain by mineral resources as a Mineral Resource Zone (MRZ) based on the known or inferred presence of mineral resources. The following MRZ categories are used by the State Geologist in classifying the state's lands:

MRZ-1 – Areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

MRZ-2 – Areas underlain by mineral deposits where geologic data show that significant measured or indicated resources are present (2a) or where such resources are inferred (2b).

MRZ-3 – Areas containing known mineral deposits that may qualify as mineral resources (3a) or areas containing inferred mineral deposits that may qualify as mineral resources (3b). Further exploration work within these areas could result in the reclassification of specific localities into the MRZ-2 category.

MRZ-4 – Areas where geologic information does not rule out either the presence or absence of mineral resources. The distinction between the MRZ-1 and MRZ-4 categories is important for land-use considerations. It must be emphasized that MRZ-4 classification does not imply that there is little likelihood for the presence of mineral resources, but rather there is a lack of knowledge regarding mineral occurrence. Further exploration work could well result in the reclassification of land in MRZ-4 areas to MRZ-3 or MRZ-2 categories.

Mining. A form of mineral resource development involving the extraction and removal of more than 1,000 cubic yards of material from the same site, through such activities and uses as borrow areas, sand, gravel and rock quarries, etc. Mining does not include extraction and removal of material from construction sites or following floods, landslides or natural disasters where the land is being restored to its prior condition.

Minor Collectors. Roadways that provide local access to the overall roadway network. Collectors channel traffic from local roadways into the arterial network. Intersections are permitted with all public roadways. *See “Collectors.”*

Mobility-as-a-Service (MasS). A shift away from personally-owned modes of transportation and towards mobility solutions that are consumed as a service, e.g., Uber and Lyft are MaaS providers.

Mode of Transport. One of various forms of transportation, including automobile, transit, bicycle, walking, and horseback riding.

Mode Split. The number of trips that use each of the various modes of transport (typically expressed as a percentage to total trips).

N

National Highway System. A network of strategic highways within the United States, including the Interstate Highway System and other roads serving major airports, ports, rail or truck terminals, railway stations, pipeline terminals, and other strategic transport facilities.

National Performance Monitoring Research Data Set (NPMRDS). A data set maintained by the Federal Highway Administration. The data set includes vehicle speed data for all roadways designated as part of the National Highway System for passenger vehicles and trucks using vehicle probe data taken from a variety of sources including mobile phones, vehicles, portable navigation devices, and American Transportation Research Institute leveraging embedded fleet systems.

National Register of Historic Places (NRHP). A list of cultural resources determined by the National Park Service to be of historic, cultural, architectural, archaeological, or engineering significance at the national level.

Net Acre. The amount of land designated for a particular uses, excluding easements, streets, and rights-of-way.

Noise Sensitive Use. Land uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. These uses include: residences; schools; nursing homes; historic sites; cemeteries; parks, recreation, and open space areas; hospitals and care facilities; hotels and other short-term lodging (e.g., bed and breakfasts, motels); places of worship; and libraries.

Nonattainment Area. An area or air basin that does not meet California or National ambient air quality standards for a given pollutant.

Nonpoint Source Pollutants. Pollutants that wash off, run off, or seep from broad areas of land or water.

O

Onsite Wastewater Treatment System (OWTS).

Individual disposal systems, community collection and disposal systems, and alternative collection and disposal systems that use subsurface disposal. OWTS do not include “graywater” systems, pursuant to Health and Safety Code Section 17922.12. An OWTS may only be utilized in areas where connection to a sewer utility is not available or feasible.

Open Space. A parcel or area of land that is essentially undeveloped for human use and devoted to an open space use, such as the preservation of natural resources, managed production of resources, outdoor recreation, and preservation of public health and safety.

Organic. A labeling term that indicates that the food or other agricultural product has been produced through approved . These methods integrate cultural, biological, and mechanical practices that foster cycling of resources, promote ecological balance, and conserve biodiversity. Synthetic fertilizers, sewage sludge, irradiation, and genetic engineering may not be used.

Origin-Destination (O-D). The location pair representing the beginning (origin) and end (destination) of a given trip. Trip, or person trip, is a one-directional movement from one point (origin) to a second point (destination). Term used in transportation planning and analysis.

P

Paleontological Resources. The fossilized remains of ancient plants and animals.

Paratransit. The range of demand-responsive (or on-request) transit providing service from a trip origin to trip destination.

Park. An open area that offers recreational and green space for residential and visitor use. May also be called an urban or municipal park if within jurisdictional limits; or a public park if publicly owned.

Park and Ride Lot. A facility where motorists can park their personal vehicles in a publicly-provided lot and continue their trip via carpool, vanpool, or transit.

Particulate matter (PM). Also known as particle pollution, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. Dust and other particulates exhibit a range of particle sizes. Particulate matter is measured by two sizes: course particles (PM10), or particles between 2.5 and 10 micrometers in diameter; and fine particles (PM2.5), or particles less than 2.5 micrometers in diameter.

Permeability. The ability of a substance to allow another substance to pass through it, especially the ability of a porous rock, sediment, or soil to transmit fluid through pores and cracks.

Planning Area. Geographic subareas of the county that bear a relationship to Areas of Interest established by LAFCO. They also reflect zones within the county historically used by VCTC for countywide transportation planning.

Policy. A clear and unambiguous statement of a public body that forms the basis for making decisions.

Precipitation. Precipitation is moisture in the form of rain, snow, hail, etc., that has fallen at a given place within a given period, usually expressed in inches or centimeters.

Primary Arterials. Unlike freeways and expressways, arterials serve the neighboring areas. Arterials can include at-grade intersections with other major roadways. By connecting the major activity centers and highest traffic volume corridors, arterials help to provide a network of continuous routes, facilitating both local and regional travel. Primary arterials have six lanes or more.

Prime Farmland. A category of the Important Farmlands Inventory that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural

production at some time during the four years prior to the mapping date.

Program. An action, activity, or strategy to be taken by the County to carry out an adopted policy to achieve a specific goal or objective.

Public Facilities. Includes public improvements, public services, and community amenities, as defined in subdivision (d) of Section 66000.

Public Transportation. Travel by bus, rail, or other vehicle, either publicly- or privately-owned, which provides general or specialized service on a regular or continuing basis.

Q

Queue Spill-Back. A term used to describe queuing vehicles that extend to the adjacent upstream intersection.

R

Rare (Species). A term used to describe a plant or animal species that, although not presently threatened with extinction, is present in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens.

Reactive Organic Gases (ROG). ROGs are photochemically reactive and are composed of non-methane hydrocarbons. These gases contribute to the formation of smog.

Reclaimed Water (Recycled Water). Wastewater that has been treated for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and replenishing a ground water basin (referred to as ground water recharge). Water recycling offers resource and financial savings.

Regenerative Agriculture. A system of farming and grazing practices that strive to reverse climate change, restore and increase biodiversity, rebuild soil organic matter, improve watersheds, and enhance ecosystem services.

Regional Road Network. The road system in Ventura County that consists of roads classified as Primary (6 lanes or more), Secondary (4 lanes) or Collector (2 lanes), as well as freeways, expressways and conventional State highways.

Regional Transportation Plan (RTP). A minimum 20-year plan that is required by State and Federal law to guide the development of the region's transportation system.

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

Renewable Energy. A form of energy derived from a natural resource that is not depleted by use and is available as natural flows of energy and materials in the environment, e.g. solar, wind, tide, waves, plant matter, and by-products of human activities.

Renewable Energy Priority Zone. Locations where renewable energy generation and storage systems as defined under Public Resources Code Section 25741 and Public Utility Code Section 2835 are allowable land uses and can be incentivized and streamlined at the discretion of the County.

Renewable Resources. Self-perpetuating types of resources; living or biotic resources and resources that are finite in quantity but can be reused, such as air and water. Other renewable natural resources include solar, wind, biomass, and water resources.

Reservoir. A place where water is collected and kept in quantity for future use.

Resilience. The ability of a social or ecological system to absorb disturbances while retaining the same basic structure and ways of functioning, the capacity for self-organization, and the capacity to adapt to stress and change.

Right-of-Way. In this General Plan, this term refers to the land used for transportation or utility purposes. This area of land is often used for the construction and operation of a transportation facility and adjacent space.

Riparian. A zone of transitional habitat between terrestrial and aquatic ecosystems, dependent on the existence of perennial, intermittent, or ephemeral surface or subsurface water. The riparian vegetation community is located adjacent to the bank of a natural course of water. For example, riparian vegetation is composed of plant species normally found near streams, rivers, lakes, reservoirs, and other freshwater bodies.

Riparian Corridor. A corridor of riparian vegetation adjacent to perennial and intermittent streams or other freshwater bodies.

Roadway Functional Classification. Classification system that stratifies roadways by a range of characteristics including access, accessibility provided by the roadway, and land uses served by the roadway and often relates to the physical and operational characteristics of the roadway.

Primary Roads – Roadways for the purpose of the movement of through traffic with limited access to abutting property (usually 6 lanes or more).

Secondary Roads – Roadways that connect primary and collector roadways for the purpose of through traffic but generally restrict access to residential areas (usually 4 lanes).

Collector Roads – Roadways that carry traffic between local roads and have access to adjacent properties (usually 2 lanes).

Minor Roads – Roadways similar to collectors but do not convey substantial volumes of through traffic, have lower speed limits, have fewer signalized intersections, and provide local access to smaller communities.

Local Roads – Roadways intended primarily to provide direct access to adjacent properties and do not convey substantial volumes of through traffic.

S

Safe Yield. Commonly defined as the maximum quantity of water that can be continuously withdrawn from a reservoir or groundwater basin without causing adverse effects.

Save Open Space & Agricultural Resources (SOAR). The County SOAR ordinance requires countywide voter approval of any non-editorial change to the General Plan involving the Agricultural, Open Space, or Rural land use designations, or any changes to a General Plan goal or policy related to those land use designations through 2050.

Scenic Highway/Roadway. Highways and roadways designated by the state or County as scenic based on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view.

Scenic Resources. Distinctive aesthetic resources that the County has determined are worthy of conservation. The Area Plans for Lake Sherwood, Oak Park, the Ojai Valley, and Piru recognize these resources. Criteria for this distinction include:

- Viewable or accessible from a road
- Absence of major residential development
- Accessible for recreational use
- Percentage of land with steep slopes
- Watershed areas
- Dense vegetation cover (all types)
- Stands of trees
- Abundance of wildlife
- Open space designation
- Percentage of land in National Forest or other government ownership

Scenic Vista. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public.

Sea Level Rise. Sea level rise is an increase in the mean level of the ocean. Eustatic sea level rise is a change in global average sea level brought about by an alteration to the volume of the world oceans.

Relative sea level rise occurs where there is a net increase in the level of the ocean relative to local land movements. Climate modelers largely concentrate on estimating eustatic sea level change. Impact researchers focus on relative sea level change.

Secondary Arterials. Unlike freeways and expressways, arterials serve the neighboring areas. Arterials can include at-grade intersections with other major roadways and connect other arterials and major collectors for the purpose of through traffic with some access to commercial/industrial developments but generally restricted access to residential areas. Secondary arterials have four lanes or more.

Sensitive. Prone or readily able to be degraded or otherwise negatively impacted.

Sensitive Biological Resources. Biological resources including but not limited to: special status species and the habitats that support them, beaches, dunes, coastal bluffs, rocky outcrops, colonial roosting sites, fresh and salt water wetlands and estuaries, native tree woodlands/savannahs, streams and rivers and their associated riparian and alluvial vegetation, and wildlife corridors.

Sensitive Receptors. Populations or uses that are more susceptible to the effects of air pollution than the general population, such as long-term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds.

Seiche. A standing wave oscillating in a body of water.

Service Population. The population associated with a given land-use development (e.g., household population, employee population).

Setback. The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Shall. That which is obligatory or necessary.

Short-Lived Climate Pollutant (SLCP). Gases with a high global warming potential, or GWP, that remain in the atmosphere for a shorter period of time than longer-lived climate pollutants such as carbon dioxide. In legislation, methane can be referred to as a short-lived climate pollutant.

Should. Signifies a directive to be honored if at all possible.

Single Occupant Vehicle (SOV). A vehicle with a single occupant.

Small Farms. For the purposes of this Plan, small farms are owned and operated by local residents who grow and sell less than \$250,000 per year of agricultural products (USDA definition) with a preference for technical assistance from the UC Small Farm Program for those with limited resources, who market direct and not through a wholesale distribution chain, who do not monocrop, and who may be ethnic minority or hobby farmers, retirement farmers or lifestyle farmers on up to 99 acres, i.e. on parcels that do not qualify under the Williamson Act to take 20 to 75 percent off their property tax bill for not developing their land for 10 years.

Smart Grid. An electrical grid consisting of controls, computers, automation, and equipment that will work with the electrical grid to respond digitally to quickly changing electric demand.

Smart Growth. A compact, efficient, and environmentally-sensitive pattern of development that provides people with additional travel, housing, and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities, while preserving open space and natural resources.

Soil Health (Soil Quality). The continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans.

Soil Erosion. Soil erosion refers to the removal of soil by water or wind. Factors that influence erosion potential include the amount of rainfall and wind, the length and steepness of the slope, and the amount and type of vegetative cover.

Special District. Any agency of the state for the local performance of governmental or proprietary functions within limited boundaries; a separate local government that delivers a limited number of public services to a geographically limited area. Special districts are a form of government, have governing boards, provide services and facilities, and have defined boundaries.

Special Occupancy Structure. A category of structures as defined in the California Building Code. They are:

- Covered structures whose primary occupancy is public assembly with a capacity of more than 300 persons.
- Buildings for schools through secondary or day-care center with a capacity of more than 250 students.
- Buildings for colleges or adult education schools with a capacity for more than 500 students.
- Medical facilities with 50 or more resident incapacitated patients; but not including hospitals and other medical facilities having surgery and emergency treatment areas, which are Essential Facilities.
- Structures and equipment in power generating stations and other public utility facilities that are not identified as Essential Facilities and required for continued operation.
- Jails and detention facilities.
- All structures with an occupancy of more than 5,000 persons.

State Highway. A numbered state route.

Special Status Species. A term used for species that are considered sufficiently rare and require special consideration and/or protection. Plants and animals categorized as Special Status Species are recognized by federal, state and local natural resource agencies as threatened, endangered, rare, candidate species, species of special concern, CA Fully Protected Species, Locally Important Species, or are species listed as “greatest conservation concern” due to the decline of the species.

See the County Initial Study Assessment Guidelines for specific ranks and groups classified as Special Status Species.

Sphere of Influence (SOI). The probable physical boundaries and service area of a city or special district, as determined by LAFCO pursuant to Gov. Code Section 56425.

Stream. A topographical feature that conveys water over the land perennially, intermittently, or ephemerally through a bed or channel with banks. This term also applies to water courses having a surface or subsurface flow that support or have supported riparian or alluvial vegetation.

Subsidence. Any settling or sinking of the ground surface over a regional area arising from surface or subsurface causes, such as earthquakes or groundwater, or oil and gas extraction.

Surface Transportation Assistance Act (STAA). A Federal law that permits motor carrier operation of 48-foot and 53-foot semi-trailers on the national highway network and allows states to permit these “STAA vehicles” on state and local routes. Designation of STAA routes is premised on engineering and safety standards (i.e., adequate footprint to accommodate truck turn radius requirements, gross vehicle weight, vertical clearance height etc.).

Sustainability. The physical development and operating practices that meet the needs of present users without compromising the ability of future generations to meet their own needs, particularly with regard to use and waste of natural resources. Sustainability presumes that resources are finite, and therefore should be used conservatively and wisely with a view to the long-term priorities and consequences.

Sustainable Communities Strategy (SCS). Senate Bill (SB) 375 requires regional metropolitan planning organizations in California to develop Sustainable Communities Strategies (SCS), or long-range plans, which align transportation, housing, and land use decisions toward achieving greenhouse gas (GHG) emissions reduction targets set by the California Air Resources Board (CARB).

T

Take. To harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Thoroughfare. A general term to describe a road that is either a primary arterial, a secondary arterial, or a collector.

Threatened Species. A species listed as Threatened by the state or U.S. Fish and Wildlife Services. Generally, any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Traffic Analysis Zone (TAZ). A unit of geography used in transportation planning models.

Transportation Control Measure (TCM). A transportation strategy used to reduce vehicle miles traveled (VMT) and to make VMT more efficient. TCMs include transportation system management (TSM) and transportation demand management (TDM) elements. Examples include carpooling, transit, and computer-optimized traffic signals.

Transportation Development Act (TDA). TDA funds are generated from a tax of one-quarter of one percent on all retail sales in each county and are used for transit, specialized transit for disabled persons, and bicycle and pedestrian facility enhancements.

Tribal Cultural Resources. A Tribal Cultural Resource as defined in AB 52 are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe(s).

Tsunami. A series of traveling ocean waves of extremely long length generated by disturbances associated primarily with earthquakes occurring below or near the ocean floor.

U

Unincorporated Areas. Areas of the county outside of the city limits over which Ventura County has direct land use jurisdiction.

Unincorporated Urban Center. An existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest.

Unique Farmlands. A category of the Important Farmlands Inventory that consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Urban Area. An area designated as Urban in Save Open Space & Agricultural Resources (SOAR) and the 2040 General Plan. These areas refer to existing and planned urban centers which may include commercial, industrial, and residential land uses. This area designation includes all incorporated lands within a city's Sphere of Influence as established by the Ventura Local Agency Formation Commission (LAFCo), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation.

Urban Development. Development that meets any of the following criteria:

- a) It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems
- b) It would result in the creation of residential lots less than two (2) acres in area; or
- c) It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

Urban Enclave. See *Existing Community*.

Urban Forest. A densely wooded area in an urban area.

V

Vacant Land. Land that is not actively used for any purpose, including land that is not improved with buildings or site facilities and is sizeable in area to accommodate development.

Vanpool. A vehicle operating as a ridesharing arrangement, providing transportation to a group of individuals traveling directly between their homes and a regular destination within the same geographic area.

Vehicle Miles Traveled (VMT). A measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period.

View Corridor (or Scenic Corridor). An area visible from a highway, waterway, railway or major hiking, biking, or equestrian trail that provides vistas over water, across expanses of land, or from mountaintops or ridges.

Volume to Capacity Ratio (V/C). The volume of traffic divided by the capacity of a transportation facility.

Vulnerability. See "*Climate Vulnerability*."

W

Wastewater Collection System. The totality of the pipes, pump station, manholes, and other facilities that convey untreated (raw) wastewater from the various sources to a wastewater treatment facility.

Watershed. The land surface area from which water drains into a common downstream point.

Water Conservation. The reduction in water use through measures designed to help people change their behaviors to use less water.

Water Efficiency. The overall minimization of the amount of water used to accomplish a function or task.

Wetlands. Lands that are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetland include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs, and seeps.

Wildland. Land in an uncultivated natural state that is covered by trees, brush, weeds, or grass.

Wildland/Urban Interface. Area where the wildland meets urbanized development.

Wildlife Corridor. (See definition for “Habitat Connectivity and Wildlife Corridors”)

X

Y

Z

Zoning. The division of the county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

List of Acronyms

AASHTO	American Association of State Highway and Transportation Officials	CSUCI	California State University, Channel Islands
AB	Assembly Bill	CTM	Circulation, Transportation, and Mobility Element
ACLUP	Airport Comprehensive Land Use Plan	CURBs	City Urban Restriction Boundaries
ADA	Americans with Disabilities Act	CZO	Ventura County Coastal Zoning Ordinance
ADUs	Accessory dwelling units	dB	Decibel
AE	Agricultural Exclusive zone	DFIRMs	Digital Flood Insurance Rate Maps
AG	Agriculture Element	DOD	United States Department of Defense
AG C	Ventura County Agricultural Commissioner	du/ac	Dwelling units per acre
AICUZ	Air Installations Compatible Use Zones	DUC	Disadvantaged Unincorporated Community
AIR	Ventura County Department of Airports	ECU-A	ECU-Agricultural land use designation
APAC	Agricultural Policy Advisory Committee	ECU-OS	ECU-Open Space land use designation
AQMP	Air Quality Management Plan	ECU-R	ECU-Rural land use designation
AWA	Association of Water Agencies of Ventura County	ED	El Rio/Del Norte
BACT	Best Available Control Technology	EIR	Environmental Impact Report
BEACON	Beach Erosion Authority for Clean Oceans and Nourishment	EO	Executive Order
C	Commercial land use designation	EV	Economic Vitality Element; or Electric vehicle
CAGR	Compounded annual growth rate	FAA	Federal Aviation Administration
CalCAN	California Climate and Agriculture Network	FAR	Floor area ratio
Caltrans	California Department of Transportation	FB	Financing and budgeting
CAL FIRE	California Department of Forestry and Fire Protection	FHWA	Federal Highway Administration
CAMUTCD	California Manual on Uniform Traffic Control Devices	FD	Ventura County Fire District/Department
CAP	Climate Action Plan	GHG	Greenhouse gas
CARB	California Air Resources Board	GIS	Geographic Information System
CEO	County Executive Office	GSA	Ventura County General Services Agency
CEQA	California Environmental Quality Act	GWP	Global Warming Potential
CH ₄	Methane	HAZ	Hazards and Safety Element
CIWMP	Countywide Integrated Waste Management Plan	HCD	California Department of Housing and Community Development
CMP	Congestion Management Program	HCA	Ventura County Health Care Agency
CNEL	Community Noise Equivalent Level	HD	Ventura County Harbor Department
CNRA	California Natural Resources Agency	HR	Human Resources
COS	Conservation and Open Space Element	I	Industrial land use designation
CO ₂ e	Carbon dioxide equivalent	ICLEI	International Council for Local Environmental Initiatives
CPD	Commercial Planned Development land use designation	IFI	Important Farmland Inventory
CRPD	Coastal Residential Planned Development land use designation	IGC	Inter-Governmental Coordination
CSAs	Community supported agriculture	IPCC	Intergovernmental Panel on Climate Change
		IR-200	Instrument Route-200
		ISAG	Initial Study Assessment Guidelines

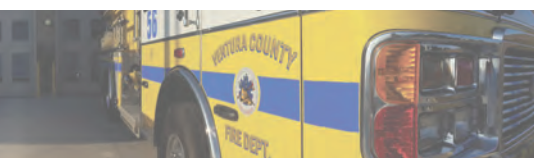
JLUS	Joint Land Use Study	PM	Particulate matter
JP	Joint Partnerships	PMS	Pavement Management System
LAFCo	Ventura Local Agency Formation Commission	PR	Parks & Recreation land use designation
LCA	Land Conservation Act	PSR	Planning Studies and Reports
LDR	Low-Density Residential land use designation	PV	Photovoltaic
LIB	Ventura County Library	PWA	Ventura County Public Works Agency
LID	Low Impact Development	RB	Residential Beach land use designation
LOS	Level of Service	RDR	Regulation and Development Review
LRA	Local Responsibility Area	REA	Regional Energy Alliance
LS	Lake Sherwood/Hidden Valley	RHD	Residential High Density land use designation
LU	Land Use and Community Character Element	RHNA	Regional Housing Needs Allocation
MaaS	Mobility-as-a-Service	RPD	Residential Planned Development land use designation
MAC	Municipal Advisory Council	RMA	Ventura County Resource Management Agency
MCA	Military Compatibility Areas	RTP	Regional Transportation Plan
MDR	Medium-Density Residential land use designation	RUR	Rural land use designation
MOU	Memorandum of Understanding	SB	Senate Bill
MPSP	Master Plans, Strategies, and Programs	SCS	Sustainable Community Strategy
MRP	Mineral Resource Protection	SCAG	Southern California Association of Governments
MRZ	Mineral Resource Zone	SGMA	Sustainable Groundwater Management Act
MT	Metric ton	SMP	Strategic Master Plan
MU	Mixed Use land use designation	SO	Services and Operations
N ₂ O	Nitrous oxide	SOAR	Save Open Space & Agricultural Resources
NBVC	Naval Base Ventura County	SoCalGas	Southern California Gas Company
NCZO	Ventura County Non-Coastal Zoning Ordinance	SOI	Sphere of Influence
NEV	Neighborhood Electric Vehicles	SOV	Single-occupancy vehicle
NFIP	National Flood Insurance Program	SRA	State Responsibility Area
NHS	National Highway System	STAA	Surface Transportation Assistance Act
NV	North Ventura Avenue	TAC	Technical Advisory Committee
NWS	Naval Air Weapons Station	TCM	Transportation Control Measures
OA	Overarching mitigation actions	TERPS	Terminal Instrument Procedures
OES	County Sheriff's Department Office of Emergency Services	TIMF	Traffic Impact Mitigation Fee
OHD	Oxnard Harbor District	TO	Thousand Oaks
OP	Oak Park	UHIE	Urban heat island effect
OS	Open Space land use designation	USDA	United States Department of Agriculture
OV	Ojai Valley	USFS	United States Forest Service
P	State, Federal, Other Public Lands land use designation; or Piru	U.S. EPA	United States Environmental Protection Agency
PCI	Pavement Condition Index	VCAPCD	Ventura County Air Pollution Control District
PFS	Public Facilities, Services, and Infrastructure Element	VCFPD	Ventura County Fire Protection District
PI	Public Information		

12. Glossary and Acronyms

VCLS	Ventura County Library System
VCSSO	Ventura County Sheriff's Office
VCTC	Ventura County Transportation Commission
VLDR	Very Low Density Residential land use designation
VMT	Vehicle miles traveled
VRWC	Ventura River Watershed Council
V2I	Vehicle-to-infrastructure
WR	Water Resources Element

Please see the next page.

A



Please see the next page.

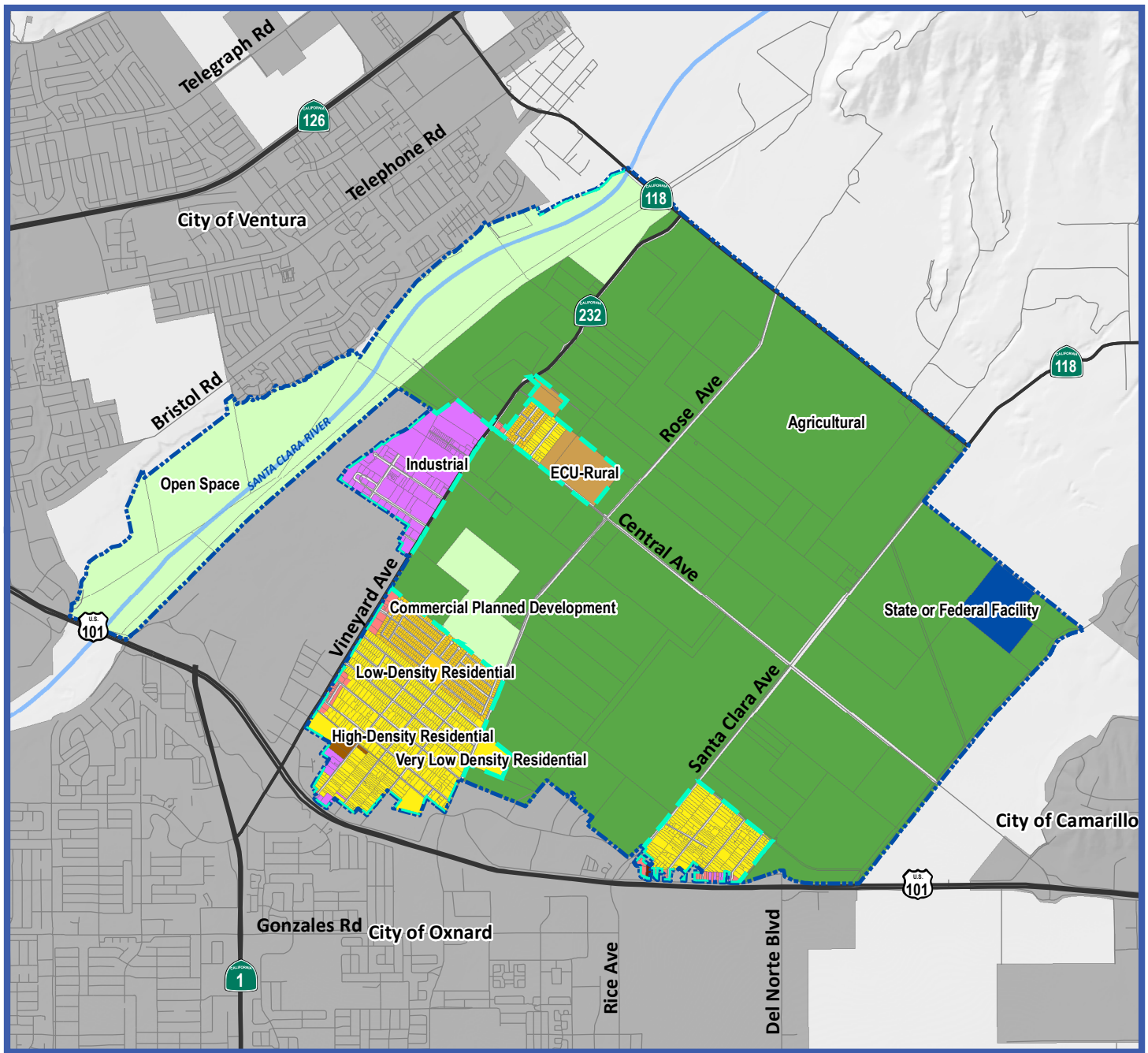
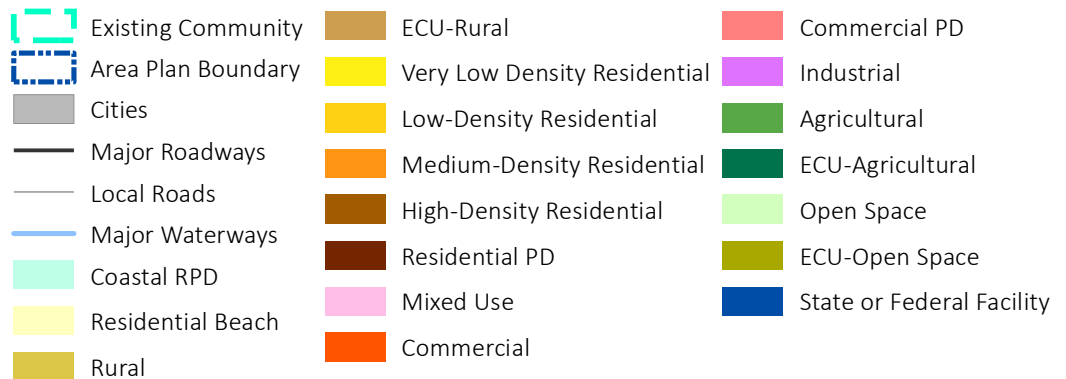


Figure A-1:
General Plan
Land Use Diagram -
El Rio/Del Norte
Area Plan

Map Date: August 27, 2019
Source: Ventura County
Resource Management
Agency GIS, 2019;
Mintier Harnish, 2019



0 0.75 1.5 Miles



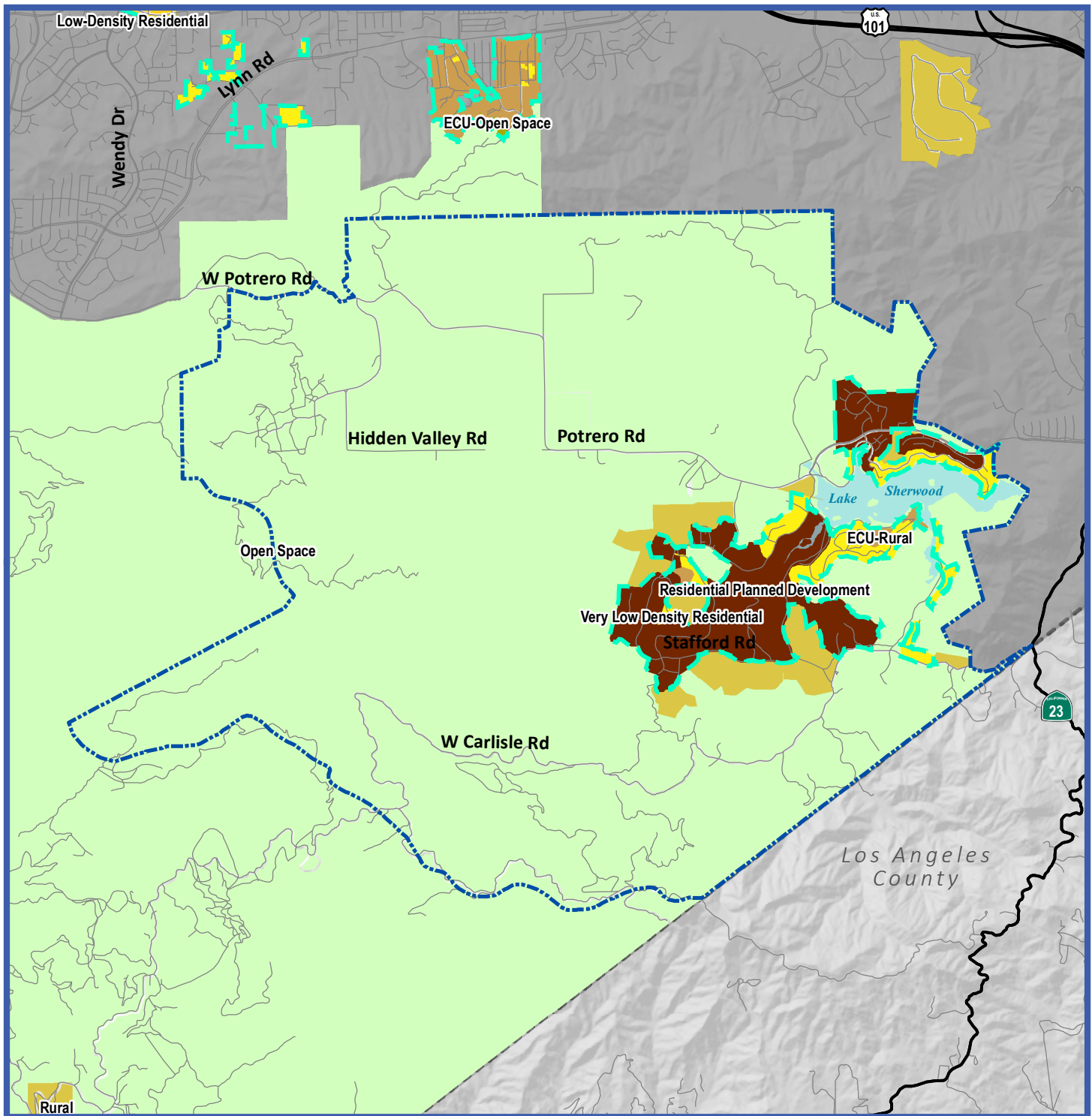


Figure A-2:
General Plan
Land Use Diagram
Lake Sherwood/
Hidden Valley
Area Plan

Map Date: August 27, 2019
Ventura County Resource Management
Agency GIS, 2019; Mintier Harnish, 2019

- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities
- Existing Community



0 0.5 1 Miles

- | | | |
|--|---|---|
| Coastal RPD | High-Density Residential | Commercial PD |
| Residential Beach | Residential PD | Industrial |
| Rural | Mixed Use | Agricultural |
| ECU-Rural | Commercial | ECU-Agricultural |
| Very Low Density Residential | | Open Space |
| Low-Density Residential | | ECU-Open Space |
| Medium-Density Residential | | State or Federal Facility |

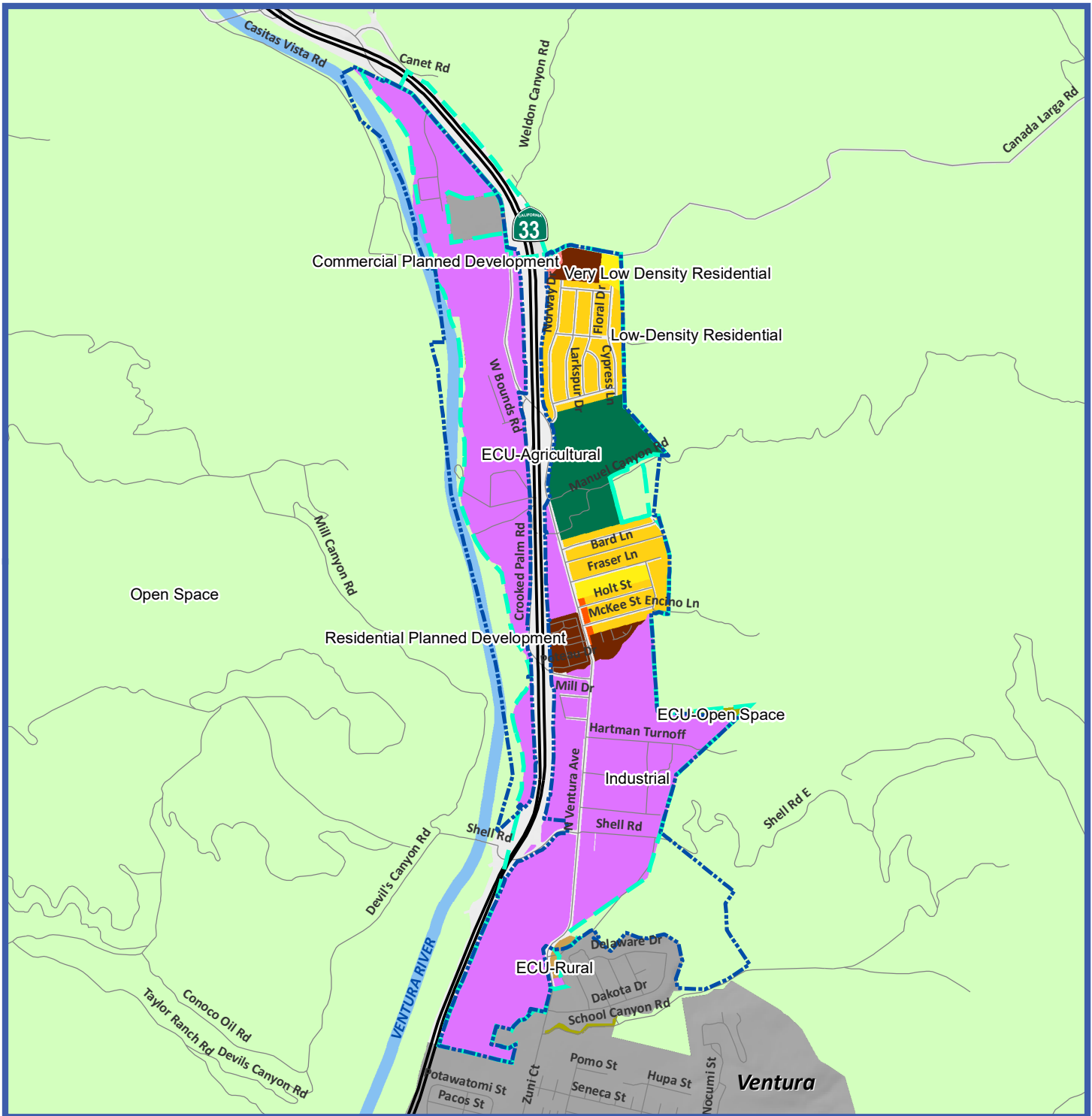
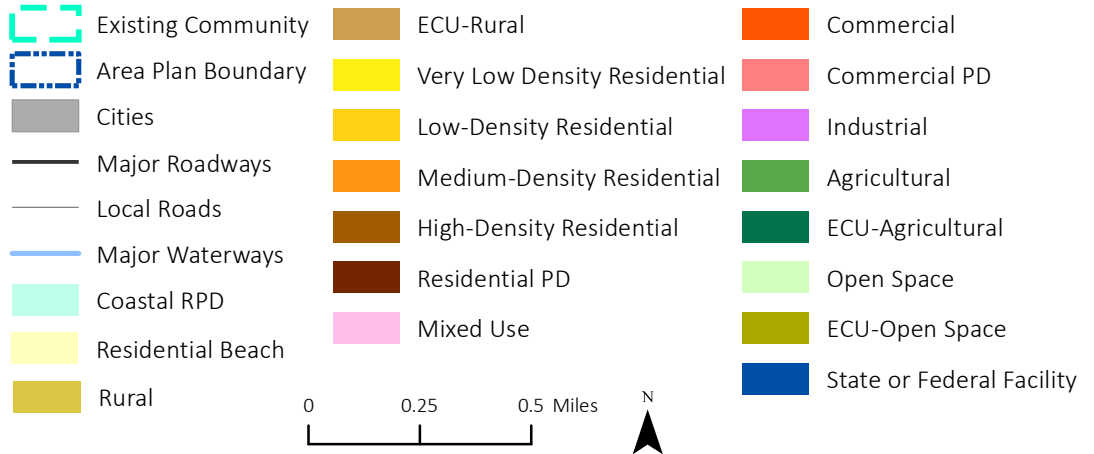


