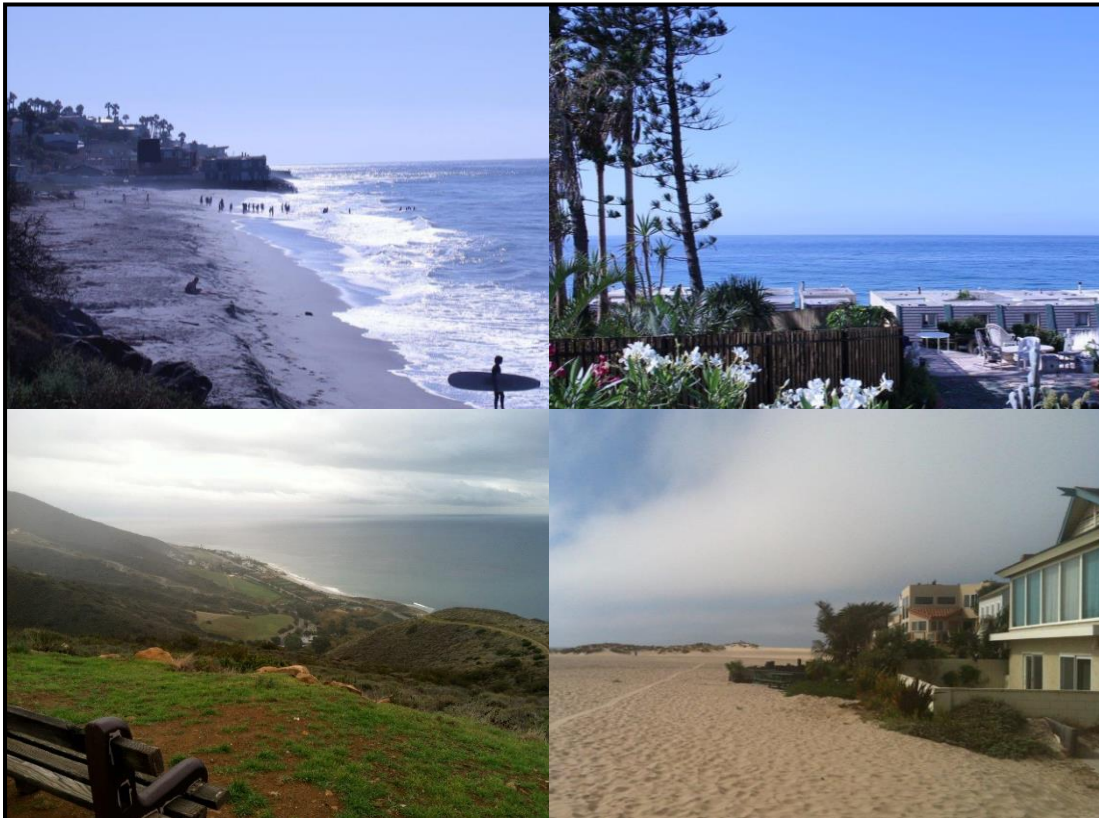


# VENTURA COUNTY GENERAL PLAN COASTAL AREA PLAN



Last Amended ~~October 19, 2021~~ [\[DATE\]](#)

Effective ~~September 9, 2022~~ [\[DATE\]](#)

**Ventura County Planning Division**

## **NOTE: Coastal Area Plan Amendment Reader's Guide**

### **Deletions**

Indicates text that is proposed for deletion.

### **Additions**

Indicates text that is proposed for addition.

### **(...)**

Indicates that Coastal Area Plan text is unchanged and has been omitted to improve readability of the proposed deletions and additions. Where an amendment is proposed, the preceding and following pages are included for context. To read the full Coastal Area Plan as modified, please refer to the Energy and Military Land Use Compatibility project webpage at <https://rma.venturacounty.gov/divisions/planning/energy-military-roadmap/>.

(...)

