

Ventura County

# 2040 General Plan



*September 2020*



*Please see the next page.*

# Ventura County 2040 GENERAL PLAN

## Policy Document

*September 2020*

**Prepared for:**  
County of Ventura  
County Government Center Hall of Administration  
800 S. Victoria Ave.  
Ventura, CA 93009







# Acknowledgements

## Ventura County Board of Supervisors

- Steve Bennett, Chair..... District 1
- Kelly Long, Vice Chair..... District 3
- Linda Parks..... District 2
- Bob Huber..... District 4
- John C. Zaragoza ..... District 5

## Ventura County Planning Commission

- Nora Aidukas, Chair..... District 2
- Phil White, Vice Chair ..... District 1
- W. Earl McPhail ..... District 3
- Jim King ..... District 4
- Richard Rodriguez ..... District 5

## Public Input

Ventura County would like to thank the members of the public who gave their time and energies in assisting in the development of the General Plan by participating in the community workshops and corresponding with members of the Board of Supervisors and Planning Commission.

## County Staff

### *Lead County Staff*

- Michael Powers.....County Executive Officer
- Jeffrey E. Barnes.....Principal Assistant  
County Counsel
- Kimberly L. Prillhart, AICP.....Resource Management  
Agency Director
- Dave Ward, AICP.....Planning Director

### *General Plan Update Team*

- Susan Curtis ..... General Plan Manager
- Shelley Sussman ..... Senior Planner
- Kim Uhlich..... Senior Planner
- Clay Downing..... Associate Planner
- Carrie Simmons ..... CivicSpark Climate Fellow
- Lynn Socha ..... CivicSpark Climate Fellow
- Jason Montague..... Planning Intern
- Morgan Vahradian..... Planning Intern
- Andreas Svennefiord..... Planning Intern
- Abagale Taylor ..... Planning Intern

**Technical Advisory Committee (TAC)**

- Ed Williams .....Agricultural Commissioner
- Korinne Bell ..... Deputy Agricultural Commissioner
- Mike Villegas.....Air Pollution Control District
- Charles Genkel .....Environmental Health Division
- Sue Hughes ..... County Executive Office
- Christy Madden..... County Executive Office
- Bill Nash..... County Executive Office
- Jorge Rubio ..... Department of Airports
- Massoud Araghi..... Fire Protection District
- Larry Williams ..... Fire Protection District
- David Sasek.....General Services Agency
- Mark Sandoval .....Harbor Department
- Rigoberto Vargas..... Health Care Agency
- Brian Ganley ..... Information Technology Services Division
- Jeff Pratt ..... Public Works Agency
- Michaela Brown ..... Public Works Agency
- Chris Cooper..... Public Works Agency
- David Fleisch .....Public Works Agency
- Kevin McGowen and Patrick Maynard..... Sheriff’s Office
- Nancy Schram .....Ventura County Library
- Glenn Shepard.....Watershed Protection District

**Agricultural Policy Advisory Committee (APAC)**

- Sanger Hedrick, Chair ..... APAC Member, District 2
- Scott Deardorff, Vice Chair ..... APAC Member, District 1
- Gordon Kimball ..... APAC Member, District 3
- Patty Waters ..... APAC Member, District 4
- Bobby Jones ..... APAC Member, District 5

**Municipal Advisory Councils (MAC)**

- Ojai Valley Municipal Advisory Council ..... District 1
- Somis Municipal Advisory Council ..... District 2
- Oak Park Municipal Advisory Council ..... District 2
- Santa Rosa Valley Municipal Advisory Council . District 2
- Casa Conejo Municipal Advisory Council..... District 2
- Piru Neighborhood Council ..... District 3
- El Rio/Del Norte Municipal Advisory Council..... District 5

---

**Focus Groups**

*Agriculture Focus Group*

- Charlotte Crocker ..... California Women for Agriculture
- John Hecht ..... Coalition for Labor, Agriculture and Business
- Scott Deardorff ..... Deardorff Family Farms
- Link Leavens ..... Leavens Ranches
- Alex Teague ..... Limoneira
- Fred Van Wingerden ..... Pyramid Flowers
- Richard Atmore ..... R.A. Atmore & Sons, Inc.
- Jan Berk.....San Miguel Produce
- Karen Schmidt..... SOAR Ventura County
- Rob Roy .....Ventura County Agricultural Commission

