

VENTURA COUNTY GENERAL PLAN

GOALS, POLICIES AND PROGRAMS



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Ventura County General Plan

GOALS, POLICIES AND PROGRAMS

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VENTURA COUNTY GENERAL PLAN

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General Plan Appendices & Area Plans

The General Plan appendices and area plans are separate documents and are listed below:

Document Title	Date adopted or last amended
Appendices:	
Resources Appendix	06-28-11
Hazards Appendix	10-22-13
Land Use Appendix	10-22-13
Public Facilities and Services Appendix	11-15-05
Area Plans:	
Ahmanson Ranch Area Plan	12-15-92
Coastal Area Plan	11-20-01
El Rio/Del Norte Area Plan	06-28-11
Lake Sherwood/Hidden Valley Area Plan	04-06-10
North Ventura Avenue Area Plan	12-11-90
Oak Park Area Plan	11-15-05
Ojai Valley Area Plan	03-24-15
Piru Area Plan	06-28-11
Saticoy Area Plan	12-10-96
Thousand Oaks Area Plan	03-24-15

Introduction

Purpose

Section 65300 of the California Government Code states; "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term 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." Further, as stated in Section 65300.5 of the Government Code, it is the intent of the State Legislature "that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

The Ventura County General Plan is intended to fulfill these requirements of State Law.

Form and Content

Section 65301 of the Government Code states:

- "(a) ...The general plan may be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements. The legislative body may adopt all or part of a plan of another public agency in satisfaction of all or part of the requirements of Section 65302 if the plan of the other public agency is sufficiently detailed and its contents are appropriate, as determined by the legislative body, for the adopting city or county.
- (b) The general plan may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area.
- (c) The general plan shall address each of the elements specified in Section 65302 to the extent that the subject of the element exists in the planning area. The degree of specificity and level of detail of the discussion of each such element shall reflect local conditions and circumstances..."

Section 65302 of the Government Code states that "the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." The section then goes on to list seven mandated elements, and describes the purpose and content of each of the elements.

Text

Ventura County has found that preparing a General Plan in the form of separate "elements" creates a General Plan which is disjointed, awkward to use, and redundant. Furthermore, much of the General Plan consists of background information and data which is necessary for the understanding of the subject matter and serves as justification for specific development policies, but is generally not needed for the day-to-day administration and implementation of the General Plan's development policies. Lastly, because Ventura County is so large and diverse, it is impossible to prepare a single, countywide General Plan of sufficient detail to cover all areas adequately.

Because of these concerns, Ventura County has formatted its General Plan in a manner which is clear, concise, logical and usable, while meeting the requirements of the Government Code. Specifically, the County General Plan consists of: (a) Countywide Goals, Policies and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services), (b) four Appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the Countywide Goals, Policies and Programs, and (c) several Area Plans which contain specific goals, policies and programs for specific geographical areas of the County. The following table lists the seven mandated elements and the required content of each (as described in Section 65302 of the Government Code), and references which chapter of the Countywide Goals, Policies and Programs and/or Appendix of the Ventura County General Plan where the requirements for each element can be found:

	Ventura County General Plan Chapter And Appendix Location			
State Requirements	Resources	Hazards	Land Use	Public Facilities and Services
Land Use Element:				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X		X	
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
Circulation Element:				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
Housing Element			X	
Conservation Element:				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
Open Space Element	X		X	
Noise Element		X		
Safety Element		X		X

Maps

The Ventura County General Plan Goals, Policies and Programs contain four sets of maps which relate to specific policies: Resource Protection Maps, Hazard Protection Maps, General Land Use Maps and Public Facilities Maps. These map sets are located on the County's Geographic Information System (GIS) and are available from the Resource Management Agency's Mapping, GIS and Graphic Services.

In addition to the above maps, there are several maps within the text of the General Plan Goals, Policies and Programs that illustrate specific policies or depict important information. These maps are 8½" x 11" and display various scales.

Within the General Plan Appendices, there are several maps, of various scales, that are illustrative of information discussed within the text. These maps are illustrative only and should not be used for policy interpretation or administration.

Within the Area Plans, there are several maps, of various scales, which depict information discussed within the text or illustrate specific policies within each Area Plan.

Definitions

Unless the provision(s) or context otherwise requires, the definitions of words and terms as found in the Glossary of the General Plan Goals, Policies and Programs govern the construction of the General Plan. The words shown in *italics* in the body of the text are defined in the Glossary.

Goal: The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Increase housing opportunities for households of all income levels, with special emphasis on lower-income households, the elderly, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless."

The term "objectives," which are referred to in State Law, are goals that are quantified. Example: "Promote and facilitate at least a 2.3 percent market vacancy rate in owner-occupied housing and 5 percent market vacancy rate in rental housing.."

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 give priority in providing housing assistance to those groups with demonstrated special needs, such as the elderly, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless."

Program: A coordinated set of actions to carry out the goals of the Plan. Example: "The County Executive Office will continue to administer Federal and State funds and grants in order to facilitate the development of affordable housing for *lower-income* households, and for those with identified special needs (farmworkers, elderly, mentally ill, handicapped, homeless), and notify other housing agencies and non-profit organizations of the availability of funding for lower-income families and special needs housing."

An asterisk (*) next to a program means that particular program will not be pursued until the specified county agency/department is given direction by the Board of Supervisors to proceed with the program

Determining Consistency with the General Plan

Section 65860 of the Government Code states; "County or city zoning ordinances shall be consistent with the general plan of the county or city.... A zoning ordinance shall be consistent with a city or county general plan only if:

- (i) the city or county has officially adopted such a plan, and
- (ii) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan."

Furthermore, Section 66473.5 of the Government Code states; "No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan. A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan."

Also, Section 65401 of the Government Code states that all proposed public works (facilities) of any county, city, special district or school district, shall be reviewed for consistency with the appropriate local city or county general plan. Furthermore, Section 65402(a) states that no real property shall be acquired for public purposes and no real property shall be disposed of, until the location, purpose and extent of such acquisition or disposition has been reviewed for conformity with the appropriate local city or county

general plan. Section 65403(c) concludes by stating, "A district or local agency shall not carry out its capital improvement program or any part of the program if the planning agency finds that the capital improvement program is not consistent with the applicable general plan, any specific plans, and all elements and parts of the plan. A district or local agency may overrule the finding and carry out its capital improvement program."

Lastly, Section 65454 states; "No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan."

At the local level, the Ventura County Zoning Ordinance states that no Planned Development Permit, Conditional Use Permit, or Zoning Clearance may be approved which is inconsistent with the County General Plan. Furthermore, the Ventura County Subdivision Ordinance states that no subdivision may be approved which is inconsistent with the County General Plan.

Hence, in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

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 such interpretations are necessary, the Planning Director is responsible for the review and interpretation of the General Plan Goals, Policies and Programs (with the right of appeal to the Planning Commission and the Board of Supervisors).

Since goals are general in nature, the goals should not be interpreted in the same way as policies and programs. Goals are meant as targets toward which the County's actions are directed, but do not serve as absolute standards. In other words, although the County is committed to strive toward attaining a particular goal, a goal may not always be attainable in an absolute sense. Policies and programs, on the other hand, are to be read as the specific means by which the County will move toward carrying out its goals.

The goals, policies and programs of the General Plan are cumulative and, as such, individual goals, policies and programs should be used and interpreted in the context of other goals, policies and programs. Since a goal may be implemented through multiple policies and/or programs, and a specific policy or program may serve to implement more than one goal, the goals, policies and programs for a subject (e.g., biological resources), should be read in the context of other similar goals, policies and programs. In cases where there are multiple goals (or policies or programs), and two or more goals (or policies or programs) address the same subject, the more specific and restrictive goal (or policy or program) would take precedence. In this regard, goals are compared to goals, policies are compared to policies, and programs are compared to programs.

General Plan Amendments

According to Section 65358 of the Government Code:

- "(a) If it deems it to be in the public interest, the legislative body (of a City or County) may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. A legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment.
- (b) Except as otherwise provided in subdivision (c) or (d), no mandatory element of a general plan shall be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time, as determined by the legislative body. Each amendment may include more than one change to the general plan.
- (c) The limitation of the frequency of amendments to a general plan contained in subdivision (b) does not apply to amendments of the general plan requested and necessary for a single development of residential units, at least 25 percent of which will be occupied by or available to persons and

families of low or moderate income, as defined by Section 50093 of the Health and Safety Code. The specified percentage of low- or moderate-income housing may be developed on the same site as the other residential units proposed for development, or on another site or sites encompassed by the general plan, in which case the combined total number of residential units shall be considered a single development proposal for purposes of this section.

- (d) This section does not apply to the adoption of any element of a general plan or to the amendment of any element of a general plan in order to comply with any of the following:
- (1) A court decision made pursuant to Article 14 (commencing with Section 65750). [i.e. Challenges to Plan's validity]
 - (2) Subdivision (b) of Section 65302.3. [i.e. Airport Land Use Plan]
 - (3) Subdivision (d) of Section 56032 of the Health and Safety Code. [i.e. Large Scale Comprehensive Development Plan]
 - (4) Subdivision (b) of Section 30500 of the Public Resources Code. [i.e. Local Coastal Plan]"

Ventura County allows owners, lessees or buyers (in escrow) of land to make application for amendments to the Ventura County General Plan for land they own, lease or are buying. General Plan Amendment applications must contain all information required by the Planning Division and must be accompanied by all application processing fees/deposits as specified by the Board of Supervisors. Furthermore, all privately initiated General Plan Amendments are screened by the Board of Supervisors to determine if the amendment is appropriate for further processing.

According to Government Code Section 65588(b), "The Housing Element shall be revised as appropriate, but not less than every five years..." Except for the Housing Element, State Law does not establish a mandatory time schedule for comprehensive updates. According to the State General Plan Guidelines, "A jurisdiction is expected to make running changes to its General Plan as they are necessary. As a general rule, major General Plan revisions should occur at least every four to five years." With regard to the Ventura County General Plan, the Planning Division, with the support of other County agencies, is responsible for annually reviewing the General Plan and reporting to the Board of Supervisors on the status of the plan and progress in its implementation.

Municipal Annexations/Sphere of Influence and State or Federal Facility Changes

In order to maintain the timeliness of various general plan land use maps and tables, the Planning Director is authorized to update the appropriate maps and tables to reflect:

- Local Agency Formation Commission (LAFCO) approved and recorded municipal boundary or Sphere of Influence changes without the need to process such changes through the General Plan Amendment process; and
- Property acquired by the State or Federal government for expansion of a State or Federal Facility.

Notwithstanding the above, LAFCO approved municipal detachments or detachments from a State or Federal Facility shall require a general plan amendment in order to establish the detachment's land use designation and zoning.

Limitations on General Plan Amendments Relating to Agricultural, Open Space and Rural Designations

Pursuant to the provisions of the SAVE OPEN-SPACE and AGRICULTURAL RESOURCES (S.O.A.R.) ORDINANCE, the following shall obtain until December 31, 2020:

- a) The provisions setting forth 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 and 3.2

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) Those lands designated as Agricultural, Open Space or Rural on the “General Land Use Maps” adopted by the Board of Supervisors for Ventura County on May 24, 1988, and amended through September 16, 1997 shall remain so designated 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.
- 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 “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 of the General Plan, as well as the provisions 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 ordinance creating these provisions.
- e) The Board of Supervisors, without a vote of the people, may redesignate Rural designated properties to either Agricultural or Open Space, or may redesignate Open Space to Agriculture pursuant to the provisions for making such amendments set forth in state law and Board adopted policies.
- 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 agriculture 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.
- g) 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.
- h) 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 ordinance 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	056-0-180-08
056-0-180-02	056-0-190-05
056-0-180-06	056-0-190-06
056-0-180-07	056-0-190-09

The total land represented by this subsection “i” is set forth on Exhibit “A”

- j) 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, 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.
- k) Following December 31, 2020, 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, 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.

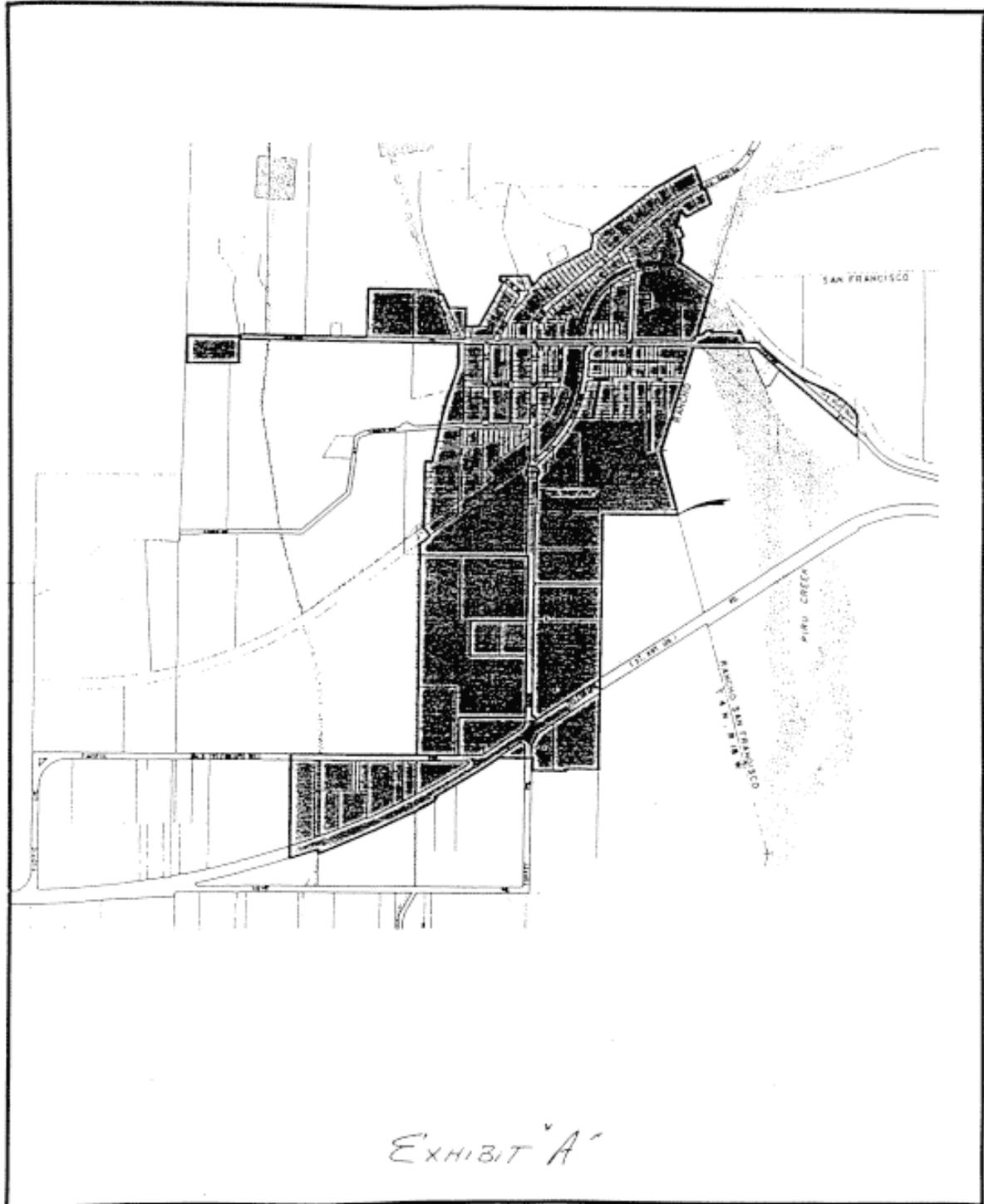
Planning Horizon

The planning horizon for this General Plan is the year 2020.

FIGURE A

S.O.A.R. ORDINANCE - PIRU AREA MAP

 AREA EXEMPT FROM S.O.A.R.



 NO SCALE

11-3-98

1. Resources

This Chapter of the General Plan identifies *goals, policies, and programs* relating to the preservation, conservation, production and utilization of resources in Ventura County. The specific goals, policies, and programs are listed under the following major headings: General goals, policies and programs, Air Quality, Water Resources, Mineral Resources, Biological Resources, Farmland, Scenic Resources, Cultural Resources, Energy Resources, and Coastal Beaches and Sand Dunes.

1.1 General Goals, Policies and Programs

The following are the general goals, policies and program which apply to Resources:

1.1.1 Goals

1. Inventory and monitor the natural and man-made (e.g., cultural) resources of Ventura County.
2. Plan for the *preservation, conservation*, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations.
3. Identify and work with all entities responsible for the protection, management and enhancement of the County's resources.

1.1.2 Policies

1. All General Plan amendments, zone changes and *discretionary development* shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.
2. Except as otherwise covered by a more restrictive *policy* within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.

1.1.3 Program

The Planning Division, with the technical support of other appropriate agencies, will annually review the Resources Appendix to identify what information needs to be updated and, when appropriate, shall submit a budget request as part of the next year's County budget.

1.2 Air Quality

The Federal government has established ambient air quality standards to protect public health (primary standards) and welfare (secondary standards). The State of California has established separate, more stringent standards. Federal and State standards have been established for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter (e.g. dust) and lead. In addition, California has standards for ethylene, hydrogen sulfide, sulfates and visibility-reducing particles.

Ventura County frequently exceeds federal and state ambient air quality standards for ozone. Under both federal and state Clean Air Acts, the County is a "severe" (worst category) *nonattainment area*. Ozone is a highly chemically reactive gas that poses a serious threat to human health. People who suffer from cardiopulmonary and respiratory diseases such as asthma, emphysema, and chronic bronchitis are particularly susceptible to ozone. However, athletes and physically active people also can be adversely affected by ozone. Ozone also causes extensive damage to agricultural crops and various materials, such as paints, rubber, and metals.

Ventura County also has elevated ambient levels of very fine dust particles called PM-10 (10 microns or less in diameter). Concern for PM-10 is based on the ability of small particles to reach deep into the lungs, posing a threat to the respiratory system. As with ozone, people most sensitive to particulates are those with chronic respiratory and cardiovascular diseases, the elderly, and children. Ventura County is an attainment area for the federal PM-10 standard, but nonattainment for the more stringent state PM-10 standard.

The first study of air pollution in Ventura County occurred in 1966. That study found that Ventura County had a serious air pollution problem. Consequently, the Ventura County Air Pollution Control District was formed in 1968. The District's mission is to protect public health and agriculture from the adverse effects of air pollution by identifying air pollution problems and developing a long-range comprehensive program to achieve and maintain state and federal air quality standards. Ventura County's latest Air Quality Management Plan is the 1994 AQMP (adopted 10/9/95). The primary purpose of the 1994 AQMP is to satisfy the planning requirements of the 1990 federal Clean Air Act Amendments and to outline a strategy for meeting the federal ozone clean air standard by 2005.

Further, discussion of air pollution and measures being undertaken to achieve air quality standards can be found in the Air Quality Management Plan, which is available for review at the Ventura County Air Pollution Control District office, 702 County Square Drive, Ventura, California.

The goals, policies and programs which apply to air quality are as follows:

1.2.1 Goals

1. Diligently seek and promote a level of air quality that protects public health, safety, and welfare, and seek to attain and maintain the State and Federal Ambient Air Quality standards.
2. Ensure that any adverse air quality impacts, both long-term and short-term, resulting from *discretionary development* are mitigated the maximum extent feasible.

1.2.2 Policies

1. *Discretionary development* that is inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited, unless overriding considerations are cited by the decision-making body.
2. The air quality impacts of *discretionary development* shall be evaluated by use of the Guidelines for the Preparation of Air Quality Impact Analysis.
3. *Discretionary development* that would have a significant adverse air quality impact shall only be approved if it is conditioned with all reasonable mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. Developers shall be encouraged to employ innovative methods and technologies to minimize air pollution impacts.
4. Where deemed necessary by the APCD, *discretionary development* shall be conditioned to develop, implement, and maintain over time, Transportation Demand Management (TDM) programs consistent with APCD's trip reduction rule 210. TDM programs shall include a requirement for annual performance reporting to and approval by the APCD.
5. *Development* subject to APCD permit authority shall comply with all applicable APCD rules and permit requirements, including the use of best available control technology (BACT) as determined by the APCD.

1.2.3 Programs

1. The Ventura County Air Pollution Control District (APCD) will periodically update the Ventura County Air Quality Management Plan per the requirements of the Federal Clean Air Act and the California Clean Air Act.
2. The APCD will require employers subject to APCD's Trip Reduction Rule 210 to prepare and implement trip reduction plans. The purpose of these plans is to reduce the number of solo drivers commuting to work. Trip reduction strategies may include, but are not limited to, ridesharing promotion, modified work schedules, preferential parking, telecommuting, parking management and van pools. The APCD will continue to be involved with the annual review of the Congestion Management Program and has State mandated responsibility regarding review of deficiency plans.
3. The APCD will continue the program to assist cities in the development and implementation of local Transportation Control Measure (TCM) policies and programs. The assistance program shall include, but not be limited to, periodic meetings to facilitate coordination of efforts between local jurisdictions.

4. The County Air Pollution Control District will continue to monitor and comment on *discretionary development* requests under City, State and/or Federal jurisdiction, to help ensure that they do not significantly impact air quality in Ventura County.
5. 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.

1.3 Water Resources

There are three local water sources in the County: groundwater, surface water and reclaimed water. Imported water, which is not considered an in-County water resource, is discussed in the Water Supply Facilities Section (#4.3).

Groundwater is the single most important source of water in the County. In 1985, it provided about 67% of the water utilized in the County. It is pumped extensively by individual well owners as well as purveyors who sell it at either retail sales to individuals or at wholesale to other purveyors. Since, overall, more groundwater is used than is replaced, the County's groundwater reserves are slowly decreasing (i.e., water is being extracted more rapidly than it is being replaced).

The largest groundwater supplies in the County are contained within major aquifers which underlie most of the Oxnard Plain, and the Las Posas and Santa Clara Valleys. These are, in order of increasing depth, the Oxnard, Mugu, Hueneme, Fox Canyon, and Grimes Canyon aquifer zones. Both the Oxnard aquifer in the Oxnard Plain area and the Fox Canyon aquifer are being overdrafted. Long term overdrafting has caused serious seawater intrusion of the Oxnard aquifer. A Seawater Intrusion Abatement Project is currently underway to remedy this problem. The United Water Conservation District and County, with the support of local cities, are carrying out this project which includes removal of wells from the intruded Oxnard aquifer and operation of the Freeman diversion structure on the Santa Clara River which, together with new wells in the Fox Canyon zone and the new pumping trough pipeline, will deliver water to users on the Oxnard Plain.

Surface water resources in Ventura County are divided into two major hydrologic units (Ventura River and Santa Clara-Calleguas Units) and into four other smaller hydrologic units (Rincon Creek, Cuyama, San Joaquin, and Malibu Hydrologic Units).

Streams in Ventura County that generally flow for the entire year include Sespe Creek, Piru Creek, Reyes Creek, Matilija Creek, the North Fork of the Ventura River, the Ventura River below Foster Park and the upper portion of the Santa Clara River. However, the year-round flow in the Ventura River below Foster Park, the upper reach of the Santa Clara River and the Arroyo Simi are due primarily to waste water treatment plant discharges. These creeks plus other, small tributaries have extensive riparian zones and provide habitat for a variety of vertebrates such as rainbow trout.

The Casitas Municipal Water District provides wholesale and retail water distribution from Lake Casitas. The United Water Conservation District is responsible for groundwater recharge throughout most of the Santa Clara River Valley and for the wholesale distribution of water to purveyors on the Oxnard Plain. Lake Piru is United's reservoir for water which is released into the Santa Clara River for subsequent recharge into the underground aquifers for later urban and agricultural use. The Calleguas Municipal Water District is responsible for providing imported water for wholesale purposes to retail water purveyors serving municipal/industrial customers in the southeastern portions of the County.

Groundwater quality in Ventura County is gradually being degraded, primarily by agricultural runoff and *leachate*. Water quality can be estimated through the concentration of total dissolved solids (TDS). This value represents the concentration of all minerals and trace elements. Separate standards for individual pollutants also apply.

Improperly designed, installed and maintained septic systems could potentially contaminate groundwater and surface water supplies in some areas of the County. Also, industrial and commercial developments on septic systems could potentially lead to degradation of groundwater supplies from intentional or unintentional discharges of hazardous wastes into these systems. This potential problem is more critical in aquifer recharge areas.

The best quality water is in portions of the Fox and Grimes Canyon aquifer zones, while the worst is in the upper aquifers along the edges of the Santa Clara Valley and in seawater intruded portions of the

Oxnard aquifer zone. Water quality of the major reservoirs (Lake Casitas and Lake Piru) has remained constant and is generally of high quality. Surface water quality such as rivers and tributaries fluctuates from season to season, but is adequate in most areas for agricultural uses.

The Countywide Wastewater Reuse (201) Plan identifies reclaimed water from *sewage treatment facilities* as being a potential source of 18,000 acre feet/year. The County is pursuing funding to implement this plan.

There are many agencies that are responsible for the management of water resources at the Federal, State and local levels. Federal agencies include the Forest Service, Army Corps of Engineers, Bureau of Reclamation and the Environmental Protection Agency; State agencies include the Resources Agency and its many departments, the State Department of Public Health, Department of Water Resources and the Water Resources Control Board; and local agencies include the County Departments of Public Works, Environmental Health, Planning, Flood Control Districts, Sanitation Districts, Fox Canyon Groundwater Management Agency, cities, and water retailers and wholesalers.

The goals, policies, and programs which apply to water resources are as follows:

1.3.1 Goals

1. Inventory and monitor the quantity and quality of the County's water resources.
2. Effectively manage the water resources of the County by adequately planning for the development, *conservation* and protection of water resources for present and future generations.
3. Maintain and, where feasible, restore the chemical, physical and biological integrity of surface and groundwater resources.
4. Ensure that the demand for water does not exceed available water resources.
5. Protect and, where feasible, enhance watersheds and aquifer recharge areas.
6. Promote reclamation and reuse of wastewater for recreation, irrigation and to recharge aquifers.
7. Promote efficient use of water resources through water conservation.

1.3.2 Policies

1. *Discretionary development* which is inconsistent with the goals and policies of the County's Water Management Plan (WMP) shall be prohibited, unless overriding considerations are cited by the decision-making body.
2. *Discretionary development* shall comply with all applicable County and State water regulations.
3. The installation of *on-site septic systems* shall meet all applicable State and County regulations.
4. *Discretionary development* shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.
5. Landscape plans for *discretionary development* shall incorporate water conservation measures as prescribed by the County's Guide to Landscape Plans, including use of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce water usage.
6. The use of the Santa Clara River as a multiple resource (i.e., source of supply for water, concrete aggregates and biological habitat) shall be permitted to continue; with the use of the River as a water resource having priority over all other uses.
7. Out-of-river mining below the historic or predicted high groundwater level in the Del Norte/El Rio (Oxnard Forebay Basin) area may be permitted if the applicant can demonstrate to the satisfaction of the County of Ventura that the excavation activity will not interfere with or affect groundwater quality and quantity.
8. All *discretionary development* shall be conditioned for the proper drilling and construction of new oil, gas and water wells and destruction of all abandoned wells on-site.

9. New wells in the Oxnard Plain pressure basin shall not be allowed if they would increase seawater intrusion in the Oxnard or Mugu aquifers.
10. All new golf courses shall be conditioned to 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 either: a) 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, or b) 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 (as defined in the Ventura County Initial Study Assessment Guidelines) for the site. Where feasible, reclaimed water shall be utilized for new golf courses.

1.3.3 Programs

1. The Public Works Agency and the United Water Conservation District will continue to support the Seawater Intrusion Abatement Project.
2. The County Public Works Agency will continue to enforce Chapter 70 (Excavation and Grading) of the Uniform Building Code, as incorporated by reference in and amended by the Ventura County Building Code, to ensure that any proposed grading in a waterway or wetland is adequately investigated and that any *development* incorporates appropriate design provisions to protect waterways or wetlands.
3. The County will continue to support the Fox Canyon Groundwater Management Agency Plan for both the Upper and Lower Aquifer Systems.
4. The County Environmental Health Division will take all administrative, fiscal and legal measures necessary to provide the services of County Service Area 32.
5. The Planning Division and Public Works Agency will continue to coordinate with water districts and other appropriate agencies to establish a data base on actual available supply, projected use factors for types of land use and *development*, and threshold limits for *development* within available water resources.
6. The Planning Division will continue to promote the efficient use of water through the Landscape Design Criteria Program.
7. The Public Works Agency, in cooperation with the Environmental Health Division, will continue to pursue the use of reclaimed water for agricultural irrigation.
8. The Environmental Health Division will continue to monitor, inspect and regulate underground storage tanks.
9. The Environmental Health Division will continue to identify *waste disposal sites* and seek to mitigate impacts to water resources.
10. The Planning Division will prepare, for the consideration of the Board of Supervisors, a Countywide water conservation retrofit program to fund the installation of water conservation fixtures (defined as 1.6 gallons per flush toilets, one gallon per flush urinals and 2.5 gallons per minute showerheads) for businesses and residents located within Ventura County.

1.4 Mineral Resources

The two principal mineral resources located in Ventura County and inventoried in the Resources Appendix are petroleum (oil and gas) and aggregate (principally sand and gravel). Other minerals of commercial value within Ventura County are: asphalt, clay, expansible shale, gypsum, limestone, and phosphate.

In terms of gross dollars, petroleum production accounted for approximately 75% of the total mineral production of Ventura County. Ventura County produced 15,659,398 barrels of oil and 16,130,168 million cubic feet (mcf) of natural gas in 1987 (excluding Outer Continental Shelf [OCS] production). This was the third highest production total among California counties (only Kern and Orange counties produced more). The petroleum resource areas identified in Figure 1.4.7 of the Resources Appendix are derived from maps prepared by the State Division of Oil and Gas which depict the boundaries of known petroleum fields.

Aggregates represent the other significant type of mineral resource extracted within the County. Aggregates include sand, gravel and rock which are used for fill, construction-grade concrete and riprap, among others. Although many sand and gravel sites exist throughout the County, most of the extraction sites are located in and along the Santa Clara River bed. Transportation, being a major cost in this industry, dictates that extraction sites be in close to areas of use and demand. For this reason, it is important to utilize close-in aggregate resources before urbanization precludes their extraction.

River *mining* standards in the Santa Clara River currently include: depth/profile standards, establishment of a river corridor, slope and setback restrictions, buffer zones, and protection measures for fish and riparian habitats. The objective of the depth/profile standards are to stabilize the riverbed of the Santa Clara River, thus protecting major structures, and promoting downstream transport of sediment from the upper reaches of the river to the degraded lower reaches of the river.

The aggregate resource areas (see the Resources Appendix) are based on Mineral Resource Zone maps developed by the State Division of Mines and Geology. These maps were prepared in response to the Surface Mining and Reclamation Act of 1975 (SMARA). This Act mandated that aggregate resources throughout the State be mapped so that local governments could make land use decisions in light of the presence of the resources and the need to preserve access to them. SMARA's basic objectives are to ensure proper reclamation of mineral land and safeguard access to mineral resources of regional and statewide significance in the face of competing land uses and urban expansion. Its initial focus was on aggregate necessary for construction grade concrete.

The County's mechanism for carrying out SMARA's objective of safeguarding access to mineral resources is the designation of appropriate areas as a Mineral Resource Area on the Resource Protection Maps. These designated areas are then made subject to the Mineral Resource Protection Overlay Zone (see Zoning Ordinance). In order to be so designated, an area must meet the criteria listed in this section, not be committed to alternative uses, nor be within a city's *viewshed*.

The goals, policies and programs which apply to mineral resources are as follows:

1.4.1 Goals

1. Manage mineral resources in a manner which effectively plans for the access to, development and conservation of mineral resources for existing and future generations.
2. Identify and manage mineral resources in order to:
 - Safeguard future access to the resource.
 - Facilitate a long-term supply of mineral resources within the County.
 - Minimize incompatibility between the extraction and production of the resource and neighboring land uses and the environment.
 - Provide notice to landowners and the general public of the presence of significant mineral resource deposits.
3. Promote the utilization of mineral resources located close to urbanized areas before their extraction is precluded by urbanization.

4. Ensure that all mineral extractions are conducted in a manner which protects the environment and the public's health, safety and welfare.

1.4.2 Policies

1. Applications for *mineral resource development* shall be reviewed to assure minimal disturbance to the environment and to assure that lands are reclaimed for appropriate uses which provide for and protect the public health, safety and welfare.
2. *Mining* operations shall comply with the requirements of the County Zoning Ordinance and standard conditions, and State laws and guidelines relating to mining and reclamation.
3. All *discretionary permits* for in-river *mining* shall be conditioned to incorporate all feasible measures to mitigate flooding and erosion impacts as well as impacts to water resources, biological resources, and beach sediment transport.
4. Petroleum exploration and production shall comply with the requirements of the County Zoning Ordinance and standard conditions, and State laws and guidelines relating to oil and gas exploration and production.
5. As existing petroleum permits are modified, they shall be conditioned so that production will be subject to appropriate environmental and jurisdictional review.
6. All General Plan amendments, zone changes, and discretionary developments shall be evaluated for their individual and cumulative impacts on access to and extraction of recognized mineral resources, in compliance with the California Environmental Quality Act.
7. Mineral Resource Areas may be established, in whole or part, in accordance with the following criteria:
 - Any area designated by the State Board of Mines and Geology as an area of statewide or regional significance pursuant to the provisions of the Surface Mining and Reclamation Act of 1975.
 - Any area covered by a *discretionary permit* (e.g. CUP) for mining of aggregate minerals determined to be of Statewide or regional significance.
8. *Discretionary development* within a Mineral Resource Area (see Resource Protection Map) shall be subject to the provisions of 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.
9. The County is not obligated to approve *discretionary entitlements* for the development of mineral resources located in a Mineral Resource Area nor is it the County's intent to preclude mineral resource development from occurring outside of Mineral Resource Areas as identified on the Resource Protection Map ([Figure 1](#)).

1.4.3 Programs

1. As new information regarding mineral resources is received from authoritative sources, the Planning Division will update the Mineral Resources Section of the County General Plan, where appropriate.
2. The Planning Division will continue to check for the existence of abandoned oil and gas wells on parcels of land before *development* occurs, with the highest priority being in those areas where there are existing or historic oil fields.
3. The Planning Division will continue the Oil Enforcement Program to ensure compliance with the requirements of the Zoning Ordinance and conditions of *discretionary permits*.
4. The Planning Division will prepare, and update as necessary, maps and other data indicating oil and gas reserves and production areas.

1.5 Biological Resources

Biological resources include plant and animal species and their habitats, plant communities and ecosystems.

Vegetation

The diverse topography and climate of Ventura County provide an environment where a range of vegetation communities (from Coastal sage-scrub to subalpine forest, from desert chaparral to riparian woodland) can maintain successful populations. Native vegetation in Ventura County can be categorized into seven general plant communities: grasslands, coastal sage-scrub, chaparral, oak woodland, riparian, pinyon-juniper, and timber-conifer (see Resources Appendix).

Most native vegetation in the north half of the County has been preserved as a result of the low level of development in this area (outside of Lockwood Valley). The exceptions are the large expanses of native grasslands that were eliminated by cattle ranching operations several decades ago. Development in the Lockwood Valley area has impacted the pinyon-juniper community; however, the higher elevations surrounding the valley contain nearly undisturbed stands of timber-conifer vegetation.

A large portion of the native vegetation in the south half of the County has been displaced as a result of urban and agricultural development. For the most part, this development is confined to the fertile valleys and plains, and along the coastline. Consequently, most of the mountainous areas in the south half still support significant native plant communities.

Chaparral is the most common plant community in the County. This community consists of woody shrubs and herbaceous plants, is generally located on steep slopes with rocky or heavy soils, and is characteristically dense and subject to fires. Large expanses of chaparral are found in the Santa Monica Mountains.

The Coastal sage-scrub community is located below the chaparral community, generally below 3000 feet, on dry, rocky slopes. It consists of woody shrubs, and is a more open community than the Chaparral. Substantial areas of this community remain on South Mountain and in the Simi Hills and Santa Susana Knolls areas; however, these populations are threatened by encroaching residential development.

Grassland vegetation is not common, and as groundcover, is usually associated with oak-woodland or open areas. The La Jolla Valley in Point Mugu State Park is the only area in the County that still contains native bunch grasses in pure stands, and is considered a locally unique habitat.

The oak woodland community in Ventura County contains the easily identifiable valley oaks, with trees 20 to 60 feet tall and grassland and soft shrubs as groundcover, as found in the Thousand Oaks, Lake Casitas, and Hidden Valley areas. A large area of foothill oak woodland is found on Sulphur Mountain.

Riparian vegetation is found in *wetlands* along most of the permanent and ephemeral streams within the County. Typical trees of this community include sycamores, willows, cottonwoods, and alders. Extensive riparian growth now lines Piru, Sespe, and Santa Paula Creeks, and the Santa Clara and Ventura Rivers. These riparian areas provide both essential habitat and migration corridors for wildlife in Ventura County.

Fish and Wildlife

The naturally vegetated areas of the County provide shelter, food, and nesting areas to create habitats for a wide variety of animal species. Each plant community has different characteristics which support different species of wildlife, although an animal species may use various habitats at different times of the year or at various stages in the animal's life cycle.

The low-elevation, drier plant communities, such as the grasslands, coastal sage-scrub, and chaparral, support a wildlife population which includes rodents, insectivores, hares, foxes, coyotes, raptors (such as hawks, falcon, owls, and eagles) and numerous perching birds, from hummingbirds to ravens. The upland plant communities, such as the oak woodlands, pinyon-juniper, and timber-conifer, provide habitats for larger animals, and include populations of bobcat and mountain lion, mule deer, and black bear, in addition to a game population of quail, rabbit, tree squirrel, band-tailed pigeon, dove, turkey, and chukar (partridge). Reptiles are commonly found throughout the County.

Several hundred species of vertebrates find permanent and transitory range in the varied habitats and topography of the Los Padres National Forest. These species are listed in the U.S. Forest Service Wildlife Survey of 1982. The number of individuals of many of these species is below optimum replacement levels, a result of the declining quality of habitats and deficient vegetation management.

Riparian areas support a great intensity and diversity of species. These species include the bank swallow, western yellow-billed cuckoo, southern rubber boa, and migratory waterfowl. Populations of these species have greatly diminished as a result of human intrusion and degradation of their habitats.

Locally Unique Habitats

Ventura County contains several unique habitats that support a variety of plants and animals found nowhere else in the country.

The coastal wetlands and lagoons found along the south coast of the County provide shelter, forage, and nesting areas for thousands of birds, fish, mollusks, crabs, seals, and many other marine organisms and plants. The wetland area with the richest diversity is the Mugu Lagoon, which shelters the remnants of many plant, bird, fish, and insect populations which once inhabited the coast from the Ventura River to the Santa Monica Mountains. Other wetlands include the McGrath Lake and Ormond Beach areas, and the mouths of the Ventura and Santa Clara Rivers. These areas are considered significant biological resources.

Ventura County also has two large areas set aside as sanctuaries for the California condor. Although there are (as of 1986) no longer any of these birds living in the wild, the U.S. Fish and Wildlife Service remains hopeful that its Condor Recovery program, involving captive breeding and eventual release, will again allow the condor to safely exist and repopulate in Southern California. As a result, both Matilija and Sespe Condor Sanctuaries remain as significant biological habitats, as shown on the Biological Resources Map in the Resources Appendix.

The Hopper Mountain National Wildlife Refuge is just outside of the Los Padres National Forest, east and south of, and adjacent to, the Sespe Condor Sanctuary. It is a traditional feeding site for the California condor, and is currently operated as a cattle ranch. In addition, a variety of raptors, including prairie falcons, and red-tailed and Cooper's hawks, populate this area.

The Sespe Creek is designated as a "Wild Trout Stream" by the State of California. The steelhead trout, an anadromous fish, uses this stream as its spawning area. The Pacific lamprey, an anadromous fish, also uses the Sespe Creek and the Santa Clara River for its spawning area. The creek also supports a significant population of rainbow trout, cousin to the steelhead. The "Wild Trout Stream" designation affords some protection of water flows and riparian vegetation, both threatened by water development projects. In addition, the Forest Service has proposed that a 28½ mile portion of Sespe Creek receive a "Wild and Scenic River" designation. The Sespe is also mapped as a significant biological resource.

Endangered, Threatened and Rare Species

Ventura County is host to numerous species of plants and animals that are *endangered*, *threatened*, *rare*, or considered to be a *candidate species* for one of those designations. A full listing of these species, with their State and Federal designations, and a general description of their locations is found in the Resources Appendix. The areas where these species are located are also designated on the Significant Biological Resources Map in the Resources Appendix.

Although fish and wildlife are generally renewable resources, the rates of renewal are usually very slow and are often impeded by the disruptive forces of urbanization, human harassment, predator control, and pollution. The species and ecosystems in this County are of aesthetic, ecological, educational, historic, recreational and scientific value to the people of Ventura County and the nation as a whole.

The goal, policies and programs which apply to biological resources are as follows:

1.5.1 Goal

Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include *endangered*, *threatened* or *rare species* and their habitats, *wetland habitats*, *coastal habitats*, *wildlife migration corridors* and *locally important species/communities*.

1.5.2 Policies

1. *Discretionary development* which could potentially impact *biological resources* shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.
2. *Discretionary development* shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to *biological resources*. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.
3. *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 7½ minute quad map), shall be evaluated by a County approved biologist 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.
4. Discretionary development shall be sited a minimum of 100 feet from significant *wetland* habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.
5. The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when *discretionary development* may affect significant *biological resources*. The National Park Service shall also be consulted regarding *discretionary development* within the Santa Monica Mountains or Oak Park Area.
6. Based on the review and recommendation of a qualified biologist, the design of road and floodplain improvements shall incorporate all feasible measures to accommodate wildlife passage.

1.5.3 Programs

1. The Planning Division, in conjunction with State and Federal agencies, will 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*.
2. The Planning Division will retain a list of qualified biological consultants for the purpose of providing information to complete Initial Studies and Environmental Impact Reports.
3. The Fire Protection District, in conjunction with the California Department of Forestry (CDF), will, under the California Vegetation Management Program, continue the use of prescribed burning to mimic the effects of natural fires in order to reduce the fire hazard to human residents and to enhance the health of biotic communities.
4. The Planning Division shall prepare a program proposal, for Board of Supervisors' consideration, to map significant *wetland habitat* areas and amend the General Plan and Zoning Ordinance in order to establish a Biological Resource Protection Overlay designation/zone which would require all development in said overlay areas to be evaluated for impacts on significant *wetland habitat* areas.