September 6, 1983 Ordinance 3656	October 26, 1983	Adoption of Ventura County official zoning maps for the coastal zone and rezoning all property in conformance with LCP Land Use Plan and Coastal Zoning Ordinance (CZO). County assumes permit authority in the coastal zone.
October 15, 1985 Ordinance 3745 GPA 85-3 Z-2755/2756		CZO Amendment. Rezone from Residential Beach Harbor (RBH) zone to Coastal Commercial (CC) zone; 0.43 acres on the east side of Ocean Drive, 70 feet south of the intersection of Los Altos Street and Ocean Drive
October 29, 1985 Ordinance 3743	LCP No. 1-85 (Major) December 19, 1985 (Minor) February 7, 1986	CZO Amendment. Regulations for satellite dish antennas in the Residential Beach Harbor (RBH) zone in response to Emergency Ord. 3732 which placed a 45-day moratorium on the construction of new satellite antennas in the RBH zone.
May 13, 1986 Ordinance 3772		CZO Amendment. Re-codification of the Coastal Zoning Ordinance (format and structure to be consistent with NCZO, addition of specific uses to certain coastal zones, clarification of permit requirements).
August 26, 1986 Ordinance 3787	LCP No. 1-86 (Major and Minor) July 8, 1986 LCP No. 2-86 (Minor) December 10, 1986 LCP No. 3-86 (Minor) January 14, 1987	CZO Amendment. Add and modify definitions in Article 2, provide detailed regulations for kennels and building height measured in the Residential Beach Harbor (RBH) zone, disallow athletic fields in the Coastal Open Space (COS) zone, clarify discretionary permits are appealable to the Coastal Commission, clarify most repair and maintenance is exempt from coastal development permit requirements, update provisions for lot mergers and the use of non-conforming lots.
December 20, 1988 Ordinance 3883 Z-2822 GPA 88-4	LCP No. 2-88 (Minor) January 11, 1989 LCP No. 1-89 (Major) May 10, 1989	CZO Amendment. Camp Hess Kramer (APN 700-0-060-14 and APN 700-0-060-30) developed camp areas rezoned from Coastal Open Space (COS) Santa Monica Mountains Overlay (M) to Coastal Rural Exclusive CRE-10 acres and CRE 20 acres. Solromar (APN 700-0-070-05) rezone from COS (M) to Coastal Rural Exclusive (CRE) 5-acres.
June 20, 1989 GPA 89-1	LCP No. 2-89-A (Minor) October 10, 1989 LCP No. 2-89-B (Minor) October 11, 1989 LCP No. 2-89-C (Major) October 10, 1989	CAP Amendment. Correct clerical errors, clarifications, add tables that show intensity of land use permitted in each land use designation with total area, building intensity, population and employment capacity, and population and employment density for each subarea of the Coastal Plan as required by State law, add a land use designation/zoning classification compatibility matrix, replace four outdated appendices (The Guidelines for Orderly Development, State of California Interpretive Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats, Guidelines for Implementation of the California Land Conservation Act of 1965 (aka Land Conservation Act Guidelines), and Conditional Use Permit Conditions for Oil Operations), and replace out-of-date material in the Local Coastal (Area) Plan.

**Energy and Military Land Use Compatibility Roadmap**  
**Coastal Area Plan Amendment – Excerpt**

		The amendments do not involve changes or redefinitions of coastal land use designations.
July 10, 1990 Ordinance 3946		CAP Amendment. Incorporating State mandated requirements for implementation of Ventura County's Hazardous Waste Management Plan.
Amended Ordinance 3964 December 11, 1990 Z-2843 GPA 90-4	LCP No. 1-90 (Minor) September 11, 1990 LCP No. 1-91 (Major and Minor) March 15, 1991	CZO Amendment. Silverstrand (APN 206-0-171-26) rezoned from Coastal Commercial (CC) to Residential Beach Harbor (RBH)
Adopted October 19, 1993 Ordinance 4042 Z-2857 GPA 93-3	LCP No. 1-93 (Major) February 16, 1994	CZO Amendment. Lazy-J Ranch Camp (APN 701-0-030-100) rezoned from Coastal Open Space (COS) Santa Monica Overlay (M) to Coastal Rural Exclusive (CRE) 40-acres.
Adopted February 1, 1994 Ordinance 4055		CZO Amendment. Clarify zone suffix designation, <a href="#">building</a> lot coverage per building, setbacks, off-street parking, recycling facilities, nonconformities and substandard lot, administrative penalties and procedures. minimum lot sizes per zoning designation, etc.
	LCP No. 1-95 (De-Minimis) December 13, 1995	Ventura County de Minimis LCP Amendment No. 1-95
Adopted December 10, 1996 Ordinance 4127 Z-2909 GPA 96-3	LCP No. 1-97 (Major) April 10, 1997 LCP No. 2-96 (Major) July 9, 1997	CZO Amendment. (Rural Intensity and La Conchita), La Conchita (APNs 060-0-050-090; -130; -155; -165; -180; -195; -205; -235; -255) rezoned from Coastal Rural (CR) 1-acre to Coastal Open Space (COS) 10-acres
	LCP No. 2-97 (Major) September 9, 1997	Approved Ventura County LCP Amendment No. 2-97 (Hollywood Beach) Designation of APN 206-0-233-165) from Residential Beach Harbor (RBH) to Coastal Residential, Planned Development (CRPD).
Adopted May 25, 1999 Ordinance 4186	LCP No. 1-99 (Minor) August 13, 1999	CZO Amendment. Addition of Section 8178-3.6 Standards for Off-Site Parking Spaces
Adopted December 5, 2000 Ordinance 4219		CZO Amendment. Add definitions and establish procedures for emergencies and divided jurisdictional authority, modernize standards relating to oil and energy facilities, change symbols in the use matrix
	Time Extension March 13, 2001	Extend time for action on Ventura County LCP Amendment No. VNT-MAJ-1-00 Time Extension: Text and appendices to County's LCP to achieve consistency with General Plan and NCZO