Figure A-3:
General Plan
Land Use Diagram –
North Ventura
Avenue Area Plan

Map Date: August 27, 2019
Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



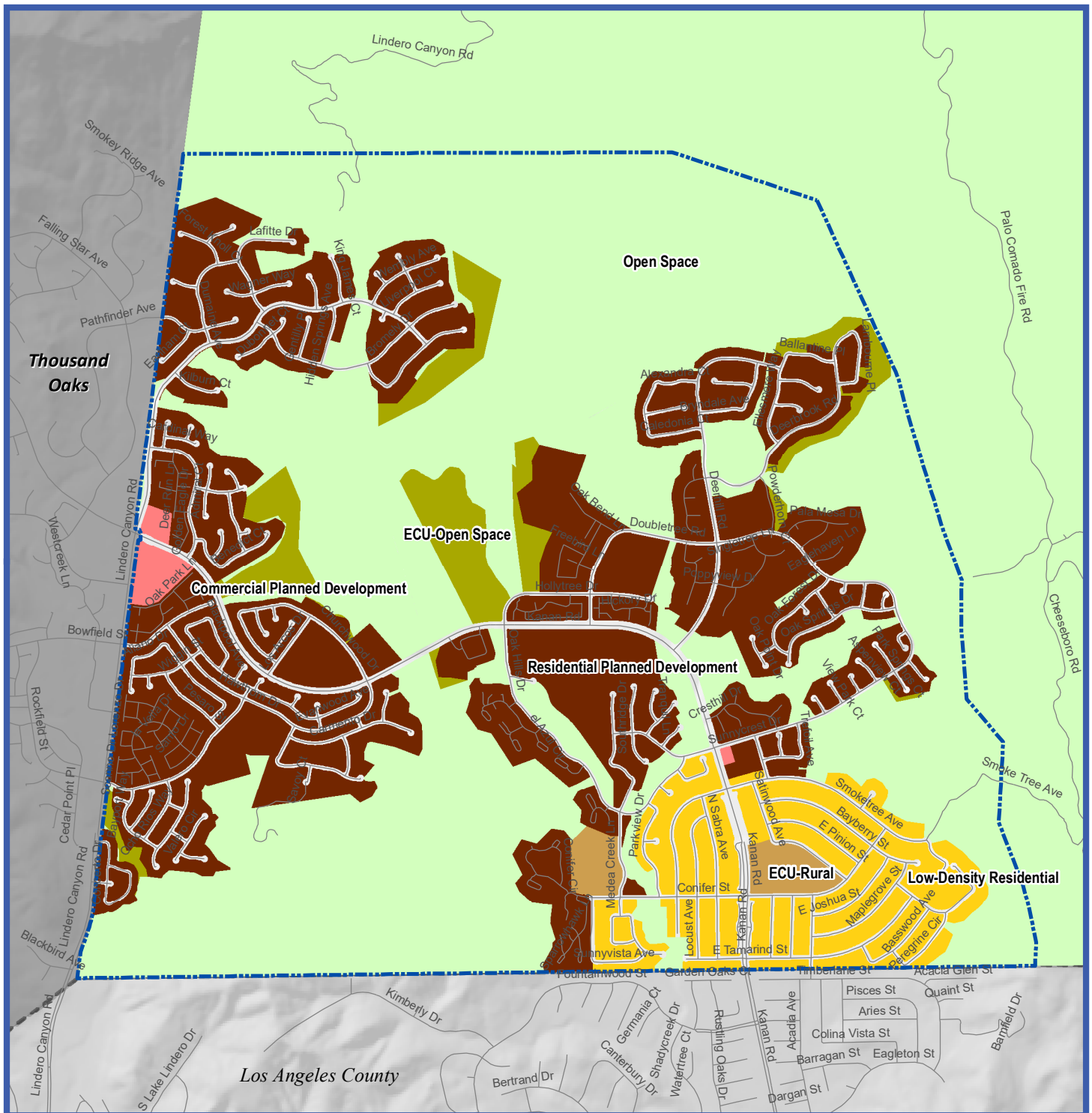
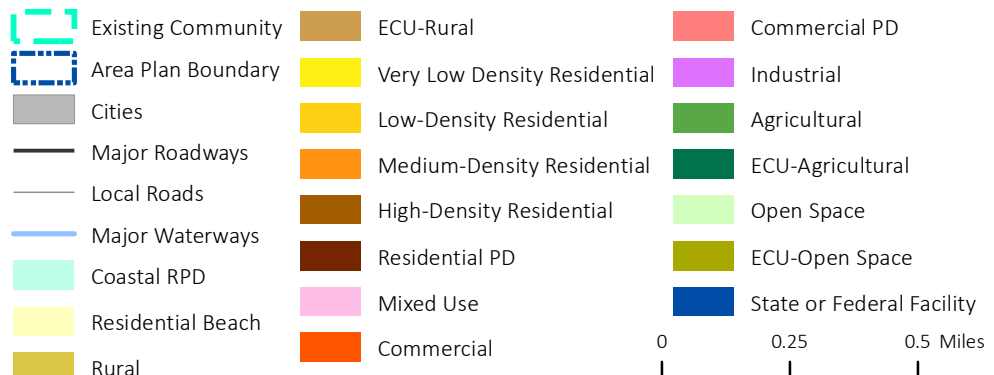


Figure A-4:
General Plan
Land Use Diagram -
Oak Park Area Plan

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



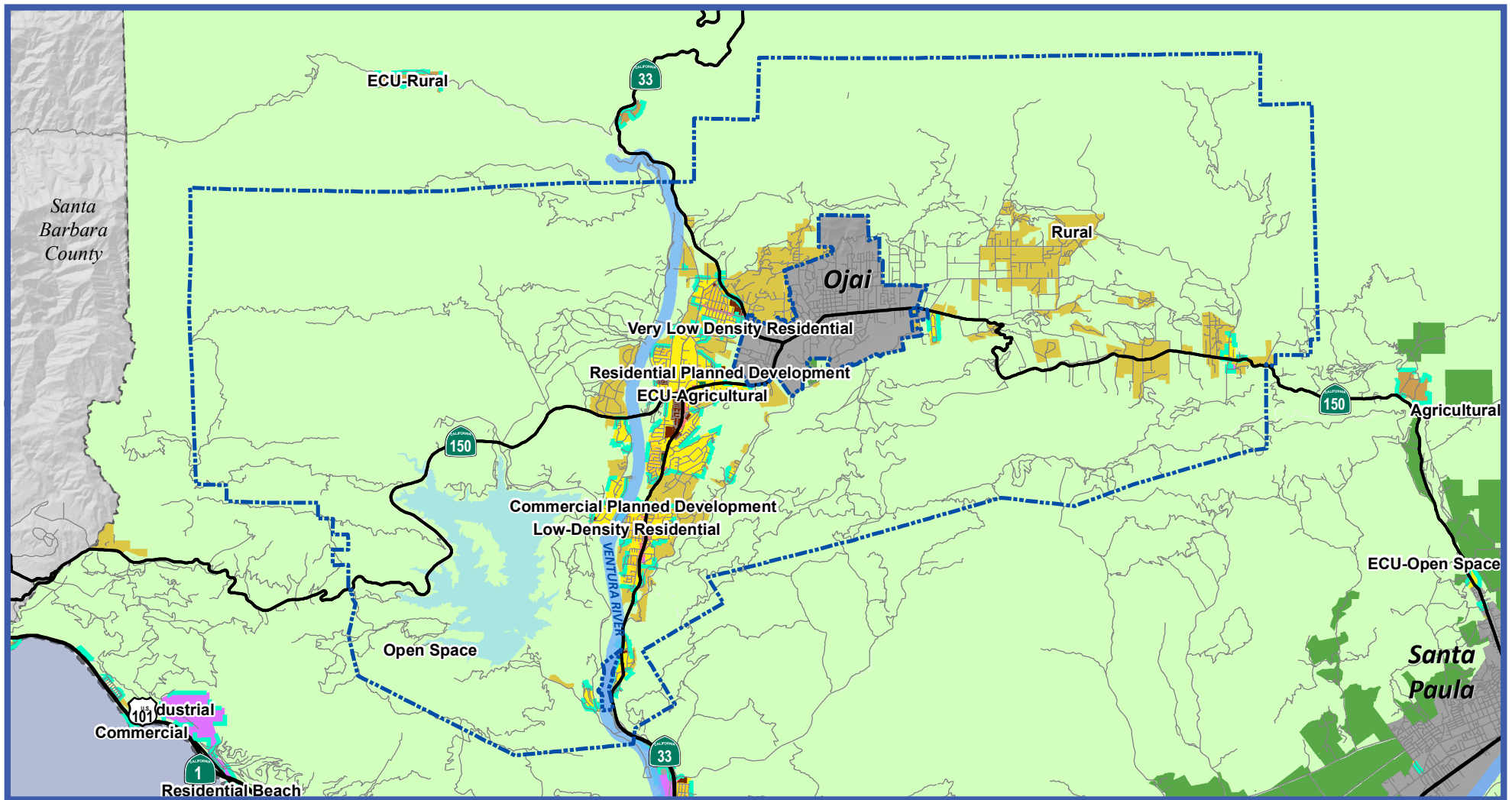


Figure A-5:
General Plan
Land Use Diagram -
Ojai Valley Area Plan

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

Area Plan Boundary

Major Roadways

Local Roads

Major Waterways

Cities

Existing Community

Coastal RPD

Residential Beach

Rural

ECU-Rural

Very Low Density Residential

Low-Density Residential

Medium-Density Residential

High-Density Residential

Residential PD

Mixed Use

Commercial

Commercial PD

Industrial

Agricultural

ECU-Agricultural

Open Space

ECU-Open Space

State or Federal Facility

0 1 2 Miles



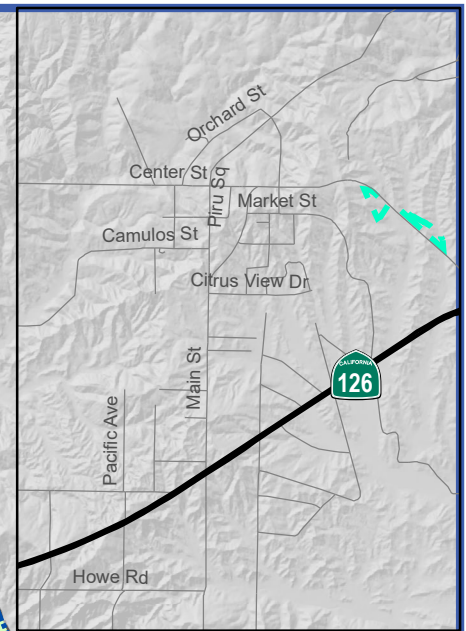
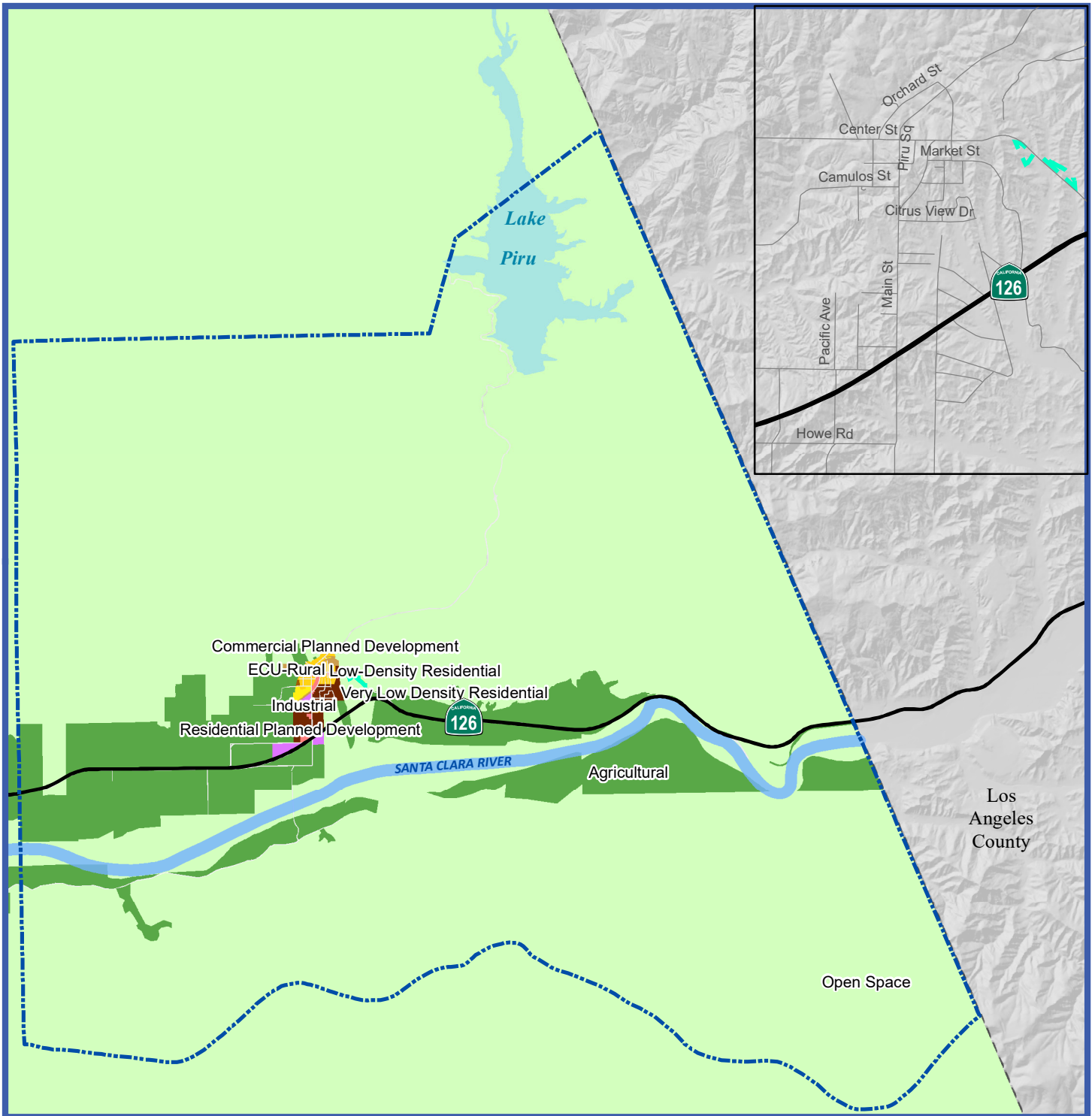


Figure A-6:
General Plan
Land Use Diagram -
Piru Area Plan

Map Date: August 27, 2019
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

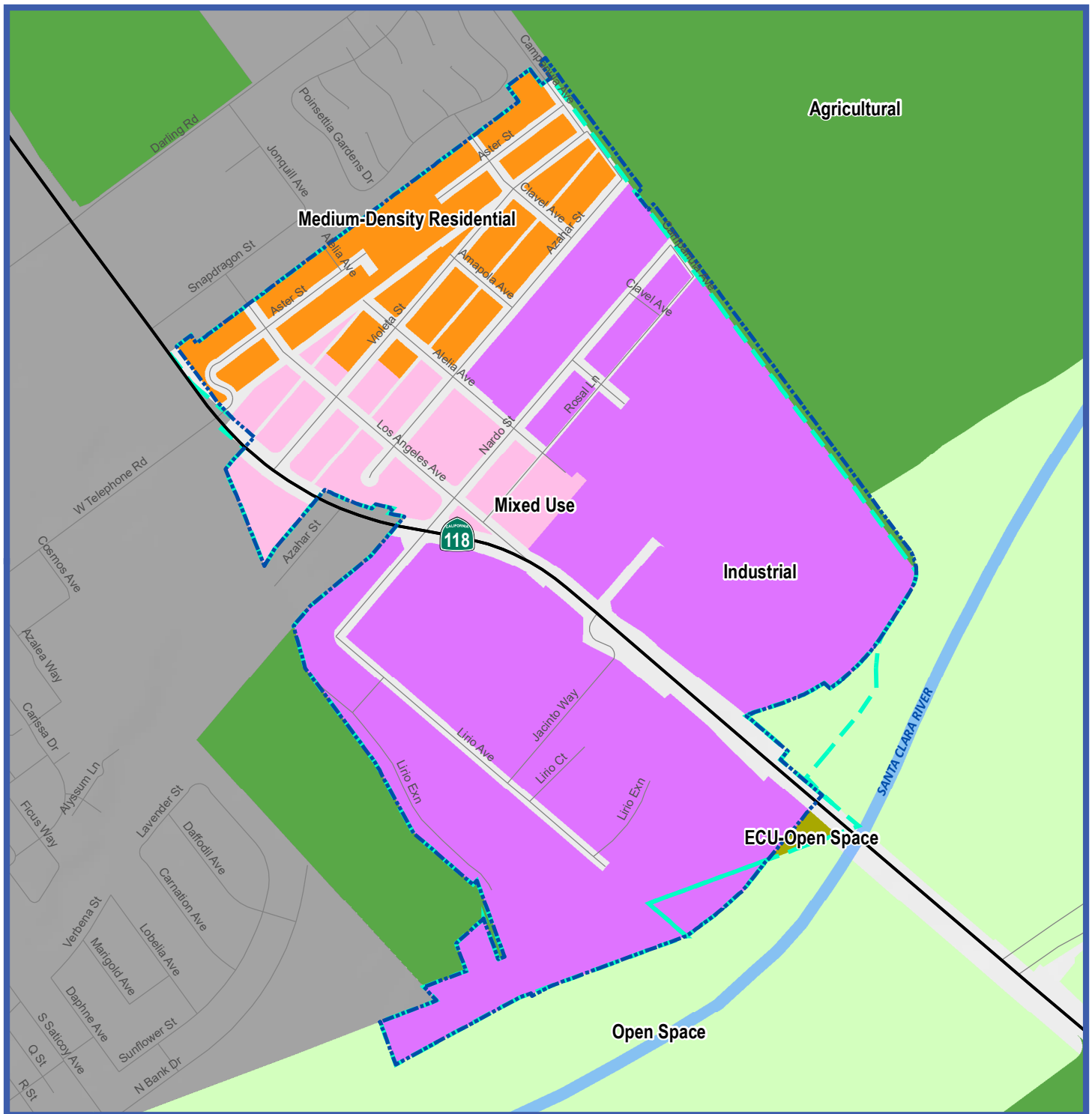
0 1 2 Miles

- Existing Community
- Area Plan Boundary
- Cities
- Major Roadways
- Local Roads
- Major Waterways
- Coastal RPD
- Residential Beach
- Rural

- ECU-Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use

- Commercial
- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

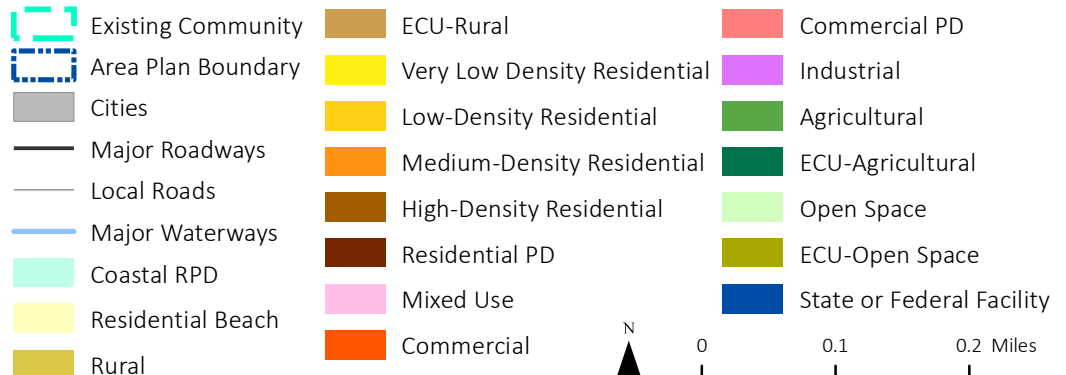




**Figure A-7:
General Plan
Land Use Diagram -
Saticoy Area Plan**

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



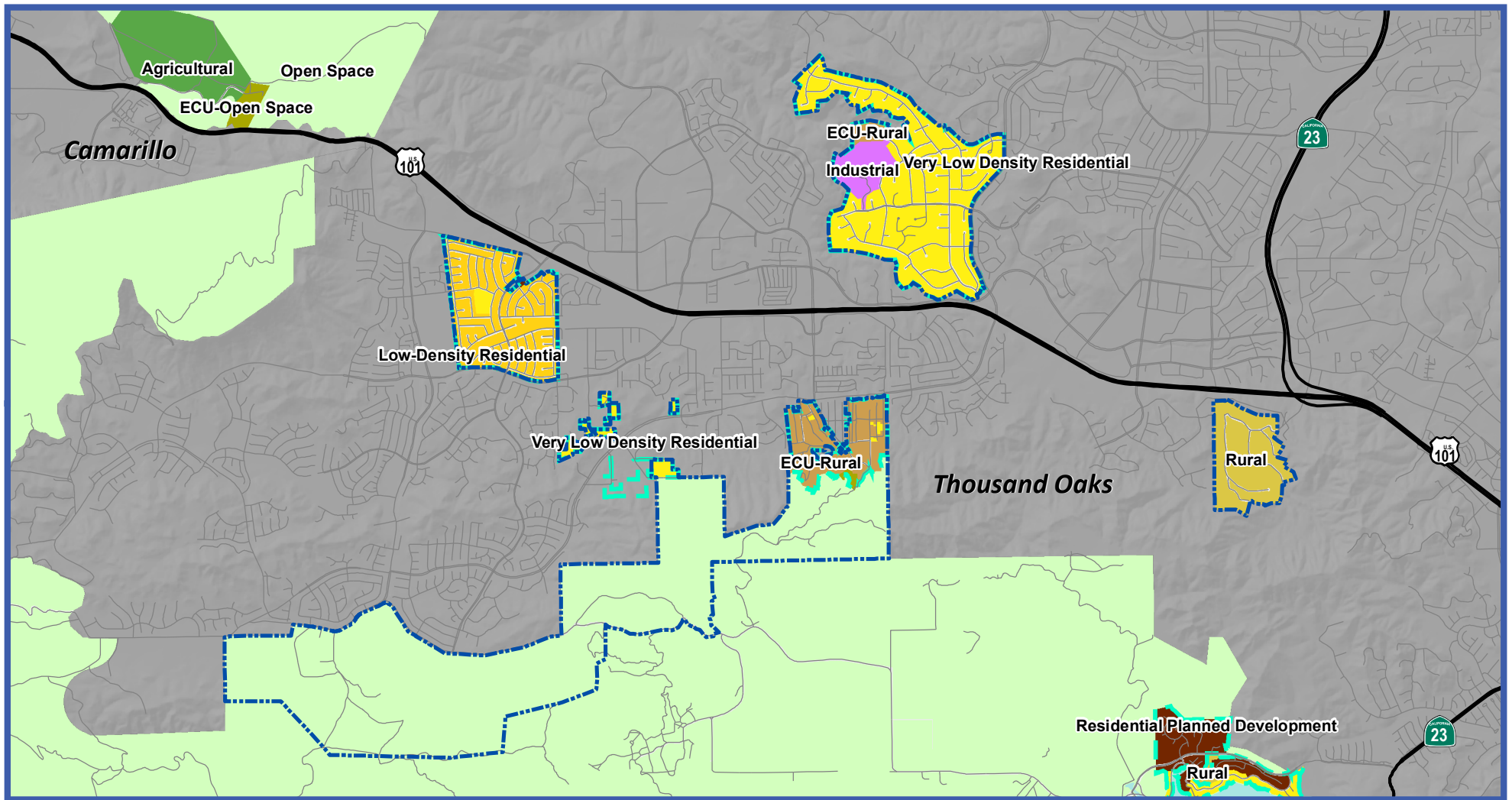


Figure A-8:
General Plan
Land Use Diagram -
Thousand Oaks Area Plan

Map Date: August 27, 2019

Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

0 1 2 Miles



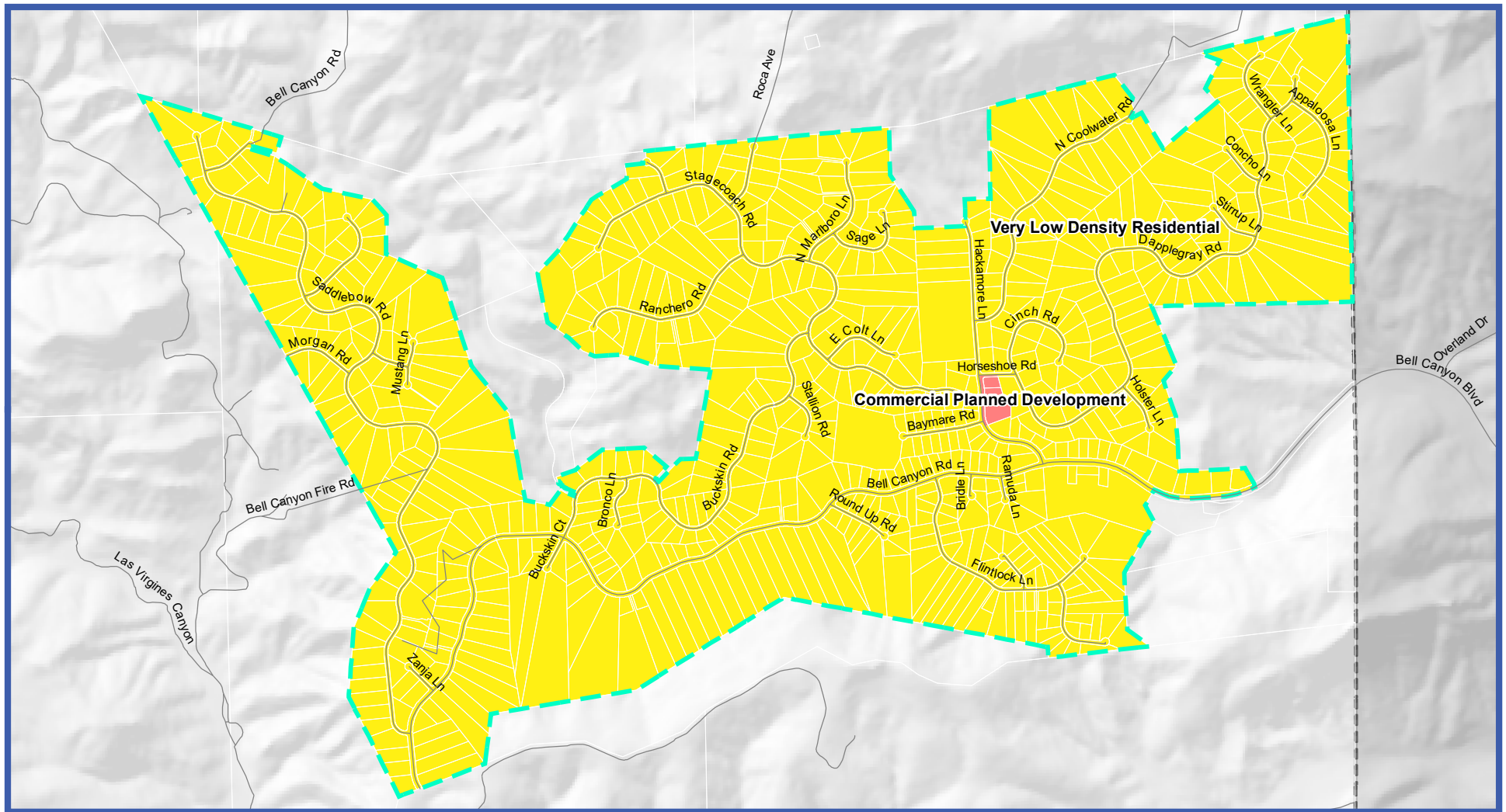


Figure A-9:
General Plan
Land Use Diagram
Bell Canyon

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



0 0.25 0.5 Miles

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial
- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

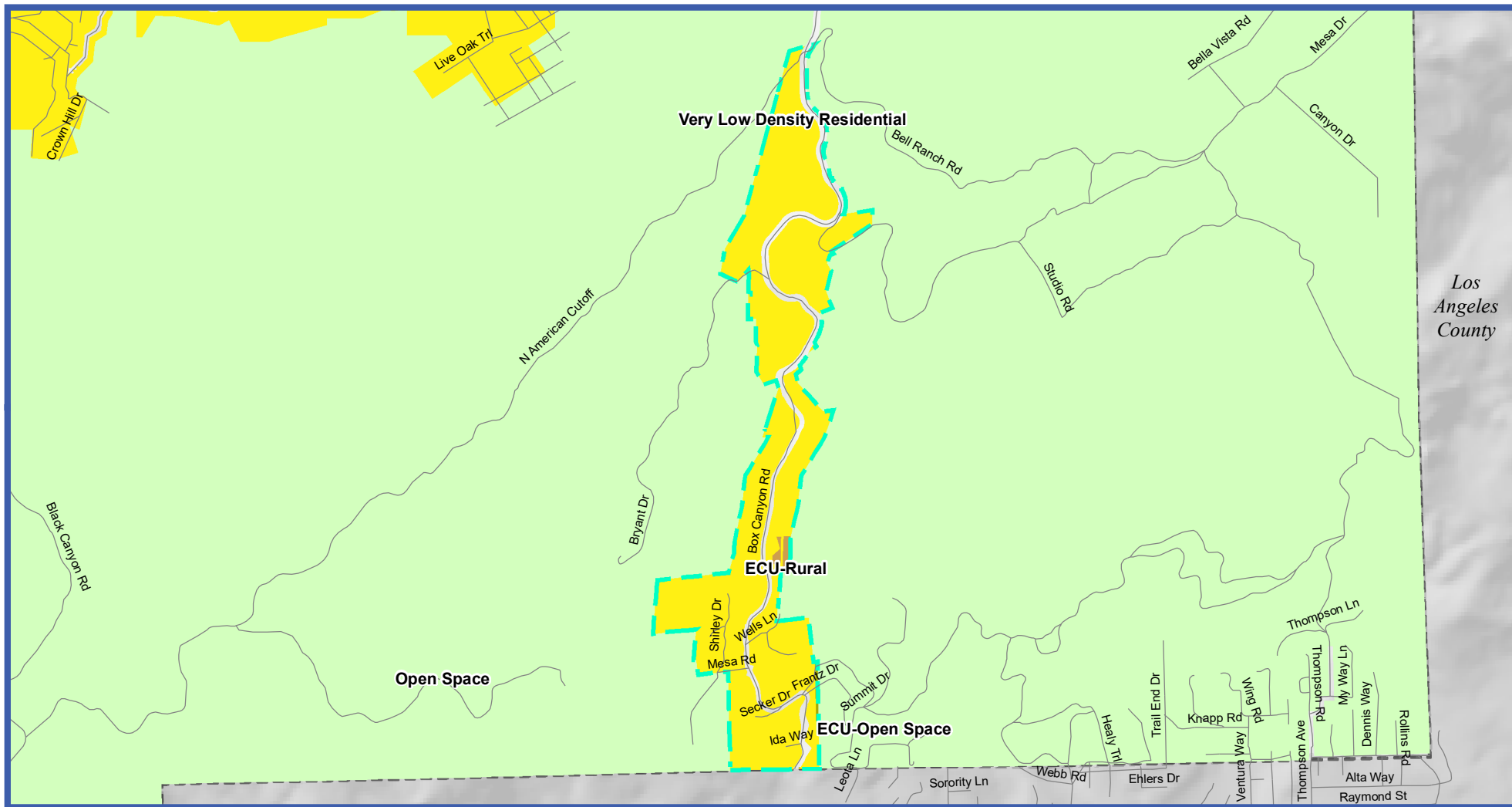


Figure A-10:
General Plan
Land Use Diagram
Box Canyon

Map Date: August 27, 2019
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



0 0.2 0.4 Miles

- | | | | |
|-------------------|--------------------|------------------------------|---------------------------|
| — Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| — Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| — Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| — Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



Figure A-11:
General Plan
Land Use Diagram
Camarillo Heights

Map Date: August 27, 2019

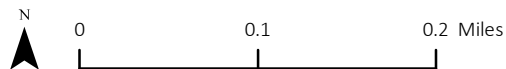
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



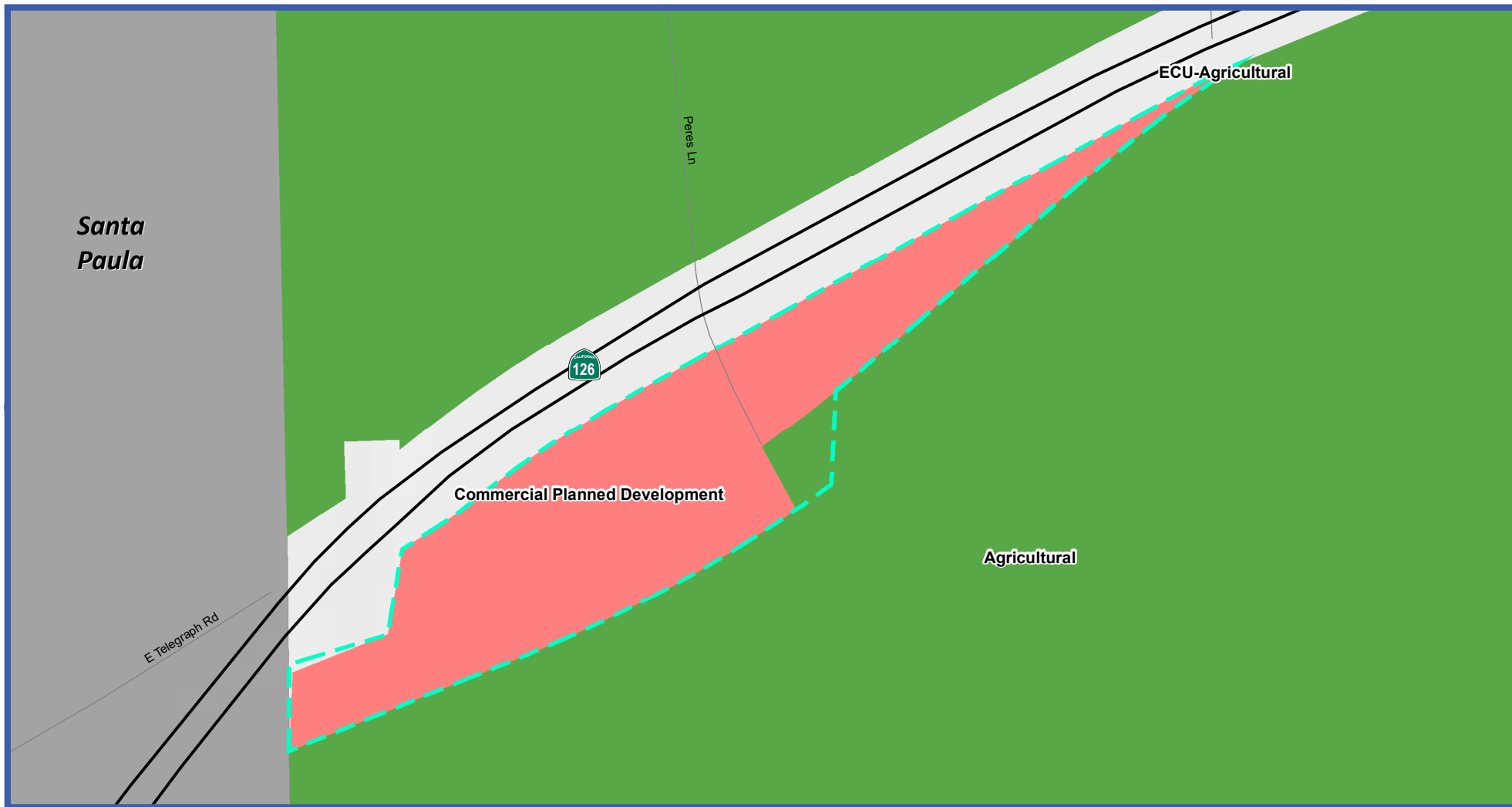
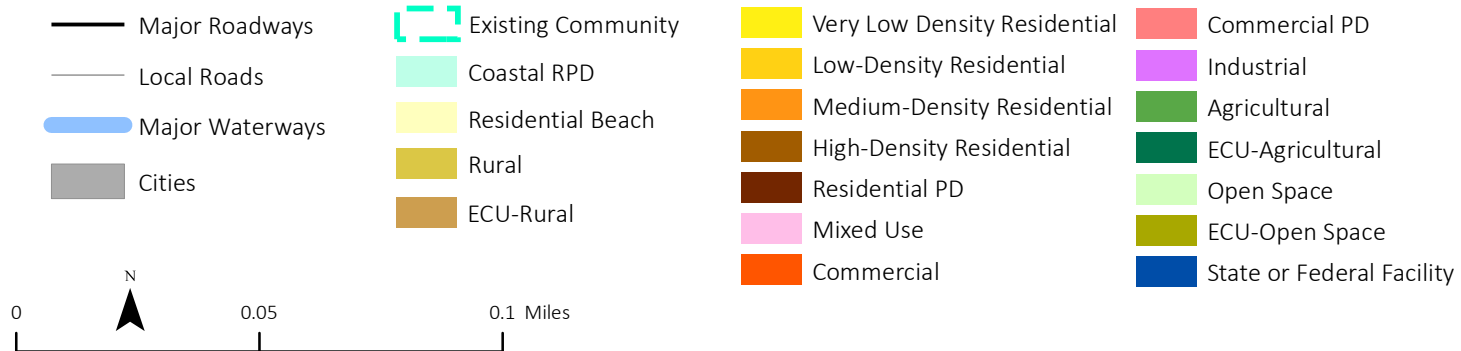