## *Climate Change Focus Group*

- Ann Hewitt, Ph.D. ....Anacapa Consulting Services
- Brian Brennan..... BEACON
- Isidro Figueroa..... City of Oxnard
- Maggie Ide.....City of Ventura
- Rondi Guthrie.....Southern California Edison
- Alyssa Mann Newton .....The Nature Conservancy
- Annemiek Schilder, Ph.D. ....University of California,  
Cooperative Extension
- Nick Sadrpour..... USC, Coastal Impacts Project
- Ali Ghasemi .....Ventura County APCD
- Heather Allen ..... Ventura County,  
Regional Energy Alliance
- Paul Young ..... Ventura County,  
General Services Agency
- Lynn Rodriguez..... Ventura County,  
County Executive Office

## *Economic Development Focus Group*

- Amanda Fagan ..... Naval Base Ventura County
- John Hugh Gormley..... California State University  
Channel Islands
- Tracy Hudak ..... CreativityWorks
- Bruce Stenslie.....Economic Development  
Collaborative of Ventura County
- Dona Toteva Lacayo..... Port of Hueneme
- Edgar Terry..... Terry Berries Farm
- Stacy Roscoe..... Ventura County Civic Alliance
- Alexandria Wright ..... Ventura County Community  
College District
- Sandy Smith .....Ventura County Economic  
Development Association
- Bill Bartels..... Ventura County Film Commission
- Paul Stamper ..... County of Ventura,  
County Executive Office
- Bob Poole ..... Western States Petroleum Association

## *Housing Focus Group*

- Michael Nigh ..... Area Housing Authority  
of Ventura County
- Margarita De Escontrias..... Cabrillo Economic  
Development Corporation
- Ellen Brokow .....House Farmworkers!
- Mark Pettit.....Lauterbach & Associates Architects
- Barbara Macri-Ortiz..... Attorney/Housing Expert
- Alex Russell ..... Many Mansions
- Victoria Jump .....Ventura County Area Agency on Aging
- Wyndi Austin ..... Ventura County Coastal  
Association of Realtors
- Linda Braunschweiger..... Ventura County  
Housing Trust Fund
- Amy Luoma ..... Ventura County,  
Human Services Agency
- Tracy McAulay ..... Ventura County,  
County Executive Office

## *Open Space & Recreation Focus Group*

- Beverly Bigger..... Cattlemen's Association
- Shelly Mason.....Conejo Open Space  
Conservation Agency
- Melanie Beck.....National Park Service
- Brian Stark ..... Ojai Valley Land Conservancy
- Tim Cohen ..... Rancho Temescal
- Paul Edelman..... Santa Monica Mountains Conservancy
- Karen Schmidt..... SOAR Ventura County
- Jim Hines ..... Sierra Club, Los Padres Chapter
- Paul Jenkin ..... Surfrider Foundation
- E.J. Remson ..... The Nature Conservancy
- Ron Van Dyck ..... Ventura County  
General Service Agency

## *Transportation & Infrastructure Focus Group*

- Alan Lin .....Caltrans, District 7
- Kate Faulkner.....Channel Islands Bicycle Club
- Bill Golubics .....City of Camarillo
- Roxanne Hughes ..... City of Fillmore
- Sean Corrigan.....City of Moorpark

- Greg Grant.....City of Ojai
- Badoui Mouderrès ..... City of Oxnard
- Jason Lott ..... City of Port Hueneme
- John Ilasin, P.E. ....City of Santa Paula
- Ron Fuchiwaki ..... City of Simi Valley
- Kathy Lowry ..... City of Thousand Oaks
- Steven Brown ..... Gold Coast Transit
- Joseph Briglio .....Southern California  
Association of Governments
- Darren Kettle..... Ventura County Transportation  
Commission
- Steve DeGeorge ..... Ventura County Transportation  
Commission
- Patty Waters .....Waters Ranches

## *Water Focus Group*

- Kelle Pistone..... Association of Water Agencies  
Ventura County
- Eric Bergh .....Calleguas Municipal Water District
- Ian Pritchard ..... Camrosa Water District
- Steve Wickstrum.....Casitas Municipal Water District
- Lynn Gray Jensen..... Coalition of Labor,  
Agriculture and Business
- Ann DeMartini .....DeMartini Enterprises
- John Krist.....Farm Bureau of Ventura County
- E.J. Remson .....The Nature Conservancy
- Dan Detmer ..... United Water Conservation District
- Kim Loeb..... Ventura County  
Watershed Protection District
- Arne Anselm ..... Ventura County  
Watershed Protection District
- Lara Meeker..... Ventura County  
Watershed Protection District
- Lynn Rodriguez..... Watershed Coalition  
of Ventura County
- Po Chi Fung..... Ventura River Watershed Council
- Susan Rungren..... Ventura Water

