

PIRU AREA PLAN

September 2020



Area Plan

Please see the next page.

VENTURA COUNTY GENERAL PLAN

PIRU AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Area Plan

Please see the next page.

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Introduction

Purpose

The Piru Area Plan is an integral part of the Ventura County General Plan serving as the Land Use Plan for the Piru Area of Interest (Figure P-1). In general, the purpose of an Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Plan governs the distribution, general location, and extent of the uses of the land for housing, business, industry, open space, agriculture, and community facilities.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the County reviewed and used the goals, policies, programs, and maps of the Ventura County General Plan in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

In November of 1963, the Board of Supervisors adopted the “1985” General Plan for Ventura County. This plan contained area plans for various geographic areas of the County. The Fillmore-Piru Area Plan projected a population for the Fillmore-Piru area of approximately 40,000 people by 1985. That 1963 projection, turned out to be an overestimate. The 1963 projection was reflective of the thought that the County would continue to grow as rapidly as in previous decades. The City of Fillmore adopted a new General Plan in 1967 which then superseded the County's Fillmore-Piru Area Plan. In June of 1973, the County Open Space Plan was adopted. In December of 1974, the Fillmore portion of the Area Plan was deleted and the Piru portion was amended to accommodate a then proposed paper/plastic cup manufacturing business (Solo Cup Company). In portions of Piru, the uses allowed by the Open Space Plan and the Piru Area Plan conflicted. From 1973 to 1986, the more restrictive of the two plans dictated the allowable land uses. One of the objectives of the December 1986 adopted Plan was to eliminate those conflicts.

The County adopted an Amendment to the Area Plan in May 1988 as part of the reformatting of the Countrywide General Plan. In December 1989, Area Plan tables were updated to reflect minor County-wide policy changes to building intensity standards. An Amendment adopted in November 1992 provided the land use redesignation necessary to achieve consistency with a zone change to accommodate a low- and moderate-income housing project located southwest of Main and Via Faster, within the Urban boundary. An update to the Piru Area Plan was adopted by the Board of Supervisors in December 1996 to remove the superfluous Glossary and to bring certain text, programs, and tables into consistency with a concurrent Countrywide General Plan amendment. In July 1997, the Area Plan was amended to add the Piru Community Design Guidelines Appendix and was revised to be consistent with the Piru Community Enhancement Plan. In October 2001, the Area Plan was amended to accommodate the expansion of the highway-oriented commercial area at Main Street and Highway 126. A focused update to the Piru Area Plan was adopted in 2008, expanding the urban community to accommodate additional housing development adjacent to Main Street north of Highway 126, between Warring Wash and the United Water Conservation District percolation basins. This amendment also included changes to various goals, policies and programs and amended the Piru Community Design Guidelines to include design guidelines for residential development. The County has continued to refine and update the plan over the years, and has been amended nine times, in 1988, 1989, 1992, 1996, 1997, 2001, 2005, 2008, and 2011. As part of the 2040 General Plan Update process, the County updated this Piru Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Piru Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Piru area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Piru Area Plan is the detailed land use plan of the Ventura County General Plan for the Piru area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Piru area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

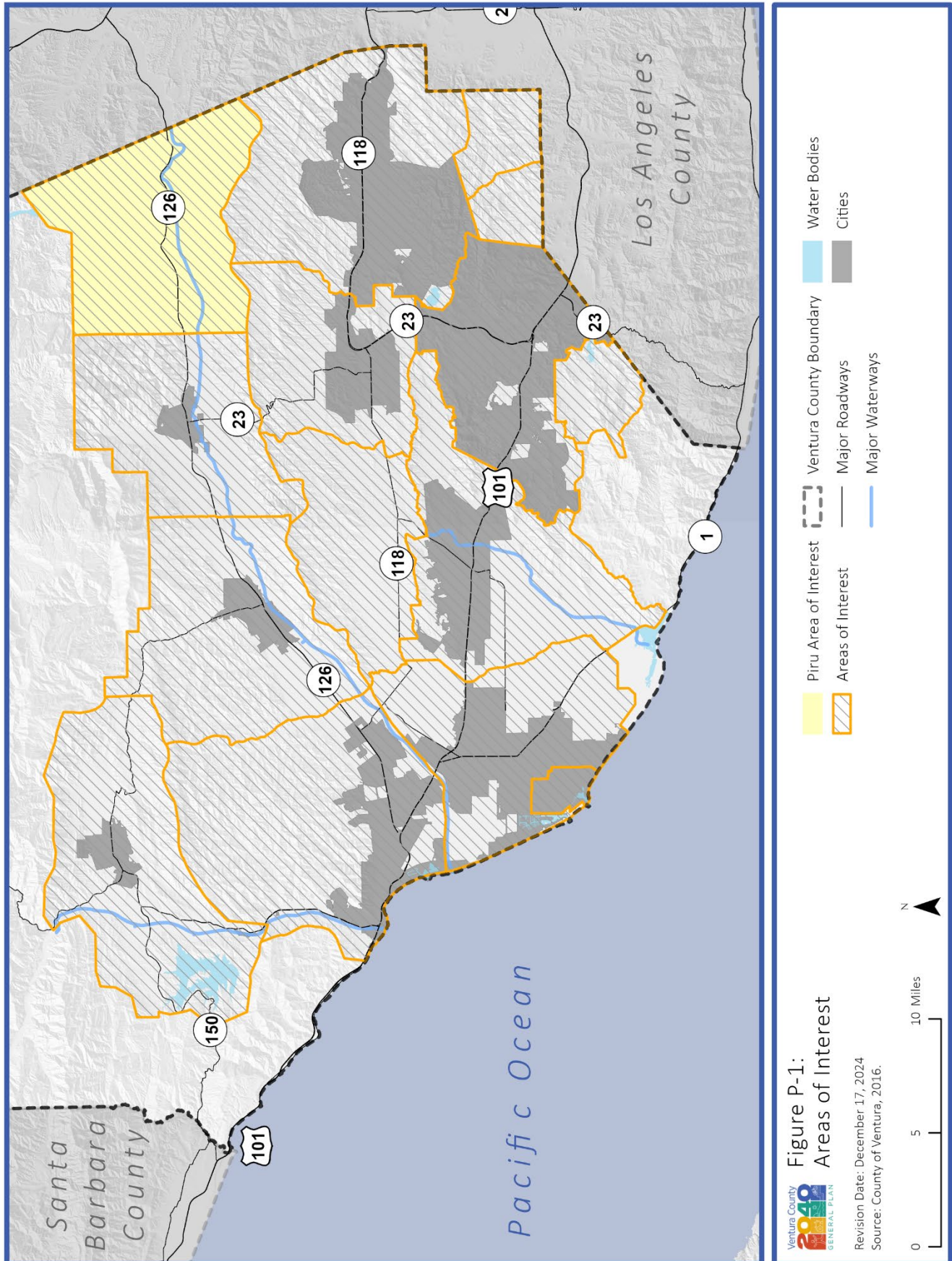
Local Setting

Overview of Plan Area

The Piru area is in eastern Ventura County, as shown in Figure P-1. The Piru area straddles Highway 126, between Fillmore and the Los Angeles County line.

Community History

Piru began as a small town in the late 1800's that served as a citrus stop for the Southern Pacific Railroad. Paralleling El Camino Real (now known as Telegraph Road), the rail line was built from east to west – Los Angeles to Ventura. The town of Piru was founded in 1888 by David C. Cook, a publisher of religious books from Illinois who had moved west for his health. Cook planned to create a "Second Garden of Eden" and planted over 900 acres of oranges, apricots, walnuts, olives, and other fruit and nut trees. Originally Highway 126 ran through the center of this town. A new bypass built in the 1980's moved the highway one half mile south.



Land Use Designations and Standards

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

Table P-1 Piru Area Plan Land Use Designations

Land Use Designation		Description	Max. Density/Intensity
Agriculture and Open Space		The purpose of the Agriculture and Open Space designation is to maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect resources, and the lack of public services and facilities required to support urban development.	
Community Facility		The purpose of the Community Facility designation is to recognize existing and future public, homeowner association and utility-owned properties which are, or will be, developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depot and a 100-foot railroad right-of-way for placement of tracts to accommodate excursion or commuter trains, and appurtenant commercial activities consistent with the Piru Community Enhancement Plan (1996).	
Residential		The purpose of the Residential designation is to promote a diversity of housing types, tenure, and price to provide a variety of housing options and increase housing opportunities for persons of all income levels.	
Commercial		The purpose of the Commercial designation is to provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.	
Industrial		The purpose of the Industrial designation is to provide industrial uses to meet the service and employment needs of the Piru Community.	

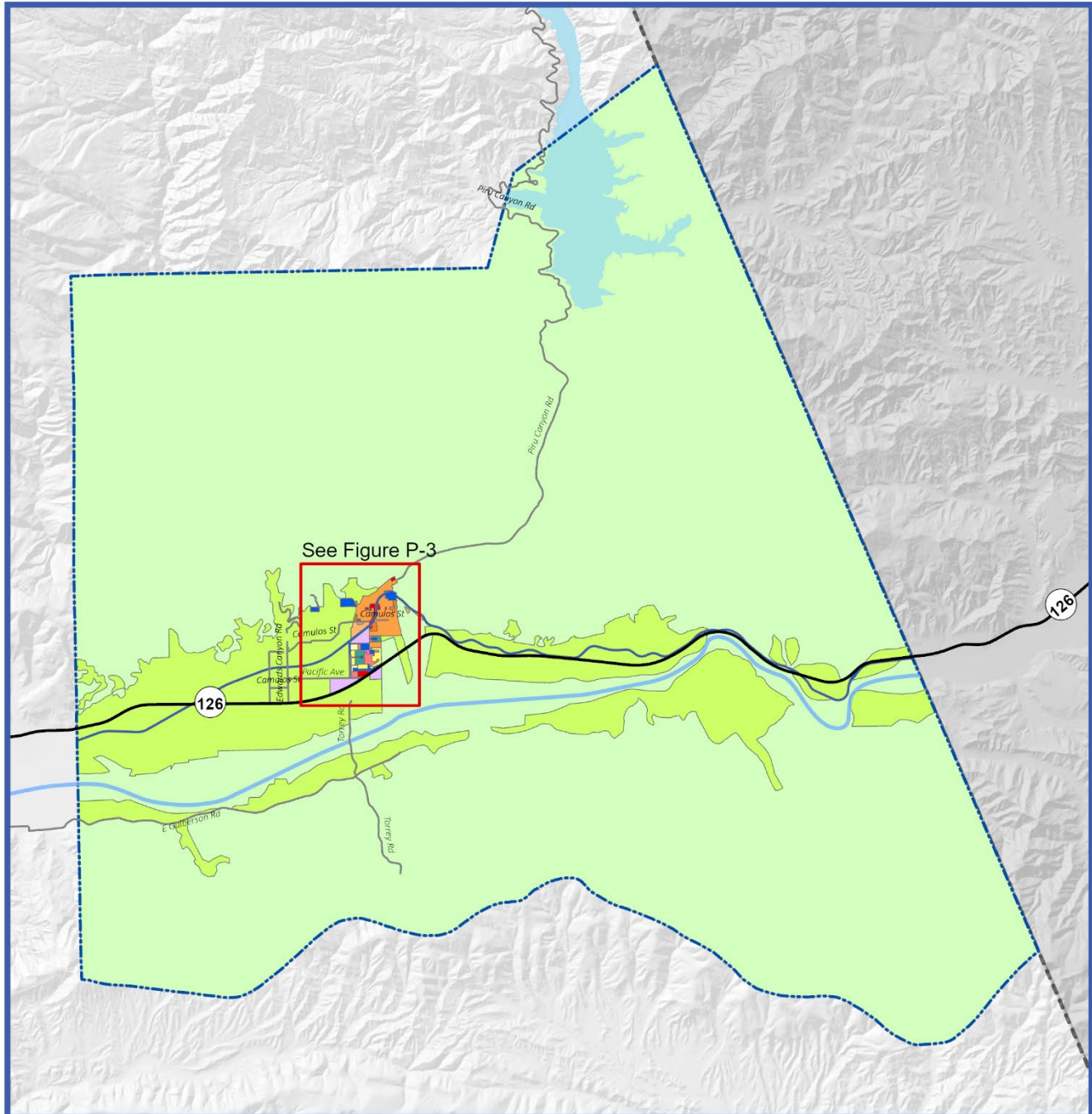


Figure P-2:
Area Plan Land Use Diagram –
Piru Area Plan

Revision Date: December 17, 2024
Source: County of Ventura, 2016.



