

**March 26, 2026**

**1:00P.M. – 2:30P.M.**

# **Energy and Military Land Use Compatibility (EMLUC) Roadmap Webinar**



**Resource Management Agency, Planning Division**

**Dave Ward, Planning Director**

**Shelley Sussman, Planning Manager**

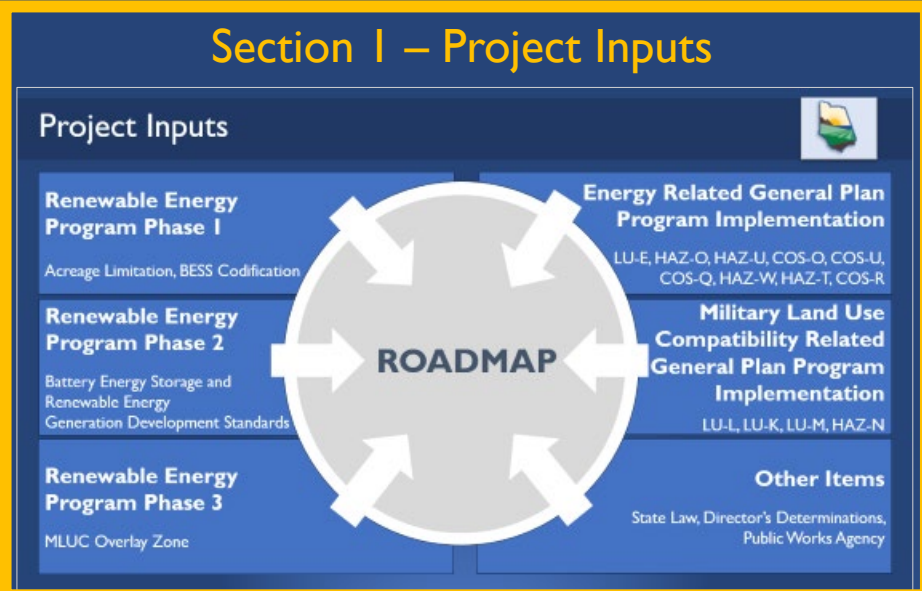
**Todd Davis, Senior Planner**

**Matthew Hershberger, Assistant Planner**

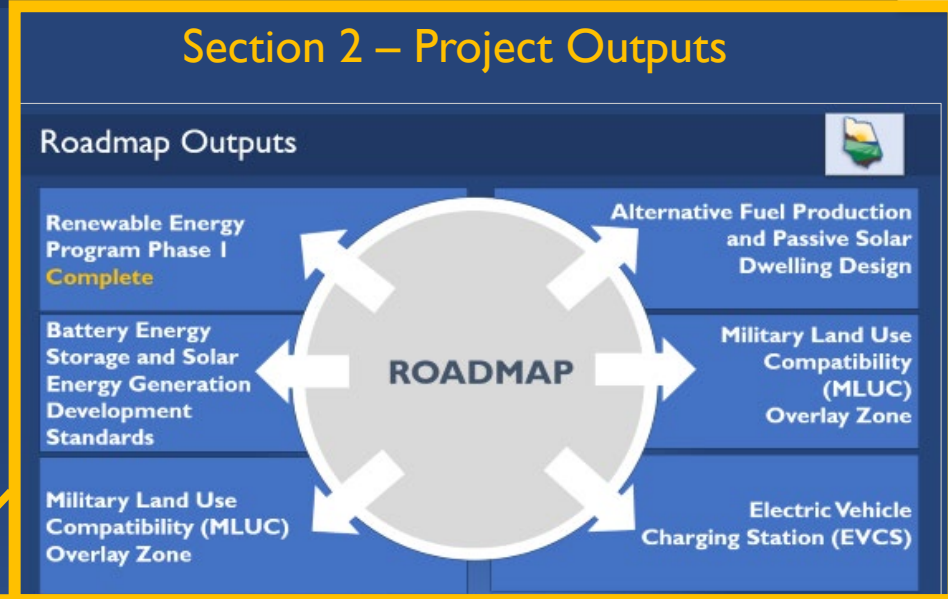
# Presentation Section Summary



## Section 1 – Project Inputs



## Section 2 – Project Outputs



## Section 3 – Next Steps and Contact Information



## Section 4 – Question and Answer

Thank you for your participation in today's webinar.

Dave Ward, AICP, Planning Director  
Shelley Sussman, Planning Manager  
Todd Davis, AICP, Senior Planner  
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Alan Dearden, Senior Fire Inspector / Fire Engineering  
Alec Thille, Environmental Resource Analyst

# Project Inputs



## Renewable Energy Program Phase 1

Acreage Limitation, BESS Codification

## Renewable Energy Program Phase 2

Battery Energy Storage and Renewable Energy Generation Development Standards

## Renewable Energy Program Phase 3

MLUC Overlay Zone

## Energy Related General Plan Program Implementation

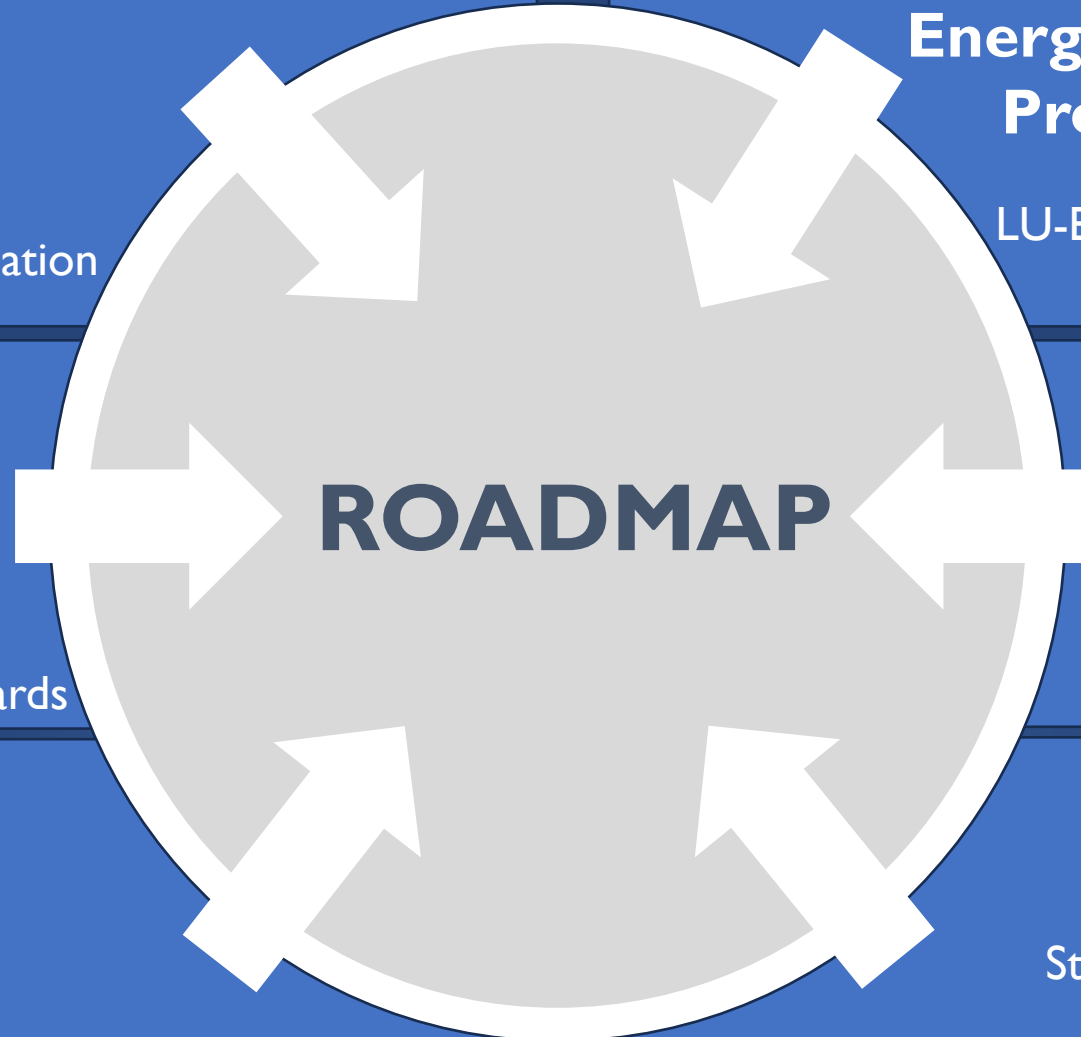
LU-E, HAZ-O, HAZ-U, COS-O, COS-U, COS-Q, HAZ-W, HAZ-T, COS-R