1.6 Farmland Resources

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 ranked 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.

The first step in evaluating and preserving farmland is to inventory existing resources. For inventorying County farmlands, the Federal Important Farmlands Inventory (IFI) system is used. This system generally evaluates farmland in light of its productive capabilities rather than the mere presence of ideal soil conditions. The system effectively recognizes a great deal of land in California and Ventura County which would not ordinarily be classified as "prime" under the old evaluation system, but which is, nevertheless, among the most productive land in the country.

The Important Farmland Inventory uses five classifications: *Prime Farmland*, *Farmland of Statewide Importance*, *Unique Farmland*, *Farmland of Local Importance*, and *Grazing Land*. The minimum mapping unit is 10 acres, except for *Grazing Land* which is 40 acres. Areas smaller than the minimum mapping unit are not considered as agricultural land.

Prime Farmland and Farmland of Statewide Importance were identified by the Department of Conservation in cooperation with the United States Department of Agriculture Soil Conservation Service. Both Unique Farmland and Farmland of Local Importance are identified by local advisory committees composed of members of the agricultural community, citizens groups, and concerned public agencies. (For a map of Important Farmlands Inventory, refer to Resources Appendix.)

Erosion of soil is a problem in much of the County. This erosion problem is closely correlated with steep slopes or areas subject to flooding. Agricultural development on hillsides has caused erosion and the subsequent siltation.

The County has adopted a number of programs designed to preserve farmland. These programs include:

The Agricultural land use designation (see Land Use Chapter), which established a forty acre minimum parcel size and A-E zoning;

Participation in *Greenbelt Agreements* and the *Guidelines for Orderly Development* with the cities which seek to prevent urban encroachment into agricultural areas (see Land Use Chapter).

Widespread use of Land Conservation Act Contracts to provide tax rate reductions as an incentive for maintaining agriculture.

Participation in numerous water resource development and conservation programs to ensure long-term availability of water for agriculture.

The goals, policies, and programs which apply to farmland are as follows:

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 enhance the marketing of County grown 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.
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.

1.6.3 Programs

1. The Planning Division, in conjunction with the Agricultural Commissioner, Farm Advisor, Agricultural Advisory Committee and Assessor's Office, will administer, periodically review, and update as necessary the County's Land Conservation Act Guidelines and standard contract language.
2. The Planning Division, in conjunction with the Agricultural Commissioner, Farm Advisor and Agricultural Advisory Committee, will develop and implement standards governing *development* adjacent to agricultural uses. The standards should address fencing and spray buffers between agricultural areas and residences, off-site flood control measures, siltation control from grading operations and the development of a standard County-imposed entitlement condition which notifies new property owners of County and State laws protecting agricultural operations. After the development of standards, they could be added as *policies* into the General Plan to guide future land use decisions.
3. The Planning Division will continue to work with State and Federal agencies to periodically update the Important Farmlands Inventory Map to reflect current conditions.
4. The Planning Division will prepare an annual status report on Land Conservation Act Contracts (LCA), agricultural acreage, and other agriculture related information.

1.7 Scenic Resources

The visual beauty and aesthetic quality of the natural landscape in Ventura County are significant resources. The County's natural visual resources are largely composed of the varied topography, exposed geological formations, heterogeneous vegetation, beaches and waterways. The man-made environment of parks, golf courses, harbors, public buildings, and major commercial, industrial, and residential developments can also contribute to, or detract from, scenic resource quality. The scenic resources of Ventura County, especially the coastline, within the *viewshed* of the County's lakes, and along designated State and County Scenic Highways, are of considerable value both in providing a pleasurable environment for local citizens and in stimulating tourism. Coastline resources are discussed in the Coastal Area Plan, and the viewshed of lakes and scenic highways are discussed herein.

Conservation of scenic resources is most critical where the resources will be frequently and readily viewed, as from a highway, or where the resource is particularly unique.

Ventura County has identified the *viewsheds* of lakes (excluding land designated Existing Community) and State or County designated scenic highways as being worthy of special protection. These protected areas are described as *Scenic Resource Areas* which are depicted in Resource Protection Map ([Figure 1](#)). In addition, area plans may identify local scenic resources as *Scenic Resource Areas* unique or of significant importance to that area.

The goals, policies and programs which apply to scenic resources include:

1.7.1 Goals

1. Preserve and protect the significant open views and visual resources of the County.
2. Protect the visual resources within the *viewshed* of lakes and State and County designated scenic highways, and other scenic areas as may be identified by an area plan.
3. Enhance and maintain the visual appearance of buildings and *developments*.

1.7.2 Policies

1. Notwithstanding Policy 1.7.2-2, *discretionary development* which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.
2. *Scenic Resource Areas*, which are depicted on the Resource Protection Map ([Figure 1](#)), shall be subject to the Scenic Resource Protection (SRP) Overlay Zone provisions and standards set forth in the Non-Coastal Zoning Ordinance, which include the following:
 - (1) Any request for grading, structures or vegetation removal per the standards of the SRP Overlay Zone shall be evaluated through a discretionary permit.
 - (2) Removal, damaging or destruction of protected trees shall be in compliance with the County's "Tree Protection Regulations" of the Non-Coastal Zoning Ordinance.
 - (3) All *discretionary development* shall be sited and designed to:
 - a. Prevent significant degradation of the scenic view or vista;
 - b. Minimize alteration of the natural topography, physical features and vegetation;
 - c. Utilize native plants indigenous to the area for re-vegetation, whenever possible;
 - d. Avoid silhouetting of structures on ridge tops that are within public view.
 - e. Use colors and materials that are designed to blend in with the natural surroundings.
 - f. Minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward in rural areas
 - (4) No on-site freestanding advertising signs in excess of four feet in height and no freestanding off-site advertising signs shall be permitted.

Federally-owned land is not subject to the Scenic Resource Protection Overlay Zone and is not subject to any permit requirements as specified under (1) or (2) above. To the extent possible, the agencies responsible for the administration of land use activities on Federally owned land should consider Policies 1.7.2-2(3) and (4) above in the planning and administration of new land uses within Scenic Resource Areas.

3. Proposed undergrounding of overhead utilities within *Scenic Resource Areas* shall be given first priority by the Public Works Agency in utilizing the County's allocation of Utility Undergrounding Funds.
4. The Planning Division shall continue to implement the landscaping requirements of the Zoning Ordinance and the "Guide to Landscape Plans" to enhance the appearance of *discretionary development*.

1.7.3 Programs

1. The Planning Division, in coordination with appropriate State and local agencies, will inventory and take steps to preserve and maintain unique natural features, and other scenic resources. These areas could be included in future *Scenic Resource Areas* for consideration by the Board of Supervisors to be incorporated into the Resource Protection Map.
2. The Planning Division will continue to seek official State Scenic Highway designations for County designated Scenic Highways.

1.8 Paleontological and Cultural Resources

Paleontological resources are the fossilized remains of ancient plants and animals.

A wide variety of *paleontological resources* exist in both the North and South halves of the County. The diverse geology of the Transverse Ranges encompasses many different kinds of fossil organisms. These fossil remains provide a record of lifeforms over millions of years, as well as having potential economic value.

The term *cultural resources* is most frequently identified with prehistoric (archaeological) or historic material items. These include prehistoric and historic districts, sites, structures, artifacts and other evidence of human use considered to be of importance to a culture, subculture, or a community for traditional, religious, scientific or other reasons. *Cultural resources* in Ventura County include: prehistoric aboriginal Indian sites, historic areas of occupation and activity, or features of the natural environment. *Cultural resources* also include less tangible, nonmaterial resources. These may include 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, folklore, and so on.

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

Archaeological sites exist throughout the County, particularly adjacent to existing and previously existing natural water and food sources. Many sites have been located, and according to existing data, many potential sites remain undiscovered.

In the North Half there are 106 *cultural resource* sites which are recorded with Ventura County numbers in the official clearinghouse (at the University of California - Los Angeles). The Forest Service has surveyed and recorded an additional 71 sites and the Bureau of Land Management surveyed the Hungry Valley area and recorded 57 for a total of 234 known sites as of 1987. Two archaeological sites in the North Half are listed on the National Register of Historic Places and are characterized by a variety of remains including shells and shark's teeth.

Several Chumash villages in the North Half contain caves with elaborate artwork. A preliminary list of special management properties compiled by the Forest Service in the Los Padres National Forest (as of March, 1985) included both Mount Pinos and Frazier Mountain as sites of value to the practice of Indian religion. These sites are considered by many Native Americans to be the center of the Chumash world. Sespe Hot Springs and Nordhoff Peak are also significant religious sites.

In the South Half there are three archaeological sites on the National Register: Burro Flats Painted Cave, Calleguas Creek Archaeological Site and a lithic scatter (the remnants of stone implement fabrication) in Senior Canyon. In addition, many other significant sites are located in the South Half, including many large villages located near the coast and along major waterways.

Historical resources refer to the material and nonmaterial expressions of human adaptations which 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.

The Ventura County Cultural Heritage Board recommends *cultural, archaeological* and *historical resources* for designation as County Historical Landmarks. The 42 landmark categories range from adobes to wharf sites. There are 156 sites designated Countywide. In the North Half, four sites are so designated. Sites in the South Half include homes, oil industry workings, ranches, groves of trees, cemeteries, portions of the Mission Aqueduct, and others. The list is quite diverse and properties are regularly considered for addition to the Landmarks list by the Cultural Heritage Board.

There are 16 historic sites listed on the National Register of Historic Places. Thirteen of these are also designated as County Landmarks and five of the 13 are California Historical Landmarks.

The goals, policies and programs which apply to *paleontological* and *cultural resources* are as follows:

1.8.1 Goals

1. Identify, inventory, preserve and protect the *paleontological* and *cultural resources* of Ventura County (including *archaeological, historical* and Native American resources) for their scientific, educational and cultural value.

2. Enhance cooperation with cities, special districts, other appropriate organizations, and private landowners in acknowledging and preserving the County's *paleontological* and *cultural resources*.

1.8.2 Policies

1. *Discretionary developments* shall be assessed for potential *paleontological* and *cultural resource* impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.
2. *Discretionary development* shall be designed or re-designed to avoid potential impacts to significant *paleontological* or *cultural resources* whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical or paleontological consultants, depending on the type of resource in question.
3. Mitigation of significant impacts on *cultural* or *paleontological resources* shall follow the Guidelines of the State Office of Historic Preservation, the State Native American Heritage Commission, and shall be performed in consultation with professionals in their respective areas of expertise
4. Confidentiality regarding locations of archaeological sites throughout the County shall be maintained in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.
5. During environmental review of *discretionary development* the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.
6. The Building and Safety Division shall utilize the State Historic Building Code for preserving historic sites in the County.

1.8.3 Programs

1. The County Cultural Heritage Board will continue to assist the County of Ventura in identifying and preserving significant County architectural and historical landmarks.
2. The Planning Division will continue to compile and retain a list of qualified archaeological, historical, and paleontological consultants to provide additional information to complete Initial Studies and Environmental Analyses
3. The General Services Agency will continue to develop a *cultural resources* program at Oakbrook Park emphasizing Chumash history and heritage.

1.9 Energy Resources

Energy is an equally essential resource to the modern day world as are land, air, and water resources. It is required for all human activity and provides the power necessary to operate and maintain our way of life.

Ventura County relies primarily on an interrelated energy system. Electricity and natural gas are the primary forms of household energy while petroleum is the primary energy source for most modes of transportation. The utilization of each of these energy sources raises energy resource availability, environmental and conservation issues.

Considerable energy can be saved in new and existing buildings through efficient design, more efficient appliances, and the use of *renewable energy* resources. Buildings use 40% of the nation's energy. Much of this energy can be saved by fitting existing buildings with energy conservation systems and utilization of *renewable energy* such as solar energy. Other *renewable energy* resources include: hydroelectricity, biomass (organic matter), wind and cogeneration. The sun is the most abundant source of *renewable energy*. Efficient use of public transportation and the encouragement of van pools and carpools could make significant energy conservation contributions.

Land use patterns and development practices have a profound effect on energy usage. New buildings can be expected to have a natural life span of 50 years or more. For energy planning purposes, building size, design and arrangement, the mix of land uses, and the geographic extent of the built environment are critical factors with long-term implications. Because land use patterns determine distances between residential, commercial and industrial developments, they influence an individual's decision to walk, bicycle, drive or use public transit. Development practices directly affect the amount of energy needed to operate a building. Building orientation, color, shading, windows and landscaping are among the many factors that can be manipulated to optimize opportunities for energy conservation.

The goals, policies and programs which apply to energy resources are as follows:

1.9.1 Goals

1. Promote land use patterns which minimize energy consumption.
2. Encourage the use of *renewable* sources of *energy* and energy conservation techniques in new development.
3. Encourage retrofit programs for energy conservation.
4. Encourage increased fuel efficiency of vehicles and decreased number and length of vehicle trips.

1.9.2 Policies

1. *Discretionary development* shall be evaluated for impact to energy resources and utilization of energy conservation techniques.
2. 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.
3. Energy efficiency and *renewable energy* use shall be included as factors in designing capital improvement projects of all County agencies, departments and service areas.
4. The Building and Safety Division shall continue to implement Title 24 energy efficiency standards for buildings.
5. Tentative subdivision maps shall provide, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision.

1.9.3 Programs

1. The General Services Agency will review its energy consumption performance and implement programs designed to increase energy efficiency in County buildings, including, but not limited to:
 - installation of insulation where feasible,
 - installation of plumbing flow restrictors,
 - 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 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 facilities to control air conditioning and lighting systems,

- 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.
2. The Solid Waste Management Department will seek to reduce the amount of waste disposed and energy consumed and implement where viable:
 - source reduction,
 - recycling programs,
 - waste composting programs, and
 - public information programs.
 3. The County will continue to implement the Air Pollution Control District's Trip Reduction Rule 210 which reduces energy consumption and improves air quality. This would include, but is not limited to:
 - promotion of park-and-ride lots,
 - promotion of Countywide Transit Information Center,
 - promotion of Commuter Rail System,
 - ridesharing promotion,
 - modified work schedules,
 - parking management programs,
 - employer-sponsored van pools, and
 - public transit promotion.

1.10 Coastal Beaches and Sand Dunes

Sandy beaches are nourished largely by the weathering of coastal bluffs and dunes, and by riverine transport of material to the sea. Ventura County has three major sources of beach sand: the Santa Clara River (contributing 60%), the other rivers and streams (10%), and beaches upcoast of the Ventura River (30%). The total volume of sand contributed by these sources is estimated to vary from 200,000 to 1,700,000 cubic yards or 1,000,000 cubic yard average per year (Ventura County Flood Control District, 1979). This sand becomes part of the Santa Barbara *littoral cell* in which the north to south littoral drift terminates in the Mugu and Hueneme submarine canyons.

A *littoral cell* is a section of shoreline where the flow of sand begins at a major sediment source and terminates at a major sediment sink, such as submarine canyon. In Ventura County, waves moving in the direction of prevailing westerly to northwesterly winds generally meet the beaches at a slight angle because of the shoreline's orientation from northwest to southeast. The resultant effect is a net movement of sand over time from northwest to southeast along the beaches.

The maintenance of sandy beaches is critical because beaches serve as natural buffers between wave action and easily eroded uplands. Sandy beaches tend to dissipate wave energy, yet incur very little damage. Naturally occurring buffer zones (such as coastal sand dunes) are generally much more effective at reducing wave damage and protecting the coastline than are man-made protective devices (Department of Navigation and Ocean Development, 1979).

The recreation value of beaches and their contribution to the County tourist industry is significant. Loss of recreation and private beaches has occurred along the North Coast of the County with attendant loss of surfing areas as well. Loss of beach homes from storm damage has occurred in areas of beach depletion. Countywide, beaches are eroding at the rate of 0.7 feet per year (Army Corps of Engineers, Ventura County Survey Report for Beach Erosion Control, May 1980).

Sand dunes constitute another important coastal resource. Major sand dune communities are found in the McGrath-Mandalay area, at Ormond Beach, in the vicinity of Point Mugu, and near the mouths of the Santa Clara and Ventura Rivers.

Generally, sand dunes form as windblown sand collects on an object of obstruction. Coastal sand dunes are extremely fragile, yet highly protective. They inhibit beach erosion and form a protective buffer from both wind and wave action for areas and resources, both natural and man-made, immediately inland. They also protect coastal salt marshes and wetlands. Coastal dunes also have biological significance.

In this County, they provide nesting habitat for the snowy plover, the California least tern (an *endangered species*), and a number of other shore birds. They also support a variety of coastal plant species, including the sand verbena, the sea rocket, the sea fig, and others. Vegetation is particularly important to the maintenance of the dunes, insofar as it serves to stabilize the dunes and promote dune formation.

Coastal dune formations are dynamic in nature, migrating and reforming, depending on wind and wave patterns and coastal topography. Development in the vicinity of dunes is therefore, often subject to sand encroachment, which results in increased costs for street sweeping and sand removal.

The ecological as well as protective characteristics of dune communities can be easily altered by human activities, especially development and off-road vehicle use. Additionally, unrestricted pedestrian access may, on a cumulative basis, result in the trampling and loss of dune vegetation and ultimately in the degradation of the community and loss of the dune.

For a discussion of coastal wave and beach erosion hazards, refer to Section 2.11 of the Hazards Chapter.

The goal, policies and program which apply to coastal beaches and sand dunes are as follows:

1.10.1 Goal

Protect and conserve coastal beaches and sand dunes.

1.10.2 Policies

1. *Discretionary development* which would cause significant impacts to coastal beaches or sand dunes shall be prohibited unless the *development* is conditioned to mitigate the impacts to less than significant levels.
2. *Discretionary developments* which would result in the removal of dune vegetation shall be conditioned to replace the vegetation.
3. All *shoreline protective structures* which alter natural shoreline processes shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supplies.
4. Discretionary permits for all mining activities in County streams and rivers shall incorporate all feasible measures to mitigate beach sand replenishment impacts.

1.10.3 Program

Ventura County will continue to participate in the BEACON (Beach Erosion Authority for Control Operations and Nourishment) Joint Powers Agreement, created in 1986 with Santa Barbara County and all coastal Cities, to promote beach sand replenishment and coordinate government funding efforts to fight beach erosion.

Figure 1a
Resources Protection Map (North Half)
(separate document)

[Click above to go to map]

Figure 1b
Resources Protection Map (South Half)
(separate document)

[Click above to go to map]

2. Hazards

This Chapter of the County General Plan identifies *goals, policies, and programs* relating to known existing and potential hazards, and other significant physical constraints to development/land use. The specific goals, policies, and programs are organized under the following major headings: (1) general goals, policies and programs, (2) fault rupture, (3) ground shaking, (4) liquefaction, (5) seiche, (6) tsunami, (7) landslides/mudslides, (8) expansive soils, (9) subsidence, (10) flood hazard, (11) inundation from dam failure, (12) coastal wave and beach erosion, (13) fire hazards, (14) transportation-related hazards, (15) hazardous materials and waste, (16) noise hazards, and (17) civil disturbance.

More detailed information about the identified hazards and the County's emergency management practices may be found in *the Ventura County Hazard Mitigation Plan (VCHMP)* which is maintained by the Sheriff's Office of Emergency Services. The Ventura County Hazard Mitigation Plan is a multi-jurisdictional plan written in accordance with Section 322 (42 U.S.C. 5165) of the Stafford Act and Section 8685.9 of the California Government Code. This plan is maintained as a condition of receipt of an increased Federal funding share for developing and implementing hazard mitigation measures. The VCHMP outlines processes for identifying the natural hazards, risks, and vulnerabilities that exist throughout Ventura County. It describes actions to mitigate hazards, risks, and vulnerabilities as identified under the plan and establishes strategies to implement those actions.

The Ventura County Emergency Operations Plan (EOP) outlines emergency response actions to the identified hazards. The EOP is also maintained by the Sheriff's Office of Emergency Services.

2.1 General Goals, Policies and Programs

The following general *goals, policies and programs* apply to hazards:

2.1.1 Goals

1. Identify all major hazards and other physical constraints to development in Ventura County, and convey this information to all appropriate parties.
2. Protect public health, safety and general welfare from identified hazards and potential disasters.
3. Shield public and private property and *essential facilities* from identified hazards and potential disasters.
4. Minimize loss of life, injury, damage to structures, and economic and social dislocations resulting from identified hazards and potential disasters.

2.1.2 Policies

1. Applicants for land use and *development* permits shall provide all necessary information relative to identified hazards that may affect or be affected by their proposed project. Applicants shall also specify how they intend to mitigate identified hazards.
2. All geologic and soil engineering reports submitted with land use and *development* permit applications, including recommendations for measures to eliminate or mitigate possible hazards, shall be signed by qualified personnel registered and certified by the State in the appropriate discipline, such as Professional Engineers and/or Certified Engineering Geologists.
3. *Essential facilities, special occupancy structures and hazardous materials storage facilities* shall be designed and constructed to resist forces generated by earthquakes, gravity, precipitation, fire and winds.
4. Develop, maintain and enhance mutual training and aid agreements with other public agencies, and cooperatively plan to prevent and respond to regional emergencies.

2.1.3 Programs

1. The County Planning Division, with the technical support of the Public Works Agency and other applicable agencies, should periodically review the Hazards Appendix to identify what

information needs to be updated, and where appropriate, will submit a budget request as part of the next year's County budget.

2. CEO-Risk Management, Health, Safety & Loss Prevention (HSLP) will continue to provide advisory guidance to GSA-Facilities & Materials in administration of the Seismic Management Program. The program, which is applicable to all County-owned buildings and facilities, addresses structural, nonstructural, lifelines and life safety issues related to earthquake events.
3. The County Building and Safety Division should prepare a program for Board consideration to reduce structural deficiencies through the removal, reinforcement, or modification of the structures whose failure could cause significant numbers of injuries, substantial loss of life, or unacceptable level of economic loss.
4. California Geologic Survey (CGS) maps are periodically revised and updated and will be subsequently incorporated into the General Plan, within the budgetary limitations of the Planning Division.
5. The County Sheriff's Department Office of Emergency Services (OES) will continue to maintain and periodically update the Ventura County *Emergency Operations Plan* and the Ventura County *Hazard Mitigation Plan*, including mitigation measures and preparedness, response, and recovery strategies for the following twelve hazard specific contingency sections (i.e., plans): Earthquake Hazards, Hazardous Materials and Waste, Flood and Flood Hazards, Inundation from Dam Failure, Transportation Related Hazards, Civil Unrest, Terrorism, National Security Emergency, Landslides/Mudslides, Tsunami, Marine Oil Spill, and Fire Hazards. To the extent feasible, County agencies will, and other public agencies are encouraged to, participate in joint emergency planning and response training, and cooperatively respond to emergencies when they occur.
6. All agencies involved in warning and evacuation activities should periodically review and, if necessary, update their plans and procedures for the hazards defined and described in this Chapter, and shall provide updated hazard and constraint information to the Planning Division when available.
7. The Building and Safety Division will continue to enforce requirements of the California Building Code pertaining to earthquake-resistant design and construction.
8. The Building and Safety Division will comply with applicable provisions of Chapter 12.2 (commencing with Sec. 8875), Division 1, of Title 2 of the Government Code, pertaining to identification of potentially hazardous buildings in the unincorporated area of Ventura County, and establishment of a mitigation program for such potentially hazardous buildings.
9. The Planning Division and the Resource Management Agency Mapping, GIS and Graphic Services should maintain the Hazards Maps on the Geographic Information System and should update changes as needed.

2.2 Fault Rupture

A fault is a fracture in the earth's crust accompanied by displacement of one side of the fracture with respect to the other side. Most faults result from repeated displacement that has taken place suddenly or by "slow creep" over time.

An active fault (or "Holocene Fault") is a fault that shows evidence of movement during the Holocene Epoch (within the last 11,000 years) and can be expected to move within the next 100 years.

A potentially active fault is either: (1) a fault known to have been active in the Pleistocene Epoch (Between 11,000 and 1.6 million years before the present date), but cannot be shown to be inactive in the Holocene Epoch or is shown by direct geologic evidence to be inactive during the Holocene Epoch, or; (2) a fault which, because it is judged to be still capable of ground rupture or shaking, poses an unacceptable risk for an existing or proposed structure.

An inactive fault is a fault that shows no evidence of movement in the last 1.6 million years. A fault zone is a zone of related faults that may be braided or sub-parallel and the zone has a significant width.

The County of Ventura lies within the seismically active region of Southern California and is transected by many faults. Currently, there are 14 active fault hazard zones in the South Half of the County. The Big Pine Fault, located in proximity to the northeast County boundary and bisecting Lockwood Valley, is the only currently known active fault located in the North Half of the County. The San Andreas Fault extends just outside of the northern County boundary.

Additional fault hazard areas will most likely be designated in the future as additional information becomes available.

The State Legislature, concerned about public safety near hazardous faults, enacted the Alquist-Priolo Special Studies Zones Act in 1972 (now known as the Alquist-Priolo Earthquake Fault Zoning Act of 1994). To assure that structures for human occupancy are not built across or on active faults, the Act requires a geological investigation before local governments can approve most development projects located in the Act's earthquake fault zones. In 1975 the State Geologist made a policy decision to zone faults that have a relatively high potential for ground rupture and utilizes the terms of "sufficiently active" and "well-defined" to constitute the criteria for zoning faults. "Sufficiently active" requires evidence of Holocene surface displacement along one or more of the fault segments or branches. Displacement need not be present along the entire fault for the fault to be zoned. "Well defined" requires that the trace of the fault be clearly detectable by a trained geologist as a physical feature at or just below the ground surface.

The goal, policies and programs that apply to fault rupture are as follows:

2.2.1 Goal

Minimize the risk of loss of life, injury, collapse of habitable structures, and economic and social dislocations resulting from fault rupture.

2.2.2 Policies

1. Detailed geologic investigations performed by Certified Engineering Geologists are required for all proposed habitable structures in Earthquake Fault Hazard Zones as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Development will not be allowed unless the investigation confirms that the proposed habitable structures are not subject to fault rupture hazard. Proposed developments that are located at the ends of the Earthquake Fault Hazard Zones may be required, at the discretion of the Public Works Agency Certified Engineering Geologist, to be evaluated for earthquake fault rupture hazards.
2. No habitable structures shall be located across or on any active fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Furthermore, no habitable structures shall be located within 50 feet of the mapped trace of an active fault unless an appropriate geologic investigation and report demonstrates that the site is not subject to a fault rupture hazard.
3. All development projects involving construction within Earthquake Fault Hazard Zones (as depicted on the State of California, Earthquake Fault Hazards Map for County of Ventura; Figure 2), shall be reviewed by the Public Works Agency Certified Engineering Geologist in accordance with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act and the policies and criteria established by the State pursuant to said Act.
4. Land in Earthquake Fault Hazard Zones and potentially active fault areas should, where feasible, be designated Open Space or Agriculture on the General Land Use Maps.
5. Roads, streets, highways, utility conduits, and oil and gas pipelines, shall be planned to avoid crossing active faults where feasible. When such location is unavoidable, the design shall include measures to reduce the effects of any fault movement as much as possible.
6. No new essential facilities, special occupancy structures, or hazardous materials storage facilities shall be located within active fault zones unless it can be adequately demonstrated that the facilities are not subject to fault rupture hazard.

2.2.3 Programs

1. The Fault Rupture chapter should be updated as part of every update to the Hazards Appendix of the County General Plan. Ventura County General Plan - GOALS, POLICIES & PROGRAMS (4-6-10 edition) 31
2. The Multihazard Functional Plan - Major Earthquake Contingency section will be reviewed and revised annually by the County Sheriff's Office of Emergency Services. The Office of Emergency Services will continue to provide public information programs and information to promote earthquake preparedness.
3. The Building and Safety Division, with the support of the General Services Agency-Facilities & Materials Division and CEO- Risk Management, Health, Safety & Loss Prevention (HSLP) will implement the requirements of the Essential Services Buildings Seismic Safety Act of 1986.

2.3 Ground Shaking

Ground shaking is the physical movement of the land surface due to earthquakes. Ground shaking is the most hazardous effect of earthquakes because it is most widespread and accompanies all earthquakes. The largest loss of life and property damage during an earthquake is due to ground shaking. The primary effects of ground shaking are damage to structures (ranging from minor cracking of plaster to total destruction) and infrastructure (roads, bridges, power lines, oil, gas, water and sewer lines, etc.), and the potential related human injury and loss of life. The secondary effects of ground shaking (including liquefaction, tsunamis, seiche and earthquake induced landslides/mudslides) are evaluated as separate hazards.

Ventura County lies within the active earthquake region of Southern California. Available geologic information indicates that the potential of strong ground shaking occurring over much of the County as a result of an earthquake along one of the major faults within the County, within the useful life of existing structures, is high when compared to other areas of the State. This is because of the close proximity of many fault systems. Exactly where, when, and how strong the next earthquake will be cannot be determined.

The ground shaking hazard exists throughout Ventura County and is most significant wherever there are subsurface conditions that result in greater earthquake wave amplitude or a longer duration of ground shaking. Ground shaking hazard areas are areas that can be expected to experience intense ground shaking during a maximum probable earthquake.

Ground shaking intensity depends on the earthquake magnitude, distance and direction from the site, depth, type of earthquake, the soil and bedrock conditions beneath the site, and the topography of the site and vicinity. The potential for the highest amplification of ground shaking occurs in the Oxnard Plain and the Santa Clara River Valley in the south half of the County, and in the Lockwood, Cuyama, and Cuddy Valleys in the north half.

Hazards associated with ground shaking events include liquefaction, seiche, tsunami and landslide/mudslide, which also may occur without an associated earthquake or ground-shaking event.

The effects of the hazard can be reduced by prudent location and design of structures and essential facilities, and evaluation of existing structures and facilities that should be strengthened, replaced or modified in use, as necessary.

The goal, policy and programs that apply to ground shaking are as follows:

2.3.1 Goal

Minimize the risk of loss of life, injury, collapse of habitable structures, and economic and social dislocations resulting from ground shaking.

2.3.2 Policy

All structures designed for human occupancy shall incorporate engineering measures to mitigate against risk of collapse from ground shaking.

2.3.3 Programs

1. The Ground Shaking Hazard chapter should be updated as part of every update to the Hazards Appendix of the County General Plan.
2. The Building and Safety Division will be responsible for implementing the requirements of the California Building

2.4 Liquefaction

Liquefaction is a process by which loose, water-saturated granular materials (silt, sand or gravel) behave for a short time as a dense fluid rather than as a solid mass, usually as a result of ground shaking of high intensity and long duration. Liquefaction is manifested either by the formation of sand boils and mud spouts at the ground surface and the seepage of water through ground cracks, or, in some cases, by the development of quicksand-like conditions over substantial areas. When the quicksand-like conditions occur, buildings may sink substantially or tilt into the ground and lightweight buried facilities may float to the surface. An additional manifestation of liquefaction is movement of blocks of earth referred to as lateral spreads which can move hundreds of feet.

The liquefaction hazard generally exists throughout the Oxnard Plain and Pleasant Valley. The hazard areas extend up the Ventura and Santa Clara Rivers, mainly in the areas underlain by extensive alluvial deposits. Some of the valleys in the Thousand Oaks area are also affected, as is the Arroyo Santa Rosa downstream of the City of Thousand Oaks-Hill Canyon Wastewater Treatment Plant. Simi Valley is affected at both the east and west ends. Both the upper and lower Ojai Valleys are in the hazard areas as well as San Antonio Creek from Ojai to the Ventura River. The low-lying areas north of Lake Casitas are also subject to liquefaction. There are other scattered locations affected by liquefaction hazard; they are usually in stream canyons, tributary to the major areas.

Many riparian (streamside or lakeside) areas could be disrupted by liquefaction. These areas include (1) San Antonio and Thacher Creeks; (2) Ventura River; (3) Lake Casitas and low lying areas of the Casitas watershed; (4) the Santa Clara River and Piru Creek area; (5) Calleguas Creek including Arroyo Simi from Simi Valley to beyond Virginia Colony; (6) Arroyo Conejo from the Thousand Oaks Hill Canyon Sewage Treatment Plant through most of the Santa Rosa Valley; (7) Mugu Lagoon and coastal areas north of the lagoon which were originally tidal estuaries; and (8) coastal beach areas.

The goal, policy and programs that apply to *liquefaction* are as follows:

2.4.1 Goal

Minimize the risk of loss of life, injury, collapse of *habitable structures*, and economic and social dislocations resulting from *liquefaction*.

2.4.2 Policy

Prior to the issuance of building or grading permits for *essential facilities*, *special occupancy structures*, two-story single family residences, or *hazardous materials storage facilities* located within areas prone to *liquefaction*, a geotechnical report that includes a seismic analysis and evaluation of liquefaction in accordance with the State of California Guidelines shall be prepared in order to assess the liquefaction potential and provide recommendations for mitigation.

2.4.3 Programs

1. The Liquefaction chapter should be updated as part of all updates to the Hazards Appendix of the County General Plan.
2. The Building and Safety Division will implement the requirements of the California Building Code to reduce the effects of *liquefaction* on *habitable structures*.

2.5 Seiche

A *seiche* is a long wave that oscillates in an enclosed or partially enclosed body of water as a result of seismic events, landslides or atmospheric disturbances. Seiches typically occur in lakes and bays, and

are normally caused by unusual tides, winds or currents, but can also be produced by earthquake ground motion. The shaking oscillates the water back and forth, causing seiche waves.

The primary threat from a seiche is to structures and boats in or very near a lake, harbor or bay. Boats and their moorings can be heavily damaged by seiches, and buildings and campgrounds can be inundated. Only in the case of a severe seiche or unusual circumstances would loss of life be likely from the seiche itself. The secondary effects of a seiche can often produce more damage than the seiche itself. Large seiches can overtop the dams of man-made lakes or reservoirs, causing flood in the areas downstream. This overtopping can also wash out unprotected earth-fill dams, causing their complete collapse. Most modern earth fill dams have a spillway or other outlet that will help to reduce the potential for overtopping.

The *Seiche Hazard Area* surrounds all of the County's reservoirs and lakes. The height of the hazard above the water level is dependent on the subsurface topography of the reservoir or lake and a general estimate for smaller bodies of water is a height of 10 feet. The lakes that are impounded by earth-fill dams could have the greatest hazard potential. These lakes are Lake Bard (Wood Ranch Reservoir), Lake Piru and Lake Casitas. The Santa Clara River Valley could also be affected should a seiche-caused dam failure occur on Castaic Reservoir or Pyramid Reservoir. In addition, some of the homes at Lake Sherwood could be inundated during a seiche.

The goal, policies and programs that apply to seiche hazards are as follows:

2.5.1 Goal

Minimize the risk of loss of life, injury, collapse of *habitable structures* and economic and social dislocations resulting from a seiche.

2.5.2 Policies

1. The *Seiche Hazard Area* shall be considered during the preparation of regional and area plans and special studies, and used to guide future investigations of the hazard.
2. The seiche hazard shall be taken into account in the design of all development within a *Seiche Hazard Area*.

2.5.3 Programs

1. The County Sheriff's Department Office of Emergency Services will annually review and revise the *Multihazard Functional Plan's* Tsunami/Seiche Contingency section.
2. The Building and Safety Division will implement the requirements of the California Building Code to reduce the effects of seiche hazard on *habitable structures*.

2.6 Tsunami

A *tsunami* is a traveling ocean wave generated by disturbances associated with earthquakes, volcanoes or major submarine landslides. Man-made tsunamis have been generated by the explosion of underwater nuclear bombs at Bikini atoll and elsewhere. These waves have a long wavelength (distance from the crest of one wave to the crest of the succeeding wave), normally over 100 miles, and a very low amplitude (height from crest to trough). As these waves approach shallow water, the speed decreases from a deep water speed of over 600 m.p.h. to less than 30 m.p.h., and their energy is transferred from wave speed (velocity) to wave height (amplitude); waves as high as 80 feet can be formed. Although the arrival time of waves can be predicted, the intensity of the wave when it reaches shore cannot be predicted.

Tsunamis are a threat, not because they are extensive or frequent, but because the destruction they cause can be devastating. Tsunamis can cause loss of life from drowning, and they can cause extensive damage to structures on or near beaches and river mouths. In addition, water systems can be contaminated, power supplies disrupted, transportation systems blocked or dislocated, and oil and gas pipelines along the coast destroyed. There can also be an increased occurrence of fire from broken oil or gas tanks or lines, as well as flooding from blocked rivers, etc. The danger is compounded by the fact that the intensity of the wave is unpredictable and the threat is intermittent over many hours. The waves can arrive onshore in intervals of up to an hour, and since there are usually a number of waves

(rather than just one), the threat usually exists for as long as ten to twelve hours. Tsunamis are sometimes preceded by a trough which appears to be similar to an extremely low tide. The wave itself may follow the trough by 15 to 45 minutes.

The tsunami threat is mainly confined to the immediate beach areas and river mouths (deltas). All of the coastal areas in Ventura County are susceptible to tsunamis. Most of the land between the beach and the cliffs on both the north and south coasts is included within the hazard zone. The hazard zone is delineated as roughly the elevation of 30 feet (10 meters); however, effects of structures and topography may locally affect the inland extent of the tsunami (run-up). Existing structures located below an elevation of 30 feet mean sea level (msl) cannot be mitigated against damage or destruction resulting from tsunamis.

The goal, policy and program that apply to *tsunami* hazards are as follows:

2.6.1 Goal

Minimize the risk of loss of life, injury, and collapse of *habitable structures*, and economic and social dislocations resulting from a *tsunami*.

2.6.2 Policy

Essential facilities, special occupancy structures and hazardous materials storage facilities should not be located in tsunami hazard areas.

2.6.3 Program

The County Sheriff's Department Office of Emergency Services will annually review and revise the County *Multihazard Functional Plan's* Tsunami/Seiche Contingency section.

2.7 Landslides/Mudslides

"*Landslide*" is a general term for the dislodging and falling of a mass of soil or rocks along a sloped surface, or the dislodged mass itself. A "*mudslide*" is a flow of very wet rock and soil. Various scientists define the terms of mudslide, debris flow, landslide, soil slump, and rock fall differently, but in this usage they are considered the same.

Almost all sites with potential for landslides/mudslides lie within the hillside and coastal areas of Ventura County. Many slopes in the County are only marginally stable and landsliding could occur. A significant landslide destroyed nine homes in the community of La Conchita on March 4, 1995. Geologists have stated that the remaining earth over the community is still capable of moving and causing extensive damage. The County Public Works Agency enforces Chapter 70 (excavation and grading) of the California Building Code to ensure that areas of landslide or hillside areas are adequately identified and investigated prior to development.

The primary effects of landsliding or mudsliding can include:

- Human injury and loss of life;
- Abrupt depression and lateral displacement of hillside surfaces over large distances;
- Disruption of surface drainage;
- Blockage of flood control channels, transportation routes; and
- Displacement or destruction of man-made facilities such as roadways, buildings, oil and water wells, oil and gas pipelines and facilities, etc.

Since the primary land use within hillside and coastal areas is residential, the hazard primarily impacts dwellings and the associated utility facilities.

The hazard from landsliding is also considered to exist within the areas of the County that were developed prior to present-day grading and building codes. The level of hazard cannot readily be determined without detailed investigation of individual sites.

The goal, policies and programs that apply to *landslides/mudslides* are as follows:

2.7.1 Goal

Minimize the risk of life, injury, collapse of *habitable structures*, and economic and social dislocations resulting from *landslides/mudslides*.

2.7.2 Policies

1. Development in mapped *landslide/mudslide hazard areas* shall not be permitted unless adequate geotechnical engineering investigations are performed, and appropriate and sufficient safeguards are incorporated into the project design.
2. In *landslide/mudslide hazard areas*, there shall be no alteration of the land which is likely to increase the hazard, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and no undercutting of the bases of slopes or other improper grading methods.
3. Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.

2.7.3 Programs

1. The Landslides/Mudslides chapter should be updated as part of every update to the Hazards Appendix of the County General Plan.
2. The Public Works Agency will continue to enforce Chapter 70 (Excavation and Grading) of the California Building Code to ensure that areas of mapped *landslides/mudslides* or hillside areas are adequately investigated. Proposed development must incorporate appropriate design provisions to prevent landsliding and demonstrate that an adequate factor of safety against landsliding exists or will exist upon completion of the proposed development.
3. The Public Works Agency will enforce the requirements of the State of California Seismic Hazards Act and for all sites within potential earthquake induced *landslide* areas as mapped by the State Geologist. Project proponents for these sites must submit a geotechnical report that addresses the potential for earthquake induced landslides or rock falls to the Public Works Agency for review prior to obtaining a grading or building permit.

2.8 Expansive Soils

Expansive soils are soils that have a high shrink-swell potential; such soils expand when wet and contract when dry. Wetting can occur naturally in a number of ways (e.g., rainfall, groundwater fluctuations) as well as from other sources, such as lawn watering, broken water or sewer lines, etc. Local soils can be expected to shrink or swell if they typically contain significant clay content. The effects of the volume change in expansive soil may be slow, progressing over a period of years, or may be more rapid. Commonly, this movement is associated with seasonal or even longer wet/dry cycles, and is affected by applied irrigation and improper drainage.

Soil expansion can cause structural damage to structures, pavement and utilities in two ways. First, the expansion of the soil can heave a lightly loaded structure, or a structure with various loading conditions may result in different heave amounts or elevation changes. Second, soil expansion can lead to the loss of support under part of a structure. This can occur during dry conditions if the soil shrinks and support is withdrawn. Records exist of expansive soils causing damage to highways, buildings, reservoirs, swimming pools, canals and utilities of all types.

The goal and policies that apply to *expansive soils* are as follows:

2.8.1 Goal

Minimize the risk of damage to structures from the effects of *expansive soils*.

2.8.2 Policies

1. Construction must conform to established standards of the Ventura County Building Code, adopted from the California Building Code.

2. A geotechnical report, prepared by a registered civil engineer and based upon adequate-soil testing of the materials to be encountered at the sub-grade elevation, shall be submitted to the County Surveyor, Environmental Health Division, and Building and Safety for every applicable subdivision and Building Permit application (as required by the California Building Code).
3. No *habitable structures* or *individual sewage disposal systems* shall be placed on or in expansive soils unless suitable mitigation measures to prevent the adverse effect of these conditions are incorporated into the project.