**Energy and Military Land Use Compatibility Roadmap  
Coastal Area Plan Amendment – Excerpt**

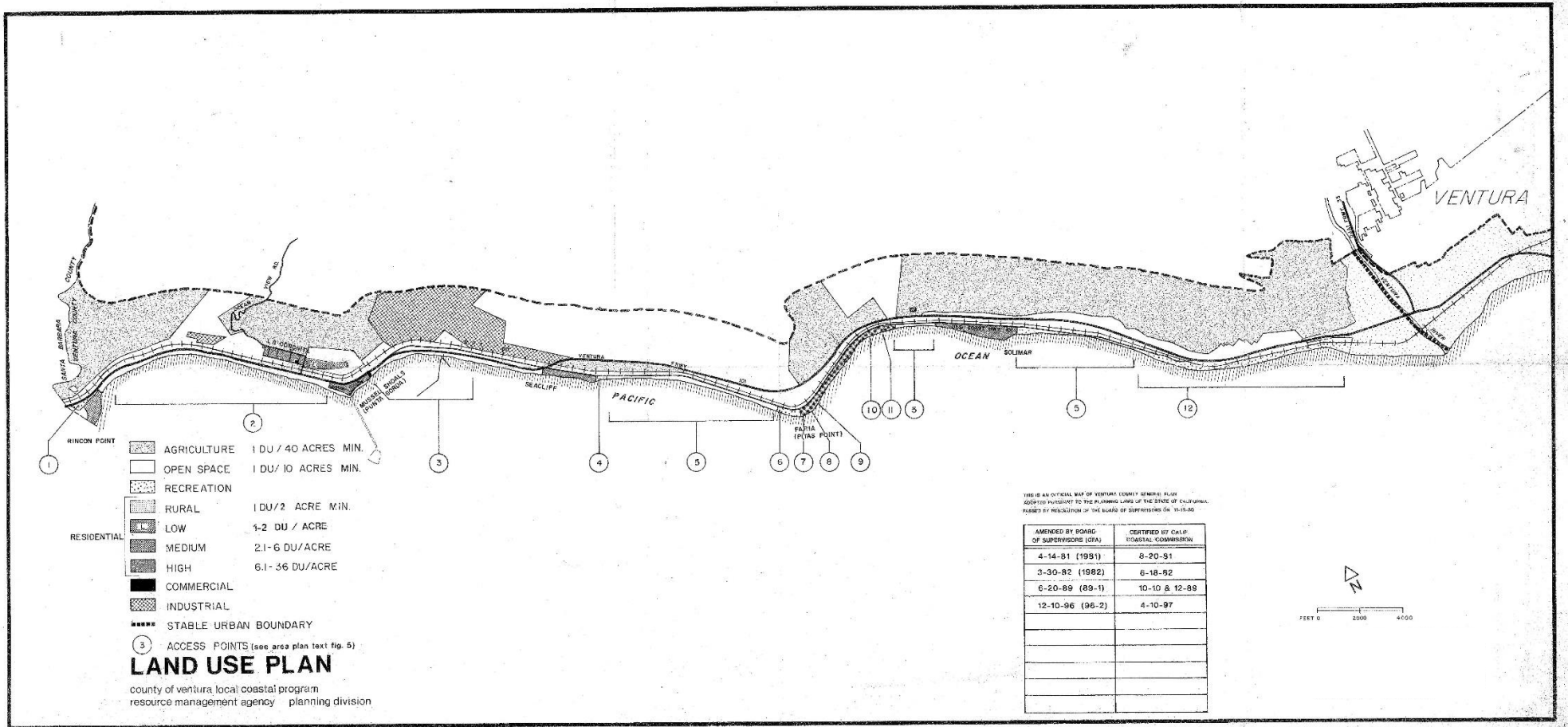
		Approval of Ventura County LCP Amendment No. VNT-MAJ-1-00 (Part A): Amendments to energy development
Adopted November 20, 2001 Ordinance 4249 GPA 00-3	LCP No. 1-00-A (Major) LCP No. 1-00-B (Major) January 11, 2002	County: CZO Amendment. Add definitions and establish procedures for emergencies and divided jurisdictional authority, modernize standards relating to oil and energy facilities, change symbols in the use matrix. CCC: Approval of Ventura County LCP Amendment No. VNT-MAJ-1-00 A & B Certification review
Adopted May 14, 2002 Ordinance 4263 Z-2943	LCP No. 1-02 (Minor) LCP No. 2-02 (Minor) July 11, 2002	CZO Amendment. Hollywood Beach (APN 206-0-254-210) rezone from Coastal Residential Planned Development (CRPD) to Residential Beach Harbor (RBH).
Adopted May 14, 2002 Ordinance 4264 Z-2943	LCP No. 1-02 (Minor) LCP No. 2-02 (Minor) July 11, 2002	CZO Amendment. Hollywood Beach (APN 206-0-254-200) rezone from Coastal Residential Planned Development (CRPD) to Residential Beach Harbor (RBH)
Adopted June 3, 2003 Ordinance 4283		CZO Amendment. Amend standards related to second dwelling units
	LCP No. 1-03 (De Minimis) January 14, 2004	Approved Ventura County LCP Amendment No. 1-03: Permitting secondary housing units
Adopted October 10, 2006 Ordinance 4351 ZN04-0002 GPA-06-1		CZO Amendment. Crown Pointe Estates Tract 5457: Subdivide Lot 10 of Tract 4483 to create five lots: four lots zoned Coastal Rural (CR) 1-acre and one commercial lot (Neptune's Net) zoned Coastal Commercial (CC).
	Time Extension August 8, 2007	Time Extension: County of Ventura LCP Amendment No. 1-2007 (Crown Pointe Estates) Time Extension: Rezone Residential and Neptune's Net
Adopted January 29, 2008 Ordinance 4378		LCP Amendment. Convert existing official zoning maps from hard copy to official zoning data, GIS format and to omit hyphens in existing zoning classification abbreviations.
	LCP No. 1-07 (Major) April 9, 2008	Approved with Modifications Ventura County LCP Amendment No. 1-07 (Crown Pointe Estates)
Amended September 16, 2008 LCP 1-2007		CZO Amendment. Crown Pointe Estates Tract 5457 Rezone from Coastal Commercial (CC) to Coastal Rural (CR) 1-acre and a required mitigation fee of \$557,084 to offset the loss of the 2.9 acres of commercial zoned property to residential.