## Military Land Use Compatibility Related General Plan Program Implementation

LU-L, LU-K, LU-M, HAZ-N

## Other Items

State Law, Director's Determinations, Public Works Agency



# Phases 2 and 3 of the Roadmap



Battery Energy Storage  
and Solar Photovoltaic  
Energy Generation



Accessory Battery  
Energy Storage and  
Solar Photovoltaic  
Energy Generation

Establish the Military  
Land Use Compatibility  
(MLUC) Overlay Zone



# Phases 2 and 3 of the Roadmap



Battery Energy Storage  
and Solar Photovoltaic  
Energy Generation

Accessory Battery  
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Solar Photovoltaic  
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Establish the Military  
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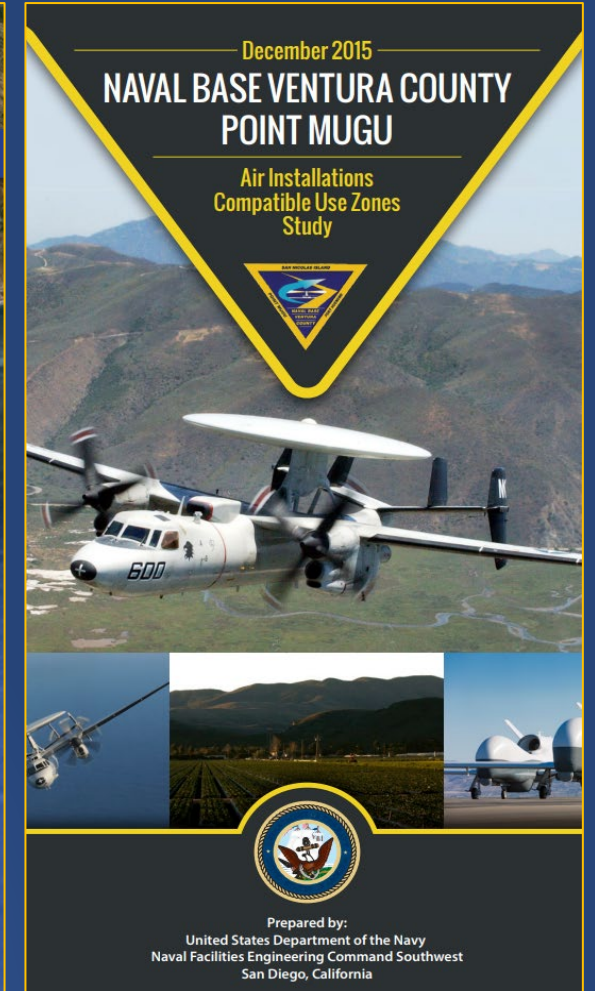
# Phases 2 and 3 of the Roadmap



Battery Energy Storage  
and Solar Photovoltaic  
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Accessory Battery  
Energy Storage and  
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Establish the Military  
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# Other Inputs



Piru Area Plan Amendment

Subdivision Ordinance  
Exceptions

Accessory Medium- and  
Heavy-Duty Electric  
Vehicle Charging Use

Electric Vehicle Charging  
Station Uses

Accessory Wind Energy Generation

## Staff Proposal

In coordination with the Public Works Agency, proposed street improvements and restriping along Main Street in Piru require an amendment to Piru Area Plan Policy P-21.2, Table P-6, and Figures P-17, P-20, and P-21.

# Other Inputs



Piru Area Plan Amendment

Subdivision Ordinance  
Exceptions

Accessory Medium- and  
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Electric Vehicle Charging  
Station Uses

Accessory Wind Energy Generation

## Staff Proposal

Consistent with the requirements of Assembly Bill 2625 (2022) and Senate Bill 347 (2024), provide an exclusion from the Subdivision Map Act for electrical energy storage systems, hydrogen fueling stations, and electric vehicle charging stations.

# Other Inputs



Piru Area Plan Amendment

Subdivision Ordinance  
Exceptions

Accessory Medium- and  
Heavy-Duty Electric  
Vehicle Charging Use

Electric Vehicle Charging  
Station Uses

Accessory Wind Energy Generation

## Staff Proposal

Codify the December 20, 2024, Director's Use Equivalency Determination regarding solar photovoltaic energy generation and battery energy storage facilities principal land uses with accessory medium- and heavy-duty electric vehicle charging capabilities.

# Other Inputs



Piru Area Plan Amendment

Subdivision Ordinance  
Exceptions

Accessory Medium- and  
Heavy-Duty Electric  
Vehicle Charging Use

Electric Vehicle Charging  
Station Uses

Accessory Wind Energy Generation

## Staff Proposal

Consistent with the requirements of Assembly Bill 970 (2021) and Assembly Bill 1236 (2015), incorporate expedited and streamlined Electric Vehicle Charging Station (EVCS) development standards and siting requirements.

# Other Inputs



Piru Area Plan Amendment

Subdivision Ordinance  
Exceptions

Accessory Medium- and  
Heavy-Duty Electric  
Vehicle Charging Use

Electric Vehicle Charging  
Station Uses

**Accessory Wind Energy Generation**

## **Staff Proposal**

Codify the October 15, 2008, Director's memorandum regarding the regulation of accessory wind energy generation. Staff's proposal incorporates development standards and siting requirements from the memorandum for use in the Non-Coastal and Coastal Zoning Ordinance.