Figure A-12:
General Plan
Land Use Diagram
East Santa Paula

Map Date: August 28, 2019
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



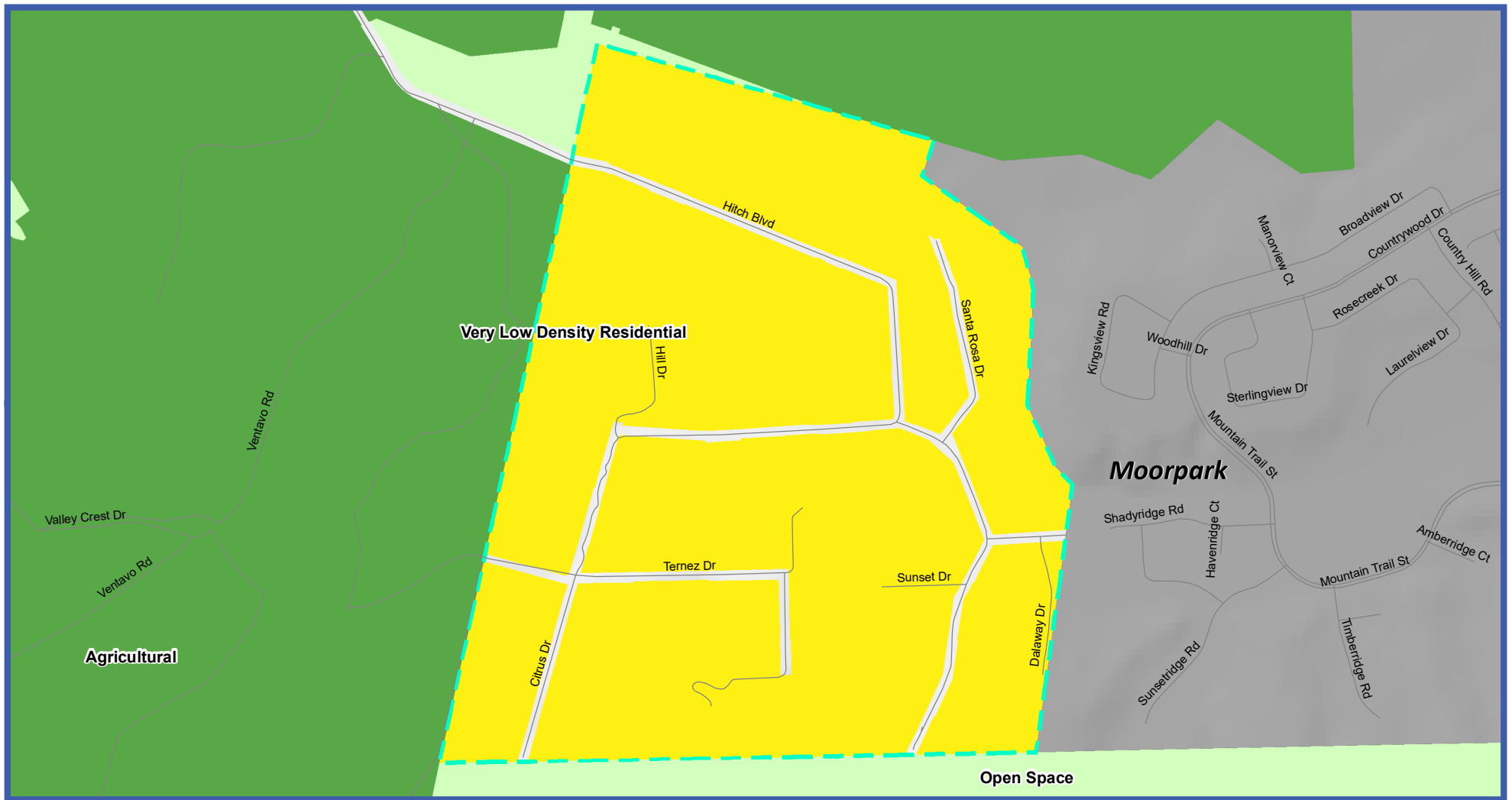
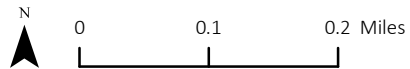
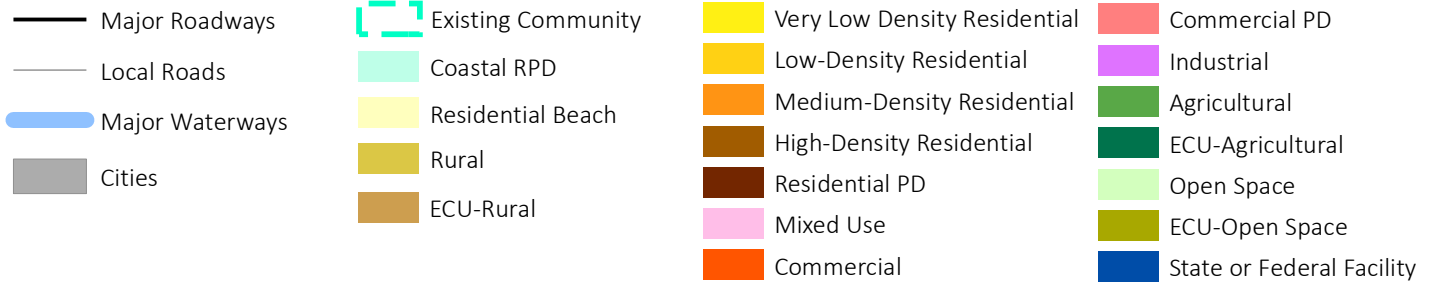


Figure A-13:
General Plan
Land Use Diagram
Home Acres

Map Date: August 28, 2019
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



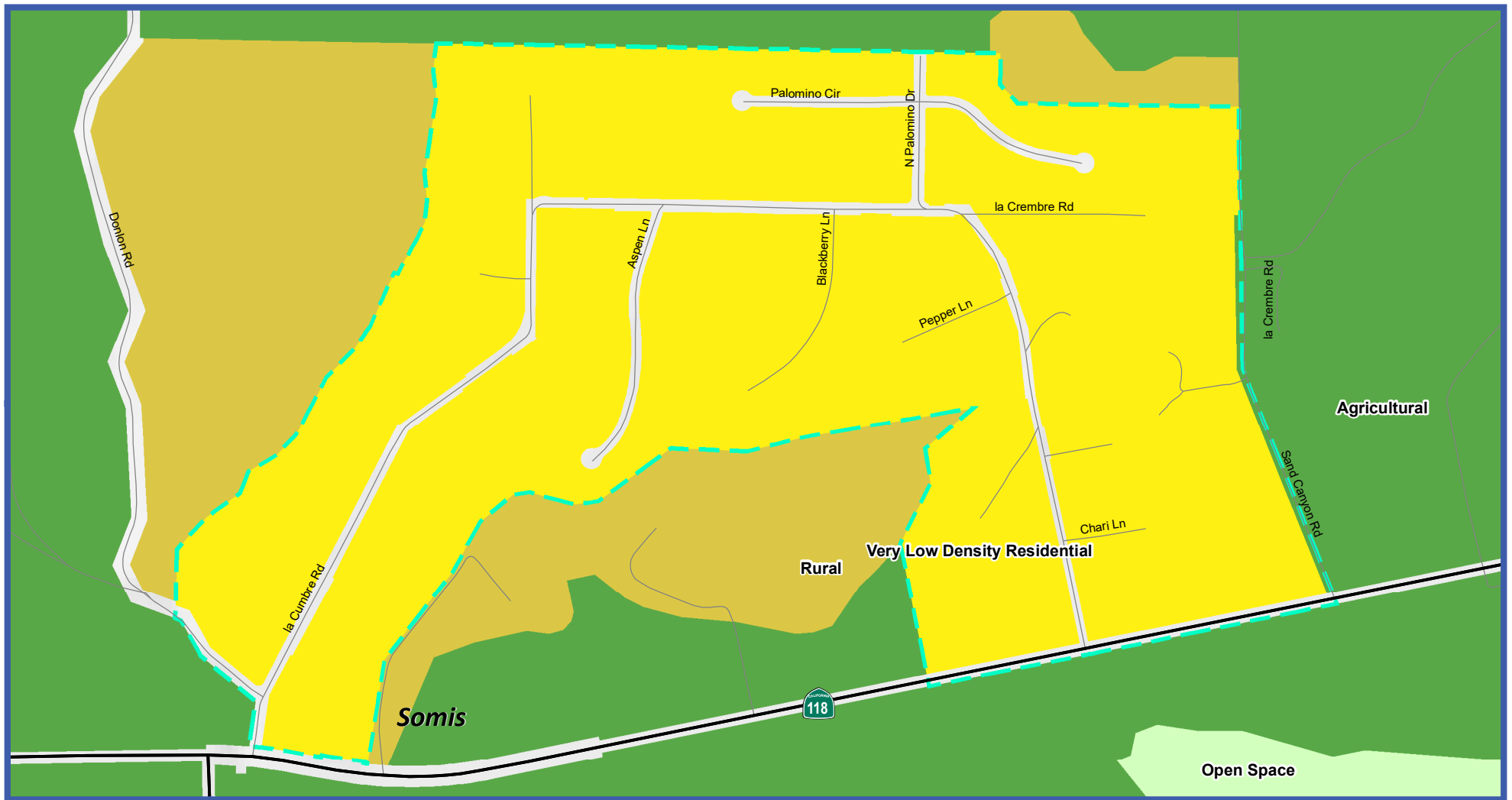


Figure A-14:
General Plan
Land Use Diagram
La Cumbre

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

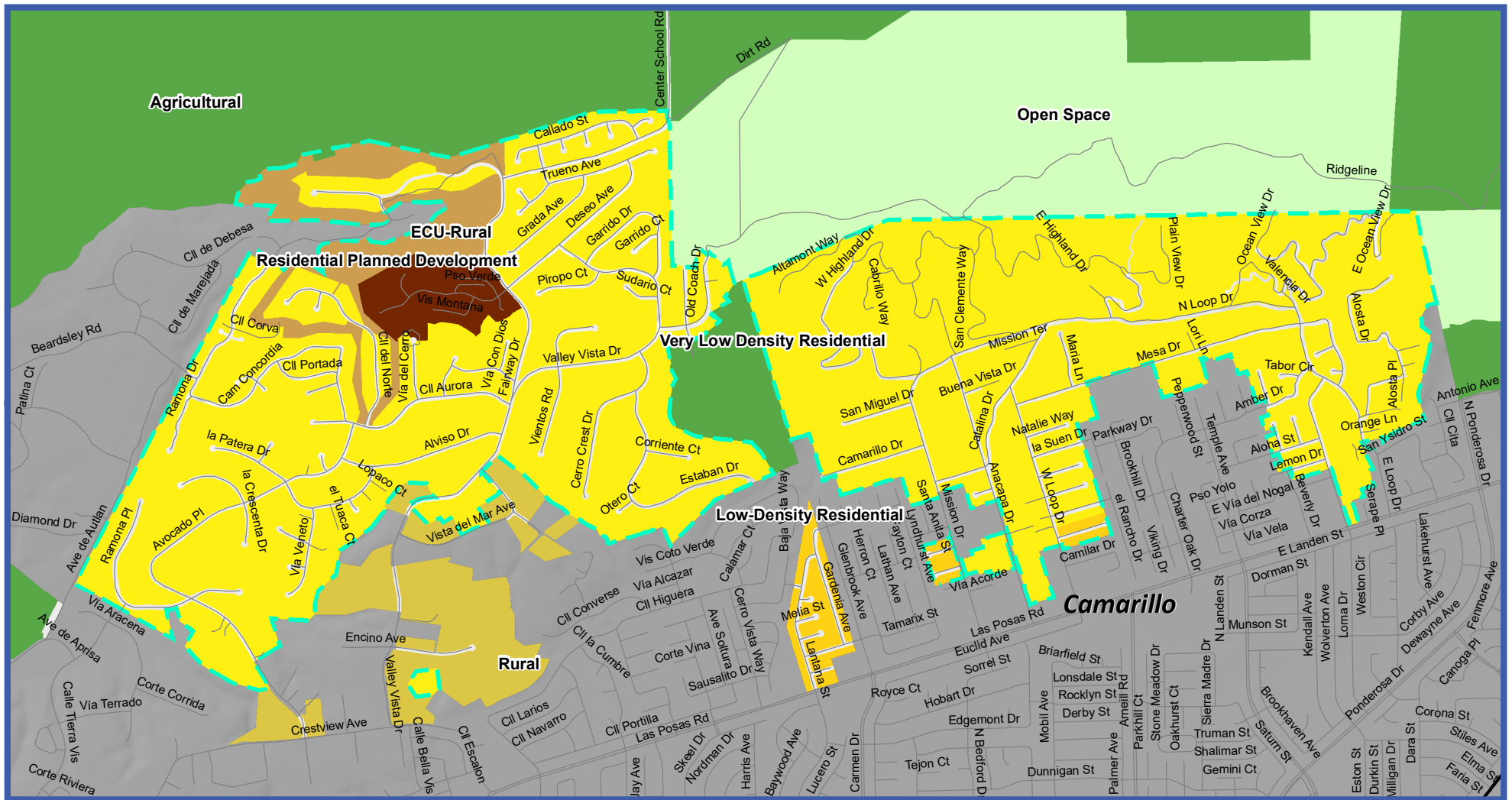


Figure A-15:
General Plan
Land Use Diagram
Las Posas Estates

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

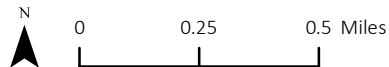




Figure A-16:
General Plan
Land Use Diagram
Lewis Rd

Map Date: August 28, 2019

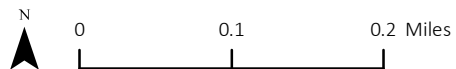
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



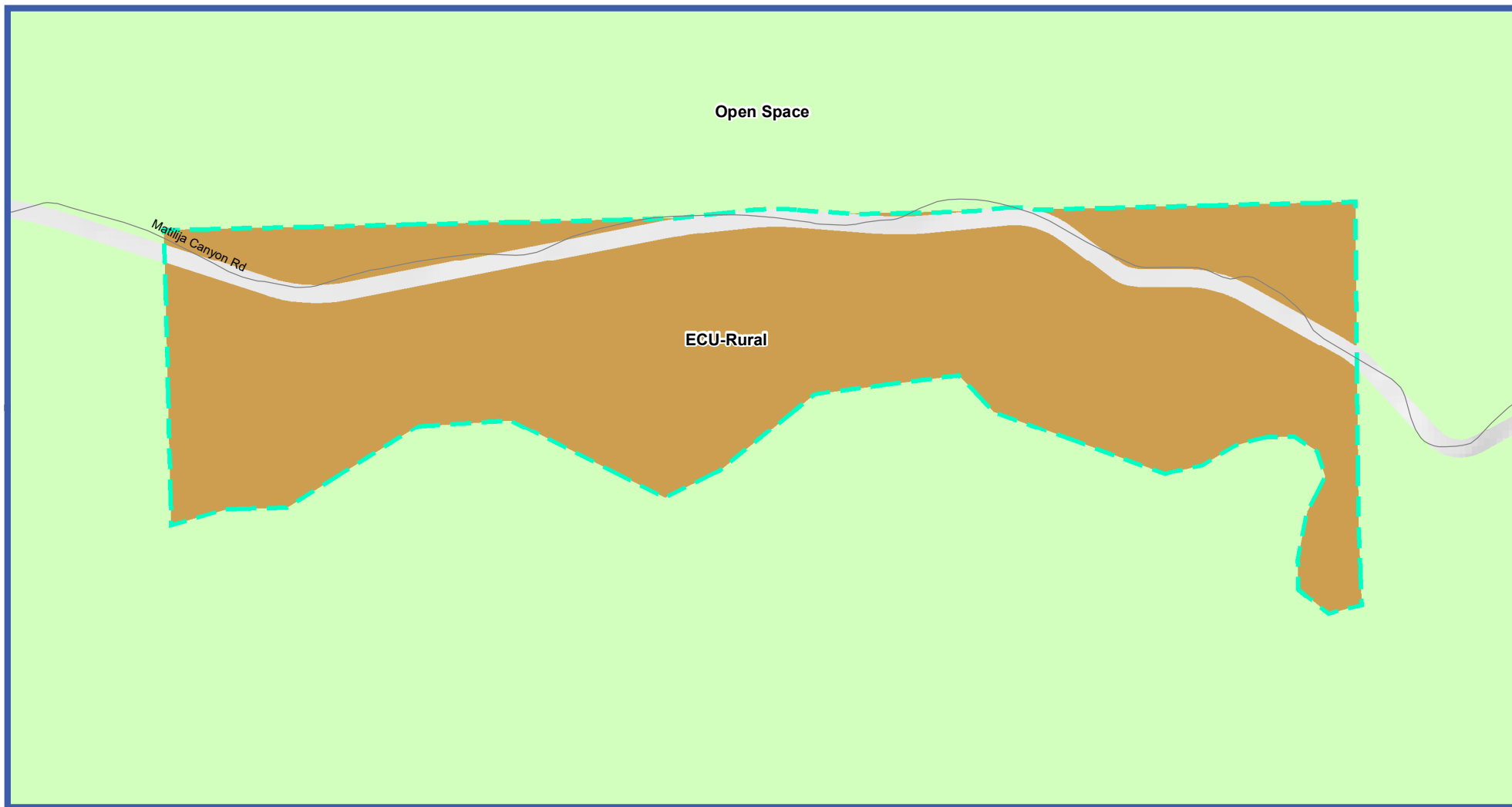


Figure A-17:
General Plan
Land Use Diagram
Matilija Canyon

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

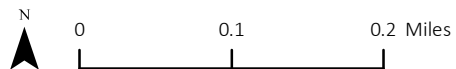




Figure A-18:
General Plan
Land Use Diagram
Mission Rock Rd

Map Date: August 28, 2019

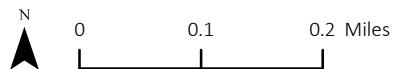
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



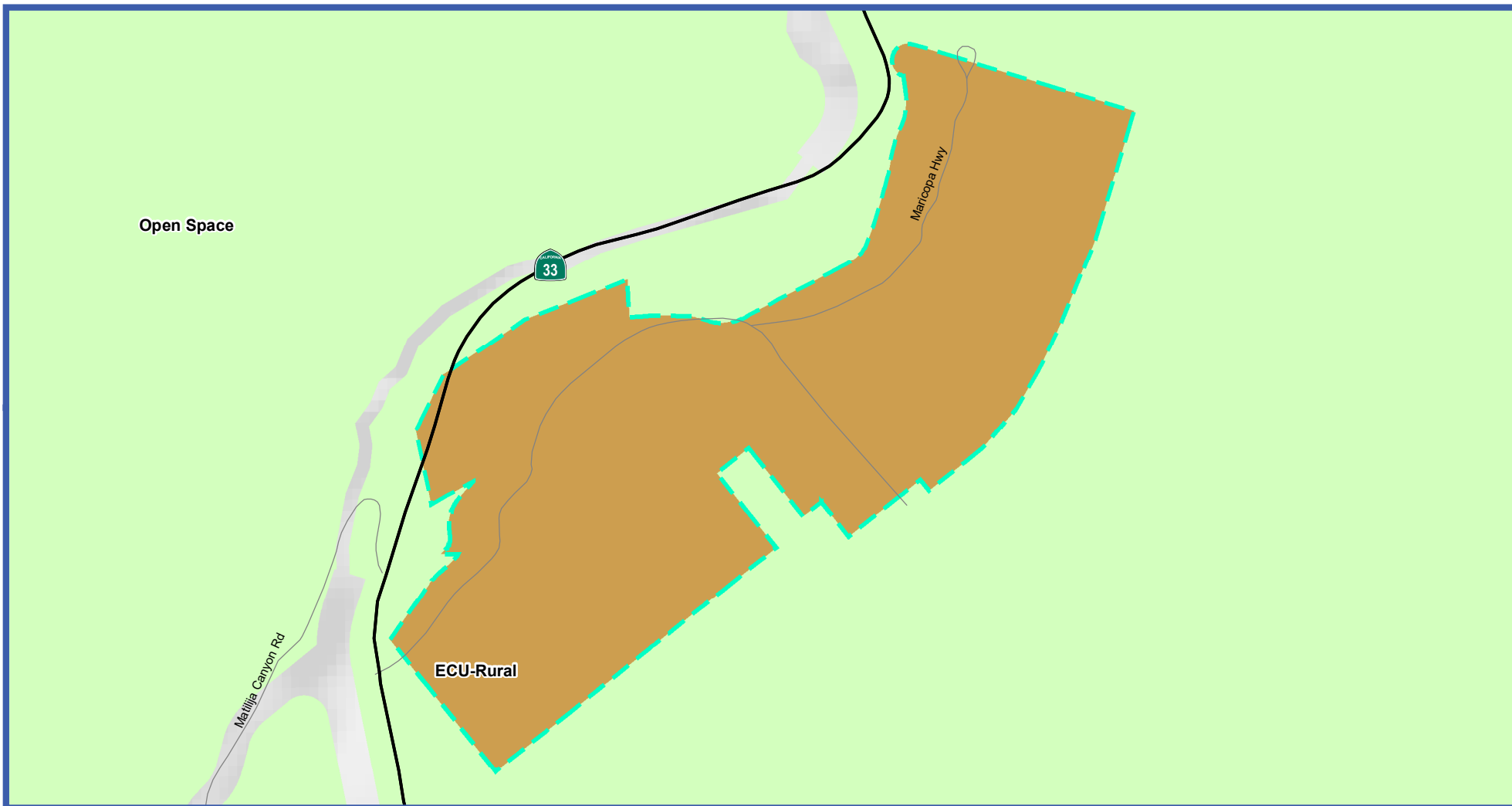


Figure A-19:
General Plan
Land Use Diagram
North Fork Springs

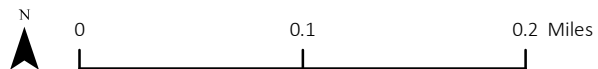
Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial
- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



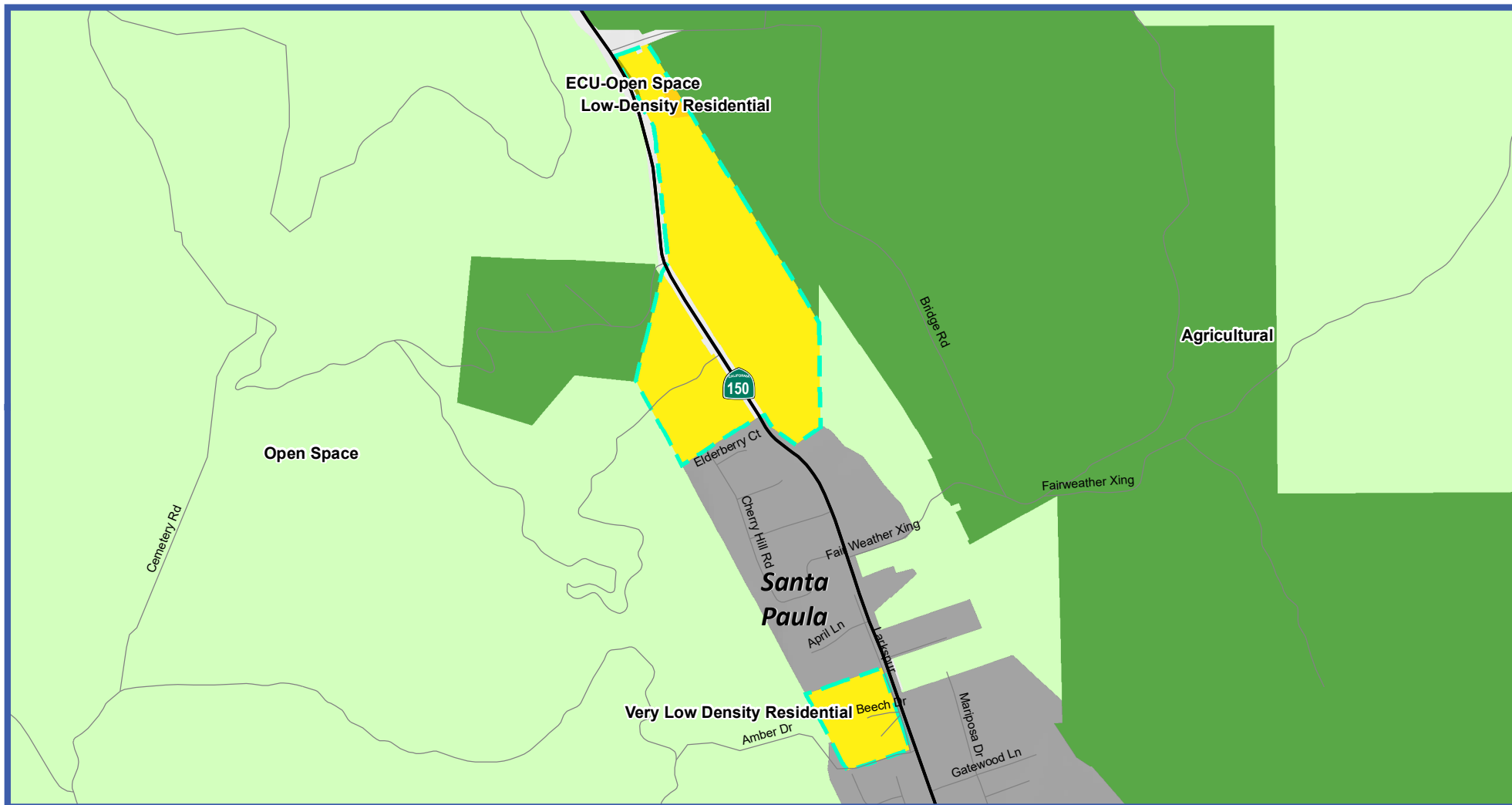


Figure A-20:
General Plan
Land Use Diagram
North Santa Paula

Map Date: August 28, 2019

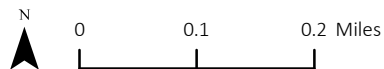
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



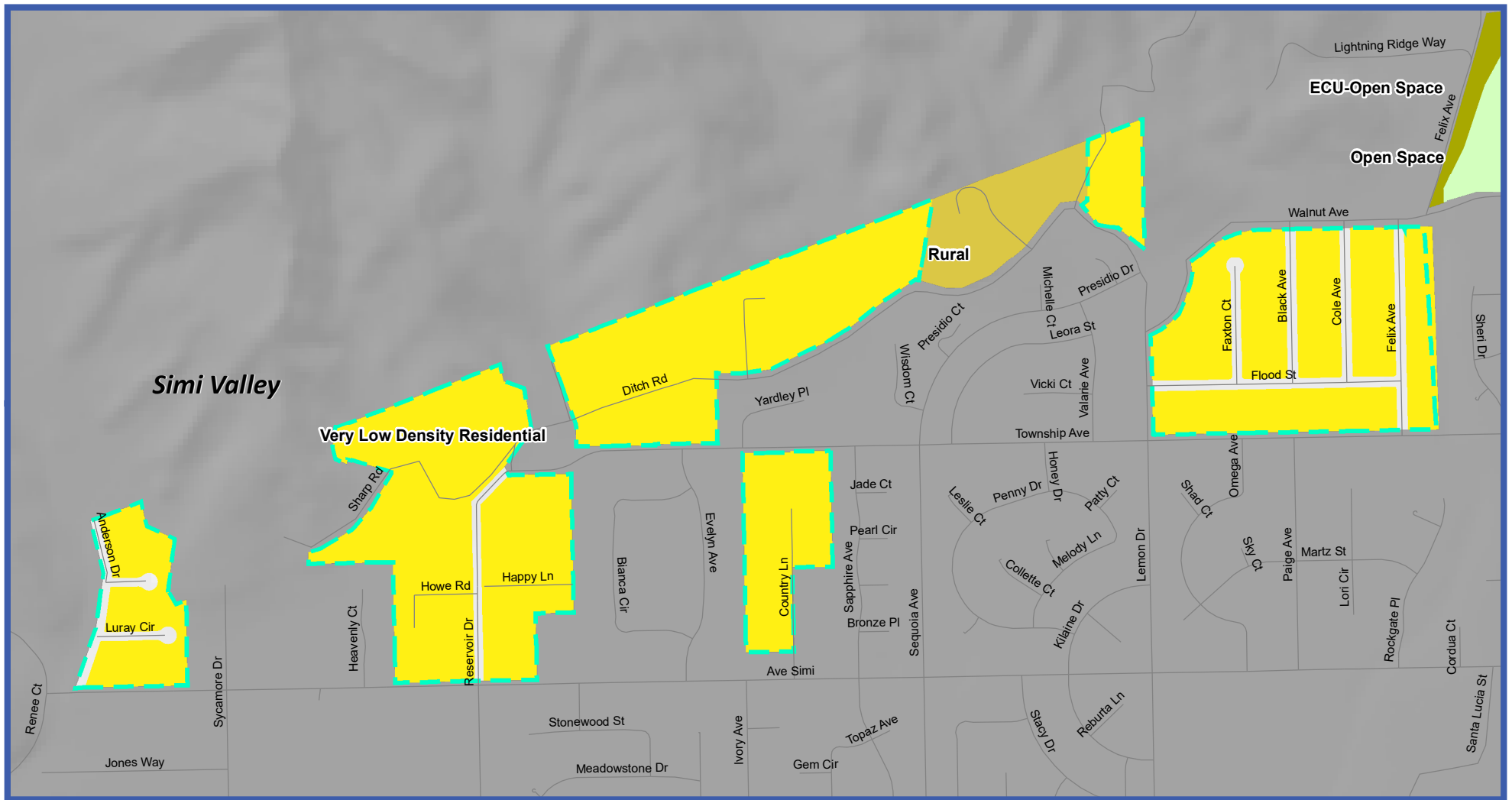


Figure A-21:
General Plan
Land Use Diagram
North Simi Valley

Map Date: August 28, 2019

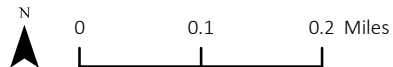
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



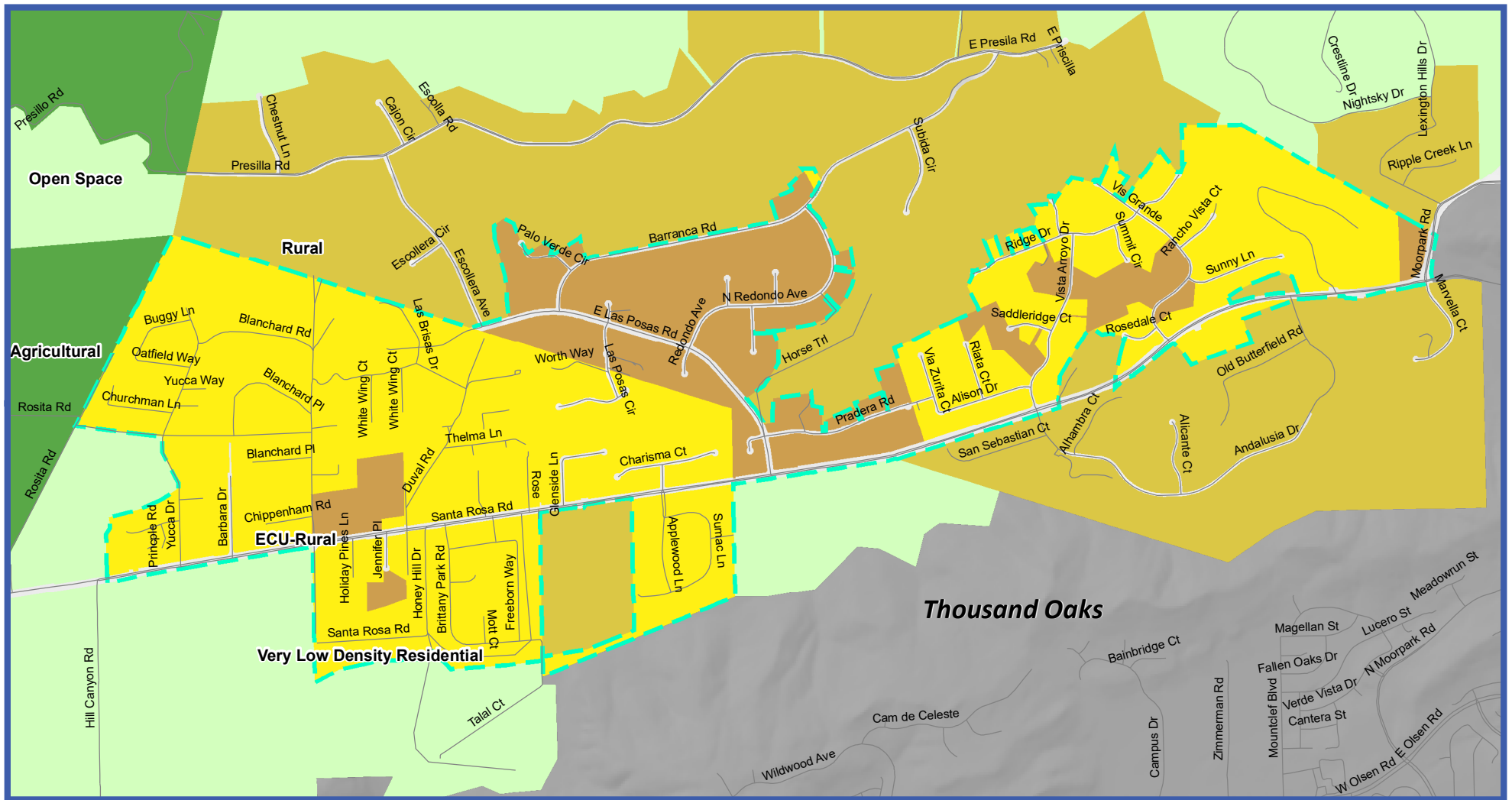


Figure A-22:
General Plan
Land Use Diagram
Santa Rosa

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



0 0.25 0.5 Miles

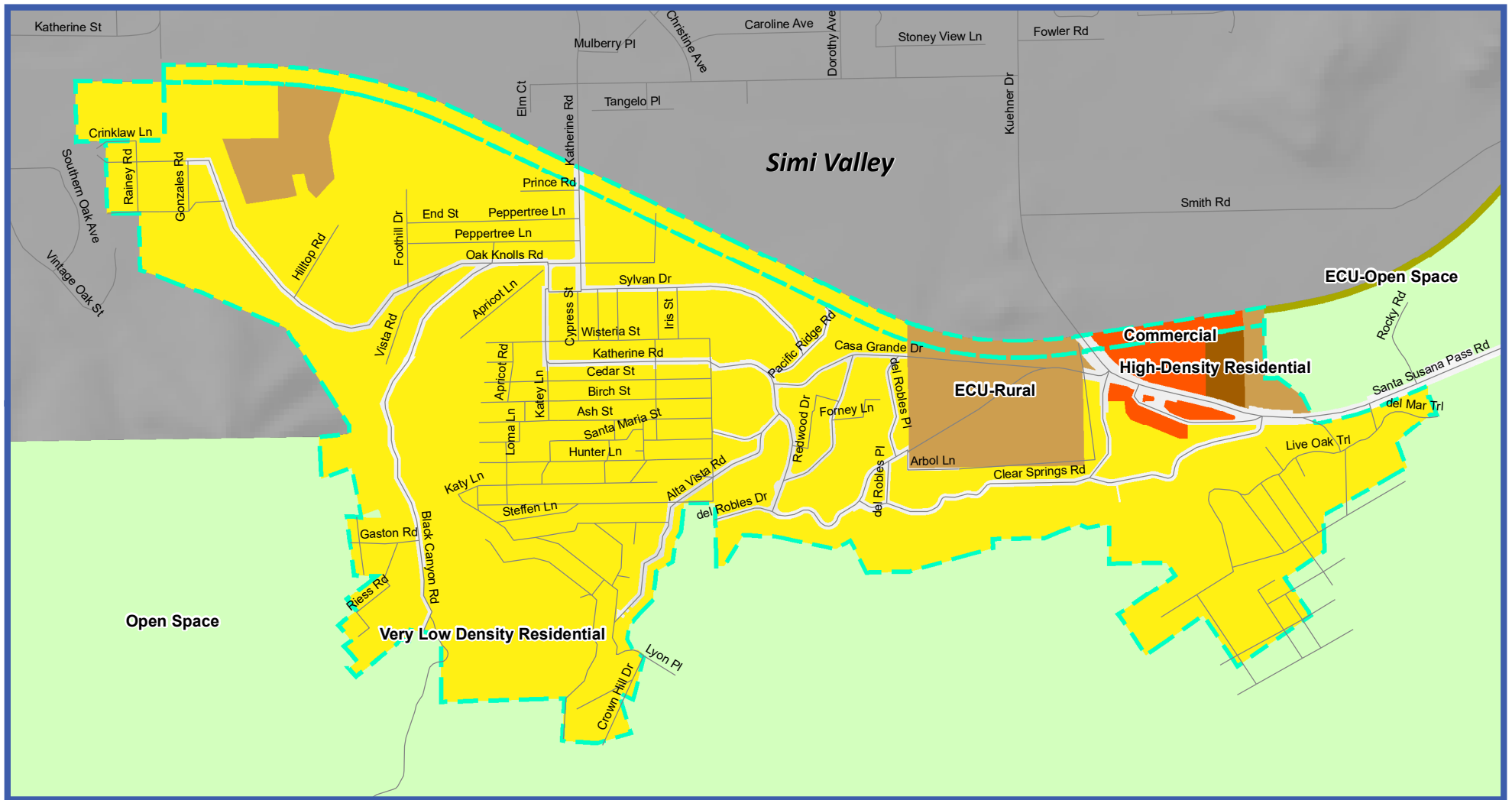


Figure A-23:
General Plan
Land Use Diagram
Santa Susana

Map Date: August 28, 2019

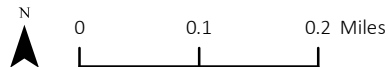
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