(...)

**Energy and Military Land Use Compatibility Roadmap  
Coastal Area Plan Amendment – Excerpt**

(...)

Figure 3-2 Local Coastal Area Plan – Land Use Map: North Coast



**Figure 3-3: Summary of Building Intensity/Population Density Standards (North Coast Area)**

**Open Space/Agriculture/Recreation**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) <sup>1</sup>	Dwelling Units	Average Pop/DU <sup>2</sup>	Population	Average Population Density (Persons/Acre)
Open Space	1,590.1	5% <sup>3</sup>	0.100	159	1.68	267	0.168
Agriculture	2,620.4	5% <sup>3</sup>	0.025	65	1.68	109	0.042
Recreation	112.2	5%	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>4,322.7</b>			<b>224</b>		<b>376</b>	

**Residential**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) <sup>1</sup>	Dwelling Units	Average Pop/DU <sup>2</sup>	Population	Average Population Density (Persons/Acre)
Low	12.6	29%	2.00	25	1.68	42	3.33
Medium	10.2	42%	6.00	61	1.68	102	10.00
High	79.5	65%	36.00	2,862	1.68	4,808	60.48
<b>TOTALS</b>	<b>102.3</b>			<b>2,948</b>		<b>4,952</b>	

**Commercial/Industrial**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Employees/Acre
Commercial	0.6	40%	13.1	1.0	13	21.67
Industrial	361.2	40%	238.3	2.0	476	1.32
<b>TOTALS</b>	<b>361.8</b>		<b>251.4</b>		<b>489</b>	

Footnotes:

<sup>1</sup> Excludes *second dwelling* units per Section 65852.2 of the State Government Code.

<sup>2</sup> Year 2000 Forecast for Ventura Nongrowth Area.

<sup>3</sup> Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building lot* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.

N/A - Not Applicable.

### 3.3.2 The Central Coast

#### Area Summary



The Central Coast is the sandy edge of the extensive Oxnard Plain. The cities of San Buenaventura, Oxnard and Port Hueneme share 16.5 miles of coast with *agriculture*, sand dune, fresh and saltwater marsh *ecosystems*, Southern California Edison's Mandalay and Ormond Beach power plants, wastewater treatment plants, harbors, and a variety of heavy industry and oil operations.