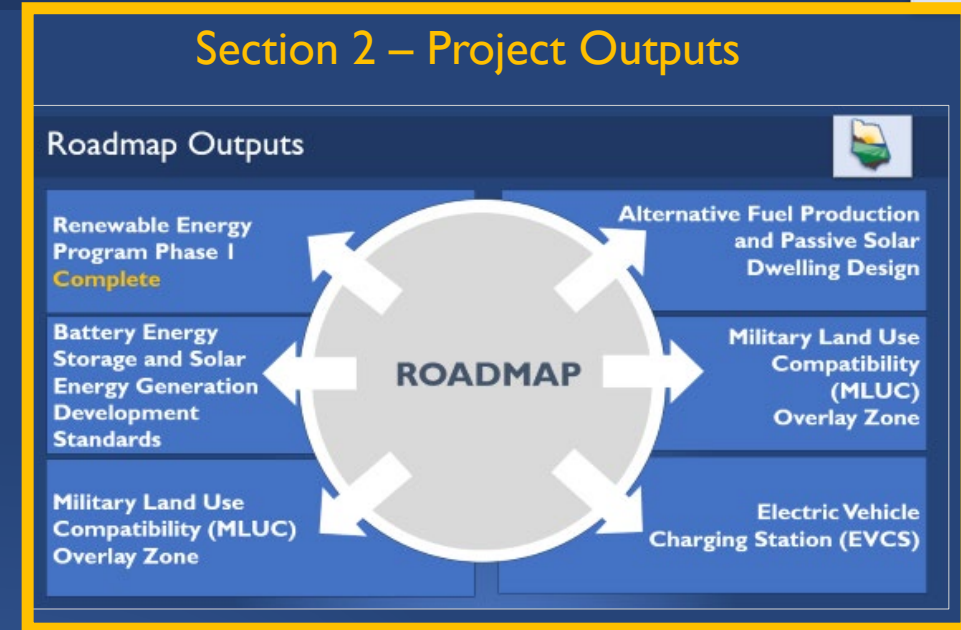
# Presentation Section Summary



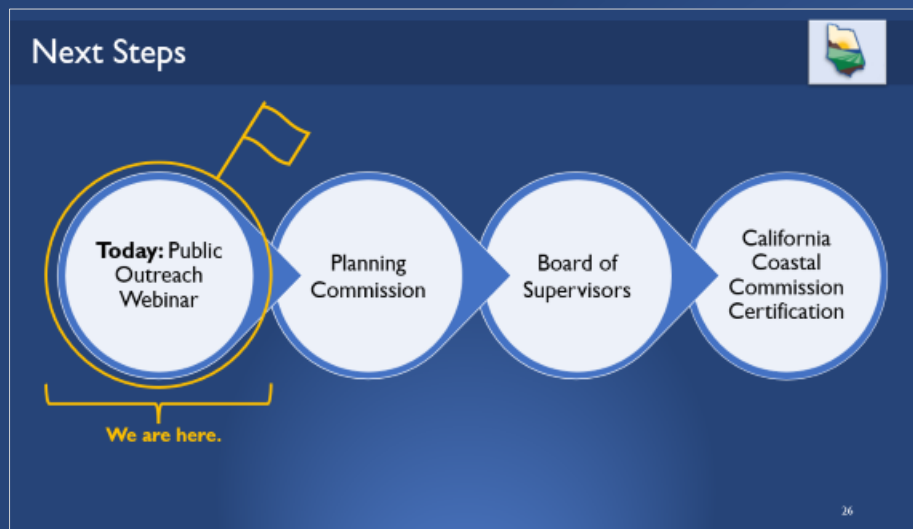
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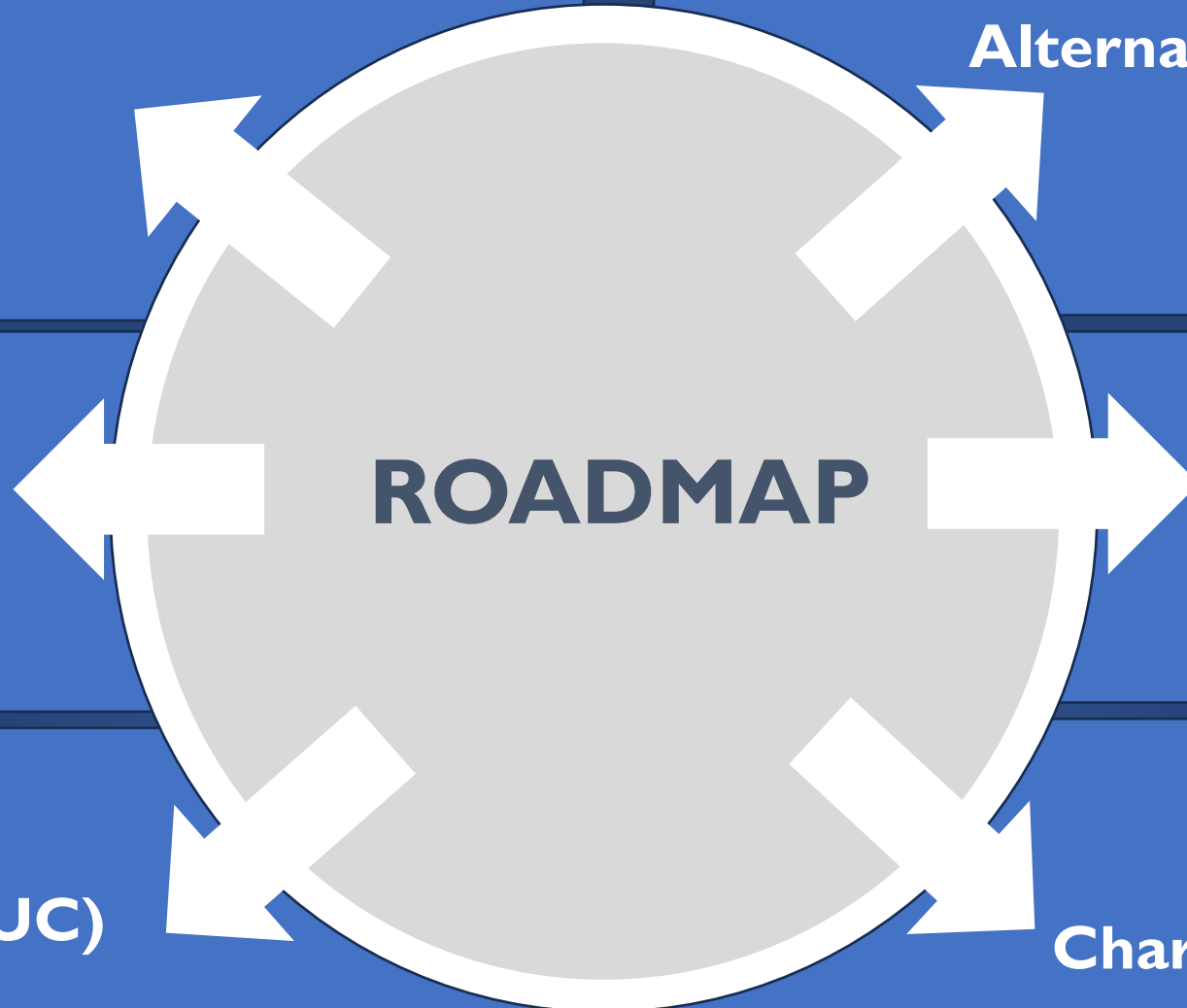
# Roadmap Outputs