2.9 Subsidence

Subsidence is any settling or sinking of the ground surface arising from surface or subsurface causes. Its usual form is a dish-shaped or bowl-shaped large region of downward surface displacements. Some types of subsidence can be the result of natural processes, including natural compaction of loosely consolidated alluvium ("consolidation" refers to the gradual compression of a soil under load), as well as ground shaking from earthquakes. Other types of subsidence are caused by human activities. In California, four types of the latter have been identified; they are named according to the action that causes the subsidence: groundwater withdrawal subsidence, oil or gas withdrawal subsidence, hydro-compaction subsidence and peat oxidation subsidence. Only the first two types are known to be causing problems in Ventura County; evidence of subsidence hazard caused by peat oxidation or hydro-compaction (the wetting and subsequent collapse of loose soil structures) has not been found. Of all the types, groundwater withdrawal subsidence, which generally occurs in valley areas underlain by alluvium, is the most extensive and the impacts most costly. The subsidence problem exists mainly in the Oxnard Plain area of the County.

The goal, policies and programs that apply to *subsidence* are as follows:

2.9.1 Goal

Minimize the risk of damage to structures, transportation corridors, and infrastructure from the effects of *subsidence*.

2.9.2 Policies

1. Potential *subsidence* shall be evaluated prior to approval of new oil, gas, water or other extraction well drilling permits.
2. Structural design of buildings and other structures shall recognize the potential for hydro-compaction *subsidence* and provide mitigation recommendations for structures that may be affected.
3. No structure which is needed for public safety or emergency services shall be located where an interruption in service could result from structural failure due to *subsidence*. If such location in an area subject to potential *subsidence* is unavoidable, the structure shall be designed to mitigate the hazard.

2.9.3 Programs

1. The Subsidence chapter should be updated as part of all updates to the Hazards Appendix of the County General Plan.
2. The Building and Safety Division will implement the requirements of the California Building Code to reduce the effects of *subsidence* on *habitable structures* as required by the California Building Code.

2.10 Flood Hazards

A "flood" is an overflow of water onto land that is normally dry. The most common type of flood, and the major subject of this section, is the "rainstorm-river" flood. A second major type is a "coastal" flood, resulting from a relative increase in sea level that may be caused by a storm, by a tsunami, or by subsidence. Other potential causes of floods in Ventura County include sediment and debris flows down mountain slopes called alluvial fan floodplains, areas of temporary shallow ponding, dam or levee failure, landslides/mudslides, and seiches.

The size and frequency of occurrence of a rainstorm-river flood in a particular channel depend on a complex combination of conditions, including the amount, intensity, and distribution of rainfall, previous moisture conditions, and drainage patterns. The area subject to inundation is generally referred to as the *floodplain*. The floodplain is divided into two hazard areas: (1) the *regulatory floodway*, which is the portion of the floodplain that carries the deep and fast-moving water of a one percent annual chance floodplain; and (2) the *flood fringe area*, which is the remainder of the floodplain, subject to shallow, slower moving water.

The magnitude of a flood is measured in terms of its "peak" discharge, which is the maximum volume of water (in cubic feet per second) passing a point along a channel. Floods are usually referred to in terms of their frequency of occurrence, which is related to discharge. For example, the one percent annual chance flood for a particular channel is the size flood that has a one percent chance of occurring in any given year. The magnitude of the flood selected by a governmental agency for planning purposes (usually 50-year or 100-year) is referred to as the *selected flood* or *regulatory flood*.

The duration and extent of a rainstorm-river flood depend on the specific physical characteristics and conditions of the watershed and the intensity and duration of the storm. Generally, in Ventura County, a flood builds up to a peak and then begins to recede, with the entire process lasting from an hour to a week, depending largely upon the size and slope of the watershed.

Flooding is a natural occurrence, with some long-range beneficial effects such as replenishment of sand to beaches and of nutrients to agricultural lands. It is a hazard only because people find floodplains a desirable place to live and use. Human encroachment on floodplains can also increase the hazard: structures may obstruct the flood flow, thus increasing flood heights, and the covering of the ground with impervious surfaces (e.g., pavement) increases the rate and quantity of stormwater runoff.

The regulatory floodway of a river or other watercourse is where floodwaters generally are the deepest, swiftest and most hazardous and where there is a high risk of loss of life and property damage. Residential development is not allowed in the regulatory floodway as set out in policy 5.2.6.2 of the County of Ventura Floodplain Management Ordinance 3841 (February 2, 1988). Within the floodway fringe, referred to as the one percent annual chance floodplain, (formerly referred to as the 100 year floodplain), development will be allowed subject to applicants obtaining and implementing conditions of approval associated with a Floodplain Development Permit that has been issued by the County Public Works Agency.

The County's three major rivers (Santa Clara River, Ventura River, and Calleguas Creek) and all of their major tributaries, as well as many smaller channels, are located in unincorporated areas over much of their courses. The 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA) is depicted on the Digital Flood Insurance Rate Maps (DFIRMs).

Located in the 100-year floodplain of the Ventura River are the communities of Live Oak Acres, Casitas Springs and Hawthorne Acres. In addition, there are sewer mains and water lines along much of the length of the Ventura River and San Antonio Creek. The rest of the Ventura River watershed hazard area is undeveloped or in agriculture. The unincorporated parts of the Santa Clara River watershed floodplain are primarily in agriculture, with some undeveloped and industrially developed areas. The unincorporated portion of the Calleguas Creek floodplain contains water and sewer mains and a sewage treatment plant, but is primarily undeveloped and agricultural land.

The goals, policies and programs that apply to *flood hazards areas* are as follows:

2.10.1 Goals

1. Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.
2. Design and construct appropriate surface drainage and flood control facilities as funding permits.
3. Prevent incompatible land uses and development within *floodplains*.
4. Prohibit residential development within the regulatory floodway.

2.10.2 Policies

1. Land use in the *regulatory floodway* should be 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 is for safely conveying floodwater away from people and property.
2. Within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs), the County shall require the recordation of a *Notice of Flood Hazard* or dedication of a *flowage easement* with the County Recorder for all divisions of land and *discretionary permits*.
3. Development proposed within the floodplain shall be designed and built to standards intended to mitigate to the extent possible the impacts from the one percent annual chance storm.
4. The design of any structures which are constructed in *floodplain* areas as depicted on the Hazards Protection Maps ([Figure 2](#)), shall be governed by Federal regulations, specifically Title 44 Code of Federal Regulations Sections 59 through 70, as well as the County Floodplain Management Ordinance and shall incorporate measures to reduce flood damage to the structure and to eliminate any increased potential flood hazard in the general area due to such construction.

2.10.3 Programs

1. The County Sheriff's Department Office of Emergency Services will continue to provide public education and evacuation notification and response information. It will also annually review and revise the *Multihazard Functional Plan's* Flood Hazard Contingency section.
2. Digital Flood Insurance Rate Maps (DFIRMs) issued by the Federal Emergency Management Agency will continue to be available from the Public Works Agency.
3. The *floodplain* limits will be reviewed annually, as required by Government Code Sec. 65302(a), by the Public Works Agency. All changes will be conveyed to the Planning Division, which will process an amendment to the Hazards Protection Maps [Figure 2](#).
4. The Public Works Agency will make information available to property owners and residents in coastal inundation areas to encourage participation in the National Flood Insurance Program.
5. All new habitable and non-habitable structures proposed within the one percent annual chance floodplain as well as all interior and exterior renovations, additions, and remodeling projects proposed to existing structures within a one percent annual chance floodplain shall be reviewed by the Public Works Agency, and the developer must obtain a Floodplain Development Permit from the Public Works Agency prior to the issuance of a Building Permit and/or a Grading Permit.

2.11 Inundation from Dam Failure

This section deals with the flooding that may occur as the result of structural failure of a *dam*. Structural failure may be caused by seismic activity, an extreme flooding event, or by landslides flowing into a *reservoir*.

Lake Casitas and the Santa Felicia (Lake Piru) dams are the largest dams in the County. Bouquet Canyon Dam, Castaic Dam, Drinkwater Reservoir, Dry Canyon Dam, Elderberry Flood Basin, and Pyramid Dam in Los Angeles County are other large dams upstream within the Santa Clara River drainage system. Due to the locations of dams and watercourses in Ventura and Los Angeles Counties, dam inundation could occur in these areas: Santa Clara River Valley, Ventura River Valley, Ojai Valley, Simi Valley and the Westlake area.

Other dams or reservoirs creating potential inundation problems include: Bard Reservoir (Wood Ranch), Ferro Debris Basin (Ventura County Watershed Protection District), Lake Eleanor, Lake Sherwood, Las Lajas Reservoir (Ventura County Watershed Protection District), Las Virgenes Reservoir (Ventura County portion of Westlake), Matilija Dam (Ventura County Watershed Protection District), Potrero Dam (Westlake Village), Runkle Debris Basin (Ventura County Watershed Protection District), Senior Canyon Reservoir, Sinaloa Lake and Sycamore Canyon (Ventura County Watershed Protection District).

Because of existing development patterns and trends, particularly in the south half of the County, and the large amount of land area that is potentially subject to dam inundation, it would be infeasible to preclude future development from locating in *dam inundation* areas.

The goal, policy and programs that apply to inundation from *dam* failure are as follows:

2.11.1 Goal

Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from inundation by *dam* failure.

2.11.2 Policy

Dams shall be designed to withstand catastrophic events. The dams should be located to ensure their safety from all maximum credible seismic events.

2.11.3 Programs

1. The County will conduct *dam* break studies for County-owned facilities and prepare inundation maps. Both the dam break studies and inundation maps should be updated periodically. New dams will be required to have inundation studies.
2. The County Sheriff's Department Office of Emergency Services will annually review and revise the Dam Failure Contingency section of the *Multihazard Functional Plan*. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.
3. Dam Inundation Maps will be maintained by the Sheriff's Department, Office of Emergency Services, and will be available to the public.

2.12 Coastal Wave and Beach Erosion Hazards

Coastal wave hazards can exist at shorelines as a result of the strong and damaging wave actions that can occur during storms. Damage to properties can result from high wave run-up, wave splashes and flying debris tossed by waves breaking at the beach or on coastal structures. The County Coastline Wave Hazard Areas are identified in the Digital Flood Insurance Rate Maps (DFIRMs). The Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program (NFIP) defines these areas as "VE" (velocity hazard: wave action) coastal high hazard flood zones.

Numerous residences are located adjacent to the beach erosion and wave hazard areas identified by the "V" zones, and may be in danger of being destroyed or damaged as a result of being undermined by erosion or from wave and flooding damage. Most of these residences are located in the communities of Rincon, Mussel Shoals (Punta Gorda), Seacliff, Faria, Solimar and Solromar. Five parks in the Ventura County unincorporated area (Hobson County Park, Faria County Park, Emma Wood Beach Park, Point Mugu State Park and Leo Carrillo State Beach) also lie within or adjacent to the Coastal Wave Hazard Area.

The erosion of coastal beaches is a very complex problem. The beach is in a perpetual state of dynamic disequilibria, adjusting to changes in waves, currents, tides and sediment deposition. The force that moves sand along the shoreline, creating the phenomenon known as the "littoral drift", is provided by waves breaking at an angle along the beaches. The sand found on Ventura County beaches travels with the littoral drift from the northwest to southeast.

Man-made shoreline alteration can have severe effects on this natural process and must be closely monitored. Shortsighted solutions may aggravate erosion problems and pose secondary erosion impacts. Effective beach erosion management requires a comprehensive understanding of the erosion process, as well as technically oriented, long-term management plans.

In addition to the littoral drift, there is an onshore-offshore movement of sand. Waves that are small or spaced far apart tend to move sand from the ocean bottom towards the beach, building it out. Large, closely spaced waves tend to cut back the beach and move the eroded sand seaward, forming sand bars in shallow water.

All beaches in Ventura County are subject to erosion to a certain degree. Even beaches stabilized by groins can erode, although they do so at a slower pace. Erosion will increase in the future at all beaches if sand supplies to the coast are decreased.

Intermittent portions of the County coastline are in the Beach Erosion Hazard Area. In the County unincorporated beaches, the Beach Erosion Hazard Areas are generally located at Rincon Point, Punta Gorda, Seacliff Colony, Pitas Point and Faria Colony, Solimar Beach, Bass Rock, and Solromar. The Naval Base Ventura County, Point Mugu is also within the Hazard Area.

For a discussion of coastal beaches and sand dunes as a resource, refer to Section 1.10 of the Resource Chapter.

The goals, policies and program that apply to coastal wave and beach erosion hazards are as follows:

2.12.1 Goals

1. Minimize the risk from the damaging effects of coastal wave hazards and beach erosion.
2. Reduce the rate of beach erosion.

2.12.2 Policies

1. All permits for seawalls, revetments, groins, retaining walls, pipelines and coastal outfalls shall be designed to mitigate wave hazards and protect against further beach erosion, and shall obtain a Floodplain Development Permit from the County Public Works Agency prior to the issuance of a Building Permit and/or a Grading Permit.
2. *Discretionary development* in areas adjacent to coastal beaches shall be allowed only if the Public Works Agency with technical support from the Ventura County Watershed Protection District, determines from the applicant's submitted Wave Run-up Study that wave action and beach erosion are not hazards to the proposed development, or that the hazard would be mitigated to a less-than-significant level, and that the project will not contribute significantly to beach erosion.

2.12.3 Program

Ventura County will continue to participate in the BEACON (Beach Erosion Authority for Control Operations and Nourishment) Joint Powers Agreement, to promote beach sand replenishment and coordinate government funding efforts to fight beach erosion.

2.13 Fire Hazards

Ventura County experiences fires of a variety of types: wildland, structural, chemical, petroleum, electrical, vehicle and other human-caused material fires. Each is unique in its source of fuel, area of ignition, and degree of hazard. The Ventura County Fire Protection District constantly monitors the fire hazard in the County. There are ongoing programs for investigation and alleviation of hazardous situations.

The Fire Hazards chapter focuses on the rural or wildland areas of the County. The *fire hazard area* extends into all areas where native brush can be found growing in pure natural stands, which is most common on undeveloped hillside areas. The extreme fire hazard zone includes all areas of high brush and woodland and all steep slopes regardless of vegetation. The following areas of the County are particularly hazardous due to the past fire history in the area, topographical features, and inaccessibility:

- Yerba Buena Road - Carlisle Canyon area
- Lake Sherwood area
- Sulphur Mountain
- Matilija Canyon area
- Los Padres National Forest
- Santa Monica Mountains

On the north coast, the communities of La Conchita, Seacliff and Solimar and the south coast area about the *high fire hazard area*. The communities on the Ventura River, including Oak View and Meiners

Oaks, and the community of Piru are also interspersed with, or are adjacent to, high *fire hazard areas*. Oil production and storage facilities are located in the fire hazard areas but are usually well protected.

The goals, policies and programs that apply to fire hazards are as follows:

2.13.1 Goals

1. Minimize the risk of loss of life injury, damage to structures, and economic and social dislocations resulting from fire hazards.
2. Ensure that *development* in high *fire hazard areas* is designed and constructed in a manner that minimizes the risk from fire hazards.

2.13.2 Policies

1. All applicants for discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.
2. All *discretionary permits* in *fire hazard areas* shall be conditioned to include fire-resistant vegetation, cleared *firebreaks*, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a *fire hazard area*.
3. New residential subdivisions shall provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed when the proposed road conforms to the County Road Standards and when the County Fire Chief approves the proposed road.
4. All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.

2.13.3 Programs

1. The County Fire Protection District is responsible for the prescribed burn program as mandated by the Vegetation Management Program (VMP) SB 1704, along with fuel breaks and other fire prevention measures.
2. The Fire Protection District will continue to enforce regulations for clearance of vegetation around oil production facilities.
3. The County Fire Protection District will continue to work cooperatively with the U.S. Forest Service, California Department of Forestry and Fire Protection (CAL FIRE), adjacent county fire departments, and local city fire departments, towards managing wildland fires.
4. The County Fire Protection District will continue to revise, maintain, and make available to the Planning Division their historical burn area maps in conjunction with the State Division of Forestry.
5. The County Fire Protection District and Public Works Agency will continue to coordinate their street naming procedures with the cities in the County.
6. The Ventura County Sheriff's Department Office of Emergency Services will annually review and revise the County's *Emergency Operations Plan* and *Hazard Mitigation Plan* in conjunction with the County Fire Protection District. The Office of Emergency Services will continue to provide public information on emergency response notification, evacuation and sheltering due to fire.

2.14 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 aircraft incidents, railroads, trucking, marine oil transport, and onshore oil pipelines.

Aircraft Incident

A major air crash that occurs in a heavily populated residential area can result in considerable loss of life and property. The impact of a disabled aircraft as it strikes the ground creates the likely potential for multiple explosions, resulting in intense fires. Regardless of where the crash occurs, the resulting explosions and fires have the potential to cause injuries, fatalities and the destruction of property at and adjacent to the impact point. The time of day when the crash occurs may have a profound affect on the number of dead and injured. Damage assessment and disaster relief efforts associated with an air crash incident will require support from other local governments, private organizations and in certain instances from the state and federal governments.

It is impossible to totally prepare, either physically or psychologically, for the aftermath of a major air crash. Since Southern California has become one of the nation's most complex air spaces, as complexity and operations increase, so does the probability of an occurrence of an air crash incident.

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. These zones represent the general areas most frequently impacted by aircraft emergency or crash landing during the take-off or approach phase. They also represent the areas that, based on aircraft operations and accident probability, should be controlled for the safety of persons both on the ground and in the aircraft. The determination of the hazard areas is based on landing and take-off patterns and clear zones extending beyond the runway as recommended by the Federal Aviation Administration.

Railroad Incident

A major train derailment that occurs in a heavily populated industrial area can result in considerable loss of life and property. As a train leaves its track, there is no longer any control as to the direction it will travel. Potential hazards could be overturned rail cars, direct impact into an industrial building or entering into normal street traffic. Each of these hazards encompasses many threats, such as a hazardous materials incident, fire, severe damage to either adjacent buildings or vehicles and loss of life of those in either adjacent buildings or vehicles and pedestrians.

Trucking Incident

A major truck incident that occurs in a heavily populated industrial area or residential area can result in considerable loss of life and property. Potential hazards could be overturned tank trailers, direct impact either into a residence or industrial building, or entering into the normal flow of traffic. Each of these hazards encompasses many threats, such as hazardous materials incident, fire, severe damage to either adjacent buildings or vehicles, and loss of life of pedestrians or those in either the adjacent buildings or vehicles.

US 101, one of the two major North-South routes in California, traverses Ventura County. Additionally, there are several major State Highways that connect other routes and cities, including Highway 33, Highway 118, and Highway 126. This presents a concern for possible multiple vehicular and truck transportation accidents.

Marine Oil Spill

The potential exists for offshore oil accidents and spills in Ventura County involving petroleum products due to the 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, owned by Bush Oil, contains 68 well ports. 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 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 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.

The goals, policies and programs that apply to transportation-related hazards are as follows:

2.14.1 Goals

1. 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.
2. To reduce or mitigate the effects of marine oil spills or onshore oil pipeline spills upon the population and environment.

2.14.2 Policies

1. Ventura County agencies shall respond to aircraft crashes in accordance with all applicable regulations and safety practices, and provide support to Federal and State agencies responsible for the investigation and management of aircraft incidents.
2. The following policies apply to airports and land in proximity to airports:
 - (1) To avoid accidents, land located within Airport Hazard Zones as depicted on the Hazards Protection Maps ([Figure 2](#)), shall be designated Agriculture or Open Space on the General Plan Land Use Map ([Figure 3.1](#)) and shall be limited to the following 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.
 - Water production and distribution facilities.
 - (2) Development within the Airport Hazard Zones shall comply with Part 77 of the Federal Aviation Regulations (objects affecting navigable airspace).

- (3) Private airstrips and agricultural landing fields shall 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.
- (4) *Discretionary development* within the Airport Hazard Zones shall be reviewed by the Ventura County Transportation Commission (VCTC) for consistency with the Ventura County Comprehensive Airport Land Use Plan.
3. New *discretionary development* shall be conditioned to minimize, to the maximum extent practical through site design or setbacks, the risk for exposure to railroad and trucking hazards.
4. The County's Planning Division shall review and analyze all permit applications for compliance with local, state and federal oil spill prevention regulations.

2.14.3 Programs

1. The County Sheriff's Department Office of Emergency Services will annually review and revise the *Multihazard Functional Plan's* Major Air Crash, Train Derailment, and Trucking Incident Contingency sections.
2. Emergency Response agencies will review or develop plans, and participate in such exercises as are required by the FAA and requested by local authorities.
3. The County Department of Airports will periodically update the County Airport Master Plans, and will pursue the airport safety/improvement projects described in the current approved master plans.
4. The Sheriff's Office of Emergency Services will annually review the County's Marine Oil Spill Response Plan. The County will continue to participate in the U.S. Coast Guard Area Contingency Plan process.
5. County facilities that could potentially be the source of a marine oil spill and onshore oil spill will develop, exercise, review and share their prevention and response plans with regulatory and emergency agencies.

2.15 Hazardous Materials and Waste

Hazardous Material means 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 to the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, *hazardous waste*, and any material that the administering agency (Certified Unified Program Agency - CUPA) determines to be potentially injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Agencies responsible for hazardous materials/waste management include the Environmental Health Division, Fire District, Public Works Environmental & Energy Resources Department and Sheriffs Office of Emergency Services.

The Countywide Emergency Response Plan, which is continuously being updated, identifies specific actions to be taken and the resources available for the protection of public health and the environment in the event of accidental and/or illegal release of hazardous substances.

Several catastrophic incidents over the past 20 years involving human illnesses, loss of life and environmental destruction caused by hazardous materials and wastes, as well as gradual long term groundwater pollution from leaking dumps and tanks, have led to the enactment of hundreds of Federal and State laws which place limits and prohibitions on the way hazardous wastes are managed from the point of generation to the point of disposal. Increased regulatory requirements and the increased costs associated with the proper disposal of all classifications of waste have led to illegal disposal operations countywide. The County Planning Division has inventoried all past and current waste disposal sites that may pose health or land use problems by adversely affecting land, water or air resources.

Proposition 65, approved by the voters in 1986, became operative January 1, 1987. Among other things it adds §25180.7 to the Health & Safety Code. Specifically, it requires each designated employee to disclose to the Board of Supervisors and to the local Health Officer any illegal discharge or threatened

illegal discharge of a hazardous waste within the County of which the employee obtains knowledge in the course of his or her employment and which the employee knows is likely to cause substantial injury to the public health or safety.

The goals, policies and programs that apply to *hazardous materials* and *hazardous waste* are as follows:

2.15.1 Goals

1. 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 *hazardous wastes*.
2. Locate potentially hazardous facilities and operations in areas that would not expose the public to a significant risk of injury, loss of life, or property damage.

2.15.2 Policies

1. *Hazardous wastes* and *hazardous materials* shall 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.
2. Site plans for *discretionary development* that will generate *hazardous wastes* or utilize *hazardous materials* shall include details on hazardous waste reduction, recycling and storage.
3. Any business that handles a *hazardous material* shall establish a plan for emergency response to a release or threatened release of a hazardous material. The County Fire Protection District is designated as the agency responsible for implementation of this policy.
4. Applicants shall provide a statement indicating the presence of any *hazardous wastes* on a site, prior to development. The applicant must demonstrate that the waste site is properly closed, or will be closed before the project is inaugurated.
5. Commercial or industrial uses which generate, store or handle *hazardous waste* and/or *hazardous materials* shall be located in compliance with the County Hazardous Waste Management Plan's siting criteria.

2.15.3 Programs

1. To assure that the use of *hazardous materials* are in compliance with Federal, State and local safety provisions, the County Fire Protection District and Environmental Health Division will continue to limit and control the manufacture, storage and use of *hazardous wastes* and *hazardous materials* in the County through the development review process.
2. The County Environmental Health Division is responsible for the following on-going programs involving *hazardous materials* and *hazardous waste*:
 - Monitor underground tanks to ensure that groundwater supplies are free from the intrusion of *hazardous materials* from that source.
 - Respond to reports of suspected and known illegal dumping of wastes and coordinate with the District Attorney's Office in enforcement and the prosecution of known offenders.
 - Maintain an emergency response program to deal with *hazardous waste* spills in conjunction with the Sheriff's Department, Fire Protection District, Highway Patrol and all city fire and law enforcement departments.
 - Inspect all *hazardous wastes* generators to ensure that such wastes are properly stored and disposed of in accordance with State and local ordinances and regulations.
3. The 1986 "Right To Know Law" requires a plan for response to the release or threatened release of a *hazardous material* (California Health & Safety Code Section 25503. (c)). The Environmental Health Division will be responsible for preparation, coordination and implementation of this plan.

4. County Health and Safety/Loss Prevention (General Service Agency) is responsible for monitoring *hazardous materials* in the work place for all County employees through the Hazardous Materials Abatement Program.
5. CEO-Risk Management, Health, Safety & Loss Prevention (HSLP) will continue administration of the Asbestos Management Program which provides a full range of asbestos abatement surveillance guidance and regulatory compliance advisory services applicable to all County owned facilities and operations.
6. The County Agricultural Commissioner's Office is responsible for enforcing all pesticide regulations, issuing licenses to applicators, distributors and dealers who handle pesticides and conducting inspections of all application and distribution facilities.
7. The County Environmental Health Division will continue to work with the appropriate State agencies to assess the public health and environmental impacts of identified waste disposal sites in the County, including abandoned and illegal sites.
8. The County Sheriff's Department Office of Emergency Services, in cooperation with the County Fire Protection District will annually review and revise the County *Multihazard Functional Plan's* Major Hazardous Materials Incident Contingency section.
9. The County Public Works Agency Environmental & Energy Resources Department will maintain a CHWMP that includes goals, policies, programs and an implementation schedule for management of household *hazardous waste* for action by the County and participating cities.
10. The County Sheriff's Department Office of Emergency Services, will coordinate with local, state and federal agencies regarding off shore oil incidents and onshore oil pipeline incidents and annually update the County *Multihazard Functional Plan's* Off Shore Oil Incidents Contingency section.
11. The Environmental Health Division is responsible to implement the requirements of Division 20, Chapter 6.5, Section 25189.5 (Health and Safety Code), involving any illegal discharge or threatened illegal discharge of a *hazardous waste* within the County.
12. The Environmental & Energy Resources Department and the Environmental Health Division will continue to coordinate with the Ventura Regional Sanitation District and local cities on the Household Hazardous Waste Program, which involves a) the collection of unused household products and pesticides that are considered hazardous, and b) a community education program on the safe use and disposal of household chemical products.

2.16 Noise

For purposes of this Plan, "noise" can be defined as any sound having an intensity (in terms of volume, pitch or duration) at the point of human perception that has the potential to stress or damage the organs of human hearing or to cause unwanted or unhealthy physiological effects, or is otherwise considered unwanted or annoying by the listener. The effects of noise accumulate over time, so it is necessary to deal not only with the intensity of sound but also the duration of human exposure to the sound.

Noise can be annoying and physically harmful to human beings and to animals. Human exposure to intense noise can result in irreversible hearing damage, and has been linked to other physiological effects including headaches, nausea, irritability, constriction of peripheral blood vessels, changes in heart and respiratory rates and in glandular and gastrointestinal activity and increased muscular tension. The effects of noise exposure in residential environments can include coughs and hoarseness caused by the strain of shouting above the noise. Noise can also affect accuracy at work, and has been found to be linked to job-related accidents and absenteeism.

High levels of noise can have effects on animals that are similar to those on humans, in terms of tissue damage, changes in blood pressure and chemistry, and hormonal changes. Hatching failures (in birds) and other changes in reproductive processes have also been reported. Additional effects on wildlife can include panicking, disruption of breeding and nesting behavior, birth defects, changes in migratory patterns, and even changes in the size of bodily organs. Noise can also mask animals' auditory signals and interfere with some animals' communication of necessary information. Adverse effects of noise on

farm animals can include changes in milk production, incubation behavior, mating behavior, and animal size and weight.

Noise can also have adverse effects on materials and structures, particularly as a result of sonic booms and related aircraft noises. These aircraft generated noises can excite buildings to vibrate and can break windows and crack plaster.

While any number of individual measures have been proposed, mitigation measures for identifiable noise problems fall into three categories:

- Reduction of the noise at its source.
- Modification of the path of the noise.
- Reduction of noise at the receiver with various types of insulation.

Noise is directly associated with human activity, and is primarily a function of traffic, machinery and airports. On a generalized basis, motor vehicles, as a group, are the most pervasive contributors to urban noise, while aircraft, railroads and certain high intensity industrial noise generators may produce the most aggravated community annoyance reactions. Due to wide distribution and the types of machinery used, industrial sources are the second greatest noise generator. Airports are regarded as the third greatest noise generator. Other significant noise sources are powered gardening equipment, amplified music, power tools and air conditioners.

Land uses considered *noise sensitive uses* include residential, educational, and health facilities, research institutions, certain recreational, and entertainment facilities (typically, indoor theaters and parks for passive activities) and churches. Uses considered less sensitive to noise include commercial and industrial facilities and certain noise-generating recreational facilities such as playgrounds and gymnasiums.

The goal, policies and programs that apply to noise are as follows:

2.16.1 Goal

To protect the health, safety and general welfare of County residents by elimination or avoidance of adverse noise impacts on existing and future *noise sensitive uses*.

2.16.2 Policies

1. All *discretionary development* shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of *discretionary developments* 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.
 - (1) *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:
 - a. Indoor noise levels in habitable rooms do not exceed CNEL 45.
 - b. Outdoor noise levels do not exceed CNEL 60 or $L_{eq}1H$ of 65 dB(A) during any hour.
 - (2) *Noise sensitive uses* proposed to be located near railroads shall incorporate noise control measures so that:
 - a. Guidelines (1)a. and (1)b. above are adhered to.
 - b. Outdoor noise levels do not exceed L_{10} of 60 dB(A).
 - (3) *Noise sensitive uses* proposed to be located near airports:
 - a. Shall be prohibited if they are in a CNEL 65 or greater, noise contour.
 - b. Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less.

(4) 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. $L_{eq}1H$ 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. $L_{eq}1H$ 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.
- c. $L_{eq}1H$ 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.

Section 2.16.2(4) is not applicable to increased traffic noise along any of the roads identified within the 2020 Regional Roadway Network (Figure 4.2.3) Public Facilities Appendix of the Ventura County General Plan (see 2.16.2-1(1)). In addition, State and Federal highways, all railroad line operations, aircraft in flight, and public utility facilities are noise generators having Federal and State regulations that preempt local regulations.

- (5) Construction noise shall be evaluated and, if necessary, mitigated in accordance with the County Construction Noise Threshold Criteria and Control Plan.
2. Discretionary development which would be impacted by noise, or generate project related noise which cannot be reduced to meet the standards prescribed in Policy 2.16.2-1., shall be prohibited. This policy does not apply to noise generated during the construction phase of a project.
3. The priorities for noise control shall be as follows:
 - (1) Reduction of noise emissions at the source.
 - (2) Attenuation of sound transmission along its path, using barriers, landforms modification, dense plantings, and the like.
 - (3) Rejection of noise at the reception point via noise control building construction, hearing protection or other means.

2.16.3 Programs

1. The Oxnard and Camarillo Airport Master Plans recommend the preparation of noise abatement plans, the formation of local noise abatement committees with input from local citizens, and distribution of a periodic newsletter documenting noise abatement policies to aircraft operators and other interested parties. The airport plans also recommend periodic sampling measurements and updating of the CNEL noise model parameters, and discussion of alternative approaches for noise abatement.

In addition, the Oxnard plan recommends publication of a map of recommended noise abatement flight tracks and operating procedures, for distribution to area airports and other interested parties.

2. The Public Works Agency will continue to work with CalTrans and City transportation offices to optimize signal timings and arterial stop sign location so that stop-go truck traffic is minimized in areas surrounded by noise-sensitive uses.
3. The noise *goals, policies* and *programs*, as well as the noise appendix, will be reviewed by the Planning Division as needed.
4. The Public Works Agency will prepare a proposal for consideration by the Board of Supervisors to study the feasibility of constructing noise barriers in areas containing existing *noise sensitive uses* which are or will be significantly impacted by traffic noise.
5. The Building and Safety Division will continue to enforce Appendix Chapter 35 of the Uniform Building Code (UBC) and UBC Appendix 3501 of the Ventura County Building Code for the purposes of protecting persons within new hotels, motels, apartment houses, and dwelling units from effects of excessive noise including external community noise.

6. The Building and Safety Division and Public Works Agency shall prepare a budgetary proposal for Board consideration to amend the County Building Code, including Excavation and Grading Standards, to impose the noise criteria and mitigation measures contained within the County Construction Noise Threshold Criteria and Control Plan.

2.17 Civil Disturbance

Civil unrest, terrorism, and national security emergency hazards are forms of civil disturbance, which are of major public concern and necessitate a planned and coordinated response by a number of public agencies.

Civil Unrest

Civil unrest is the spontaneous disruption of normal, orderly conduct and activities in urban areas, or outbreak of rioting or violence that is of a large-scale nature. Civil unrest can be spurred by specific events, such as large sporting events or criminal trials, or can be the result of long-term disfavor with authority. Civil unrest is usually noted by the fact that normal on-duty police and safety forces cannot adequately deal with the situation until additional resources can be acquired. This is the time period when civil unrest can grow to large proportions.

Threat to law enforcement and safety personnel can be severe and bold in nature. Securing of *essential facilities* and services is necessary. Looting and fires can take place as a result of perceived or actual non-intervention by authorities.

The various agencies that are vested with providing emergency response services within their respective jurisdictions are very adept at dealing with ordinary and routine emergency incidents. There are, however, incidents and circumstances that by their very nature exceed the ability and capacity of a single jurisdiction to cope with the situation. When this occurs, a request for additional resources is initiated and is accommodated through mutual aid agreements. Incidents, whether they are natural (e.g., flooding, earthquakes), or civil disturbances that occur simultaneously in a widespread manner affecting multiple jurisdictions, require a greater degree of coordination and organization. The Ventura County Law Enforcement Mutual Aid Manual addresses the mechanics of mutual aid activation and level of response. It also speaks to the establishment of a unified command structure organized to deal with incidents that affect the entire operational area whether in a direct or indirect fashion.

Active participation in the unified command and incident command system is essential if a coordinated effort is to be initiated and maintained.

The entire County, consisting of residential, industrial and commercial properties, is vulnerable to the effects of civil unrest.

Terrorism

Terrorism is defined as the use of fear for intimidation, usually for political goals. Terrorism is a crime where the threat of violence is often as effective as the commission of the violent act itself. Terrorism affects us through fear, physical injuries, economic losses, psychological trauma, and erosion of faith in government. Terrorism is not an ideology. Terrorism is a strategy used by individuals or groups to achieve their goals.

In the wake of the 1993 World Trade Center bombing in New York and the Oklahoma City bombing in 1995, terrorism became a serious concern for emergency management, emergency responders, and the public at large. However, the 2001 attack on the World Trade Center and the Pentagon has now elevated our concern about terrorism to a level we never imagined, and requires us to be prepared to respond to situations that go beyond the terrorist incident scenarios that we are familiar with.

Terrorists espouse a wide range of causes. They can be for or against almost any issue, religious belief, political position, or group of people of one national origin or another. Because of the tremendous variety of causes supported by terrorists and the wide variety of potential targets, there is no place that is truly safe from terrorism. Throughout California there is nearly limitless number of potential targets, depending on the perspective of the terrorist. Some of these targets include: medical facilities/clinics, religious facilities, government offices, public places (such as shopping centers), schools, power plants, refineries, utility infrastructures, water storage facilities, dams, private homes of prominent individuals, financial institutions and other businesses.

In response to this tremendous challenge, the Ventura County Sheriff's Office of Emergency Services, in conjunction with the Ventura County Terrorism Working Group, has developed the Ventura County Terrorism Response Plan.

National Security Emergency

A national security emergency is defined as the potential use of or threat of use of weapons of mass destruction (WMD) whether by terrorists, insurgents, or a foreign government. A WMD is any device, material, or substance used in a manner, in a quantity or type, or under circumstances evidencing intent to cause death or serious injury to persons or significant damage to property.

Today, the likelihood of nuclear war is considered slight. However, terrorist activities could utilize radiological materials or other weapons of mass destruction (chemical, biological). Terrorist activities could result in the security of nuclear weapons being compromised.

Various types of nuclear detonation that could pose a threat include an airburst, surface burst and blast. Subsequent effects of such detonations include damaging and life threatening exposures to thermal radiation, initial radiation, fallout and electromagnetic pulse. These effects are more fully described in the Technical Appendix.

In addition to the goals, policies and programs contained in Section 4.7 (Law Enforcement and Emergency Services) the following goal, policies and program apply to civil unrest, terrorism and national security emergency hazards are as follows:

2.17.1 Goal

Minimize the loss of life and/or property, rescue victims, identify and protect evidence associated with civil unrest, terrorist attack or national security emergency.

2.17.2 Policies

1. County law enforcement agencies shall utilize all available resources at the outbreak of disorder to suppress the outbreak and restore the peace.
2. Ventura County shall continue to participate in the National Alert and Warning System, and provide as much warning and direction to the County's population as is available.

2.17.3 Programs

1. The County Sheriff's Department Office of Emergency Services will annually review and revise the *Multihazard Functional Plan's* Civil Unrest and Terrorism Contingency Sections and the National Security Emergency section.
2. The County's Terrorism Early Warning Group will continue to meet, analyze intelligence and develop response plans for potential or actual threats to Ventura County.
3. The County Sheriff will continue to review discretionary development with regard to potential terrorism and national security emergency hazards.

Figure 2a
Hazards Protection Map (North Half)
(separate document)

[Click above to go to map]

Figure 2b
Hazards Protection Map (South Half)
(separate document)

[Click above to go to map]

3. Land Use

The purpose of the Land Use Chapter is to set *goals*, *policies* and *programs* to guide future growth and development in the unincorporated area of Ventura County in a manner consistent with State legal mandates and requirements and in a manner consistent with the goals and quality of life desired by Ventura County citizens. The *policies* of the Land Use Chapter provide the basis for all decisions related to the use of the land and the further expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

In accordance with Section 65302(a) of the Government Code, the Land Use Chapter of the General Plan identifies the goals, policies and programs which guide the distribution, general location and extent of uses of land for housing, business, industry, open space, including agriculture, and other categories of public and private uses of land in the County. This Chapter also establishes the standards of population density and building intensity for various land use designations covered by the plan.

To avoid duplication of material presented in other chapters of this General Plan, not all of the issues listed in Section 65302(a) are included in this chapter. The goals, policies and programs which apply to natural resources and scenic beauty are addressed in the Resources Chapter. The goals, policies and programs which apply to areas subject to flooding are addressed in the Hazards Chapter. The goals, policies and programs which apply to solid and liquid waste disposal facilities, education, recreation, and other public buildings and grounds are addressed in the Public Facilities and Services Chapter.

This Chapter also includes the goals, policies, and programs governing open space as required by Sections 65302(e) and 65560 et seq. of the Government Code. Furthermore, this Chapter includes the goals, policies, and programs governing housing as required by Sections 65302(c) and 65580 et seq. of the Government Code.

The specific goals, policies and programs are listed under the major headings of General goals, policies and programs, Land Use Designations, Population and Housing, and Employment and Commerce/Industry. The official General Land Use Maps are not physically bound as part of this text, but are presented as companion materials accompanying the text. For reference purposes, these maps are identified as [Figure 3.1](#).

The Land Use Appendix summarizes the land use designations, the acreages for each designation, and the corresponding population densities and building intensities for each. The tables in the Appendix include the land use designations for the incorporated and unincorporated areas for use in comprehensive Countywide programs such as air quality management, and water quality management planning, solid waste planning, transportation planning and housing planning. The tables are based on the General Land Use Map included in this Plan, as well as the currently-adopted land use plan maps from each city General Plan and currently-adopted County Area Plans.

3.1 General Goals, Policies and Programs

The following general goals, policies, and programs apply to land use:

3.1.1 Goals

1. Ensure that the County can accommodate anticipated future growth and *development* while maintaining a safe and healthful environment by preserving valuable natural resources, guiding development away from hazardous areas, and planning for adequate public facilities and services. Promote planned, well-ordered and efficient land use and *development* patterns.
2. Promote the establishment of reasonable city boundaries and Spheres of Influence ([Figure 3.5](#)) and prevent step-out urban *development*.
3. Promote appropriate and orderly growth and *development* while protecting desirable existing land uses and a desired quality of life.

4. 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.
5. Ensure that Countywide growth and *development* is consistent with the *Guidelines for Orderly Development*.

3.1.2 Policies

1. **General Land Use Maps:** The *goals* and locational criteria set forth in this Chapter are general guidelines for determining whether land should be within a particular land use designation depicted on the General Land Use Maps ([Figure 3.1](#)). The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Maps, whether or not such parcel meets all of the applicable criteria.

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."

2. **Consistency of Zoning:** Zoning shall be consistent with the General Land Use Maps ([Figure 3.1](#)) and the Zoning Consistency Matrix ([Figures 3.2a & b](#)). Where the zoning and subdivision criteria applicable to a particular land use category require a specific subzone, zoning shall be considered consistent with such land use category only if the specified subzone is adopted. To determine the appropriate zone and subzone designation (from among those consistent with the appropriate land use designation), the following factors shall apply:
 - 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 any 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.
3. **Consistency of Land Use:** Any land use shall be deemed consistent with the General Plan if it is permitted under a zoning designation which is consistent with Policy Number 2 above, and if the land use does not conflict with any other policy of the County General Plan.
4. **Area Plans:** 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 Map, although the Area Plans may be more specific. [Figure 3.3](#) indicates the areas covered by the Area Plan maps.
5. **Building Intensity and Population Density:** Except for Affordable/Elderly Housing developments that are eligible for density bonuses as specified in Article 16 of the Non-Coastal Zoning Ordinance, and Cultural Heritage Sites that are eligible for deviation as specified in the Non-Coastal Ordinance, the following building intensity and population density standards apply to the unincorporated areas of the County:
 - For Area Plans, the building intensity and population density standards that appear in each respective plan shall apply to lands covered by the Area Plan maps.
 - For Existing Communities (as defined and discussed in Section 3.2), the building intensity and population density standards shall be as specified on the tables which accompany each Existing Community map contained in this Chapter commencing with [Figure 3.6](#).
 - For all other unincorporated areas, the building intensity and population density standards shall be as specified in [Figure 3.4](#).
6. **Minimum Parcel Size:** Except as provided below, subdivisions of land shall meet the most restrictive minimum parcel size requirements established by Figures 3.1 and 3.2a & b, by the applicable Zoning Compatibility Matrix established by the respective Area Plans or by the applicable Existing Community Map contained in this Chapter commencing with [Figure 3.7](#).
 - A water well site or sites may be created on a lot for the sole purpose of transferring, by lease or sale, possession of the well and so much of the land around the well as may be necessary for its operation. Such wells shall be for agricultural purposes only.