Unincorporated lands within the Central Coast are varied. Several *parcels* are surrounded by the City of San Buenaventura just north of the Santa Clara River. Further south (down Harbor Boulevard), inland from McGrath Lake and Mandalay Beach are approximately 1,400 acres of unincorporated land used for *agriculture* and/or oil production. Edison Canal, which separates the agricultural land, supplies water to the Edison Mandalay generating station.

Further south is Hollywood Beach, an unincorporated beach residential area zoned "R-B-H" (Residential Beach Harbor - minimum *lot* size 1,750 square feet) with some "C-C" (Coastal Commercial) development. The City of Oxnard borders the beach community on three sides. The *adjacent* sandy beach has been designated Hollywood Beach County Park.

Interposed between Hollywood Beach and Silver Strand is Channel Islands Harbor. Jurisdiction over the harbor is shared between the County and the City of Oxnard. Silver Strand, including Hollywood-by-the-Sea, is another unincorporated beach residential area. On the north side of Silver Strand is the City of Oxnard, while on the south and east is the U.S. Naval Construction Battalion Center, which is within the City of Port Hueneme. Zoning is also primarily "R-B-H" with a limited amount of "C-C". The County's Silver Strand Beach Park extends the length of the shoreline and has public parking facilities at each end.

Remaining unincorporated segments of the Central Coast are found at Ormond Beach east of Perkins Road, south of Hueneme Road, and near the southernmost boundary of Oxnard's city limits. While some heavy and light industrial *development* has occurred within the City of Oxnard, the unincorporated land remains open and is used for *agriculture*.

Much of the unincorporated lands in Ormond Beach contain portions of coastal *wetlands* that include saltmarsh and freshwater ponds. Endangered species closely identified with saltmarshes have been verified in the vicinity by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Further south are two waterfowl ponds. One of the ponds, the privately-owned Ventura County Game Preserve, zoned "COS" (Coastal Open Space), is partially within the County's coastal zone. The Point Mugu Game Preserve, also privately owned, is outside the coastal zone. The Point Mugu Ponds are recognized by the U.S. Fish and Wildlife Service as a highly valuable waterfowl wintering *habitat* (USFWS 1979).

(The land use map for the Central Coast is located on the following page.)(...)



**Figure 3-5: Summary of Building Intensity/Population Density Standards (Central Coast Area)**

**Open Space/Agriculture/Recreation**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) <sup>1</sup>	Dwelling Units	Average Pop/DU <sup>2</sup>	Population	Average Population Density (Persons/Acre)
Open Space	266.0	5% <sup>3</sup>	0.100	26	2.76	71	0.267
Agriculture	1,486.3	5% <sup>3</sup>	0.025	37	2.76	102	0.069
Recreation	28.0	5% <sup>3</sup>	N/A	N/A	N/A	N/A	N/A
TOTALS	1,780.3			63		173	

**Residential**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) <sup>1</sup>	Dwelling Units	Average Pop/DU <sup>2</sup>	Population	Average Population Density (Persons/Acre)
High	97.2	65%	36.00	3,499	2.76	9,657	99.35

**Commercial**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Employees/Acre
Commercial	3.1	40%	69.5	1.0	69	22.26

Footnotes:

<sup>1</sup> Excludes *second dwelling* units per Section 65852.2 of the State Government Code.

<sup>2</sup> Year 2000 Forecast for Oxnard Growth Area.

<sup>3</sup> Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building lot* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.

N/A - Not Applicable.

### 3.3.3 The South Coast

#### Area Summary



The South Coast encompasses about 18,600 acres of some of the most striking and diverse coastal terrain in the County. Included along its 13.1-mile length (only eight miles are under State or local jurisdiction) are Mugu Lagoon and surrounding coastal marshes, and approximately seven miles of the coastal Santa Monica Mountains. The sub-area's northern boundary is the Point Mugu Pacific Missile Test Center, with the Los Angeles County line as the sub-area's southern end point.

Most of the federally-owned land in the County *coastal zone* is located in the South Coast; however, it is excluded from Coastal Commission or County jurisdiction. The U.S. Navy Pacific Missile Test Center at Point Mugu is *adjacent* to Oxnard at Arnold Road. Mugu Lagoon, one of the largest and most important estuaries and tidal marshes in California, is within base boundaries.

A small community area is located immediately north of the Ventura - Los Angeles County line along a narrow coastal terrace. The area is designated "Existing Community" in the General Plan, allowing it to be developed to prevailing zoning.

A significant portion of the Santa Monica Mountains are within Ventura County's coastal zone, which extends up to five miles inland in this sub-area. While much of the area is undeveloped, there are two segments that are developed: one at Deals Flat, and another along branches of the Deals Flat *access road*. The latter *development* includes one to five acre ranchettes. Increased density in the area is controlled by this Coastal Area Plan which allows one *dwelling* per 10+ acres (subject to Hazards Section *Policy 7*: i.e., *slope/density formula*).