Renewable Energy  
Program Phase I  
**Complete**

Battery Energy  
Storage and Solar  
Energy Generation  
Development  
Standards

Military Land Use  
Compatibility (MLUC)  
Overlay Zone

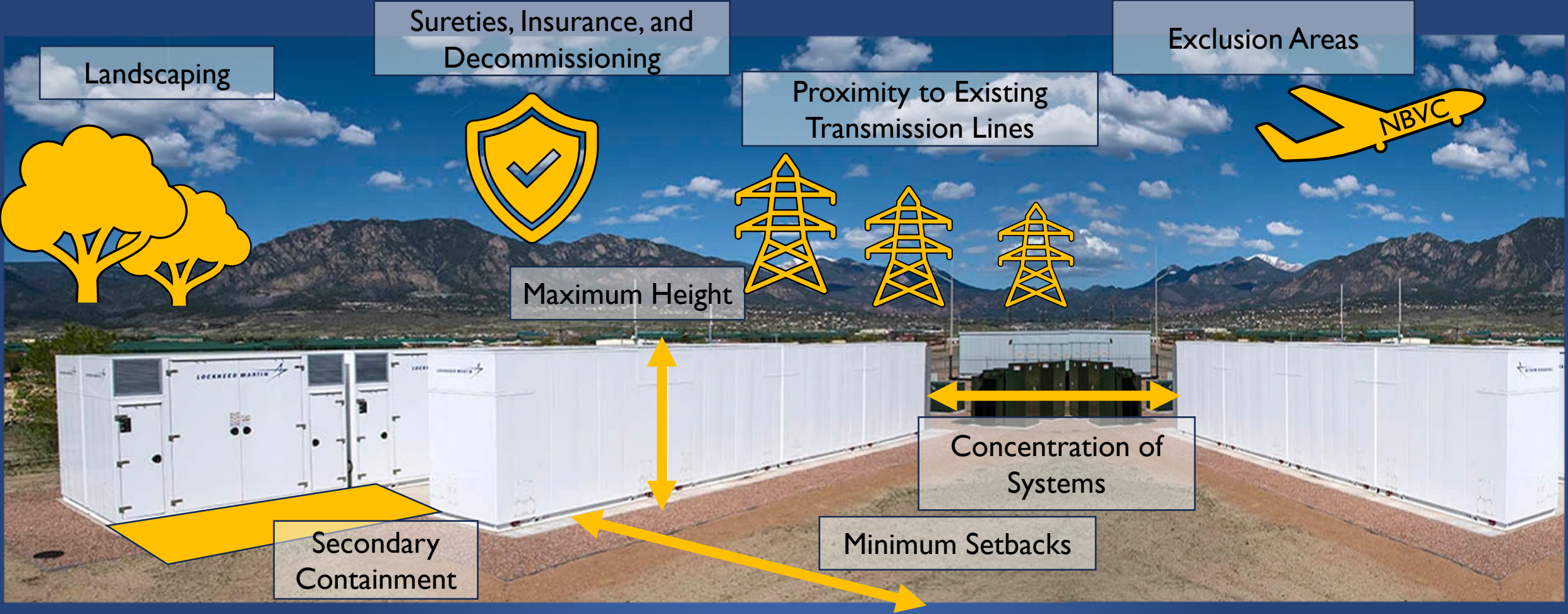


Alternative Fuel Production  
and Passive Solar  
Dwelling Design

Military Land Use  
Compatibility  
(MLUC)  
Overlay Zone

Electric Vehicle  
Charging Station (EVCS)

# Battery Energy Storage Development Standards



# Building Lot Coverage Review



As part of Phase II, Board of Supervisors directed staff to analyze existing building lot coverage limits to determine if they could be increased to accommodate BESS projects.

The General Plan establishes a maximum building lot coverage of **5 percent** for both **Agricultural** and **Open Space** designated parcels and **25 percent** for **Rural** designated parcels.

Ventura County 2040 GENERAL PLAN Table 2-3 Maximum Building Lot Coverage Development Standards for Lots Not Subject to an Area Plan<sup>1</sup>  
Revision Date: December 17, 2024

Lots Within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan		Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan	
Non-Coastal Zoning Ordinance Classification	Maximum Building Lot Coverage (Percent of Gross Lot Area)	General Plan Land Use Designation	Maximum Building Lot Coverage (Percent of Gross Lot Area)
RA	25	Rural	25
RA – 1 ac	25	ECU-Rural	25
RA - 160 ac	25	Agricultural	5
RE - 10,000 sq ft	36	ECU-Agricultural	5
RE - 13,000 sq ft	33	Open Space	5
RE - 18,000 sq ft	30	ECU-Open Space	5
RE - 20,000 sq ft	29		
RE - 20,000 sq ft av	29	Commercial	60
RE - 40,000 sq ft	25	Commercial Planned Development	60
RE – 1 ac	25	Industrial	50
RE – 1 ac/MRP	25	State, Federal, Other Public Land	Not Applicable
RE – 2 ac	25		
RE – 5 ac	25		
RE – 10 ac	5		
RE – 13 ac	33		
RE – 20 ac	5		
RE – 30 ac	26		
R1 – 6,000 sq ft	45		
R1 – 8,000 sq ft	39		
R1 – 10,000 sq ft	36		
R1 – 13,000 sq ft	33		
R1 – 20,000 sq ft	29		
R2 – 7,000 sq ft	50		
RO – 20,000 sq ft	29		
RO – 1 ac	25		
RHD – 20 du/ac	60		
RPD	60		
RPD – 1 du/ac	25		
CPD	60		
CO	50		
C1	60		
M2 – 10,000 sq ft	50		
M3 – 10,000 sq ft	40		

**Notes:**  
 ac: Acre  
 av: Average  
 du: Dwelling Unit  
 MRP: Mineral Resource Protection Overlay Zone  
 sq ft: Square Feet

<sup>1</sup> Exceptions and exclusions may apply to building lot coverage development standards. Refer to the applicable Zoning Ordinance for a full list of exceptions and exclusions.  
<sup>2</sup> Refer to General Plan Figure 2-1 (Urban and Existing Community Designated Areas) for all mapped Existing Community Designated Area boundaries.