- | | | |
|-------------------------|-----------------------------|---------------------------|
| — Major Roadways | ■ Cottage Residential | ■ Residential 10-15 DU/AC |
| — Local Roads | ■ Single Family Estate | ■ Residential 20 DU/AC |
| — Major Waterways | ■ Single Family Traditional | ■ Main Street Promenade |
| ■ Water Bodies | ■ Residential 2-4 DU/AC | ■ Retail Mixed Use |
| --- Area Plan Boundary | ■ Residential 4-6 DU/AC | ■ Commercial |
| ■ Open Space 80 AC Min. | ■ Community Facility | ■ Industrial |
| ■ Agriculture | | |

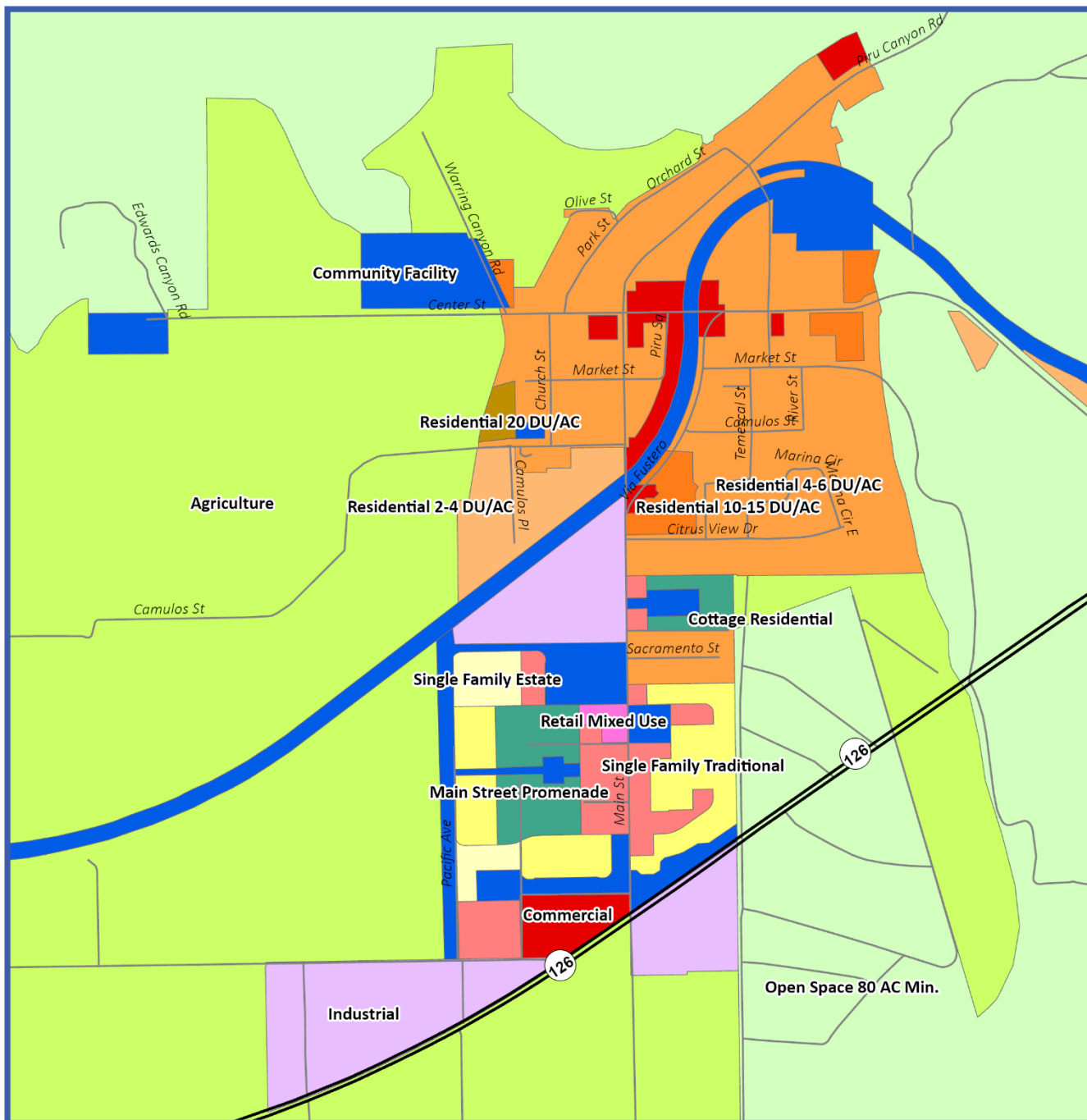


Figure P-3:
Area Plan Land Use Diagram –
Piru Area Plan,
Urban Designated Area

Revision Date: December 17, 2024
County of Ventura, 2016.

- | | | | |
|--------------------|---------------------------|-------------------------|------------|
| — Major Roadways | Open Space 80 AC Min. | Residential 2-4 DU/AC | Commercial |
| — Local Roads | Agriculture | Residential 4-6 DU/AC | Industrial |
| — Major Waterways | Community Facility | Residential 10-15 DU/AC | |
| Water Bodies | Cottage Residential | Residential 20 DU/AC | |
| Area Plan Boundary | Single Family Estate | Main Street Promenade | |
| | Single Family Traditional | Retail Mixed Use | |

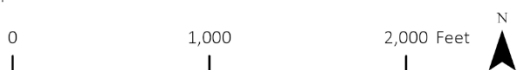


Table P-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS	ZONE																
	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)/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
Open Space (80 ac min.)	80 AC	80 AC															
Agriculture (40 ac min.)		■															
R-4 (Residential 2-4 du/ac)				■	■			4 U									
R-6 (Residential 4-6 du/ac)				■	■	■		6 U									
R-15 (Residential 10-15 du/ac)								15 U									
R-20 (Residential 20 du/ac)									20 U								
C (Commercial)													■	■			
I (Industrial)															■	■	
CF (Community Facility)	■	■		■		■		■						■			
PIRU EXPANSION AREAS LAND USE DESIGNATIONS																	
SFE (Single Family Estate, 204 du/ac)								4 U									
SFT (Single Family Traditional, 4-6 du/ac)								6 U									
MSP (Main Street Promenade, 6-8 du/ac)								8 U									
CR (Cottage Residential, 10-12 du/ac)								12 U									
RMU (Retail Mixed Use)														■			
CF (Community Facility)	■	■		5 AC		■		■						■			

Source: Piru Area Plan (6-28-11 edition)

Table P-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION	Open Space						
	Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/Ac) ²	Dwelling Units	Average Pop/DU ³	Populat.	Avg. Populat. Density (Persons/Acre)
Open Space (80 ac min.)	38,529	5%	0.10	481	3.66	1,760	0.05
Agricultural (40 ac min.)	5,037	5%	0.03	125	3.66	458	0.09
Totals	43,566			606		2,218	
LAND USE DESIGNATION	Residential						
	Acres	Max. Bldg. Coverage (% Of Lot Area) ¹	Maximum Intensity (DU/AC) ²	Dwelling Units	Average Pop/DU ³	Population	Average Population Density (Persons/Acre)
R-4 (2-4 du/ac)	14	36%	4.0	56	3.66	205	14.64
R-6 (4-6 du/ac)	112	45%	6.0	672	3.66	2,460	21.96
R-15 (10-15 du/ac)	7	55%	15.0	105	3.66	384	54.86
RHD (20 du/ac)	1.51	60%	20	30	3.66	110	72.85
SFE (2-4 du/ac)	5	36%	4.0	20	3.66	73	14.60
SFT (4-6 du/ac.)	18	45%	6.0	108	3.66	395	21.94
MSP 6-8 du/ac.)	14	50%	8.0	112	3.66	410	29.29
CR (8-12 du/ac)	12	55%	12.0	144	3.66	527	43.92
Totals	12			1,247		4,564	

LAND USE DESIGNATION	Commercial/Industrial/Community Facility/Private Open Space					
	Acres	Max. Bldg. Coverage (% of Lot Area) ⁴	Projected Floor Area (X 1,000 SF) ²	Average Number of Employees Per 1,000 SF	Employees	Average Number of Employees/Acre
C (Commercial)	13	60% ⁵	65	2.0	130	10.0
RMU (Retail Mixed-Use)	1	60%	10	2	20	13.07
I (Industrial)	44	50%	313	2.0	627	14.25
CF (Community Facility)	160	60%	552	1.0	536 ⁶	3.35
Totals	218		943		1,291	

Source: Piru Area Plan (6-28-11 edition)

Notes:

¹ Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. 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 uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

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

³ Year 2000 Census ⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 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, whichever is greater.

⁴ For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 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, whichever is greater.

⁵ Deviations may be allowed under the provisions of the Community Business District Overlay Zone.

⁶ The 60% maximum building coverage standard is intended to allow flexibility for development of the more urban-type parks in the community. Employee estimates for the CF designation are based on 60% lot coverage for the total CF designated acreage. It is likely that this estimate is significantly high as much of the CF designation is planned for development of trails and open space.

Land Use and Community Character

Growth Management

P-1

To ensure that growth occurs in a manner consistent with the ability of service agencies to provide quality services.

P-2

To guide growth into developed areas and discourage the conversion of agricultural land to urban uses.

Land Use Designations and Standards

P-2.1

Land Use Map Conformance

The County shall require commercial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (Figures P-2, P-3, P-6, and P-7).

P-2.2

Land Use Compatibility

The County shall subject new commercial development to either a Planned Development or Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site, and building design and size, drainage, on-site parking and circulation, operating hours, fencing and mitigation of nuisance factors.

P-2.3

Zoning and Development Land Use Map Conformance

The County shall require all zoning and development to be in conformance with the Land Use Maps which have been designed to reflect the above goals (Figure P-2, P-3, P-5, P-6, and P-7). The County shall require development within the Piru Expansion Area as depicted on Figure P-7 to be consistent with Table P-4 and P-6 and Figures P-8, P-9, P-10, P-11, and P-12. The Zoning Compatibility Matrix (Table P-2) indicates the zones which are consistent with the various Area Plan land use categories.

P-3

To provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.

P-4

To locate and design commercial land uses so as to minimize land use incompatibility with surrounding land uses, as much as is practical.

P-4.1

Highway-Oriented Development

The County shall require new highway-oriented development to be confined to the existing commercial area at Main Street and Highway 126.

P-4.2

Commercial Uses

The County shall require commercial uses which serve Lake Piru visitors to locate within existing commercial areas.

P-4.3**Exterior Lighting**

The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

P-5

To ensure that the uses in the commercial area along Highway 126 complement the Commercial Town Center.

P-5.1**Complementary Character**

The County shall require discretionary development in the Commercial designated area along Highway 126 to complement the Commercial Town Center.

P-6

To encourage a mixture of commercial and residential uses in the CBD overlay district.

P-7

To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses.

P-7.1**Industrial Development**

The County shall require industrial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals (Figures P-2, P-3, P-6, and P-7).

P-7.2**Industrial Use Siting**

The County shall require industrial uses to be confined to locations adjacent to State Highway 126 and/or rail lines.

P-7.3**Discretionary Review of Industrial Development**

The County shall subject new industrial development to either a Planned Development or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, fencing, operating hours, and mitigation of nuisance factors.

P-7.4**Exterior Lighting**

The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

P-7.5**Hazardous Materials and Wastes**

The County shall require hazardous materials and wastes to be stored, handled, and disposed in a manner approved by the Environmental Health Division.

P-8

To promote a diversity of housing types, tenure, and price in order to provide a variety of housing options and increase housing opportunities for persons of all income levels.

P-8.1

Residential Development Conformance with Land Use Maps

The County shall require residential development to be located in conformance with the Land Use Maps (Figures P-2, P-3, P-6, and P-7) which has been developed in accordance with the above goals.