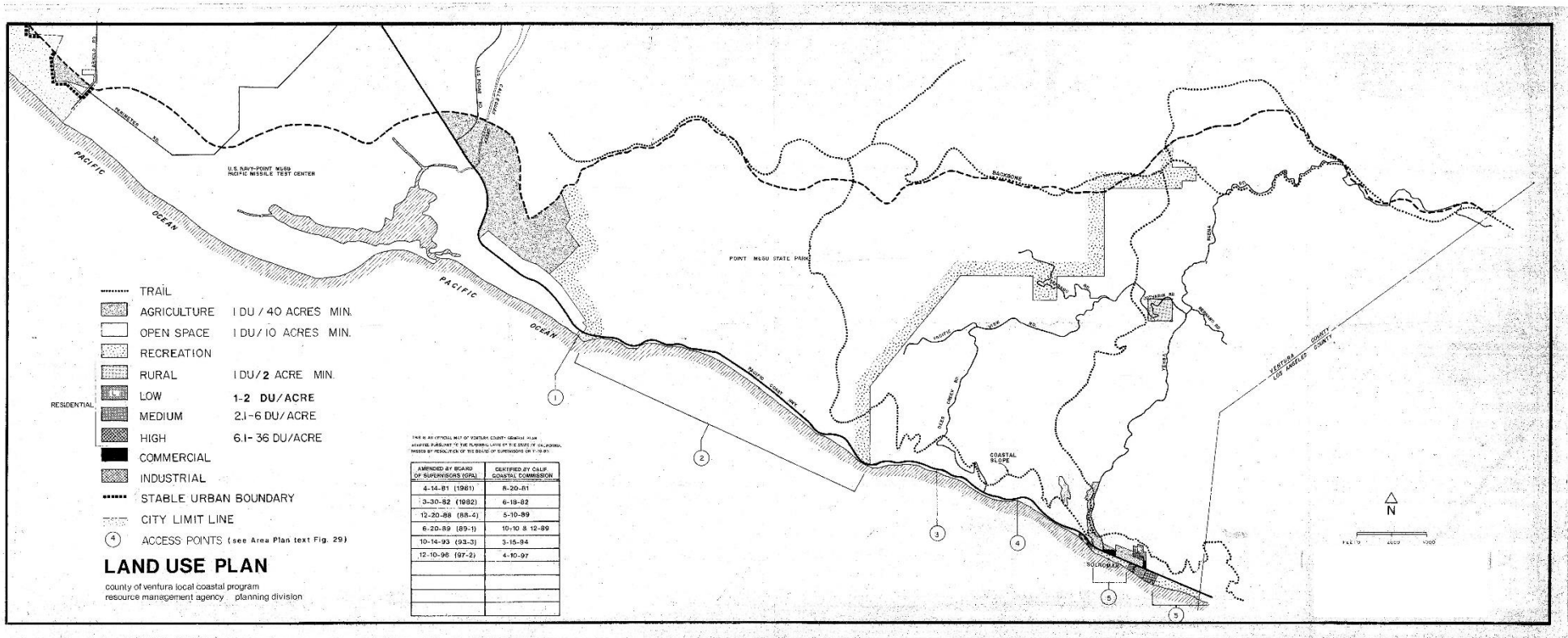
The Santa Monica Mountains are becoming significant for their recreation potential. Point Mugu State Park, about 7,400 acres of which are in the coastal zone, is the South Coast's major recreation and preserve area. The park stretches from the sandy beach to the inland mountains. A portion of Leo Carrillo Beach extends into Ventura County near the Malibu Bay Club. The California Department of Parks and Recreation has acquired an additional 12.5 acres of beach between Yerba Buena Road and Whaler's Village. Both Leo Carrillo and Point Mugu are included in the potential Point Mugu State Seashore (Resources Code Section 5001.6).

Another federal facility will be located in the South Coast: the National Park Service is in the process of consolidating a Santa Monica Mountains National Recreation Area. Land acquisition is in its incipient stages; however, the coastal property between Point Mugu State Park and Leo Carrillo State Beach Park has been identified for priority acquisition. Several other South Coast properties are slated for probable fee or less than fee acquisition, or some other recreational arrangement.

Private youth *camps*, totaling 1,788 acres, are located near Yerba Buena Road and Little Sycamore Canyon.

(See land use map for the South Coast on the next page.)