# Building Lot Coverage Review

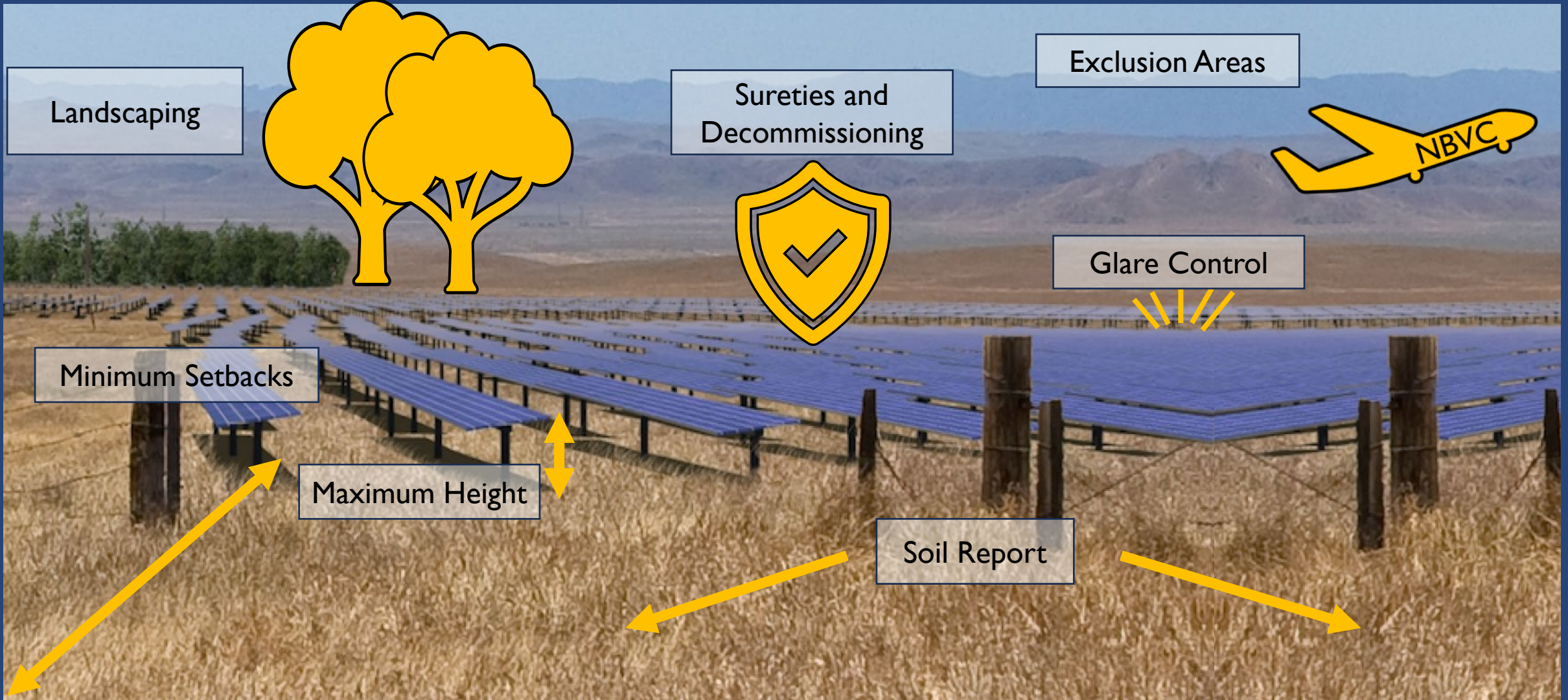


Changing building lot coverage standards by increasing the percentage of a lot that could be covered by BESS would require a SOAR vote.

SOAR requires countywide voter approval for modifications to goals and policies involving the **Agricultural**, **Open Space**, or **Rural** land use designations. Changes to building lot coverage in these areas would be considered a policy modification.

**As such, amendments to building lot coverage is not part of the proposed project.**

# Solar Photovoltaic Energy Generation Development Standards



# Alternative Fuel Production



## General Plan Program

## Project Proposal

### LU-E: Update Non-Coastal Zoning Ordinance for Alternative Fuel Production



Amend the Non-Coastal Zoning Ordinance to allow for production of alternative fuels in the industrial zones (M2 and M3).

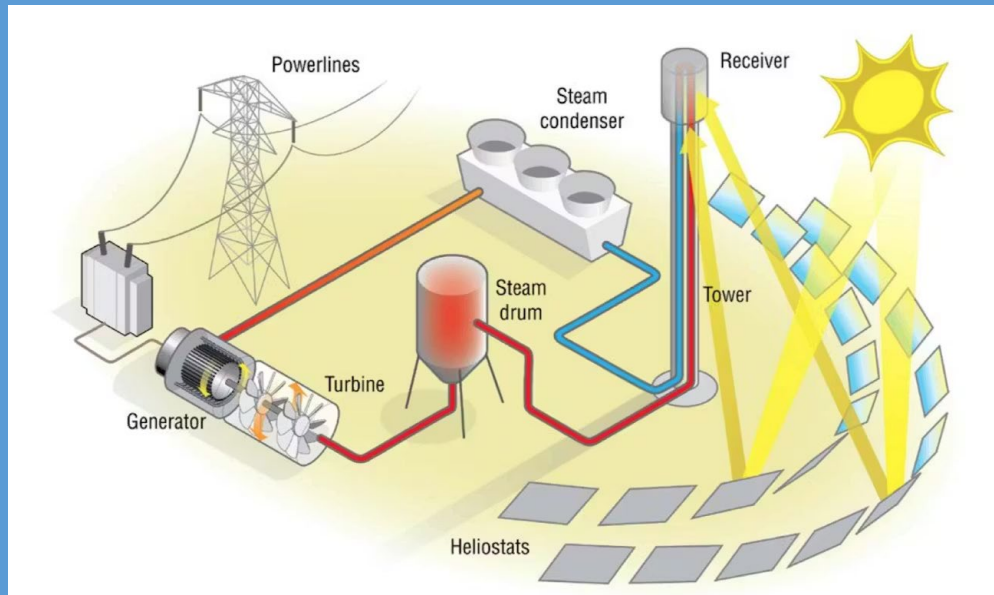
# General Plan Program Implementation



## General Plan Program

## Project Proposal

### HAZ-O Solar Concentration Restriction



Amend the Non-Coastal and Coastal Zoning Ordinances to prohibit solar concentration facilities countywide in unincorporated Ventura County.