- Parcels for public purposes such as, but not limited to, fire, police, water wells, flood control and other public health and safety facilities, are exempt from these minimum parcel size requirements.
 - Affordable/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.
 - Parcels designated 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 natural resource conservation purposes in accordance with the Parcel Map Waiver/Conservation Subdivision process established in the Subdivision Ordinance.
 - Parcels of less than the prescribed minimum lot area may be allowed for Farmworker Housing Complexes on land zoned AE within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres.
7. **Nonconforming Parcel Size:** 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 category, shall not be prohibited solely by reason of such failure. However, this policy shall not be construed to permit the subdivision of any parcel into two or more lots if any of the new lots fails to meet the minimum parcel size requirements.
8. **Interpretation of Boundaries:** Because of the scale of the General Land Use, Area Plan and Existing Community maps, it is not always possible to show boundaries of land use designations precisely enough to exactly represent property lines or geographic features. Where the precise location of boundaries depicted on the General Land Use, Area Plan or Existing Community Map is uncertain, the Planning Director is authorized to resolve the uncertainty. The Map lines or boundaries should follow natural or man-made boundaries. Where the scheme of the map in the immediate area in question is to follow a certain type of natural or man-made boundary, the uncertainty should be resolved consistently with that scheme. The following list contains examples of natural or man-made boundaries:
- 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, and
 - lines marking features or designations referenced in the definitions and criteria of the various land use categories.
9. **Concurrent Processing:** Zone changes, if necessary, shall be processed concurrently with General Plan Amendments to assure zoning consistency.
10. **Variances:** Variances to minimum parcel size requirements and building intensity standards, height and setback standards applicable to a given property may be granted provided that all of the following conditions are met:
- (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.

- 11. **Guidelines for Orderly Development:** *Discretionary development* shall be consistent with the *Guidelines for Orderly Development*.

3.1.3 Programs

Greenbelt Agreements: In order to maintain the integrity of separate, distinct cities and to prevent inappropriately placed development between city boundaries, some cities and the County have entered into joint *greenbelt agreements*. These agreements protect open space and agricultural lands and reassure property owners located within these areas that land will not be prematurely converted to uses which are incompatible with agriculture or open space uses. In addition, the *greenbelt agreements* reinforce the County *Guidelines for Orderly Development*. Traditionally, agreements have been executed as joint or co-adopted resolutions by mutually interested cities and, in cases where the County is a party to it, by the Board of Supervisors.

Greenbelt agreements have been adopted for the following areas:

- Between the cities of Ventura and Santa Paula.
- Between the cities of Santa Paula and Fillmore.
- Between Fillmore and the Los Angeles County Line (excluding the Community of Piru).
- Between the cities of Ventura and Oxnard westerly of Oxnard to Harbor Blvd.
- Between the cities of Oxnard and Camarillo.
- East of the City of Camarillo for the westerly portion of the Santa Rosa Valley.
- Tierra Rejada Valley.

Additional *greenbelt agreements* should be considered by the County and the appropriate cities for the following respective areas:

- Las Posas Valley.
- Hidden Valley.
- Upper Ojai Valley.
- Between Moorpark and Simi Valley north of Highway 118.

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.

- 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.
- An *Area of Interest* is a major geographic area 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 3.5 shows the current Area of Interest boundaries for the County.

- A *Sphere of Influence*, as used in this General Plan, is an area determined by 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 Chapter). The adoption of Spheres of Influence is required by Government Code Section 56425.
- 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.
- 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:
 - 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.
- For purposes of the County General Plan, "open space" also includes the following:
 - 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.
- The **State or Federal Facility** land use designation is included on the General Land Use Map to recognize Federal or State facilities, excluding forest and park lands, over which the County has no or limited land use authority. Areas so designated include lands under Federal or State ownership on which governmental facilities are located.
- The **Urban Reserve overlay** designation is applied to all unincorporated land within a city's adopted Sphere of Influence. Although LAFCO has determined these areas to be appropriate for eventual annexation and urbanization, the Urban designation was not applied to all lands within the LAFCO sphere boundaries because it could result in urban development being permitted without annexation. Accordingly, unincorporated lands within spheres have been designated under this General Plan as Existing Community, Rural, Agricultural or Open Space. Under these designations, therefore, more intense development could not occur on affected lands until they are annexed.

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 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) Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
- (4) Establish *policies* and regulations which restrict agricultural land to farming and related uses rather than other *development* purposes.
- (5) Restrict the introduction of conflicting uses into farming areas.

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 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.
- (6) Recognize the intrinsic value of open space lands and not regard such lands as "areas waiting for urbanization."

6. State and Federal Facilities:

- (1) Recognize 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.
- (2) Encourage proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately owned lands

7. Urban Reserve:

Acknowledge the interests of cities and recognize the LAFCO adopted Spheres of Influence as areas in which urbanization will occur under the cities' authority.

3.2.2 Policies

1. Urban:

- (1) The Urban land use designation shall include existing incorporated lands within a city's Sphere of Influence, and unincorporated urban centers within their own Area of Interest. No more than one city or unincorporated urban center shall be designated within an adopted Area of Interest.
- (2) The appropriate zoning, maximum residential building intensity, and the minimum parcel size consistent with the Urban land use designation for unincorporated land shall be that allowed by the adopted Area Plan.

- (3) If a suitable amount of developable land exists within a city's Sphere of Influence then outward expansion of urban development into the city's Area of Interest shall be discouraged. If a suitable amount of developable land exists within an unincorporated urban center then expansion of the unincorporated urban center shall be prohibited.

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, as well as the range of existing population densities and building intensities. The appropriate zoning, population densities, and building intensities shall be that allowed by the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in this Chapter commencing with [Figure 3.7](#). Because of the degree of specificity on the Existing Community Maps, any zone change within an Existing Community covered by a Zoning Map shall require a General Plan amendment.

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 which are consistent with agricultural or agriculturally related 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, 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, 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.

6. State or Federal Facility:

- (1) The State or Federal Facility land use designation shall include State or Federally owned lands on which a significant governmental use is located, and which are under the control of the State or Federal government and, therefore, effectively beyond the land use jurisdiction of the County.
- (2) Whenever land designated State or Federal Facility is transferred to a private party or another public entity, the land shall be redesignated to an appropriate land use designation through the General Plan Amendment process.

7. Urban Reserve:

- (1) The Urban Reserve overlay designation shall be applied to all unincorporated land within a city's adopted Sphere of Influence.
- (2) Applicants for General Plan amendments, zone changes, and *discretionary development* should apply to the appropriate city and shall be discouraged from applying to the County.

3.3 Population and Housing

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan [Government Code Section 65302(c)]. The Element shall identify and analyze existing and projected housing needs, and shall include a statement of *goals* (including quantified objectives), *policies*, and scheduled *programs* for the preservation, improvement and development of housing. A Housing Element also shall identify adequate sites for housing and provide for the existing and projected needs of all economic segments of the County (Government Code Section 65583).

In addition to State law, the guidelines adopted by the Department of Housing and Community Development should be considered in the preparation of the Housing Element (Government Code Section 65585). Periodic review of the Element should evaluate:

- The appropriateness of its goals, policies and programs in contributing to the attainment of the State housing goals;
- Its effectiveness in attaining the County's housing goals and objectives; and
- The progress of its implementation (Section 65588).

The Population and Housing Section of the Land Use Chapter and the Land Use Appendix of the Ventura County General Plan are intended to fulfill the requirements of State law regarding Housing Elements. This section contains the Goals, Policies and Programs associated with the January 1, 2014 to October 1, 2021 Housing Element cycle. Other components of the Housing Element are contained in Section 3.3 of the Land Use Appendix. The following goals, policies and programs apply to population and housing:

3.3.1 Goals

1. **Population and Dwelling Unit Forecast Goal:** Monitor the rate and distribution of growth within the cities and unincorporated area of the County, and ensure that the population and dwelling unit forecasts of the County General Plan are periodically updated and are consistent with the cities' and County's General Plans and the ability to provide adequate public facilities and services.
2. **Consistency with Public Facilities and Services Capacity Goal:** Ensure that the rate and distribution of growth within the County does not exceed the capacity of public facilities and services to meet the needs of the County's population and to protect the public health, safety, and welfare.
3. **Housing Preservation Goals:** Preserve the condition of the existing housing stock and the continuing affordability of currently affordable units:
 - (1) Encourage preservation of the existing housing stock (31,158 units). The preservation objectives by income category are as follows:

<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Upper-Income Units</i>
4,026	3,659	5,621	5,360	12,491

- (2) Assure, where feasible, the continued affordability of the existing affordable housing stock.
- (3) Assure, where feasible, that affordable housing in the Coastal Zone is replaced in proximity when demolished or converted.
4. **Housing Rehabilitation Goals:** Continue and expand, where feasible, existing housing rehabilitation programs:
 - (1) Promote the improvement of existing housing by informing the public about existing energy conservation and weatherization retrofit.
 - (2) Promote the development of room additions and second dwelling units to reduce overcrowding for lower-income households.
5. **Housing Opportunities Goals:** Increase housing opportunities for households of all income levels, with special emphasis on *lower-income* households, senior citizens, mentally ill, single heads of household, large families, farmworkers, handicapped and homeless:
 - (1) Promote and facilitate a 1.5 percent market vacancy rate in owner-occupied housing and 4.5 percent market vacancy rate in rental housing. These are the vacancy rates determined to indicate a healthy market vacancy need and used by the Southern California Association of Governments (SCAG) in the 5th cycle RHNA allocation methodology.

- (2) Facilitate the construction of 1,015 new dwelling units in the following income categories in the unincorporated area of Ventura County between January 1, 2014 and October 1, 2021:

<i>Extremely Low-Income Units</i>	<i>Very Low-Income Units</i>	<i>Low-Income Units</i>	<i>Moderate-Income Units</i>	<i>Upper-Income Units</i>
123	123	168	189	412

- (3) Promote and facilitate the construction of housing which is suited to the specific needs of other *lower-income* groups (i.e., farmworkers, senior citizens, mentally ill, handicapped, single heads of households, large families or homeless) both Countywide and within the unincorporated areas of the County.
- (4) Provide opportunities for new, and preserve existing, senior housing including senior ownership, rental, and manufactured housing.
- (5) In areas outside of Existing Communities, facilitate the construction of *lower-income* housing which is suited to the rural character, economy and needs of Ventura County, such as farmworker housing, manufactured housing, mobile homes, and second-dwelling units.
- (6) Assist *lower-income* households to purchase or rent homes.
- (7) In conjunction with Public Facilities and Services Goals 4.1.1 and 4.3.1, ensure that adequate public facilities and services are planned to serve new and existing development.
6. **Housing Diversity Goals:** Promote a diversity of housing types, *tenure*, and price:
- (1) Increase the number of single-family attached, multi-family, and rental units in unincorporated communities that have a disproportionately high percentage of single-family detached and owner-occupied housing units.
 - (2) Strive for an equitable distribution of housing types and prices throughout the Urban and Existing Community designated areas of the unincorporated County.
 - (3) Continue the utilization of mobilehomes and manufactured homes in the unincorporated County as a means of providing dwelling units for *lower-income* households.
7. **Housing Equality Goal:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status by attempting to eliminate discrimination in housing through support of Federal, State and local fair housing laws and policies.
8. **Area Plans and Other County Policies Goal:** Ensure that the Population and Housing Section of the County General Plan and new housing *developments* are consistent with the *goals*, objectives and *policies* of the various Area Plans and other County adopted plans and *policies*. Ensure that Area Plans are consistent with the *goals*, objectives and *policies* of the Population and Housing Section of the County General Plan.
9. **Population and Housing Section Update Goal:** Ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis; by reassessing the *goals*, objectives and *policies* of the Population and Housing Section; and by evaluating the effectiveness of the Section's *programs* as specified by State law.

3.3.2 Policies

1. **Forecasts Policy:** The population, dwelling unit and employment forecasts ([Figures 3.29](#), [3.30](#), and [3.31](#)) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of development and other land use projects within each subarea and in the County as a whole. Any project or combination of projects which would cause the forecasts to be exceeded in a given forecast year of a given subarea shall be reviewed to ensure that growth does not exceed the capacity of the available and/or planned public facilities or public services for that subarea. The purpose of the forecasts is not to impose artificial limits

on the rate or form of growth, but to provide a logical basis for planning public facilities and services, and to assist public decision-making bodies in ensuring that public needs will be addressed and accommodated in a comprehensive and long-term manner.

2. Housing Preservation Policies:

- (1) Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses that would eliminate or degrade the housing stock within that community.
- (2) *Lower- and moderate-income* rental housing located in the Coastal Zone shall be concurrently replaced within three miles, if feasible, when two or more such units are converted or demolished.
- (3) The County shall support the efforts of private and public agencies to preserve the existing housing stock including all housing types such as, single-family, multi-family, farmworker, second dwelling units, manufactured and mobile homes.

3. Housing Rehabilitation Policy: The County shall coordinate its housing rehabilitation programs with those of other public and private agencies.

4. Housing Opportunities and Diversity Policies:

- (1) As Area Plans are developed or updated, the County shall attempt to accomplish the following to encourage greater housing opportunities as well as safe and livable residential neighborhoods:
 - Increase density, where appropriate, to reduce the cost of land per unit.
 - Increase density, where appropriate, near job clusters, commercial centers, or transit stops.
 - Ensure a mix of residential densities (i.e., single family attached and multi-family as well as single-family detached).
 - Re-designate, where appropriate, any commercial, industrial or public land which has been determined to be surplus for the community needs, to a residential land use designation in order to increase the land available for housing.
 - Discourage the conversion of existing residentially developed or designated areas to other land uses.
 - Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.
 - Enhance existing residential areas by seeking development and funding opportunities for public infrastructure such as sidewalks and other pedestrian networks, bicycle facilities, neighborhood parks, and street trees in the County's most urbanized communities (such as Saticoy, North Ventura Avenue, El Rio, and Piru).
 - Discourage the conversion of existing senior citizen housing to other uses.
 - Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects.
- (2) The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as senior citizens, mentally ill, handicapped, large families, single heads of household, farmworkers and the homeless.
- (3) County-owned land that is no longer necessary for the purpose for which it was acquired or previously used shall be evaluated for its suitability for *lower-income* housing and emergency shelters using criteria including, but not limited to, compatibility with surrounding existing land uses and economic viability. If suitable, such land shall be made available to public or private non-profit organizations for the construction of *lower-income* housing or emergency shelter.

- (4) The County shall offer, under Article 16, Density Bonus Program of the Zoning Ordinance, a density bonus and other concessions for those residential projects that provide a minimum percentage of the units for *lower-income* and *moderate-income* households, condominium conversion projects, and senior households per the requirements of State law. These units shall have resale or rental controls attached to them.

5. **Housing Equality Policies:**

- (1) The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.
- (2) The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

6. **Area Plans and Other County Policies:**

- (1) As Area Plans are developed or updated, they shall be consistent with the *goals* and *policies* of the Population and Housing Section of the County General Plan.
- (2) As Area Plans are updated for the County's urbanized communities, appropriate locations should be identified as opportunity sites for multi-family, senior citizen, and/or farmworker housing.
- (3) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:
 - Consistency with adopted regional population forecasts.
 - Consistency with adopted land use and circulation element maps or policies.
 - Balance of residential development with employment opportunities.
 - Preservation and conservation of natural resources and agricultural lands.
 - Recognition of environmental hazards and constraints.
 - Preservation and promotion of community character.
 - Availability of existing and planned infrastructure and urban services.

7. **Population and Housing Section Update Policy:** The Housing Section of the General Plan shall be revised as prescribed by State law. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing *goals*, objectives, *policies* and *programs* that may be appropriate based upon changing needs or priorities.

3.3.3 Programs

An attempt has been made not to duplicate *programs* under separate headings. For example, some *programs* which will provide "housing opportunity" would also add to "housing diversity", but have not been repeated. It is recommended, therefore, that all *programs* be reviewed to gain an understanding of how the *programs* interrelate and how, together, they will bring Ventura County closer to attaining its housing *goals* and objectives.

1. **Population and Dwelling Unit Forecast Program:** The County Planning Division will continue to update the population and dwelling unit forecasts of the County General Plan periodically, in consultation with the cities, and subject to the approval of the Board of Supervisors. The County General Plan will be periodically updated to incorporate the updated forecasts and to revise County *goals*, *policies*, and *programs* as necessary (ongoing).
2. **Population and Dwelling Unit Monitoring Program:** The County Planning Division will monitor population and dwelling unit growth to evaluate consistency of actual *development* patterns with adopted forecasts for the various subareas of the County. In cases where it appears that *discretionary development* would individually or cumulatively exceed the forecasts

in a given subarea of the County, the Planning Division will bring the information to the attention of the decision-making body (ongoing).

3. Housing Preservation Programs:

- (1) The Resource Management Agency (Planning, Building and Safety, Environmental Health) will continue the enforcement of zoning, building and safety, and public health codes on a complaint or voluntary request basis (ongoing).
- (2) To the extent that Federal and State grants and local housing funds are available, the County Executive Office, with the assistance of the Resource Management Agency, will continue to administer grant/loan programs to assist households with resolving housing health and safety code violations, i.e., building and safety, fire, or public health (ongoing).
- (3) The Planning Division will continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance (ongoing).

4. Housing Rehabilitation Programs:

- (1) The Resource Management Agency (Planning, Building and Safety, Code Compliance, Environmental Health) will continue to notify and direct affected property owners to the County Executive Office regarding possible grants/loans to resolve health and safety code violations involving housing (ongoing). To the extent that Federal and State grants and local housing funds are available, the County Executive Office will continue to provide grant assistance to lower-income households for the rehabilitation of housing units that have health and safety code violations (ongoing).
- (2) The Planning Division will continue to maintain the existing “Build It Smart” information and news web site to encourage energy- and resource-efficient building practices. Community Action of Ventura County (CAVC) should continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation programs for existing eligible homeowners and renters’ housing units (ongoing).
- (3) Assemble and/or update informational brochures for the Planning and Building and Safety public counters to inform the public regarding the availability of financial assistance and application procedures for home rehabilitation (ongoing).

5. Housing Opportunity and Diversity Programs:

- (1) The County Executive Office will continue to administer available Federal and State grants and local housing funds in order to facilitate the development of affordable owner-occupied and rental housing for lower-income households (including extremely-low, very-low, and low-income housing), and for those households with identified special needs (farmworkers, senior citizens, mentally ill, handicapped, homeless). The County Executive Office will continue to notify other interested housing agencies and non-profit organizations annually as funding becomes available for lower-income and special needs housing (ongoing).
- (2) The County will look for opportunities and consider applying for State and Federal monies that support extremely-low, very-low, and low-income housing construction and rehabilitation. Funding opportunities will be promoted to the development community by regularly updating and maintaining information on the County’s web page. The County will prioritize funding considerations for projects that serve extremely-low income housing construction (ongoing).
- (3) The County will encourage and continue to support the Area Housing Authority with administering subsidies to assist eligible lower-income households in renting affordable housing (ongoing).
- (4) The County will encourage and continue to support appropriate non-profit organizations (e.g., Community Action of Ventura County and Project Understanding) in their efforts to provide loans and/or grants to *lower-income* individuals and families who are either homeless or “at risk of becoming homeless” (ongoing).

- (5) The County will continue to support the Continuum of Care efforts to prevent and end homelessness by the following efforts:
 - Annually survey the number of homeless persons in the County;
 - Seek feasible and effective strategies to prevent homelessness and house homeless persons and families;
 - Research the funding sources available to deal with homelessness; and
 - Participate on the Interagency Council on Homelessness to implement the 10-Year Strategy to End Homelessness for Ventura County (ongoing).
 - (6) The County Executive Office will continue to actively participate on the Ventura County Interagency Council on Homelessness and with each of the cities within Ventura County to facilitate the implementation of the 10-Year Strategy to End Homelessness for Ventura County (ongoing).
 - (7) The Planning Division will encourage and support the development of lower-income housing for extremely low-income, very low-income and low-income households on the Residential High Density (RHD) zoned parcels by continuing to facilitate the expedited, non-discretionary processing of residential development applications (ongoing).
 - (8) The Planning Division, in consultation with farmworker housing organizations, will evaluate development standards applicable to discretionary farmworker complexes and, if warranted to facilitate farmworker complexes, will adopt new or amend existing development standards (FY 2015-16).
 - (9) The Planning Division will pursue the following action to promote the construction of second dwelling units for *lower-income* households:
 - Seek funding for a program that would solicit, assemble and distribute pre-approved building plans for second dwelling units (FY 2014-15).
 - As regulations change, update informational brochures and/or website information that describe the process for obtaining permits for second dwelling units. (ongoing).
 - (10) The Planning Division will prepare and bring forward for the Board of Supervisor's consideration amendments to the Non-Coastal and Coastal Zoning Ordinances that would require residential development projects of 10 or more dwelling units to provide *lower-income* residential units (NCZO -FY2014-15; CZO – FY2015-16 or concurrent with Phase II CIAP Grant CZO amendments).
 - (11) The Planning Division will evaluate senior citizen housing needs and potential ordinance revisions that promote the preservation and expansion of senior citizen housing countywide (FY 2015-16).
 - (12) The Planning Division will continue to monitor State legislation regarding housing, and will submit budgetary proposals to the Board of Supervisors as necessary to amend the County General Plan and Zoning Ordinance to ensure consistency with State law (ongoing).
6. **Housing Equality Program:** The County will continue to fund, along with the cities, the Fair Housing Program to provide counseling and referral, affirmative action, and publications relative to fair housing laws, and tenant-landlord rights (ongoing).
7. **Population and Housing Section Update Programs:**
- (1) The Planning Division, with the help of other public and private organizations, will continue to monitor Countywide construction and demolitions and estimate population trends. The Planning Division will also periodically assess the progress in attaining the County's housing *goals, policies, and programs*. Housing factors that should be monitored and estimated include:
 - Housing construction and demolition by dwelling unit type and affordability category.

- Housing *tenure* and vacancy rates.
 - Population increases and distribution.
 - Employment generation and housing demand of proposed projects.
 - Number of homeless persons and their distribution.
 - Land available for the construction of *lower-* and *moderate-income* housing and farmworker housing.
 - Evaluation of General Plan housing *goals*, *policies* and *programs* annually as required by the Government Code (ongoing).
- (2) The Planning Division will periodically prepare an update to the Population and Housing Section of the General Plan as required by State law, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs (ongoing).

3.4 Employment and Commerce/Industry

The population, dwelling unit and employment forecasts ([Figures 3.29](#) and [3.30](#)) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of development and other land use projects within each subarea and in the County as a whole. Commerce and industry are the principal means by which Ventura County residents are employed and are the financial foundation upon which our communities are based ([Figure 3.31](#)).

Commercial and industrial uses are generally considered to be urban land uses that require public services and facilities. In Ventura County, commercial uses are located in cities and unincorporated urban centers or Existing Communities, and serve the needs of the residents and visitors of the respective city, urban center or Existing Community. Similarly, industrial uses are principally located in cities and unincorporated urban centers and Existing Communities. Ventura County industrial uses serve as the foundation of the local economy and are an integral part of the regional and global economies.

The following goals, policies, and programs govern commercial and industrial uses and development:

3.4.1 Goals

1. Encourage adequate commercial uses to develop within the incorporated cities, unincorporated urban centers and designated Existing Communities to meet the shopping, service and entertainment needs of area residents and visitors.
2. Encourage adequate industrial uses to develop within the incorporated cities, unincorporated urban centers and designated industrial Existing Communities, to meet the manufacturing, processing, fabrication and service needs of the local, regional and global economy, and to meet the employment needs of County residents.
3. Ensure that commercial and industrial uses develop in a manner compatible with neighboring residential and agricultural land uses, and natural resources.
4. Ensure that new commercial and industrial development does not adversely impact existing public facilities and services.
5. Ensure that commercial and industrial uses are developed to high standards of urban design and environmental quality.
6. Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.

3.4.2 Policies

1. Commercial and industrial *development* shall be located within cities, existing unincorporated urban centers or designated Existing Communities which provide maximum access to the public and where appropriate public facilities and services can be provided to serve such *development*.
2. All applications for commercial and industrial *development* located within a city's Sphere of Influence shall be referred to the city for possible annexation.
3. Commercial and industrial *developments* shall be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximizing pedestrian and vehicle safety, and minimizing the impacts on land use conflicts and traffic congestion.
4. Commercial and industrial *developments* shall be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and on-site activities (e.g., hours of operation, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.
5. Retail sales and service type commercial and office facilities should locate in shopping centers, or established commercial areas, or planned mixed-use districts.
6. Industrial *development* shall be located within city or existing unincorporated area industrial parks that have the necessary public facilities and services to support most industrial *development*.
7. Commercial and industrial uses shall be designed and conducted in a manner that is compatible with surrounding land uses such that potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.
8. 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.
9. Employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated 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, whichever is more appropriate. At such time as program 3.4.3-3 is completed, this policy shall no longer apply.

3.4.3 Programs

1. As necessary, the County Planning Division shall review, amend and enforce performance standards contained within zoning regulations (ongoing).
2. The Planning Division will initiate a *program* to monitor commercial and industrial *development* and to estimate current employment levels (ongoing).
3. The Planning Division will develop and process a Housing Impact Mitigation Fee ordinance for the Board of Supervisors' consideration. Any fees collected from agricultural-related development should be set aside for only farmworker housing (FY2014-15).
4. To the extent that Federal and State grants are available, the County Executive Office will 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 (ongoing).

Figure 3.1a
General Land Use Map (North Half)
(separate document)

[Click above to go to map]

Figure 3.1b
General Land Use Map (South Half)
(separate document)

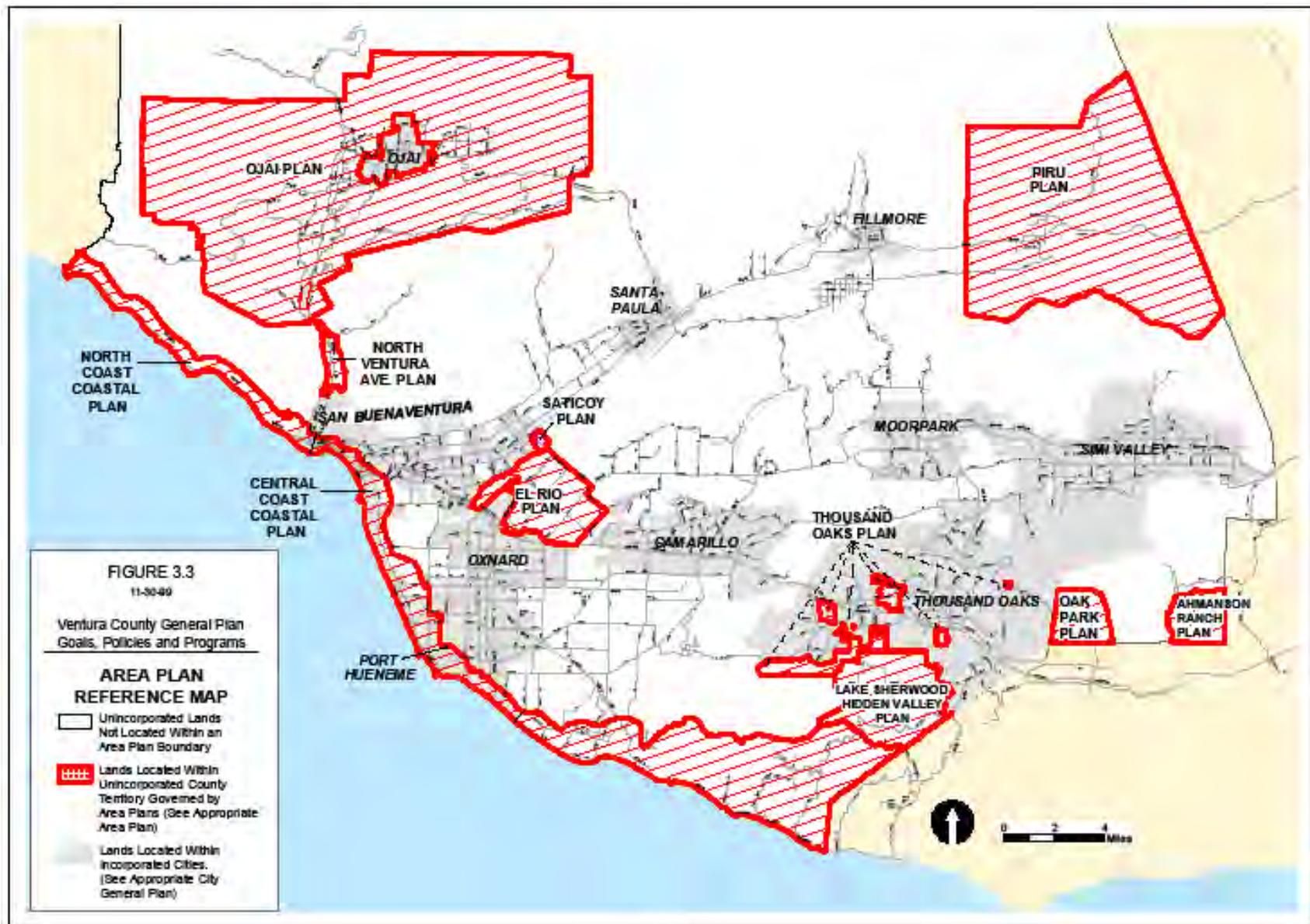
[Click above to go to map]

**Figure 3.2a
Zoning Compatibility Matrix; Non-Coastal Zones**

GENERAL PLAN MAP LAND USE DESIGNATIONS	ZONE													Legend			
	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	IND, RES, R/MU, TC*
OPEN SPACE (10 AC MIN.)																	<div style="display: flex; flex-direction: column; gap: 10px;"> <div> = Not compatible with plan</div> <div> = Compatible with plan</div> <div>Compatible only with zone suffix equal to or more restrictive than that shown</div> <div>X = X thousand square feet min. lot size</div> <div>X AC = X acre minimum lot size</div> <div>X U = X units per acre maximum,</div> </div>
AGRICULTURE (40 AC MIN.)																	
RURAL (2 AC MIN.)			2 AC	2 AC	2 AC												
EXISTING COMMUNITY																	
URBAN																	
STATE/FEDERAL FACILITY	40 AC																
<p>OPEN SPACE INTERPRETATIONS – Open Space Interpretations granted prior to May 17, 1983, and permitting parcel sizes less than those specified in this Plan, shall be considered consistent with this Plan. Furthermore, zoning which is consistent with the purpose and intent of these Open Space Interpretations shall be considered consistent with this Plan.</p> <p>* Existing Community/Urban Reserve only</p>																	

**Figure 3.2b
Zoning Compatibility Matrix; Coastal Zones**

General Plan Map Land Use Designations	Zones										Legend	
	COS (10 Ac min.)	CA (40 Ac min.)	CR (1 Ac min.)	CRE (20,000 S.F. min.)	CR-1 (7,000 S.F. min.)	CR-2 (3,500 S.F. min.)	RB (3,000 S.F. min.)	RBH*	CR-PD	CC		CM
Open Space (10 Ac Min.)	○	○										<div style="display: flex; flex-direction: column; gap: 10px;"> <div> Not compatible with plan</div> <div> Compatible with plan</div> <div>Compatible only with zone suffix equal to or more restrictive than that shown in circle</div> <div>X U</div> <div>X Ac X acre minimum lot size</div> <div>X Ac X thousand square feet min. lot size</div> <div>X U X units per acre maximum</div> </div>
Agriculture (40 Ac Min.)		○										
Rural (2 Ac Min.)			2 AC	2 AC								
Existing Community			○	○	○	○	○	○	○	○	○	
Urban			○	○	○	○	○	○	○	○	○	
State/Federal Facility	40 Ac											
*1,750 S.F. per single-family dwelling/3,000 S.F. per two-family dwelling.											X U	

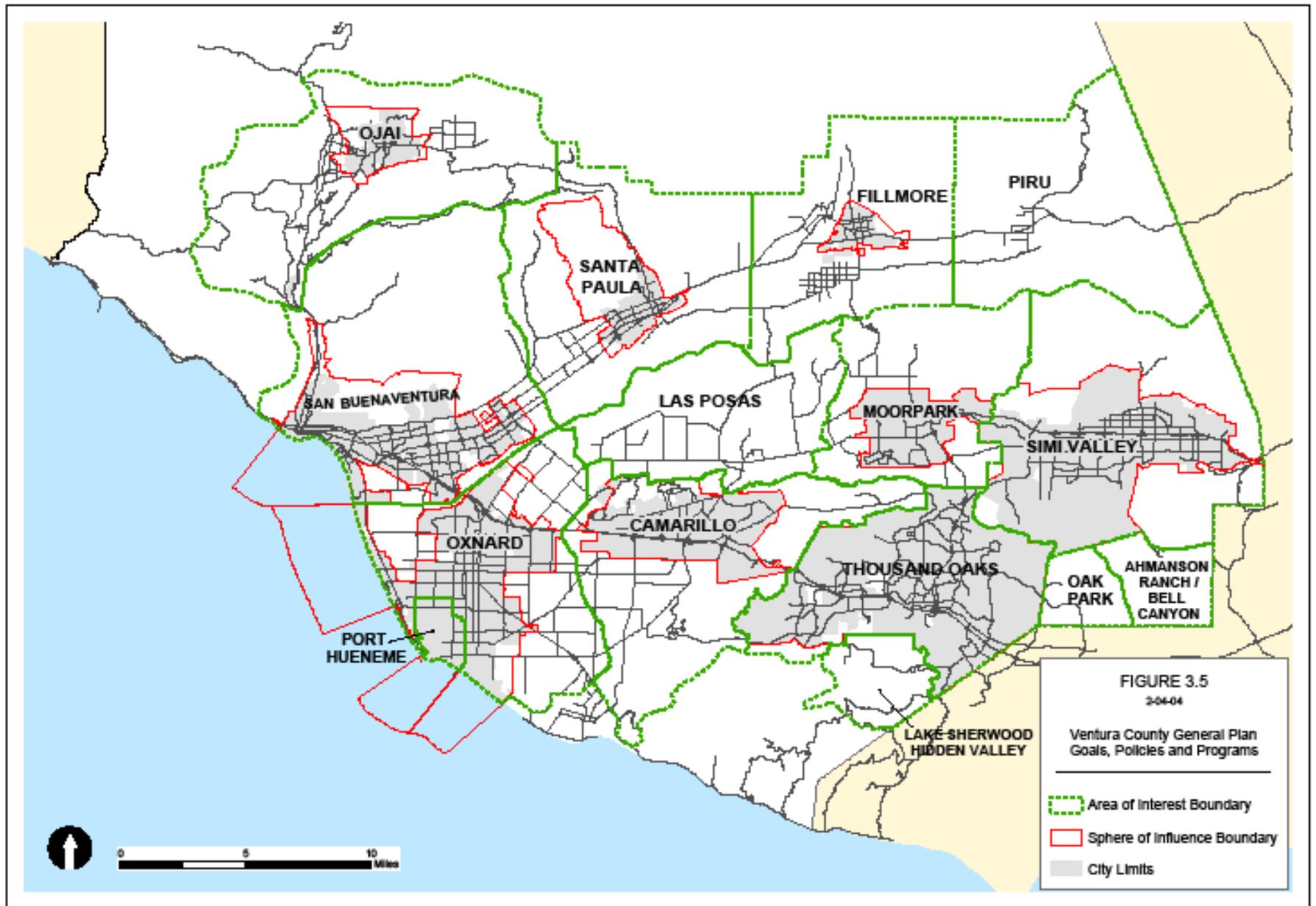


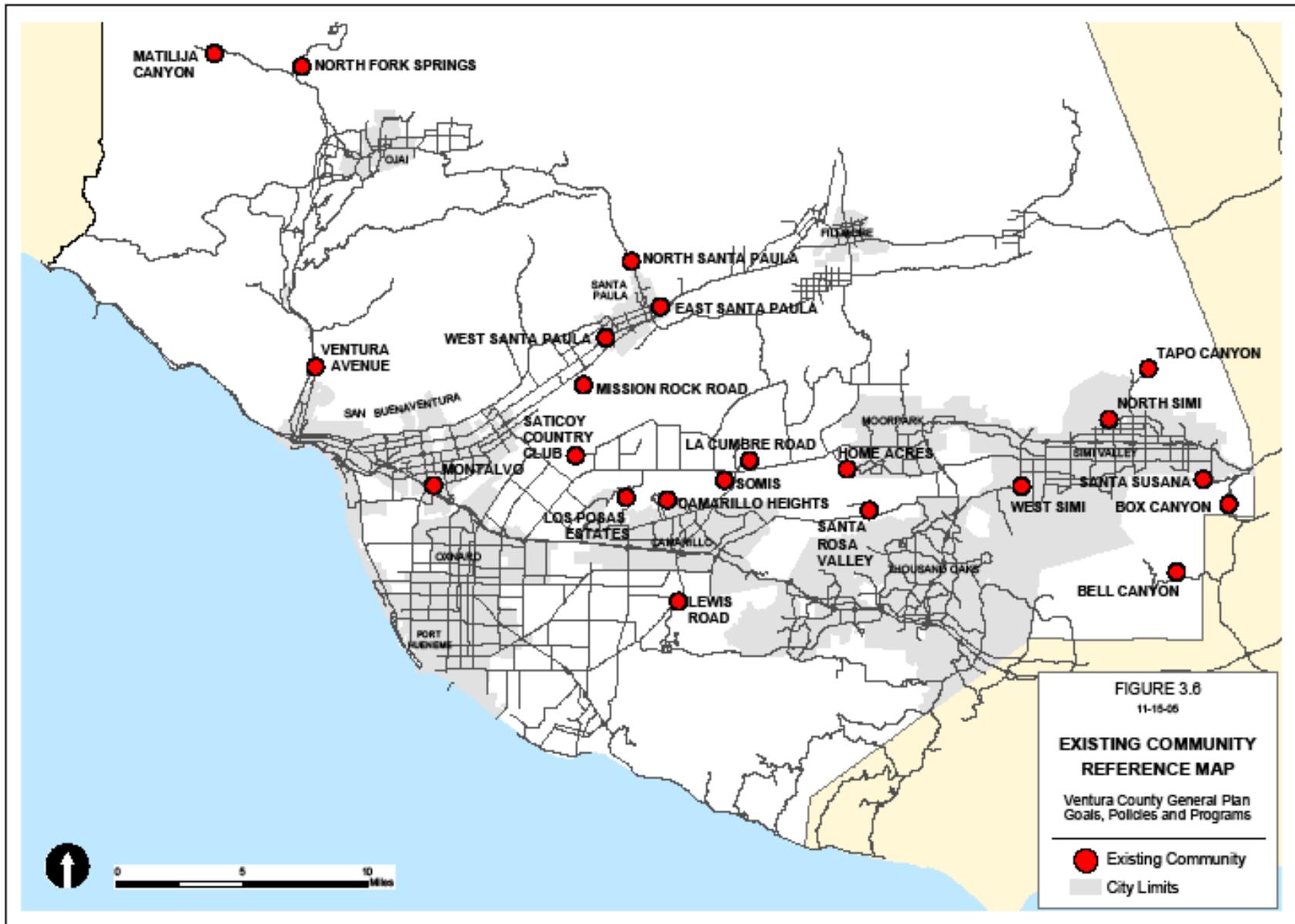
**Figure 3.4
General Residential Building Intensity
Standards/Population Density Range Table**

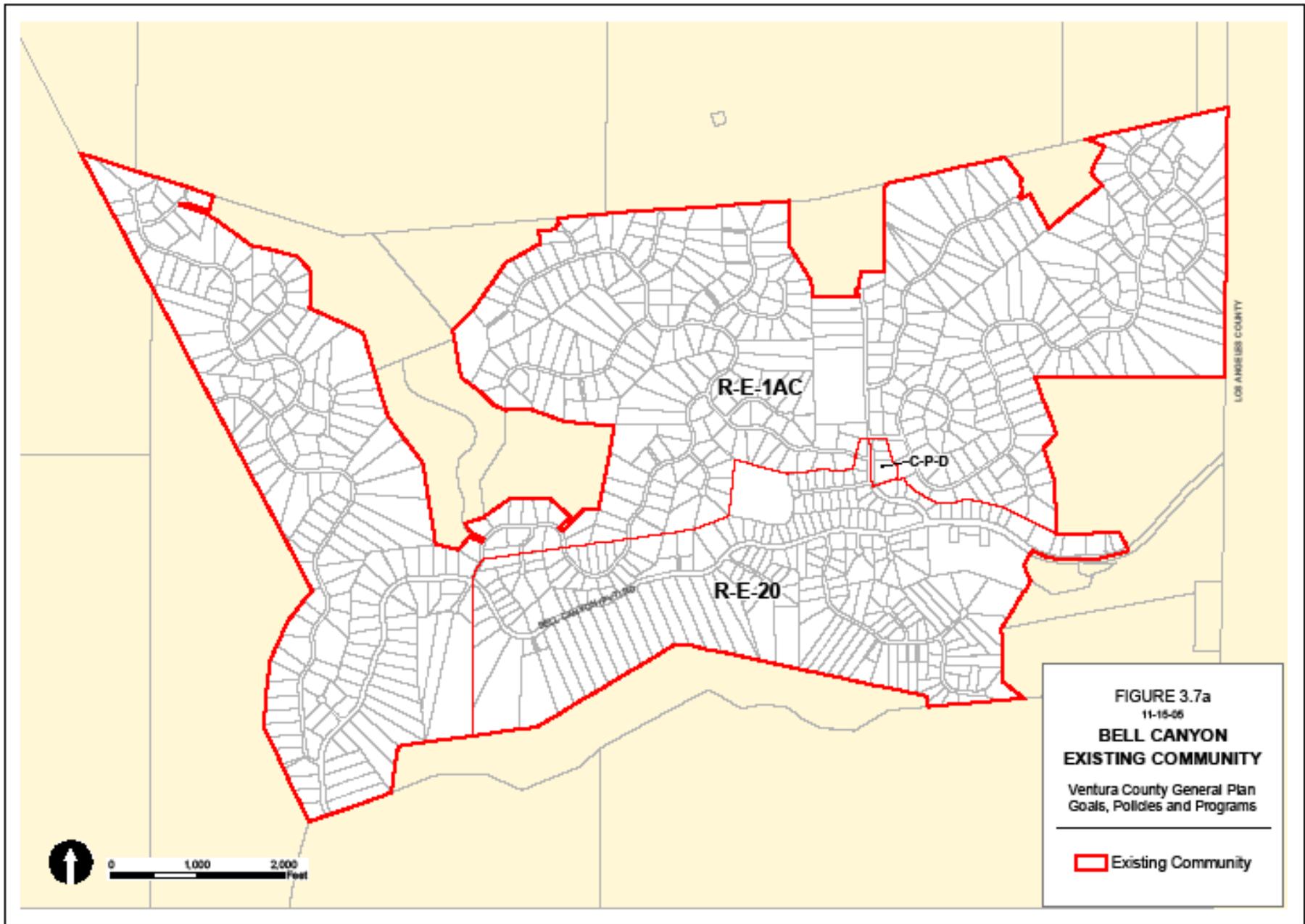
Designation-	Rural	Open Space	Agriculture
1. Acres ¹	3,878	205,122	80,519
2. Low Range DU's/Ac ²	1 DU/5Ac	1 DU/80Ac	1 DU/160Ac
3. High Range DU's/Ac ² (Policy Standard)	1 DU/2Ac	1 DU/10Ac	1 DU/40Ac
4. Low Range DU's (Line 1 times Line 2)	776	2,564	503
5. High Range DU's (Line 1 times Line 3)	1,939	20,512	2,013
6. Average Pop/DU (Year 2020 Forecast for Unincorporated Area)	2.82	2.82	2.82
7. Low Range Population (Line 4 times Line 6)	2,188	7,230	1,418
8. High Range Population (Line 5 times Line 6)	5,468	57,844	5,677
9. Low Range Pop/Acre (Line 7 divided by Line 1)	0.564	0.035	0.176
10. High Range Pop/Acre (Line 8 divided by Line 1)	1.410	0.282	0.071
11. Maximum Building Coverage ³ (Percent of Lot Area)	25% ⁴	5% ⁵	5% ⁵

Footnotes

- 1 Excludes acreage from Area Plans and land owned by public agencies.
- 2 Excludes second dwelling units (in accordance with State Government Code Section 65852.2) and farmworker dwellings.
- 3 Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures. 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.
- 4 For nonconforming lots of less than one acre in area, maximum *building coverage* shall be 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.
- 5 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 existing uses listed in the Non-Coastal Zoning Ordinance under the heading of "Crop and Orchard Production".