**Figure 3-6: Local Coastal Area Plan – Land Use Map: South Coast**



**Figure 3-7: Summary of Building Intensity/Population Density Standards (South Coast Area)**

**Open Space/Agriculture/Recreation**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac) <sup>1</sup>	Dwelling Units	Average Pop/DU <sup>2</sup>	Population	Average Population Density (Persons/Acre)
Open Space	10,142.7	5% <sup>3</sup>	0.100	1,014	1.82	1,845	0.182
Agriculture	649.8	5%	0.025	16	1.82	29	0.045
Recreation	6,999.8	5%	N/A	N/A	N/A	N/A	N/A
<b>TOTALS</b>	<b>17,792.3</b>			<b>1,030</b>		<b>1,874</b>	

**Residential**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Maximum Intensity (DU/Ac)	Dwelling Units	Average Pop/DU	Population	Average Population Density (Persons/Acre)
Rural	102.2	25% <sup>4</sup>	0.50	51	1.82	92	0.90
Low	6.7	29%	2.00	13	1.82	23	3.43
Medium	7.5	42%	6.00	45	1.82	81	10.80
High	25.2	65%	36.00	907	1.82	1,650	65.48
<b>TOTALS</b>	<b>141.6</b>			<b>1,016</b>		<b>1,846</b>	

**Commercial/Industrial**

Designation	Acres	Maximum Bldg. Building Lot Coverage (% Of Lot Area)	Projected Floor Area (X 1,000 SF)	Average Number Of Employees Per 1,000 SF	Employees	Average Employees/Acre
Commercial	3.7	40%	80.6	1.0	80	21.62

Footnotes:

<sup>1</sup> Excludes *second dwelling* units per Section 65852.2 of the State Government Code.

<sup>2</sup> Year 2000 Forecast for Thousand Oaks Nongrowth Area.

<sup>3</sup> Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building lot* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.

<sup>4</sup> Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building lot* coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of *lot area* over 5,000 square feet.

N/A - Not Applicable. (...)

(...)

- a. Application of the LCP policies and/or standards would unreasonably interfere with the applicant's reasonable investment-backed expectations;
- b. The proposed *development* is a new residential use on a "buildable *lot*" meeting the standards set forth in the CZO, or other *principally permitted* use within the zone;
- c. The use and project design, siting, and size are the minimum necessary to avoid an unconstitutional taking of property without just compensation;
- d. The project is the least environmentally damaging feasible alternative and is consistent with all provisions of the certified LCP other than the provision(s) for which the deviation is requested; and
- e. The *development* will not constitute a public nuisance or violate other background principles of property law such as the public trust doctrine.

### **ESHA Goal 5: Siting and Design Techniques for Development**

**Goal:** Use siting and design techniques to protect the quality of coastal waters and to minimize the degradation, cumulative loss, and fragmentation of *ESHA ecosystems*.

#### **Policies**

- 5.1 **Least Environmentally Damaging Alternative:** *Development*, including the *fuel modification zone*, shall be sited and designed to protect *ESHA* against any significant disruption of *habitat* values and avoid adverse impacts to the *ESHA ecosystem* (both on-site and off-site). Where *development* is permitted in *ESHA* or *buffer zone* pursuant to *ESHA* policies 4.2 and 4.3 – Economically Beneficial Use, such *development* shall be sited and designed to protect *ESHA* and avoid adverse impacts to the *ESHA ecosystem* to the maximum extent feasible. If there is no feasible alternative that avoids all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Mitigation shall not be used as a substitute for the selection of the least damaging site-design alternative. During the least damaging *alternatives analysis*, an applicant shall confirm the width of the proposed *fuel modification zone* with the Ventura County Fire Protection District. A least damaging *alternatives analysis* shall include evaluation of the proposed *fuel modification zone* and maximum allowable expanded zone. A least damaging *alternatives analysis* is not required for a project that is limited to expanding upon an existing *fuel modification zone* for existing, legally established *development*.
- 5.2 **Allowable Building Site (Economically Beneficial Use):** Where *development* is permitted in *ESHA* or *buffer zone* pursuant to *ESHA* Policies 4.2 and 4.3 – Economically Beneficial Use, a maximum allowable *building site* shall be established that constitutes the minimum amount necessary to avoid a taking of private property, in accordance with the following:
  - a. In the Santa Monica Mountains, the maximum allowable *building site* is 10,000 square feet, or 25 percent of the *legal lot* size, whichever is less, but a smaller

*building site* shall be required when adequate land is not available due to public health/safety hazards or the presence of *habitats* (e.g., *wetlands*, threatened species *habitats*) that are specifically protected by federal/state law in addition to the Coastal Act. A larger *building site* may be approved as an *ESHA Preservation Incentive* in accordance with ESHA Policy 9.2.