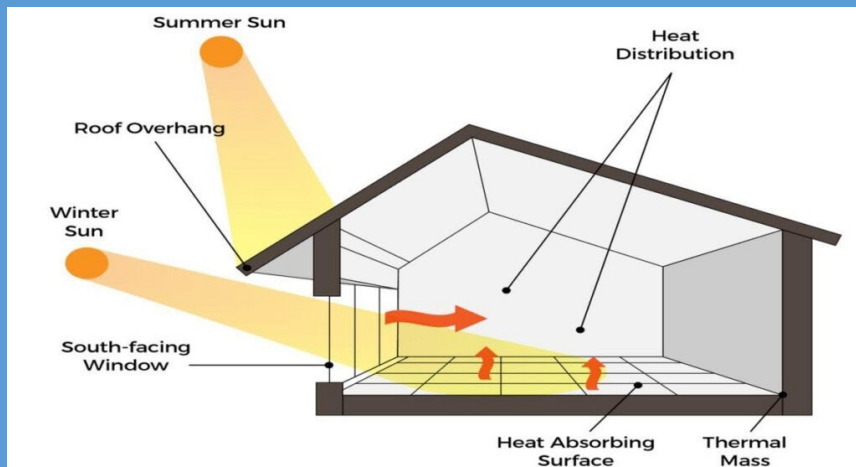
# General Plan Program Implementation



## General Plan Program

## Project Proposal

### HAZ-U Incentive Program for Passive Solar Home Design and Use of Green Roofs and Rooftop Gardens



Amend the Non-Coastal Zoning Ordinance to include passive solar dwelling design standards, a fee incentive, and development standard exceptions.

# General Plan Program Implementation



## General Plan Program

## Project Proposal

### COS-U Solar Canopies in Non-Residential Projects



Amend the Non-Coastal and Coastal Zoning Ordinances to require parking lots for new non-residential construction projects, with floor area greater than 50,000 square feet, to include solar canopies.

# General Plan Program Implementation



## General Plan Program

## Project Proposal

COS-Q Incentives for Development of Renewable Energy Projects and HAZ-W Incentive Programs for Solar Photovoltaic (PV) Canopies

### **Planning Division Fee Schedule**

County of Ventura • Resource Management Agency • Planning Division  
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • <http://www.vcrma.org/planning/>

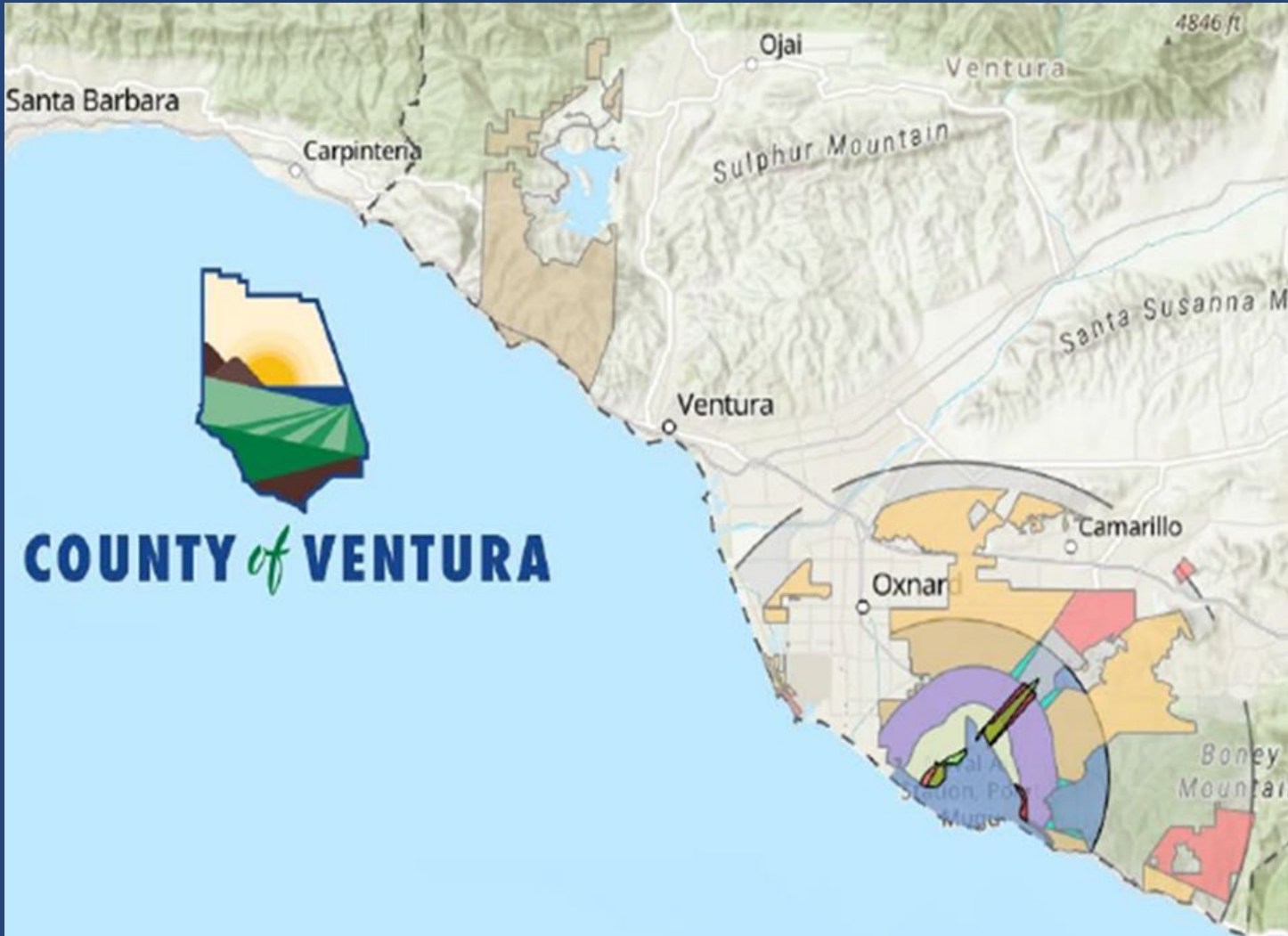
Amend the Planning Division fee schedule to include an incentive for the “battery energy storage” use and an incentive for solar photovoltaic canopies.

# Electric Vehicle Charging Stations (EVCS)



- Consistent with Assembly Bill 970 (2021) and Assembly Bill 1236 (2015)
- Will provide a central location for development standards and siting requirements for integral components, other minor incidental work, and other work that is not integral to the functioning of the EVCS.