**Figure 3.7b
Building Intensity/Population Density Table -
Bell Canyon Existing Community**

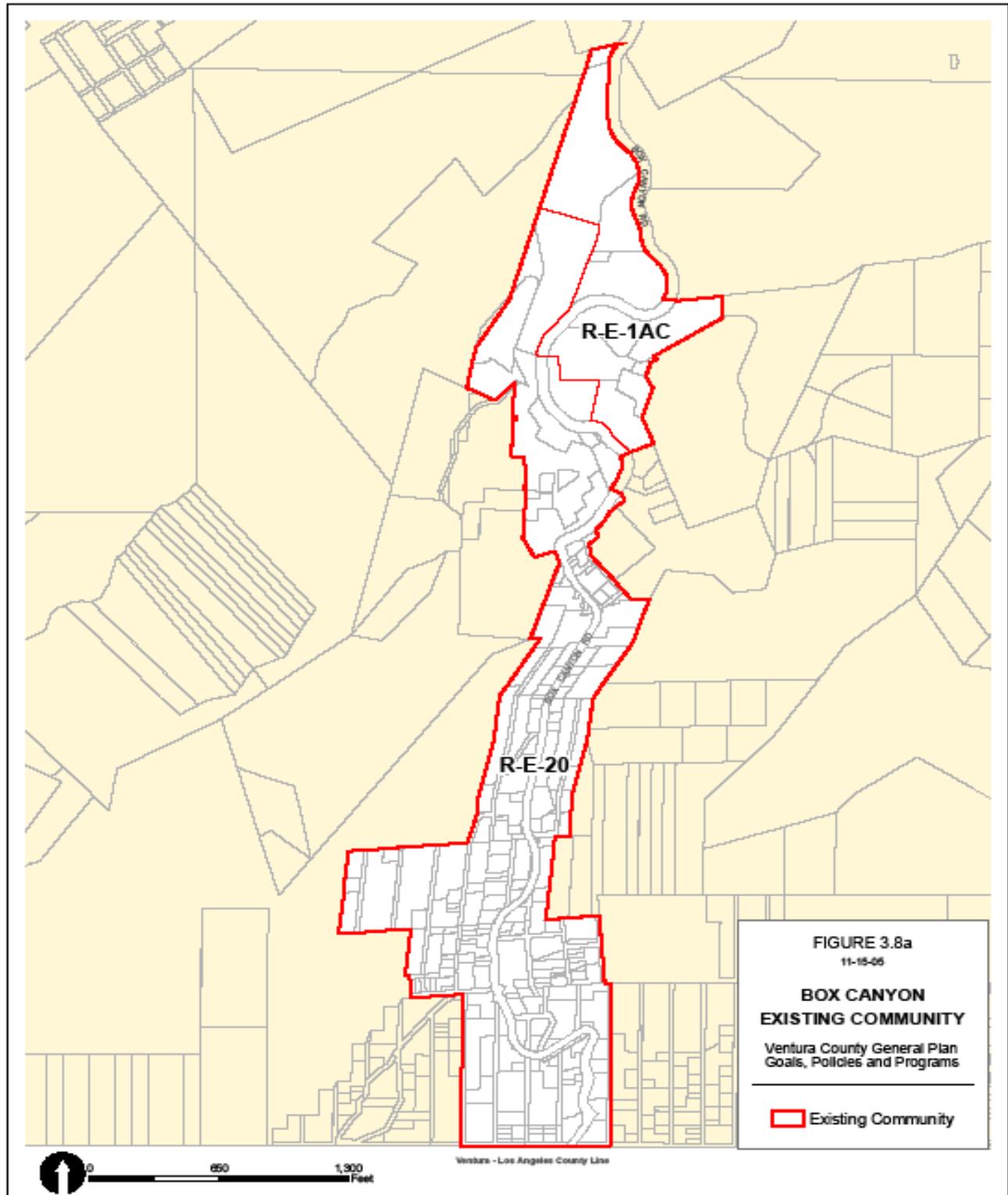
Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	865.47	25%	1.00	865	2.69	2,326	2.69
RE-20	265.76	29%	2.18	579	2.69	1,557	5.86
Total	1,131.23			1,444		3,883	
Commercial/Industrial							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees/ Acre	
CPD	2.05	60%	13.4	2.0	26	12.68	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Oak Park Non-Growth Area.

Figure 3.8a
Box Canyon Existing Community Map



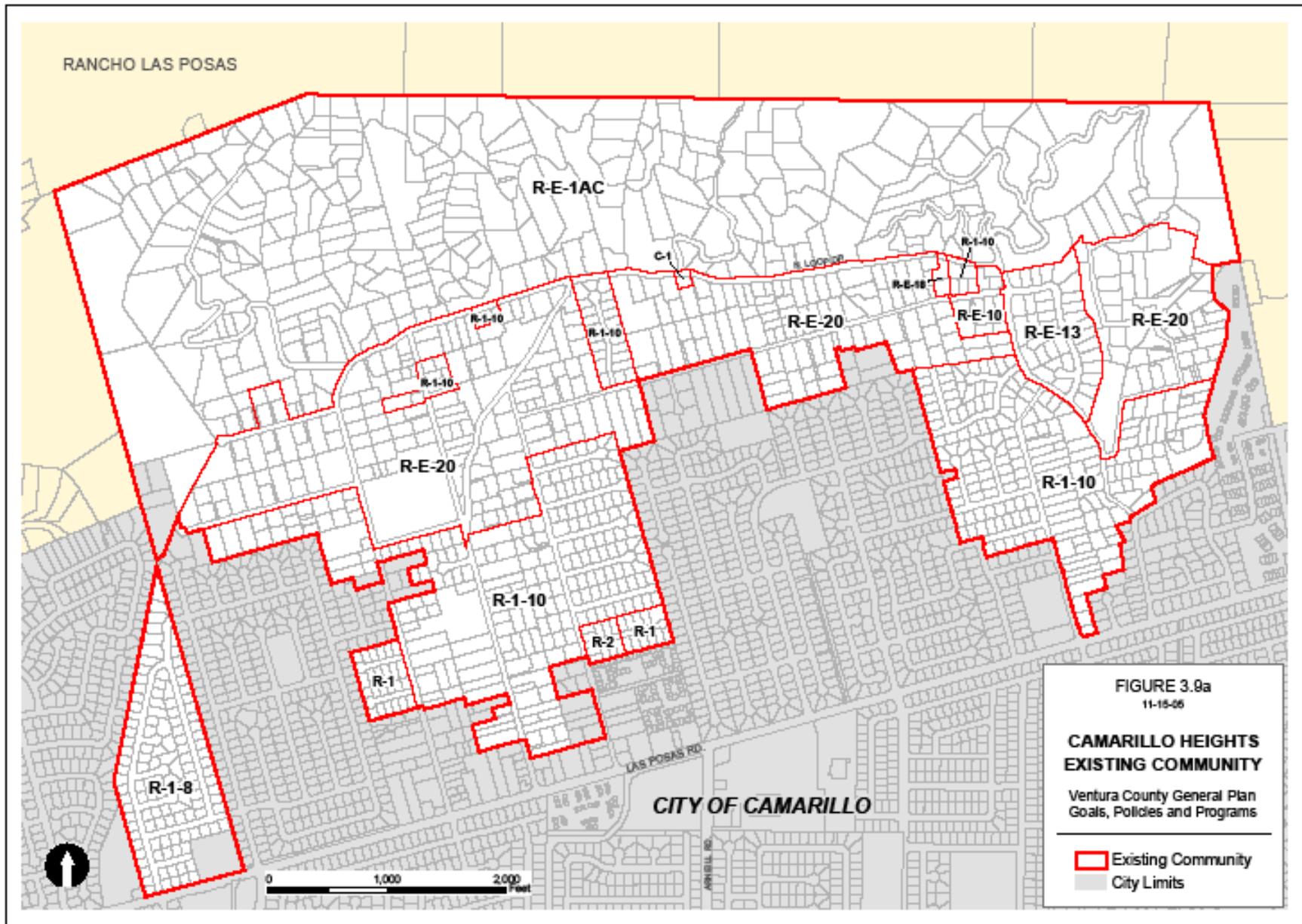
**Figure 3.8b
Building Intensity/Population Density Table -
Box Canyon Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/ DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	12.0	25%	1.00	12	2.31	27	2.25
RE-20	56.0	29%	2.18	122	2.31	281	5.02
Total	68.0			134		308	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Simi Valley Non-Growth Area.



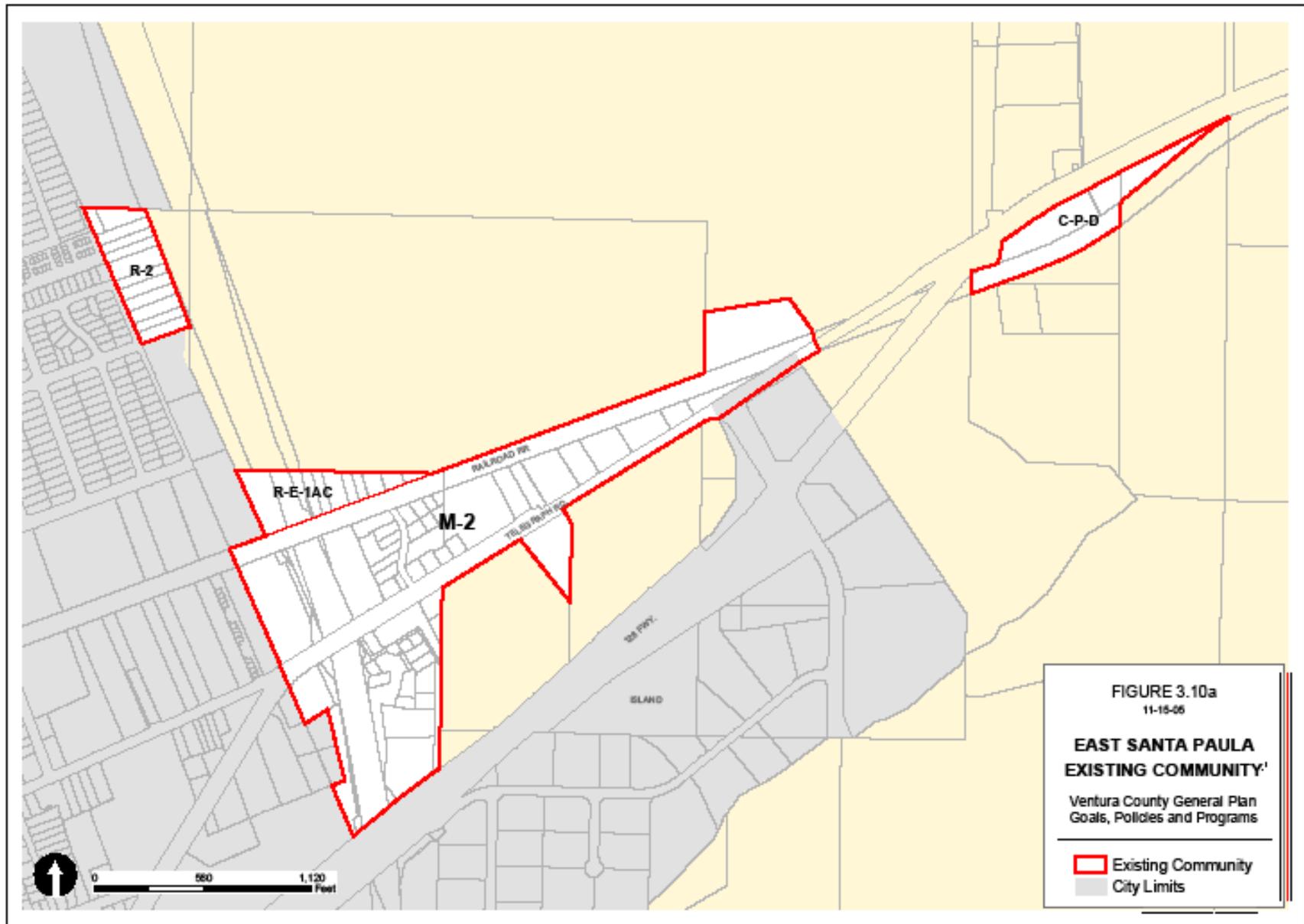
**Figure 3.9b
Building Intensity/Population Density Table -
Camarillo Heights Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	362.02	25%	1.00	362	2.52	912	2.52
RE-20	187.66	29%	2.18	408	2.52	1,028	5.48
RE-18	0.90	30%	2.43	2	2.52	5	5.55
RE-13	13.00	33%	3.35	43	2.52	108	8.31
RE-10	1.30	36%	4.36	5	2.52	12	9.23
R1-10	167.21	36%	4.36	729	2.52	1,837	10.98
R1-8	27.12	39%	5.45	147	2.52	370	13.64
R1	7.06	45%	7.26	51	2.52	128	18.13
R2	1.93	50%	12.45	24	2.52	60	31.34
Total	768.20			1,771		4,460	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Camarillo Growth Area.



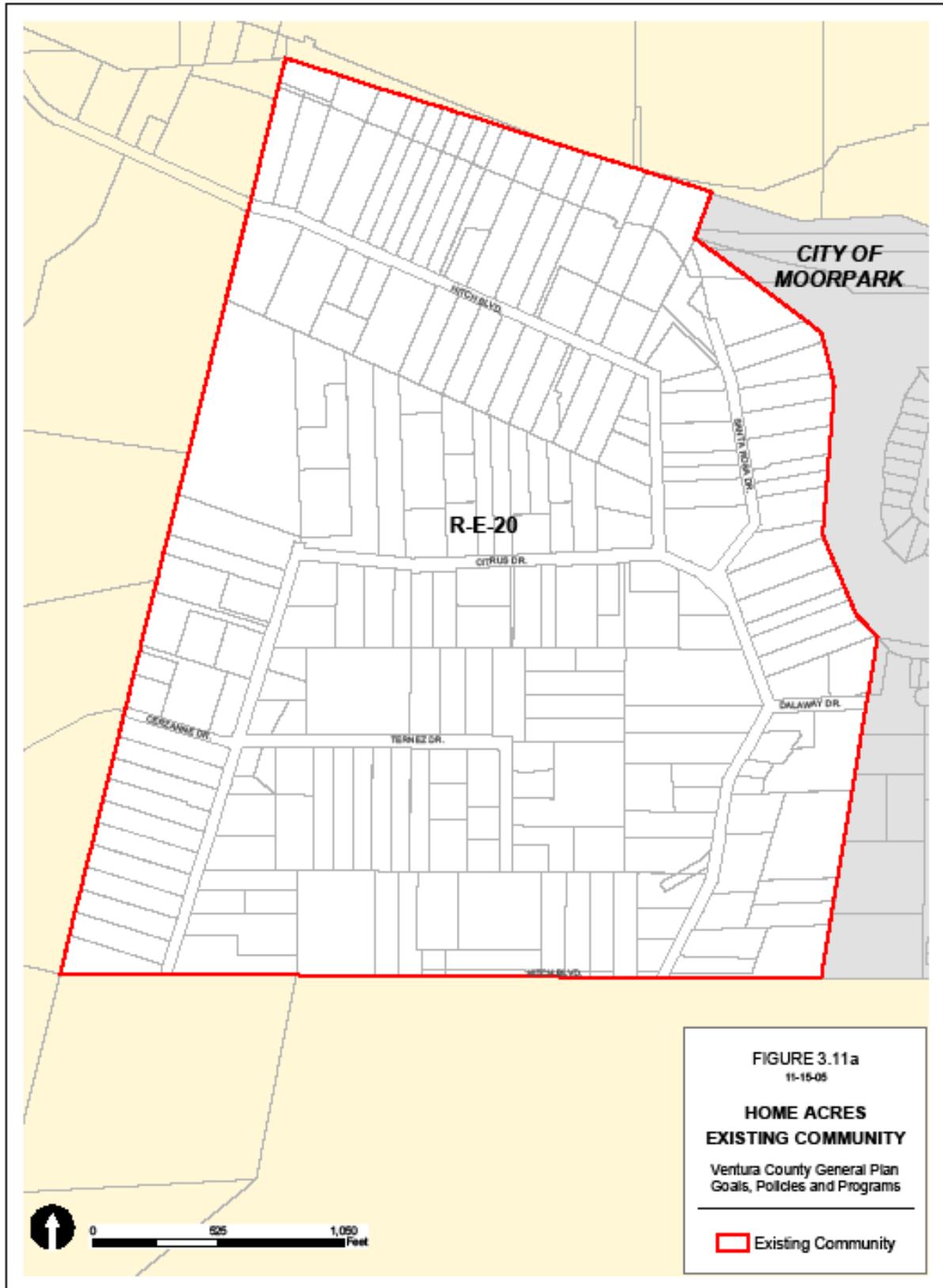
**Figure 3.10b
Building Intensity/Population Density Table -
East Santa Paula Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	3.84	25%	1.00	3	2.65	7	1.82
R2	4.24	50%	12.45	52	2.65	413	97.41
Total	8.08			55		420	
Commercial/Industrial							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees /Acres	
CPD	2.42	60%	15.8	2.0	31	12.81	
M2	40.49	50%	352.7	2.0	705	17.41	
Total	42.91		368.5		736		

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Santa Paula Growth Area.



**Figure 3.11b
Building Intensity/Population Density Table -
Home Acres Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-20	207	29%	2.18	451	2.91	1,312	6.34

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Moorpark Growth Area.

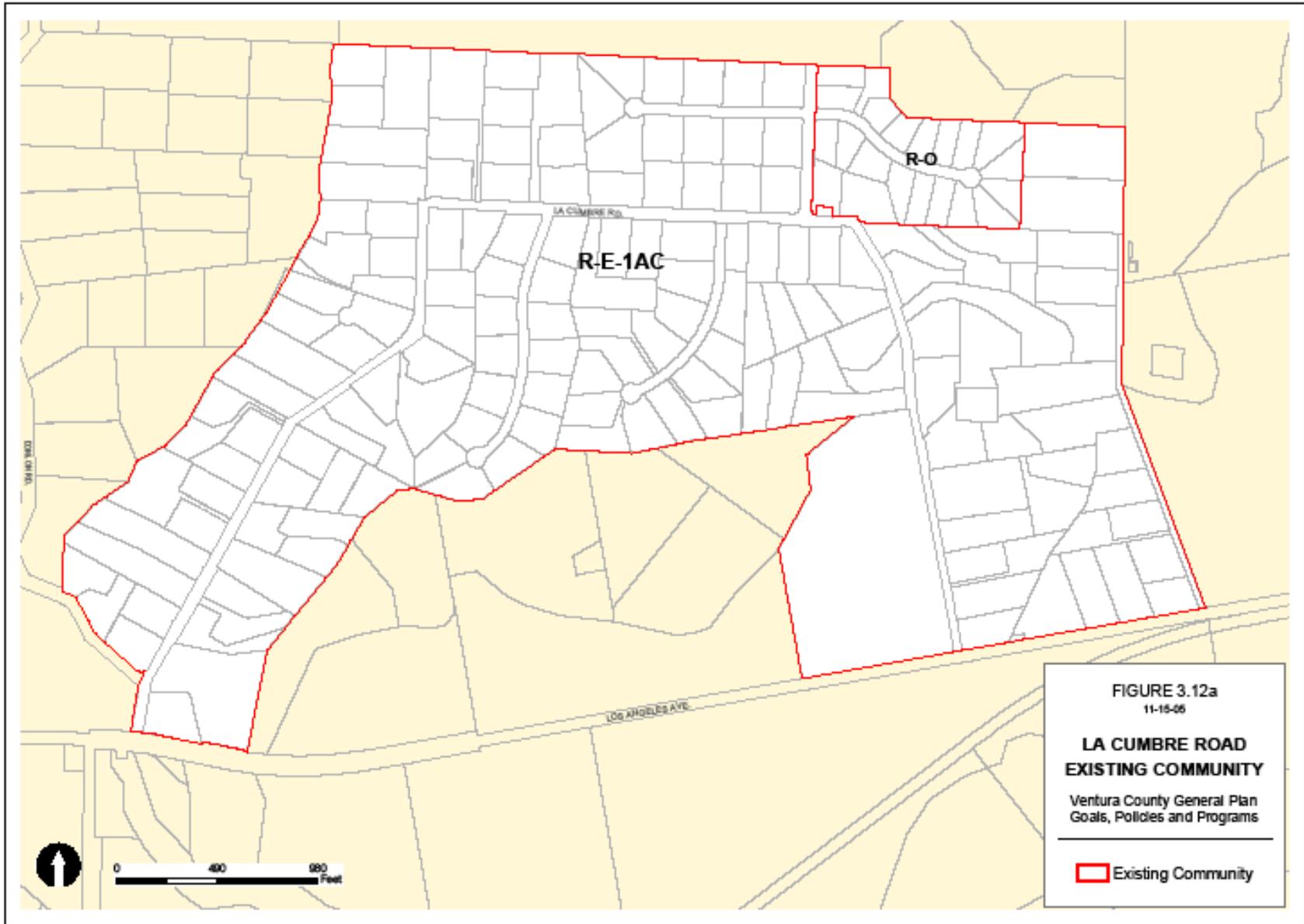


FIGURE 3.12a
11-15-06

**LA CUMBRE ROAD
EXISTING COMMUNITY**

Ventura County General Plan
Goals, Policies and Programs

Existing Community

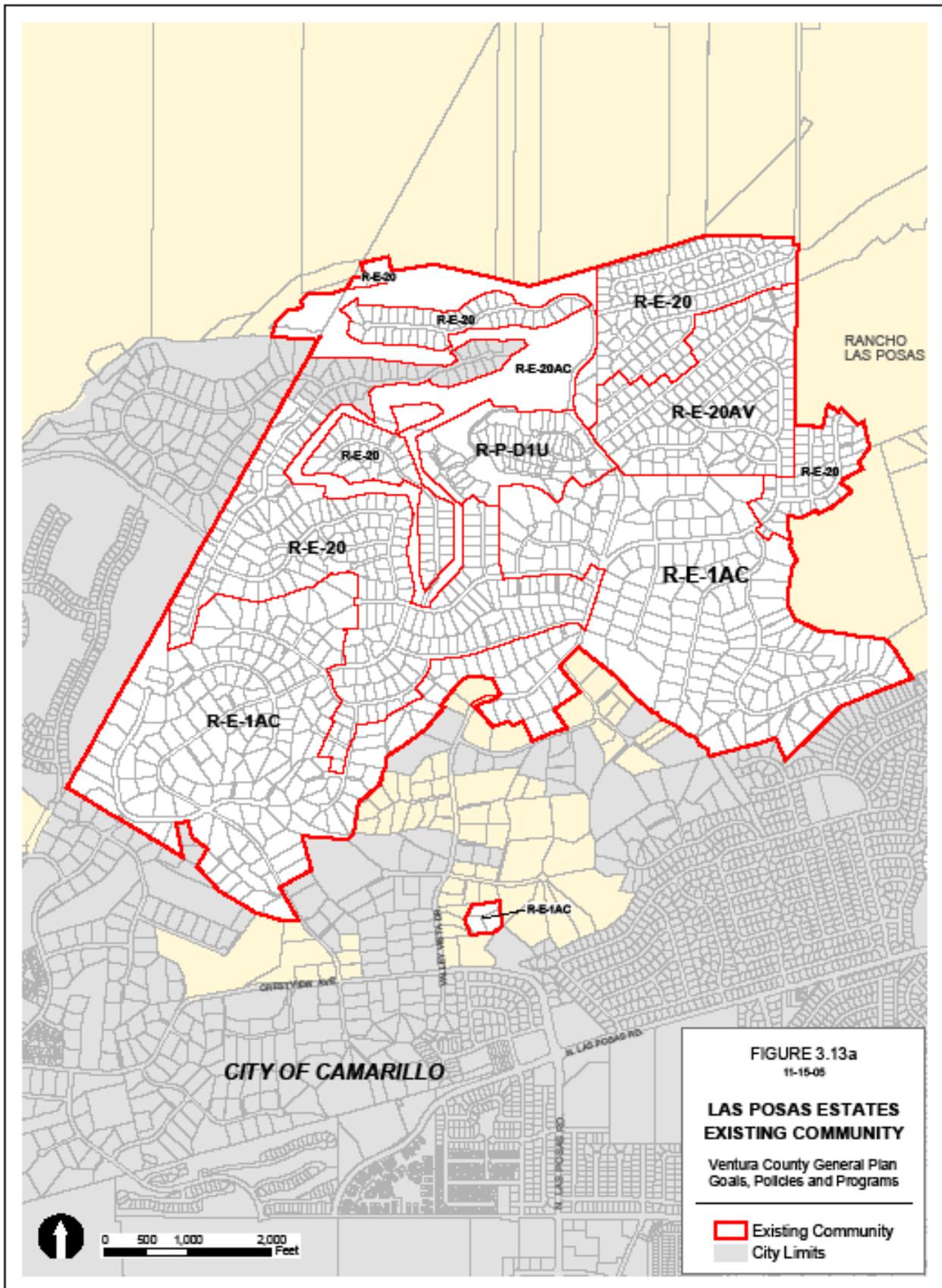
**Figure 3.12b
Building Intensity/Population Density Table -
La Cumbre Road Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	216.64	25%	1.00	216	3.24	699	3.23
RO	18.72	29%	2.18	40	3.24	129	6.89
Total	235.36			256		828	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Las Posas Non-Growth Area.



**Figure 3.13b
Building Intensity/Population Density Table -
Las Posas Estates Existing Community**

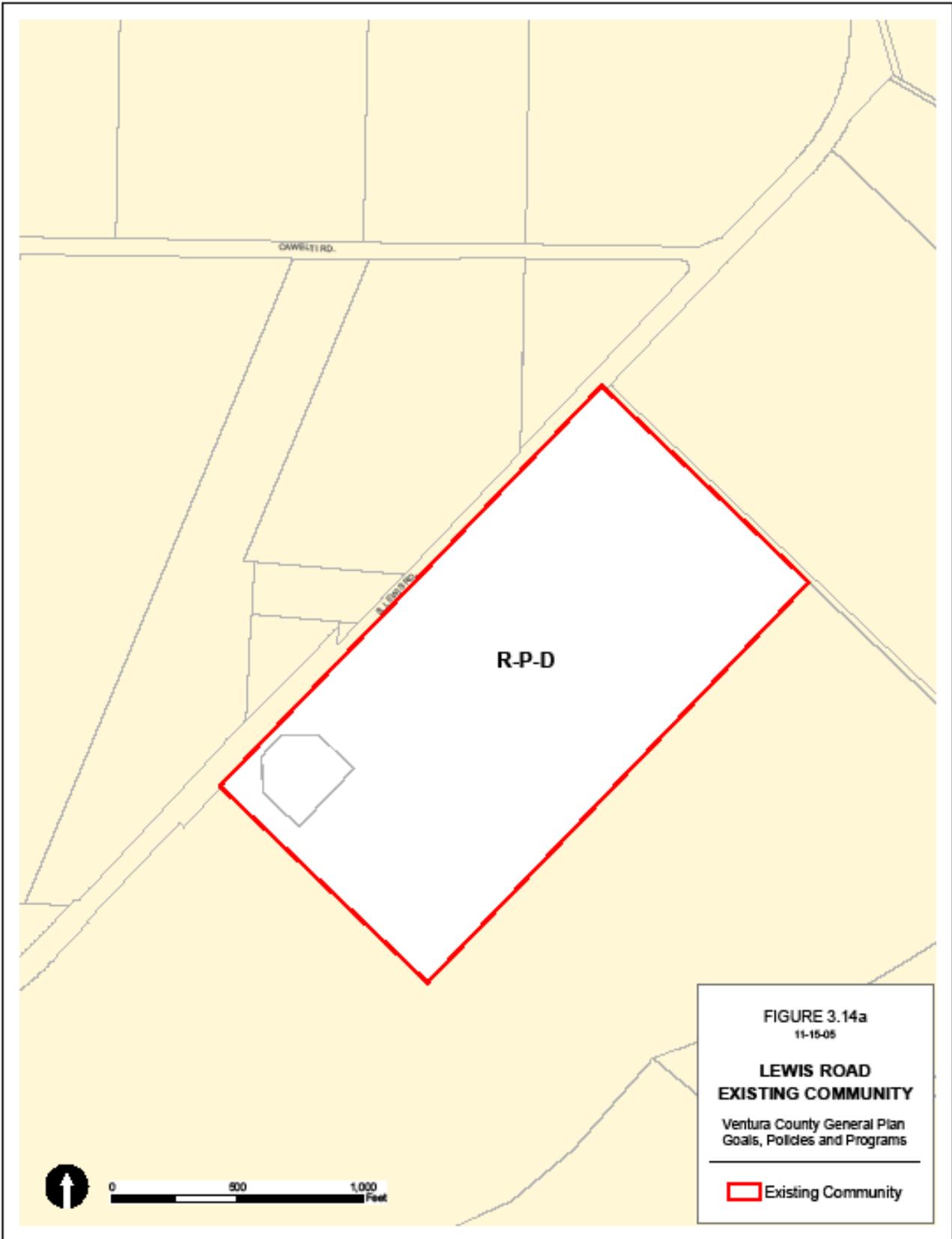
Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Population	Average Pop. Density (Pop/Acre)
RE-20Ac	90.30	5% ⁴	0.05	4	2.52	10	0.11
RA	5.10	25%	1.00	5	2.52	12	2.35
RE-1Ac	329.52	25%	1.00	329	2.52	829	2.52
RPD 1U	27.36	25%	1.00	27	2.52	68	2.49
RE-20	251.67	29%	2.18	548	2.52	1,380	5.48
RE-20 AV	77.22	29%	2.18	168	2.52	423	5.48
Total	781.17			1,081		2,722	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Camarillo Growth Area.

⁴Excludes greenhouses, hothouses, and the like.

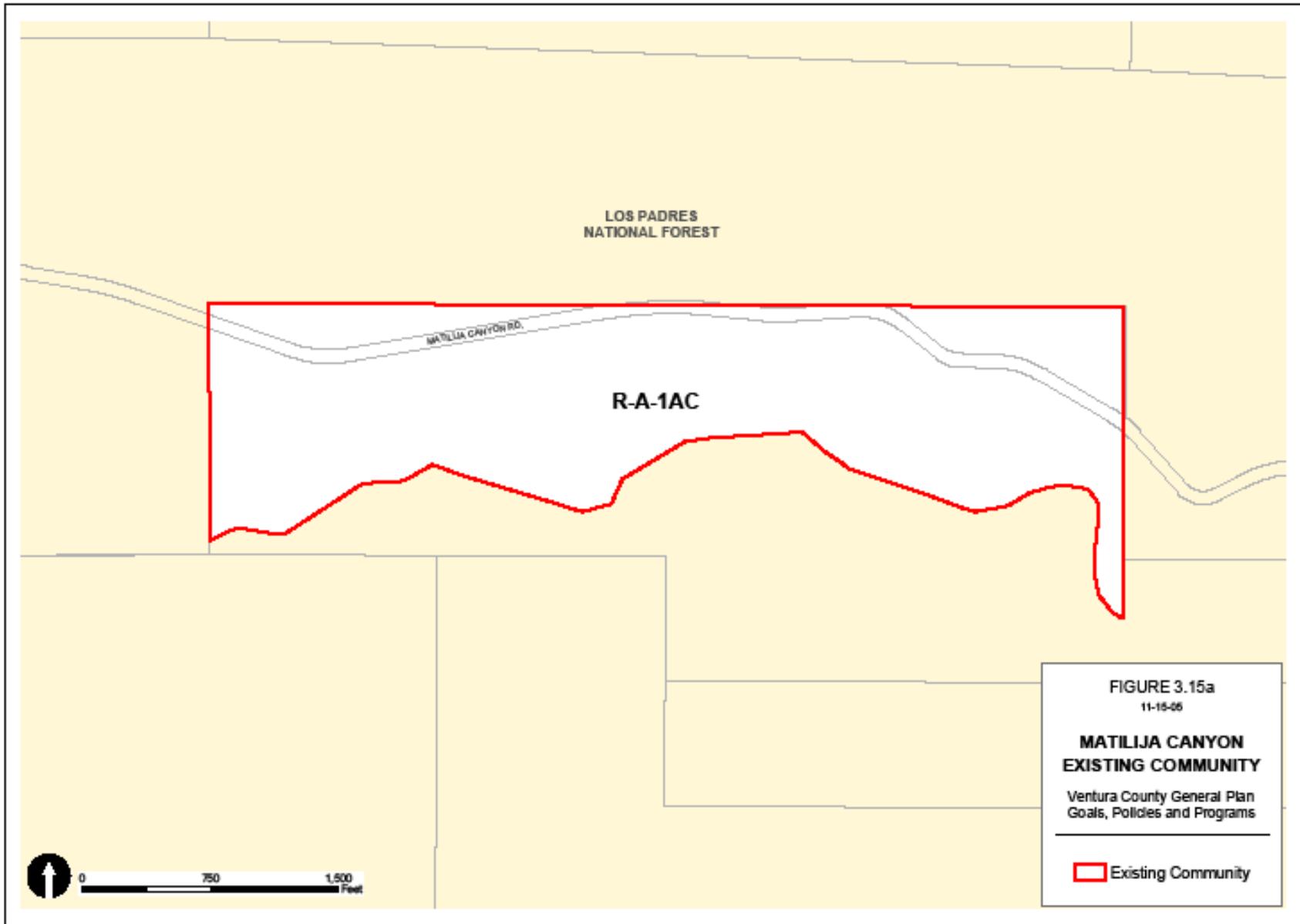


**Figure 3.14b
Building Intensity/Population Density Table -
Lewis Road Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Maximum Intensity (DU/Ac)¹	Dwelling Units	Average Pop/DU²	Population	Average Pop. Density (Pop/Acre)
RPD	57.65	60%	30	1,729	3.11	5,377	93.27

¹Excludes second dwelling units per Section 65852.2 of the State Government Code.

²Year 2000 Forecast for Camarillo Non-Growth Area.



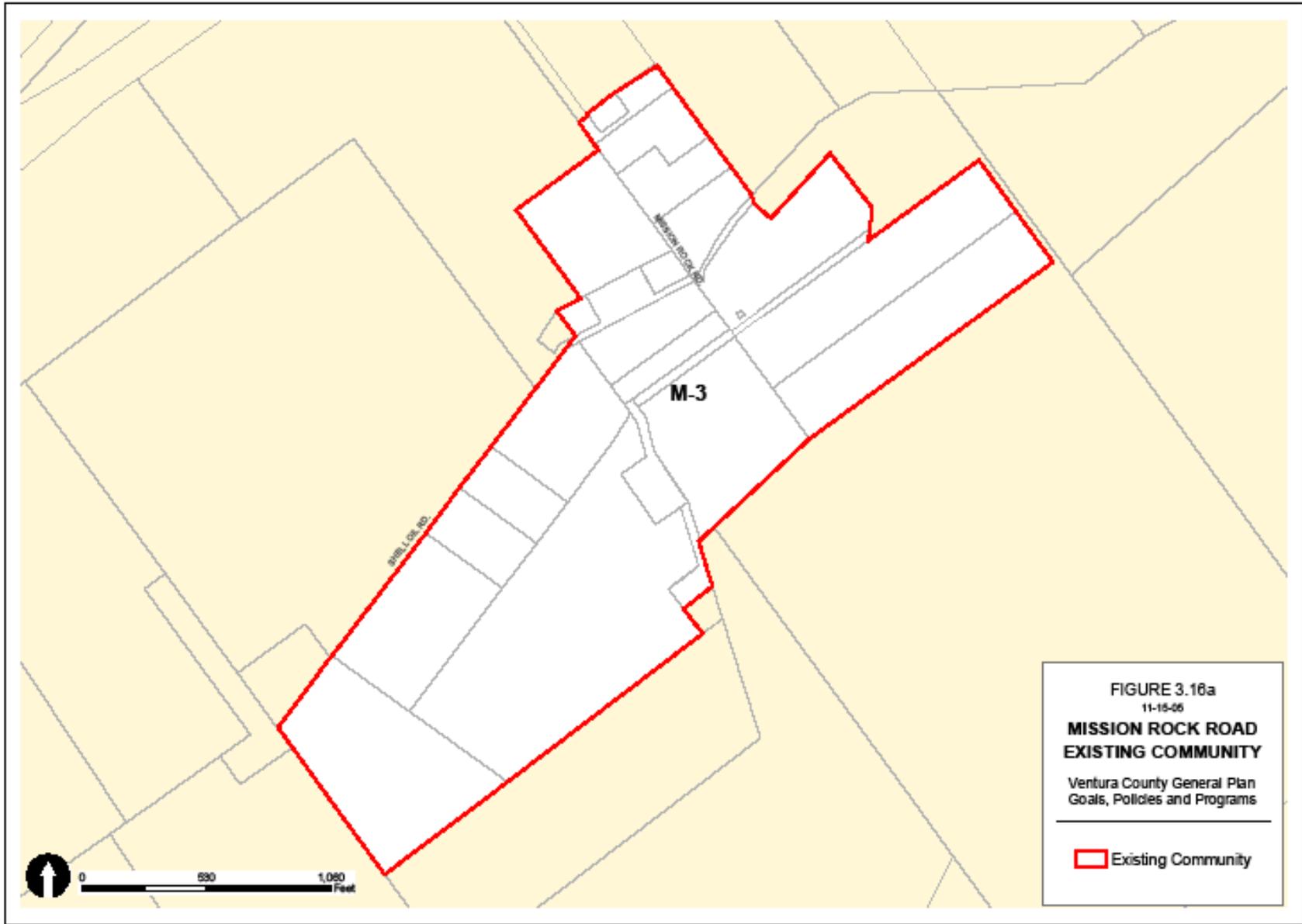
**Figure 3.15b
Building Intensity/Population Density Table -
Matilija Canyon Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RA-1Ac	131.64	25%	1.00	131	1.63	213	1.62

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

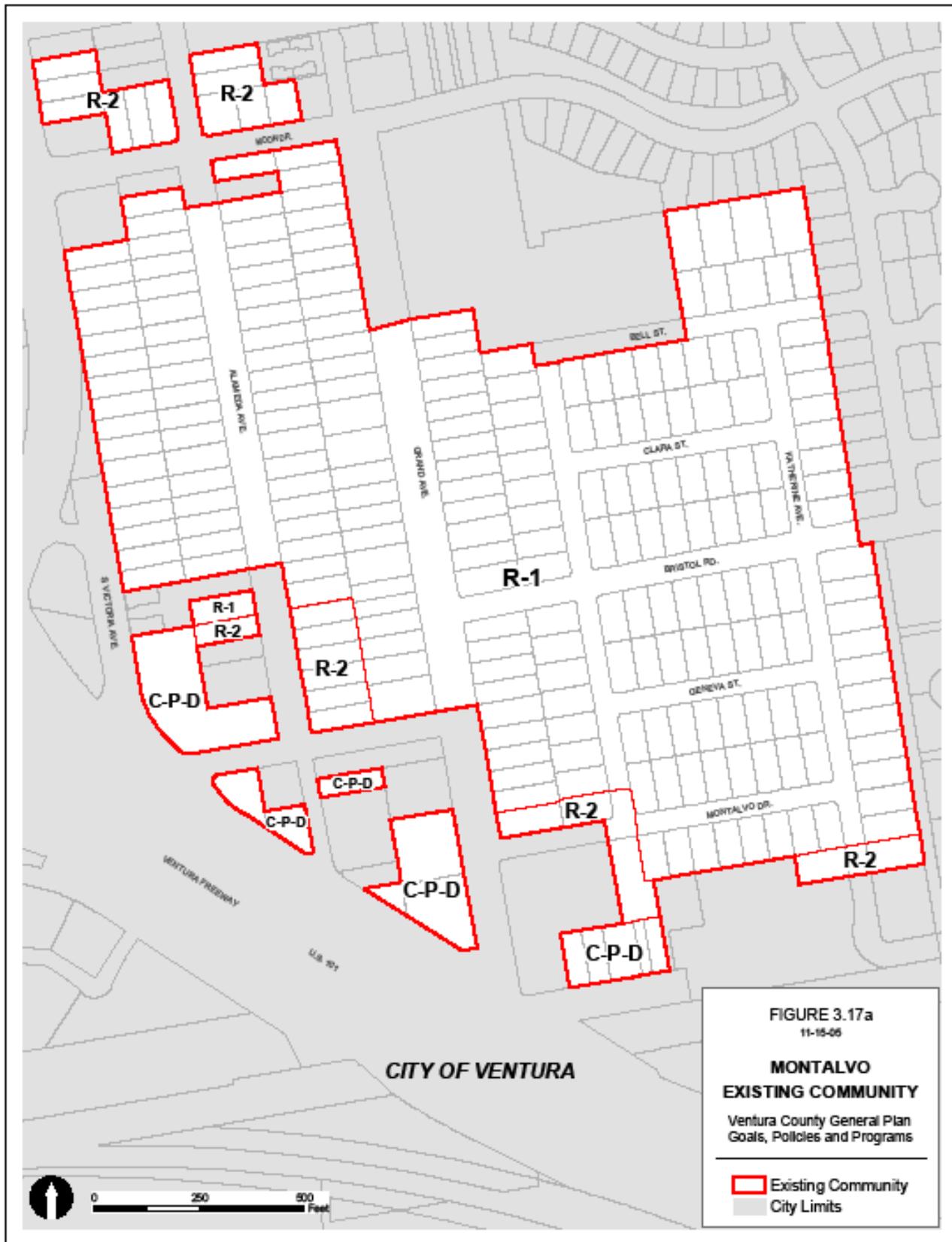
²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for North Half Non-Growth Area.