- b. In the existing communities of Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, Solimar, Hollywood-by-the Sea, Silver Strand, and Solromar (outside (M) overlay zone), *development* shall not be subject to a maximum allowable *building site* if required solely because an existing *legal lot* contains the *buffer zone* of off-site *ESHA*. If an existing *legal lot* contains *ESHA*, the maximum allowable *building site* is 10,000 square feet, or 25 percent of the *lot* size, whichever is greater. In either case, the *building site* shall not exceed the maximum [building](#) lot coverage allowed by zoning, and a smaller *building site* shall be required if the proposed *development* would adversely impact a *wetland* or other *wet environment*. In all cases, new *development* in these existing communities shall be subject to all other policies and provisions of the LCP and shall not increase the size or degree of any existing ESHA buffer non-conformity.
  - c. Outside the areas subject to subsections (a) and (b) above, the maximum allowable *building site* shall be limited to that needed to accommodate the minimum amount of *development* necessary for the property owner to make an *Economically Beneficial Use* of the subject parcel(s), as determined on a case-by-case basis using the standards/procedures set forth in Appendix E2 of the Coastal Zoning Ordinance for an Economically Beneficial Use Determination for the associated *coastal development permit* application.
- 5.3 **Adjacent Development:** *Development* in areas *adjacent* to *ESHA*, in *buffer zones*, and parklands/protected open space areas acquired by *natural resource agencies* or *conservation organizations* for *natural resource* protection, shall be sited and designed to prevent the degradation of, and be compatible with the continuance of, the *adjacent* biological resources.
- 5.4 **Clustered Development:** To minimize the loss or fragmentation of *ESHA*, proposed *development* shall be located away from *ESHA* and steep *slopes* and clustered near existing permitted *development* and roadways/services. Also, if a *building site* is in or *adjacent* to *ESHA* or *buffer zone*, then structures within the *building site* shall be configured to maximize the use of overlapping *fuel modification* zones.
- 5.5 **Access Roads and Driveways:** To minimize adverse impacts to *ESHA* from road construction, the number of driveways or *access roads* shall be limited to the minimum necessary, and the following siting and design techniques shall be employed in new *development*:
- a. No more than one driveway shall be permitted for residential *development*, and secondary *access roads* are prohibited unless required for fire safety by the Ventura County Fire Protection District;
  - b. Whenever feasible, utilize existing roads to provide *access for development* or temporary uses – such as *geotechnical testing*, *outdoor festivals*, and *outdoor sporting events*;

- c. Grading cuts and fills shall be minimized by combining *access* ways and driveways among *adjacent* properties to a single, shared road wherever possible; and
- d. When *access* roads are required, minimize the length, width, and grading necessary for such roads, except when a wider road is required for fire safety by the Ventura County Fire Protection District.

See ESHA Policy 6.13 for road crossings that traverse a *wet environment*.

5.6 **Fuel Modification Zones in ESHA or Buffer Zone:** *Fuel modification zones* are permitted in *ESHA* or *buffer zones* to protect *legally-established structures* from identified wildfire hazards. The following regulations are intended to minimize adverse impacts of vegetation management activities to *ESHA* and *buffer zones*:

a. **All Fuel Modification Zones.**

- 1. Site *development* techniques and *building* design measures, such as clustered *development*, ember resistant *building* materials, etc. shall be used to minimize the size of *fuel modification zones* that results in the loss or fragmentation of *ESHA* or *buffer zone*.
- 2. When vegetation removal or thinning conducted for fire safety, vegetation removal and thinning techniques shall be utilized that minimize impacts to *native vegetation* and water quality to the maximum extent feasible.
- 3. To the maximum extent feasible, *development* shall be sited and designed to locate all *fuel modification zones* onsite when the proposed *fuel modification zone* would impact (i) *ESHA* or *buffer zone* on an *adjacent lot* or (ii) impact undeveloped open space that is owned or managed by a *natural resource agency* or *conservation organization*.
- 4. No *development* shall be approved that results in a *mandatory fuel modification zone* that extends onto federal or state parklands without written authorization from the National Park Service or the California Department of Parks and Recreation, as applicable.
- 5. Structural storm water retention or protection features shall only be allowed within a *mandatory fuel modification zone* when there is no feasible alternative for placing them within the *building site*.

b. **Mandatory Fuel Modification Zones.** The standard width of the *mandatory fuel modification zone* around *legally-established structures* within the *building site* is 100 feet. Under unique site-specific conditions, the Ventura County Fire Protection District may determine that it is necessary to expand the *mandatory fuel modification zone* of new *development* to 200 feet if needed to protect life and property from wildland fires. Allowable *development* outside the *building site* but within the first 100 feet of the *fuel modification zone* shall be limited to the following: (...)