# Military Land Use Compatibility Overlay Zone (MLUC)



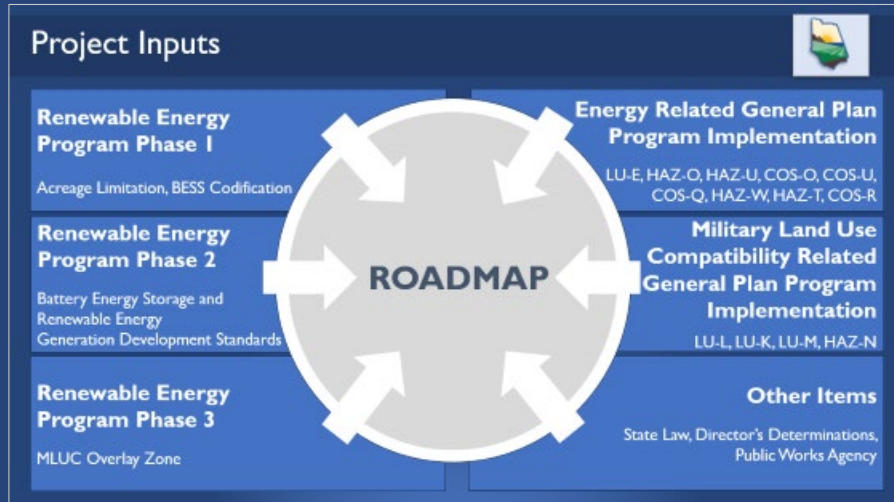
Includes height and airspace protection standards, land use compatibility requirements, renewable energy siting limitations, and procedures for early project referral to Naval Base Ventura County (NBVC).

Addresses GP Programs  
LU-L, K, M, HAZ-N

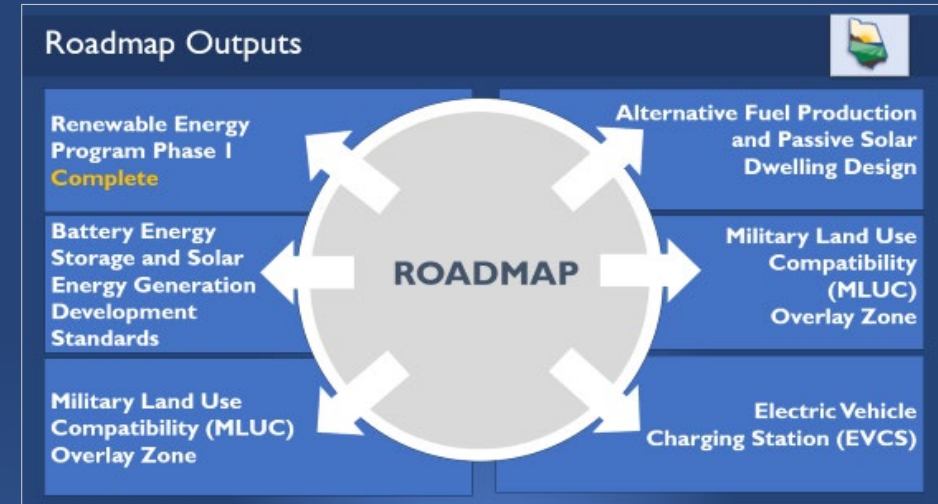
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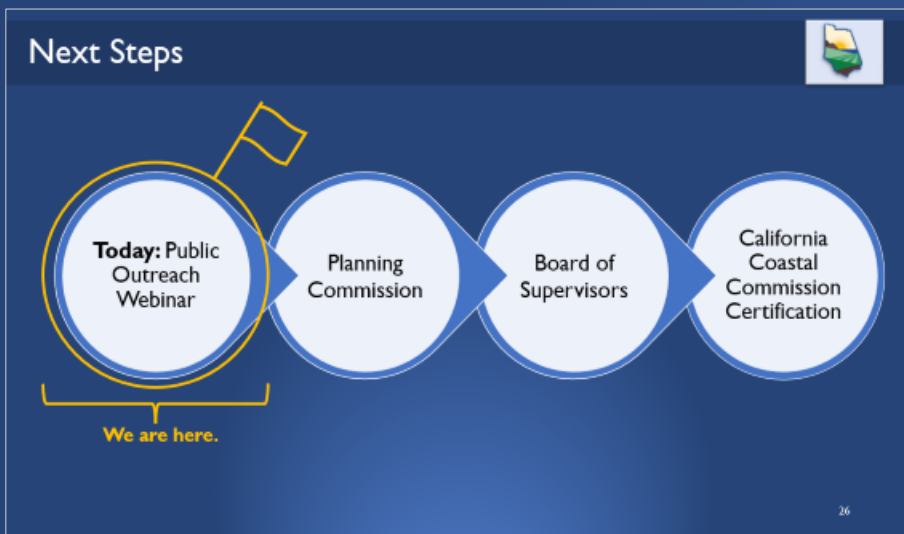
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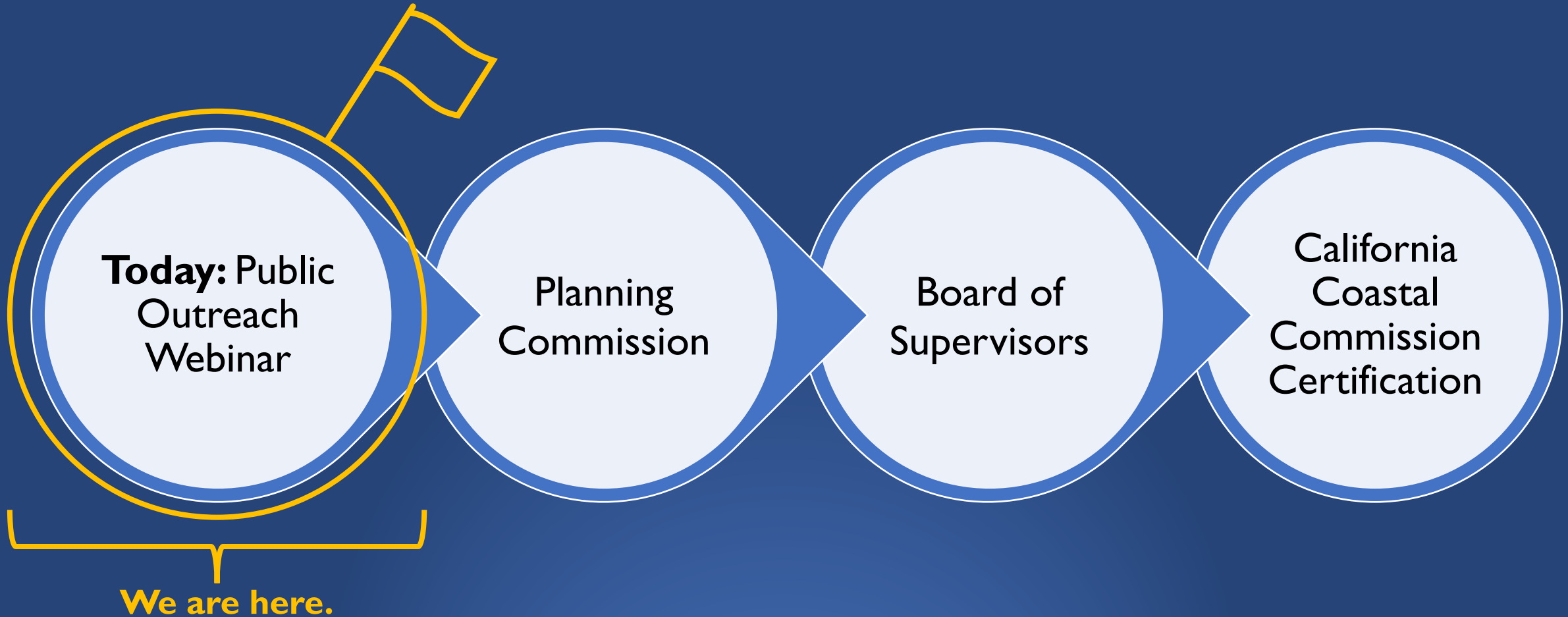