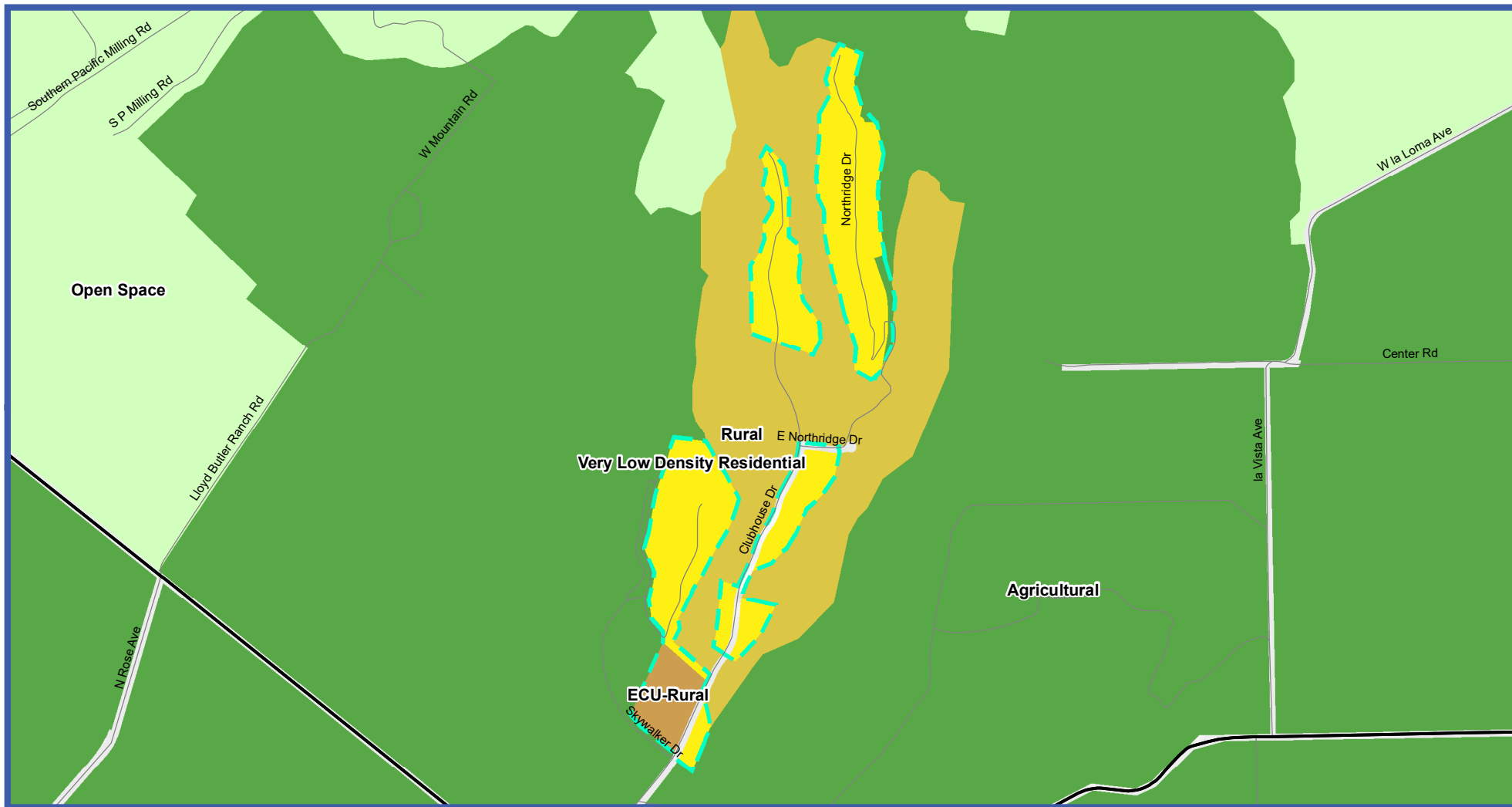


Figure A-24:
General Plan
Land Use Diagram
Saticoy Country Club

Map Date: August 28, 2019

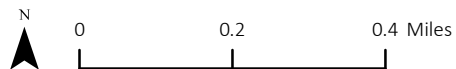
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



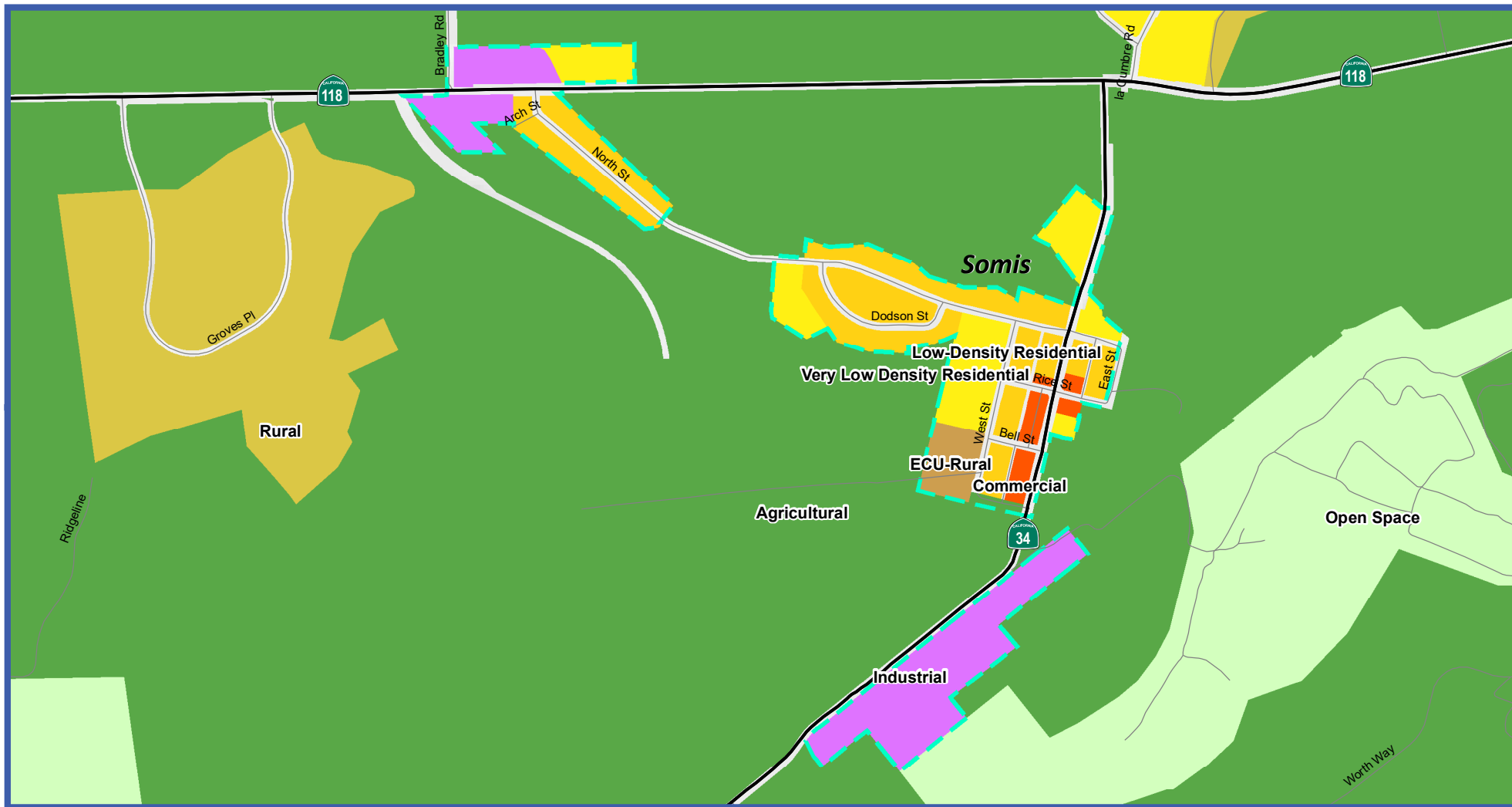


Figure A-25:
General Plan
Land Use Diagram
Somis

Map Date: August 28, 2019

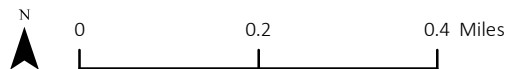
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



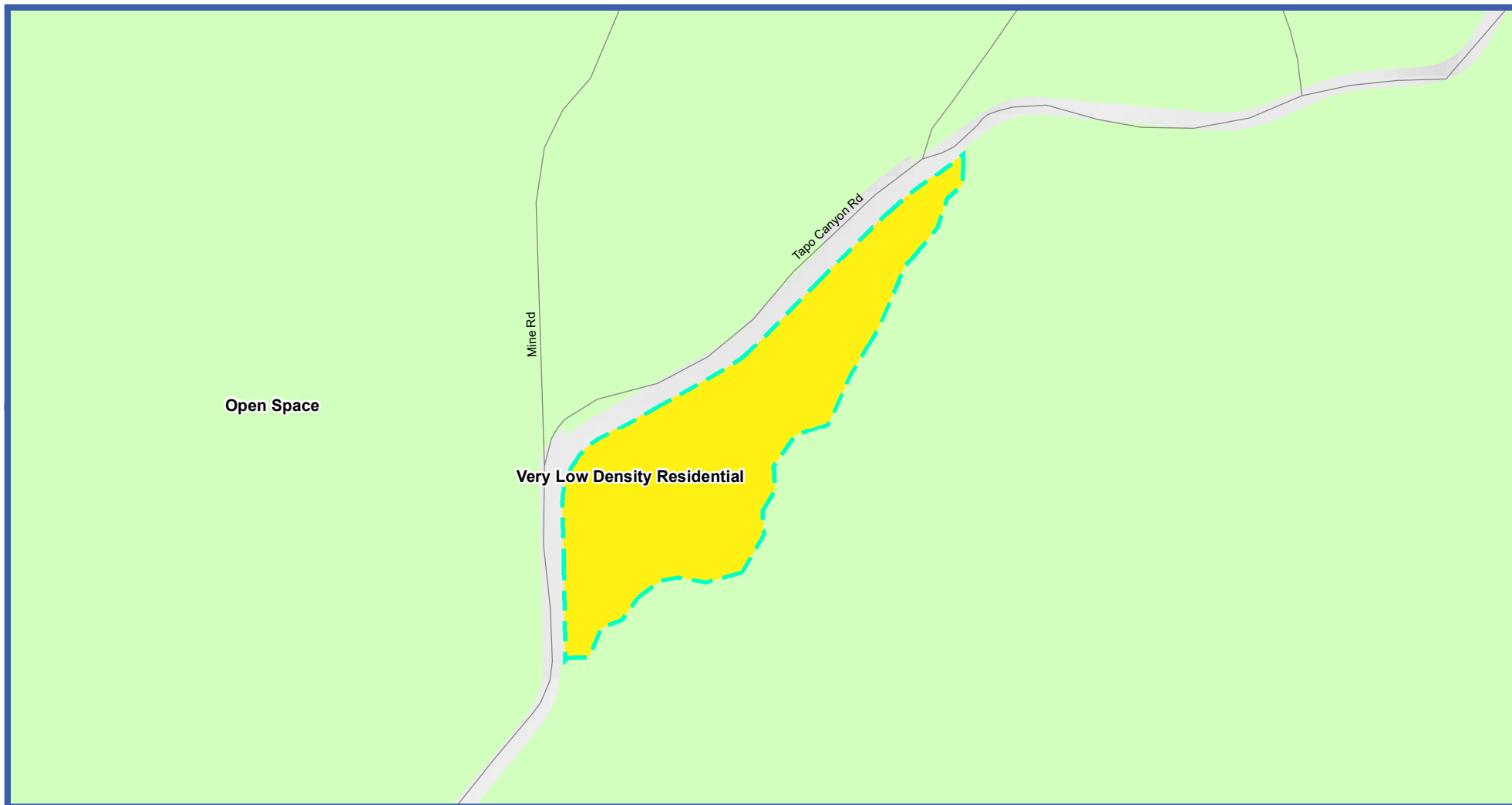


Figure A-26:
General Plan
Land Use Diagram
Tapo Canyon

Map Date: August 28, 2019

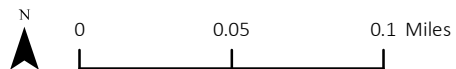
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



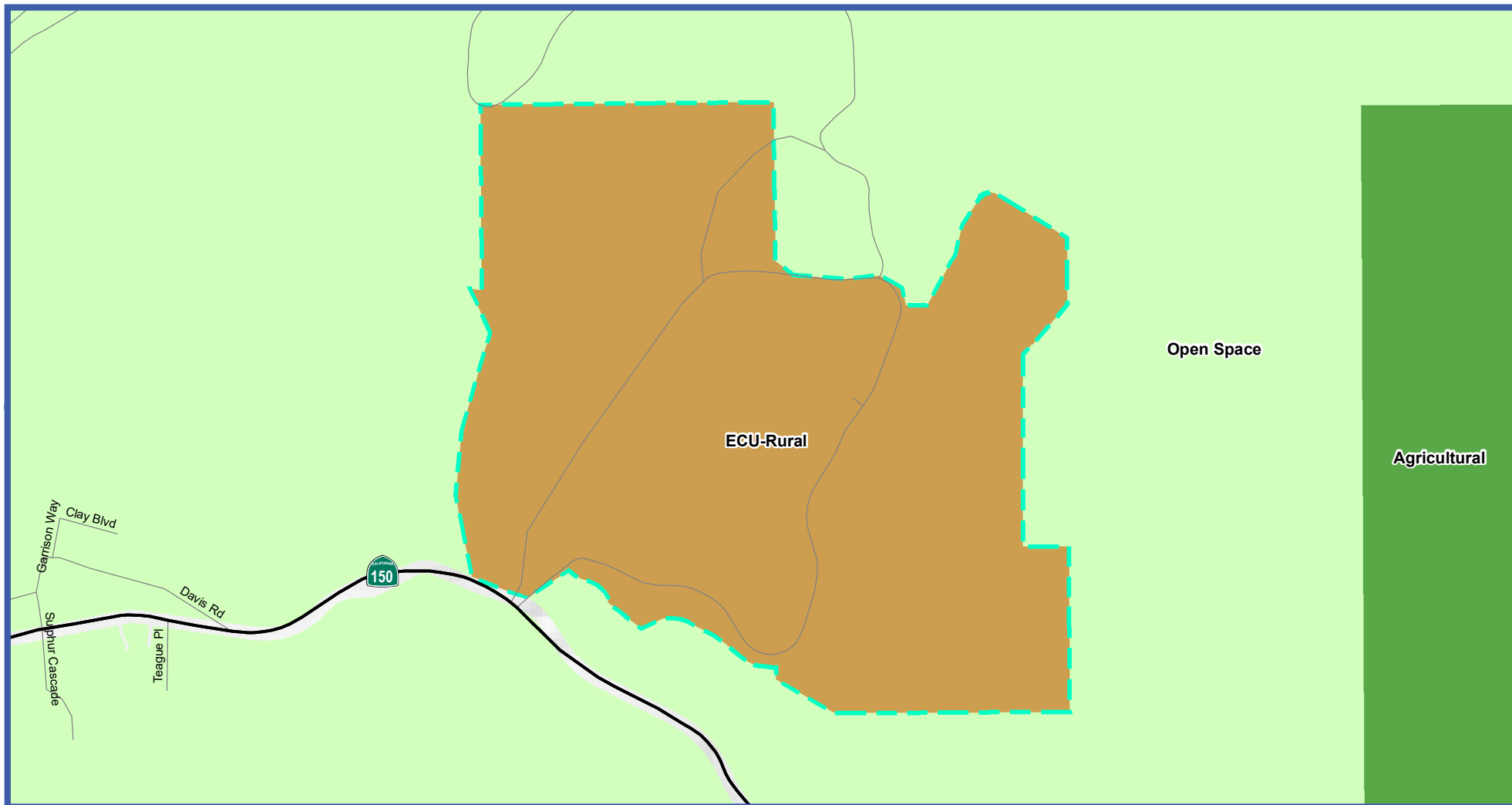


Figure A-27:
General Plan
Land Use Diagram
Thomas Aquinas College

Map Date: August 28, 2019

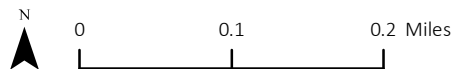
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



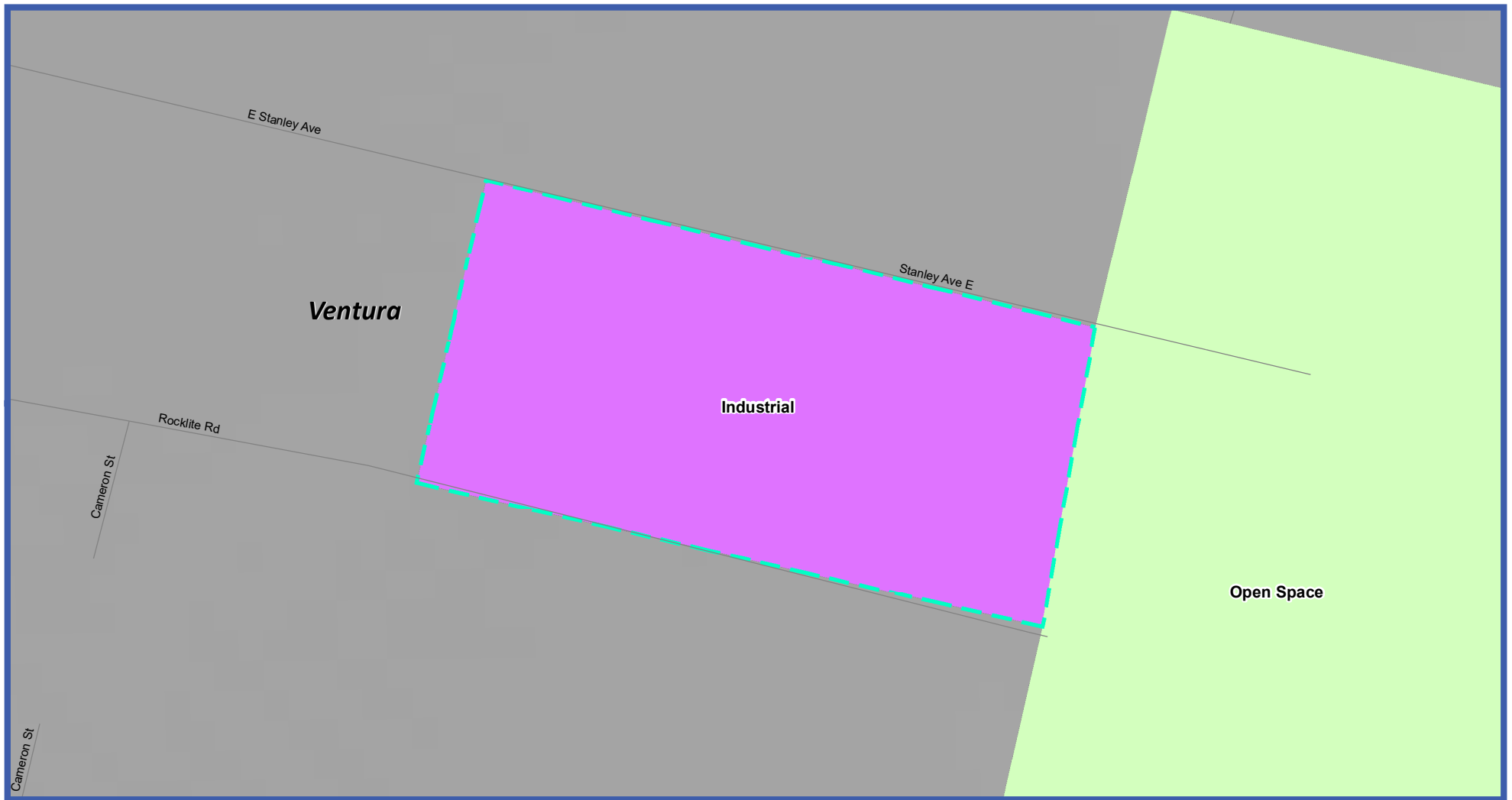


Figure A-28:
General Plan
Land Use Diagram
Ventura Avenue

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

— Major Roadways

— Local Roads

— Major Waterways

— Cities

Existing Community

Coastal RPD

Residential Beach

Rural

ECU-Rural

Very Low Density Residential

Low-Density Residential

Medium-Density Residential

High-Density Residential

Residential PD

Mixed Use

Commercial

Commercial PD

Industrial

Agricultural

ECU-Agricultural

Open Space

ECU-Open Space

State or Federal Facility



0 0.025 0.05 Miles



Figure A-29:
General Plan
Land Use Diagram
West Santa Paula

Map Date: August 28, 2019

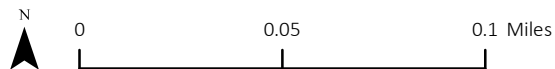
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



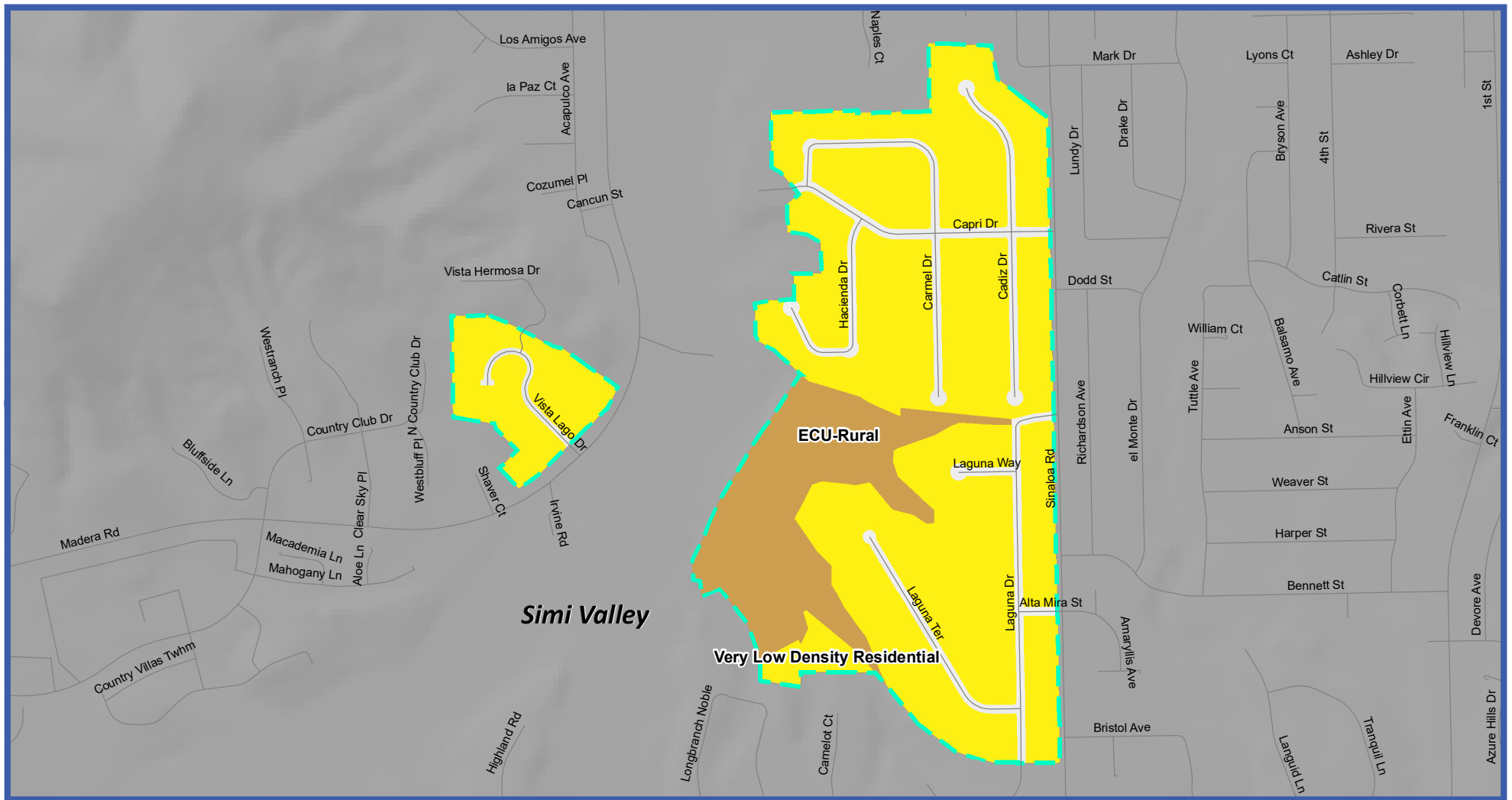


Figure A-30:
General Plan
Land Use Diagram
West Simi

Map Date: August 28, 2019

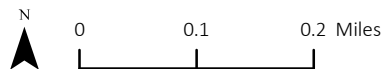
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

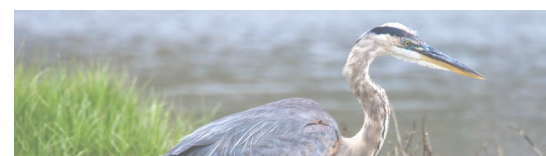
- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



B



Please see the next page.



B. Climate Change

As noted in the General Plan introduction, the County developed an integrated approach to addressing climate change in the General Plan by incorporating related policies and programs throughout the General Plan elements, such that the General Plan will also serve as the County’s Climate Action Plan (CAP). The purpose of this Climate Change Appendix is to provide further details regarding the General Plan’s integrated climate action strategy, including a summary of results of key technical analyses used to develop the strategy. Section B.1 of this Appendix includes the components of the County’s greenhouse gas (GHG) emissions reduction strategy, (GHG Strategy), while Section B.2 of this Appendix documents the County’s vulnerability to climate change and Climate Adaptation strategy.

This Climate Change Appendix is organized as follows:

Section	Title	Page
B.1	Greenhouse Gas Emissions Reduction Strategy	B-2
B.1.1.	Baseline GHG Emissions Inventory.....	B-6
B.1.2.	GHG Emissions Forecasts	B-9
B.1.3.	GHG Reduction Goals and Targets.....	B-12
B.1.4.	GHG Reduction Measures.....	B-15
B.1.5.	GHG Strategy Implementation and Monitoring.....	B-16
B.2	Climate Change Adaptation and Resilience Strategy.....	B-23
B.2.1.	Existing Adaptation Efforts.....	B-24
B.2.2.	Climate Vulnerability, Adaptation, and Implementation	B-27
B.3	GHG Mitigation and Climate Adaptation Measures.....	B-30
B.4	References.....	B-74



Note: Information on the County’s 2015 Greenhouse Gas Emissions Inventory and GHG Emissions Forecasts is also contained in Appendix D of the Draft Environmental Impact Report (EIR) for the 2040 General Plan, Chapters 2 and 3, and Attachment 2 of the Final EIR for the 2040 General Plan.

B.1 Greenhouse Gas Emissions Reduction Strategy

Climate change is a global problem caused by the cumulative warming effects of GHG emissions. Governments at all levels, non-governmental agencies, and private citizens and businesses are now acting to mitigate GHG emissions as quickly as possible to reduce or avoid the most catastrophic effects of climate change.



For a more detailed overview of climate change science and regulatory background information regarding GHG emissions, see Chapter 12, “Climate Change” in the General Plan Background Report.

As part of this General Plan update, a GHG emissions reduction strategy (GHG Strategy) was prepared and integrated with the General Plan and will be analyzed in the Program Environmental Impact Report (EIR). Section 6.9, “Greenhouse Gas Emissions”, in the Conservation and Open Space Element includes a goal and policy intended to frame the GHG Strategy and the County’s approach to addressing GHG emissions in the General Plan.

COS-10

To improve the long-term sustainability of the community through local efforts to reduce greenhouse gas (GHG) emissions.

COS-10.1

Greenhouse Gas (GHG) Reduction Strategy



The County shall maintain and refer to the General Plan and its integrated greenhouse gas (GHG) Reduction Strategy as the County’s comprehensive plan for reducing community-wide GHG emissions in the unincorporated County. (RDR)

The purpose of the GHG Strategy is to identify and reduce community GHG emissions from existing and future activities and sources within the unincorporated area. The GHG Strategy is consistent with the County’s commitment to address climate change and work towards a more sustainable community by reducing GHG emissions, pursuant to the General Plan Vision and Guiding Principles. The GHG Strategy also serves to identify the County’s local fair-share contribution to meeting statewide GHG emission reduction goals pursuant to state legislation, policies, and guidance.

The GHG Strategy is intended to function as a stand-alone GHG emissions reduction plan or “Climate Action Plan” (CAP). However, rather than having a separate stand-alone document, the GHG Strategy includes all the necessary components of a CAP and integrates them into the policy framework of the General Plan and technical analyses included within the associated General Plan Program EIR.

The GHG Strategy was prepared using the best-available guidance at the time the General Plan was prepared, including the latest GHG emissions accounting protocols applicable to a local community (i.e., the U.S. Community Protocol v1.1), California’s 2017 Climate Change Scoping Plan (2017 Scoping Plan) adopted by the California Air Resources Board (CARB), and the 2017 General Plan Guidelines and California Environmental Quality Act (CEQA) Guidelines published by the Governor’s Office of Planning and Research (OPR). The subject of climate change and GHG emissions mitigation continues to evolve rapidly in terms of both policy and technical methodology; thus, the County will need to monitor and update the GHG Strategy over time, as outlined in more detail in Section B.1.5.

The GHG Strategy satisfies the requirements of CEQA to identify and mitigate GHG emissions associated with the General Plan Update as part of the environmental review process. Thus, the GHG Strategy fulfills a regulatory obligation under CEQA to disclose and mitigate potential impacts.

Table B-1 summarizes the core components of the GHG Strategy, their locations in the General Plan and General Plan Program EIR, and relationship to the specific criteria outlined for a qualified “plan for the reduction of greenhouse gases” pursuant to section 15183.5 of the CEQA Guidelines. Each of the GHG Strategy components is described and summarized further below Table B-1.

Table B-1 Summary of GHG Strategy

GHG Strategy Component	Policy Document Location(s)	General Plan EIR Location(s)	Corresponding GHG Reduction Plan Criteria per CEQA Guidelines Section 15183.5(b)(1) and (2)
Baseline GHG Emissions Inventory and Forecasts	Results of the GHG inventory and forecasts are summarized in Sections B.1.1 and B.1.2.	More detailed technical information regarding the baseline emissions inventory and forecasts, along with forecasts for 2020, 2030, 2040, and 2050 will be included in the GHG Section of the Program EIR and its technical appendices.	(1)(A) “Quantifies GHG emissions, existing and projected over a specified time period, resulting from activities within a defined geographic area.” (1)(C) “Identify and analyze the GHG emissions resulting from specific actions or categories of actions anticipated in the defined geographic area.”
GHG Emissions Reduction Goals and Targets	<p>Policies COS-10.2 and COS-10.3 in the General Plan identify the County’s specific GHG emissions reduction goals and targets, consistent with state guidance and legislation.</p> <p>These goals and policies and the specific numerical mass emission levels required to achieve the goals and targets are also briefly summarized and described in Section B.1.3.</p>	Detailed technical analysis and modeling results regarding how the targets and goals were calculated will be included in the GHG Section of the Program EIR and its technical appendices.	(1)(B) “Establish a level of GHG emissions, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable.”

GHG Strategy Component	Policy Document Location(s)	General Plan EIR Location(s)	Corresponding GHG Reduction Plan Criteria per CEQA Guidelines Section 15183.5(b)(1) and (2)
GHG Emissions Reduction Measures	<p>Policy COS-10.4 identifies the County's commitment to implement goals, policies, and programs, included throughout the General Plan, that are considered part of the County's GHG Strategy, and which contribute to reducing emissions and achieving the County's targets and goals. Such goals, policies, and programs are tagged with the CAP icon to indicate that they are part of the GHG Strategy.</p> <p>Section B.1.4 provides a brief overview and tabular summary of these policies or programs, by emissions sector; and, for those measures for which quantification is feasible and appropriate, identifies the corresponding quantitative GHG reductions that would be achieved by the specified target or goal year(s).</p>	<p>The GHG Section of the Program EIR will also summarize the results of the GHG emissions reduction analysis and performance of the General Plan policies and programs in achieving the GHG reduction targets and goals. The quantitative GHG analysis will be part of the environmental impact analysis related to GHG emissions.</p> <p>Detailed technical analysis and modeling results for quantifying GHG reduction measures will be included in the technical appendix to the GHG Section of the Program EIR.</p>	(1)(D) "Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates if implemented on a project-by-project basis, would collectively achieve the specified emissions level."
GHG Strategy Implementation and Monitoring Procedures	<p>Implementation Programs A through F describe the County's commitment and overall program to implement, monitor, report on, and update the GHG Strategy.</p> <p>Section B.1.5 provides more detailed description of the specific criteria and procedures to be used in carrying out the GHG Strategy implementation program.</p>	The GHG Section of the Program EIR will summarize and consider the GHG Strategy, including procedures for implementation, monitoring, reporting, and updating the GHG Strategy.	(1)(E) "Establishes a mechanism to monitor the plan's progress towards achieving the [GHG reduction] level and to require amendment if the plan is not achieving specified levels."

B. Climate Change

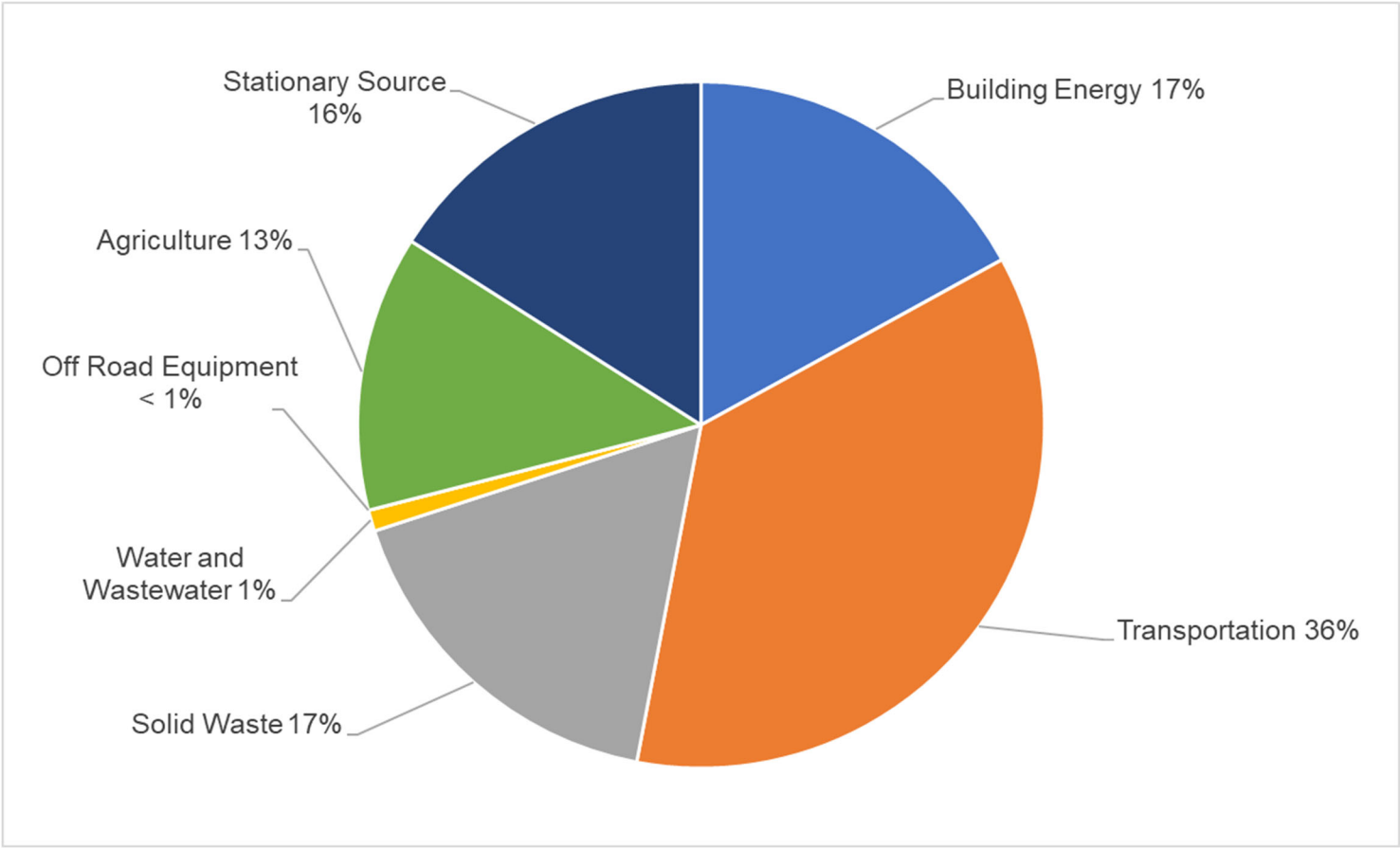
GHG Strategy Component	Policy Document Location(s)	General Plan EIR Location(s)	Corresponding GHG Reduction Plan Criteria per CEQA Guidelines Section 15183.5(b)(1) and (2)
Environmental Review of the GHG Strategy and General Plan	- -	<p>The GHG Strategy will be included within the General Plan EIR Project Description and analyzed in the General Plan Program EIR.</p> <p>The General Plan and Program EIR will be made available for a public review and comment period.</p> <p>The General Plan and Program EIR will be brought forward for public hearings and adoption and/or certification by the Board of Supervisors.</p>	(1)(F) "Be adopted in a public process following environmental review."

Notes: CEQA = California Environmental Quality Act; GHG = greenhouse gas; EIR = environmental impact report.
 Source: Ascent Environmental, 2019

B.1.1. Baseline GHG Emissions Inventory

A GHG inventory was prepared for the County’s General Plan Update using a baseline year of 2015. The GHG inventory focused on community-wide emissions from residents and businesses operating within the unincorporated area and is organized by sector. The inventory includes sources within each sector that are under some degree of jurisdictional control by the County, in accordance with established GHG accounting protocols and state guidance. A 2015 baseline year was selected based on the availability of data in 2016, the year in which the inventorying process began. The total community-wide emissions for the unincorporated area in 2015 were approximately 1,939,238 metric tons (MT) of carbon dioxide equivalent (CO₂e) GHG emissions. The GHG emission sectors and the percentage contribution of each sector to total emissions is shown in Figure B-1 and Table B-2.

Figure B-1 2015 Greenhouse Gas Emissions in Unincorporated Ventura County, by Sector



Source: Ventura County 2040 General Plan Final EIR.

Table B-2 2015 Greenhouse Gas Emissions in Unincorporated Ventura County

Inventory Sector	Community GHG Emissions in 2015 (MT CO ₂ e)	Percent of Total Communitywide GHG Emissions
Transportation	692,753	35.7
Building Energy	322,048	16.6
Solid Waste	333,167	17.2
Stationary Sources	317,222	16.4
Agricultural	260,849	13.5
Water and Wastewater	13,148	0.7
Off-road Equipment	52	< 0.1
Total (all sectors)	1,939,238	100

Notes: MT = Metric Tons, CO₂e = Carbon Dioxide Equivalent, GHG = Greenhouse Gas. Sectors may not add to totals due to rounding.
Source: Ventura County 2040 General Plan Final EIR.

Consistent with OPR guidance, the inventory was prepared using the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions, Version 1.1 (International Council for Local Environmental Initiatives (ICLEI) 2013). Additionally, the inventory used global warming potential (GWP) values for methane (CH₄) and nitrous oxide (N₂O) consistent with the latest version of the Intergovernmental Panel on Climate Change Assessment Report 5 (IPCC AR5).

The 2015 inventory of GHG emissions is organized by the following seven sectors, presented in decreasing order by level of contribution. Summaries of each sector are included in the following paragraphs. For more detailed activity data, assumptions, and calculations used to develop the County's GHG inventory, see Attachment 1 to Appendix B, Appendix D to the Draft EIR, Chapters 2 and 3 of the Final EIR, and Attachment 2 to the Final EIR.