## **Consultant Team**

### *Mintier Harnish (Lead Consultant)*

- Jim Harnish, JD..... Project Director
- Rick Rust, AICP, GISP.....Project Manager
- Renée Funston.....Planner

### *Applied Development Economics (Economics)*

- Doug Svensson, AICP ..... Task Manager
- Peter Cheng.....Senior Economist

### *Ascent Environmental (Climate Change)*

- Honey Walters.....Climate Change Task Manager
- Dan Krekelberg ..... Climate Change Specialist
- Brenda Hom..... Climate Change Specialist

### *GHD (Mobility)*

- Jim Damkowitz..... Task Manager
- Paige Thornton.....Transportation Planner

### *Kennedy Jenks (Water)*

- Meredith Clement.....Water Resources Task Manager

## **Additional Consultant Services**

### *Catalyst Environmental Solutions (Oil and Gas)*

- Dan Tormey, PH.D., P.G. .... Oil/Gas Services

### *RRM Design Group (Community Engagement and Planning)*

- Diane Bathgate, AICP, CNU-A Principle Community  
Engagement Services
- Rachel Raynor, AICP .... Associate Planner Planning  
Services





# Table of Contents

- Acknowledgements ..... i**
- Table of Contents ..... v**
- 1. Introduction .....1-1**
  - 1.1 Purpose of the General Plan..... 1-1
  - 1.2 Vision and Guiding Principles ..... 1-3
  - 1.3 General Plan Organization..... 1-5
  - 1.4 Readers’ Guide ..... 1-8
  - 1.5 Milestone Documents..... 1-14
  - 1.6 Community Engagement..... 1-15
- 2. Land Use and Community Character Element .....2-1**
  - 2.1 Growth Management..... 2-2
  - 2.2 Land Use Designations and Standards ..... 2-13
  - 2.3 Area Plans..... 2-47
  - 2.4 Character and Design ..... 2-50
  - 2.5 Environmental Justice ..... 2-51
  - 2.6 Civic Engagement ..... 2-54
  - 2.7 Development Review and Inter-Agency Coordination ..... 2-55
  - 2.8 Military Compatibility ..... 2-56
  - 2.9 General Plan Maintenance ..... 2-58
  - 2.10 Implementation Programs ..... 2-59
- 3. Housing Element .....3-1**
- 4. Circulation, Transportation, and Mobility Element .....4-1**
  - 4.1 Roadways ..... 4-19
  - 4.2 Regional Multimodal System ..... 4-25
  - 4.3 Vehicle Trip Length and Frequency ..... 4-30
  - 4.4 Air Transportation..... 4-31
  - 4.5 Emerging Technologies and Sustainable Practices ..... 4-32
  - 4.6 Funding ..... 4-33
  - 4.7 Implementation Programs ..... 4-34

<b>5. Public Facilities, Services, and Infrastructure Element .....</b>	<b>5-1</b>
5.1 Public Facilities and Services .....	5-2
5.2 Energy Efficiency for County Operations .....	5-3
5.3 Infrastructure Funding .....	5-5
5.4 Wastewater Treatment and Disposal .....	5-6
5.5 Solid and Hazardous Waste .....	5-7
5.6 Flood Control and Drainage Facilities .....	5-8
5.7 Public Utilities .....	5-9
5.8 Community Facilities .....	5-11
5.9 Library Facilities and Services .....	5-12
5.10 Parks and Recreational Facilities .....	5-13
5.11 Law Enforcement and Emergency Services .....	5-14
5.12 Fire Protection .....	5-16
5.13 Implementation Programs .....	5-17
<b>6. Conservation and Open Space Element .....</b>	<b>6-1</b>
6.1 Biological Resources .....	6-2
6.2 Coastal Resources .....	6-4
6.3 Scenic Resources .....	6-7
6.4 Cultural, Historical, Paleontological, and Archaeological Resources .....	6-8
6.5 Soil and Mineral Resources .....	6-10
6.6 Oil and Gas Resources .....	6-12
6.7 Energy Resource Conservation .....	6-13
6.8 Open Space .....	6-15
6.9 Climate Change and Greenhouse Gas Emissions Reduction .....	6-16
6.10 Implementation Programs .....	6-18
<b>7. Hazards and Safety Element .....</b>	<b>7-1</b>
7.1 Wildfire Hazards .....	7-2
7.2 Flood Hazards .....	7-12
7.3 Coastal Flooding .....	7-13
7.4 Geologic and Seismic Hazards .....	7-14
7.5 Hazardous Materials .....	7-17
7.6 Transportation Related Hazards .....	7-18
7.7 Oil and Gas Production and Transportation Incidents .....	7-20
7.8 Military Compatibility .....	7-21
7.9 Noise .....	7-23
7.10 Air Quality .....	7-29
7.11 Increasing Temperatures .....	7-32
7.12 Emergency Response .....	7-34
7.13 Implementation Programs .....	7-38