P-8.2

Affordable Housing Requirement within the Piru Expansion Area

The County shall require residential development within the Piru expansion area, but outside the Redevelopment area will ensure that 10.5% of the units will be maintained as affordable to low-income families. The County shall require covenants and restrictions to maintain affordability for a period of 45 years for ownership units and 55 years for rental units. The County shall allow payment of in-lieu fees only in cases where it can be shown by the applicant and determined by the County that actual construction of the units is unnecessary to meet the housing needs set forth in the Regional Housing Need Assessment Allocation.

P-8.3

Low-Income Housing

The County shall encourage well-designed low-income housing in accordance with demand.

P-9

To strive for a reasonable (three percent) vacancy rate in both rental and ownership housing in Piru.

P-10

To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

P-11

To recognize existing and future public, homeowner association, and utility-owned properties which are, or will be, developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depot and a 100-foot railroad right-of-way for placement of tracts to accommodate excursion or commuter trains, and appurtenant commercial activities consistent with the Piru Community Enhancement Plan (1996).

P-11.1

Community Facility Designation and the Piru Community Enhancement Plan (1996)

The County shall require all discretionary development within the "Community Facility" designation to be consistent with the goals of this land use designation and the Piru Community Enhancement Plan (1996).

P-12

To maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect resources, and the lack of public services and facilities required to support urban development.

P-12.1

Agricultural and Open Space on the Land Use Diagram

The County shall locate Agricultural and Open Space in conformance with the Land Use Diagram which the County developed in accordance with the above goals (Figures P-2, P-3 and P-5).

P-12.2

Land Designated Open Space or Agricultural

The County shall designate land outside the Piru Urban and Existing Community areas as Open Space or Agricultural.

Character and Design

P-13

To maintain the existing early 1900's small town character of Piru.

P-13.1

Conformity with Piru Community Design Guidelines

The County shall require discretionary development or redevelopment to employ the Piru Community Design Guidelines (see Appendix) which are intended to complement and maintain the community's unique early 1900's small town identity.

P-13.2

Piru Community Design Guidelines Conformance

The County shall condition discretionary residential development to incorporate good design standards and maintain the character of the Piru community consistent with the Piru Community Design Guidelines.

P-13.3

Driveway, Parking Lot, and Landscaped Area Consolidation

The County shall require commercial development to consolidate driveways, parking lots, and landscaped areas, whenever possible.

P-14

To ensure that existing and future land use patterns result in a cohesive and consolidated community.

P-15

To locate new development within a compact urban community and avoid encroaching on established agricultural operations.

P-15.1

Urban Boundary Expansion

The County shall discourage outward expansion of the Urban boundary, as delineated on the Land Use Map (Figures P-2, P-3, P-6, and P-7) if suitable developable areas exist within the Piru Community.

P-16

To provide a balance of industry, commerce, recreation and housing in order to encourage a sound economic base and afford opportunities to live, work, shop and play within the community.

P-16.1

Impact Consideration for New Development

The County shall require social, physical and economic impacts to be considered prior to the determination of the suitability and appropriateness of new development within the Piru Community.

P-16.2

Building Intensity/Population Density Summary Table Conformance

The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are in conformance with the Building Intensity/Population Density Summary Table (Table P-3).

P-16.3

Community Business District Overlay Zone

The County shall require the Commercial Town Center, Railroad Property, and Piru Expansion Area mixed-use site (Figure P-4) to be zoned with the Community Business District Overlay Zone.

P-17

To encourage the revitalization and rehabilitation of substandard or deteriorated areas in the Piru Community.

P-18

To allow reduction of development, parking, landscaping, and sign standards in the Community Business District (Figure P-4) to be consistent with the Piru Community Design Guidelines (see Appendix).

P-19

To ensure that new development in Piru is integrated with the existing community.

Civic Engagement

P-20

To Provide opportunities for the citizens of Piru to take an active role in determining community affairs.

P-20.1

Piru Neighborhood Council

The Board of Supervisors shall continue to recognize the Piru Neighborhood Council as the 'public review group for the Piru Area of Interest. The County shall require all applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest be distributed to the Piru Neighborhood Council.

P-20.2

Notifications to the Piru Neighborhood Council

All County departments shall make an effort to notify the Piru Neighborhood Council concerning issues and programs of importance to the Piru area prior to decisions being made regarding these matters.

P-20.3

Community Services District Review Authority

If a community services district (CSD) is ultimately formed with an elected Board of Directors, the County shall require the CSD board take the place of the Piru Neighborhood Council as the recognized public review group for review of discretionary permits.