Transportation

The transportation sector comprised the largest share of the inventory at 36 percent, or 692,753 MT CO₂e. This sector includes on-road light and heavy-duty vehicles and buses operating on local roadways and passenger rail, including Amtrak and Metrolink lines, within the unincorporated area. On-road vehicle emissions were calculated using vehicle miles travelled (VMT) data provided by the Ventura County Transportation Commission (VCTC), which were adjusted using recommended methods from the Senate Bill 375 (2008) Regional Targets Advisory Committee (RTAC) and converted to GHGs using emissions factors from CARB's Emissions Factor (EMFAC) model. For passenger rail transportation, annual trips were calculated for portions of the railway within the unincorporated area and converted to GHGs using statistics on locomotive engine efficiency published by Oak Ridge National Laboratories and default emissions factors for diesel combustion published by The Climate Registry. Freight rail, ocean freight, and aircraft were excluded from this inventory because the activities and emissions associated with these modes of transport are regulated by federal agencies; thus, they are outside of the County's jurisdictional control.

Building Energy

The building energy sector comprised the second largest share of the inventory at 17 percent, or 322,048 MT CO₂e. This sector includes electricity and natural gas consumption occurring in residential and commercial buildings and electricity consumption for agricultural uses including private irrigation pumping. The electricity and gas consumption data were provided by Southern California Edison (SCE) and Southern California Gas Company (SoCalGas) for the unincorporated area for 2015. Electricity consumption for industrial uses was not available due to the SCE's aggregation rule for third party data requests, which limits the release of electricity consumption data for industrial facilities when a single customer's data accounts for more than 25 percent of total aggregated data or if there are less than five accounts represented (SCE 2019).

Electricity consumption data for the described uses were converted to GHG emissions using calculated 2015 electricity generation emissions factors derived from SCE annual reporting for 2015 (SCE 2015a, 2015b) and the U.S. Environmental Protection Agency (EPA) Emissions & Generation Resource Integrated Database (eGRID) data. Natural Gas consumption data were converted to GHG emissions using default emissions factors for natural gas combustion published by The Climate Registry.

Solid Waste

The solid waste sector was the third largest sector of the inventory at 17 percent or 333,167 MT CO₂e. This sector consists of two subsectors: 1) waste-in-place CH₄ and N₂O emissions generated from the decomposition of previously landfilled waste in existing landfills operating in the unincorporated area, and 2) CH₄ emissions from waste generated annually by County residences and businesses at landfills in various locations. For both subsectors, GHG emissions were calculated using data on the tonnage of mixed solid waste disposed from annual reports submitted by waste facilities to state and federal agencies. The active Toland Road Landfill and Simi Valley Landfill and Recycling Center are the facilities generating the highest levels of emissions in the unincorporated area. Methods used to calculate emissions in this sector are further described in the 2040 General Plan Final EIR, pages 2-12 to 2-13.

Stationary Sources

Stationary sources comprised 16 percent of the inventory, or 317,222 MT CO₂e. Methods used to calculate emissions in this sector are described in the 2040 General Plan Final EIR, pages 2-13 to 2-15.

Agriculture

Agricultural emissions comprised 13 percent of the inventory, or 260,849 MT CO₂e. This sector includes a wide range of GHG-generating activities including crop burning, enteric fermentation, manure management, farm equipment operation, pesticide use, and fertilizer applications. Within this sector, fertilization of crops, including the application of urea and lime to soils, was responsible for the largest share of agricultural emissions at 152,168 MT CO₂e followed by the operation of farm equipment at 67,829 MT CO₂e.

Livestock, pesticide, and fertilizer data for calculating GHG emissions were based on the annual crop reports available from the Ventura County Agricultural Commissioner and county-level statistics for the agricultural sector available from the California Department of Pesticides and California Department of Food and Agriculture. For agricultural equipment the CARB OFFROAD model was used to determine 2015 emissions from a variety of activities associated with agricultural production including the operation of tractors, sprayers, mowers, combines, bailers, tillers and other off-road agricultural equipment. GHG emissions resulting from diesel-fueled irrigation pumping were calculated using 2015 diesel irrigation pump counts provided by the Ventura County Air Pollution Control District (VCAPCD), combined with diesel pump emission factors from CARB.

Water & Wastewater

Water-related emissions accounted for less than one percent of the GHG inventory at 13,148 MT CO₂e. Activities analyzed in this sector included emissions resulting from energy use from the conveyance, delivery, and treatment of imported water and the treatment of wastewater. It was assumed that emissions related to the electricity used for groundwater extraction would already be accounted for in the Building Energy sector.

For imported water, supply and demand data provided by the County were translated into energy use, which was then converted to CO₂e using the same emissions factors for SCE sourced electricity described in the Building Energy sector. For wastewater treatment, the primary source of emissions is fugitive CH₄ from septic tanks and central sewer plants using anaerobic treatment methods.

Off-Road Equipment

Off-road equipment accounted for less than one percent of the GHG inventory at 52 MT CO₂e. Activities contributing to these emissions included mobile emissions sources that include portable construction equipment, light commercial vehicles, forklifts, oil drilling equipment and transportation refrigeration units. Emissions from these sources were calculated using county-level results from CARB's OFFROAD emissions model, scaled to the unincorporated county level using 2015 population and employment data available from the California Department of Finance and the Regional Market Trends report included in the draft Background Report for this General Plan update.

B.1.2. GHG Emissions Forecasts

GHG emissions forecasts provide an estimate of future emission levels based on both a continuation of current activities and projected growth and change in a community over time. Forecasts also account for current and future legislative actions from the state and federal government that are expected to reduce future emissions. Forecasts provide insights into the scale of local reductions needed to achieve the GHG emissions reduction targets in the future, accounting for both potential growth and legislative actions.

Business-as-Usual Forecast

The first step in the emissions forecast process is the preparation of a “business-as-usual” (BAU) forecast. A BAU forecast represents a “no further action” scenario which assumes that no additional efforts or legislative actions will be made to reduce GHG emissions in the future. The BAU forecast is based on growth projected trends in population, housing, employment, and transportation activity over time, consistent with County and regional projections. The BAU forecast does not account for GHG emissions reductions associated with local GHG reduction measures or additional legislative actions.

BAU forecasts were estimated for 2020, 2030, 2040 and 2050 using County-specific demographic and vehicle activity projections. These forecasts, along with percentage growth rates relative to 2015 for forecasted years, are presented in Table B-3. All growth rates are based on forecasts prepared by the Southern California Association of Governments (SCAG) in preparation for the 2020 Regional Transportation Plan and Sustainability Communities Strategy (SCAG 2017). SCAG population growth forecasts were included in Chapter 6 of the General Plan Alternatives Report presented to the Ventura County Board of Supervisors in 2018. Table B-4 summarizes the results of the BAU emissions forecast for unincorporated Ventura County.

Table B-3 Growth Forecast for Unincorporated Ventura County, 2020 to 2050

Demographic	2015	2020		2030		2040		2050	
	#	#	% increase from 2015	#	% increase from 2015	#	% increase from 2015	#	% increase from 2015
Population	97,733	99,755	2.1	100,918	3.3	101,832	4.2	102,490	4.9
Employment	32,889	32,988	0.3	34,556	5.1	35,875	9.1	37,941	15.4
Housing	32,191	32,446	0.08	32,959	2.4	33,472	4.0	33,725	4.8

Notes: Employment and housing growth rates for 2040 and 2050 interpolated from reported years 2035 and 2045

Source: Calculated by Ascent Environmental using data provided by the Southern California Association of Governments (SCAG 2017)

Table B-4 “Business as Usual” Greenhouse Gas Emissions Forecast for Unincorporated Ventura County (MT CO₂e)

Sector	2015	2020	2030	2040	2050
Transportation	692,753	704,364	727,433	750,452	773,467
Building Energy	322,048	323,803	334,079	343,129	354,565
Solid Waste	333,167	338,221	334,763	306,366	280,798
Stationary Sources	317,222	245,340	198,432	160,660	130,212
Agricultural	260,849	256,223	248,882	241,541	234,200
Water and Wastewater	13,148	13,420	13,576	13,699	13,788
Off-road Equipment	52	52	54	56	59
Total BAU Emissions (all sectors)	1,939,238	1,881,423	1,857,220	1,815,904	1,787,089
Percent Change from 2015 Baseline		3.0	4.2	6.4	7.8

Notes: Columns may not add to totals due to rounding. MT CO₂e = metric tons carbon dioxide equivalent, BAU = business as usual

Source: Ventura County 2040 General Plan Final EIR.

Legislative Adjustments to BAU Forecast

The next step in the forecasting process is to adjust the BAU forecast to account for state and federal legislative actions that will reduce future emissions from activities within the unincorporated area, without any additional local government action. Legislative actions include existing or reasonably foreseeable regulations, programs, or a combination thereof that are required by state or federal legislation and will result in widespread mandatory reductions across various emissions sectors. Table B-5 describes the legislative reductions applied to the BAU forecasts, along with the affected sectors, while Table B-6 summarizes the quantified legislative reductions and adjustments to the BAU forecasts by year.

Table B-5 Summary of State Legislation for Greenhouse Gas Emissions Forecasts

Source	State Legislation	Description	Applicable Sectors
State	SB 100 (2018) RPS Program and Zero-Carbon Electricity Standards	Requires California retail electricity providers to procure 33 percent of electricity from renewable sources by 2020, 50 percent renewable by 2026, 60 percent renewable by 2030, and 100 percent zero-carbon by 2045.	Building Energy, Water & Wastewater
State	CARB Oil and Natural Gas Regulations	Regulations adopted by CARB in March 2017 to reduce fugitive and vented emissions ¹ of methane from new and existing oil and gas facilities.	Stationary Sources
State	AB 341 (2011) Solid Waste Diversion	Requires California to achieve a 75 percent reduction in solid waste disposal to landfills by 2020, through a combination of waste avoidance, recycling and composting of wastes generated by commercial and multi-family residential land uses.	Solid Waste
State	SB 1383 (2016) Organic Waste Regulations (Pending) ³	Sets targets for organic waste reduction from landfill disposal, including 50 percent of 2014 levels by 2020 and 75 percent of 2014 levels by 2025. The regulations will implement a portion of the state's legislatively mandated Short-Lived Climate Pollutant (SLCP) Reduction Strategy. SLCPs are high GWP ² gases that remain in the atmosphere for a much shorter period than longer-lived climate pollutants, such as CO ₂ . The SLCP addressed by this legislation is CH ₄ .	Solid Waste
State	AB 1493 (2002) Clean Car Standards	Establishes GHG emission reduction standards for model years 2009 through 2016 that are more stringent than federal CAFE standards.	Transportation
State	CARB Advanced Clean Car Standards (2012). Regulatory update to AB 1493 (2002) Standards	Establishes GHG emission reduction standards for model years 2017 through 2025 that are more stringent than federal CAFE standards.	Transportation

Notes:

¹ Vented emissions include methane that is released due to equipment design or operational procedures.

² Global Warming Potential: values that apply a weight to gases that are determined by researchers to have increased greenhouse gas effects relative to most common greenhouse gas, carbon dioxide.

³ SB 1383 regulatory proceedings are currently underway with adoption expected in late 2019.

RPS = Renewables Portfolio Standard, SB=Senate Bill, AB= Assembly Bill, CARB = California Air Resources Board, CAFE = Corporate Average Fuel Economy, GHG = Greenhouse Gas, SLCP = Short Lived Climate Pollutant, CH₄ = Methane, CO₂ = Carbon Dioxide.

Source: Ascent Environmental, 2019

Table B-6 Legislative Adjustments to BAU Greenhouse Gas Emissions Forecast for Unincorporated Ventura County, by Sector (MT CO₂e)

Sector	2015	2020	2030	2040	2050
Total BAU Emissions (all sectors)	1,939,238	1,881,423	1,857,220	1,815,904	1,787,089
Total GHG Reductions from Legislative Adjustments	0	-108,886	-307,698	-440,006	-498,197
Adjusted BAU	1,939,238	1,772,537	1,549,522	1,375,898	1,288,892
Percent Decrease in GHGs from BAU	0	-6	-17	-24	-28

Notes: BAU = business-as-usual, GHG = greenhouse gas. Negative values.

Source: Ventura County 2040 General Plan Final EIR.

B.1.3. GHG Reduction Goals and Targets

GHG reduction goals and targets in a local GHG reduction plan help to define measurable benchmarks to guide the community's commitment to achieve emissions reductions in the future. GHG targets and goals are developed relative to baseline emissions levels, and in consideration of future emission forecasts and the effect of ongoing or future legislative actions.

The County's GHG reduction targets are set at 10-year intervals that are aligned with the state's GHG reduction targets for 2020 and 2030, the 2040 horizon year for the County's General Plan, and a longer-term state policy goal for 2050. An overview of the statewide context for target- and goal-setting, followed by a description of the County's specific GHG targets and goals, is included below.

Statewide GHG Reduction Goals and Targets

As directed in Assembly Bill (AB) 32 (2006), Senate Bill (SB) 32 (2016), and Executive Orders (EOs) B-30-15 and S-3-05, the State aims to reduce annual statewide GHG emissions to:

- 1990 levels by 2020,
- 40 percent below 1990 levels by 2030, and
- 80 percent below 1990 levels by 2050.

AB 32 (2006), directed CARB to develop a Scoping Plan outlining a pathway to meeting the state's 2020 target, which CARB adopted in 2008. The first update occurred in 2013 and indicated that reducing the state's emissions to 80 percent below 1990 levels by 2050 would be consistent with the IPCC's analysis of the global emissions trajectory needed to stabilize atmospheric concentrations at 350 parts per million (ppm) or less, to reduce the likelihood of catastrophic global climate change (CARB 2014). Thus, the statutory targets established by AB 32 (2006) and SB 32 (2016), identify interim targets on a downward trajectory towards achieving the longer-term 2050 goal. The state has not yet adopted a Scoping Plan that demonstrates a specific pathway to achieve the longer-term 2050 goal. Accordingly, the term "target" is used to describe future levels of GHG emissions that must be achieved to align with legislative mandates. The term "goal" is used to describe future levels of GHG emissions in the unincorporated area that are aligned with statewide long-term goals established under EOs, but for which no legislative mandate or statewide plan to achieve such goals has been established.

To determine an equivalent set of reduction targets and longer-term goals at the local level, CARB's 2017 Scoping Plan recommends that local agencies establish community-wide GHG reduction goals for local climate action of GHG reduction plans that will help the state achieve its 2030 target and longer-term 2050 goal. CARB notes that it is appropriate to derive evidence-based targets or goals that are based on local emissions sectors and population projections that are consistent with the framework used to develop the statewide targets. CARB also notes that GHG goals and targets should show a "downward trend consistent with the statewide objectives." (CARB 2017).

To meet the Scoping Plan recommendation, the GHG reduction targets included in the General Plan are based on local levels of GHG emissions that would be proportional to the statewide reductions needed to achieve GHG emissions by 40 and 80 percent below 1990 levels by 2030 and 2050, respectively. While the County does not have a 1990 GHG inventory from which to estimate GHG reductions, equivalent targets and goals were calculated for the County relative to the state's 2015 statewide baseline and targets. Specifically, the state's 2015 GHG emissions inventory was compared to the state's 2020, 2030, and 2050 mass emissions goals relative to its 1990 inventory, from which specific percent reductions relative to 2015 were developed. Therefore, consistent with and proportional to the state's target and goals relative to 2015 levels, the County's targets are expressed according to the following percentage reductions in GHG emissions relative to the County's 2015 community-wide GHG emissions levels:

- 2 percent below 2015 levels by 2020,
- 41 percent below 2015 levels by 2030,
- 61 percent below 2015 levels by 2040, and
- 80 percent below 2015 levels by 2050.

These targets and goals are also expressed numerically in Table B-7 in terms of levels mass emissions required relative to the 2015 baseline, while Figure B-2 graphically depicts the targets and goals relative to both baseline and legislative-adjusted emissions forecasts for the corresponding years.

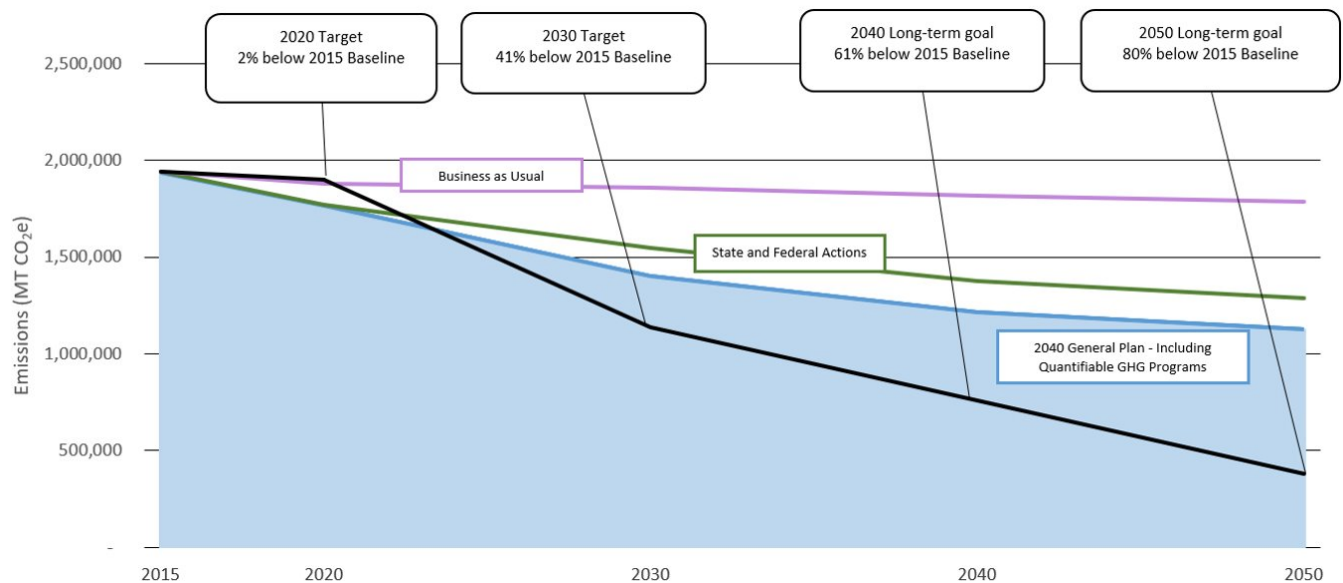
The GHG Strategy is primarily focused on achieving the 2030 target and making substantial progress in achieving the longer-term post-2030 goals. The updated General Plan will not be adopted until 2020; therefore, the 2020 target is illustrative and shown for statewide target comparison purposes only. Under the legislative-adjusted forecast, unincorporated Ventura County is already on track to meet and exceed the 2020 reduction target by 125,310 MT CO₂e, as shown in Table B-7 and Figure B-2. However, by 2030 a "gap" will begin to develop between the legislatively adjusted forecast emissions level and the mass emissions level needed to achieve the 2030 target. This gap becomes larger in 2040 and 2050. Thus, achievement of the 2030 targets and long-term 2040 and 2050 goals will require the implementation of locally enacted GHG reduction measures, along with ongoing updates to CARB's Scoping Plan and future state and federal actions.

Table B-7 Community Greenhouse Gas Emissions Reduction Targets and Long-Term Goals for Unincorporated Ventura County

Emissions (MT CO ₂ e)	2020	2030	2040	2050
BAU Emissions with Legislative Reductions	1,772,537	1,549,522	1,375,898	1,288,892
Target for Consistency with State Climate Policy	1,897,847	1,138,708	759,139	379,569
Reductions Needed to Meet Targets	125,310	-410,813	-616,760	-909,323

Notes: Positive figures for reductions needed to meet targets in 2020 indicate that the County is on track to exceed targets due to near-term GHG reductions from state legislation. BAU = business as usual, MT CO₂e = metric tons carbon dioxide equivalent
Source: Ventura County 2040 General Plan Final Environmental Impact Report. (CARB 2018)

Figure B-2 Community Legislative-Adjusted Business-as-Usual Greenhouse Gas Emissions Forecast and Reduction Targets and Goals



Source: Ascent Environmental, 2020

The 2030 target and longer-term 2040 and 2050 goals are included as policies in the General Plan, as follows:

COS-10.2 Community Greenhouse Gas Emissions Reduction Target for 2030

CAP

The County shall work toward achieving a community-wide GHG emissions reduction target of 41 percent below 2015 levels by 2030. RDR

COS-10.3 Community Greenhouse Gas Emissions Reduction Goals for 2040 and 2050

CAP

The County shall work toward achieving longer-term, post-2030 community-wide GHG emissions reduction goals, as follows:

- 61 percent below 2015 levels by 2040, and
- 80 percent below 2015 levels by 2050.

RDR

B.1.4. GHG Reduction Measures

Specific General Plan policies and programs have been identified throughout the General Plan that will reduce GHG emissions and/or are part of the County's integrated GHG Strategy. These specific goals, policies, and programs are tagged with a symbol **CAP** in each of the Elements of the main body of the General Plan. Those policies and programs that reduce GHG emissions are considered "GHG reduction measures". This is consistent with Policy COS-10.4, which states:

COS-10.4 Greenhouse Gas Reductions in Existing and New Development

CAP

The County shall reduce GHG emissions in both existing and new development through a combination of measures included in the GHG Strategy, which includes new and modified regulations, financing and incentive-based programs, community outreach and education programs, partnerships with local or regional agencies, and other related actions. (RDR)

The GHG reduction goals, policies, and implementation programs are summarized and presented in Table B-10 (presented Section B.3 of this appendix).

The GHG reduction measures apply to existing sources of emissions in the unincorporated area subject to the County's land use authority, as well as net increases in emission associated with forecasted growth.

Some of the GHG reduction measures are qualitative in nature because either the methods or data required to quantify GHG reduction are unavailable. In such cases, measure-specific GHG reductions are not shown; however, this does not mean that qualitative measures are not important or should not be considered in the GHG Strategy. Many community-wide CAPs or GHG reduction plans include qualitative measures that, while difficult to quantify on a broad planning level, may still be highly effective at the project or individual site (i.e., household or business) level. This is particularly true for individual or community-driven actions that encourage behavior or lifestyle change through education, outreach, incentives, or other programs. Such measures are often considered critical to increasing community buy-in and participation. Many GHG reduction measures also have important complimentary benefits, such as improving public health, improving air quality, creating jobs, and improving overall quality of life. The County recognizes the linkages between health, climate action, and overall sustainability and resilience in the community, and thus a diverse range of GHG-reducing measures are included in the GHG Strategy.

B.1.5. GHG Strategy Implementation and Monitoring

The County's approach to implementation and monitoring of the GHG Strategy will be coordinated with overall implementation and monitoring of the General Plan. However, the County will implement specific programs outlined herein to ensure that the specific components of the GHG Strategy are working together to achieve the General Plan's targets, goals, and other beneficial outcomes related to climate change and sustainability.

GHG Implementation Programs

GHG implementation programs provide pathways to attain the specific qualitative and quantitative GHG reductions for policies contained in the General Plan. These programs vary considerably, depending on the method, timing, and individual approach. Some GHG reduction policies are programmatic in nature and require further study or subsequent action to fund, develop and implement a new program, form a new partnership, or engage with or support the efforts of other agencies or organizations. Other GHG programs are regulatory in nature and would require the County to amend codes, standards, or specifications and would be implemented through the development review and permitting process. Table B-8 summarizes the implementation programs contained in the plan that are designed to support the plan's GHG reduction policies.

Table B-8 GHG Implementation Programs

Program	
AG-B	Regionally-Grown Products Sales Incentives
AG-C	County Procurement
AG-D	Agricultural Tourism Development Standards
AG-E	Specialty Farming Education
AG-F	Enhanced Access to Locally Grown Products
AG-G	Farm-to-Front Door
AG-H	Nutrient Management Plans
AG-I	Fossil Fuel-Powered Equipment Replacement
AG-J	Alternative Fuel Funding for Agricultural Operations
AG-K	Water-Saving Irrigation Techniques Program
AG-L	Encourage and Facilitate Carbon Farming
AG-M	Research on Effects of Climate Change
AG-N	Subsidies for Resilient Crop Production
COS-C	Update Tree Protection Ordinance
COS-H	County Tree Planting Program
COS-I	Grants for Climate Change Adaptation Activities
COS-M	Oil and Gas Tax
COS-N	Sustainable Building, Siting, and Landscaping Practice Guidelines
COS-O	Assessment of Land Near Electrical Transmission and Distribution Lines

B. Climate Change

Program	
COS-P	Study to Demonstrate Energy and Greenhouse Gas (GHG) Savings
COS-Q	Incentives for Development of Renewable Energy Projects
COS-R	Performance-Based Building Code for Green Building
COS-S	Building Code Update
COS-T	Energy Consumption Performance
COS-U	Solar Canopies in Non-Residential Projects
COS-V	Improve Energy Conservation Awareness
COS-W	Energy Efficiency and Conservation Program
COS-X	Greenhouse Gas (GHG) Strategy Implementation
COS-Y	Greenhouse Gas (GHG) Strategy Monitoring
COS-Z	Public Reporting on Greenhouse Gas (GHG) Strategy Progress
COS-AA	Greenhouse Gas (GHG) Inventory Updates
COS-BB	Greenhouse Gas (GHG) Strategy Amendments
COS-CC	Climate Emergency Council
COS-DD	Budget and Staffing Plan for CAP Implementation
CTM-A	Traffic Impact Mitigation Fee Program
CTM-B	Initial Study Assessment Guidelines
CTM-C	Vehicle Miles Traveled (VMT) Reduction Program
CTM-D	Regional Road Network Coordination
CTM-H	Complete Streets Guidelines
CTM-I	County Road Standards Update
CTM-J	Vision Zero
CTM-K	Safe Routes to School
CTM-L	Master Bicycle Network Plan
CTM-M	Bicycle Wayfinding Plan Participation
CTM-N	Storage Facilities for Shared Mobility Enterprises
CTM-O	Mobility-as-a-Service Enterprises – Parking
CTM-P	Interim VMT CEQA Assessment Criteria
HAZ-A	Develop and Implement Educational Programs for Wildfire Resilience
HAZ-B	Wildfire Vulnerability Assessment and Mapping
HAZ-F	Develop Climate Change Impact Assessment
HAZ-G	Communication Program for Property Owners at Risk from Sea Level Rise
HAZ-H	Sea Level Rise Analysis in Siting and Design of New Development
HAZ-I	Estuaries, Wetlands, and Groundwater Basins Resilience

Program	
HAZ-P	Identify Critical Infrastructure Vulnerable to Extreme Heat
HAZ-Q	Standards for Solar Photovoltaic (PV) Carports in County Lots
HAZ-R	Adaptation Grant Funding
HAZ-S	Extreme Heat Education and Outreach
HAZ-T	Cool Roof Ordinance
HAZ-U	Incentive Program for Passive Solar Home Design and Use of Green Roofs and Rooftop Gardens
HAZ-V	Cool Pavements Standards
HAZ-W	Incentive Programs for Solar Photovoltaic (PV) Carports
HAZ-AA	Prohibit Natural Gas Infrastructure in New Residential and New Commercial Development
HAZ-BB	Building Energy Saving Ordinance for Industrial Buildings
LU-A	Guidelines for Orderly Development Implementation
LU-P	Annual General Plan Implementation Review
PFS-A	Infrastructure Improvements and Funding
PFS-C	Sea Level Rise Impacts and Monitoring
PFS-D	Sea Level Rise Adaptation and Response
PFS-E	County Purchasing Policy
PFS-F	Trip Reduction for County Staff
PFS-G	Local Agency Management Program
PFS-J	Public Education of Onsite Wastewater Treatment Systems Care
PFS-K	Coordination on Large Onsite Wastewater Treatment Systems Repairs
PFS-L	Solid Waste Reduction
PFS-R	Biogas Control Systems
PFS-S	Organic Waste Recycling at County Facilities and Events
WR-C	Regional Collaboration on Water Issues and Sustainability
WR-E	Well Guidelines Update
WR-F	Discretionary Development Review for Adequate Water and Wastewater
WR-G	Water Conservation
WR-H	County Water Efficiency

GHG Implementation Program - Monitoring and Reporting

To ensure that the County's GHG Strategy is on track to achieve the GHG emissions reduction targets and goals GHG implementation programs have been developed specifically for monitoring the performance of the GHG strategy. The County will implement, monitor, and update the GHG Strategy as described in the GHG Strategy Implementation and Monitoring programs shown in Table B-9.

Table B-9 GHG Implementation Programs for Monitoring and Reporting

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s) or Agencies					
6. CONSERVATION AND OPEN SPACE ELEMENT							
COS -X Greenhouse Gas (GHG) Strategy Implementation The County shall implement the General Plan GHG Strategy through specific policies, programs, and implementing actions integrated throughout the General Plan and summarized in Appendix B. <div>CAP</div>	See all policies and programs tagged with a <div>CAP</div> symbol in General Plan	RMA <div></div> Varies (see descriptions for individual components or GHG reduction measures)					<div></div>
COS -Y Greenhouse Gas (GHG) Strategy Monitoring The County shall regularly implement, under the overall direction of the CEO and with support of RMA, PWA, GSA, AGC, FD, and other departments as appropriate, the GHG Strategy through specific policies, programs, and implementing actions integrated throughout the General Plan and summarized in Appendix B, Climate Action Plan, as well as other appropriate actions adopted from time to time. The greenhouse gas reduction strategy shall consist of a comprehensive program to systematically reduce greenhouse gas emissions to meet adopted emission reduction targets and deadlines from all sectors – transportation, buildings, solid waste, stationary sources, agriculture, water and wastewater, and off-road equipment. <div>CAP</div>	COS-10.1 COS-10.2 COS-10.3 COS-10.4	RMA <div></div> PWA GSA AGC FD					<div></div>

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s) or Agencies					
6. CONSERVATION AND OPEN SPACE ELEMENT							
COS -Z	Public Reporting on Greenhouse Gas (GHG) Strategy Progress The County shall prepare public reports on the results of GHG Strategy implementation and monitoring and present these reports to the Board of Supervisors. The first report shall be submitted to the Board of Supervisors two years after the approval of the General Plan, after which the Board of Supervisors will determine the appropriate reporting interval. The County shall also present a more detailed progress report to the Board of Supervisors, including results of the latest GHG inventory update, every five years.	COS-10.1	RMA				■
		COS-10.2					
		COS-10.3	CEO				
		COS-10.4					
COS -AA	Greenhouse Gas (GHG) Inventory Updates The County shall update the County’s GHG emissions inventory at least every five years.	COS-10.1	RMA	■	■	■	■
		COS-10.2					
		COS-10.3	CEO				
		COS-10.4					
COS -BB	Greenhouse Gas (GHG) Strategy Amendments The County may amend the GHG Strategy to ensure that the County is on track to achieve its 2030 target and making substantial progress towards achieving its longer-term, post-2030 goals.	COS-10.1	RMA				■
		COS-10.2					
		COS-10.3	CEO				
		COS-10.4					

COS -CC	<p>Climate Emergency Council</p> <p>The County shall establish a Climate Emergency Council (CEC) by a resolution of the Board of Supervisors to advise the Board of Supervisors on climate action planning and implementation of the Climate Action Plan (CAP) goals, policies, and programs. The County agency or department responsible for implementation of this program shall draft, administer, and maintain the CEC bylaws. Initial establishment of the CEC and its bylaws shall include the following terms, duties, and membership composition:</p> <ul style="list-style-type: none"> ▪ Term of each member is two years. At the conclusion of a term, a CEC member may be re-appointed or re-selected, as applicable, for a consecutive term by the appointing authority. ▪ Duties of the CEC members include attendance at duly called meetings; review, in advance, of all written material provided in preparation for CEC meetings; serve and participate on committees and/or sub-committees; and contribute to the CEC's advisory recommendations to the Board of Supervisors; ▪ The officers of the CEC shall be Chairperson and Vice-Chairperson. ▪ Officers shall be elected annually at regular meeting each year by CEC members. Nomination shall be made from the floor. Election shall be by simple majority. ▪ Officers shall serve a one-year term. An officer may be re-elected, but no individual shall serve more than three full consecutive terms in the same 	<p>See all policies and programs tagged with a CAP symbol in General Plan</p>	<p>CEO</p> <hr/> <p>RMA</p>	■
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office. No member shall hold more than one office at a time.

- The Chairperson shall preside at all meetings of the CEC, sign all correspondence, reports, and other materials produced by the CEC, and perform any and all other duties prescribed by the CEC from time to time. The Chairperson may serve as an ex-officio member of all committees.
- The Vice-Chairperson shall represent the Chairperson and/or substitute in performance of the Chairperson during their absence.
- Membership of the CEC shall be comprised of the following:
 - One person representing each Supervisorial District who has demonstrated interest in and knowledge of climate action planning shall be nominated by each of the five members of the Board of Supervisors, and confirmed by a majority of the Board of Supervisors resulting in a total of five Supervisorial District representatives;
 - One resident from each of the designated disadvantaged communities identified in the 2040 General Plan who has demonstrated an understanding of their community's needs as well as an interest in and knowledge of climate action planning shall be appointed by a majority of the Board of Supervisors; and
 - Two additional at-large members who have demonstrated special interest, competence, experience, or knowledge in

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s) or Agencies					
6. CONSERVATION AND OPEN SPACE ELEMENT							
	climate action planning shall be selected by a majority of the CEC members.						
	▪ Each member is entitled to one vote on each matter submitted to a vote of the CEC.						
	CAP						
COS -DD	Budget and Staffing Plan for CAP Implementation	COS-10.1 COS-10.2 COS-10.3 COS-10.4	CEO				
	The CEO shall, within six months from the adoption of the General Plan Update and Climate Action Plan, present to the Board of Supervisors a proposed budget and staffing plan (including qualified technical consultants) to implement the Climate Action Plan, and shall update the budget and staffing plan each year.		RMA				
	CAP						

B.2 Climate Change Adaptation and Resilience Strategy

In accordance with the requirements of SB 379 (2015), codified in Government Code section 65302(g)(4), climate change adaptation and resilience must be addressed in the safety element of all general plans in California. This portion of the Climate Change Appendix to the General Plan policy document serves to summarize the vulnerability assessment and climate adaptation strategy prepared for the County's General Plan. Chapter 12, "Climate Change," of the General Plan Background Report, released in January of 2018, summarizes the County's vulnerabilities to the effects of climate change over the coming century. The key findings of Chapter 12 of the General Plan Background Report include:

- a rise of three to six degrees Fahrenheit (°F) by 2090 in Ventura County;
- coastal erosion of up to 1.36 meters by 2100 due to sea-level rise;
- more frequent flooding events and more extensive and longer duration of flooding;
- elevated groundwater levels and salinity intrusion due to sea-level rise;

- the exposure of approximately 23,300 people countywide to inundation from a 100-year flood event combined with a 1.4-meter (4.6-foot) rise in sea level, many of which are low income or especially vulnerable;
- the exposure of approximately 170 miles of roads and railways, hospitals, schools, emergency facilities, wastewater treatment plants, three power plants, and a naval base from a 100-year flood event combined with a 1.4-meter (4.6-foot) rise in sea level;
- habitat fragmentation due to changes in precipitation, increased temperatures, and rising sea levels;
- an increase of up to 79 extreme heat days per year by 2099; and
- a 15 percent increase countywide in the potential amount of area burned by wildfire between 2020 and 2085 as compared to historical trends.

This background information is further summarized in Section B.2.1, along with the specific goals, policies and implementation programs contained in the General Plan elements in the main body of the Policy Document that address climate vulnerability and adaptation.

B.2.1. Existing Adaptation Efforts

2015 Ventura County Local Hazard Mitigation Plan

The 2015 Ventura County Local Hazard Mitigation Plan (LHMP) classifies climate change as a hazard facing the county and identifies mitigation measures that could be implemented to improve resilience to climate change effects. Notably, the LHMP also contains mitigation to reduce the severity of other hazards (i.e., wildfire, flood, landslide, drought), which could be exacerbated by climate change. The following mitigation measures, identified as potential overarching mitigation actions (OA) in the LHMP, would be implemented within the County in combination with the additional adaptation strategies in the General Plan (County of Ventura 2015):

- **OA 4:** Relocate or reinforce bike trails, parking lots, and other beach access amenities away from the shoreline to restore the beach/shoreline in sea-level rise/coastal erosion areas.
- **OA 5:** Restore habitat and improve flood protection for low-lying areas by employing innovative techniques such as constructing levees coupled with gently sloping tidal marshes to help protect from storm wave action and tidal surge.
- **OA 7:** Develop a water conservation public outreach program to increase awareness about the drought, fines, and penalties for overuse and solutions for conserving water.
- **OA 8:** Adopt emergency water conservation measures and/or water conservation ordinance to limit irrigation.
- **OA 13:** Reinforce roads/bridges from flooding through protection activities, including elevating the roads/bridges and installing/widening culverts beneath the roads/bridges or upgrading storm drains.
- **OA 14:** Acquire, relocate, or elevate residential structures, particularly those that have been identified as repetitive loss properties, within the 100-year floodplain.

- **OA 16:** Implement landslide stabilization and/or protection measures. Stabilization measures include grading the unstable portion of the slope to a lower gradient, construction of rock buttresses and retaining walls, and drainage improvements. Protection measures include containment and/or diversion of the moving debris, such as walls, berms, ditches and catchment basins.
- **OA 19:** Create a new vegetation management program that provides vegetation management services to elderly, disables, or low-income property owners who lack the sources to remove flammable vegetation from around their homes.
- **OA 20:** Implement a fuel modification program for new construction by requiring builders and developers to submit their plans, complete with proposed fuel modification zones, to the local fire department for review and approval prior to beginning construction.
- **OA 21:** Develop a hazards fuel treatment program for areas that have been identified as overgrown or contain dead brush and trees to reduce the potential for tree-to-tree ignition. Ensure that the program includes a “maintenance now” component to provide continued fire resistance.

Coastal Resilience Ventura

The Coastal Resilience is a global program led by The Nature Conservancy that is developing a web-based mapping tool designed to help communities understand their vulnerability to coastal hazards, reduce their risk, and determine the value of nature-based solutions. The Coastal Resilience Ventura project provides coastal managers and planners with the science, support, and technical tools to reduce community and ecological vulnerability to the impacts of climate change. Coastal Resilience has developed a mapping tool that provides the location of coastal areas susceptible to various coastal climate change impacts such as erosion, storm and fluvial flooding, storm wave impact, and rising tides for several benchmark years (i.e., current, 2020, 2060, and 2100) under a spectrum of sea-level rise scenarios (The Nature Conservancy 2019a). In combination with developing this tool, The Nature Conservancy has invested millions of dollars to preserve and restore the habitat of the Santa Clara River and Ormond Beach areas from urban encroachment and agricultural-related waste and pollution (The Nature Conservancy 2019b).