**Figure 3.16b
 Building Intensity/Employment Density Table -
 Mission Rock Road Existing Community**

Commercial/Industrial						
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees /Acres
M3	91.1	40%	258	2.0	516	5.66



**Figure 3.17b
Building Intensity/Population Density Table -
Montalvo Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
R1	30.0	45%	7.26	217	2.34	507	16.90
R2	<u>16.0</u>	50%	12.45	<u>199</u>	2.34	<u>466</u>	29.13
Total	46.0			416		973	
Commercial/Industrial							
Designation	Acres	Max. Bldg Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employee /Acre	
CPD	2.9	60%	19.0	2.0	38	13.10	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Ventura Growth Area.

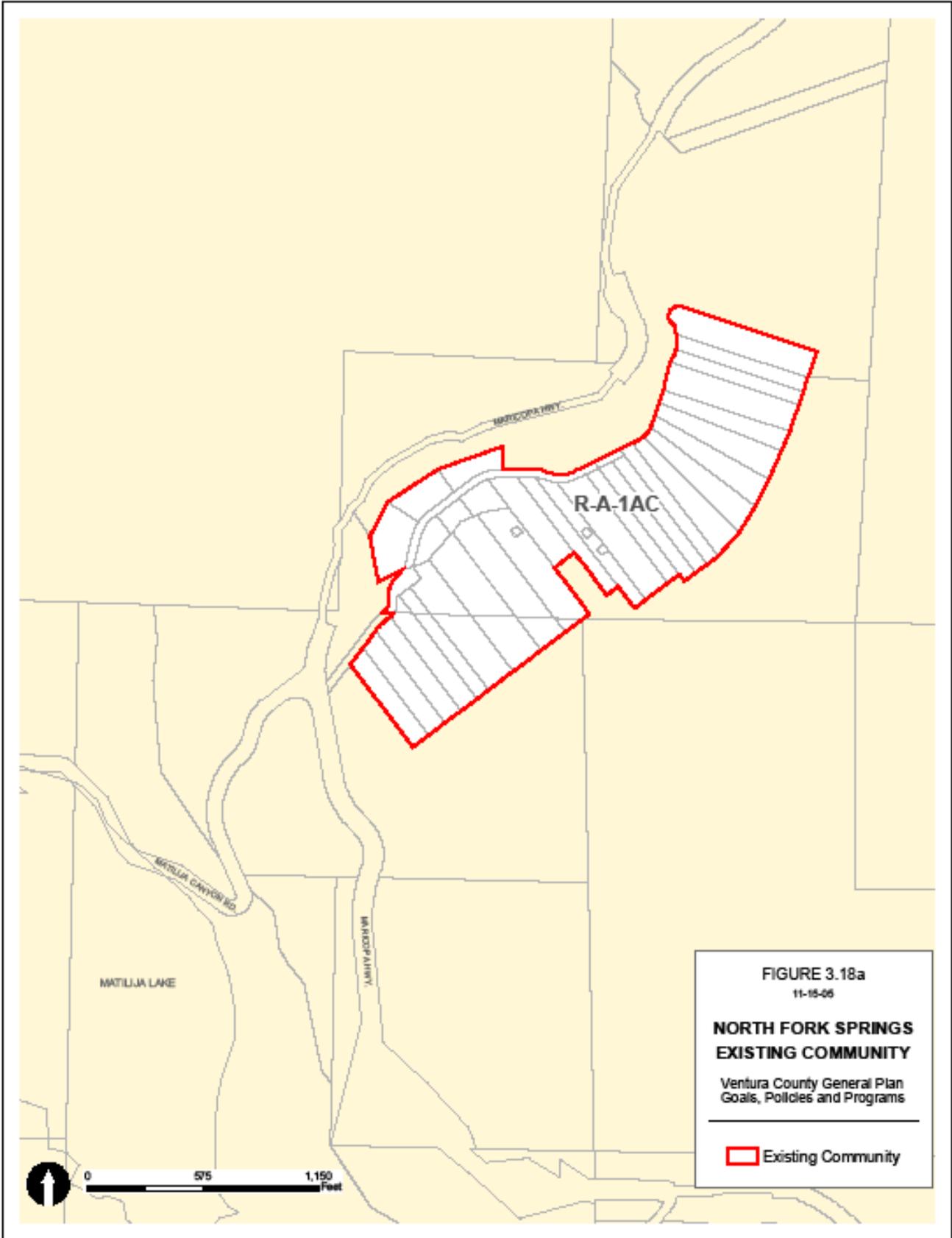


FIGURE 3.18a
 11-15-06
**NORTH FORK SPRINGS
 EXISTING COMMUNITY**
 Ventura County General Plan
 Goals, Policies and Programs

Existing Community

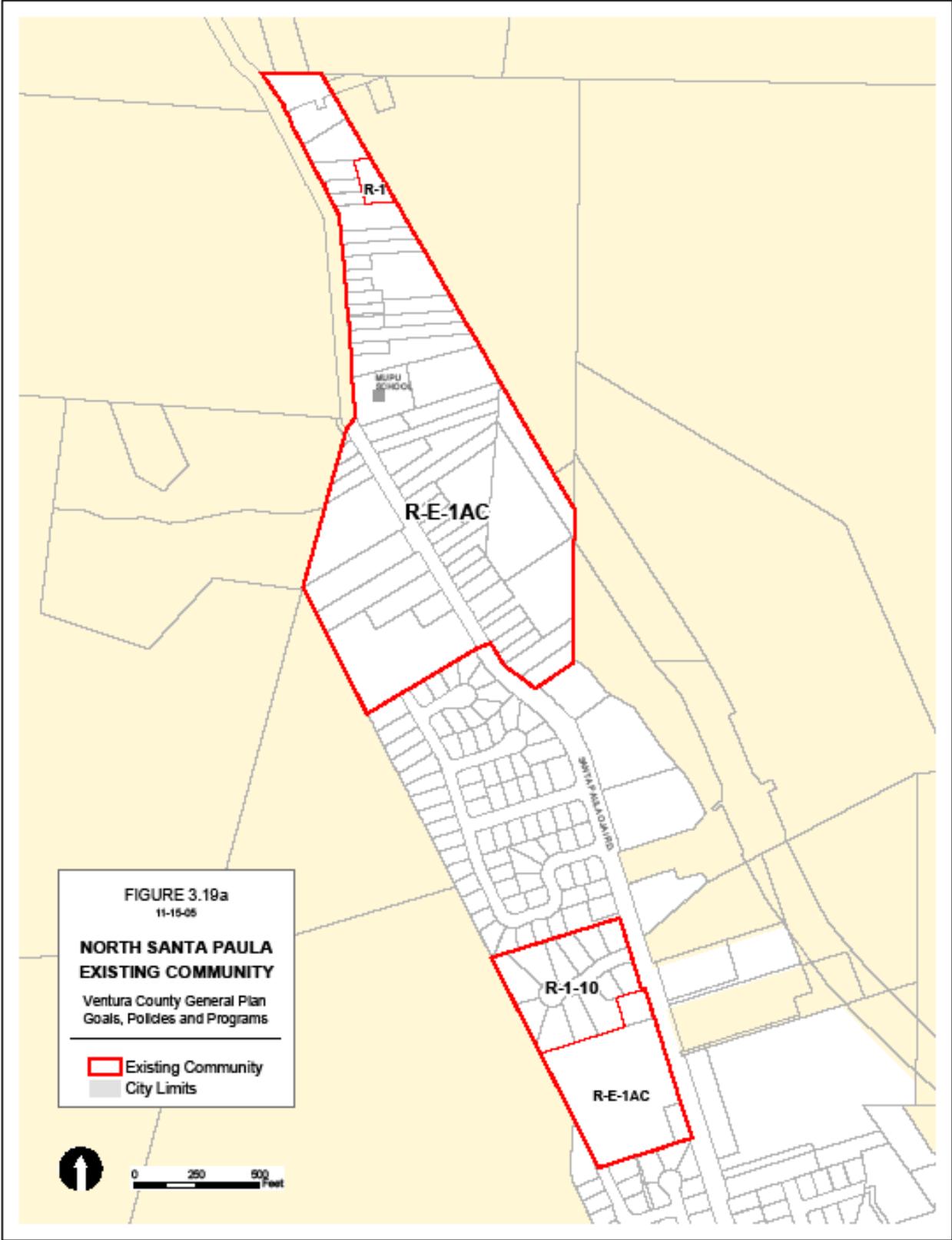
**Figure 3.18b
Building Intensity/Population Density Table -
North Fork Springs Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RA-1Ac	46.44	25%	1.00	46	1.63	28	0.60

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for North Half Non-Growth Area.



**Figure 3.19b
Building Intensity/Population Density Table -
North Santa Paula Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	38.55	25%	1.00	38	2.65	100	2.59
R1	0.38	45%	7.26	2	2.65	5	13.16
	38.93			40		105	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Santa Paula Growth Area.

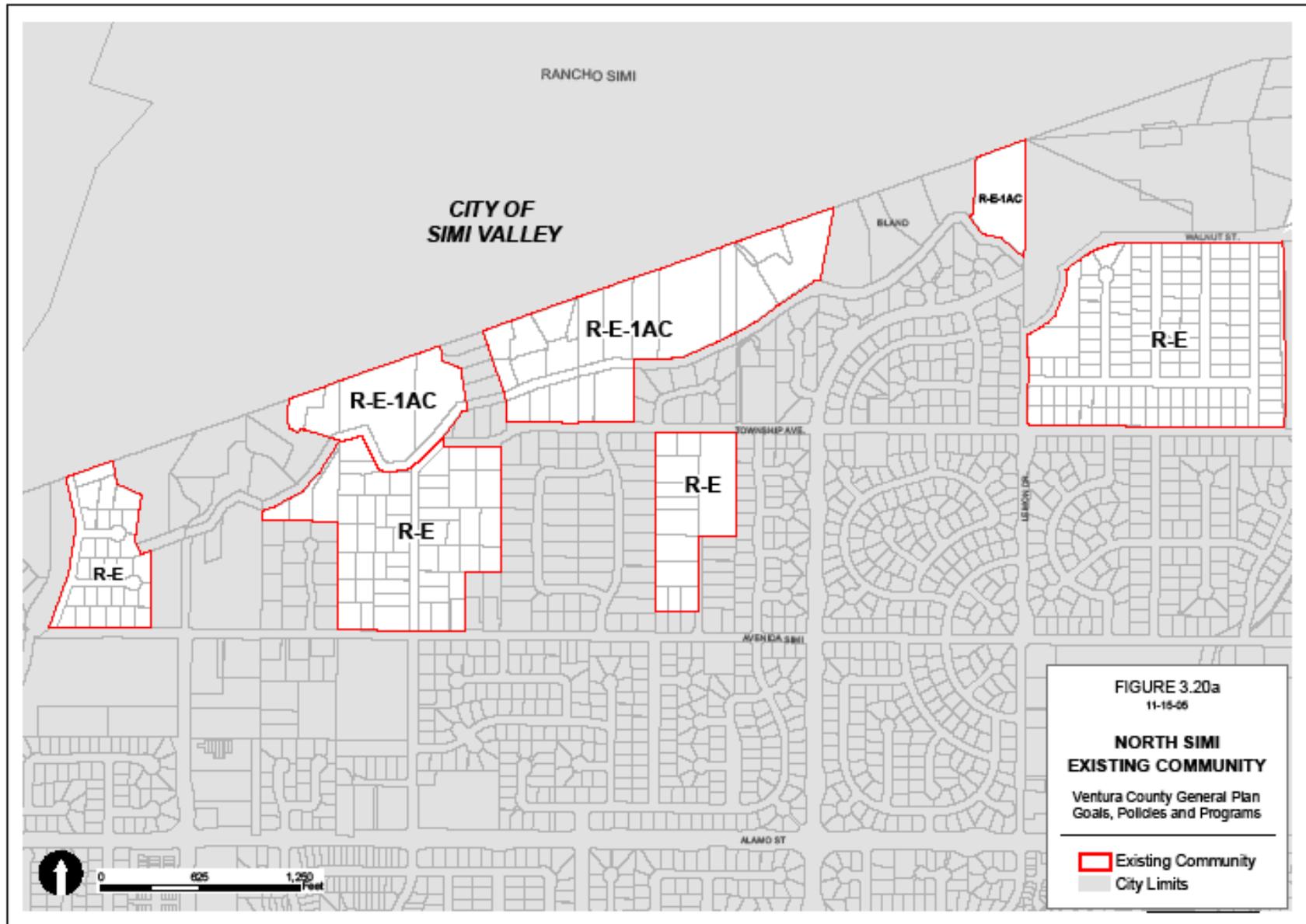


FIGURE 3.20a
11-15-06

**NORTH SIMI
EXISTING COMMUNITY**

Ventura County General Plan
Goals, Policies and Programs

Existing Community
 City Limits

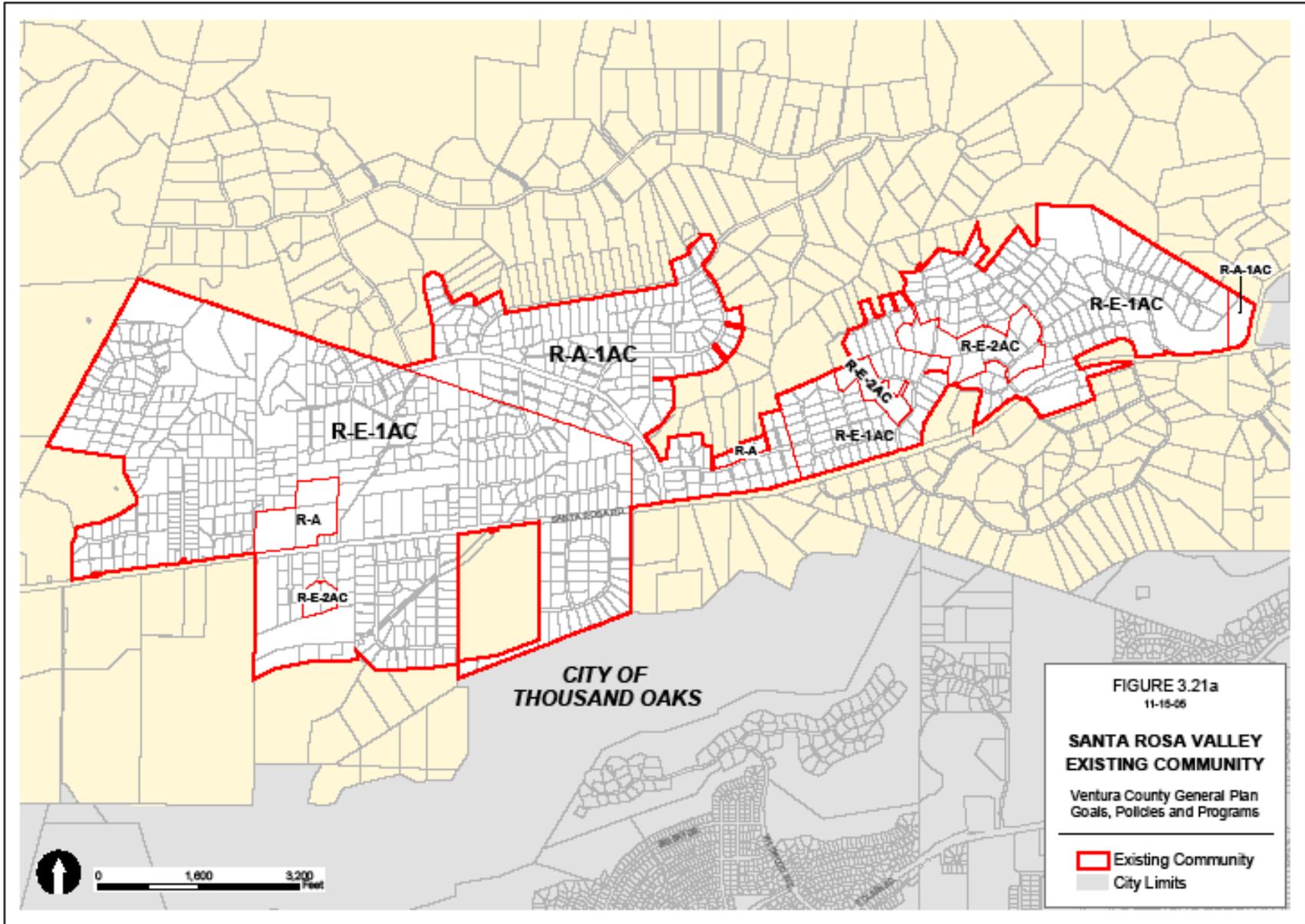
**Figure 3.20b
Building Intensity/Population Density Table -
North Simi Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
R-E-1Ac	45.84	25%	1.00	45	3.03	136	2.97
R-E	75.00	36%	4.36	327	3.03	990	13.19
	120.84			372		1,126	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Simi Valley Growth Area.



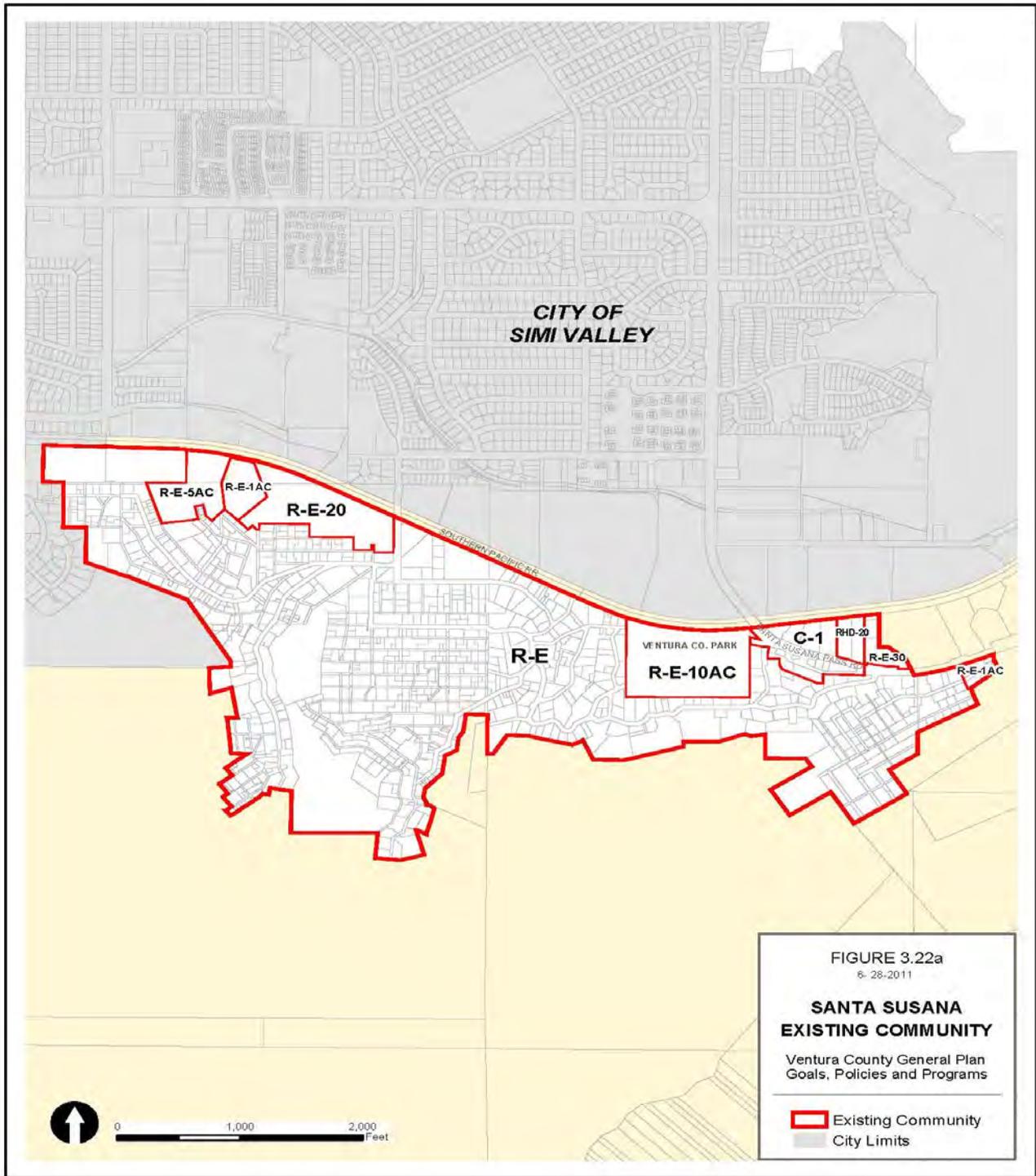
**Figure 3.21b
Building Intensity/Population Density Table -
Santa Rosa Valley Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-2Ac	51.90	25%	0.50	25	3.11	78	1.50
RE-1Ac	910.88	25%	1.00	910	3.11	2,830	3.11
RA and RA-1Ac	228.77	25%	1.00	228	3.11	709	3.10
Total	1,191.55			1,163		3,617	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Camarillo Non-Growth Area.



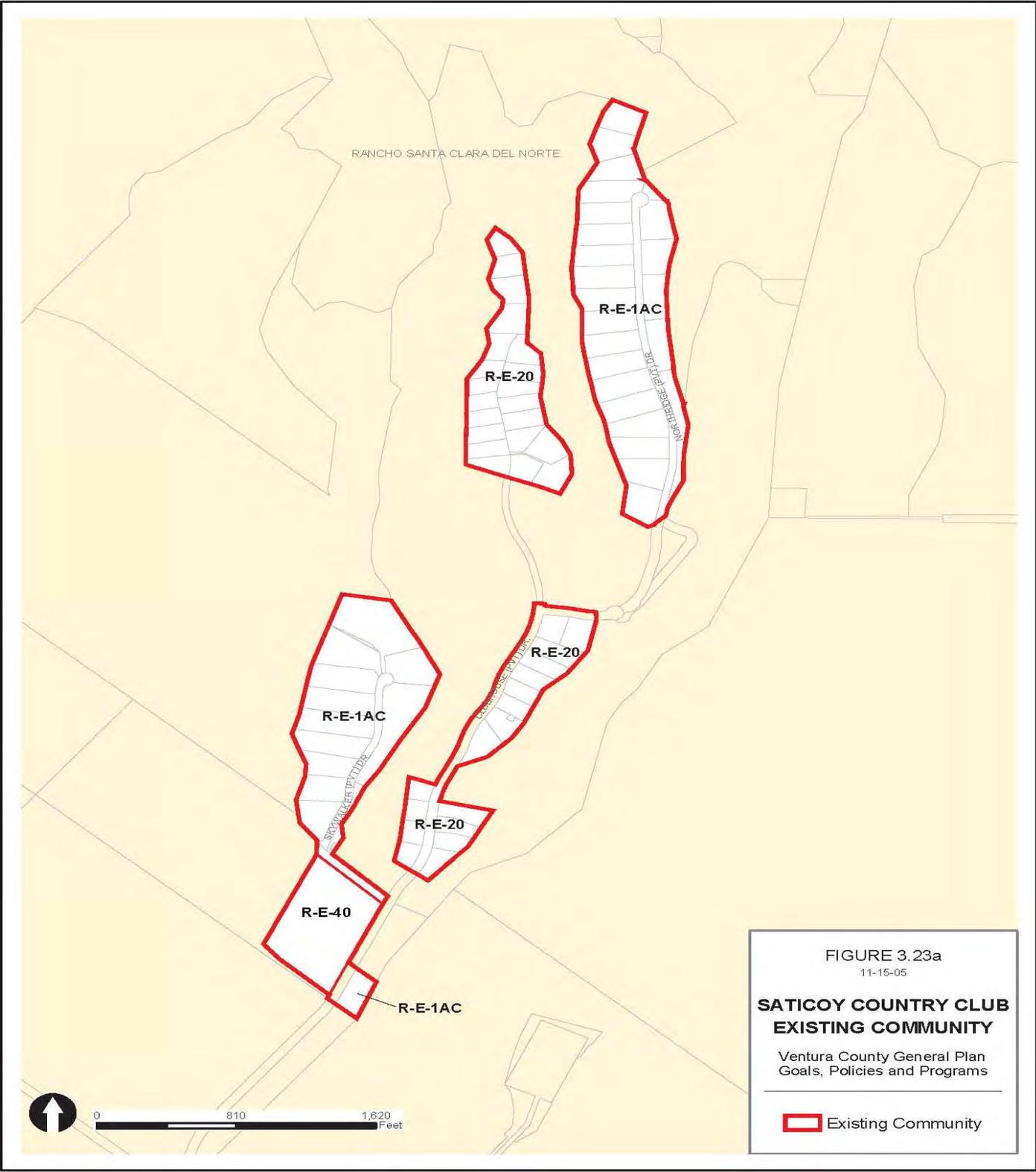
**Figure 3.22b
Building Intensity/Population Density Table -
Santa Susana Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-10Ac	16.1	5%	0.10	1	3.03	3	0.19
RE-5Ac	5.3	25%	0.20	1	3.03	3	0.57
RE-1Ac	3.7	25%	1.00	3	3.03	9	2.43
RE-30	1.4	26%	1.45	2	3.03	6	4.29
RE-20	14.6	29%	2.18	31	3.03	93	6.37
RE	180.0	36%	4.36	784	3.03	2,375	13.19
RHD-20	2.07	60%	20	41	3.03	124	59.90
Total	223.178			863		2,613	
Commercial/Industrial							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees /Acres	--
C1	6.13	60%	40.87	2.0	82	13.38	--

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Simi Valley Growth Area.



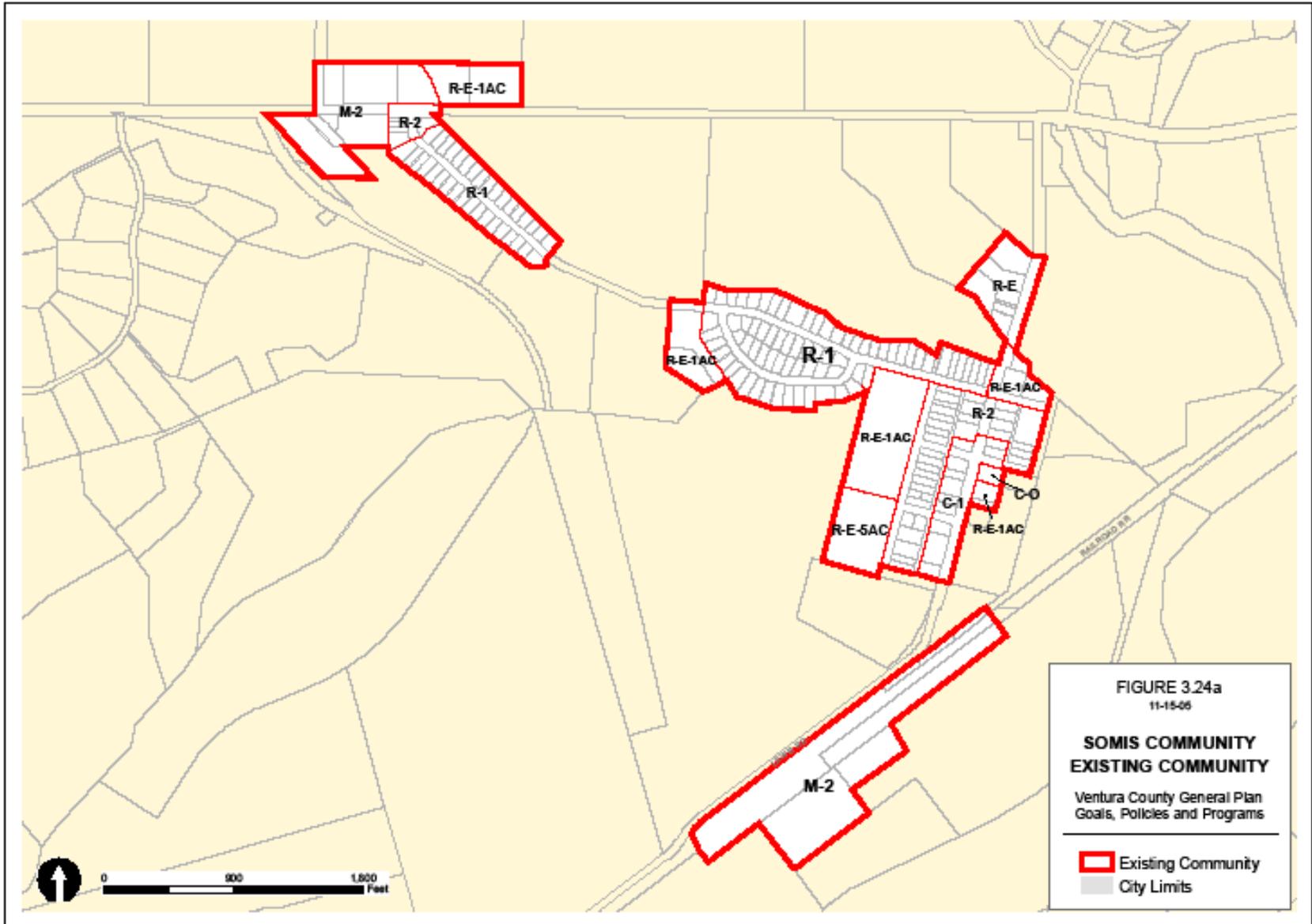
**Figure 3.23b
Building Intensity/Population Density Table -
Saticoy Country Club Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	45.12	25%	1.00	45	3.24	145	3.21
RE-20	24.11	29%	2.18	52	3.24	168	6.97
Total	69.23			97		313	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Las Posas Non-Growth Area.



**Figure 3.24b
Building Intensity/Population Density Table -
Somis Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-5Ac	5.0	25%	0.20	1	3.24	3	0.60
RE-1Ac	15.0	25%	1.00	15	3.24	48	3.20
RE	4.0	36%	4.36	17	3.24	55	13.75
R1	25.0	45%	7.26	181	3.24	586	23.44
R2	5.0	50%	12.45	62	3.24	200	40.00
Total	54.0			276		892	
Commercial/Industrial							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees /Acres	
CO	4.1	50%	62.5	4.0	250	61.0	
C1	2.2	60%	14.4	2.0	29	13.2	
M2	35.7	50%	311.0	2.0	622	17.4	
Total	42.0		387.9		901		

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Las Posas Non-Growth Area.

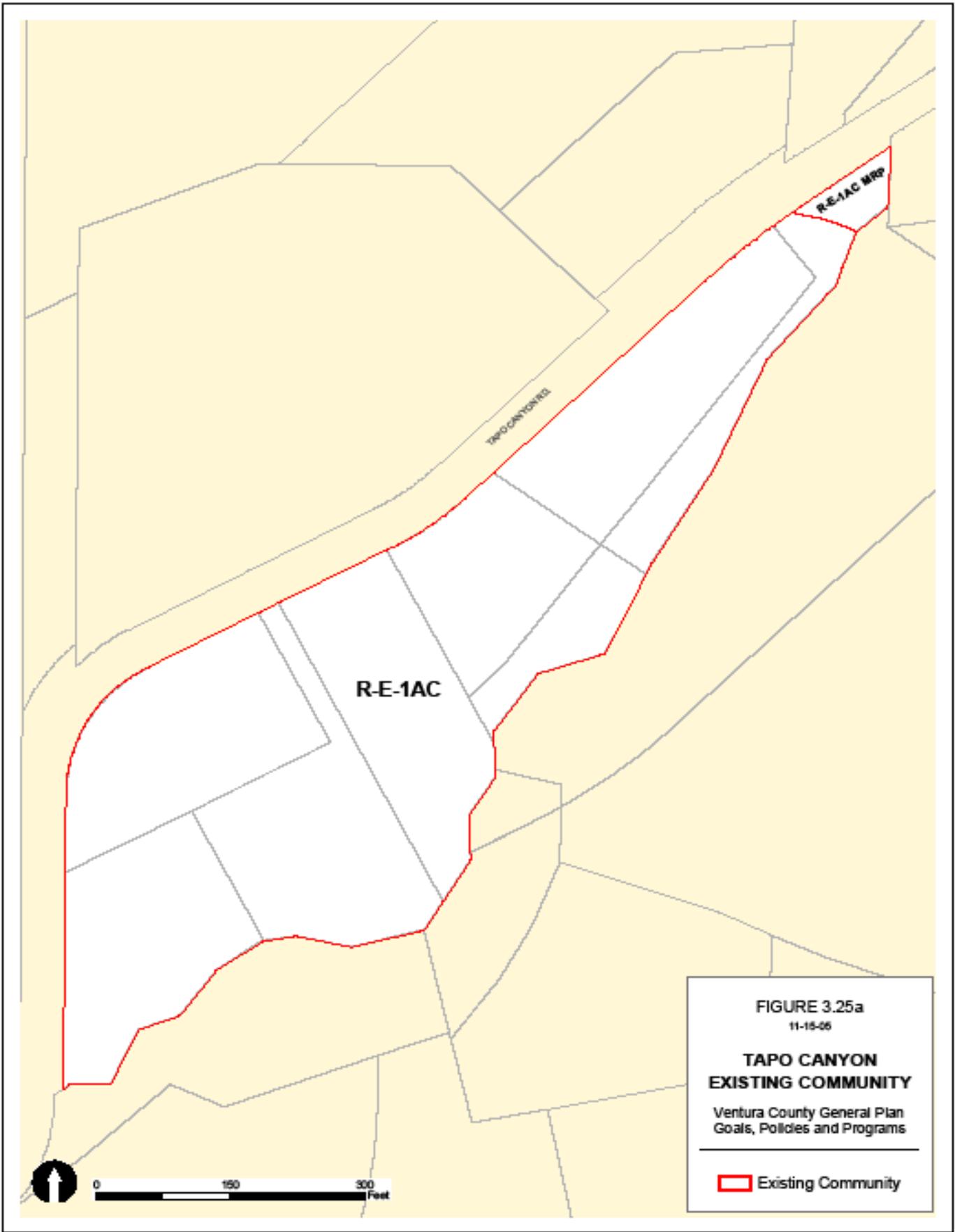


FIGURE 3.25a
 11-18-06

**TAPO CANYON
 EXISTING COMMUNITY**

Ventura County General Plan
 Goals, Policies and Programs

Existing Community

**Figure 3.25b
Building Intensity/Population Density Table -
Tapo Canyon Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac/MRP and RE-1Ac	6.93	25%	1.00	6	3.31	13	1.88

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Simi Valley Non-Growth Area.

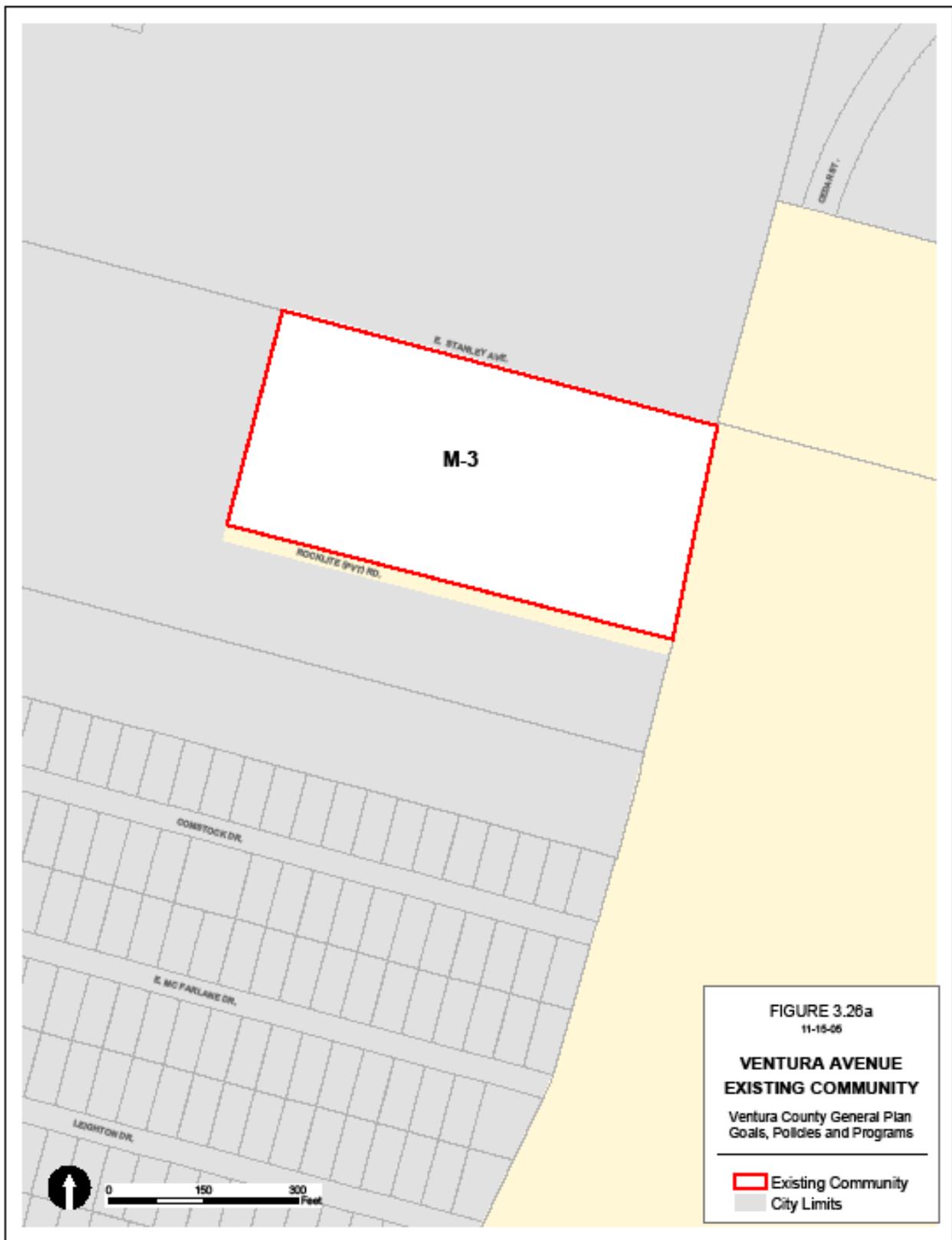


FIGURE 3.28a
11-15-06

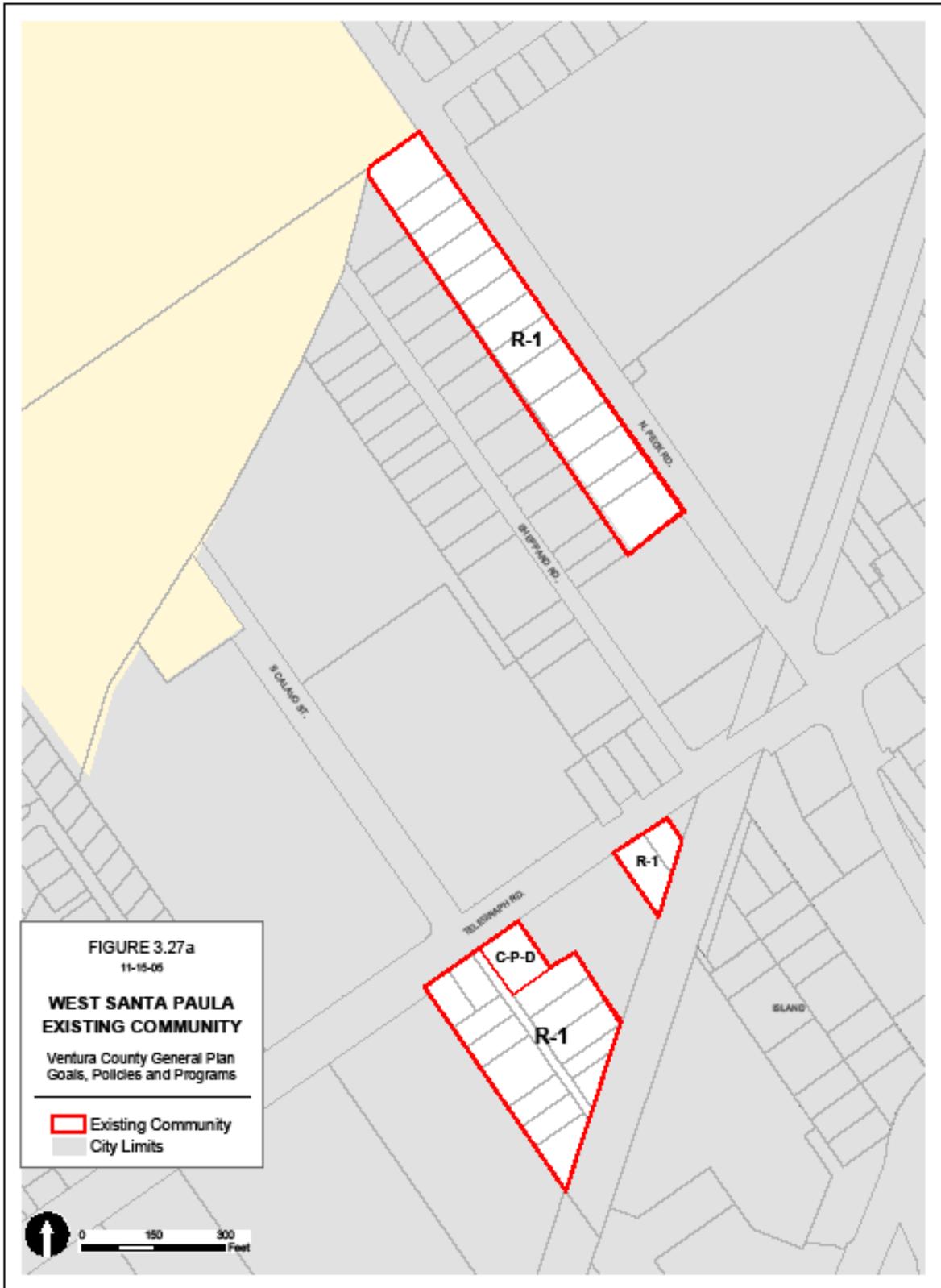
**VENTURA AVENUE
EXISTING COMMUNITY**

Ventura County General Plan
Goals, Policies and Programs

- Existing Community
- City Limits

**Figure 3.26b
Building Intensity/Population Density Table -
Ventura Avenue Existing Community**

Commercial/Industrial							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees /Acres	
M3	6.5	40%	57	2.0	113	17.38	



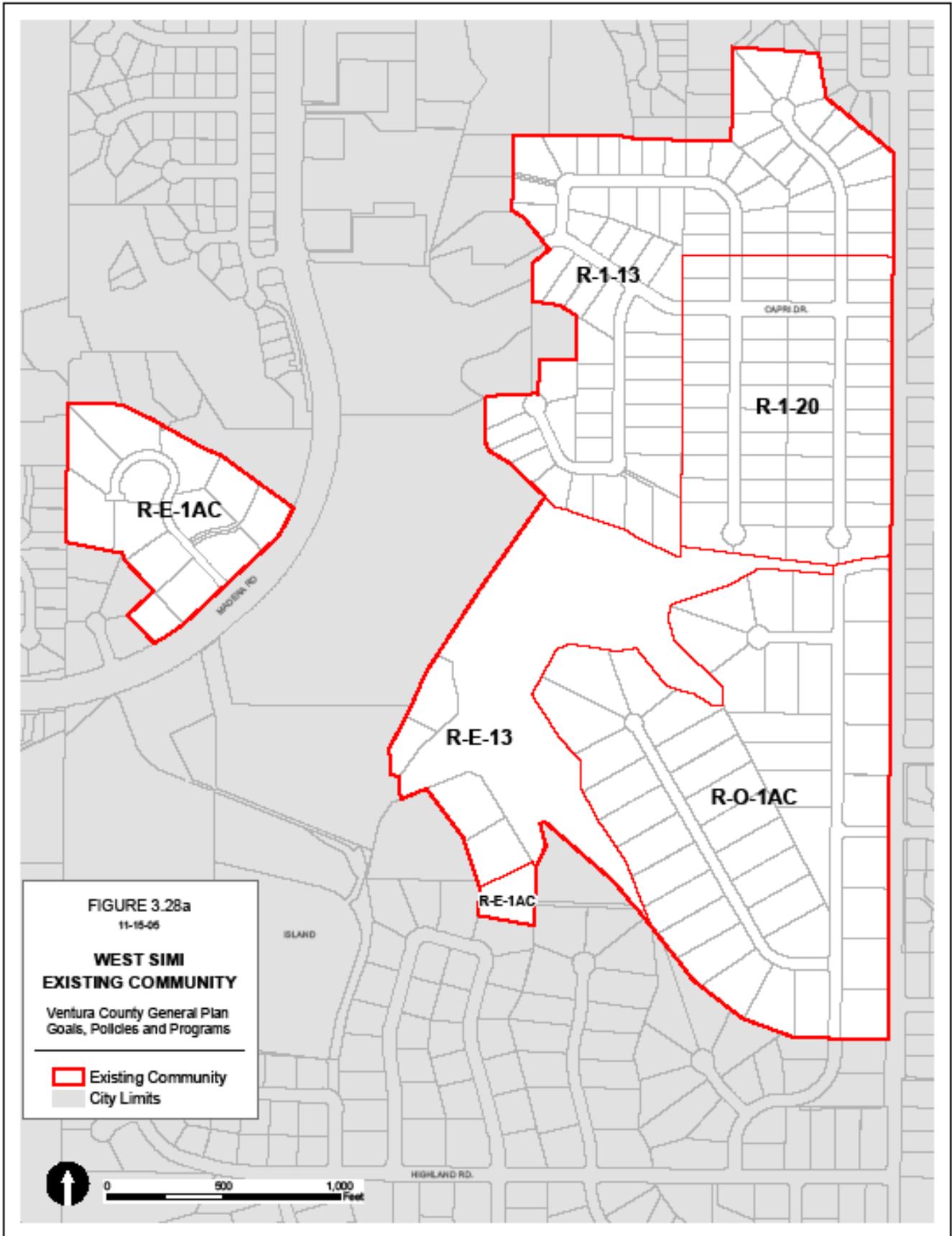
**Figure 3.27b
Building Intensity/Population Density Table -
West Santa Paula Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
R1	3.18	45%	5.35	17	2.65	45	14.17

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Santa Paula Growth Area.