Figure P-4 Community Business District

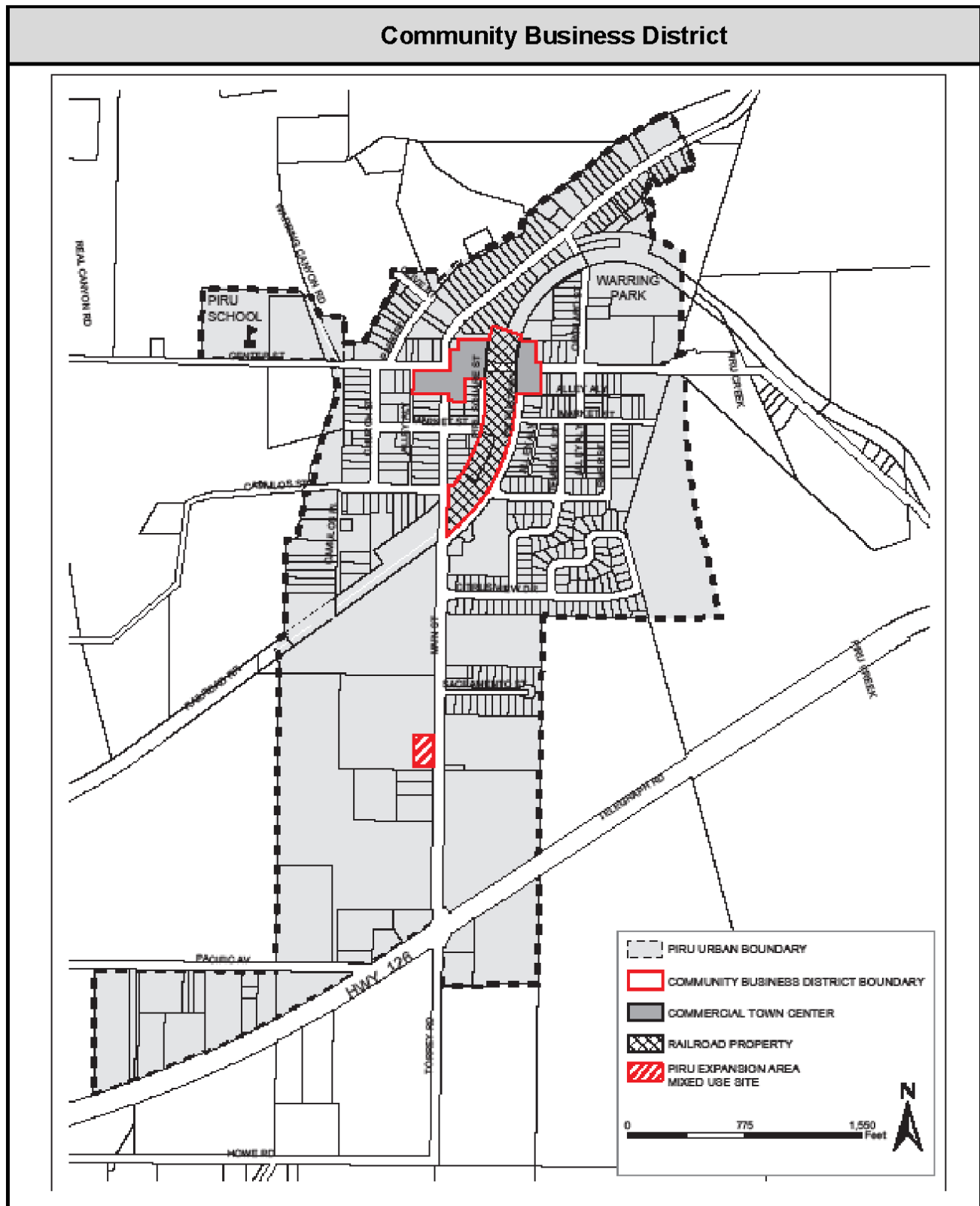


Figure P-5 Land Use Plan for the Piru Area of Interest

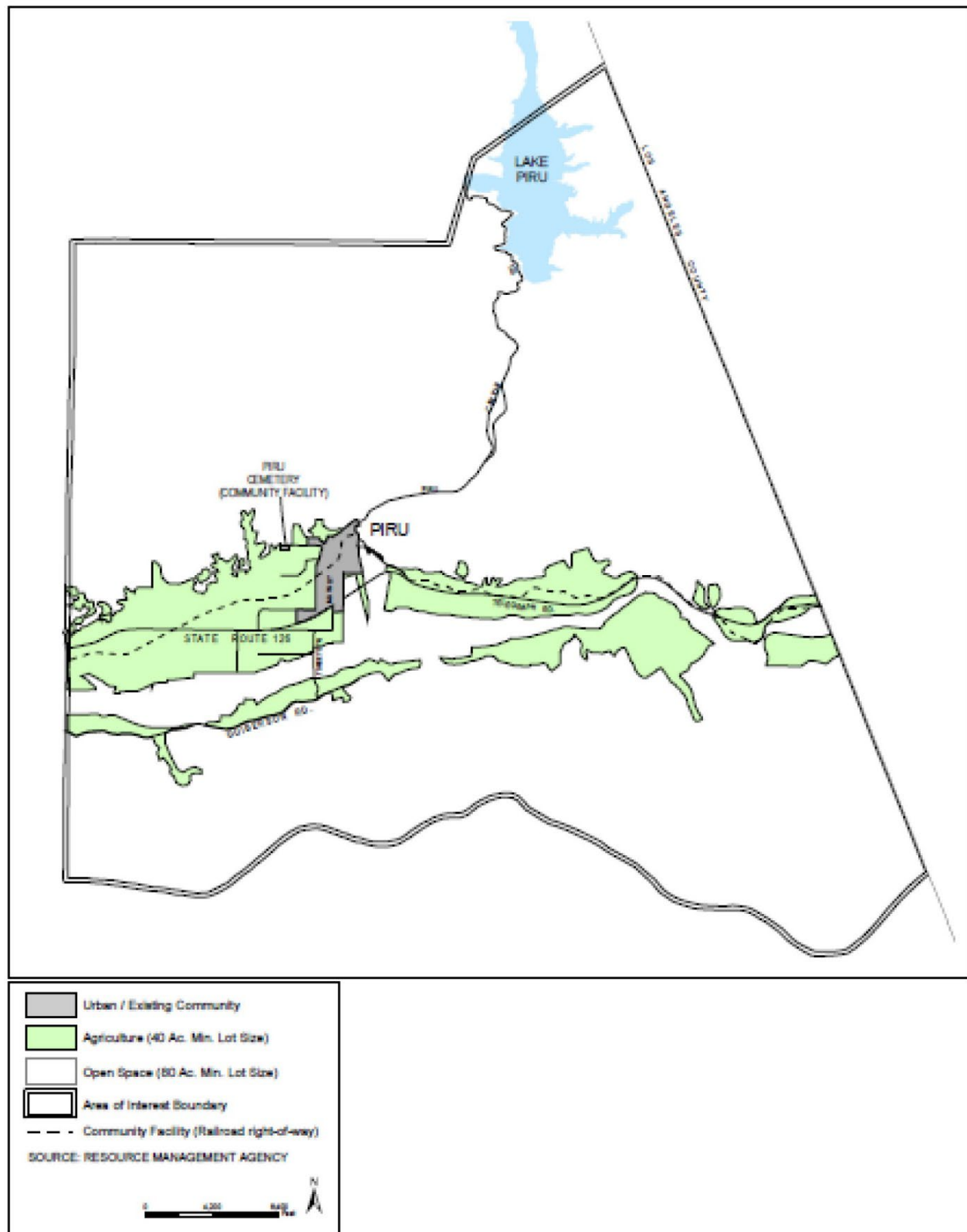


Figure P-6 Land Use Plan for Piru Community

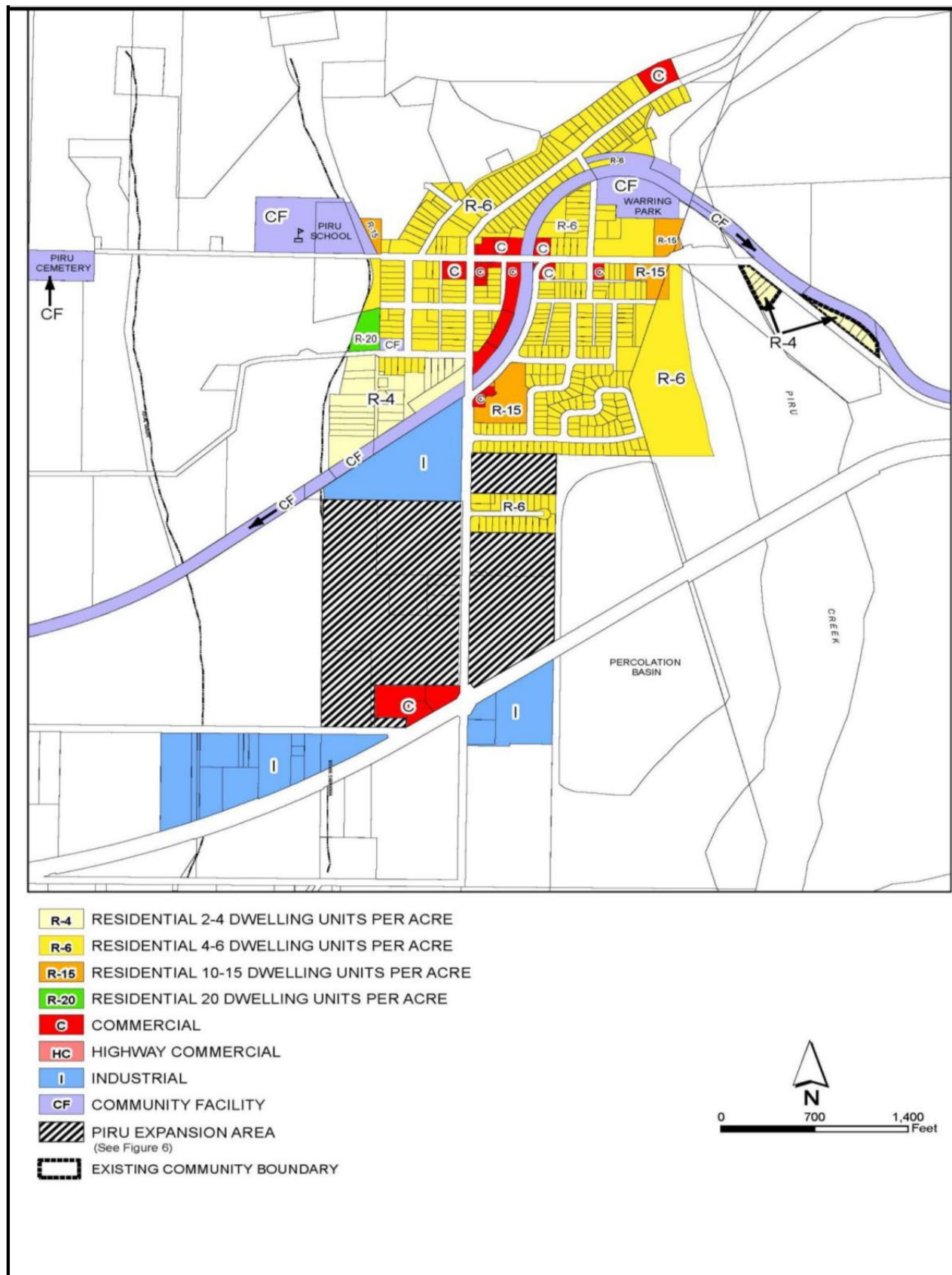


Figure P-7 Piru Expansion Area Land Use Designations



Table P-4 Description of Piru Expansion Area Land Use Designations

Description of Piru Expansion Area Land Use Designations
The Piru Expansion Area is comprised of six land use designations. These designations are illustrated in Figure P-7. Note that the precise alignment of parcel lines, roadways, location, size and configuration of land use designations and community facilities shown on Figure P-7 may be subject to minor adjustments by the Planning Director following review by the Piru Neighborhood Council if necessary to comply with requirements of other agencies or to achieve an improved project design. Major adjustments shall require approval of a General Plan Amendment by the Board of Supervisors. A description of each land use designation are described as follows: • Single Family Estate (SFE). The SFE designation consists of single-family residential units located on lots varying in size from 8,000 to 10,000 square feet. • Single Family Traditional (SFT). The SFT designation consists of single-family residential units located on lots 4,000 square feet or greater. • Main Street Promenade (MSP). The MSP designation refers to the duplexes and triplexes that flank Main Street and Pacific Avenue. This designation is characterized by larger setbacks and garages strategically placed in alleys behind Main Street to generate a pedestrian friendly, relaxed ambiance that mirrors existing homes on Main Street. • Cottage Residential (CR). The CR designation is intended to provide high quality cottage cluster type residences that are higher density than the other residential designations in the Piru Expansion Area. • Retail Mixed-Use (RMU). The RMU designation refers to a small commercial site adjacent to Main Street which includes attached residential apartments or condominiums on the second floor. • Community Facility (CF). The CF designation is comprised of public parks, pedestrian/bike trails, private recreation areas, agricultural buffers, and stormwater detention basins and utility facilities. The CF designation could also accommodate community garden plots. Permitted uses for each land use designation within the Piru Expansion Area are set forth in Table P-5. Note that not all uses permitted in the RPD zoning district are permitted within the Piru Expansion Area. Land uses are as defined in the Ventura County Non-Coastal Zoning Ordinance. In the event of an inconsistency between Table P-5 and the Non-Coastal Zoning Ordinance, the more restrictive requirement shall govern. Accessory uses and structures may be permitted consistent with the Non-Coastal Zoning Ordinance. Development standards for the above land use designations are set forth in Figures P-8, P-9, P-10, P-11, and P-12. Note that residences that are currently present in the Piru Expansion Area will be allowed to remain indefinitely and are not considered nonconforming or noncompliant uses.

Table P-5 Allowed Land Uses in the Piru Expansion Area

Land Use	Land Use Designations					
	SFE	SFT	MSP	CR	RMU	CF
Residential Uses						
Dwellings, Single-Family	PD	PD	PD	PD	PD	-
Dwellings, Duplex, Triplex	-	-	PD	PD	PD	-
Dwellings, Multi-Family	-	-	-	PD	PD	-
Dwellings, Second	ZC	-	-	-	-	-
Commercial						
Art Galleries, Museums	-	-	-	-	PD	-
Banks and Related Financial Offices	-	-	-	-	PD	-
Eating Establishments	-	-	-	-	PD	-
Office (Business, Professional, Administrative)	-	-	-	-	PD	-
Retail Trade	-	-	-	-	PD	-
Personal Service Establishments	-	-	-	-	PD	-
Care Facilities						
Day Care Centers	-	-	-	-	CUP	-
Family Day Care Home	E	E	E	E	-	-
Intermediate: (Care for 7 or More Persons)	CUP	CUP	CUP	CUP	CUP	-
Residential: (Care for 6 or Fewer Persons)	ZC	ZC	ZC	ZC	ZC	-
Residential: (Care for 7 or More Persons)	CUP	CUP	CUP	CUP	CUP	-
Meeting Places						
Churches, Synagogues	-	-	-	-	CUP	-
Clubhouses (No Alcoholic Beverages)	-	-	-	-	PD	-
Filming Activities						
Occasional	ZC	ZC	ZC	ZC	ZC	ZC
Recreational, Sport and Athletic Facilities						
Community Centers	-	-	-	-	PD	CUP
Athletic Fields	-	-	-	-	-	CUP
Parks	PD	PD	PD	PD	PD	PD
Parks with Buildings	-	-	-	CUP	-	CUP
Community Garden Plots	-	-	-	-	-	PD
Theater, Arcade, Billiard and Pool Establishments, and similar amusement/ recreation facilities.	-	-	-	-	CUP	-
Government / Utilities						
Libraries, Government Buildings	CUP	CUP	CUP	CUP	PD	CUP
Public Service/ Utility Facilities	See Non-Coastal Zoning Ordinance					

- = Use not allowed
- E = Allowed, but exempt from obtaining a Zoning Clearance
- ZC = Ministerial Zoning Clearance required
- PD = Use permitted but subject to issuance of a planned development permit for site plan review (Refer to Non-Coastal Zoning Ordinance for decision-making body)
- CUP = Use may be allowed subject to issuance of a conditional use permit (Refer to Non-Coastal Zoning Ordinance for decision-making body)

Figure P-8 Development Standards for the Single-Family Estate (SFE) Designation

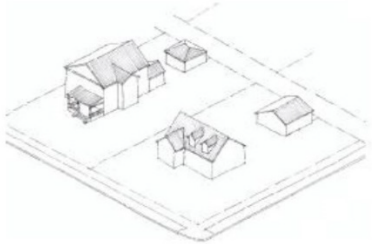
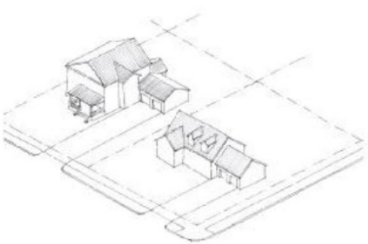
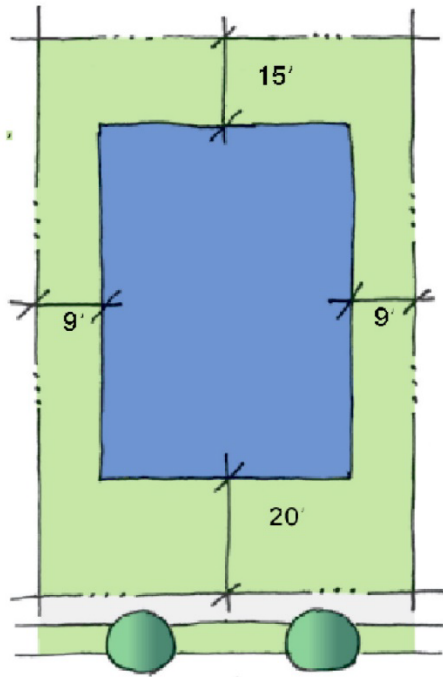
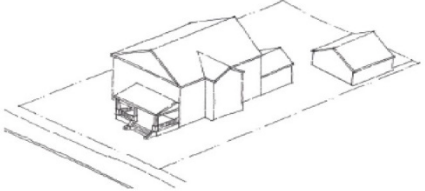
The Single Family Estate (SFE) designation is comprised of parcels with a minimum lot size of 8,000 square feet. This designation provides single-family houses that are both alley loaded and street loaded (garages on the front façade).	
Purpose & Intent	
Minimum Lot Width shall be based upon the following standards: ▶ 45 feet: If garage entry is from a rear alley. ▶ 50 feet: If garage is set back behind the house and accessed by a single-car wide driveway. ▶ 60 feet: If two or more garage bays face the street.	
Lot Width	
  Single-Family (Alley-Loaded) Single-Family (Street-Loaded)	
 Minimum Front Setback: 20' Minimum Side Setback: 9' Minimum Rear Setback: 15' (detached garages may encroach on rear setback) Maximum Height: 25'	
Allowable Building Types	
Building Placement & Height	
   No Front Driveway Front Driveway with Rear Detached Garage Front Driveway with Attached Garage	
Allowable Frontage Type	

Figure P-9 Development Standards for the Single-Family Traditional (SFT) Designation