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# Next Steps



# Contact Information



Todd Davis, Senior Planner

 [Todd.Davis@venturacounty.gov](mailto:Todd.Davis@venturacounty.gov)

 [EMLUC@venturacounty.gov](mailto:EMLUC@venturacounty.gov)

 (805) 654-2498

 [rma.venturacounty.gov/divisions/planning/energy-military-roadmap/](http://rma.venturacounty.gov/divisions/planning/energy-military-roadmap/)

## Energy and Military Land Use Compatibility Roadmap



Source: Air Installations Compatible Use Zones (AICUZ), 2015

### Project Background

The County's General Plan includes several policies and programs related to renewable energy. Planning Division staff have been researching and working on many of these programs and are now preparing a collection of zoning ordinance revisions and general plan amendments to implement them. In addition, since some of the energy programs impact land around Naval Base Ventura County (NBVC) – Pt. Mugu, the collection of zoning ordinance amendments also addresses additional General Plan programs related to military land use compatibility around NBVC – Pt. Mugu.

### Staff Contacts

For questions regarding the Energy Roadmap, please contact Todd Davis, Case Planner, at 805-654-2498 or at [EMLUC@venturacounty.gov](mailto:EMLUC@venturacounty.gov)

For questions regarding the Military Land Use Compatibility Roadmap, please contact Matthew Hershberger, Case Planner, at 805-662-6518 or at [EMLUC@venturacounty.gov](mailto:EMLUC@venturacounty.gov)

### Get Notified

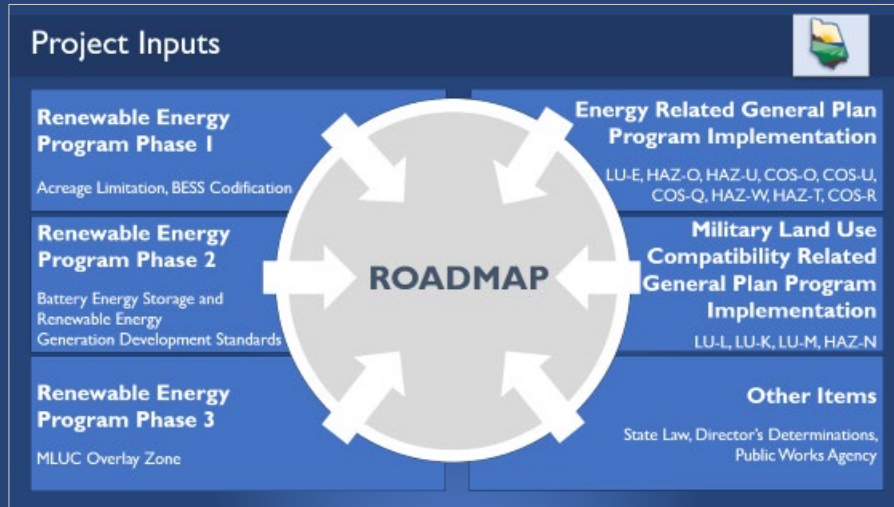
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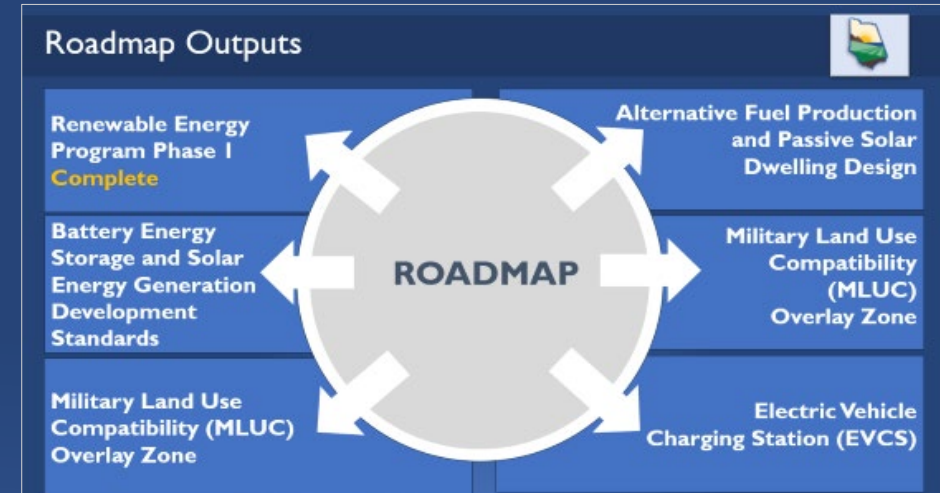
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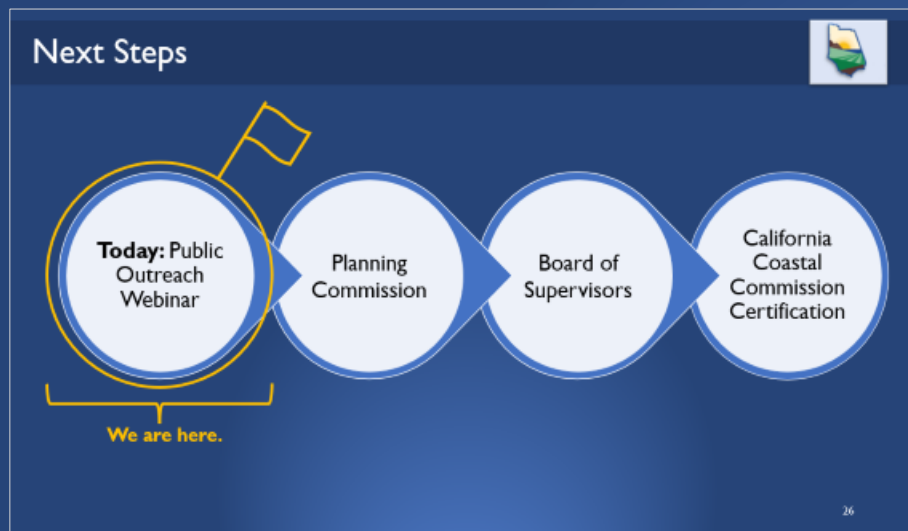
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