**Figure 3.28b
Building Intensity/Population Density Table -
West Simi Existing Community**

Residential							
Designation	Acres	Max. Bldg. Coverage (% of Lot Area)¹	Maximum Intensity (DU/Ac)²	Dwelling Units	Average Pop/DU³	Population	Average Pop. Density (Pop/Acre)
RE-1Ac	13.38	25%	1.00	13	3.03	39	2.91
RO-1Ac	44.81	25%	1.00	44	3.03	133	2.97
R1-20	22.22	29%	2.18	48	3.03	145	6.53
RE-13	33.96	33%	3.35	113	3.03	342	10.07
R1-13	26.41	33%	3.35	88	3.03	266	10.07
Total	140.78			306		925	

¹The maximum *building coverage* for lots of less than one acre in area shall be as specified, 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.

²Excludes second dwelling units per Section 65852.2 of the State Government Code.

³Year 2000 Forecast for Simi Valley Growth Area.

**Figure 3.29
2000 – 2035 Population Forecast**

Area	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Camarillo Area	57,077	65,201	65,830	72,200	76,700
Fillmore Area	13,643	15,002	15,120	18,000	20,800
Moorpark Area	31,415	34,421	34,710	39,300	41,500
Ojai Area	7,862	7,461	7,511	8,400	9,400
Oxnard Area	170,358	197,899	199,722	216,700	244,500
Port Hueneme Area	21,845	21,723	21,477	22,100	22,500
San Buenaventura Area	100,916	106,433	107,124	116,900	128,800
Santa Paula Area	28,598	29,321	29,531	35,400	38,800
Simi Valley Area	111,351	124,237	125,026	129,700	133,200
Thousand Oaks Area	117,005	126,683	127,557	129,700	130,900
Unincorporated Total	93,127	94,937	94,775	100,500	107,200
Countywide Total	753,197	823,318	828,383	888,900	954,300

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by Ventura County 2012.

**Figure 3.30
2000 – 2035 Dwelling Unit Forecast**

Area	Census 2000	Census 2010	DOF 2011	Forecast 2020	Forecast 2035
Camarillo Area	21,438	24,504	24,566	27,500	29,700
Fillmore Area	3,762	4,156	4,163	5,100	5,900
Moorpark Area	8,994	10,484	10,505	12,000	12,700
Ojai Area	3,088	3,111	3,113	3,600	4,100
Oxnard Area	43,576	49,797	49,945	58,800	70,600
Port Hueneme Area	7,268	7,080	7,032	7,200	7,400
San Buenaventura Area	38,524	40,438	40,441	45,200	50,100
Santa Paula Area	8,136	8,347	8,355	10,000	11,100
Simi Valley Area	36,421	41,237	41,239	42,800	44,000
Thousand Oaks Area	41,793	45,836	45,866	46,100	46,600
Unincorporated Total	30,234	31,930	31,733	33,700	35,300
Countywide Total	243,234	266,920	266,958	292,000	317,500

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012), Modified by Ventura County 2012.

**Figure 3.31
2000 – 2035 Employment Forecast**

Area	Estimate 2008	Forecast 2020	Forecast 2035
Camarillo Area	32,200	37,800	40,600
Fillmore Area	3,200	3,500	3,900
Moorpark Area	12,000	14,200	15,700
Ojai Area	6,300	7,100	7,800
Oxnard Area	59,000	64,000	69,800
Port Hueneme Area	10,900	10,500	10,800
San Buenaventura Area	63,100	70,500	77,400
Santa Paula Area	8,800	9,700	10,500
Simi Valley Area	41,400	46,200	50,700
Thousand Oaks Area	67,600	72,700	78,700
Unincorporated Total	43,400	42,800	44,900
Ventura County Total	347,900	379,000	410,800

Source: 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012). Tables were modified to reflect SCAG Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, which were only reflected for the incorporated cities and the unincorporated areas as a whole.

4. Public Facilities and Services

The Public Facilities and Services Chapter of the General Plan identifies *goals, policies and programs* applicable to public facilities and services throughout Ventura County at both a local and regional level. The specific goals, policies and programs are listed under the major headings of General Goals, Policies and Programs, Transportation/Circulation, Water Supply, Waste Disposal Facilities, Utilities, Flood Control and Drainage, Law Enforcement and Emergency Services, Fire Protection, Education, Parks and Recreation, and Other Public Buildings and Grounds. In some instances, facilities and services are owned and/or operated by the County of Ventura, or may be provided by an agency governed by the Board of Supervisors. In other cases, facilities and services are owned and operated by independent governmental entities or private companies. The headings listed above are the types of public facilities and services most directly related to the physical development of the County.

Tables, maps, and narrative in the Public Facilities and Services Appendix provide the background information and analysis necessary to establish the goals, policies and programs which are part of the Public Facilities and Services Chapter of the County of Ventura General Plan, with the overall goal of providing necessary public facilities and services to the residents of Ventura County.

The following general goals, policies and programs apply to public facilities and services:

4.1 General Goals, Policies and Programs

4.1.1 Goals

1. Plan for public facilities and services which will adequately serve the existing and future residents of the County.
2. Promote the cost effective operation, equitable distribution, and funding and development of public facilities and services to meet the County's existing and future needs.
3. Ensure that public facilities and services are consistent with the land use and development goals, policies and programs of the County General Plan.

4.1.2 Policies

1. *Discretionary development* shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.
2. *Development* shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.
3. The location, design and operation of public facilities in the unincorporated area of the County shall be consistent with the Ventura County General Plan.
4. Within a City's Sphere of Influence, annexation to the City is preferable to formation of new or expansion of existing County Service Areas.
5. Within a City's Sphere of Influence, public facility requirements imposed by the County for new or expanding developments, should not be less than those imposed by the City.
6. Within a City's Area of Interest, but outside that City's Sphere of Influence, unincorporated Existing Communities should financially support County-administered urban services which are comparable to those services provided by cities.

4.1.3 Programs

1. All public facility improvements and projects proposed to be located in the unincorporated area of the County shall be included in a comprehensive five year Capital Improvement Program. The Capital Improvement Program shall be updated annually and reviewed by the County Planning Division for conformity to the County General Plan.

2. The General Services Agency, along with the Building and Safety Division of the Resource Management Agency, will continue the ongoing program to inventory all County owned and County occupied (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.
3. The Planning Division with the technical support of other appropriate agencies, will periodically review the Public Facilities and Services Chapters' goals, policies and programs as well as the Public Facilities and Services Appendix to identify what information needs to be updated and, when appropriate, will submit a budget request to the Board of Supervisors.

4.2 Transportation/Circulation

The Transportation/Circulation section identifies *goals, policies* and *programs* related to: roads and highways, transit, rail service, airports and pipelines.

Roads and Highways

The *Regional Road Network*, together with the *Local Road Network*, provides the principal means for the movement of persons and goods within Ventura County.

In order to accommodate projected traffic resulting from the implementation of the land use policies of the General Plan, improvements to the *Regional Road Network* and the *Local Road Network* will be necessary. The Regional Road Network anticipated for the year 2020, shown on Public Facilities Map ([Figure 4](#)), will function at an acceptable *Level of Service (LOS)* in the unincorporated area of the County if development occurs in accordance with the General Land Use Map ([Figure 3.1](#)) at the projected rate of development. In addition to automobiles, trucks, buses and bicycles use some roads in the Regional Road Network and require accommodation where feasible.

Transit

There are several public transportation systems available in Ventura County. These include: South Coast Area Transit (SCAT), Ventura Intercity Service Transit Authority (VISTA), Camarillo Area Transit (CAT), Moorpark Transit, the City of Ojai trolley, Simi Valley Transit and Thousand Oaks Transit (TOT).

Private transit operators include: Greyhound Bus Lines, which provides regular long distance travel service with stops at three cities in Ventura County: Oxnard, Thousand Oaks and Ventura, and Great American Stageline, an airport bus company that makes trips to Los Angeles International Airport and provides intercity service to Ventura, Oxnard, Camarillo, Thousand Oaks, Westlake and Woodland Hills.

The Senior Survivalmobile serves senior citizens Countywide during medical emergencies, with the help of volunteers. In addition, every Ventura County community has a program to transport senior citizens to meal sites and meals to seniors.

Rail Service

Freight rail service is provided by Union Pacific Transportation Company and the local Ventura County Railroad Company, headquartered in Port Hueneme.

Union Pacific Transportation Company provides intra-state and trans-continental rail freight service from its main coast line which runs from the Santa Barbara County line along the coast south through Ventura to Oxnard and then east through Camarillo, Moorpark, and Simi Valley to the Los Angeles County line. A branch line travels along the Santa Clara River Valley from Montalvo in a northeasterly direction through Santa Paula and Fillmore to Piru.

The Ventura County Railroad Company is a short line local railroad connecting the Union Pacific tracks in Oxnard with the Navy Base Ventura County (U.S. Naval Construction Battalion Center) and the deep seaport in Port Hueneme, including industrial parks in Oxnard, south of Fifth Street.

Passenger rail service includes Amtrak and Metrolink. Amtrak's Coast Starlight rail service is provided once a day, north and south, between Los Angeles and Portland, Oregon. The Coast Starlight stops in Oxnard and Simi Valley. Amtrak's San Diegan passenger rail service provides several round trips per day between San Diego and San Luis Obispo. The San Diegan stops in Ventura County at Simi Valley, Moorpark, Camarillo, Oxnard and Ventura. Metrolink Commuter Rail operates Monday through Friday

between Montalvo and Los Angeles and connects to five counties in Southern California. Currently, there are eight round trips daily to Simi Valley and Moorpark, with two of these trips also stopping in Camarillo, Oxnard and Montalvo.

Airports

There are four airports in Ventura County, which include County owned and operated airports at Camarillo and Oxnard, a private airport at Santa Paula and the Federally operated Navy Base Ventura County, formerly known as Point Mugu Naval Air Weapons Station (NAWS), including its runway at San Nicholas Island. The California Air National Guard operates from a facility adjacent to and utilizes the runways at Navy Base Ventura County Point Mugu. In addition, there are a few privately owned landing strips scattered throughout the County.

Harbors

The Port of Hueneme is the County's only deepwater harbor. It is located entirely within the City of Port Hueneme, about seven miles southeast of the mouth of the Santa Clara River. Serving as California's only deepwater port between Los Angeles and San Francisco, the Port of Hueneme's area of influence extends far into the southwestern United States and Western Canada. The Port is administered by the Oxnard Harbor District, which has jurisdiction over approximately 120 acres of onshore area and 10 acres of waterway; the remainder of the harbor is under U.S. Navy jurisdiction. Ventura and Channel Islands harbors provide facilities for recreational boating and commercial fishing.

Pipelines

Major pipelines within Ventura County carry crude oil and natural gas, generally along highways and railroad lines. ARCO, Chevron, Mobil, Shell, Texaco and Union Oil own the major crude oil and natural gas pipelines traversing Ventura County, and such ownership is transferred from time to time. Most oil companies, which have operations in Ventura County, have pipelines located within their oil/gas lease areas, but do not operate major transporting pipelines. Four Corners Pipeline Company, a subsidiary of ARCO, is a private pipeline company regulated by the Public Utilities Commission that transports crude oil through their own lines and connects to other pipelines as needed. There is an existing Southern California Edison fuel line originating within the Oxnard Harbor District which connects to the Ormond Beach Generating Station. Four Corners Pipeline Company operates only their own pipeline facilities, and does not own any crude oil.

The goals, policies and programs that apply to transportation/circulation are as follows:

4.2.1 Goals

1. Facilitate the safe and efficient movement of persons and goods by encouraging the design, construction, and maintenance of an integrated transportation and circulation system consisting of regional and local roads, bus transit, bike paths, ridesharing, rail transit and freight service, airports and harbors.
2. Facilitate the safe and efficient movement of persons and goods by designing, constructing, and maintaining a *Regional Road Network* and *Local Road Network* that is consistent with the County road standards and that will function at an acceptable *Level of Service (LOS)*.
3. Ensure that the design, sequencing and timing of road widening projects are consistent with the goals, policies and programs of the General Plan, and that County road widening projects have adequate public review.
4. Ensure that as *discretionary development* creates the need, existing roads within the *Regional Road Network* and *Local Road Network* are improved, and additional roads needed to complement the *Regional Road Network* and *Local Road Network* are constructed, so as to keep all such roads safe and functioning at an acceptable *LOS*.
5. Ensure that *development* which would contribute to the cumulative need for improvements or additions to the *Regional Road Network* bears its pro-rata share of the costs of all such improvements or additions.
6. Promote measures to reduce vehicle miles traveled and disperse peak traffic to better utilize the existing transportation infrastructure.

7. Promote the expansion of a safe, efficient, convenient, integrated and economical community, intercommunity and countywide bus transit system.
8. Encourage transit providers and the Ventura County Transportation Commission to increase ridership and meet the needs of the commuting public and the special transportation needs of the elderly, school children, low income, physically handicapped, other low mobility groups, and bicyclists.
9. Encourage the use of bicycling and ridesharing (e.g., carpooling, vanpooling, and bus pooling) as a percentage of total employee commute trips throughout the County in order to reduce vehicular trips and miles traveled and consequently vehicular emissions, traffic congestion, energy usage, and ambient noise levels.
10. In cooperation with the ten cities and the Ventura County Transportation Commission, plan a system of bicycle lanes and trails linking all county cities, unincorporated communities, and CSUCI.
11. Support the continued expanded operation and use of a rail system that offers efficient, safe, convenient and economical transport of people and commodities throughout the region.
12. Encourage the Union Pacific Transportation Company and the Ventura County Railroad Company to continue to improve their railroad grade crossing surfaces with such improvements as the installation of concrete railroad grade crossing surface panels.
13. Provide facilities at Oxnard and Camarillo Airports to meet the general aviation and commuter service needs of the citizens of Ventura County.
14. Strive to minimize adverse environmental and safety effects of County Airports on the surrounding communities.

4.2.2 Policies

1. *County thoroughfares* and County maintained *local roads* shall be designed and constructed in accordance with County road standards or better and should primarily serve in-county transportation needs. County roads should not be widened for the purpose of relieving congestion on Federal or State highways or accommodate interregional traffic that is more appropriately served by the Federal and State highway systems.
2. The County road standards, five-year capital improvement programs, and road-improvement design, sequencing and timing shall be consistent with the goals, policies and programs of the General Plan. County road improvement design for safety and level-of-service capacity should, if possible, avoid increasing the number of travel lanes, and the improvements should not be constructed before the need has been demonstrated based on evaluation of current and projected traffic conditions.
3. 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 *Federal highways* and *State highways* in the unincorporated area of the County, except as otherwise provided in subparagraph (b);
 - (b) *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;
 - (c) *LOS-'C'* for all County-maintained *local roads*; and
 - (d) 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 General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting *development* in the city that would individually or cumulatively affect the *LOS* of *Federal highways*, *State highways*, *County thoroughfares* and County-maintained *local roads* in the unincorporated area of the County.

At any intersection between two roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.

4. Except as otherwise provided in the Ojai Area Plan, County General Plan land use designation changes and zone changes shall be evaluated for their individual and cumulative impacts, and *discretionary development* shall be evaluated for its individual impact, on existing and future roads, with special emphasis on the following:
 - (a) Whether the project would cause existing roads within the *Regional Road Network* or *Local Road Network* that are currently functioning at an acceptable LOS to function below an acceptable LOS;
 - (b) Whether the project would add traffic to existing roads within the *Regional Road Network* or the *Local Road Network* that are currently functioning below an acceptable LOS; and
 - (c) Whether the project could cause future roads planned for addition to the *Regional Road Network* or the *Local Road Network* to function below an acceptable LOS.
5. Except as otherwise provided in the Ojai Area Plan and below, County General Plan land use designation changes and zone changes that would cumulatively cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.2.2-4 shall be prohibited unless the Board of Supervisors adopts a Statement of Overriding Considerations. County General Plan land use designation changes, zone changes and *discretionary development* that would individually cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.2.2-4 shall be prohibited 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 which 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 a city unless the applicable city has formally adopted General Plan *policies*, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting *development* in the city that would affect the LOS of *County thoroughfares*, *County-maintained local roads*, and *Federal and State highways* located within the unincorporated area of the County. If a Specific Plan for a project has been determined to be consistent with this policy, any subsequent development that is consistent with the Specific Plan will also be determined to be consistent with this policy. 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.
6. Development that would generate additional traffic shall pay its pro rata share of the costs of necessary improvements to the *Regional Road Network* per the County's Traffic Impact Mitigation Fee Ordinance as amended time to time.
7. The County shall oppose *discretionary development* within cities, and annexation to cities for the purposes of *development*, where such *development* would individually or cumulatively cause:
 - (a) Any existing road within the *Regional Road Network*, or any existing County-maintained *local road*, that is currently functioning at an acceptable LOS to function below an acceptable LOS;

- (b) Any existing road within the *Regional Road Network*, or any existing County-maintained *local road*, that is currently operating below an acceptable LOS to have a worsening of traffic conditions; or
- (c) Any future road planned for addition to the *Regional Road Network*, or any planned future County-maintained *local road*, to function below an acceptable LOS.

This policy does not apply to those cities which have formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County similar to Policies 4.2.2-3 through 4.2.2-6.

- 8. *Discretionary development* shall be conditioned, 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*.
- 9. In the event that any railroad right-of-way within Ventura County is abandoned in the future, the County Public Works Agency and the General Services Agency shall evaluate the feasibility of acquiring such land for public use such as transit, bicycle and equestrian paths.
- 10. *Discretionary development* that would endanger the efficient, safe operation of an airport or would result in significant land use incompatibility with an airport shall be prohibited.
- 11. The Ventura County General Plan shall remain consistent with the Ventura County Transportation Commission's Airport Comprehensive Land Use Plan for Ventura County.

4.2.3 Programs

- 1. The County Planning Division will periodically recommend updates to the County General Plan's Transportation/Circulation Section and the Public Facilities Map. This effort will be coordinated with the PWA Transportation Department and the Ventura County Transportation Commission which provides the Congestion Management Program.
- 2. The County Public Works Agency (PWA) will coordinate with the County Planning Division, cities in Ventura and Los Angeles Counties and CalTrans to develop a program to fund needed improvements to the *Regional Road Network* that includes all sources of funding available to both the County and the cities for inter-city road-building purposes. The program would include a mechanism to determine the total amount required to construct the needed improvements and could include a trip rate fee structure to collect the required funds. Roads which are impacted by new *development* should have the needed improvements financed by *development* fees and developer contributions. Roads not impacted by new *development* should have needed improvements financed by revenue sources dedicated for transportation purposes, such as State and Federal gasoline taxes, Transportation Development Act funds, etc. Where these funding sources prove inadequate to meet projected needs, they should be augmented by other sources such as special assessment districts, area of benefit funds, etc.
- 3. The Public Works Agency will submit the project scope for all road-improvement projects that increase the number of travel lanes to the Board of Supervisors for their concurrence at a noticed public hearing prior to proceeding with preparation of environmental review documents or engineering plans and specifications.
- 4. The County Public Works Agency will continue to review environmental documents for *development* projects within cities and adjoining counties to ensure that all individual and cumulative adverse impacts to the *Regional Road Network* and County-maintained *local roads* have been adequately evaluated and mitigated to insignificant levels. If it appears potential impacts are identified, PWA will bring this information to the attention of the Board of Supervisors.
- 5. The County's Legislative Analyst, with the support of the Public Works Agency, will continue to lobby for passage of Federal and State legislation/appropriations which would improve the *Regional Road Network* consistent with the County General Plan.
- 6. The Ventura County Transportation Commission (VCTC) is the agency responsible for transit operation and planning in the County of Ventura. The County, Public Works Agency,

Transportation Department, will assist and coordinate as necessary to ensure that transit needs in the unincorporated area are considered and implemented.

7. The Public Works Agency, General Services Agency and Planning Division, will participate in and support the Ventura County Transportation Commission in its development of a countywide Bicycle Path and Trail Master Plan, which will link all county cities, unincorporated communities, and CSUCI.
8. The County Department of Airports will periodically update the Camarillo and Oxnard Airport Master Plans.
9. The Public Works Agency will continue to coordinate with the Port of Hueneme-Oxnard Harbor District, the cities of Port Hueneme and Oxnard, and CalTrans to ensure an adequate road network is available to accommodate projected harbor related commerce.
10. The County Sheriff's Department Office of Emergency Services will annually review and revise the Major Transportation Accidents Contingency section of the County Multihazard Functional Plan.

4.3 Water Supply Facilities

Ventura County's water supplies are primarily obtained from three major sources: groundwater, surface water, and imported water. A small amount of reclaimed water also is used when and where available.

There are three major water wholesalers that supply the various retail water purveyors throughout Ventura County. The Casitas Municipal Water District delivers wholesale water from Lake Casitas to many small local purveyors in the Ventura River and Ojai Valley areas. The United Water Conservation District is responsible for collection and distribution of wholesale water throughout most of the Santa Clara River Valley and the Oxnard Plain. Water stored in United's Lake Piru reservoir is periodically released into the Santa Clara River via Piru Creek. Downstream, the water is diverted into several percolation ponds or groundwater recharge basins near Saticoy and El Rio in order to recharge the underlying aquifers for subsequent pumping to urban and agricultural users. The Calleguas Municipal Water District is one of the 14 member agencies of the Metropolitan Water District of Southern California (MWD), and is responsible for providing imported water from the Sacramento-San Joaquin delta area to retail water purveyors in the southeastern portions of Ventura County.

There are presently 178 water purveyors in Ventura County, which include 6 city or municipal systems, 57 privately-owned systems, 25 public or special use water purveyors, 22 special water districts, and 63 mutual water companies, or other public and private systems of varying sizes (Navy bases, Navy housing, mobile home parks, etc.).

The goals, policies and programs that apply to water supply facilities are as follows:

4.3.1 Goals

1. Ensure the provision of water in quantities sufficient to satisfy current and projected demand.
2. Encourage the employment of water conservation measures in new and existing *development*.
3. Encourage the continued cooperation among water suppliers in the County in meeting the water needs of the County as a whole.

4.3.2 Policies

1. *Development* that requires potable water shall be provided a *permanent potable water supply* of adequate quantity and quality that complies with applicable County and State water regulations. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless an Urban Water Management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public

Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.

2. *Discretionary development* as defined in section 10912 of the Water Code shall comply with the water supply and demand assessment requirements of Part 2.10 of Division 6 of the Water Code.
3. *Discretionary development* shall be conditioned to incorporate water *conservation* techniques and the use of drought resistant native plants pursuant to the County's Guide to Landscape Plans.

4.3.3 Programs

1. The Public Works Agency will coordinate with water districts to establish a data base on actual available supply, projected use factors for types of *development* and threshold limits for *development* within available water resources.
2. The County Public Works Agency (Water Resources and Development Department) and the three major water wholesale agencies (Casitas, Calleguas and United) will continue to pursue the use of reclaimed water as a long-term source for agricultural irrigation.
3. The County Building and Safety Division will enforce the County's Efficient Plumbing Devices Ordinance (low water use plumbing fixtures).

4.4 Waste Treatment and Disposal Facilities

The Waste Treatment and Disposal Facilities Section of the Public Facilities and Services Chapter satisfies the requirement of California Government Code Section 65302(a) for the designation of solid waste disposal facilities in the Land Use Element of the General Plan. This code requires that the land use element designate "the proposed general distribution and general location and extent of the uses of the land for solid and liquid waste disposal facilities."

Section 65302(a) also provides, in part, the means necessary for determining consistency between proposed facilities and the General Plan (required by Public Resources Code section 41702) and for determining consistency between the Countywide Siting Element of the Countywide Integrated Waste Management Plan and the General Plan (required by Public Resources Code section 41720).

With the passage of the California Integrated Waste Management Act (AB939) in 1989, local jurisdictions in California have new mandates related to solid waste that go beyond disposal. Programs to minimize and recover discarded resources are now required, and to achieve these mandates, "non-disposal" facilities, such as transfer stations, composting facilities and waste processing facilities (material recovery facilities), are necessary.

AB939 requires cities and/or counties to prepare and adopt a Countywide Integrated Waste Management Plan (CIWMP). The CIWMP must provide: a summary of the significant waste management problems facing the jurisdiction, an overview of the specific steps that local agencies will take to meet the goals of the Act and a statement of jurisdiction's goals and objectives relative to waste management. Ventura County, in cooperation with the cities and the county, prepared a CIWMP that was approved in April 2000.

The Countywide Siting Element of the CIWMP contains:

- Goals and policies for the environmentally safe transformation or disposal of solid waste that cannot be reduced, recycled or composted.
- An estimate of the total capacity that will be needed for a 15-year planning period to handle solid wastes generated within the county that cannot be reduced, recycled or composted.
- A statement of the remaining capacity of existing solid waste transformation and disposal facilities at the time that the element was prepared or revised.
- Specified siting criteria for new or expanded solid waste transformation or disposal facilities, consistent with the applicable county or city general plan.

The CIWMP and its Countywide Siting Element are Board of Supervisors' approved documents that express the intent of the Board regarding goals, policies and short-, medium- and long-range objectives, and siting criteria, for solid waste disposal or transformation facilities in Ventura County. The Public Facilities and Services Appendix of the General Plan complements the adopted policies of these documents.

In Ventura County, the private sector has traditionally serviced solid waste collection and disposal needs. Collection service providers in the unincorporated areas are privately owned. Disposal facilities are either privately owned or owned by a special district. The role of government in solid waste management is to provide planning, administration, facility approval and condition compliance. New facilities or expansions and other landfill uses require private sector initiative.

Wastes are categorized by the state into four general types: Hazardous, Designated, Municipal and Inert waste. As of 2001, only facilities for certain Designated, all Non-hazardous and Inert wastes exist in Ventura County. Hazardous wastes and certain types of Designated waste must be transported outside the county for disposal.

The following types of waste treatment and disposal facilities are included in this Section:

- **On-Site Septic Systems** - On-site septic systems, also referred to as individual sewage disposal systems (ISDS), are those liquid waste systems which dispose of sewage generated by individual residences and businesses in un-sewered areas. A conventional ISDS usually includes a septic tank and either a seepage pit or leach lines. Mound systems and subsurface sand filtration systems are two alternative ISDS that may be approved for use in areas where there are shallow soils over bedrock, high groundwater (either seasonal or permanent), or fractured bedrock. They are restricted for use only under specific conditions and guidelines in those areas of the County where community sewer systems are not available and on-site conditions preclude the use of conventional septic tank/soil absorption systems. Only domestic sewage (i.e., human waste from everyday living activities) can be discharged into a septic system.
- **Sewage Treatment Facilities** - Sewage treatment facilities collect water used for domestic, commercial and industrial purposes, treat it to remove organic and inorganic waste materials, and discharge the treated effluent to the environment. Operation of these facilities is regulated by State and Federal agencies to protect the County's surface and groundwater from biological and chemical pollutants. There are two categories of Sewage Treatment Facilities. They are as follows:
 - Community Sewage Treatment Facilities* are plants that treat liquid waste that is received from off of the plant site. They include public agency and privately owned facilities. These facilities are identified on the General Plan's Public Facilities Map ([Figure 4](#)).
 - On-Site Wastewater Treatment Facilities* are plants that treat liquid waste that is generated on the same project site where the plant is located, with both the plant and the project site under common ownership. These plants are sized and explicitly restricted to serve only the project site, and cannot serve uses off-site or under different ownership.
- **Solid Waste Disposal Sites** - Solid waste disposal sites are those facilities for the final deposition of wastes onto land. Wastes are categorized by the State into four general types: Hazardous, Designated, Municipal and Inert Waste. Currently, only certain Designated, all Nonhazardous and Inert wastes can be legally disposed of to land in Ventura County. Hazardous and certain types of Designated wastes must be transported outside of the County for disposal. Waste management units (disposal sites) for designated and nonhazardous wastes are operated pursuant to requirements and criteria established by the State Water Resources Control Board (SWRCB) and the California Integrated Waste Management Board (CIWMB) as well as many other agencies. They are regulated and inspected by the staff of the Regional Water Quality Control Board (RWQCB), and the Ventura County Environmental Health Division, which is the Local Enforcement Agency (LEA) for the CIWMB.
- **Waste Transfer Stations** - Waste transfer stations are those facilities utilized to receive wastes from outside their permit boundaries to temporarily store and/or separate wastes or transfer the solid wastes directly from smaller to larger vehicles for transport.

- **Off-Site Waste Treatment Facilities** - Off-site waste treatment facilities are those facilities which accept wastes from outside their permit boundaries for treatment to change the physical, chemical, or biological characteristics of the waste so as to render it less harmful to the quality of the waters of the State, safer to handle, easier to contain or manage, including use as a fuel, nutrient or soil amendment.

Section 4.4 of the Public Facilities and Services Appendix describes each type of waste treatment and disposal facility by location and waste handled.

The goals, policies and programs that apply to waste treatment and disposal facilities are as follows:

4.4.1 Goals

1. Ensure the provision of adequate individual and public sewage/ waste collection, treatment and disposal facilities to meet the County's current and future needs in a manner which will protect the natural environment and ensure protection of the public's health, safety and welfare.
2. Ensure continuous waste disposal capacity to meet the County's current and projected waste disposal needs.

4.4.2 Policies

1. *Community sewage treatment facilities* and *solid waste disposal sites* shall be deemed consistent with the General Plan only if they are designated on the Public Facilities Map. *On-site septic systems* (i.e., *individual sewage disposal systems*), *on-site wastewater treatment facilities*, *waste transfer stations*, *off-site waste treatment facilities* and on-site storage facilities are consistent with the General Plan if they conform to the *goals, policies* and *programs* of the General Plan.
2. Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.
3. In order to reduce the need for additional wastewater treatment capacity, the County shall:
 - require new *discretionary development* to utilize water-conserving design features;
 - encourage the retrofitting of existing uses and buildings with water-conserving devices;
 - 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.
 - periodically inspect existing lateral and trunk collection lines to identify areas subject to excessive inflow and infiltration and remedy identified problems as feasible.
4. *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.
5. Waste treatment and disposal operations shall be designed and conducted in a manner that is compatible with surrounding land uses such that the potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations consistent with CEQA shall be adopted. At the end of such operations, the site shall be restored to a use compatible with surrounding land uses.
6. Applicants for *discretionary development* shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities to further reduce the volume of waste disposed of in landfills.

4.4.3 Programs

1. The Public Works Agency, with the support of the Planning Division, will periodically update the County's Water Quality Management (208) Plan to incorporate revised population, land use and sewer plant capacity forecasts.
2. The County Public Works Agency will continue to work cooperatively with sanitation districts in the County toward the improvement and expansion of the existing public sewer systems consistent with the County General Plan.
3. The Environmental Health Division will continue to pursue the implementation of a *program* of regular inspection, monitoring and maintenance of *individual sewage disposal systems*, with an emphasis on public education.
4. The Solid Waste Management Department will investigate long-range solutions to solid waste management, emphasizing ecologically and environmentally sensitive solutions, including source separation, recycling, composting and the like.
5. The Solid Waste Management Department will prepare, maintain and update the Countywide Integrated Waste Management Plan as necessary.

4.5 Public Utilities

Public utilities, as addressed in this section, include electrical power, natural gas, telephone service, cable television service, and communication equipment including *wireless communication facilities*.

Electrical power to Ventura County is provided by the Southern California Edison Company, which owns and operates substations and transmission lines, and purchases electricity from a variety of different generating sources (e.g., oil and gas fired, solar, hydro-electric, geo-thermal and nuclear generators).

Southern California Gas Company supplies natural gas to all of Ventura County through a fixed transmission and distribution system.

Telephone service is provided by SBC California and Verizon Communications. Communities served by SBC include Fillmore, Moorpark, Ojai, Simi Valley, and Ventura; plus the unincorporated areas of Oak View, Piru and Saticoy. Verizon Communications is the result of a merger of GTE and Atlantic Bell telephone companies in 2000. They retained the GTE Western Regional Headquarters, which is located in Thousand Oaks. Verizon provides phone service to the cities of Camarillo, Oxnard, Port Hueneme, Santa Paula and Thousand Oaks; plus the unincorporated areas of Newbury Park, Somis and Westlake.

The television broadcast industry is in a state of flux in the early 21st Century. Satellite dish systems, with reduced dish sizes and hundreds of channels for viewing, are challenging cable television systems. Yet cable companies are expanding their cable systems to meet more communication flexibility, including computer services and "on demand" television technology.

By 2003, Adelphia Communications had taken over operations of all cable systems throughout Ventura County with the exception of the west side of the City of Ventura. That cable provider was the locally owned and operated Avenue Cable Company. By the end of 2003, both Adelphia and Avenue Cable companies had filed for bankruptcy. In mid-2005, it is unclear as to who the final owners and operators of local cable television will be, but Adelphia will continue to own and operate the majority of cable systems in the cities and the unincorporated portions of the County for the short run.

County communication equipment is operated by the County's Information Systems Department. It includes radio, microwave, and telephone switching equipment, installed at 17 separate sites, including each of the three community colleges. In addition, there are other governmental and privately operated communications equipment facilities (including wireless telephone/data, radio, and television transmitting and receiving antennas, radar stations, and microwave towers) scattered throughout the County.

The goal and policies which apply to public utilities are as follows:

4.5.1 Goal

Promote the efficient distribution of public utility facilities and transmission lines to assure that public utilities are adequate to service existing and projected land uses, avoid hazards and are compatible with the natural and human resources.

4.5.2 Policies

1. New gas, electric, cable television and telephone utility transmission lines shall use or parallel existing utility rights-of-way where feasible and avoid scenic areas when not in conflict with the rules and regulations of the California Public Utilities Commission. When such areas cannot be avoided, transmission lines should be designed and located in a manner to minimize their visual impact.
2. All transmission lines should be located and constructed 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.
3. *Discretionary development* shall be conditioned to place utility service lines underground wherever feasible.
4. *Wireless communication facilities* shall be designed to minimize visual impacts from *public viewpoints* and to blend with the surrounding area in a manner that is consistent with the community character, natural environment, and existing development. (Also see applicable Scenic Resource Policies 1.7.2.1 and 1.7.2.2 of the GPP.)

4.6 Flood Control and Drainage Facilities

The Ventura County Flood Control District is a special district that was created in 1944 for the purpose of providing for the control of floods and storm waters originating within the District (County) or originating outside the District and flowing into it, to conserve such waters for beneficial use, to prevent waste or exportation of waters and to reclaim drainage, storm, and flood waters. The District includes all of Ventura County except the offshore Channel Islands of Anacapa and San Nicolas. The County is divided into four numbered flood zones: Zones 1-4. Boundaries of the first three zones generally follow the limits of the three major drainage systems of Ventura County:

Zone 1: Ventura River Watershed

Zone 2: Santa Clara River Watershed

Zone 3: Calleguas Creek Watershed

Zone 4: Includes the Cuyama River Basin and the remainder of the County.

In addition to the Ventura County Flood Control District, several other agencies responsible for providing drainage of storm waters from, or conveyance of storm waters through, the County include: (a) the various cities; (b) drainage and storm drain districts, and (c) Ventura County itself.

The Ventura County Flood Control District defines *red line channels* as channels over which the Flood Control District exercises regulatory jurisdiction. Regulatory jurisdiction does not imply ownership as some of the *red line channels* are owned by the Flood Control District and some are owned by others. These *red line channels* can either be improved or unimproved.

According to the County Flood Control District, there are a total of 486.46 miles of channels under County Flood Control regulatory jurisdiction.

The County Flood Control channels run the gamut from fully improved concrete channels to unimproved, natural channels. Fully improved channels include: rectangular, trapezoidal, box and pipe. Other channels include natural, shaped (but maintained) and pipe and wire channels.

The staff for the County Flood Control District is the Flood Control Department of the Public Works Agency. The Flood Control Department is also the responsible sponsoring local agency for Federal flood control projects throughout the County, and provides coordination for the Federal Flood Insurance Program. In addition, the Department is coordinating with the Federal Government in studying coastal erosion and control.

Other functions include coordination of the importation of water into the County, flood fighting and disaster operations, review of land *developments* for flood hazards and effects on water quality, issuance of Watercourse Permits, and operation of a Flood Warning System.

The goal, policies and program which apply to flood control and drainage facilities are as follows:

4.6.1 Goal

Provide adequate and appropriate flood control and drainage facilities to protect life and property from damage or destruction from flood and storm waters.

4.6.2 Policies

1. All necessary flood control and drainage facilities shall be constructed to meet the minimum standards of the Public Works Agency and the County Flood Control District consistent with the *goals, policies* and *programs* of the General Plan.
2. *Discretionary development* shall be conditioned to provide flood control and drainage facilities deemed by the Public Works Agency and Flood Control District as necessary for the development, and shall be required to contribute toward flood control facilities necessitated by cumulative *development*.

4.6.3 Program

The Ventura County Flood Control District will periodically update the Comprehensive Plan for Flood Control.

4.7 Law Enforcement and Emergency Services

The Sheriff is the Chief Law Enforcement Officer for the County of Ventura and, as such, has jurisdiction over its unincorporated areas. In 1965, the Sheriff, through a contract, began to provide law enforcement services for the Cities of Thousand Oaks and Camarillo. In 1980, the City of Ojai also contracted for law enforcement services. The City of Moorpark became the fourth municipality to contract in July 1984. More recently, the City of Fillmore contracted for police services in June 1987. To accommodate the responsibilities of the Office of the Sheriff, the department is comprised of seven major divisions: Support Services, West County Patrol, East Valley Patrol, Central County Patrol, Special Services, Custody, and Court Services. The Sheriff's Department is headquartered in Ventura and maintains stations in Camarillo, Fillmore, Lockwood Valley, Moorpark, Ojai, and Thousand Oaks. A new East Valley Law Enforcement Facility located between Thousand Oaks and Simi Valley opened in 1989. As of the summer of 1996, the Sheriff's Department was staffed by 1,126 personnel; including 711 sworn officers.