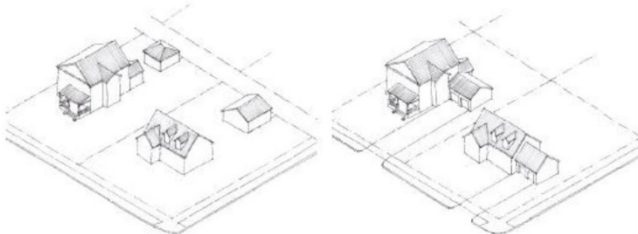
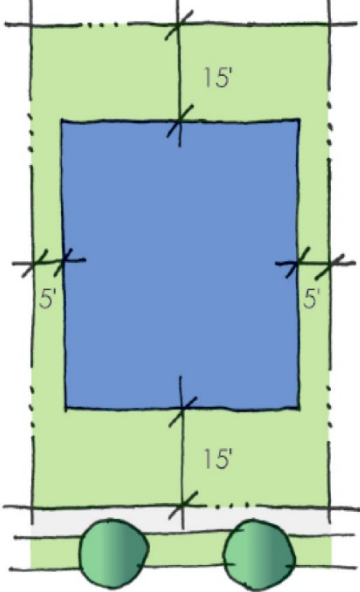
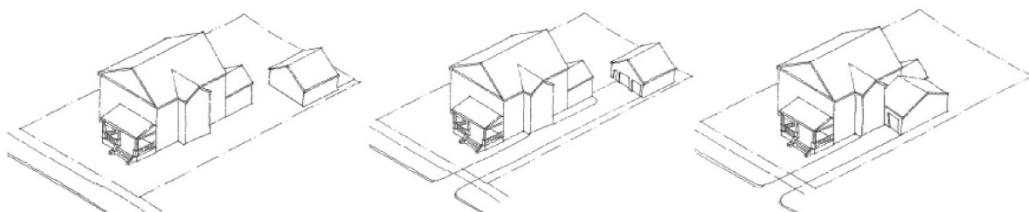
The Single Family Traditional (SFT) designation is comprised of parcels with a minimum lot size of 4,000 square feet. This designation provides single-family houses that are both alley loaded and street loaded (garages on the front façade).	
Purpose & Intent	
Minimum Lot Width shall be based upon the following standards: ▶ 45 feet: If garage entry is from a rear alley. ▶ 50 feet: If garage is set back behind the house and accessed by a single-car wide driveway. ▶ 55 feet: If garage is set back at least 15 feet from the front of the house. ▶ 60 feet: If two garage bays face the street and garages are set back less than 15 feet from the front of the house.	
Lot Width	
 Single-Family (Alley-Loaded) Single-Family (Street-Loaded)	 Minimum Front Setback: 15' (may be reduced up to 20% if average front setback on block is greater than 15') Minimum Side Setback: 5' Minimum Rear Setback: 15' (Garages may encroach on rear setback if side yard is increased to 15') Maximum Height: 25'
Allowable Building Types	
Building Placement & Height	
 No Front Driveway Front Driveway with Rear Detached Garage Front Driveway with Attached Garage	
Allowable Frontage Type	

Figure P-10 Development Standards for the Main Street Promenade (MSP) Designation

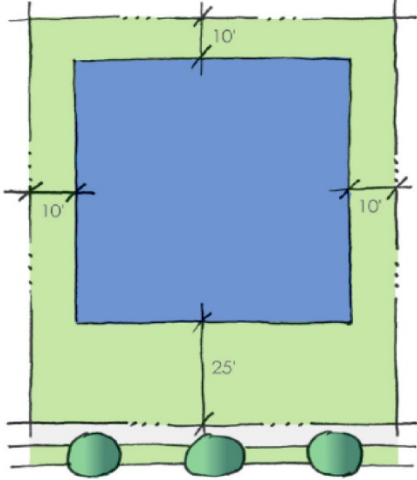
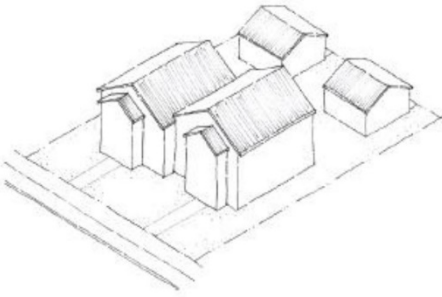
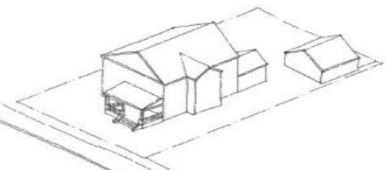
This designation is characterized by duplex and triplex homes meant to appear like one larger home with gracious front setbacks and alley loaded garages. The Main Street Promenade is the primary entry to the existing Town of Piru and the recreational amenities north of town. This street corridor is perhaps the most important aspect of the expansion plan and every effort must be made to ensure that development mirrors that of the existing Main Street homes. Triplex units shall be limited to corner lots and lots adjacent to or facing parks.	
Purpose & Intent	
<i>Duplex, Triplex (Alley Loaded)</i> 	Minimum Front Setback from Main Street/Pacific Avenue: 25' (May be reduced by the decision-making body when an existing residence on an adjacent property has less than 25' required setback) Minimum Front Setback from Interior Streets: 15' Minimum Side Setback: 10' Minimum Rear Setback: 10' (Garages may encroach on rear setback if side yard is increased to 15') Maximum Height: 25' Minimum Lot Width: 75' (May be averaged)
Allowable Building Types	Building Placement, Height & Lot Width
  	 
Allowable Frontage Type	

Figure P-11 Development Standards for the Cottage Residential (CR) Designation

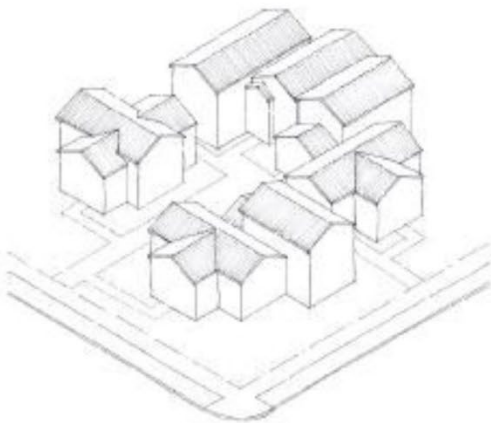
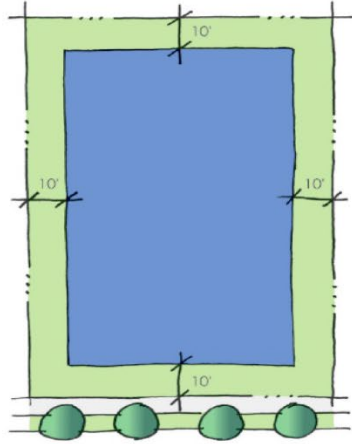
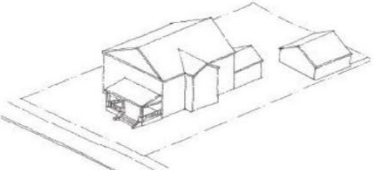
The multi-family cottage clusters will provide the more affordable housing product, but every attempt will be made to ensure that development resembles single-family residential.	
Purpose and Intent	
 Multi-Family Cottage Cluster	 Minimum setback from Main Street: 25' Minimum Front, Side and Rear street setback (other than Main Street: 10' (garages may encroach on side or rear setback) Minimum Building Separation: 0' Maximum Height: 25'
Allowable Building Types	Building Placement & Height
 No Front Driveway 	 
Allowable Frontage Type	

Figure P-12 Development Standards for the Retail Mixed-Use (RMU) Designation

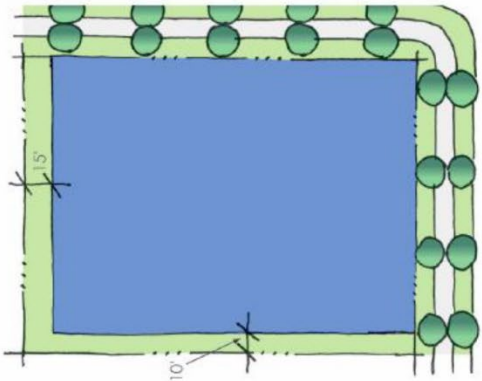
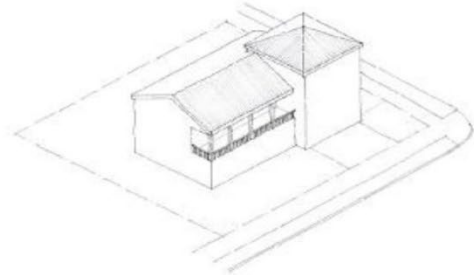
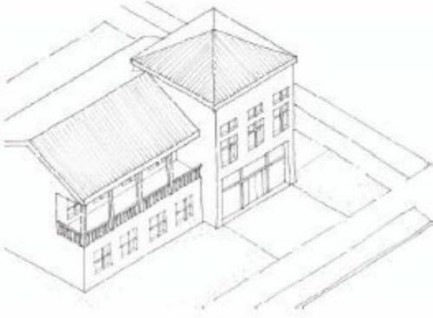
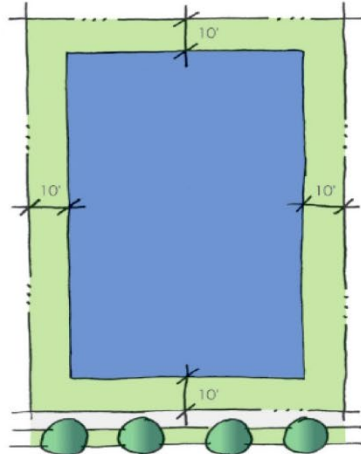
This designation will accommodate a mix of residential, retail commercial, restaurants, offices, civic uses and other compatible uses.	
Purpose & Intent	 Minimum Rear Setback: 15' (may be measured from centerline of rear alley) Maximum Height: 35'
 Vertical Mixed-Use	Allowable Building Types Building Placement & Height
 Storefront	
Allowable Frontage Type	

Figure P-13 Development Standards for the Residential High Density (RHD) Designation

The residential high density multi-family developments will provide housing units for lower-income households, while also maintaining open space for the benefit and recreational use of residents.	
<i>Purpose and Intent</i>	
 High Density Multi Family	 <i>Minimum setback from public street: 10'</i> <i>Minimum Front, Side and Rear street setback 10'</i> <i>Minimum Building Separation: 0'</i> <i>Maximum Height: 35'</i>
<i>Allowable Building Types</i>	<i>Building Placement & Height</i>
	
<i>Allowable Frontage Type</i>	

Circulation, Transportation, and Mobility

Roadways

P-21

To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of, and visitors to, Piru.

P-21.1 **Conformance with the Circulation Map**

The County shall require all road improvements to be in conformance with the Circulation Map which the County has designed to reflect the goals in this section (Figure P-14 and Table P-6).

P-21.2 **Street Improvements within Urban and Existing Community**

For street improvements within Urban and Existing Community designated areas (Figures P-2, P-3 and P-4), the following apply:

a. Residential and Community Facility Designations:

The County shall require public street improvements adjacent to Residential and Community Facility designations, with the exception of Center Street which is to be consistent with Policy P-21.2-b, below, to be constructed in accordance with County of Ventura Public Works Agency Plate B-4(A) (Residential Roads, Urban with Parkways) as it existed in the County Road Standards on January 28, 1986 (Table P-6).

b. Commercial Designations Within or Adjacent to the Commercial Town Center:

The County shall require public streets adjacent to Commercial designations within or adjacent to the Commercial Town Center (Figure P-4) to be constructed in accordance with County of Ventura Public Works Agency Plate B-3(D), (Secondary Free Access and Commercial and Industrial Roads) which requires a 10-foot monolithic sidewalk (Figure P-15).

c. Main Street, South of the Railroad Tracks (Figures P-16, P-17, P-18, and P-19):

Between SR 126 and the first intersection north of SR 126, the County shall require Main Street to be developed with an 8-foot wide multi-purpose pathway, an 8-foot wide landscaped parkway and a landscaped median.

North of the first intersection north of SR 126, the County shall require Main Street to be developed as above except that the center median would be eliminated.

At the intersection nearest the public park, the County shall employ bulb-outs and pedestrian-activated signals to facilitate safe pedestrian movement across Main Street.

At the Fillmore-Piru Citrus Association packing house, the County shall provide a left-turn lane to facilitate truck access to the packing house. The County should eliminate on-street parking at the packing plant and carefully design the multi-purpose pathway with signage and pavement markings to minimize potential safety conflicts with packing house truck traffic.

South of the intersection with Via Fustero, the County shall provide a landscaped median island (Figure P-20).

P-22

To ensure that new development ties into the existing circulation system by an adequate street network.

P-22.1

Driveway and Access Point Consolidation

The County shall require discretionary development adjacent to State Highway 126 to be designed to consolidate driveways and access points, wherever possible, in order to minimize traffic disruption on this major arterial.

