Energy and Military Land Use Compatibility Roadmap

County of Ventura ● Resource Management Agency ● Planning Division







This "comment summary" handout quickly provides facts of the Energy and Military Land Use Compatibility Roadmap (Project) in response to some general themes seen in the public comments submitted. Please refer to comment 1 below, and 2-6 on Page 2 (reverse).

Quick Link

The most current version of both the proposed coastal and non-coastal zoning ordinances, as presented to the Board of Supervisors (BOS) on September 22, is available on the Project webpage at https://rma.venturacounty.gov/divisions/planning/energy-military-roadmap/.

Comment 1 of 6

Public Comment: A permit from the Building and Safety Division should not be required for portable solar photovoltaic energy generation (balcony solar).

Staff Response: The revised proposed regulations for portable accessory solar photovoltaic energy generation (also known as balcony solar) are included below for the Non-Coastal Zoning Ordinance. The highlighted text below in gold serves as a reminder to applicants to confer with the Building and Safety Division for standards that may be applicable for a given balcony solar technology to ensure a safe installation.

Sec. 8107-50.1.1 - Uses Exempt from a Planning Division Entitlement

The following uses shall be exempt from a Planning Division entitlement:

a. Rooftop accessory solar photovoltaic energy generation,
b. Floating accessory solar photovoltaic energy generation,
c. Portable accessory solar photovoltaic energy generation, and
d. Wall-mounted accessory battery energy storage.

Sec. 8107-50.5 - Portable Accessory Solar Photovoltaic Energy Generation

Portable accessory solar photovoltaic energy generation, which is permitted in all zoning districts, shall conform to the following standards:

a. Produce energy to be used onsite and be *accessory* to a *principal use*.
b. Need not be permanently affixed but shall be securely and safely affixed.
c. Not located in a required *setback* area nor be affixed to a tree.
d. Comply with the development standards of Sections 8106-1 and 8106-7.4.
e. Shall be installed and maintained in accordance with the Ventura County Building Code, administered by the Building and Safety Division.



PLEASE REFER TO COMMENTS 2 THROUGH 6 ON PAGE 2 (REVERSE)

Comments 2 Through 6

Public Comment: The discretionary threshold for electric vehicle charging stations should be removed.

Staff Response: According to guidance issued by the California Attorney General, the state law requiring permit streamlining for electric vehicle charging stations only applies to components that are integral to the functioning of the electric vehicle charging station, such as paving following the installation of conduit, and does not apply to non-integral components. Staff have clarified that the need for a discretionary entitlement for electric vehicle charging stations with 1 acre or more of paving, only applies to non-integral paving. By clarifying that this threshold only accounts for non-integral paving, it is consistent with state law.

Public Comment: Staff should revise the battery energy storage standards.

Staff Response: Staff are not proposing further revisions to these standards. These notes will be provided to the Board of Supervisors for their consideration on November 17.

BESS Acreage Limitation: Approved by the BOS in May 2024. Staff are not proposing a change to the existing 100-acre cap in the NCZO and are proposing a 20-acre cap for the CZO.

Concentration of Systems: This standard is proposed based on prior comments from a Board member who expressed concern over the concentration of systems. Staff are not proposing a change currently.

Secondary Containment: The point of the secondary containment standard is to protect groundwater and is supported by the Public Works Agency.

Public Comment: The requirements of Senate Bill 1283 (2026) are not incorporated into the Project.

Staff Response: At the BOS hearing on September 22, a commenter noted the requirements of Senate Bill 1283, which had been recently signed by the Governor, had not been incorporated into the Project. Staff have incorporated the requirements of SB 1283 and these updates will be provided to the Board of Supervisors for consideration when the item is heard on November 17, 2026.

Public Comment: The Non-Coastal Zoning Ordinance (NCZO) Electric Vehicle Charging Station (EVCS) approach should be utilized in the Coastal Zoning Ordinance (CZO).

Staff Response: The CZO EVCSs standards were approved by the Board in 2016. Outside of clarifications and other required revisions, further reworking of the CZO standards is outside the scope of the Project.

Public Comment: The Coastal Zoning Ordinance should include an exemption from BESS and solar development standards for utilities.

Staff Response: The County is obligated to comply with the Coastal Act, and as such, any wholesale exemption for BESS and solar development standards for utilities in the Coastal Zone should come from the State Legislature and/or Coastal Commission. No changes proposed.

For more information, please contact Todd Davis via email at todd.davis@venturacounty.gov or at 805-654-2498. Thank you.