Inmates in Ventura County are housed at three major facilities: the Pre-Trial Detention Facility located at the Ventura County Government Center in Ventura, the Todd Road Jail located south of Highway 126 between Ventura and Santa Paula and at the Ventura County Branch Jail-Honor Farm Facility at 370 West Baldwin Road in the Ojai Valley. The East Valley Substation at 2201 E. Olsen Road in Simi Valley has a temporary jail holding facility.

Both the Municipal Court and Superior Court are located in the Hall of Justice, located at the Ventura County Government Center Complex at 800 South Victoria Avenue, Ventura. Simi Valley also has a Municipal Court Branch located at 3855F Alamo Street, Simi Valley.

According to County Ordinance 2538, the Sheriff is Director of Disaster (Emergency) Services. Emergency Services planning in Ventura County is conducted in the Sheriff's Department, Support Services Division, Office of Emergency Services. The staff coordinates planning at each government level.

The eight major elements of the Office of Emergency Services work program includes:

1. Emergency Organization Planning and Management.
2. Direction, Control and Warning.
3. Population Protection.

4. Radioactive Contamination, Monitoring and Control.
5. Public Disaster Related Public Education and Emergency Public Information.
6. Emergency Support Services.
7. Hazard Analysis and Mitigation.
8. Multihazards Functional Planning Guidance.

The goals, policies and programs which apply to law enforcement and emergency services are as follows:

4.7.1 Goals

1. Provide for the protection of the public through effective law enforcement and emergency services.
2. Ensure that *discretionary development* provides adequate private security for the prevention of local crime.
3. The *goals* of the Sheriff's Department are to:
 - Provide optimum and efficient law enforcement services within the department's jurisdiction.
 - Provide full investigative services including major crime and crime lab services as requested Countywide.
 - Maintain and operate both pre-trial and sentenced custodial facilities and services for all adult clientele.
 - Provide court services and security for both the Superior and Municipal Courts. Provide all aspects of civil court process services.
4. The overall *goal* of the Corrections Services Agency is to provide for community protection by unifying and coordinating correctional services in Ventura County.
5. The overall *goal* of the Municipal Court is to:
 - Process all vehicular violations, and certain parking violations originating from municipal police agencies, Sheriff, Highway Patrol, and various other State and district enforcement agencies.
 - Process all filings involving small claims wherein the jurisdiction does not exceed \$1,500, and civil process involving suits not exceeding \$25,000.
 - Process misdemeanor offenses punishable by fine or imprisonment in County Jail, not to exceed one year. Offenses classified as infractions, and has jurisdiction over felony preliminary hearings.
6. The overall *goal* of the Superior Court is to provide trial court judicial services for all cases presented to it within its constitutionally established jurisdiction.
7. The overall *goal* of the Ventura County Sheriff's Department Office of Emergency Services is to save lives and protect property by developing *programs* and emergency operational capabilities that mitigate, prepare for, respond to, and recover from any emergency or disaster - whether peacetime or war-related.

4.7.2 Policies

1. The Sheriff's Department shall continue to review *discretionary* permits to ensure that an adequate level of law enforcement can be provided.
2. *Discretionary development* shall be conditioned 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).

3. *Discretionary development* shall be conditioned to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 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).
4. *Discretionary development* shall be conditioned 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).
5. The County Sheriff's Department shall maintain mutual aid agreements with incorporated cities to assure efficient service delivery and law protection to all areas of the County.

4.7.3 Programs

1. The County Sheriff's Department will continue to support efforts to organize neighborhood, rural, and industrial crime prevention programs, and conduct residential security surveys.
2. The County Sheriff's Department Office of Emergency Services will maintain and periodically update the Ventura County Multihazard Functional Plan including mitigation measures, preparedness, response, and recovery for the following ten hazard specific contingency sections (i.e. plans):
 - Major Earthquake
 - Major Hazardous Material Incident
 - Flood Hazard
 - Dam Failure
 - Nuclear Defense Emergencies (Nuclear Attack Threat Assessment)
 - Wildland Fire
 - Major Transportation Accidents
 - Landslide
 - Tsunami (& Seiche)
 - Off Shore Oil Incidents
3. The Office of Emergency Services will conduct public education *programs* for the citizens of the County on prevention and preparedness of natural and war-related hazards.

4.8 Fire Protection

The Ventura County Fire Protection District is a special district formed on May 16, 1928, and governed by the Board of Supervisors. The Ventura County Fire Protection District protects life and property by providing fire prevention, fire education, fire suppression, and rescue services. The Ventura County Fire Protection District operates 31 fire stations that serve the cities of Camarillo, Moorpark, Ojai, Port Hueneme, Simi Valley, and Thousand Oaks, and all unincorporated regions of Ventura County. The Fire Protection District, in 2004, had a staff of 554 full-time employees, including 419 uniformed employees. The Ventura County Fire Protection District is a partner in the California Master Mutual Aid system and maintains mutual aid agreements with other adjoining fire agencies. Besides the actual fighting of fires, a great deal of time is spent by the Fire Protection District on preventive measures and preparation for combating fires. Fire prevention consists of making inspections of buildings, schools, and homes, making recommendations for fire safety, and enforcing the Uniform Fire Code. Fire Prevention programs are also sponsored through the schools, service clubs, and other organizations.

The goal, policies and programs which apply to fire protection facilities and services are as follows:

4.8.1 Goal

Strive to reduce the loss of life and property by providing effective fire prevention, suppression and rescue services and facilities.

4.8.2 Policies

1. *Discretionary development* shall be permitted only if adequate water supply, access and response time for fire protection can be made available.
2. Fire stations shall be sited in locations central to the area served and on or near arterial highways so as to minimize call response time.

4.8.3 Programs

1. The Fire Protection District Bureau of Fire Prevention will continue to review all new *development* to ensure that an adequate level of fire protection can be provided.
2. The Fire Protection District will continue to retain mutual aid-agreements with all adjacent cities, and counties, incorporated cities within the County, military installations and other appropriate Federal agencies such as the U.S. Forest Service. The Ventura County Fire Protection District is a partner in the California Master Mutual Aid system.
3. The Fire Protection District will continue to participate in coordinating efforts of other Federal, State and local agencies to accomplish joint arson investigation and resource sharing.

4.9 Education and Library Facilities and Services

There are 20 public school districts serving the elementary and secondary school needs in Ventura County:

- Conejo Valley Unified School District (Thousand Oaks, Newbury Park and Westlake)
- Fillmore Unified School District (Fillmore, Bardsdale, Piru and Northeast portion of the County)
- Moorpark Unified School District (Moorpark)
- Oak Park Unified School District (Oak Park and Agoura)
- Ojai Unified School District (Ojai Valley)
- Simi Valley Unified School District (Simi Valley)
- Ventura Unified School District (Ventura, Montalvo, Oak View and Saticoy)
- Hueneme Elementary School District (Oxnard, Port Hueneme, and Hollywood Beach)
- Ocean View Elementary School District (Southern portion of Ventura County including Santa Monica Mountains Area)
- Oxnard Elementary School District (Oxnard and beach areas)
- Rio Elementary School District (El Rio and Oxnard areas)
- Mesa Union Elementary School District (rural area between Saticoy and Somis)
- Pleasant Valley Elementary School District (Camarillo, Camarillo Heights and Las Posas)
- Somis Union Elementary (Somis)
- Briggs Elementary School District (West rural Santa Paula)
- Mupu Elementary School District (North rural Santa Paula)
- Santa Clara Elementary School District (East rural Santa Paula)
- Santa Paula Elementary School District (Incorporated Santa Paula)
- Oxnard Union High School District (Oxnard, Port Hueneme and Camarillo area)
- Santa Paula Union High School District (Santa Paula area)

The primary function of the County Superintendent of Schools is to act as an intermediary agency between the Federal and State Government and the local school districts and private schools. In this capacity, the office assists school districts and private schools with administrative, business and fiscal, and educational affairs through the implementation of special programs, services, and legislative mandates.

The Ventura County Superintendent of Schools also provides a special education program, occupational training program and the Gateway Community Schools and Court School.

California State University Channel Islands opened its Camarillo campus in fall 2002. The state funded university will serve residents in Ventura, western Los Angeles, and southeastern Santa Barbara counties.

Ventura County Community College District is responsible for providing public community college education in Ventura County. The Community College District operates three colleges: Ventura College, Moorpark College, and Oxnard College. These colleges serve all communities in the County, except for an area to the northwest of the County that is served by the Kern Community College District.

Ventura County is served by four independent public library jurisdictions: the Ventura County Library, the City of Oxnard, Blanchard-Santa Paula Public Library and the City of Thousand Oaks.

The Ventura County Library operates 15 community, and special libraries. The County Library administrative office is located at 646 County Square Drive, Suite 150, Ventura. The ordering, automation, and cataloging facility is located at 196 South Fir Street, Ventura. Community and special libraries are located as follows:

- Avenue Library (Ventura)
- Camarillo
- Albert H. Soliz
- Fillmore
- E. P. Foster (Ventura)
- Historical Museum Library (Ventura)
- Meiners Oaks
- Moorpark
- Oak Park
- Oak View
- Ojai
- Piru
- R. D. Prueter (Port Hueneme)
- Saticoy
- Simi Valley
- H.P. Wright Library (Ventura)

The goals, policies and programs which apply to education and library facilities and services are as follows:

4.9.1 Goals

1. Promote quality public education services and educational facilities in order to achieve maximum opportunity for the education of residents of all ages and socioeconomic levels.
2. Goals of the Office of the County Superintendent of Schools are:
 - To provide leadership and direction in the development and implementation of the best possible educational programs throughout Ventura County.
 - To provide services, programs, and support for the purpose of maintaining the efficient and effective operation of district and County educational programs.
 - To operate Countywide educational programs for students when it is not feasible or practical for local districts to do so.
 - To maintain a public information program on educational matters.
 - To assist school district implementation of educational programs or procedures as mandated, requested or recommended by the State Department of Education.
3. The overall goal of the Ventura County Community College District is to meet the educational needs of all eligible students by offering comprehensive programs and services.
4. The goal of the California State University System is to provide eligible California students with high-quality, affordable access to higher education.
5. The goal of the Ventura County Library is to provide to all individuals free access to books, other materials, and services to support their informational, recreational, cultural and self-education needs.

4.9.2 Policies

1. School sites should be integrated with parks wherever possible.
2. School facilities should be available for community activities when feasible.
3. Community library facilities shall be sited in central locations of the community to be served. Site selection criteria shall consider:

- Convenient access, preferably on or near the Community's major vehicular and pedestrian traffic routes.
- Adequate off-street parking.

4.9.3 Programs

1. The Planning Division will continue to work with the County Superintendent of Schools Office and the various school districts in the County concerning school site dedications and fee assessments.
2. The County Planning Division will continue to coordinate an exchange of information with local school districts regarding school facilities needs and site planning for new schools in conjunction with new residential *developments*.
3. The Building and Safety Division will continue to collect the duly authorized *development* fees for school district projects prior to issuance of building permits.
4. School districts should continue to pursue conversion of those facilities that are no longer needed for public education to community uses such as parks, recreation center or private schools.
5. The Library Services Agency will continue to work with cities served in the development of financial partnerships to expand or replace existing facilities.

4.10 Parks and Recreation

In Ventura County the abundance of natural recreation resources has given rise to establishment of many recreation facilities. A wide variety of agencies provide these facilities. At the Federal level, Ventura County contains the Los Padres National Forest, the Santa Monica Mountains National Recreation Area and the Channel Islands National Monument. State parks and open space lands are located along the coast, within the Santa Monica Mountains area and at Hungry Valley State Recreation Area. The above facilities attract patronage from a much greater area than Ventura County alone. The Casitas Municipal Water District and United Water Conservation District provide facilities at Lake Casitas and Lake Piru respectively. At the local level, facilities are provided by the County, the cities and three recreation and park districts.

Recreation facilities can be divided into two main categories: regional and local. A *regional recreation area* is an extent of land which, by its unique natural character or unusual or extensive development, offers recreation opportunities that attract patronage from beyond the local vicinity without regard to physical, political or municipal boundaries. *Local parks* provide facilities to serve the daily needs of a neighborhood or group of neighborhoods within an urban community. The specific facilities should be determined by assessing the needs of the community. Recreation areas can also serve the ancillary purposes of preserving open space, providing water resources, buffering urban land uses and preserving biological, cultural and scenic resources.

The majority of County residents receive local park service from a local city or recreation and park district. The Pleasant Valley Recreation and Park District provides local park facilities in the Camarillo area. The Rancho Simi Recreation and Park District serves the Simi Area and the Rancho Conejo Recreation and Park District provides local and some regional facilities and an extensive trail system in the Thousand Oaks vicinity. The above District's service areas extend into unincorporated territory outside the principal cities. Other incorporated cities provide recreation services through their own recreation departments. Some cities also operate regional recreation facilities. The Public Facilities and Services Appendix contains a more extensive listing of recreation facilities.

The County of Ventura provides recreation services through the General Services Agency, Recreation Services. The primary focus of the County is to provide regional recreation facilities. The County also provides local park facilities in unincorporated areas of the County not served by other agencies. The County operates community recreation centers in Oak View, Casitas Springs, El Rio, Saticoy and Piru.

Trails are another category of recreation facility. The Los Padres National Forest and Santa Monica Mountains National Recreational Area contain extensive trail systems. Local trails exist in many areas of the County. The County, and many other public and private organizations, have been attempting to

establish an interconnected trail network throughout the County. Trails can be established on public lands and easements or by obtaining easements through private lands.

Funding limitations on recreation services are a perennial problem. Decreasing availability of Federal and State revenues together with local funding shortages threaten the ability of the County to keep pace with service demand. Innovative utilization of donations, grant sources, volunteer labor and public-private joint ventures can fill the revenue gap. The County has adopted local parkland dedication requirements, (Quimby Ordinance), pursuant to the State Subdivision Map Act to fund the development and renovation of neighborhood and community recreation facilities.

The goals, policies and programs which apply to recreation facilities are as follows:

4.10.1 Goals

1. Acquire, develop and operate a system of recreation facilities to meet the recreation needs of County residents.
2. Pursue an equitable, independent, and reliable method of financing the planning, acquisition, *development*, operation and maintenance of recreation facilities.
3. Promote a coordinated effort by all government entities to assure the provision of a complete range of recreational opportunities for all ages and interests in all areas of Ventura County.
4. Promote the multi-use of existing physical resources through coordination with other public and quasi-public agencies (i.e., utility easements, flood control easements, school district facilities, etc.).
5. Establish or assist in the establishment of a Countywide network of trails which will meet the needs of equestrians, bicyclists, hikers and other trail user groups.
6. Provide, or encourage the provision of, *local park* and recreation facilities and *programs* to serve the residents of the unincorporated territory of Ventura County where an equitable financing plan can be established with minimal use of County General Fund revenues.
7. Ensure compatibility between recreation facilities and adjoining land uses.

4.10.2 Policies

1. The County shall maintain and enforce the local parkland dedication requirements (Quimby Ordinance), to acquire and develop neighborhood and community recreation facilities. Parkland dedication shall be based on a standard of five acres of local parkland per thousand population, including neighborhood and community parks.
2. *Discretionary development* which would obstruct or adversely impact access to a public recreation resource shall be conditioned to provide public access as appropriate.
3. Developers shall be encouraged to make unused open space available for recreation.
4. The County shall require reservation of land for public purchase, pursuant to the County Subdivision Ordinance, where requested by a recreation agency.
5. County facilities (e.g., flood control channels and easements) shall be made available for recreational use as appropriate.
6. New recreation facilities shall be consistent with the General Plan and Zoning Ordinance.

4.10.3 Programs

1. The General Services Agency will prepare and update a County Recreation Plan to evaluate demand, establish facility needs, and prioritize proposed facility development.
2. The General Services Agency will develop, implement and maintain an ordinance to collect development fees to provide for regional recreation facility development.
3. The General Services Agency will coordinate the location, planning, and functional use of all County recreation facilities with affected local governmental entities and, where feasible, promote joint acquisition and/or development to assure effective coverage of all needs.

4. The General Services Agency and Planning Division will review discretionary entitlement requests for impact to recreation opportunities and resources.
5. The General Services Agency shall prepare, for consideration by the Board of Supervisors, a Regional Recreation Facilities Fee Ordinance to fund regional recreational facilities. The proposed funds would finance acquisition of land and construction of a variety of facilities along the regional trails within the General Services Agency's jurisdiction, including equestrian, hiking and backpacking trailheads.

4.11 Other Public Buildings and Grounds

Federal installations, facilities and lands include defense installations (Point Mugu Pacific Missile Test Center and Naval Air Weapons Station and Port Hueneme's Naval Construction Battalion Center) and recreation and conservation oriented facilities and lands, including Los Padres National Forest. San Nicolas Island is part of the Navy's Pacific Missile Test Center Sea Test Range and is also one of the State's key wildlife and environmental preservation areas. Other Federal lands and facilities, including the Santa Monica Mountains National Recreation Area, Anacapa Island and the Channel Islands National Park Visitor Center, are discussed in the Public Facilities and Services Appendix (Section 4.10 on Parks and Recreation).

- Point Mugu Pacific Missile Test Center and Naval Air Weapons Station: The 4,500 acre Point Mugu facility is located at the western end of the agricultural lands of the Oxnard Plain, six miles southeast of Oxnard and 7½ miles southwest of Camarillo. Approximately 8,000 military and civilian personnel work at Point Mugu with an additional 3,000 dependents living in the area near the base. The main base complex houses extensive test laboratory and support facilities, and two runways capable of handling all modern aircraft types.
- Naval Construction Battalion Center Port Hueneme: Another Federal defense installation located in Ventura County is the U.S. Naval Construction Battalion Center located within the City of Port Hueneme. The center is home of the Navy's famous Seabees. This base covers more than 1,600 acres, has more than 40 miles of roads and streets and 26 miles of railroad tracks.
- Los Padres National Forest: The Los Padres National Forest covers 555,618 acres or 868.15 square miles of the 1,884 square mile area of Ventura County (approximately 46% of the land area of the County). Facilities within Los Padres National Forest include roads, trails, campgrounds, dams and buildings.
- San Nicolas Island: The 14,000 acre (21.875 square miles) island is located approximately 60 miles off the coast of Point Mugu. San Nicolas Island is part of the Navy's Pacific Missile Test Center Sea Test Range. Approximately 350 employees, including military and civilian, staff the outlying landing field and the Naval Facility at San Nicolas Island. San Nicolas Island is also one of the California's key wildlife and environmental preservation areas.

State public facilities and lands include the Camarillo State Hospital and California State Youth Authority (Ventura School). Hungry Valley State Vehicular Recreation Area and the various State parks and beaches are discussed in Section 4.10 of the Public Facilities and Services Appendix.

- Camarillo State Hospital: Camarillo State Hospital, built in 1932, is located 4 miles southeast of Camarillo on a 976 acre site, with the farm portion of 435 acres leased out. The State Hospital is licensed for 1,503 beds for the mentally disabled and developmentally disabled.
- California State Youth Authority (CYA) - Ventura School: CYA is located on a 110 acre site at the southwest corner of Wright Road and Beardsley Road, Camarillo, approximately 3 miles northwest of Camarillo City Hall. This site was formerly a Youth Authority institution for female offenders only. It presently a co-ed institution for youthful offenders ages 17-25.

Ventura County owns or leases a multitude of buildings and facilities. Most of these have been addressed in previous section of the Public Facilities and Services Chapter and in the Public Facilities and Services Appendix.

Ventura County buildings and facilities not previously discussed in earlier portions of the Public Facilities and Services Chapter are owned or leased by the following County agencies and/or departments:

- Agricultural Department (Agricultural Commissioner)
- Animal Regulation Department
- General Services Agency (GSA)
- Health Care Agency (HCA)
- Personnel Department
- Public Social Services Agency (PSSA)
- Public Works Agency (PWA)
- Resource Management Agency (RMA)

The goals, policy and programs which apply to other public buildings and grounds are as follows:

4.11.1 Goals

1. Ensure a continuing, cooperative planning and working relationship between the County of Ventura and the respective State and Federal Government Agencies in sharing information relative to existing and proposed State and Federal facilities.
2. Ensure that Federal and State facility planners are adequately informed of applicable County regulations, standards and land use *policies* in order to minimize conflicts with the County Planning Program.
3. Ensure that the location and design of new County buildings and grounds are consistent with the *goals, policies and programs* of the General Plan.

4.11.2 Policy

Proposed County buildings and grounds in the unincorporated area of the County shall be consistent with the *goals, policies and programs* of the County General Plan.

4.11.3 Programs

1. The County will continue to provide input on environmental documents for proposed modifications to Federal and State facilities to ensure all adverse consequences are adequately identified and mitigated as feasible.
2. The County will cooperatively work together with Federal and State Government Agencies to ensure that new expansions to existing State and Federal facilities or new facilities are compatible with the County General Plan and meet the needs of the County residents.
3. County agencies and departments will encourage Federal and State agencies to fully comply with the County General Plan and other County adopted regulations, standards and policies.

Figure 4
Public Facilities Map
(separate document)

[Click above to go to map]

Glossary

An attempt has been made to define all technical words contained in the text. If a technical word is not defined, often the word can be found in a standard dictionary. In using the glossary, the reader will note that many technical words appear within the definitions themselves. Definitions of these words can also be found in this glossary.

Acre-foot: A unit of volume of water equal to 325,900 gallons (43,560 cubic feet).

Active Fault: See *Fault*.

Active Fault Zone: See *Fault: Fault Zone*.

Airport: Any area of land or water which is used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas which are used, or intended for use, for airport buildings or other airport facilities or rights of way, and all airport buildings and facilities located thereon.

Archaeological Resources: The material remains (artifacts, structures, refuse, etc.) produced purposely or accidentally by human beings.

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.

Average Daily Traffic (ADT): The year-round daily average number of vehicle movements, combined for both directions, past a given point.

Bikeway: Means all facilities that provide primarily for bicycle travel. The following categories of bikeways are defined in Section 2373 of the Streets and Highways Code:

Class I Bikeway: A bike path or trail within a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with cross flows by motorists minimized.

Class II Bikeway: A bike lane within a restricted road right-of-way designated for the exclusive or semi-exclusive use of bicycles with thorough travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted.

Class III Bikeway: A bike route within a road right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

Biological Resources: Includes plant and animal species and their habitats, plant communities and ecosystems.

Building Coverage: The ratio of the area of land covered by buildings to total lot area, expressed as percent coverage. For purposes of this definition, "building" is any structure having a roof supported by columns or walls, and "building area" is the area included within the surrounding exterior walls or columns of a building, exclusive of courts.

Catastrophic Earthquake: An earthquake having a magnitude (M) of 8.3 or greater.

Candidate Species: Any species that is under consideration for a Federal designation by the Secretary of the Interior, but has not yet received that designation and is designated "candidate" by the U.S. Fish and Wildlife Service.

City Thoroughfare: A *thoroughfare* located within and maintained by a city.

Coastal Habitat: Environmentally sensitive habitat areas in the Coastal Zone which support plant or animal life, including coastal waters, intertidal areas, estuaries, lakes, wetlands and sand dunes.

Community Sewage Treatment Facilities: Plants that treat liquid waste that is received from off of the plant site. They include public agency and privately owned facilities. See *On-Site Wastewater Treatment Facilities*.

Conservation: The management of natural resources to prevent waste, destruction, or neglect.

County thoroughfare: A *thoroughfare* located within the unincorporated area and maintained by the County.

Cultural Resources: Is most frequently identified with prehistoric or historic items. These include prehistoric districts, sites, structures, artifacts and other evidence of human use considered to be of importance to a culture, subculture, or a community for traditional, religious, scientific or other reasons.

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 State Department of Water Resources, or from the lowest elevation of the outside limit of the barrier, as determined by the State 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.

Dam Inundation: The flooding that occurs as the result of structural failure of a dam.

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. Routine repair and maintenance activities are not included.

Discretionary Development: Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in 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.

Disposal Site: The location where any final abandonment, discard, or deposition of waste occurs.

Drilling Mud: A dense colloidal slurry or gel used in oil and gas drilling, and circulated through the well bore to facilitate the drilling process. Drilling mud is generally composed of bentonite clay, fresh water or saturated salt mixtures, and barite or naturally occurring barium sulphate ore. Oil-based drilling muds are considered hazardous wastes because they usually contain heavy metals or other toxic substances.

Earthquake Fault Hazard Zone(s): Zones delineated by the California State Geologist to encompass *active faults*. The Alquist-Priolo Earthquake Fault Zoning Act is intended to provide policies and criteria to assist local and state agencies in regulating development near active faults so as to mitigate the hazard of surface fault rupture. Note: The Act was amended resulting in a name change from "Alquist-Priolo Special Studies Zone Act " to "Alquist-Priolo Earthquake Fault Zoning Act."

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 which 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.

Environmentally Sensitive Biological Resource Area: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Essential Facilities: Structures or buildings that must be safe and usable for emergency purposes after a natural or human-induced disaster in order to preserve the health and safety of the general public. Such facilities, as defined in the California Building Code, are:

- 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.

(see Special Occupancy Structure)

Expansive Soils: Soils that expand or swell (increase in volume) when wet and contract or shrink (decrease in volume) when dried.

Expressways: Roadways similar to freeways except that they do not have grade separated interchanges.

Extinct: Ceased to exist. No longer living.

Farmland of Local Importance: A category of the Important Farmlands Inventory. Generally includes lands of importance to the local agricultural economy, as determined by each County. Such lands support a crop that is crucial key to the local economy. 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. 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. They have broader water holding capacity and moderate erosion hazard.

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.

Fault Trace: The line formed by the intersection of a *fault* with the earth's surface.

Fault Zone: A fault that is exposed as a zone of numerous fractures or breaks.

Inactive Fault: A fault that shows no evidence of movement in the last 1.6 million years.

Potentially Active Fault: A fault known to have been active in the Pleistocene Epoch (last 1.6 million years), but cannot be shown to be inactive in the Holocene Period, or a fault that has a high potential for surface rupture and is well defined as a physical surface feature.

Federal Highway: A numbered federal route (i.e., U.S. 101 - Ventura Freeway).

Fire Break: A natural or artificial barrier where vegetation has been removed for fire control purposes. (see *Fuel Break*)

Fire Hazard Area: An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from fire necessitates special fire protection measures and planning before development occurs.

Flood Plain: A plain bordering a river or stream subject to flooding. The flood plain is divided into two hazard areas:

Floodway: The portion of the flood plain that carries the deep and fast-moving water (usually defined as the area needed to contain a 100-year storm flow).

Flood Fringe Area: The remainder of the flood plain, subject to shallow, slow moving water.

Flowage Easement: An easement that is utilized to define an area subject to flooding and which allows an agency to inundate the land with flood water and prevent obstruction of flow.

Freeways: Roadways that primarily carry intercity and regional traffic via controlled access divided roads with grade-separated interchanges and no access to adjacent properties.

Fuel Break: Wide strips of land on which plants have been thinned, trimmed or pruned, or have been changed to types, which burn with lower intensity so that fires can be more easily extinguished. (see *Fire Break*)

Fuel Modification Zone: See *Fuel Break*.

Gas Scrubber Sludge: The liquid or slushy waste remaining after wet gas is put through a water or chemical wash to remove impurities and debris such as silt and clay. This waste can be considered hazardous because of Sulphur and hydrocarbon content.

Goal: The ultimate purpose of an effort stated in a way that is general in nature.

Grazing Land: Lands on which the existing vegetation is suited to the grazing of livestock.

Greenbelt Agreement: A joint resolution between interested cities and/or the County to protect open space and agricultural lands and to reassure property owners located within these areas that lands will not be prematurely converted to agriculturally incompatible uses.

Guidelines for Orderly Development: A policy document adopted by the County, cities and LAFCO. 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.

Habitable Structure: A building or structure suitable for living, sleeping, eating or cooking.

Hazardous Building: A substandard, unsafe or dangerous building as defined in the codes adopted by reference in the Ventura County Building Code.

Hazardous Materials Storage Facilities: Structures, as defined in the Building Code, for housing, supporting or containing sufficient quantities of toxic or explosive substances to be dangerous to the safety of the general public if released.

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.

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.

Hazardous Waste Site: The location where hazardous waste is handled, stored, treated or disposed.

High Fire Hazard Area: An area in the unincorporated territory of the County designated by the County Fire Protection District as an area of uncultivated brush, grass, or forest-covered land, and land within 500 feet of such area, wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

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.

Inactive Fault: See *Fault*.

Incident: Any occurrence that causes the use of emergency resources.

Income Categories: Various categories of income as defined by the U.S. Department of Housing and Urban Development (HUD):

- **Upper-Income:** Greater than 120% of County median income.
- **Moderate-Income:** Less than 120%, but greater than 80% of County median income.
- **Lower-income:** Category of income comprised of low-income, very low-income, and extremely low-income.
- **Low-income:** Less than 80%, but greater than 50% of County median income.
- **Very low-income:** Less than 50%, but greater than 30% of County median income.
- **Extremely low-income:** Less than 30% of County median income.

Individual Sewage Disposal System (ISDS): See *On Site Septic Systems*.

Landslide/Mudslide: The movement of a mass of rock, soil, or mixture of both (debris/mud flow) down a slope. Landslides can be classified in two ways: the first describes the material and the second describes the type of movement (e.g. rock fall, mudflow). The type of material is usually one of three; rock, debris, soil. The movement is grouped into one of five types: falls, topples, slides, spreads, and flows.

Landslide/Mudslide Hazard Area: An area with a high potential for landsliding, such as landslide deposits, very steep slopes, areas within or adjacent to fault zones, areas with adverse geological formations which are susceptible to failure and areas where the availability of water influences the strength of the slope forming materials.

Lanes: The number of through traffic lanes exclusive of merging and acceleration/deceleration lanes.

Leachate: Contaminants such as fertilizer residues, industrial chemicals and landfill wastes percolate through soil by the action of a liquid, such as water.

Level of Service (LOS): The traffic condition of a road/intersection based on a six-step hierarchy outlined as follows:

LOS	Traffic Conditions
"A"	Free uninterrupted low volume flow at high speeds with no restriction on maneuverability (lane changing) and with little or no delays.
"B"	Stable flow with some restrictions to operating speed occurring.
"C"	Stable flow but with speed and maneuverability restricted by higher traffic volumes. Satisfactory operating speed for urban locations with some delays at signals.
"D"	Approaching unstable flow with tolerable operating speeds subject to considerable and sudden variation, little freedom to maneuver and with major delays at signals.
"E"	Unstable flow with volume at or near capacity, lower operating speeds and major delays and stoppages.
"F"	Forced flow operation with low speeds and stoppages for long periods due to downstream congestion. Volumes below capacity.

Liquefaction: A process by which water-saturated granular soils change from a solid to a liquid state, usually as a result of ground shaking.

Liquefaction Hazard Area: An area with a potential for liquefaction.

Littoral Cell: A section of shoreline where the flow of sand begins at a major sediment source and terminates at a major sediment sink, such as a submarine canyon.

Locally Important Community: A plant or animal community that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region.

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 Park: Is a facility that provides recreation opportunities, including programmed activities and/or passive leisure facilities to serve the daily needs of a neighborhood or group of neighborhoods within an urban community.

Local Road Network: The road system in Ventura County consisting of County and city maintained local streets/roads.

Local Streets/Roads: Roads not depicted on the Public Facilities Map (Ventura County General Plan Goals, Policies and Programs – [Figure 4](#)). Most such roads are intended primarily to provide direct access to adjacent properties and do not convey substantial volumes of through traffic.

LOS: See *Level of Service*.

Major Collectors: County or city *thoroughfares* that carry traffic between local streets/roads and arterials and have access to adjacent properties.

Mineral Resource Development: The exploration for or extraction of surface or subterranean compounds and materials; this includes oil and gas exploration and production, and the mining of metallic and nonmetallic minerals, sand, gravel and rock.

Mineral Resource Zones (MRZ's): The County's aggregate resources are classified by the State as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a) and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. The State-adopted definitions of each classification follow:

MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone shall be applied where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that likelihood for occurrence of significant mineral deposits is nil or slight.

MRZ-2: Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.

MRZ-3: Areas containing mineral deposits, the significance of which cannot be evaluated from available data.

MRZ-3(a): Areas, judged on the basis of the limited available geologic data and fieldwork, to have higher potential as sources of aggregate material suitable for Portland cement concrete than other deposits classified MRZ-3.

MRZ-4: Areas where available information is inadequate for assignment to any other MRZ zone.

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: Roads which are similar to major collectors but do not function as thoroughfares (not shown on the Regional Road Network maps).

Multihazard Functional Plan: A State mandated planning document prepared and maintained by the Sheriff's Office of Emergency Services that includes mitigation measures, preparedness responses and recovery strategies for twelve specific hazard contingency areas of concern.

Noise Sensitive Use: Dwellings, schools, hospitals, nursing homes, churches and libraries.

Nonattainment Area: An area which is shown by monitorial data or which is calculated by air quality modeling to exceed any national ambient air quality standard.

Nonpoint Source Pollutants: Pollutants that wash off, run off, or seep from broad areas of land or water.

Notice of Hazards: A recorded notice filed with the County Recorder based upon a geologic and/or soil report, which identifies a known hazard located on a portion of the described property. This Notice of Hazard is recorded to protect potential buyers of real estate in areas of known natural hazards. Examples of natural hazards include: fault hazard, ground shaking, liquefaction, landslide/mudslide, subsidence, expansive soil, flood hazards and coastal wave hazards and erosion.

Off-Site Waste Treatment Facilities: Those facilities which accept wastes from outside their permit boundaries for treatment to change the physical, chemical or biological characteristics of the waste so as to render it less harmful to the quality of the waters of the State, safer to handle, easier to contain or manage, including use as a fuel, nutrient or soil amendment.

On-Site Septic Systems: Those liquid waste systems that dispose of sewage generated by individual residences and businesses in unsewered areas. A conventional *Individual Sewage Disposal System (ISDS)* usually includes a septic tank and either a seepage pit or leach lines. Mound systems and subsurface sand filtration systems are two alternative ISDS that may be approved for use in areas where there are shallow soils over bedrock, high groundwater (either seasonal or permanent), or fractured bedrock. They are restricted for use only under specific conditions and guidelines in those areas of the County where community sewer systems are not available and on-site conditions preclude the use of conventional septic tank/soil absorption systems. Only domestic wastes (i.e., human waste from everyday living activities) can be discharged into a septic system.

On-Site Wastewater Treatment Facilities: Plants that treat liquid waste that is generated on the same project site where the plant is located, with both the plant and the project site under common ownership. These plants are sized to serve only the project site, and cannot serve uses off-site or under different ownership.

Open Space: Is any parcel or area of land or water which 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.

Paleontological Resources: The fossilized remains of ancient plants and animals.

Permanent potable water supply - A continuous water supply source and delivery system that will serve a *development* for its expected life span. "Life span" means the period of time that the land uses and structures are expected to be in existence or utilized.

Point Source Pollutants: Pollutants that enter the water from discernible, confined, and discrete conveyances (such as sewer pipes, culverts, tunnels, or other channels or conduits). These include seawater intrusion, agricultural erosion, septic tanks, and storm water runoff.

Policy: A specific statement guiding action and implying clear commitment.

Potentially Active Fault: See *Fault*.

Preservation: Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

Primary Arterials: County or city thoroughfares (usually six or more lanes- divided) primarily for the purpose of the movement of through traffic with limited access to abutting property.

Prime Farmlands: A category of the Important Farmlands Inventory. Generally includes land with the best combination of physical and chemical characteristics for the production of crops. Prime farmlands are irrigated soils over 40 inches deep with a water holding capacity of four inches or more. They are generally well drained, free from frequent flooding, and have very slow sub-soil permeability or freezing soil temperature.

Program: A coordinated set of measures to carry out goals and policies.

Protected Resource: Is a mapped designation that appears on the Resource Protection Map and serves to identify areas of the County that contain resources identified in the Resources Chapter as needing special regulatory measures.

Public Viewpoint: See County's Non-Coastal Zoning Ordinance.

Rare Species: A species listed as Rare by the State. Generally any species that exists in such small numbers, or is so limited geographically, or that is unable to displace other species in competition, or is under protection or management programs, such that it may be endangered if its habitat was reduced or significantly altered.

Red Line Channels: Channels over which the Watershed Protection District exercises regulatory jurisdiction.

Regional Recreation Area: An extent of land which, by its unique natural character or unusual or extensive development, offers recreation opportunities that attract visitors from beyond the local vicinity without regard to physical, political or municipal boundaries.

Regional Road Network: The road system in Ventura County consisting of the following roads:

- Federal highways
- State highways
- County thoroughfares
- City thoroughfares

Regulatory Flood: The magnitude of the flood chosen by a governmental agency for planning purposes.

Release of Hazardous Material: Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment of a hazardous material.

Renewable Energy: Energy sources that are not depleted by use and are available as natural flows of energy and materials in the environment, e.g. solar, wind, falling water, plant matter, and by-products of human activities.

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: Any receptacle that contains or will contain the water impounded by a dam.

Resource Protection Map: The policy map of the Goals, Policies and Programs Resources Chapter ([Figure 1](#)), that delineates Mineral Resource Areas, Scenic Resource Areas and Scenic Highway Areas.

Road Cross Section: See *Lanes*.

Selected Flood: See *Regulatory Flood*.

Scenic Highway Area: The viewshed corridor one-half mile on both sides of a state or County designated scenic highway as shown on the Goals, Policies and Programs Resource Protection Map ([Figure 1](#)).

Scenic Resource Area: 1) Scenic resource areas are areas as may be identified by an area plan; and 2) The area encompassing lakes and the viewshed extending from the lakes to the highest ridgeline surrounding the lakes. The County lakes included are: Lake Casitas, Lake Matilija, Lake Piru, and Lake Sherwood. Scenic Resource Areas are depicted on the Resource Protection Map ([Figure 1](#)).

Scenic Route: A street, drive, road, highway, or freeway deemed scenic.

Secondary Arterials: County or city thoroughfares (usually four lanes-divided) that 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.

Seiche (saysh): A wave that oscillates in an enclosed or partially enclosed body of water.

Seiche Hazard Area: An area surrounding all existing reservoirs and lakes. For smaller water bodies the hazard area is arbitrarily set to an elevation of ten feet above the normal water level.

Service Level: See *Levels of Service*.

Sewage Treatment Facilities: Facilities that collect water used for domestic, commercial and industrial purposes, treat it to remove organic and inorganic waste materials, and discharge the treated effluent to the environment. (See *Community Sewage Treatment Facilities* and *On-Site Wastewater Treatment Facilities*).

Shoreline Protective Devices: Seawalls, revetments, breakwaters, and other such construction that alters shoreline processes.

Site: One or more lots planned and developed as a unit under one permit.

Soils Capability Classes: Classification of the suitability of soils are designated by Roman numerals I through VIII. The numerals include progressively greater limitations and narrower choices for practical use. The groups are made according to the limitations of soils when used for field crops, the risk of damage when they are used, and the way they respond to treatment.

Class I Soils: Have few limitations that restrict their use.

Class II Soils: Have some limitations that reduce the choice of plants or require moderate conservation practices.

Solid Waste Disposal Sites: Are those facilities for the final deposition of wastes onto land. Wastes are categorized into four general types: Class I (Hazardous); Class II (Designated Wastes); Class III (Municipal); and inert waste.

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.

(See *Essential Facilities*)

State Highway: A numbered state route.

Subsidence: Any settling or sinking of the ground surface arising from the withdrawal of fluids, typically oil, gas and water or from decay of materials (peat oxidation).

Surface Mining and Reclamation Act of 1975 (SMARA): The State Legislature in 1975 enacted this act to ensure the proper reclamation of surface mining operations and to safeguard access to mineral

resources of regional and statewide significance in the face of competing land uses and urban expansion.

Tank Bottoms: Clay and other solids that separate out of well fluid components. These solids contain mineral salts, organic compounds, and a fraction of dense, oil-based compounds.

Tenure: The ownership or rental status of a unit.

Thoroughfare: A road that is either a primary arterial, a secondary arterial or a major collector and is depicted on the Public Facilities Map (Ventura County General Plan Goals, Policies and Program – [Figure 4](#)).

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.

Tsunami (*tsoo naa' me*): A traveling ocean wave of extremely long wavelength and period, generated by disturbances of the ocean floor, typically associated with earthquakes, volcanoes or major submarine landslides.

Unique Biological Resources: A biotic resource whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual associations with other species.

Unique Farmlands: A category of the Important Farmlands Inventory. Generally includes lands of lesser quality soils used for the production of the State's leading agricultural cash crops. It has the special combination of soil quality, location, growing, season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods.

Viewshed: The area within view from a defined observation point.

Waste Site: The location where waste is stored, collected, processed, reused, converted or disposed.

Waste Transfer Stations: Those facilities utilized to receive wastes from outside their permit boundaries to temporarily store and/or separate wastes, or transfer the solid wastes directly from smaller to larger vehicles for transport.

Water Reclamation: The recycling or reuse of either treatment plant effluent (wastewater) or industrial process water.

Wetland Habitats: Plant communities that are associated with *wetlands*.

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. Wetlands include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs and seeps.

Wildlife Migration Corridor: Linear spaces that connect the various areas of an animal's habitat, and serve as links between feeding, watering, resting and breeding places. These corridors are especially important to larger, wider- ranging animal species.

Williamson Act: 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 California Land Conservation Act of 1965.

Wireless Communication Facility: See County's Non-Coastal Zoning Ordinance.

Ventura County General Plan
Goals, Policies and Programs
GENERAL PLAN LAND USE MAP

Figure 3.1 South Half
April 6, 2010

-  Agricultural (40 Ac. Min.)
-  Agricultural - Urban Reserve (40 Ac. Min.)
-  Open Space (10 Ac. Min.)
-  Open Space - Urban Reserve (10 Ac. Min.)
-  Rural (5 Acre Min.)
-  Rural (2 Acre Min.)
-  Rural - Urban Reserve (2 Ac. Min.)
-  Existing Community
-  Existing Community - Urban Reserve
-  State or Federal Facility
-  State or Federal Facility - Urban Reserve
-  Urban

* Acquired by State for Natural Resource Protection



County of Ventura
Resource Management Agency
Information Systems

Map Revised 8/18/2015 (LAFCo #15-03)



0 1 2 3 4
Miles

Disclaimer: This map was created by the Ventura County Resource Management Agency, Planning Division, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