P-22.2

Design Plans Requirement Along Main Street Corridor

Prior to recordation of any tract maps along Main Street, south of the railroad tracts, the County shall require a detailed design plan to be prepared for the Main Street corridor from Highway 126 to the railroad tracts that will include drainage, landscaping, irrigation, street lighting, a community entrance monument, pedestrian/bicycle pathways and street crossing elements. The County shall require such design plan be reviewed by the Piru Neighborhood Council and approved by the Public Works Agency, the Fire Department, and the Planning Division and include a detailed funding program for construction and long-term maintenance.

Regional Multimodal System

P-23

To provide safe pedestrian and bicycle pathways throughout the Community.

P-23.1

Multimodal Access

The County shall plan discretionary development to facilitate pedestrian, bicycle, transit, as well as automobile access, both within and outside the development.

P-23.2

Street and Sidewalk Improvements

The County shall condition all discretionary development to provide street and sidewalk improvements as indicated in policy P-21.2, and in accordance with the Ventura County Design Criteria and Specifications for Landscape Plans and Recommended Street Tree List established by the Public Works Agency. With regard to those improvements indicated under policy P-21.2 the County shall require a landscape maintenance entity, subject to the approval of the Public Works Agency, to be established prior to Final Map Recordation or Zoning Clearance.

P-24

To encourage expanded commercial bus and rail service to and from Piru.

Funding

P-25	To distribute the cost of circulation improvements equitably among benefitting property owners and users.
------	---

- P-25.1 Fair Share of Road Improvements**
The County shall condition discretionary permits to dedicate land and/or construct road improvements as needed to meet County standards for street development and planned future roads consistent with this Area Plan.

Figure P-14 Circulation Plan

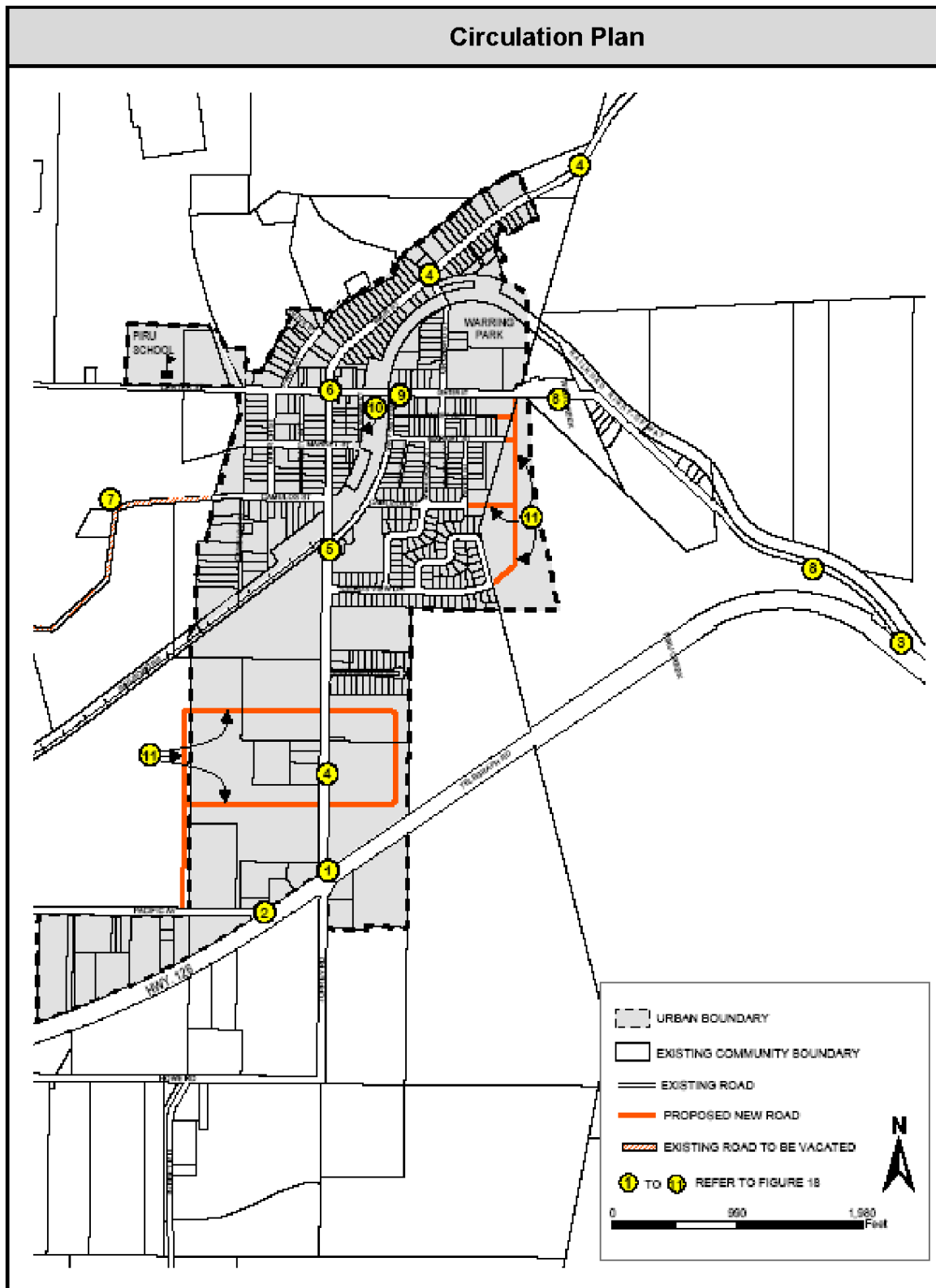


Table P-6 Description of Proposed Circulation Improvements

Number	Description of Proposed Circulation Improvements
1	SR 126/MAIN STREET INTERSECTION: Modify the signalization at SR 126 and Main Street to include the following: • Add left turn signals for east/west traffic on SR 126; • Add pedestrian signals for northbound and southbound crossing SR 126 • Modify “Signal Ahead” signing to have actuated/flash only when the signal is Red for SR 126 and provide “Prepare to Stop” extinguishable message signs; • Lengthen left turn lanes on SR 126 on both eastbound and westbound approaches; • Increase distance for advanced detection in both directions on SR 126 • Modify the striping on SR 126 on the eastbound approach to Main Street in advance of the left-turn lane to provide a median striped with double yellow lines on both sides and reinforced with channelizers; • Consider addition of “No Right-Turn on Red” signage to reduce cross-traffic on the proposed left-turn arrow; • Consider reduced speed on SR 126 to 50 mph in the approach to the Main Street and SR 126 intersection, similar to signage at the approach to the City of Fillmore; • Consider posting “No Parking” signs and/or red curb Main Street and on SR 126 adjacent to the gas station. • Provide a town identity monument on SR 126 near Main Street.
2	SR 126/PACIFIC AVENUE INTERSECTION: Signs prohibiting left-turns and driving on the shoulder should be installed on SR 126 at the SR 126/Pacific Avenue intersection.
3	SR 126/CENTER STREET INTERSECTION: Add a southbound right-turn lane on westbound SR 126 approaching Center Street.
4	MAIN STREET/PIRU CANYON ROAD: • A “25 MPH Zone Ahead” sign should be installed on southbound Piru Canyon Road approaching the developed area of Piru; • Piru sign at Orchard Street and Piru Canyon Road is damaged and should be removed; • The information/directional signs for Lake Piru should be relocated to indicate Main Street is the preferred route to access Lake Piru from SR 126; • Consider relocating the posted 25 mph sign on Main Street northbound from SR 126, to a location further south.
5	STREET/VIA FUSTERO INTERSECTION: Modify the intersection of Main Street and Via Fustero to provide stop signs for all intersection approaches and a center median with landscaping south of Via Fustero and improved channelization (Figure P-21). Consider adding a monument sign directing traffic to the Lake.
6	MAIN STREET/CENTER STREET INTERSECTION: Consider modifying the intersection of Main Street and Center Street to provide “Stop Ahead” signage and handicapped pedestrian curb/sidewalk improvements.
7	CAMULOS STREET: Road segment west of Warring Wash to be vacated.
8	CENTER STREET: • The speed limit on Center Street should be reviewed east of the Piru Creek Bridge to SR 126. Consider a 35 mph limit sign, if consistent with State Law.

Number	Description of Proposed Circulation Improvements
9	CENTER STREET/VIA FUSTERO INTERSECTION: Modify the intersection of Center Street and Via Fustero to provide stop signs for all legs. Pavement and sidewalk improvements are required on the southwest corner of the intersection. The striping should also be improved.
10	PIRU SQUARE DRIVE: Consider Vacating Piru Square Drive.
11	NEW COLLECTOR STREETS: Should be designed to provide adequate circulation to the Camulos Orchard area east of the Citrus View development and to the area along Main Street, north of Highway 126 and south of the Fillmore-Piru Citrus Association Packing Plant and Citrus View development. (Funding: Conditioning of adjacent discretionary development.)

Notes:

- a. New road alignments are conceptual. Final design shall be subject to Public Works approval.
- b. Funding for road improvements will be augmented by other sources such as State and Federal grants, and the County Road Fund when funds are available and in accordance with County-wide priorities. In addition, any discretionary development shall be conditioned to contribute toward road improvements from which they derive benefits.
- c. The Public Works Agency shall consider comments and concerns of the Piru Neighborhood Council prior to implementation of circulation improvements in the Piru Area of Interest.
- d. Improvements to Highway 126 will require an encroachment permit from Caltrans.