**8. Agriculture Element .....8-1**

8.1 Agricultural Land Preservation ..... 8-2

8.2 Agricultural and Urban Area Compatibility ..... 8-4

8.3 Innovative Specialty Agriculture ..... 8-5

8.4 Food Security ..... 8-6

8.5 Sustainable Farming and Ranching ..... 8-7

8.6 Agricultural Resilience..... 8-9

8.7 Implementation Programs ..... 8-10

**9. Water Resources Element.....9-1**

9.1 Water Supply ..... 9-2

9.2 Water Quality ..... 9-4

9.3 Water Conservation and Reuse ..... 9-5

9.4 Groundwater ..... 9-6

9.5 Watershed Management..... 9-8

9.6 Water for Agriculture ..... 9-9

9.7 Water for the Environment ..... 9-10

9.8 Implementation Programs ..... 9-11

**10. Economic Vitality Element ..... 10-1**

10.1 Business and Employment ..... 10-3

10.2 Diversified Economy ..... 10-5

10.3 Economic Foundations..... 10-8

10.4 Labor Force Development ..... 10-9

10.5 Implementation Programs ..... 10-10

**11. Area Plans ..... 11-1**

A. El Rio/Del Norte (ED)

B. Lake Sherwood/Hidden Valley (LS)

C. North Ventura Avenue (NV)

D. Oak Park (OP)

E. Ojai Valley (OV)

F. Piru (P)

G. Thousand Oaks (TO)

H. Coastal

I. Saticoy

**12. Glossary and Acronyms ..... 12-1**

**Appendix A Area Plan and Existing Community Land Use Maps**

**Appendix B Climate Change**

**Appendix C County of Ventura Measure (SOAR) Save Open Space and Agricultural Resources Initiative – 2050**

**Appendix D Guidelines for Orderly Development**

**Figures**

Figure 1-1 How to Read Goals and Policies ..... 1-8

Figure 1-2 How to Read Implementation Programs ..... 1-13

Figure 1-3 Planning Commission and Board of Supervisors Process Integration..... 1-20

  

Figure 2-1 Urban and Existing Community Designated Areas ..... 2-5

Figure 2-2 Area Plans ..... 2-7

Figure 2-3 Areas of Interest ..... 2-9

Figure 2-4 General Plan Land Use Diagram ..... 2-15

Figure 2-5 General Plan Land Use Diagram, Southern Area ..... 2-17

Figure 2-6 Designated Disadvantaged Communities ..... 2-52

  

Figure 4-1 Ventura County Minimum Level of Service Standards..... 4-3

Figure 4-2 Ventura County Regional Transportation Network..... 4-5

Figure 4-3 Ventura County Roadway Classifications ..... 4-7

Figure 4-4 Federal Highway Classifications..... 4-9

Figure 4-5 Goods Movement Corridors ..... 4-11

Figure 4-6 National Highway System..... 4-13

Figure 4-7 Ventura County Bikeway Network..... 4-15

Figure 4-8 Ventura County Transit Network ..... 4-17

  

Figure 7-1 Hazards Protection Map ..... 7-3

Figure 7-2 Hazards Protection Map Southern Half..... 7-5

Figure 7-3 Fire Hazard Severity Zones..... 7-7

Figure 7-4 Fire Hazard Severity Zones Southern Half..... 7-9

**Tables**

Table 1-1 Elements of the Ventura County 2040 General Plan ..... 1-5

  

Table 2-1 General Plan Land Use Designations and Zoning Compatibility Matrix ..... 2-19

Table 2-2 Land Use Designations ..... 2-21