Ventura County Resilient Coastal Adaptation Project Vulnerability Assessment

On December 14, 2018, the County released the Final Ventura County Resilient Coastal Adaptation Project Vulnerability Assessment (Report). The Report contains maps and analyses intended to serve as planning tools to illustrate the potential for inundation and coastal flooding under a variety of future sea-level rise and storm surge scenarios. The Report is advisory in nature, and not a regulatory or legal standard of review for actions that the County or the California Coastal Commission may take; the Report serves to understand and inform stakeholders of the County's vulnerability to climate-change induced sea-level rise (Ventura County 2018).

Southern California Association of Governments' Sustainability Program

SCAG supports a Sustainability Program to promote the resilience of the transportation systems under the geographic scope of its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG offers direct funding for innovative planning initiatives for its member agencies through the Sustainability Planning Grants program. SCAG also tracks the sustainability progress of all cities and counties in the SCAG region based on 25 sustainability topics with its Green Region Initiative V2.0 tracking tool (SCAG 2018).

Southern California Gas Company Climate Adaptation and Resiliency Planning Grant Program

In 2018, SoCalGas initiated its Climate Adaptation and Resiliency Planning Grant Program to support local planning efforts to prepare for and recover from climate change related impacts such as extreme heat, wildfires, drought, subsidence, sea-level rise, flooding, and mudslides. The program will invest \$100,000 per year to local

planning efforts. In November 2018, SoCalGas awarded two \$50,000 grants to the cities of Redlands and Artesia (SoCalGas 2018).

Association of Water Agencies of Ventura County

The Association of Water Agencies of Ventura County (AWA) was formed in 1976 to provide a forum for the exchange of information on local and regional water issues. AWA is composed of leaders representing various water-related entities in the Ventura County region (e.g., agriculture, municipalities, water purveyors, small systems, industrial water users, private business, concerned citizens, students). The AWA serves to foster cooperation between agencies to improve water quality, reliability, and supply by encouraging partnerships and engaging in public and small system advocacy (AWA 2018).

Ventura River Watershed Council 2015 Watershed Management Plan

The Ventura River Watershed Council (VRWC) approved the most recent version of their Watershed Management Plan (Plan) on March 5, 2015. The Plan identifies several goals and objectives to ensure sufficient levels of local water supplies to avoid importing water, support an integrated approach to flood management, and responsibly manage lands and resources within the Ventura River Watershed. Identified as an objective under these goals is the necessity to track the potential impacts of climate change on local land uses and resources so that adaptation strategies can be developed (VRWC 2015).

Ventura County Fire Protection District Unit Strategic Fire Plan

The Ventura County Fire Protection District (VCFPD) last updated its Unit Strategic Fire Plan (Unit Plan) in May 2018 as part of the California Strategic Fire Plan. The Unit Plan seeks to coordinate with stakeholders and create programs, policies, and procedures that promote the safety of County residents from wildfires. To support the Unit Plan, VCFPD will continue to analyze fuel breaks topography, and fire history to assess at-risk areas; seek sources of funding for vegetation management and fire prevention projects; use CAL FIRE personnel and resources to assist with projects; and educate the public about wildfire preparedness, defensible space, fire hazard reduction, fire-resistant construction and landscaping, and situational awareness (VCFPD 2018)..

Ojai Valley Fire Safe Council Community Wildfire Protection Plan

Pursuant to the Healthy Forest Restoration Act, the Ojai Valley Fire Safe Council prepared a Community Wildfire Protection Plan (CWPP) in 2010, which covers all of the unincorporated county as well as the incorporated cities of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Ventura. The CWPP was prepared in collaboration with local, county, state, and federal agencies as well as with various community organizations. The CWPP identifies wildfire risks and clarifies priorities for funding and programs to reduce impacts of wildfire in communities at high risk of wildfire within the County. Chaparral comprises the predominant vegetation of concern within the county, and decades of fire suppression combined with consistently hot, dry weather contribute to its susceptibility to ignition. The CWPP estimates that approximately 535,000 people, 185,000 housing units, and 13,700 businesses within the unincorporated county and incorporated cities are vulnerable to wildfire; however, these figures were determined in 2010 and do not account for acres of wildfire burned since the adoption of the CWPP (Ojai Valley Fire Safe Council 2010).

Ventura County Fire Protection District Personal Wildfire Action Plan

In 2013, the Ventura County Fire Protection District (VCFPD) released “Ready, Set, Go,” a personalized Wildfire Action Plan booklet to educate homeowners of methods to improve resistance to wildfire. “Ready, Set, Go” includes information regarding defensible space, harden homes, and landscaping and emergency planning recommendations to decrease a home’s susceptibility to ignite during a wildfire. The publication also contains user-friendly checklists to promote survival during and after wildfire events (VCFPD 2013).

B.2.2. Climate Vulnerability, Adaptation, and Implementation

As discussed in Section B.2.1, “Existing Adaptation Efforts,” several agencies and non-governmental organizations have undertaken projects and prepared plans to address climate change-related challenges in Ventura County; however, additional action will need to be implemented over the course of the General Plan horizon (i.e., 20 years) to provide County citizens, infrastructure, and businesses with improved resilience to the effects of climate change. Coordination between private and public stakeholders will be imperative to ensure that Ventura County’s specific vulnerabilities to climate change are further identified and bolstered to withstand increased temperatures, unpredictable changes to historical precipitation patterns, increased frequency and intensity of wildfire, and rising sea levels.

While citizens and businesses may bolster their residences and facilities independently of County goals and policies, obstacles to the application of individual adaptation planning exist which include, but are not limited to, financial restrictions, lack of awareness surrounding climate change, and language barriers. Thus, the County will need to implement measures that promote climate change resilience countywide for both County operations and the community as a whole.

In the following paragraphs, localized climate change impacts to the unincorporated county are summarized to provide context for the following adaptation goals, policies, and implementation programs that will be necessary to combat the effects of climate change. Based on global models cited by IPCCs Fifth Assessment Report and the State of California’s Fourth Climate Assessment Report, implementation timelines are assigned to specific policies in consideration of the level of certainty that an impact will occur as well as the time period an impact is expected to manifest. The goals, policies, and programs related to climate vulnerability are included in Table B-10.

Increased Temperatures

Temperature-related impacts from anthropogenic climate change are likely to affect the county in several ways. Increased average temperatures, along with more frequent extreme heat days and waves, will likely exacerbate existing high temperatures, especially in developed areas that experience the urban heat island effect (UHIE). In built-up areas, vegetation is sparse, and roofs and pavement dominate the landscape, absorbing and retaining heat during daytime hours and releasing heat at night. Other human activities that contribute to the UHIE include combustion-engine vehicles and air conditioning. To help curb the UHIE in developed areas, the County will need to encourage or require incorporation of “green” and “cool” infrastructure into new and existing development. Examples of green infrastructure include trees and climate-appropriate landscaping for increased shade and reduced surface area of pavement. Rain gardens, live roofs, and rooftop gardens also mitigate the intensity of the UHIE. The County will also need to require incorporation of cool pavement and cool roofs in existing and new development and the planting of more shade trees in parking lots.

The agricultural industry will also be affected by more extreme temperatures, including both increased summer heat and colder winter temperatures. Projections of climate conditions in the county anticipate a notable temperature increase in summer and fall, and a potential for increasingly cold January temperatures, which could extend periods of freeze and adversely impact crops (Pierce et. al 2018). Measures to improve the adaptive capacity of Ventura County while maintaining a lucrative agricultural industry may include a transition to the production of crops suitable to future climatic conditions.

According to global models by the IPCC, increased global temperatures will occur with a 90 percent and above (very high) degree of certainty (California Natural Resources Agency [CNRA] 2012). Thus, these effects will impact Ventura County with a high degree of certainty and have already begun to manifest and will continue to occur over the course of the century. The goals, policies, and programs related to temperature rise are included in Table B-10.

Changes to Precipitation Patterns

Climate change will increase Ventura County's exposure to water supply and water quality constraints and reinforce the need to protect water quality and increase water conservation efforts. As discussed in Chapter 12 of the Background Report prepared for the General Plan Update, annual snow and rainfall in the Los Padres National Forest is projected to decrease by 17 percent, which could affect water supply to the Ventura River and Santa Clara River watersheds.

Climate change is expected to exacerbate drought throughout the entire state, which is already historically vulnerable to prolonged dry periods. The Ventura County Watershed Protection District (VCWPD) is allotted a 20,000 acre-feet entitlement from the State Water Project (SWP), which is supplied by snowmelt in the Sierra Nevada Mountain Range. Increased temperatures in the Sierra Nevada will lead to earlier and faster snowmelt, reducing available SWP supplies in historically dry months (i.e., July-September). Furthermore, higher temperatures in the Sierra Nevada will increase the level of precipitation falling as rain rather than snow during the winter months, further reducing supplies that the SWP relies on in historically dry months.

The County is also heavily dependent on groundwater, which provides the majority of water used for agricultural irrigation. During periods of drought, groundwater pumping rates increase which has led to problems in some basins within the county. Furthermore, the quality of groundwater resources near the coast is deteriorating from saltwater intrusion from sea-level rise, which is exacerbated by falling water tables in areas that are over drafted.

These conditions combined with a business-as-usual approach will result in potentially severe impacts on Ventura County's agricultural and municipal water sectors. Increases in flow rates of the Ventura River Watershed may inhibit natural groundwater recharge, which is the primary water supply to the county's agricultural sector. Furthermore, increased temperatures will increase rates of evapotranspiration in plants, which would increase water demand, thus requiring improved irrigation systems and more resilient water supplies. To prepare for these conditions, Ventura County, local water districts, and other stakeholders will need to continue to evaluate the vulnerability of the county's water supply systems and networks through collaboration with water-related Federal, State, and local agencies and organizations. These collaborative efforts will include the deployment of innovative options to improve water-use efficiency and conservation capacity to meet future water demand.

According to global models by IPCC, changes in precipitation patterns will occur with a 66 percent and above (medium) degree of certainty (CNRA 2012). Thus, these effects will impact Ventura County with a medium level of certainty and manifest over the next century. The goals, policies, and programs related to sea-level rise and coastal flooding are included in Table B-10. The adaptation and resilience goals, policies, and programs in Table B-10.

Increased Wildfire Risk

Portions of Ventura County are at very high risk for wildfire with high concentrations on the northern coast leading inland between Santa Paula and Ojai. Additional high fire hazard severity zones, as characterized by the California Department of Forestry and Fire Protection (CAL FIRE), are located along the southern coast and continue inland toward the City of Simi Valley (CAL FIRE 2007). Periodic natural fire is an important ecosystem disturbance; however, uncontrolled wildfires can be extremely damaging to communities and ecosystems. Approximately 144,000 residents (34 percent of total population) live in high-risk wildfire areas (CDPH 2017).

With rising temperatures combined with changes in precipitation patterns, the county will likely experience an increase in wildfire frequency and intensity as fuel loads become drier and more flammable. Wildfire also presents other health-related impacts associated with emissions of air pollutants during the combustion of organic fuels and other materials. Wildfire events result in substantial emissions of harmful pollutants such as particulates (soot and smoke), carbon monoxide, nitrogen oxides, and others from the burning of vegetation, and can be widely dispersed through a region and degrade air quality conditions. Exposure to these pollutants can cause acute

(short-term) and exacerbate chronic (long-term) respiratory and cardiovascular illnesses, especially in vulnerable populations such as the elderly, children, and agricultural and outdoor workers.

Additionally, wildfire can cause direct and indirect damage to electrical infrastructure. Direct exposure to fire can sever transmission lines, and heat and smoke can affect transmission capacity. Furthermore, fires can cause acute damage to soil structure and moisture retention thus increasing susceptibility to erosion or landslides. Following the Thomas Fire in December 2017, Santa Barbara County experienced powerful landslides following a rain event. The level of precipitation coupled with the exposed landscape resulted in landslides that caused the deaths of 22 people.

To prepare for these conditions, the County and other relevant agencies and organizations will need to adopt measures to reduce the potential for catastrophic wildfires to occur in addition to protecting residents from the adverse health impacts associated with wildfire. Additionally, to preserve water quality and ecological health, the County will need to engage in restoration effects in previously burned areas.

According to California's Fourth Climate Assessment, acres burned by wildfire within the state is expected to increase at a medium to high level of certainty (Governor's Office of Planning and Research [OPR], CNRA, and California Energy Commission [CEC] 2018). Given the characteristics of Ventura County's vegetation, these effects will likely impact the county with a high level of certainty and manifest quickly over the next century (Ventura County 2015). The goals, policies, and programs related to wildfire risk are included in Table B-10.

Sea-level Rise and Coastal Flooding

California's coastline, which includes more than 2,000 miles of open coast and enclosed bays, is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels. Sea-level rise also increases the threat of coastal flooding. Sea levels along the central and southern California coast has risen by more than 5.9 inches (15 centimeters [cm]) over the 20th century (OPR, CNRA, and CEC 2018). Climate change scenarios included in the IPCC's Fifth Assessment Report and California Fourth Climate Assessment Report (i.e., representative concentration pathway [RCP] 2.6 and RCP 8.5) indicate that California likely could see between 45.6 inches (106 cm) and 69.6 inches (163 cm) rise in sea level by the end of the century (California Ocean Protection Council 2018). Residential properties, critical transportation and infrastructure corridors, as well as high-value coastal recreation are most vulnerable to sea-level rise within Ventura County. Agriculture, beach, dune, and estuarine systems are also highly vulnerable. Fortunately, there are no critical facilities (i.e., sewage or wastewater treatment plants [WWTPs], energy plants, airports, or hospitals within the unincorporated areas projected to be impacted (Ventura County 2018).

The Ventura County Resilient Coastal Adaptation Project for Sea-level Rise Vulnerability Assessment (Vulnerability Report) estimates the unincorporated area's vulnerability to up to 58 inches (136 cm) of sea-level rise by the end of the century. According to the Vulnerability Report, residential structures comprise the largest land use type vulnerable to the cumulative effects of rising sea levels totaling approximately \$576,500,000 in economic loss associated with coastal flooding combined with a 100-year flood, \$735,800,000 from tidal inundation, \$1,402,100,000 from erosion, and \$525,700,000 from coastal flooding. Of the 2,159 parcels of mixed, multi-family, and single-family residential properties at risk of these impacts by 2100, single-family residential are considered most vulnerable with 1,910 parcels or 88 percent of total at-risk parcels (Ventura County 2018).

A 2015 study identified the following demographic characteristics that increase a population's vulnerability to floods: age, race, ethnicity, immigration status, language ability, employment, land tenure, and health, among other factors (Rufat et al. 2015). Of the demographic information available, seniors aged 65 and over, number of people living in rental housing units, and Hispanic residents are considered the most vulnerable groups to sea-level rise in Ventura County (Ventura County 2018).

Additionally, rising sea levels will raise the water table in areas close to the ocean. In some areas, elevated water tables may result in groundwater flooding and/or exposure of buried infrastructure. Groundwater quality could degrade due to saltwater intrusion from elevated sea levels (OPR, CNRA, and CEC 2018).

Sea-level rise will also have an impact on Ventura County’s coastal ecosystems. Aquatic ecosystems located in estuaries along the coast could be adversely affected by changes in water quality from saltwater intrusion further upstream. Increased salinity may impact inland soils, freshwater and groundwater resources, the survival of endemic species, and nutrient retention. The quality of on-land coastal ecosystems will be threatened as rising sea levels erode coastal areas resulting in loss of habitat.

According to global models by IPCC, sea-level rise will occur with a 90 percent and above (very high) degree of certainty (CNRA 2012). Thus, these effects will impact Ventura County with a high degree of certainty and would manifest over the course of the century. The goals, policies, and programs related to sea-level rise and coastal flooding are included in Table B-10.

B.3 GHG Mitigation and Climate Adaptation Measures

Table B-10 provides a consolidated listing of the policies and implementation programs included in the 2040 General Plan.

Table B-10 GHG Mitigation and Climate Adaptation Measures

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
2. LAND USE AND COMMUNITY CHARACTER ELEMENT				
LU-1.1	Guidelines for Orderly Development The County shall continue to promote orderly and compact development by: <ul style="list-style-type: none">working with cities in Ventura County and the Ventura Local Agency Formation Commission (LAFCO) to promote and maintain reasonable city boundaries and Spheres of Influence to prevent growth-inducing urban development in unincorporated areas, andrequire unincorporated urban development to be located in areas designated as Existing Communities and unincorporated urban centers consistent with the Guidelines for Orderly Development and as defined in Policy LU-1.2. (RDR, IGC)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
LU-11.3	Design The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. (RDR)	■		
LU-11.4	Sustainable Technologies The County shall encourage discretionary development on commercial- and industrial- designated land to incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices. (RDR)			■
LU-16.5	Multimodal Access to Commercial Development The County shall encourage discretionary commercial development to promote ease of pedestrian/bicycle access to encourage walk-in business, while providing sufficient off-street parking. (RDR)	■		
LU-16.9	Building Orientation and Landscaping The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR)]			■
LU-18.5	Participation in Climate Change Planning The County shall encourage stakeholders in designated disadvantaged communities who are vulnerable to sea level rise or other climate change impacts to have the opportunity to learn about and participate in the decision-making process for adaptation planning within Ventura County. (PI)			■
LU-22.2	Implementation Program Monitoring The County shall maintain and annually review the General Plan Implementation Programs before the preparation of the County's Annual Budget. As part of this process, the County shall update the prioritization of programs based on applicability, relevance, timing of initiation, and availability of funding. (PSR, SO)			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
LU-A	Guidelines for Orderly Development Implementation The County shall continue to implement the Guidelines for Orderly Development and work with cities to promote orderly and compact development, increased options for affordable housing, minimize vehicle miles traveled, and limit sprawl development.	■		
LU-P	Annual General Plan Implementation Review The County shall review the General Plan annually, focusing on the status and progress of program implementation. The County shall prepare a report to the Board of Supervisors summarizing the status of implementation programs and any recommendations for General Plan amendments.			■
4. CIRCULATION, TRANSPORTATION, AND MOBILITY ELEMENT				
CTM-2.1	Complete Streets The County shall prepare and adopt Complete Streets Design Guidelines to be used when constructing new roadways or improving existing roadways where Complete Streets would be appropriate/feasible. The Complete Streets Design Guidelines shall employ a context-sensitive approach to planning and designing the road and street network to reflect the distinct agricultural, rural, or urban character of a particular location. (MPSP)	■		
CTM-2.2	Functional Classification The County shall plan a roadway system that has adequate capacity and is designed to provide reasonable and safe use by vehicles, public transportation, bicycles and pedestrians with minimum delay pursuant to LOS standards described in Policy CMT-1.2. The road system should follow Federal Highway Administration (FHWA) classification as identified on Figure 4-4. (MPSP)			■
CTM-2.3	County Road Access The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards. (RDR)		■	
CTM-2.4	Transportation System Safety The County shall strive to provide safe operating conditions for all appropriate modes and uses of County roadways. (RDR, MPSP, SO)		■	
CTM-2.5	Emergency Services The County shall coordinate the development and maintenance of all transportation facilities with emergency service providers to ensure continued emergency service operation and service levels. (ICG)		■	

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-2.6	Regional Transportation Planning The County shall work with Caltrans, Southern California Association of Governments (SCAG), Ventura County Transportation Commission (VCTC), and cities in the county to plan, develop, and maintain regional transportation facilities and services, and to identify existing and future transportation corridors that should be linked across jurisdictional boundaries so that sufficient right-of-way may be preserved. (IGC)			
CTM-2.7	Congestion Management Program The County shall coordinate with Ventura County Transportation Commission (VCTC) to implement and update the Congestion Management Program (CMP). The County shall also encourage consideration of multimodal performance measures as part of future updates to the CMP. (MPSP, IGC)			
CTM-2.8	Congestion Management Program and County Regional Network Consistency For those portions of the County's Regional Road Network currently not designated as part of the Congestion Management Program (CMP), the County shall coordinate with Ventura County Transportation Commission (VCTC) to formally designate applicable County maintained roadways as part of the CMP. (MPSP, IGC)			
CTM-2.9	State Route 118 Improvement in Saticoy Area The County shall work with the Ventura County Transportation Commission (VCTC) and Caltrans to reprioritize the re-striping of SR 118 from Vineyard Avenue to Darling Road on the Ventura County Congestion Management Plan and the Caltrans list of projects to provide for an additional lane in each direction of travel.(IGC)			
CTM-2.10	Safe Routes to School The County shall work with public and private schools to identify and expand safe routes to school, where feasible. (IGC)			
CTM-2.11	Efficient Land Use Patterns The County shall establish land use patterns that promote shorter travel distances between residences, employment centers, and retail and service-oriented uses to support the use of public transportation, walking, bicycling, and other forms of transportation that reduce reliance on single-passenger automobile trips. (RDR, MPSP)			

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-2.12	Countywide Bicycle Lane and Trail System The County shall coordinate with the cities in the county and Ventura County Transportation Commission (VCTC) to plan and implement a system of bicycle lanes and multi-use trails that link the cities, unincorporated communities, schools including colleges and universities, commercial/retail, employment centers, health care service facilities, public transportation, and other points of interest. (MPSP, IGC)	■		
CTM-2.13	Transportation System Connectivity The County shall strive to eliminate “gaps” in roadways, bikeways, and pedestrian networks by planning for and seeking funding to construct necessary improvements to remove barriers and improve transportation system connectivity as well as connections that support first and last mile accessibility to and from public transportation. (MPSP, PSR, FB)	■		
CTM-2.14	Bicycle Facility Design When designing new bicycle facilities, or modifying existing roadways with bicycle facilities, the County shall prioritize and install features to improve the safety and visibility of bicyclists. (MPSP)	■		
CTM-2.15	Bicycle/Pedestrian Design The County shall rely on the guidelines and design standards for bicycle and pedestrian facilities established by the California Manual on Uniform Traffic Control Devices (CAMUTCD) and supporting guidelines provided the Federal Highway Administration, Caltrans, and the American Association of State Highway and Transportation Officials (AASHTO). (MPSP, PSR, SO)	■		
CTM-2.16	Pedestrian Planning The County shall consider the safety and accessibility of pedestrians when preparing transportation plans, studies, and reports. (MPSP)	■		
CTM-2.17	Support Regional Bicycle Infrastructure The County shall support regional bicycle efforts to improve infrastructure that will make biking more attractive to residents and tourists. (IGC, SO, JP)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-2.18	Complete Streets Standards in Existing Communities The County shall require discretionary development in designated Existing Communities to construct roadways to urban standards and Complete Streets principles, including curb, gutter, sidewalks, and bike lanes when there is a nexus for improvement. The County shall rely on the guidelines and design standards for Complete Streets design established by the California Manual on Uniform Traffic Control Devices (CAMUTCD), Caltrans in the Highway Design Manual, and Complete Streets Guidelines (pursuant to Deputy Directive-64-R2), Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO). (RDR)	■		
CTM-2.19	Safety Metrics The County shall continue to examine and update safety metrics for California Environmental Quality Act (CEQA) impact analysis as appropriate. Options include but are not limited to: queue spill-back at intersections; mid-block unprotected crossings; and, increased crossing distances. (RDR)	■		
CTM-2.20	Safe Pedestrian Crossings The County shall improve pedestrian safety at intersections and mid-block locations in Existing Communities through approved features consistent with the California Manual on Uniform Traffic Control Devices (CAMUTCD), Highway Design Manual, Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO), and the National Cooperative Highway Research Program Report 498 (Application of Pedestrian Crossing Treatments for Streets and Highways). (RDR, SO)	■		
CTM-2.21	Pedestrian/Bicycle Conflicts along Overweight Vehicle Corridor and Surface Transportation Assistance Act (STAA) Truck Routes Within Existing Communities, the County shall provide/retrofit separated or buffered pedestrian and bicycle paths from the outside travel lane along County Road Network roads that are designated Overweight Vehicle Corridors and STAA designated Terminal Access Routes. Where the application or retrofitting of separated or buffered facilities is not feasible, the County shall prioritize alternative pedestrian and bicycle connections that encourage and attract pedestrian and bicycle traffic off designated Overweight Vehicle Corridors or STAA designated truck routes. (MPSP)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-2.22	Funding and Maintenance for Sidewalks The County shall seek funding sources first for construction of new sidewalks in designated disadvantaged communities and then for sidewalk maintenance, particularly in low-income areas. (FB)	■		
CTM-2.23	Intercommunity and Countywide Public Transportation System The County shall continue to work with Ventura County Transportation Commission (VCTC), Naval Base Ventura County, and local public transportation regional bus service providers to promote the expansion of a safe, efficient, convenient, integrated, and cost-effective intercommunity and countywide public transportation and bus service that provides county residents with access to employment, commercial services, health and medical facilities, social services, educational facilities and institutions, and personal business destinations. (IGC)	■		
CTM-2.24	Non-Drivers Living in Rural Areas The County shall work with Ventura County Transportation Commission (VCTC) and local public transportation providers to address the needs of non-drivers living in rural areas to provide public transportation and paratransit service. (IGC)			■
CTM-2.25	Amtrak Service Improvements The County shall support the recommendations of the California State Rail Plan for Amtrak trains, including track and signalization upgrades, increasing service frequencies by adding additional round-trip service to regional destinations north and south of Ventura County, improving passenger information and comfort, and reducing travel time. (IGC)	■		
CTM-2.26	Abandoned Railroad Rights-of-Way When railroad rights-of-way are abandoned, the County shall evaluate the feasibility of acquiring the land for public use as public transportation, bicycle, pedestrian, or equestrian paths. (MPSP)	■		
CTM-2.27	Discretionary Development and Conditions of Approval to Minimize Traffic Impacts The County shall require that discretionary development be subject to the following permit conditions of approval, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, bicycle racks and lockers, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed development. (RDR)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-3.1	Bicycle Network Strategy and Prioritization The County shall identify and prioritize components of a bicycle network to increase public access and ridership on bicycle routes. (MSPR, SO)	■		
CTM-3.2	Inclusive Bicycle Network The County shall develop a bicycle network for all user types and routes across the county. (MPSR, SO, PI)	■		
CTM-3.3	Regional Destination Focus for Bicycle Network The County shall encourage the development of a bicycle network that connects to regional destinations such as parks, trails, educational institutions, employment centers, transit, park and ride lots, and tourist destinations. (IGC)	■		
CTM-3.4	Interjurisdictional Bicycle Network Connectivity The County shall promote bicycle network connectivity between Ventura County communities as well as Santa Barbara and Los Angeles Counties. (IGC)]	■		
CTM-3.5	Bicycle Routes in Rural Areas The County shall plan for bicycle network connectivity in rural, agricultural, and open space areas in a way that supports and complements business and agricultural activities in those areas. (JP)]	■		
CTM-3.6	Coordination with Bicycle Wayfinding Plan The County shall support the Complete Streets effort by, when feasible, constructing bicycle lanes on County maintained roads listed in the Ventura County Transportation Commission Bicycle Wayfinding Plan. (SO, JP, IGC)	■		
CTM-3.7	Bicycle Trail along Santa Paula Branch Line The County shall encourage the construction of a bicycle trail along the Santa Paula Branch Line Railroad in the unincorporated area between the cities of Ventura and Santa Paula. (SO, JP, IGC)	■		
CTM-3.8	Bicycle Network Routes and Wayfinding The County shall use clear and consistent message and placement for on- and off-street regional bikeways and to regional destinations. (PI, SO)	■		
CTM-3.9	Funding for Bicycle Network and Wayfinding Planning and Improvements The County shall actively pursue outside funding opportunities for bicycle network improvements. (FB, JP)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-3.10	Bicycle Storage Facilities The County shall require adequate bicycle storage facilities (e.g., bicycle racks, lockers) for discretionary development as determined by allowable land uses at a given site. (RDR)	■		
CTM-4.1	Reduce Vehicle Miles Traveled (VMT) The County shall work with Caltrans and Ventura County Transportation Commission (VCTC) to reduce VMT by: <ul style="list-style-type: none"> ■ facilitating the efficient use of existing transportation facilities; ■ striving to provide viable modal choices that make driving alone an option rather than a necessity; ■ supporting variable work schedules to reduce peak period VMT; and ■ providing more direct routes for pedestrians and bicyclists. (MPSP, SO)	■		
CTM-4.2	Alternative Transportation The County shall encourage bicycling, walking, public transportation, and other forms of alternative transportation to reduce Vehicle Miles Traveled (VMT), traffic congestion, and greenhouse gas emissions. (PI)]	■		
CTM-4.3	Vehicle Occupancy The County shall work with a broad range of agencies (e.g., Caltrans, Ventura County Transportation Commission (VCTC), Amtrak, Ventura County Air Pollution Control District, public transportation providers and shared mobility vendors) to encourage and support programs that increase vehicle occupancy including the provision of traveler information, shuttles, and preferential parking for carpools/vanpools. (IGC, PI)	■		
CTM-4.4	Park-and-Ride Facilities The County shall coordinate with Caltrans and Ventura County Transportation Commission (VCTC) to identify future park-and-ride lots within the unincorporated areas of Ventura County to facilitate more carpooling, vanpooling, and public transportation use. (IGC)]	■		
CTM-6.1	Routine Use of Alternative Transportation Options The County shall support the integration of emerging technologies that increase the routine use of alternative transportation options to decrease single-passenger automobile travel. (MPSP)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-6.3	Permeable Pavement As part of new roadway planning and design as part of discretionary development, the County shall promote the use of permeable paving and other passive drainage features such as bio-swales to prevent flooding, particularly in urban areas (RDR, SO)			
CTM-6.4	Facilities for Emerging Technologies The County shall support the development of alternative fueling stations (e.g., electric and hydrogen) and vehicle-to-infrastructure (V2I) technology for emerging technologies. (SO)			
CTM-6.5	Electric Vehicle Charging Stations The County shall support the installation of electric vehicle charging stations, where feasible, at County facilities, parking lots, park-and-ride lots, truck stops, and new development. (RDR, SO)			
CTM-6.6	Neighborhood Electric Vehicles The County shall encourage developments and street systems that support the use of properly licensed Neighborhood Electric Vehicles (NEV) where appropriate. (MPSP).			
CTM-6.7	Shared Mobility Operations The County shall encourage and support car share operators at multimodal facilities including public transportation hubs, passenger rail stations, and park-and-ride lots. (RDR)			
CTM-6.8	Micro-Mobility Operations The County shall evaluate the feasibility and work to establish requirements for shared micro-mobility (e.g., bike sharing) vendors within unincorporated areas. (RDR)			
CTM-6.9	Mobility-as-a-Service Enterprises – Vehicle Operations The County shall encourage Mobility-as-a-Service (MaaS) providers to park between service calls versus driving within unincorporated communities (RDR, SO)			
CTM-6.10	Mobility-as-a-Service Enterprises – Support Public Transportation The County shall encourage Mobility-as-a-Service (MaaS) providers to coordinate with public transportation providers that serve unincorporated areas to increase the attractiveness of public transportation through the provision of free or subsidized public transportation patron first and last mile connections within unincorporated communities (IGC, JP)			

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-A	Traffic Impact Mitigation Fee Program The County shall update its Traffic Impact Mitigation Fee Program and perform a comprehensive update to the program a minimum once every ten (10) years pursuant to Government Code Section 66000 et seq.	■		
CTM-B	Initial Study Assessment Guidelines The County shall update and adopt its Initial Study Assessment Guidelines (ISAG) no later than 2025 to address Vehicle Miles Traveled (VMT) and safety metrics pursuant to CEQA Guidelines Section 15064.3. This program shall consider inclusion of the following components: <ul style="list-style-type: none"> ■ Establishment of screening criteria to define projects not required to submit detailed VMT analysis, such as infill projects, inclusion of locally serving commercial, transit supportive projects, or transportation enhancements that reduce VMT; ■ Establishment of thresholds of significant for identifying VMT related transportation impacts to meet or exceed State requirements; at minimum the thresholds will be equivalent to the threshold values for different project types identified in Mitigation Measure CTM-1; ■ Standard mitigation measures for significant transportation impacts; and ■ Specify the County's procedures for reviewing projects with significant and unavoidable impacts, under CEQA, related to VMT. 	■		

Policy/Program	GHG Reduction Measure	Climate Adaptation Measure	Both
<p>CTM-C Vehicle Miles Traveled (VMT) Reduction Program</p> <p>To support climate change related goals and CEQA related VMT policies pursuant to SB 743 (2013), the County shall develop a VMT Reduction Program no later than 2025. This program will contain a range of project- and program-level mitigation measures and VMT reduction strategies, that could include:</p> <ul style="list-style-type: none"> ■ Preparation of a Transportation Demand Management (TDM) program to promote mode shifts from single occupant vehicle use to transit, ridesharing, active transportation, telecommuting, etc.; and, ■ Transportation System Management applications such as park-and-ride lots, intelligent transportation system (ITS) field deployment, pavement management, etc. <p>This program shall identify measures to achieve an additional five percent overall reduction in VMT by 2030, and 10 percent by 2040 relative to 2030 and 2040 business as usual scenarios, respectively. During implementation of the 2040 General Plan, the County will review and update the VMT Reduction Program as warranted to provide additional mitigation measures and programs that achieve these levels of VMT reduction.</p>	■		
<p>CTM-D Regional Road Network Coordination</p> <p>The County shall continue to coordinate across its own agencies as well as with cities in Ventura and Los Angeles Counties and CalTrans to identify needed improvements to the Regional Road Network.</p> <p>This will include identification of funds available and needed for County and cities inter-city road-building purposes to construct improvements.</p>			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-H	Complete Streets Guidelines The County shall prepare and adopt Complete Streets Design Guidelines/standards to be used when constructing new roadways or improving existing roadways where Complete Streets would be appropriate/feasible. Complete Streets Design Guidelines/standards should be consistent with the pedestrian and bicycle design guidelines and design standards established by Caltrans and supporting state/federal guidelines when designing bicycle/pedestrian facilities. These include the California Manual on Uniform Traffic Control Devices (CAMUTCD), Highway Design Manual, Federal Highway Administration, American Association of State Highway and Transportation Officials (AASHTO). The County shall improve pedestrian safety at intersections and mid-block locations in developed communities by providing pedestrian crossing treatments where appropriate.	■		
CTM-I	County Road Standards Update The County shall update Road Standards to include the Complete Street Design Guidelines/Standards.	■		
CTM-J	Vision Zero The County shall develop a Vision Zero strategy for the County of Ventura with the goal of reducing all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.	■		
CTM-K	Safe Routes to School The County shall support the Safe Routes to School Program by identifying opportunities to support bike and pedestrian routes to schools, identify needed improvements and opportunities to increase public access and use of these routes.	■		
CTM-L	Master Bicycle Network Plan The County shall develop a master bicycle network plan that includes the recommendations from the Bicycle Wayfinding Study and the prioritized list of bike lanes from the Board approved criteria.]	■		
CTM-M	Bicycle Wayfinding Plan Participation The County shall continue to participate in and support the Ventura County Transportation Commission in updates to the Bicycle Wayfinding Plan linking all Ventura County cities, unincorporated communities, and CSUCI.	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
CTM-N	Storage Facilities for Shared Mobility Enterprises The County shall work with the Ventura County Transportation Commission to analyze the feasibility of shared micro-mobility (e.g., bike sharing) vendors being required to provide storage/parking areas or facilities to be designated and/or physically placed outside of the public right-of-way if private shared mobility vendors are allowed to operate within the unincorporated areas of the county.	■		
CTM-O	Mobility-as-a-Service Enterprises – Parking The County shall consider designating parking areas in County parking facilities for Mobility-as-a-Service (MaaS) vehicles to use between customer service runs and will work with cities to provide locations as well.	■		

CTM-P Interim VMT CEQA Assessment Criteria

Following June 30, 2020 and prior to completion of Implementation Program CTM-B, all projects (not otherwise exempt from CEQA analysis) shall be evaluated for potential environmental impacts relative to VMT using the State's minimum reduction standards, as follows:

Project Type	Measurement Unit	Model Trip Types	Minimum Criteria	Baseline VMT	Threshold VMT
Residential	VMT/Capita	Average of all Home Based Trip Types	15% Reduction of Regional Average	9.66	8.21
Office	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49
Industrial	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49
Retail	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249
Agriculture	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249
Infrastructure	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249
All Other Project Types	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249

If a proposed project is found to have a significant impact on VMT, the impact must be reduced, as feasible¹, by modifying the project's VMT to a level below the established thresholds of significance and/or mitigating the impact through multimodal transportation improvements or mitigations to enhance transportation mode shift (use of alternative transportation modes). Following completion and adoption of VMT thresholds as part of the Ventura County ISAG, this implementation program shall no longer apply.