Figure P-15 1986 County Road Standards Plate B-4

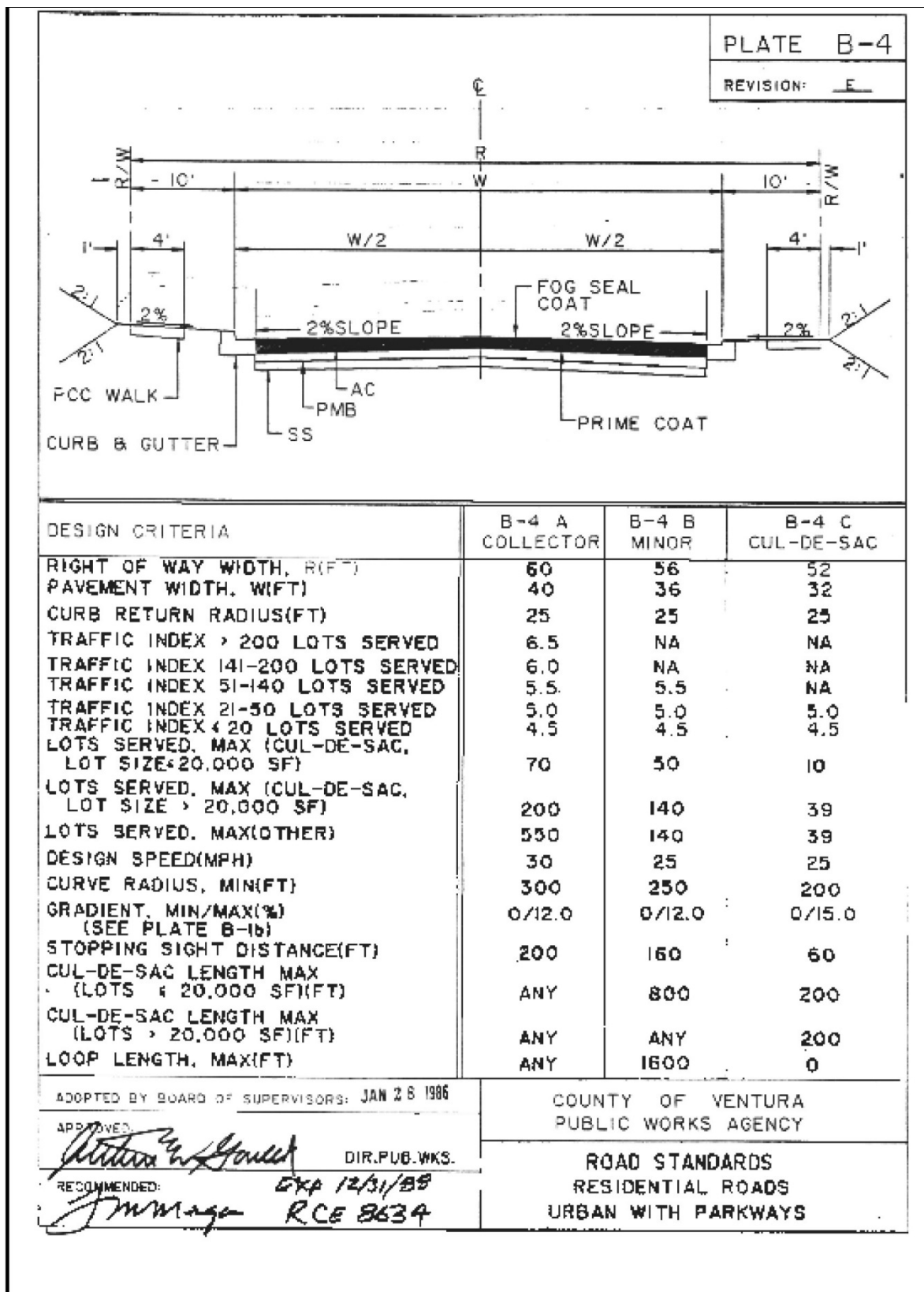


Figure P-16 1986 County Road Standards Plate B-3

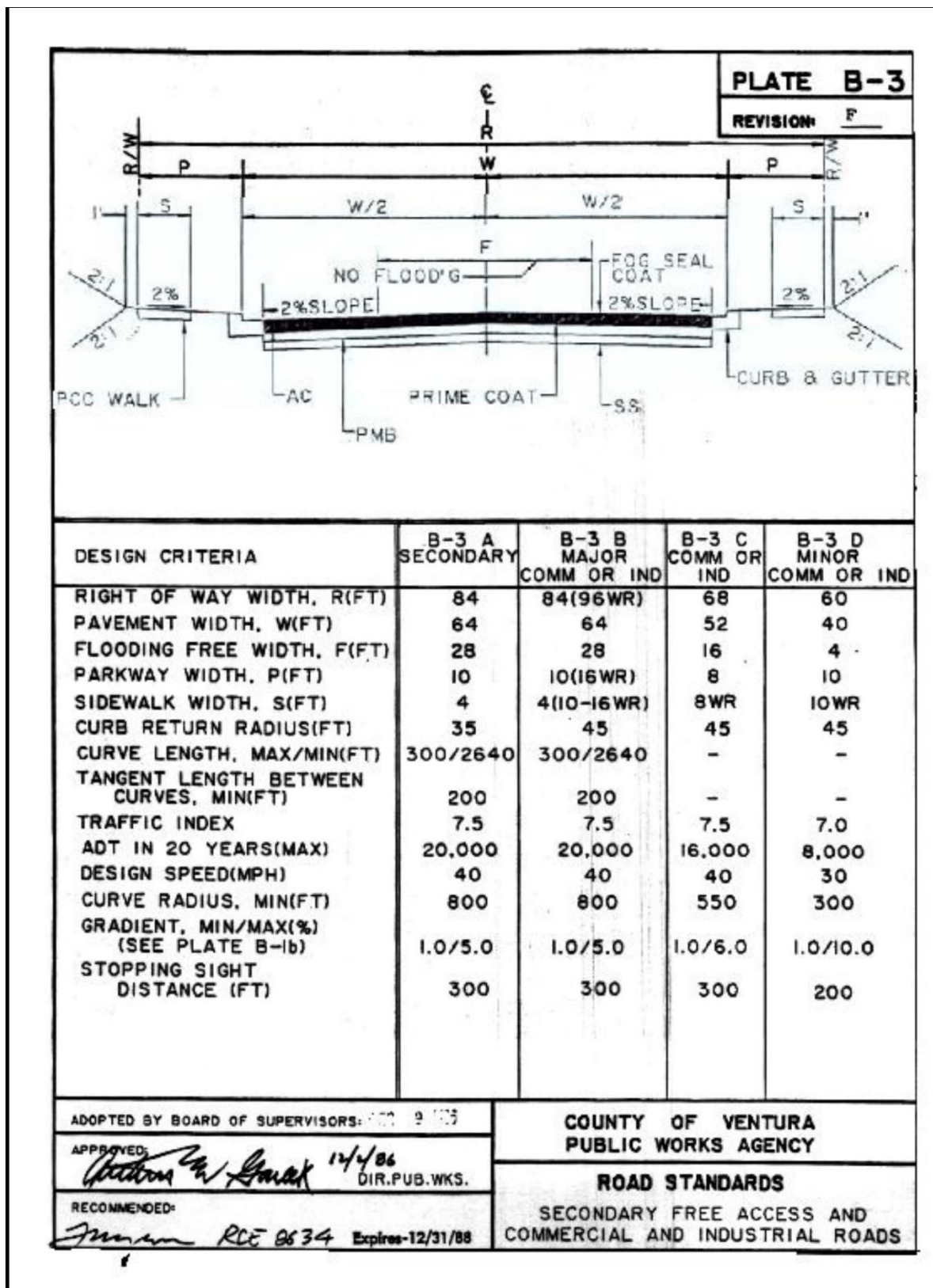


Figure P-17 Enhanced Main Street Concept Plan

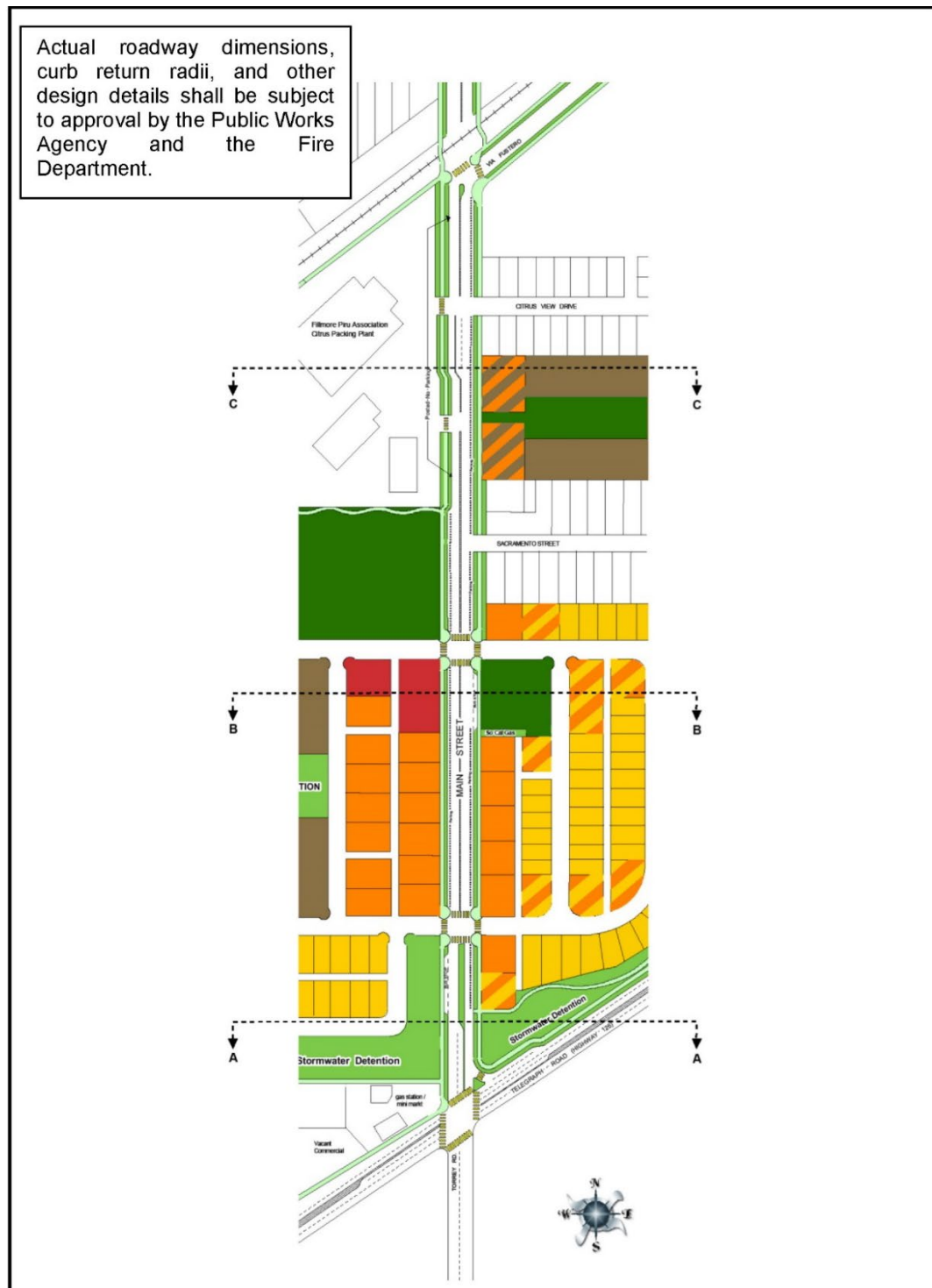


Figure P-18 Enhanced Main Street - Cross-Section "A"

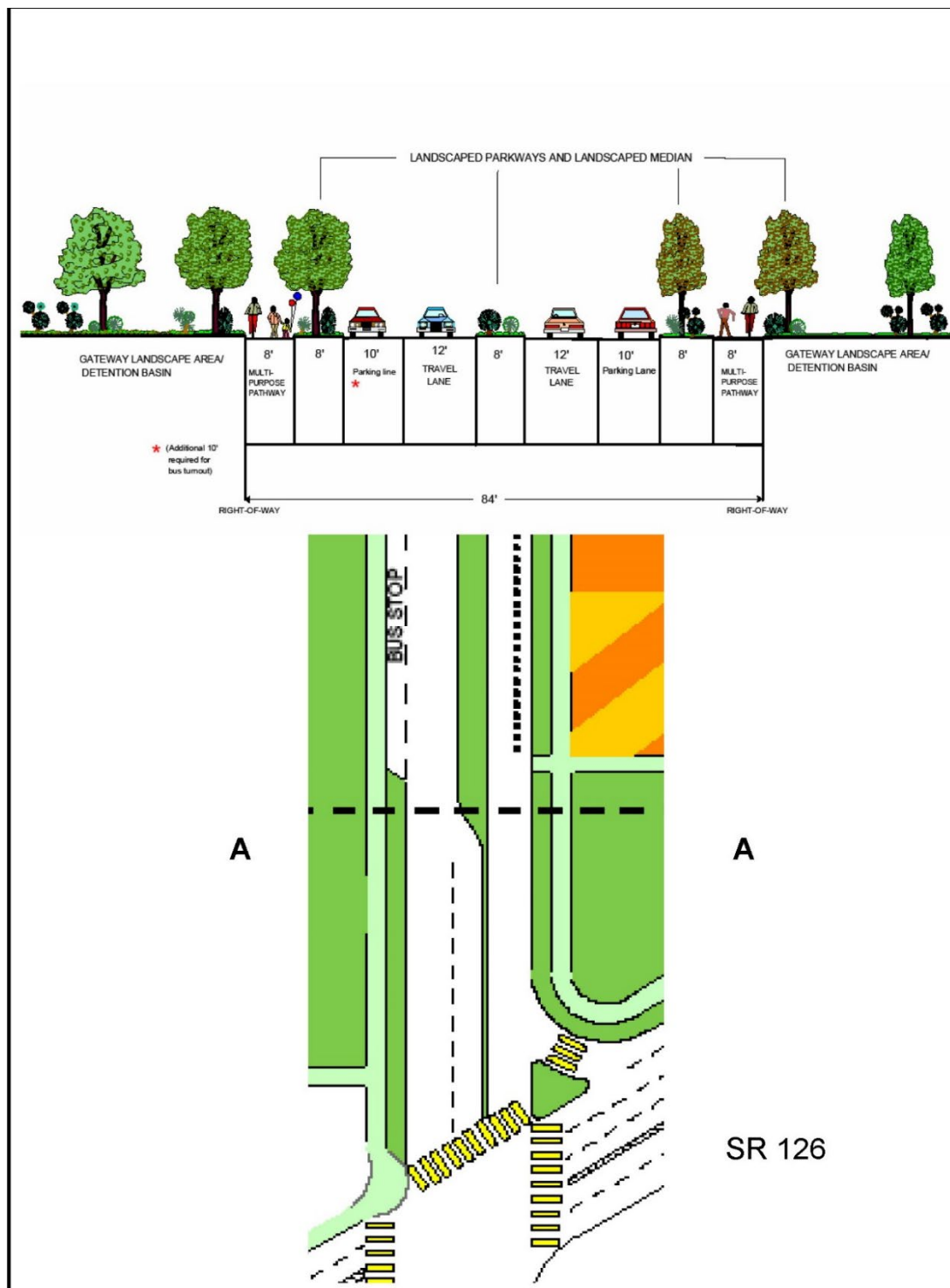


Figure P-19 Enhanced Main Street - Cross-Section "B"