1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
5. PUBLIC FACILITIES, SERVICES, AND INFRASTRUCTURE ELEMENT				
PFS-1.2	Resilient Facilities and Services The County shall monitor the projected impacts of climate change and natural disasters to make adaptive improvements and upgrades to public facilities and services. (SO)		■	
PFS-1.3	Location of New Essential Public Facilities The County shall review plans for constructing new essential public facility, such as a hospital, health care facility, emergency shelter, emergency command center, or emergency communications facility, so that these facilities are located outside of at-risk areas whenever feasible. If such a location is infeasible, then the County shall require the use of construction methods and site design features to minimize potential damage to these facilities. (RDR, SO)		■	
PFS-1.10	Efficient County Operation and Maintenance The County shall operate and maintain County facilities in an efficient manner that meets community needs while conserving financial and natural resources. (SO)			■
PFS-2.1	Sustainable Plans and Operations The County shall encourage energy efficiency, greenhouse gas reduction features, and resiliency planning into County facility and service plans and operations. (PSP, SO)			■
PFS-2.2	Sustainable Community Facility Design The County shall encourage the incorporation of sustainable design features in community facilities to reduce energy demand and environmental impacts, such as solar reflective roofing, permeable pavement, and incorporation of shade trees. (SO, IGC)			■
PFS-2.3	Energy Efficient Facility Construction, Purchases, Leases, Retrofits, and Expansions The County shall prioritize energy efficiency and water conservation as key design features when constructing, purchasing, leasing, retrofitting or expanding County facilities. (SO)			■
PFS-2.4	Recycling Receptacles and Biodegradable/Recycled-Materials Products The County shall provide recycling and composting receptacles and use of biodegradable or recycled-material products at County facilities and events, where feasible. (SO)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
PFS-2.5	County Employee Trip Reduction The County shall encourage its employees to reduce the number and distance of single-occupancy vehicle work trips. (SO)	■		
PFS-2.6	County Alternative Fuel Vehicle Purchases The County shall review market-available technologies for alternative fuel vehicles and prioritize purchase of vehicles to reduce greenhouse gas emissions where economically feasible. (SO)	■		
PFS-2.8	Electric Vehicle Charging Station Infrastructure The County shall include electrical vehicle charging station infrastructure in new County-initiated facility construction to the extent feasible. The County shall also look for opportunities to install EV charging stations as part of any major renovation, retrofit or expansion of County facilities. (SO)	■		
PFS-4.4	Groundwater Resource Protection The County shall encourage wastewater treatment facilities to provide the maximum feasible protection and enhancement of groundwater resources. (SO, IGC)		■	
PFS-4.6	Reclaimed Water The County shall encourage public wastewater system operators to upgrade existing wastewater treatment systems to reclaim water suitable for reuse for landscaping, irrigation, and groundwater recharge. (SO, IGC)		■	
PFS-5.4	Food Waste Reduction The County shall continue to provide educational and informational materials to restaurants, grocery stores, and other food providers, as part of food facility inspections, to support donation of safe, unused food to non-profit service agencies.	■		
PFS-5.5	Agricultural Waste Reuse The County shall support the beneficial reuse of agricultural wastes for activities such as composting and energy generation. (RDR, SO)			■
PFS-5.6	Value-Added Alternatives to Waste Disposal The County shall promote value-added alternatives to solid waste management, such as compost, energy, biochar, and wood products to avoid open burning of agricultural biomass wastes. (SO, PI)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
PFS-6.3	Climate Change Impacts on Flood Control and Drainage Facilities - Capacity The County shall monitor projected climate change impacts, and coordinate with local, regional, state, and federal agencies to identify existing and potential projected impacts and develop strategies to maintain and improve flood control facilities accordingly. (SO, IGC)		■	
PFS-6.4	Climate Change Impacts on Flood Control and Drainage Facilities - Retention The County shall coordinate with local, regional, state, and federal agencies to identify existing and potential infrastructure improvements to increase water retention to respond to drought conditions. (SO, IGC)		■	
PFS-7.2	Reduce Transmission Facility Fire Hazard Risk The County shall work with utility companies to modernize and upgrade transmission lines and associated equipment to reduce the risk of fire in areas with a high wildfire hazard risk. (JP)		■	
PFS-7.6	Smart Grid Development The County shall work with utility providers to implement smart grid technologies as part of new developments and infrastructure projects. (JP)			■
PFS-12.4	Consistent Fire Protection Standards for New Development The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection. (RDR, IGC)			■
PFS-A	Infrastructure Improvements and Funding The County shall prepare, adopt, and periodically update capital improvement programs for all County-owned and operated facilities and services to maintain adequate levels of service and consistency with the General Plan.			■
PFS-C	Sea Level Impacts Monitoring The County shall conduct, and periodically update, Climate Change Impacts Monitoring reports to map locations of communication, energy, public service, transportation facilities, and infrastructure that are vulnerable to rising sea levels and coastal flooding.		■	

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
PFS-D	Sea Level Adaptation Response Based on findings from the Climate Change Impacts Monitoring reports, in cases where existing County facilities are found to be vulnerable to sea-level rise or coastal flooding, the County shall identify funding and create an action plan to protect, accommodate, or manage the retreat of County facilities to areas of higher elevation or reduced flood exposure. For facilities operated by other entities, the County shall work with these entities create an action plan to protect, to protect, accommodate, or manage the retreat of their facilities to areas of higher elevation or reduced flood exposure.		■	
PFS-E	County Purchasing Policy The County shall prioritize the procurement of products made from recycled materials (e.g., office products and equipment, recycled asphalt use in roads and bike paths) and for reusing or sharing equipment/resources, when feasible.	■		
PFS-F	Trip Reduction for County Staff The County shall provide support for the following trip-reduction methods for County staff members: <ul style="list-style-type: none"> ■ carpooling/vanpooling, ■ active transportation options (e.g., pedestrian or biking), ■ use of electric or alternative energy vehicles, and ■ public transit use. These will be accomplished through incentives, such as dedicated parking areas, electric vehicle (EV) charging stations at County facilities, carpool/vanpool coordination, and flexible work shifts.	■		
PFS-G	Local Agency Management Program The County shall review and update the Local Agency Management Program plan every five years consistent with the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy.			■
PFS-J	Public Education of Onsite Wastewater Treatment Systems Care The County shall promote and support programs to educate homeowners on the care and maintenance of private onsite wastewater treatment systems and environmental implications of improper maintenance.			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
PFS-K	Coordination on Large Onsite Wastewater Treatment Systems Repairs The County shall coordinate with the Los Angeles Regional Water Quality Control Board to address compliance and repair issues for large onsite wastewater treatment systems (over 5,000 gallons) and package treatment systems.			
PFS-L	Solid Waste Reduction The County shall continue to support and promote programs focused on solid waste prevention, reduction, recycling, and composting efforts, including food waste reduction in cases where consumable food can be redistributed rather than disposed.			
PFS-R	Biogas Control Systems The County shall review and update regulations to allow the development of appropriate biogas facilities near the source of organic waste materials and develop a program to coordinate public-private local investment in biogas control systems to encourage their development.			
PFS-S	Organic Waste Recycling at County Facilities and Events The County shall evaluate the feasibility of establishing organic waste recycling programs at County facilities and County-sponsored events.			
6. CONSERVATION AND OPEN SPACE ELEMENT				
COS-1.13	Partnerships for Protection of Natural and Biological Resources The County shall continue to work in partnership with agencies, organizations, and entities responsible for the protection, management, and enhancement of the county's biological resources. (IGC)			
COS-1.15	Countywide Tree Planting The County shall establish and support a countywide target for the County, cities in Ventura County, agencies, organizations, businesses, and citizens to plant two million trees throughout the county by 2040. (SO, JP, IGC)			
COS-2.2	Beach Nourishment The County shall support activities that trap or add sand through beach nourishment, dune restoration, and other adaptation strategies to enhance or create beaches in areas susceptible to sea-level rise and coastal flooding. (MPSP)			

Policy/Program	GHG Reduction Measure	Climate Adaptation Measure	Both
<p>COS-2.10 Saltwater Intrusion</p> <p>The County shall work with Federal, State, and local jurisdictions, agencies, and organizations to monitor saltwater intrusion and take proactive steps to reduce intrusion, including:</p> <ul style="list-style-type: none"> working to maintain and restore coastal wetlands buffers; enhancing groundwater management to prevent excessive pumping in order to restore groundwater levels needed to reduce saltwater intrusion; and implementing mitigation measures to prevent saltwater intrusion into estuaries and groundwater basins including, but not limited to, implementation of reactive barriers and use of pumps to divert saltwater. <p>(PSR, IGC, JP)</p>		■	
<p>COS-3.2 Tree Canopy</p> <p>The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities. (MPSP, RDR)</p>			■
<p>COS-3.3 Utility Undergrounding Priority</p> <p>The County shall give overhead utility undergrounding within high fire hazard areas and Scenic Resource Areas first priority when allocating County Utility Undergrounding Funds. (MPSP, FB)</p>		■	
<p>COS-5.3 Soil Productivity</p> <p>The County shall encourage landowners to participate in voluntary programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Ventura County Resource Conservation District, University of California Cooperative Extension, and other similar agencies and organizations. (RDR)</p>	■		
<p>COS-7.2 Oil Well Distance Criteria</p> <p>The County shall require new discretionary oil wells to be located a minimum of 1,500 feet from residential dwellings and 2,500 from any school. (RDR)</p>	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-7.4	Electrically-Powered Equipment for Oil and Gas Exploration and Production The County shall require discretionary development for oil and gas exploration and production to use electrically-powered equipment from 100 percent renewable sources and cogeneration, where feasible, to reduce air pollution and greenhouse gas emissions from internal combustion engines and equipment. (RDR)	■		
COS-7.7	Conveyance for Oil and Produced Water The County shall require new discretionary oil wells to use pipelines to convey oil and produced water; oil and produced water shall not be trucked. (RDR)	■		
COS-8.1	Reduce Reliance on Fossil Fuels The County shall promote the development and use of renewable energy resources (e.g., solar, thermal, wind, tidal, bioenergy, hydroelectricity) to reduce dependency on petroleum-based energy sources. (IGC, RDR)	■		
COS-8.2	Incentives for Energy Efficiency The County shall encourage the State, community choice aggregation programs, and energy utility companies to provide programs, rebates, and incentives for energy efficiency installation and retrofit projects. (IGC)	■		
COS-8.3	Coordinate Climate Action Plan with Cities and Organizations The County shall facilitate the coordination of its Climate Action Plan implementation and maintenance with the cities in the county, the Air Pollution Control District, and other organizations to promote countywide collaboration on addressing climate change. (SO, IGC)			■
COS-8.4	Clean Power Alliance The County, as a signatory to a legal entity created under a Joint Powers Authority with neighboring communities, shall continue to serve as an active member of the Clean Power Alliance or similar organization providing local customer access to electricity generated from low carbon renewable energy sources in excess of State requirements. (SO, IGC)	■		
COS-8.5	Decarbonize Communitywide Electricity Supplies The County shall work with utility providers to offer residents options to purchase and use renewable energy resources. (SO, IGC, JP)	■		
COS-8.6	Zero Net Energy and Zero Net Carbon Buildings The County shall support the transition to zero net energy and zero net carbon buildings, including electrification of new buildings. (RDR)			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-8.7	Sustainable Building Practices The County shall promote sustainable building practices that incorporate a “whole systems” approach for design and construction that consumes less energy, water, and other non-renewable resources, such as by facilitating passive ventilation and effective use of daylight. (RDR)			■
COS-8.8	Renewable Energy Features in Discretionary Development The County shall encourage the integration of features that support the generation, transmission, efficient use, and storage of renewable energy sources in discretionary development (RDR)			■
COS-8.9	Urban Tree Canopy Improvements for Energy Conservation The County shall encourage discretionary development to include the planting of shade trees on each property and within parking areas to reduce radiation heat production. (RDR)			■
COS-8.10	Battery Energy Storage Systems The County shall encourage battery energy storage systems as an option for optimizing the management of electricity generated by renewable resources. (RDR)			■
COS-9.1	Open Space Preservation The County shall preserve natural open space resources through: <ul style="list-style-type: none"> ■ the concentration of development in Urban Areas and Existing Communities; ■ use of cluster or compact development techniques in discretionary development adjacent to natural open space resources; ■ maintaining large lot sizes in agricultural areas, rural and open space areas; ■ discouraging conversion of lands currently used for agricultural production or grazing; ■ limiting development in areas constrained by natural hazards; and ■ encouraging agricultural and ranching interests to maintain natural habitat in open space areas where the terrain or soil is not conducive to agricultural production or grazing. (RDR)			■
COS-9.3	Open Space Preservation The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit. (PSP)			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-10.1	Greenhouse Gas (GHG) Reduction Strategy The County shall maintain and refer to the General Plan and its integrated greenhouse gas (GHG) Reduction Strategy as the County's comprehensive plan for reducing community-wide GHG emissions in the unincorporated County. (RDR)	■		
COS-10.2	Community Greenhouse Gas Emissions Reduction Target for 2030 The County shall work toward achieving a community-wide GHG emissions reduction target of 41 percent below 2015 levels by 2030. (RDR)	■		
COS-10.3	Community Greenhouse Gas Emissions Reduction Goals for 2040 and 2050 The County shall work towards achieving longer-term, post-2030 community-wide GHG emissions reduction goals, as follows: <ul style="list-style-type: none"> ■ 61 percent below 2015 levels by 2040, and ■ 80 percent below 2015 levels by 2050. (RDR)	■		
COS-10.4	Greenhouse Gas Reductions in Existing and New Development The County shall reduce GHG emissions in both existing and new development through a combination of measures included in the GHG Strategy, which includes new and modified regulations, financing and incentive-based programs, community outreach and education programs, partnerships with local or regional agencies, and other related actions. (RDR)	■		
COS-C	Update Tree Protection Ordinance The County shall update existing Tree Protection Regulations in the Non-Coastal Zoning Ordinance to further enhance conservation of our urban forests and the preservation of the County's oak woodland resources. Updates shall include incorporation of Board-adopted recommendations from the Ventura County Oak Woodlands Management Plan (2007), which includes tree replacement offsets for ministerial development projects that remove protected trees. The County shall also re-evaluate and modify, if necessary, mitigation ratios for tree removal and oak woodland impacts for discretionary development projects, evaluate existing protections for invasive, non-native trees and consider the degree to which they provide habitat for a species during critical life stages (e.g., colonial roost sites, breeding sites, etc.). In addition, the evaluation shall also include anticipated effects of climate change on the urban forest environment.			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-H	County Tree Planting Program The County shall plant at least one thousand trees annually.			■
COS-I	Grants for Climate Change Adaptation Activities The County shall apply for grants through the California Coastal Commission and other organizations for beach nourishment, dune restoration, and other adaptation activities to improve the resilience of county beaches to sea-level rise and coastal flooding.		■	
COS-M	Oil and Gas Tax The County shall evaluate the feasibility of establishing a local tax on all oil and gas operations located in the unincorporated county.]	■		
COS-N	Sustainable Building, Siting, and Landscaping Practice Guidelines The County shall prepare sustainable building, siting, and landscaping practice guidelines that promote a whole systems approach to building designs and construction techniques that reduce consumption of non-renewable resources such as oil, gas and water and promote renewable energy use.			■
COS-O	Assessment of Land Near Electrical Transmission and Distribution Lines The County shall conduct a study and prepare a publicly available assessment of suitable undeveloped lands near electrical transmission and distribution lines that serve as priority areas for the development of utility-scale solar energy generation and storage projects. If suitable locations are identified, the County shall establish a new zone, if necessary, called a Renewable Energy Priority Zone, for these sites in the County's Coastal and Non-Coastal Zoning Ordinances.			■
COS-P	Study to Demonstrate Energy and Greenhouse Gas (GHG) Savings The County shall conduct a study that demonstrates the energy and greenhouse gas (GHG) savings of the options identified in Implementation Program COS-R using modeled building prototypes. To satisfy state regulatory requirements for Energy Reach Code adoption, the study shall also demonstrate long-term cost savings of the options through a life-cycle cost analysis that considers the initial costs of efficiency improvements offset by utility bill cost savings and other relevant factors.	■		
COS-Q	Incentives for Development of Renewable Energy Projects To incentivize the development of the Renewable Energy projects, the County shall consider waiving permit fees for renewable energy generation or storage projects.			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-R	Performance-Based Building Code for Green Building The County shall maintain and update as needed the Building Code to establish performance-based standards that incentivize green building techniques.			■
COS-S	Building Code Update The County shall update the Building Code to include a mandatory Energy Reach Code.			■
COS-T	Energy Consumption Performance The County shall continue to review its energy consumption performance and implement programs designed to increase energy efficiency in County-owned buildings, including, but not limited to: <ul style="list-style-type: none"> ■ reduced operating hours for heating, ventilating and lighting systems, ■ installation of weather stripping on all openable doors and windows, ■ development of energy audit and energy management programs, ■ implementation of operation and maintenance programs which contribute to energy conservation, ■ develop energy audits and energy management programs for all County-owned facilities, ■ develop a plan to re-invest utility company rebates and utility savings into a long-range funding program for on-going conservation projects, ■ implement operational and maintenance programs which contribute to energy conservation, ■ investigate and implement new energy technologies such as solar and fuel cells, ■ install energy management systems in all County-owned facilities to control air conditioning and lighting systems where beneficial, ■ install ceiling, wall, and roof insulation whenever feasible, ■ install plumbing flow restrictors in toilets, lavatories and showers, and ■ provide energy conservation training and literature to all County agencies. 			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-U	Solar Canopies in Non-Residential Projects The County shall amend the County's Coastal and Non-Coastal Zoning Ordinances to require parking lots for new non-residential construction projects, with floor area of greater than 50,000 square feet, to include solar canopies.			
COS-V	Improve Energy Conservation Awareness The County shall encourage community members to conserve energy and reduce greenhouse gas emissions and increase awareness about energy efficiency and conservation and climate change and adaptation, to conduct targeted outreach to homeowners and contractors to encourage installation of electric appliances upon routine replacement of natural gas appliances and heaters and provide information regarding financial incentives.			
COS-W	Energy Efficiency and Conservation Program The County shall develop a behavior change program for energy efficiency and conservation. This program would provide energy literacy training for low-income customers on buying energy-efficient products or using energy more efficiently; develop and offer digital applications offering real-time energy use information to residents and businesses; offer anonymized data on community energy use for residents to compare performance; and provide rewards or rebates for improved energy conservation.			
COS-X	Greenhouse Gas (GHG) Strategy Implementation The County shall implement the General Plan GHG Strategy through specific policies, programs, and implementing actions integrated throughout the General Plan and summarized in Appendix B.			
COS-Y	Greenhouse Gas (GHG) Strategy Monitoring The County shall implement, under the overall direction of the CEO and with support of RMA, PWA, GSA, AGC, FD, and other departments as appropriate, the GHG Strategy through specific policies, programs, and implementing actions integrated throughout the General Plan and summarized in Appendix B, Climate Action Plan, as well as other appropriate actions adopted from time to time. The greenhouse gas reduction strategy shall consist of a comprehensive program to systematically reduce greenhouse gas emissions to meet adopted emission reduction targets and deadlines from all sectors – transportation, buildings, solid waste, stationary sources, agriculture, water and wastewater, and off-road equipment.			

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
COS-Z	Public Reporting on Greenhouse Gas (GHG) Strategy Progress The County shall prepare public reports on the results of GHG Strategy implementation and monitoring and present these reports to the Board of Supervisors. The first report shall be submitted to the Board of Supervisors two years after the approval of the General Plan, after which the Board of Supervisors will determine the appropriate reporting interval. The County shall also present a more detailed progress report to the Board of Supervisors, including results of the latest GHG inventory update, every five years.	■		
COS-AA	Greenhouse Gas (GHG) Inventory Updates The County shall update the County's GHG emissions inventory at least every five years.	■		
COS-BB	Greenhouse Gas (GHG) Strategy Amendments The County may amend the GHG Strategy to ensure that the County is on track to achieve its 2030 target and making substantial progress towards achieving its longer-term, post-2030 goals. J	■		







COS-CC

Climate Emergency Council

The County shall establish a Climate Emergency Council (CEC) by a resolution of the Board of Supervisors to advise the Board of Supervisors on climate action planning and implementation of the Climate Action Plan (CAP) goals, policies, and programs. The County agency or department responsible for implementation of this program shall draft, administer, and maintain the CEC bylaws. Initial establishment of the CEC and its bylaws shall include the following terms, duties, and membership composition:

- Term of each member is two years. At the conclusion of a term, a CEC member may be re-appointed or re-selected, as applicable, for a consecutive term by the appointing authority.
- Duties of the CEC members include attendance at duly called meetings; review, in advance, of all written material provided in preparation for CEC meetings; serve and participate on committees and/or sub-committees; and contribute to the CEC's advisory recommendations to the Board of Supervisors;
- The officers of the CEC shall be Chairperson and Vice-Chairperson.
- Officers shall be elected annually at regular meeting each year by CEC members. Nomination shall be made from the floor. Election shall be by simple majority.
- Officers shall serve a one-year term. An officer may be re-elected, but no individual shall serve more than three full consecutive terms in the same office. No member shall hold more than one office at a time.
- The Chairperson shall preside at all meetings of the CEC, sign all correspondence, reports, and other materials produced by the CEC, and perform any and all other duties prescribed by the CEC from time to time. The Chairperson may serve as an ex-officio member of all committees.
- The Vice-Chairperson shall represent the Chairperson and/or substitute in performance of the Chairperson during their absence.
- Membership of the CEC shall be comprised of the following:
 - One person representing each Supervisorial District who has demonstrated interest in and knowledge of climate action planning shall be nominated by each of the five members of the Board of Supervisors, and confirmed by a majority of the Board of Supervisors resulting in a total of five Supervisorial District representatives;
 - One resident from each of the designated disadvantaged communities identified in the 2040 General Plan who has demonstrated an understanding of their community's needs as well as an interest in and knowledge of climate

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
<p>action planning shall be appointed by a majority of the Board of Supervisors; and</p> <ul style="list-style-type: none"> Two additional at-large members who have demonstrated special interest, competence, experience, or knowledge in climate action planning shall be selected by a majority of the CEC members. Each member is entitled to one vote on each matter submitted to a vote of the CEC. 				
COS-DD	<p>Budget and Staffing Plan for CAP Implementation</p> <p>The CEO shall, within six months from the adoption of the General Plan Update and Climate Action Plan, present to the Board of Supervisors a proposed budget and staffing plan (including qualified technical consultants) to implement the Climate Action Plan, and shall update the budget and staffing plan each year.</p>			
7. HAZARDS AND SAFETY ELEMENT				
HAZ-1.1	<p>Fire Prevention Design and Practices</p> <p>The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures. (RDR, PI)</p>			
HAZ 1.2	<p>Defensible Space Clear Zones</p> <p>The County shall require adherence to defensible space standards, or vegetation “clear zones,” for all existing and new structures in areas that are designated as Hazardous Fire Areas by the Ventura County Fire Protection District and High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection. (IGC, PI, RDR)</p>			
HAZ-1.3	<p>Controlled Burns and Other Fire Prevention Measures</p> <p>The County shall continue to recognize the role of fire in local ecosystems by supporting controlled burns and other fire prevention measures. (IGC)</p>			

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-1.4	Development in High Fire Hazard Severity Zones and Hazardous Fire Areas The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE). (RDR)			
HAZ-1.6	Wildfire Risk Education The County shall continue to develop and distribute educational materials and conduct educational outreach activities informing the public about wildfire risk and protection strategies. (PSR, IGC, PI)			
HAZ-3.1	Sea Level Rise Planning and Adaptation The County shall continue to actively plan for sea level rise by using the best available science to analyze critical vulnerabilities, identify measures to conserve coastal resources, minimize impacts on residents and businesses, maintain public services, and strengthen resiliency. (MPSP)			
HAZ-3.2	County Infrastructure Projects and Sea Level Rise County-initiated infrastructure projects sited along or seaward of Highway 101, such as bridges and levees, that will provide 100 years or more of service, shall be planned with the potential to be easily modified to accommodate 100-years of projected sea level rise in accordance with the H++ extreme risk aversion sea level rise scenario. (PSR, IGC)			
HAZ-3.3	Sea Level Rise Educational Outreach To the extent feasible, the County shall incorporate education elements into coastal adaptation projects to inform the public about the risks of sea level rise and options for adaptation. (RDR, SO, JP)			
HAZ-10.1	Air Pollutant Reduction The County shall strive to reduce air pollutants from stationary and mobile sources to protect human health and welfare, focusing efforts on shifting patterns and practices that contribute to the areas with the highest pollution exposures and health impacts. (MPSP, RDR, SO, IGC, PI, JP)			

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-10.5	Air Pollution Impact Mitigation Measures for Discretionary Development The County shall work with applicants for discretionary development projects to incorporate bike facilities, solar water heating, solar space heating, incorporation of electric appliances and equipment, the use of zero and/or near zero emission vehicles and other measures to reduce air pollution impacts and reduce greenhouse gas (GHG) emissions. (RDR)	■		
HAZ-10.6	Transportation Control Measures Programs The County shall continue to work with the Ventura County Air Pollution Control District (APCD) and Ventura County Transportation Commission (VCTC) to develop and implement Transportation Control Measures (TCM) programs consistent with the APCD's Air Quality Management Program (AQMP) to facilitate public transit and alternative transportation modes within the county. (IGC, FB)	■		
HAZ-10.7	Fuel Efficient County Vehicles When purchasing new County vehicles, the County shall give strong preference to fuel efficient vehicles, including the use of zero emission vehicles when feasible. (SO, FB) [■		
HAZ-10.8	Alternative Transportation Modes The County shall promote alternative modes of transportation that reduce single-occupancy vehicle (SOV) travel and enhance "last-mile" transportation options to improve air quality. (IGC, JP, PI)	■		
HAZ-11.1	Critical Vulnerable Infrastructure The County shall identify and protect critical infrastructure locations that are vulnerable to damage from extreme heat. (SO, FB, PSR, IGC)		■	
HAZ-11.2	Climate Change-Related Partnerships The County shall partner with Southern California Association of Governments (SCAG), utilities, nonprofit organizations and other entities to implement future and ongoing heat-related climate change initiatives. The County's partnership in ongoing programs and future initiatives could include helping other organizations increase participation in existing programs through education and promotion, and by using and integrating them in County programs and activities, where feasible. (JP)]		■	

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-11.3	Limit Impacts of Climate Change on Designated Disadvantaged Communities The County shall work with public, private, and nonprofit partners to limit impacts of climate change on Designated Disadvantaged Communities by focusing planning efforts and interventions on communities with the highest need and ensuring representatives of these communities have a role in the decision-making process for directing climate change response. (MPSP, SO)		■	
HAZ-11.4	Education and Outreach on Effects of Climate Change The County shall support efforts of agencies and organizations that provide effective education and outreach to Designated Disadvantaged Communities on the effects of climate change, including increasing temperatures, wildfires, flooding, sea level rise, poor air quality, extreme weather events, disease prevention, and other public health effects. (PI)		■	
HAZ-11.5	Outdoor Worker Protection The County shall work with State and County health agencies and local organizations to provide educational programs and resources targeted at reducing the impacts of exposure to sun and heat. (ICG, JP, PI)		■	
HAZ-11.6	Accessible Cooling Centers The County shall expand partnerships with local governments, non-government organizations, churches, and businesses to provide additional cooling centers, particularly in designated disadvantaged communities. (SO, IGC, JP, PI)		■	
HAZ-11.7	Green Building Design Features The County shall encourage development to include new building designs or retrofits to improve building performance through strategic building design features, including insulation to reduce energy usage, solar-reflective white roofs, solar panels, green roofs (vegetation on roofs), and battery storage for energy. (RDR)			■
HAZ-11.8	Undergrounding Utilities The County shall work with utility providers to underground overhead power lines (both existing and as part of discretionary development) to increase the resilience of the energy grid and reduce wildfire potential, especially in Existing Communities. (JP)		■	

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-11.9	Urban Greening The County shall promote the use of urban greening techniques, such as cool pavement technology, parking lot shading, landscaping, and other methods to offset climate change impacts and reduce greenhouse gas emissions for discretionary development and County-initiated projects. (RDR, FB, SO)			■
HAZ-11.10	Solar Photovoltaic Carports The County shall promote the use of solar photovoltaic carports for discretionary development and County initiated projects. (RDR)			■
HAZ-A	Develop and Implement Educational Programs for Wildfire Resilience In coordination with federal, state, and local partners (e.g., CAL FIRE), the County shall update and maintain educational programs related to such issues as: <ul style="list-style-type: none"> ■ Learning how to recognize the first signs of fire and take appropriate action; ■ Living with the risks of fire within the wildland/urban interface; and ■ Methods of improving the resilience of homes and other structures. 		■	
HAZ-B	Wildfire Vulnerability Assessment and Mapping In collaboration with the federal, state, and local partners (e.g., CAL FIRE), U.S. Forest Service, other agencies involved in wildfire response planning), the County shall update and map new locations that may be vulnerable to wildfire hazards including: damage to electrical, transportation, and communication infrastructure; increased rates of erosion, landslide, and water quality degradation; loss of residential, commercial, and industrial structures; and ecological disturbance.		■	
HAZ-F	Develop Climate Change Impact Assessment The County shall work with the Naval Base Ventura County (NBVC), other jurisdictions, the Oxnard Harbor District (OHD), California Department of Conservation, and the Department of Defense (DOD) to develop a Climate Change Impact Assessment that addresses issues related to climate change and military installations, including sea level rise, wildfires, and stormwater runoff intensities.		■	

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-G	Communication Program for Property Owners At-Risk from Sea Level Rise The County shall seek funding to prepare and implement a communication program that periodically provides updates to the Board of Supervisors, and other stakeholders regarding impacts from sea level rise and planning decisions to address those impacts.		■	
HAZ-H	Sea Level Rise Analysis in Siting and Design of New Development The County shall consider the feasibility of amending the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance to require technical analysis of projected sea level rise exposure for the siting and design of new discretionary development.		■	
HAZ-I	Estuaries, Wetlands, and Groundwater Basins Resilience The County shall coordinate with regional stakeholders to assess vulnerabilities from the effects of, and opportunities to enhance the resiliency to, sea level rise on estuaries, wetlands, and groundwater basins. This assessment should consider factors that influence the conditions of an estuary or wetland, including sea level rise, rainfall, surface heat budget, wind, and ocean acidification.		■	
HAZ-P	Identify Critical Infrastructure Vulnerable to Extreme Heat The County shall map locations of county-owned facilities and infrastructure that may be vulnerable to the effects of extreme heat. When necessary, the County will develop a plan to upgrade such infrastructure to be more resilient to periods of high heat, which may include the use of heat-tolerant, reflective, or other resilient types of materials.		■	
HAZ-Q	Standards for Solar Photovoltaic (PV) Carports in County Lots The County shall establish feasible standards for inclusion of solar PV carports in County-owned parking lots.			■
HAZ-R	Adaptation Grant Funding The County shall apply for grant funding for climate change adaptation planning efforts from available private and public sources.		■	
HAZ-S	Extreme Heat Education and Outreach The County shall provide multilingual education and outreach to residents and businesses to publicize the symptoms and dangers of heat-related illness, cooling center locations, how to sign up for the Ready Ventura County VC Alert Program, worker-related protections, and practical methods for preventing heat-related illness during periods of high heat.		■	

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-T	Cool Roof Ordinance The County shall adopt a Cool Roof Ordinance that exceeds the prescriptive cool roof requirements of the 2019 California Building Energy Efficiency Standard for Residential and Nonresidential Buildings by 25 percent (California Energy Code). Under a Cool Roof Ordinance, the County would require new construction to replace or re-coat 2,500 square feet for nonresidential and 1,250 square feet of roof space for residential buildings, or 72.5 percent or more of roofs.			■
HAZ-U	Incentive Program for Passive Solar Home Design and Use of Green Roofs and Rooftop Gardens The County shall develop incentive programs to promote passive solar home design and the use of green roofs and rooftop gardens when feasible. The program shall include but may not be limited to, permit streamlining and permit fee reductions to apply passive solar home design to future residential buildings.			■
HAZ-V	Cool Pavements Standards The County shall incorporate cool pavement standards into the County's development standards for County and private development projects, in both new construction and changes to existing on-site paved surface areas (e.g., parking lots, private roadways, other hardscapes).			■
HAZ-W	Incentive Programs for Solar Photovoltaic (PV) Carports The County shall establish incentive programs, which may include rebate programs, permit fee reductions, and tax deductions, to incentivize the installation of solar photovoltaic (PV) carports in existing and future parking lots.			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
HAZ-AA	<p>Prohibit Natural Gas Infrastructure in New Residential and New Commercial Development</p> <p>To support the proposed reach codes under COS-S, the 2040 General Plan shall include a new program in the Hazards and Safety element that prohibits the installation of new natural gas infrastructure in new residential development through amendments to the Ventura County Building Code. This program shall also be extended to new commercial development including but not limited to offices, retail buildings, and hotels. The County may exempt new commercial development from these requirements upon making findings based on substantial evidence that the use of natural gas is critical to business operations, and that it is not feasible¹ to replace critical appliances or equipment with electricity powered equivalents. This program shall be completed no later than 2023.</p> <p><i>1. "Feasible" means that this mitigation measure shall be applied to future discretionary projects under the 2040 General Plan when and to the extent it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" as determined by the County in the context of such future projects based on substantial evidence. This definition is consistent with the definition of "feasible" set forth in CEQA (Pub. Res. Code, § 21066.1) and the CEQA Guidelines (§ 15164). The County shall be solely responsible for making this feasibility determination in accordance with CEQA.</i></p>	■		
HAZ-BB	<p>Building Energy Saving Ordinance for Industrial Buildings</p> <p>To address GHG emissions associated with electricity consumption by industrial buildings, which were not quantified in the GHG Inventory and Forecasting due to utility privacy rules, the County shall implement a program to adopt a Building Energy Saving Ordinance, no later than 2025, for industrial buildings over 25,000 square feet in size, modeled after the local benchmarking ordinances adopted in other local jurisdictions in California (CEC 2019). The County shall prepare reports showing the energy performance of industrial buildings relative to similar buildings in California and the United States and make these reports available to the public by request. The County, through its building department shall provide recommendations on energy efficiency retrofits and green building strategies to improve energy performance to property owners and tenants subject to the reporting requirements.</p>			

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
8. AGRICULTURE ELEMENT				
AG-1.1	Agricultural Land Protection and Preservation The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements. (RDR, MPSP)			■
AG-3.2	Integrated Pest Management Practices The County shall encourage and support the use of Integrated Pest Management practices to reduce pesticide use and human health risks. (JP, PI)			■
AG-3.3	Public Education for Agricultural Products and Integrated Pest Management The County shall collaborate with the agricultural community to provide information on Integrated Pest Management and agricultural products and practices in Ventura County. (JP, PI)			■
AG-4.1	Connections to Local Produce The County shall strive to enhance access to and consumption of fresh, local produce by encouraging direct connections between local farmers/ranchers and markets, restaurants, institutions, schools, hospitals, food banks, and other businesses. (JP)	■		
AG-4.3	Technological Innovation The County shall encourage the use of technology that supports agricultural production, while enhancing environmental sustainability and natural resource conservation. (JP)			■
AG-4.4	Pest Management The County shall continue to monitor leading research findings on methods and technologies for reducing harm to the agricultural sector from invasive plants, pests, and diseases and modify and expand agricultural practices when appropriate and feasible. (SO)		■	
AG-5.1	Inorganic Nitrogen Based Fertilizers The County shall encourage farmers to reduce fertilizer application and transition to products that reduce or avoid nitrous oxide (N ₂ O) emissions, such as organic composting and enhanced efficiency fertilizers. (MPSP)	■		
AG-5.2	Electric- or Renewable-Powered Agricultural Equipment The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment, when feasible. (PI, JP)	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
AG-5.3	Electric- or Renewable- Powered Irrigation Pumps The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar-power, and encourage electric utilities to eliminate or reduce stand-by charges. (SO)	■		
AG-5.4	Alternative Irrigation Techniques The County shall encourage farmers to continue and enhance the water-saving irrigation techniques designed to reduce water consumption. (RDR, JP)			■
AG-5.5	Carbon Farming Practices The County shall encourage and support the efforts of resource conservation districts, farmers, and other stakeholders to expand carbon farming practices, such as reduced tilling, cover-cropping, composting, biochar, and other activities that both reduce greenhouse gas (GHG) emissions and increase carbon sequestration and storage, when feasible. (JP)	■		
AG-6.1	Monitor Climate Change Research The County shall support and monitor research on the effects of a changing climate on the agricultural industry within Ventura County. (PSR)			■
AG-6.2	Crop Resiliency The County shall engage the agricultural sector to understand the tolerance of current crop mixes to withstand the impacts of climate change, including increased temperatures, disease, and pests, and explore options to diversify crops. (JP)			■
AG-B	Regionally-Grown Products Sales Incentives The County shall develop a program that encourages sales and distribution of regionally-grown (in Ventura County or neighboring counties of Los Angeles, Santa Barbara, or Kern) produce to local retailers, restaurants, and markets, and encourage chain stores to develop local distribution centers. The program will encourage residents to select locally grown food products for freshness, local economic development benefits, and reduced greenhouse gas (GHG) emissions.	■		
AG-C	County Procurement The County shall develop a program to identify opportunities to continue to provide organic and locally grown foods into cafeteria services, the jail, Ventura County Medical Center, and other County-sponsored services and events that provide food service, to the extent feasible.	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
AG-D	Agricultural Tourism Development Standards The County shall revise the Non-Coastal Zoning Ordinance to include regulations and development standards for agricultural tourism while protecting both the grower and the public. Ordinance revisions may also include additional development standards for agricultural promotional uses, if necessary.			■
AG-E	Specialty Farming Education The County shall continue to collaborate with and support the UC Cooperative Extension Office on education programs that inform and assist local farmers, ranchers, and agricultural managers in diversifying and establishing expertise in specialty agricultural products.	■		
AG-F	Enhanced Access to Locally Grown Products The County shall conduct a study to identify barriers to local farm stands and take action to remove these barriers, which may include an update to the Non-Coastal Zoning Ordinance, as necessary.			■
AG-G	Farm-to-Front Door The County shall study the feasibility of encouraging “Farm-to-Front Door” business model and its potential benefits to businesses and residents in Ventura County.			■
AG-H	Nutrient Management Plans The County shall continue to collaborate with the UC Cooperative Extension Office and UC Agriculture and Natural Resources to implement Nutrient Management Plans for commonly grown local crops featuring best management practices for nitrous oxide (N ₂ O) emission reductions.]	■		
AG-I	Fossil Fuel-Powered Equipment Replacement The County shall coordinate with the Air Pollution Control District and electric utilities to develop a program to establish a countywide fossil fuel-powered equipment conversion target, track progress on conversions to renewable energy sourced electric powered systems and provide technical assistance to users considering replacement of pumps.	■		
AG-J	Alternative Fuel Funding for Agricultural Operations The County shall coordinate with the Air Pollution Control District to develop a program to identify funding sources or develop financial or regulatory incentives to encourage the switch to electric or alternatively fueled agricultural equipment, when feasible.	■		

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
AG-K	Water-Saving Irrigation Techniques Program The County shall continue to collaborate with and support the UC Cooperative Extension Office on educational programs on irrigation techniques to maximize water use efficiency, when feasible.			■
AG-L	Encourage and Facilitate Carbon Farming The County shall collaborate with University of California Cooperative Extension to encourage and facilitate carbon farming projects, including development of demonstration projects and site-specific carbon farm plans, to guide implementation of carbon farming practices throughout the county, when feasible.	■		
AG-M	Research on Effects of Climate Change The County shall research the potential effects of climate change on the county's existing agricultural industry as well as the resulting challenges and opportunities associated with these changes. Research partners may include the California Climate and Agriculture Network (CalCAN), University of California Cooperative Extension, Ventura County Farm Bureau, and the Agricultural Commissioner's Office. The research shall address, but may not be limited to, loss of chill hours, increased populations of or new species of pests, higher rates of evapotranspiration, and opportunities created by warmer climate to grow crops that were previously unsuitable based on historic climate conditions.			■
AG-N	Subsidies for Resilient Crop Production The County should encourage programs and obtain grants to seek funding to subsidize efforts to breed crops that are resilient to high heat, shade crops and installation of light reflectors, and reduce rates of tilling to promote soil health and combat increased temperatures as recommended by federal, state, and local agencies.			■
9. WATER RESOURCES ELEMENT				
WR-3.1	Non-Potable Water Use The County shall encourage the use of non-potable water, such as tertiary treated wastewater and household graywater, for industrial, agricultural, environmental, and landscaping needs consistent with appropriate regulations. (RDR)			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
WR-3.2	Water Use Efficiency for Discretionary Development The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.			■
WR-3.3	Low-Impact Development The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit. (RDR)			■
WR-3.4	Reduce Potable Water Use The County shall strive for efficient use of potable water in County buildings and facilities through conservation measures, and technological advancements. (SO)			■
WR-4.1	Groundwater Management The County shall work with water suppliers, water users, groundwater management agencies, and groundwater sustainability agencies to implement the Sustainable Groundwater Management Act (SGMA) and manage groundwater resources within the sustainable yield of each basin to ensure that county residents, businesses, agriculture, government, and the environment have reliable, high-quality groundwater to serve existing and planned land uses during prolonged drought years. (IGC, RDR, SO)			■
WR-4.3	Groundwater Recharge Projects The County shall support groundwater recharge and multi-benefit projects consistent with the Sustainable Groundwater Management Act and the Integrated Regional Water Management Plan to ensure the long-term sustainability of groundwater. (IGC, RDR, SO)			■
WR-4.4	In-Stream and Recycled Water Use for Groundwater Recharge The County shall encourage the use of in-stream water flow and recycled water for groundwater recharge while balancing the needs of urban and agricultural uses, and healthy ecosystems, including in-stream waterflows needed for endangered species protection. (RDR)			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
WR-6.1	Water for Agricultural Uses The County should support the appropriate agencies in their efforts to effectively manage and enhance water quantity and quality to ensure long-term, adequate availability of high quality and economically viable water for agricultural uses, consistent with water use efficiency programs. (IGC)		■	
WR-6.2	Agricultural Water Efficiency The County should support programs designed to increase agricultural water use efficiency and secure long-term water supplies for agriculture. (PI)			■
WR-6.3	Reclaimed Water Use The County should encourage the use of reclaimed irrigation water and treated urban wastewater for agricultural irrigation in accordance with federal and state requirements in order to conserve untreated groundwater and potable water supplies. (IGC, RDR, SO)		■	
WR-C	Regional Collaboration on Water issues and Sustainability The County shall continue to provide data and staff resources to support collaboration on climate change and sustainability, and for planning and implementing projects that address local and regional water issues.			■
WR-E	Well Guidelines Update The County shall coordinate with the local groundwater management agencies and local groundwater sustainability agencies to update County of Ventura Ordinance 4468 and related guidelines on the location, construction, and abandonment of water wells, if necessary.		■	
WR-F	Discretionary Development Review for Adequate Water and Wastewater The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.		■	
WR-G	Water Conservation The County shall continue to implement ongoing programs to educate County residents on incentives for water conservation features, including drought-tolerant landscaping, removal of turf, graywater, and water-saving plumbing technologies.			■

Policy/Program		GHG Reduction Measure	Climate Adaptation Measure	Both
WR-H	County Water Efficiency Ventura County GSA shall work with County departments and agencies to review water usage and develop recommendations for water saving practices or facility improvements, including turf removal to conserve water.			■
10. ECONOMIC VITALITY ELEMENT				
EV-4.4	Renewable Energy Facilities The County shall identify appropriate locations to allow for development of renewable energy generation and storage facilities and encourage the development of innovative approaches to renewable energy deployment, including solar power, wind power, wave energy, distributed power systems and micro-grids, and other appropriate renewable sources and storage and distribution systems. (MPSP, JP)			■

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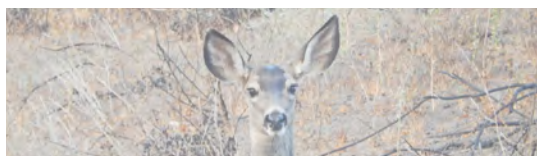
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VCFPD. See Ventura County Fire Protection District.

VRWC. See Ventura River Watershed Council.



Please see the next page.

COUNTY OF VENTURA MEASURE
(SOAR) SAVE OPENSOURCE and AGRICULTURAL RESOURCES
INITIATIVE – 2050
FULL TEXT OF ORDINANCE

The people of the County of Ventura, having adopted the Save Open-space and Agricultural Resources Ordinance (SOAR) on November 3, 1998, and recognizing that said Ordinance will sunset on December 31, 2020, desire to continue the philosophy of and primary substantive matters contained in that initiative measure until December 31, 2050. Accordingly, they do hereby ordain as follows: [Changes from the text of the original initiative and any changes in the County's General Plan being restated and readopted are indicated with "~~strike-out~~" for deletions; *italics for additions*].

Section 1. Findings and Purpose.

A. Nearly two decades ago, the voters of Ventura County adopted the Save Open-space and Agricultural Resources (SOAR) in order to protect the County's agricultural, rural, and open space lands, to strengthen the local agricultural economy, and to preserve the County's quality of life. SOAR has been highly successful in achieving these goals, while allowing for reasonable residential development, allowing the County to meet its housing requirements under state law. Accordingly, for the benefit of existing and future residents, visitors and investors, the people of Ventura County hereby declare their intent to reaffirm, update and extend the provisions of SOAR until the year 2050.

B. Agriculture has been and remains a major contributor to the economy of the County of Ventura, directly and indirectly creating employment for many people, creating enormous actual income which multiplies through the community and generating substantial tax revenues for the County.

Specifically, the Ventura County General Plan provides as follows:

"Agriculture plays an important role in the National, State, and County economy. Ventura County is one of the principal agricultural counties in the State ranking tenth in 1987, with a total income of over 610 million dollars and ranking seventeenth in farm earnings out of 3,175 counties nationally.

This high productivity is made possible by the County's abundance of the natural resources required for agricultural production; primarily soils, water, climate and topography." [General Plan, ¶1.6].

C. The County of Ventura with its unique combination of soils, micro-climate and hydrology has become one of the finest growing regions in the world. Vegetable and fruit production from the county of Ventura and, in particular, production

from the soils and silt from the Santa Clara and Ventura rivers have achieved international acclaim, enhancing the County's economy and reputation and standard of living.

D. For agriculture to be sustainable in Ventura County, it must remain economically viable. This SOAR ordinance seeks to add and improve necessary goals and policies to encourage agriculture to remain viable in the County for the life of the ordinance and beyond.

E. Open space likewise contributes to the welfare of the County, as recognized in paragraph 3.2 of the General Plan, not only through the productive use of the land for grazing and other non-irrigated usage, such as forest lands, rangelands, and agricultural lands not designated agricultural, but through the preservation of unique natural resources including but not limited to areas required for the preservation of plant and animal life, habitat for fish and wildlife, areas required for ecological and other scientific study purposes, rivers, bays, estuaries, wetlands, coastal beaches, lakeshores, banks of rivers and streams and watershed lands. Open space continues to contribute to the public health and safety additionally by setting aside from development those lands which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality, and water reservoirs and areas required for the protection and enhancement of air quality. Open space has worked to promote and continues to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl. Open space promotes efficient municipal services and facilities by confining urban development to defined development areas.

F. Open space designations also include productive lands that are used for agriculture and grazing. These lands are important to the overall economy of the County and the long-term economic viability of these productive lands shall be supported.

G. As importantly, the Rural designation under the General Plan serves not only to buffer intense urban usage from agricultural and open space lands, but it fosters small scale agricultural production while allowing for low-density and low intensity land uses and is a critical component in accommodating the full range of residential and farming/ranching environments.

H. Urban encroachment into Agricultural, Open Space and Rural designated areas can negatively impact agriculture by lessening cultivated acreage, threatening the viability of the agricultural industry and could threaten the public health, safety and welfare by causing increased traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion and sedimentation of available water resources. Such urban encroachment could eventually result in the unnecessary and expensive extension of public services and facilities as well as create inevitable conflicts

between urban and open space and agricultural uses, degrading wildlife habitat and connectivity. To the extent possible, farm worker housing, located in existing urban areas, should be encouraged in order to help sustain the viability of agriculture.

I. The unique character of the County of Ventura and quality of life of County residents depend on the protection of a substantial amount of open space, agriculture, and rural lands. The protection of such lands not only ensures the continued viability of agriculture, but also protects the available water supply and contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources.

J. The purpose of this initiative is to continue to ensure that agricultural, rural and open space lands are not prematurely or unnecessarily converted to other more intensive development uses incompatible with the purposes of the Agricultural, Open Space and Rural land use designations. Thus, this initiative seeks to further Agricultural, Rural and Open Space objectives which could include, for example, adequate farm worker housing. This initiative further proposes to restate and readopt, with minor amendments, the section of the Ventura County General Plan document entitled Goals, Policies and Programs to support Agricultural, Rural and Open Space objectives thereby helping to ensure that agriculture will remain economically viable in the County for the life of the ordinance and beyond, and the beneficial aspects of the Rural and Open Space designations continue to be protected. Accordingly, the initiative ensures that until December 31, 2050 the General Plan provisions governing Agricultural, Rural and Open Space land use designations and intent, as amended herein, may not be changed except by vote of the people. In addition, the initiative provides that any lands designated as "Agricultural," "Rural" or "Open Space" on the County of Ventura's General Plan "General Land Use Maps" (North Half and South Half of each) [attached as exhibits A and B] adopted by the Board of Supervisors May 24, 1988 as revised through October, 2015 will remain so designated until December 31, 2050 unless the land is redesignated to another land use category by vote of the people, or redesignated by the Board of Supervisors for the County of Ventura pursuant to the procedures set forth in this initiative.

K. This initiative allows the Board of Supervisors to redesignate Rural, Agricultural, and Open Space lands to other more intensive land use designations only if certain findings can be made, including (among other things) that the land is proven to be unsuitable for any form of utilitarian use, and redesignation is necessary to avoid an unconstitutional taking of property without just compensation.

Section 2. General Plan Amendment.

1. Except as otherwise provided herein, this Save Open-space and Agricultural Resources Initiative hereby amends, reaffirms, restates, and readopts until December 31, 2050 the following aspects of the Ventura County General Plan. Deletions

indicated by ~~strike-out~~; additions indicated by *italics* (The Urban land use designation is not part of this initiative, but is added here for context, only):

**Limitations on General Plan Amendments Relating to Agricultural,
Open Space and Rural Designations**

I.

Pursuant to the provisions of the SAVE OPEN-SPACE and AGRICULTURAL RESOURCES (S.O.A.R.) INITIATIVE the following shall obtain until December 31, ~~2020~~ 2050:

- a) *Until December 31, 2050*, the Agricultural, Open Space and Rural land use designations, and the goals and policies as they specifically apply to those land use designations in Sections ~~3.1~~ 1.6 and 3.2 Ventura County General Plan - GOALS, POLICIES & PROGRAMS (10-20-15 edition) of this General Plan shall not be further amended unless such amendment is approved by vote of the people or by the Board of Supervisors pursuant to the procedures set forth herein.
- b) *All those lands designated as "Agricultural," "Open Space" or "Rural" on the "General Land Use Maps" or the "Resources Protection Maps" adopted by the Board of Supervisors for Ventura County on May 24, 1988, and amended through September 16, 1997 October 20, 2015, shall remain so designated until December 31, 2050, unless redesignated to another general plan land use category by vote of the people, or redesignated by the Board of Supervisors pursuant to the procedures set forth herein. [Said Maps are attached hereto and incorporated herein as Exhibit's A and B. The General Land Use maps cover the mainland only. Anacapa Island is designated "Open Space" and San Nicholas Island is designated "State or Federal Facility."]*
- c) The Board of Supervisors, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may place any amendment to land use designations of Agricultural, Open Space or Rural, or any provision, goal or policy as set forth in ~~subsection~~ *paragraph "a"*, above, on the ballot pursuant to the mechanisms provided by State Law.
- d) The Board of Supervisors without a vote of the people may reorganize, reorder or renumber individual provisions, *including the provisions set forth herein* in the course of ongoing updates of the General Plan in accordance with the requirements of state law. Additional technical, non-substantive language modifications may be made to the General Plan with reference to Agricultural, Open Space or Rural designations for clarification and internal consistency provided such modifications are

consistent with the Findings and Purpose of the initiative creating these provisions.

- e) The Board of Supervisors, without a vote of the people, may re-designate ~~Rural designated~~ *properties otherwise designated (e.g., residential or commercial) to Rural, Agricultural, or Open Space; may redesignate Rural properties to either Agricultural or Open Space; or, may re-designate Open Space to Agricultural pursuant to the provisions for making such amendments set forth in state law and Board adopted policies. Once redesignated, those redesignated lands become subject to the rules contained in this initiative for any further redesignation. Moreover, the Board of Supervisors without a vote of the people may increase the minimum lot size for any land use designation, but may not decrease Rural, Agricultural or Open Space minimum lot sizes.*
- f) The Board of Supervisors, without a vote of the people, may redesignate “Agricultural” designated properties to Open Space if the Board of Supervisors makes all of the following findings supported by substantial evidence:
 - i) The land proposed for redesignation has not been used for agricultural purposes in the past 2 years and is unusable for agricultural due to its topography, drainage, flooding, adverse soil conditions, or other physical reasons;
 - ii) The land proposed for redesignation is immediately adjacent to areas developed in a manner compatible with the uses allowed under Open Space;
 - iii) Adequate public services and facilities are available and have the capacity and capability to accommodate the Open Space uses allowed;
 - iv) The proposed redesignation is compatible with agricultural uses, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area; **and**
 - v) The land proposed for redesignation does not exceed 40 acres for any one landowner in any calendar year, and one landowner may not obtain redesignation pursuant to this subdivision (f) more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation; **and**
 - vi) *Notice of such Proposed Modification is given according to the County’s standard notice requirements to neighboring properties; and as well, not less than 30 days prior to the proposed modification appearing on the Board of Supervisors’ agenda, to LAFCo, to the City in whose Area of Interest the property to be redesignated is located, and to all individuals or organizations*

who or which have indicated a desire for such Notice by requesting the same by placing his/her/its name and contact information with the Clerk of the Board of Supervisors.

- g) *The Board of Supervisors, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend, without a vote of the people, the Rural, Agricultural, or Open Space land use designations to comply with state law regarding the provision of housing for all economic segments of the community. Such amendment may be adopted only if the Board of Supervisors, based on substantial evidence makes each of the following findings:*
- i) The land is immediately adjacent to existing compatibly developed areas and the applicant for the amendment has provided to the County evidence that the Fire Department, Police Department, Department of Public Works, the Resource Management Agency applicable water and sewer districts, and the school districts with jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and,*
 - ii) That the proposed development will address the highest priority need identified in the analysis by which the County has determined it is not in compliance with state law, i.e., low and very low income housing; and,*
 - iii) That there is no existing residentially designated land available to accommodate the proposed development; and,*
 - iv) Notice of such proposed amendment is given according to the County's standard notice requirements to neighboring properties; and as well, not less than 30 days prior to the proposed modification appearing on the Board of Supervisors' agenda, to LAFCo, to the City in whose Area of Interest the property to be redesignated is located, and to all individuals or organizations who or which have indicated a desire for such Notice by requesting the same by placing his/her/its name and contact information with the Clerk of the Board of Supervisors.*
- g)h) *The Board of Supervisors, without a vote of the people, may redesignate Agricultural, Open Space or Rural properties provided the Board complies with the following two conditions:*
- i) The Board makes a finding based upon the advice of the County Counsel that the designation of the property effects an unconstitutional taking of the landowners' property; and*
 - ii) In permitting the redesignation, the Board allows a less restrictive designation to be applied to the property only to the extent necessary to avoid the unconstitutional taking of the landowner's property.*

i) *Approval by a vote of the people is accomplished when a General Plan amendment is placed on the ballot through any procedure provided for in the Election Code, and a majority of the voters vote in favor of it. Whenever the Board of Supervisors adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this subsection, the Board's action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The Board of Supervisors shall follow the provisions of the Election Code in all matters pertaining to such an election.*

h) j) The Board of Supervisors, without a vote of the people, may amend the provisions of the General Plan which apply to the Agricultural, Open Space or Rural designations, as set forth in subsection "a", above, for the express purpose of further protecting and preserving resources identified in the General Plan, provided that said amendment(s) are consistent with the Findings and Purpose of the initiative adopting these provisions of the General Plan.

~~i) In recognition of the urban nature of the Piru community and to provide essential flexibility to the Board of Supervisors to address the special needs of that community, the Board of Supervisors, without a vote of the people, may amend the land use designations on the General Land Use Map, as set forth in subsection "b", above, for land located within the Piru Redevelopment Area or land described by the following Assessor Parcel Numbers:~~

056-0-180-01
056-0-180-02
056-0-180-06
056-0-180-07

056-0-180-08
056-0-190-05
056-0-190-06
056-0-190-09

~~The total land represented by this subsection "i" is set forth on Exhibit "A"~~

k) *This initiative is not intended to impede The Board of Supervisors, without a vote of the people, from being able to rezone land consistent with the Existing Community Land Use designations on the General Plan Land Use Map(s), and related text, as set forth herein. Consistent with this subsection k), Thomas Aquinas College, 10000 Ojai Rd., Santa Paula, CA 93060 shall be deemed an Existing Community, and may be rezoned appropriately and developed according to its needs as a college subject to standard rules and regulations and permit requirements of the Board of Supervisors. The boundaries of the college are set forth herein as Exhibit "C."*

h) l) Following December 31, 2020 2050, redesignations of then existing General Plan designations may be occasioned by the Board of Supervisors without a vote of the people. Until then, approval by a vote of the people is

accomplished when a General Plan amendment is placed on the ballot through any procedure provided for in the Election Code, and a majority of the voters vote in favor of it. Whenever the Board of Supervisors adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this ~~subsection initiative~~ *measure* the Board's action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it.

m) To preserve the maximum amount of land in agricultural production as possible, the processing of food beyond the limits currently allowed by Ventura County's general plan and policies should take place in existing urban areas that have appropriate supporting infrastructure.

Notwithstanding the foregoing limitations on the Board of Supervisors, in order to support the processing of locally grown food, before January 1 of 2030 the Board of Supervisors may, without a vote of the people, re-designate up to a total of 12 acres of land, dispersed throughout the County, provided they comply with the following conditions:

- i) The Board has amended the appropriate provisions of the County's General Plan and other planning policies, and the amendment(s) conform with state laws governing such land use designations;*
- ii) The Board finds the re-designation will allow for the processing of locally grown food that would otherwise likely be transported out of county for processing;*
- iii) The re-designated land is no greater than 3 acres in size and does not require the expansion or extension of new sewer lines to the facility; and,*
- iv) The Board of Supervisors approved the action with at least four of the five Supervisors voting in the affirmative.*

j) n) The Board of Supervisors, without a vote of the people, may amend the land use designations on the General Land Use Maps, as set forth in subsection "b", above, to any Existing Community designation for land which, prior to the effective date of the ordinance setting forth these provisions, is found to contain lawfully established urban building intensities or urban land uses, to the minimum extent necessary to validate such pre-existing uses consistent with the Findings and Purpose of the ordinance adopting these provisions of the General Plan.

2. ~~In addition, this initiative* General Plan Amendment hereby reaffirms~~ *This initiative restates and readopts the following referenced Goals and Policies (omissions do not indicate deletion, just irrelevance to the purposes of this initiative) of the Ventura County General Plan until December 31, 2050. Deletions continue to be indicated by strike out; additions by italics:*

1.6 Farmland Resources

* * *

1.6.1 Goals

1. Preserve and protect ~~irrigated~~ agricultural lands as a nonrenewable resource to assure the continued availability of such lands for the production of food, fiber and ornamentals.
2. Encourage the continuation and development of facilities and programs that *support agricultural production and enhance the marketing of County grown agricultural products.*
3. *Improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.*
4. *Encourage opportunities for Ventura County residents to buy local agricultural products.*

1.6.2 Policies

1. Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.
2. Hillside agricultural grading shall be regulated by the Public Works Agency through the Hillside Erosion Control Ordinance.
3. Land Conservation Act (LCA) Contracts shall be encouraged on ~~irrigated~~ farmlands *and Open Space lands.*
4. The Public Works Agency shall plan transportation capital improvements so as to mitigate impacts to important farmlands to the extent feasible.
5. The County shall preserve agricultural land by retaining and expanding the existing Greenbelt Agreements and encouraging the formation of additional Greenbelt Agreements.
6. Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

3.2 Land Use Designations

Six basic land use designations are utilized on the General Land Use Map: Urban, Existing Community, Rural, Agricultural, Open Space, and State and Federal Facilities. In addition, the General Land Use Map includes an overlay designation of Urban Reserve. These designations are defined as follows:

- The **Urban** land use designation is utilized to depict existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres.

This designation has been applied to all incorporated lands within a city's

Sphere of Influence as established by the Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation.

* * *

- The **Existing Community** designation identifies existing urban residential, commercial or industrial enclaves located outside Urban designated areas. An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban designated areas but do not qualify as urban centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels. *Thomas Aquinas College is newly designated in this initiative as Existing Community, with the intention that it be confined to its current boundaries with the understanding that it may continue to intensify its building for its educationally related purposes.*

- The **Rural** designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of two acres or greater parcel size and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes.

The Rural designation also identifies institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is utilized for recreational uses such as retreats, camps, recreational vehicle parks and campgrounds.

The designation of areas for Rural land uses is intended to accommodate the need for low density rural residential development, which, in conjunction with the higher density development of the Urban designated land uses, will provide a full range of residential environments.

The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.

- The **Agricultural** designation is applied to ~~irrigated~~ lands which are suitable for the cultivation of crops and the raising of livestock.

Because of the inherent importance of agriculture as a land use in and of itself, agriculture is not subsumed under the Open Space land use designation, but has been assigned a separate land use designation.

- The **Open Space** designation encompasses land as defined under Section 65560 of the State Government Code as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or State open-space plan as any of the following:

- o Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life,

including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, *wetlands*, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

- o Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, *wetlands*, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

- o Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

- o Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

- For purposes of the County General Plan, "open space" also includes the following:

- o Open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.

- o Open space to promote efficient municipal services and facilities by confining urban development to defined development areas.

- **The State or Federal Facility**

* * *

- **The Urban Reserve overlay**

* * *

The following goals and policies apply to land use designations:

3.2.1 Goals

1. Urban:

- (1) Recognize areas within the County planned for urban development which are currently incorporated or which are candidates for future incorporation.
- (2) Direct urban development to existing cities and unincorporated urban centers within their own Area of Interest, and maintain open space between urban areas.
- (3) Discourage outward expansion of urban development when suitable developable areas exist within cities and unincorporated urban centers.

2. Existing Community:

Recognize and confine existing urban enclaves which are outside Urban designated areas, even though the enclaves may include uses, densities, and zoning designations normally limited to Urban designated areas.

3. Rural:

Recognize and plan for low density rural residential and recreational development, while preserving resources, avoiding hazards, and providing adequate public facilities and services.

4. Agricultural:

(1) ~~Identify~~ *Recognize* the farmlands within the County that are critical to the maintenance of the local agricultural economy and which are important to the State and Nation for the production of food, fiber and ornamentals.

(2) Preserve and protect agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber and ornamentals.

(3) *Promote the economic viability of agricultural lands by assisting agricultural producers and establishing zoning policies that support long term investments in agriculture.*

(3) (4) Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.

(4) (5) Establish policies and regulations which ~~restrict~~ *encourage* agricultural land to *remain in* farming and related uses. ~~rather than other development purposes.~~

(5) (6) Restrict the introduction of conflicting uses into farming areas.

(7) *Subject to state law, the Guidelines for Orderly Development, and applicable zoning requirements, actively promote infrastructure, sized not larger than necessary for the specific project, for farm worker housing to support the continuing viability of agriculture.*

5. Open Space:

(1) Preserve for the benefit of all the County's residents the continued wise use of the County's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources.

(2) Acknowledge the presence of certain hazardous features which urban development should avoid for public health and safety reasons, as well as for the possible loss of public improvements in these areas and the attendant financial costs to the public.

(3) Retain open space lands in a ~~relatively undeveloped~~ *non-urbanized* state so as to preserve the maximum number of future land use options.

(4) Retain open space lands for outdoor recreational activities, parks, trails and for scenic lands.

(5) Define urban areas by providing contrasting but complementary areas which should be left ~~generally undeveloped~~ *non-urbanized*.

(6) Recognize the intrinsic value of open space lands and not regard such lands

as "areas waiting for urbanization."

(7) Land Conservation Act (LCA) Contracts shall be encouraged on farming and grazing and open space lands.

(8) Support the productive agricultural activities of Open Space designated lands that are commonly used for agriculture, grazing, and ranching and that are important to the overall economy of Ventura County.

* * *

3.2.2 Policies

* * *

2. Existing Community:

(1) The Existing Community designation shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers.

(2) The Existing Community designation may recognize the range of zones present in the area, be they residential, commercial, or industrial, *or otherwise* as well as the range of existing population densities and building intensities.

* * *

3. Rural:

(1) Lands designated Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development.

(2) The smallest minimum parcel size consistent with the Rural land use designation is two acres. Subzones may require larger minimum parcel sizes.

4. Agricultural:

(1) The Agricultural land use designation shall primarily include lands which are designated as Prime Farmlands, Farmlands of Statewide Importance or Unique Farmlands in the State's Important Farmland Inventory (IFI), although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties).

(2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.

(3) Agricultural land shall be utilized for the production of food, fiber and ornamentals; animal husbandry and care; uses accessory to agriculture and limited temporary or public uses.

5. Open Space:

(1) Open Space should include areas of land or water which are set aside for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, *wetlands*, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands.

(2) Open Space should also include areas set aside for managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands not otherwise designated Agricultural; areas required for the recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open Space should also include areas within which recreational activities can be pursued, including, but not limited to, use and enjoyment of recreational trails *and areas for hunting and fishing*. Preservation of open space also serves to protect areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open Space should also include areas of land or water which are set aside for public health and safety, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

(5) Open Space should also include undeveloped natural areas surrounding urban designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development.

(6) The smallest minimum parcel size consistent with the Open Space land use category is 10 acres. Subzones may require larger minimum parcel sizes.

(7) The minimum parcel size for Open Space properties contiguous with the Agricultural land use designation shall be 20 acres.

Section 3. Implementation.

A. Upon the effective date of this initiative, the General Plan Amendment shall be deemed inserted in the Ventura County General Plan, Goals, Policies and Programs document as an amendment thereof; except, that if the four amendments of the mandatory elements of the general plan permitted by state law for any given calendar year have already been utilized in 2016, prior to the effective date of this initiative, this General Plan amendment shall be deemed

inserted in the County General Plan on the first day of January of the following calendar year.

B. The provisions of this General Plan Amendment shall prevail over any conflicting revisions to the County of Ventura's General Plan as amended through the date of this initiative, or to the County of Ventura's "General Land Use Maps" as amended through the date of this initiative which conflict with the initiative. The County of Ventura is hereby authorized and directed to amend the Ventura County General Plan, all specific plans, the Ventura County Zoning Ordinance, the Ventura County Land Use and related zoning maps and other ordinances and policies affected by this initiative as soon as possible and in the manner and time required by any applicable state law, to ensure consistency between the policies adopted in this initiative and other elements of the Ventura County General Plan, all specific plans, the Ventura County Zoning Ordinance, the Ventura County Land Use and related zoning maps and other ordinances and policies. Upon the adoption date all General Plan amendments, rezonings, specific plans, tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this initiative. Other than for the exceptions provided herein, upon the effective date of this General Plan Amendment, the County and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this General Plan Amendment unless in accordance with the provisions of this General Plan Amendment.

C. The date that the notice of intention to circulate this initiative measure was submitted to the elections official of the County of Ventura is deemed the "submittal date." The County General Plan in effect on the submittal date and the General Plan as amended by this initiative comprise an integrated, internally consistent and compatible statement of policies for the County of Ventura. In order to ensure that nothing in this initiative measure would prevent the County of Ventura General Plan from being an integrated, internally consistent and compatible statement of the policies of the County, as required by state law, and to ensure that the actions of the voters in enacting this initiative are given effect, any amendment to the General Plan that is adopted between the submittal date and the date that the General Plan is amended by this initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by Section 2 of this initiative measure, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this initiative and other elements of the Ventura County General Plan.

Section 4. Exemptions for Certain Projects.

This General Plan Amendment initiative shall not apply to or affect the following:

- A. Any project which has acquired any of the following:
 - i. A vested right pursuant to state or local law;
 - ii. A validly approved and fully executed development agreement with County; or,
 - iii. Approval of a vesting tentative map.

B. This initiative shall not be interpreted to apply to any land or use that, under state or federal law, is beyond the power of the local voters to affect by the initiative power reserved to the people via the California Constitution. Nothing in this Initiative shall be applied to preclude the County's compliance with state laws governing second units or the use of density bonuses where authorized by state law.

Section 5. Severability.

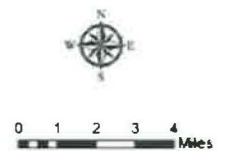
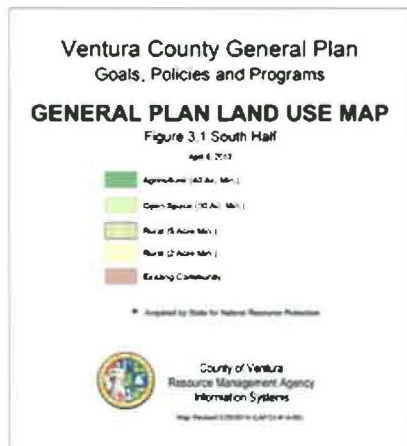
This measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, sentence, clause, phrase, part, or portion of this measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. The voters hereby declare that this measure, and each section, subsection, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this initiative is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This initiative shall be broadly construed in order to achieve the purposes stated in this initiative. It is the intent of the voters that the provisions of this measure shall be interpreted by the County and others in a manner that facilitates the confinement of urban uses thereby protecting and promoting agricultural, open space and rural lands, and preventing urban sprawl for the duration of the Ordinance.

Section 6. Amendment or Repeal.

Until December 31, ~~2020~~ 2050, this General Plan Amendment initiative may be amended or repealed only by the voters at ~~a general~~ a County-wide election.

I:\R-S-T-U\SOAR\2016A\2016\County\FINAL.wpd

Exhibit A



Map data is derived from the California Statewide Geographic Information System (CalGIS) and the National Wetlands Inventory (NWI). Map data is derived from the California Statewide Geographic Information System (CalGIS) and the National Wetlands Inventory (NWI). Map data is derived from the California Statewide Geographic Information System (CalGIS) and the National Wetlands Inventory (NWI).

Exhibit B

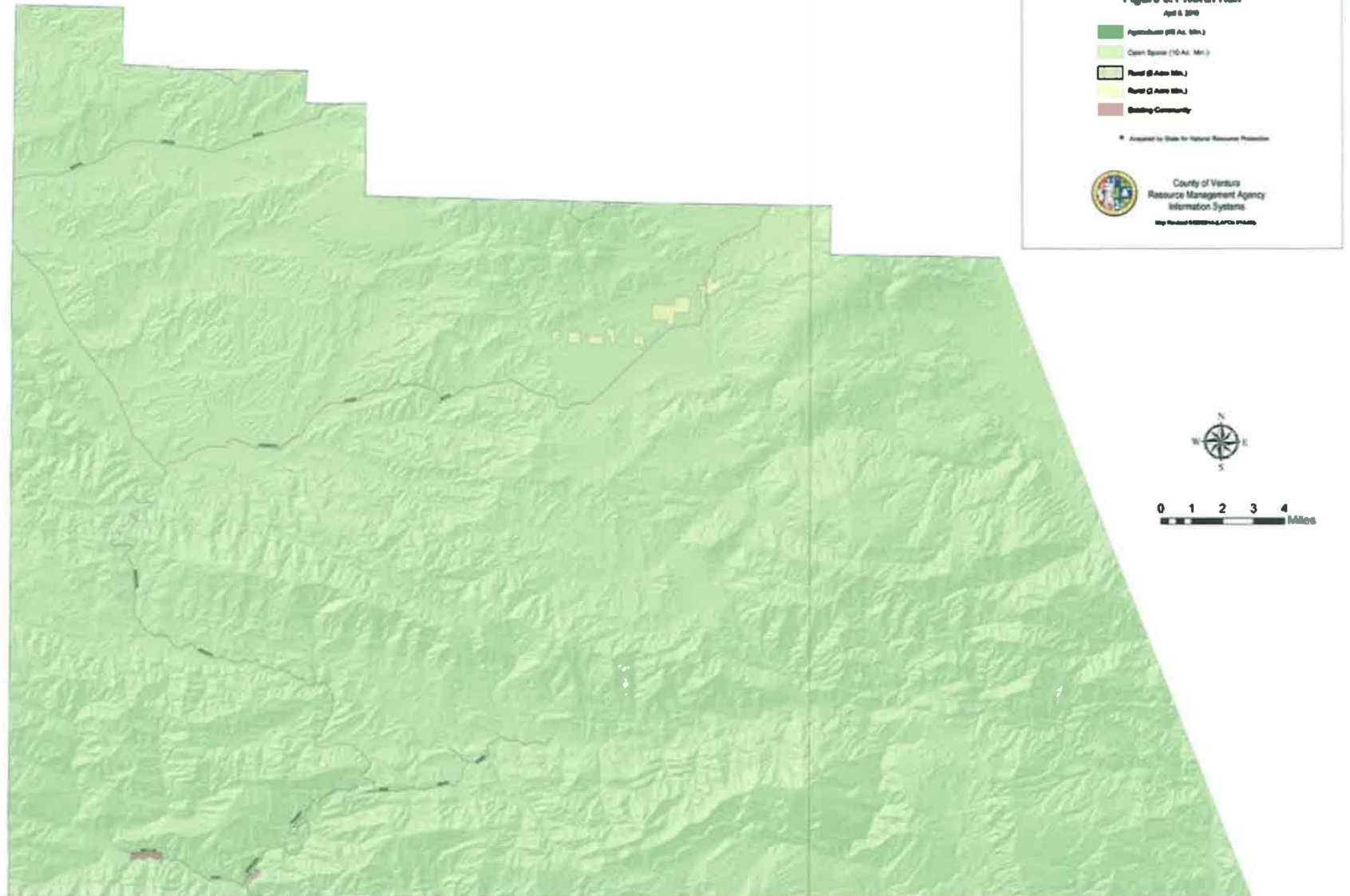


Exhibit C

Thomas Aquinas College



Thomas Aquinas College

- Legend**
- Thomas Aquinas College
 - City Boundary
 - City Limits
 - Rural Boundary

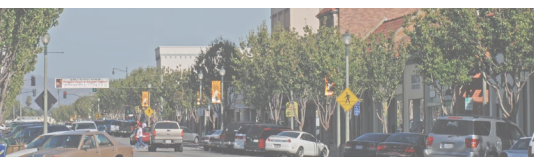
City of Santa Paula and Surrounding Area

Prepared for the City of Santa Paula, CA
Santa Paula is located in Santa Barbara County, CA. 1000 ft
The map was prepared for the City of Santa Paula, CA
September 10, 2015

0 0.5 1.0 2.0 Miles

City of Santa Paula, CA

D



Appendix D: Guidelines for Orderly Development

Please see the next page.

RESOLUTION NO. 222
December 10, 1996

A RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTING REVISIONS TO THE
VENTURA COUNTY GUIDELINES FOR ORDERLY DEVELOPMENT

WHEREAS, the Board of Supervisors has reviewed and considered the proposed revisions to the County Guidelines as recommended by the Guidelines Task Force, comprised of representatives from the city councils of the ten cities in Ventura County, from the Local Agency Formation Commission, and from the Board of Supervisors; and

WHEREAS, the Board of Supervisors has made the necessary changes to the Countywide General Plan on December 10, 1996, to ensure consistency between the General Plan and the revised Guidelines; and

WHEREAS, the Board finds that there is no possibility that the proposed revisions to the Guidelines could have a significant effect on the environment and that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the General Rule, Section 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, the Board finds that the proposed revisions clarify the application of the Guidelines and are consistent with the basic intent of the existing Guidelines.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of Ventura hereby adopts the revised Guidelines for Orderly Development as presented in the transmittal letter to the Board dated December 10, 1996.

Upon motion of Supervisor Mikela and seconded by Supervisor Kildee and duly carried, the foregoing resolution is approved on this 10th day of December, 1996.

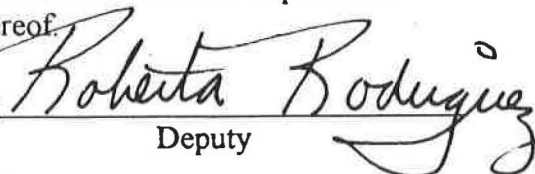


Chair, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California and Ex-Officio
Clerk of the Board of Supervisors
thereof.

By


Deputy



1996 Guidelines for Orderly Development

Preface:

In a cooperative effort to guide future growth and development, the cities, County and Local Agency Formation Commission have participated in the creation of these "Guidelines for Orderly Development." The following guidelines are a continuation of the guidelines which were originally adopted in 1969, and maintain the theme that urban development should be located within incorporated cities whenever or wherever practical.

The intent of these guidelines is to clarify the relationship between the cities and the County with respect to urban planning, serve to facilitate a better understanding regarding development standards and fees, and identify the appropriate governmental agency responsible for making determinations on land use requests. These guidelines are a unique effort to encourage urban development to occur within cities, and to enhance the regional responsibility of County government.

These guidelines facilitate the orderly planning and development of Ventura County by:

- o Providing a framework for cooperative intergovernmental relations.
- o Allowing for urbanization in a manner that will accommodate the development goals of the individual communities, while conserving the resources of Ventura County.
- o Promoting efficient and effective delivery of community services for existing and future residents.
- o Identifying in a manner understandable to the general public the planning and service responsibilities of local governments providing urban services within Ventura County.

General Policies:

1. Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning.
2. The cities and the County should strive to produce general plans, ordinances and policies which will fulfill these guidelines.

Policies Within Spheres of Influence:

The following policies shall apply within City Spheres of Influence (Spheres of Influence are created by LAFCO, as required by State law, to identify the probable boundaries of cities and special districts, realizing that spheres may be amended from time to time as conditions warrant):

3. Applicants for land use permits or entitlements for urban uses shall be encouraged to apply to the City to achieve their development goals and discouraged from applying to the County.

4. The City is primarily responsible for local land use planning and for providing municipal services.
5. Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
6. Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
7. Land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.
8. Development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.

Policies Within Areas of Interest Where a City Exists:

The following policies apply within Areas of Interest where a City exists, but outside the City's Sphere of Influence (Areas of Interest are created by LAFCO to identify logical areas of common interest within which there will be no more than one City):

9. Applications for discretionary land use permits or entitlements shall be referred to the City for review and comment. The County shall respond to all comments received from the City.
10. The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City.
11. Urban development should be allowed only within Existing Communities as designated on the County General Plan.
12. Existing Communities as designated on the County General Plan should financially support County-administered urban services which are comparable to those urban services provided by Cities.

Policies Within Areas of Interest Where No City Exists:

13. The County is responsible for local land use planning and for providing municipal services.
14. Urban development should only be allowed in Unincorporated Urban Centers or Existing Communities as designated in the County General Plan.
15. Urban development in Unincorporated Urban Centers should only be allowed when an Area Plan has been adopted by the County, to ensure that the proposed development is consistent with the intent of the Guidelines.

Definitions for Implementing Guidelines for Orderly Development:

"Urban Development":

Development shall be considered urban if it meets any of the following criteria:

- o It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems;
- o It would result in the creation of residential lots less than two (2) acres in area; or
- o It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

"Existing Community":

Existing Community is a land use designation of the County General Plan which identifies existing urban residential, commercial, or industrial enclaves located outside Urban designated areas (i.e., cities or Unincorporated Urban Centers). An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban designated areas but do not qualify as Unincorporated Urban Centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.

"Unincorporated Urban Center":

Unincorporated Urban Center is a term of the County General Plan which refers to an existing or planned urban community which is located in an Area of Interest where no city exists. The Unincorporated Urban Center represents the focal center for community and planning activities within the Area of Interest, and may be a candidate for future incorporation.