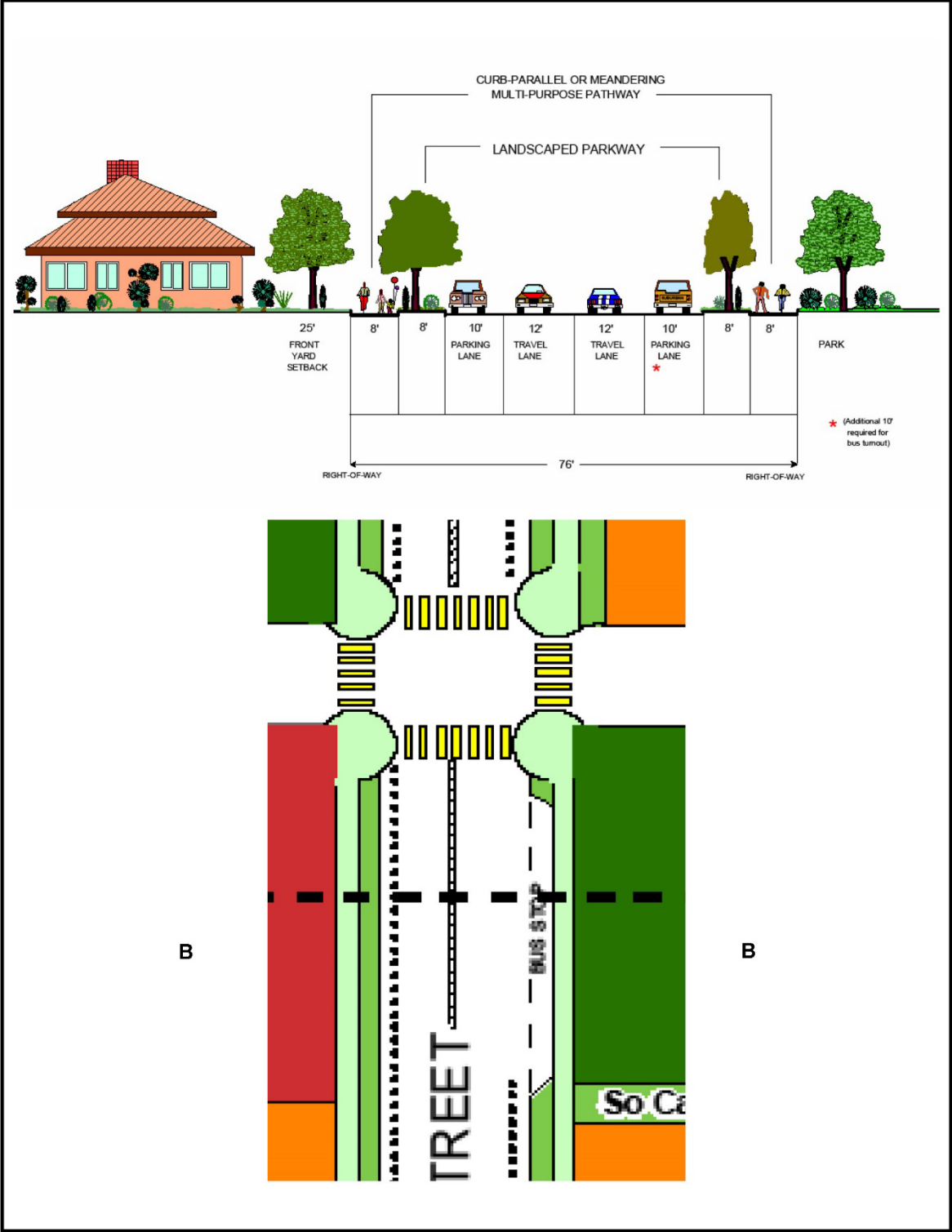


Figure P-20 Enhanced Main Street - Cross-Section "C"

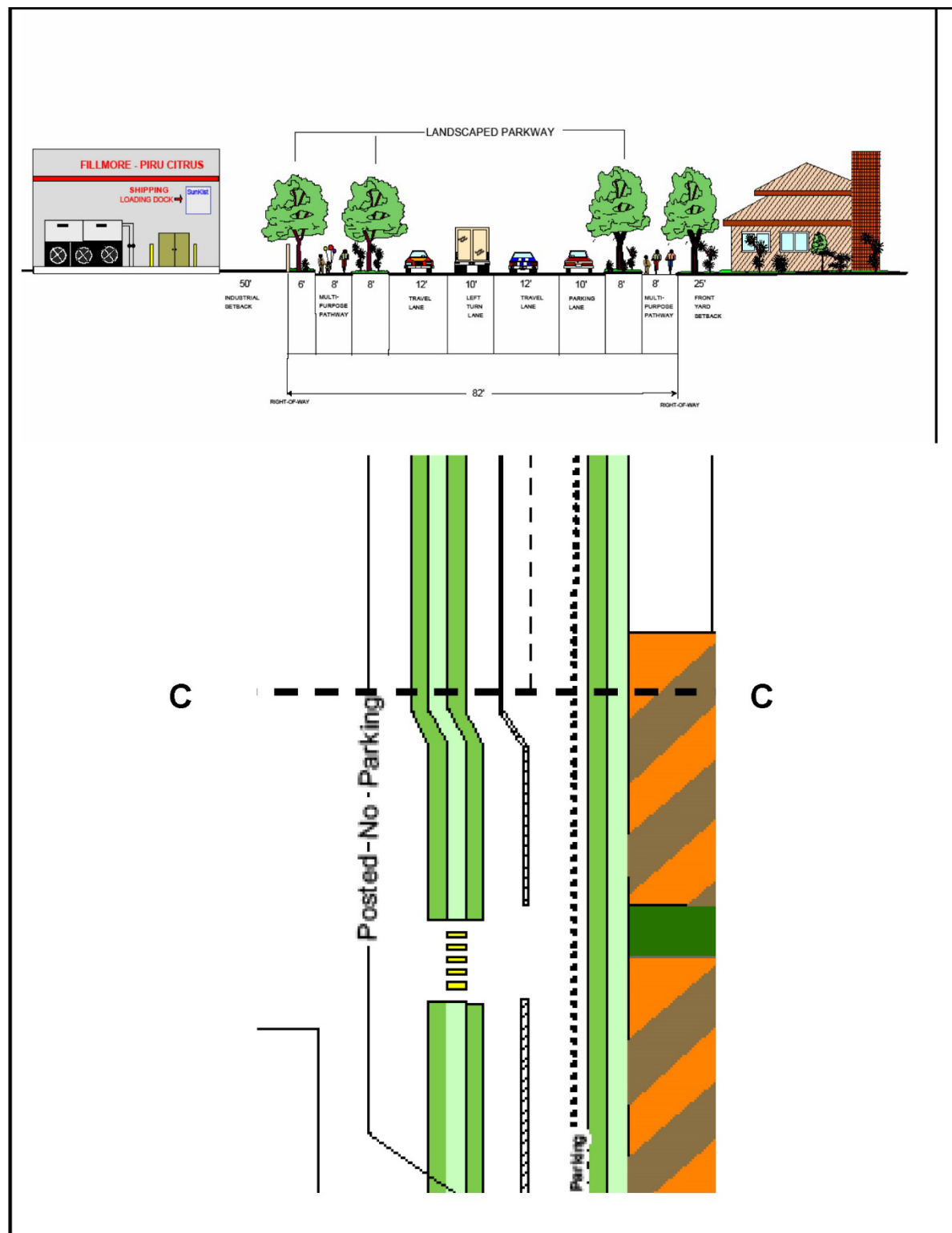
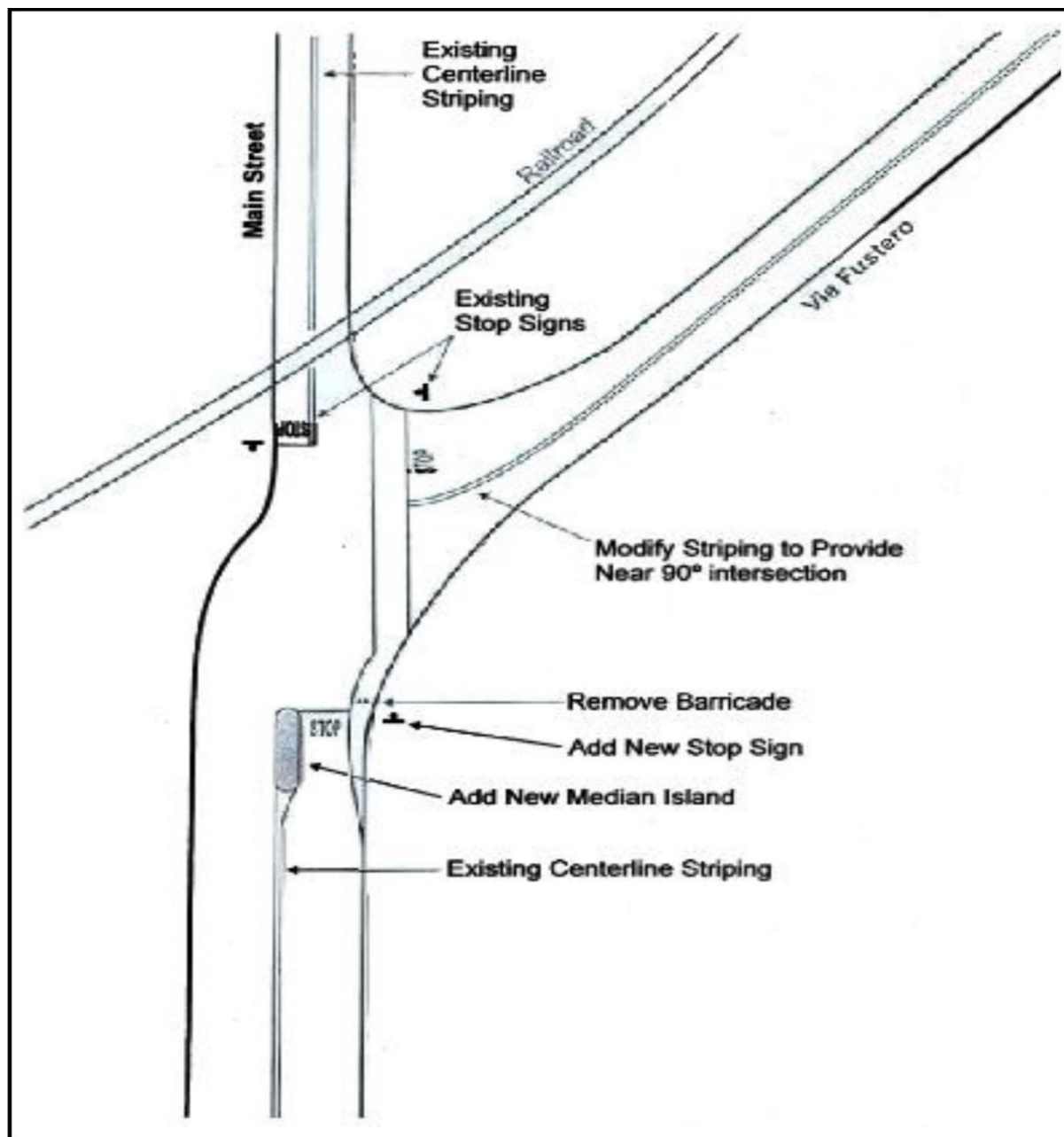


Figure P-21 Intersection Enhancements at Main Street and Via Fustero



Public Facilities, Services, and Infrastructure

Wastewater Treatment and Disposal

P-26

To ensure that wastewater treatment capacity is reserved at the Piru treatment plant for existing and potential development consistent with this Plan.

P-26.1**Sewer Availability**

The County shall require all discretionary development within the Urban and Existing Community areas to be connected to the sewer system. All discretionary development shall obtain a sewer availability letter from Waterworks District #16 prior to project application.

P-26.2**Consistency with the County's Water Quality Management Plan**

The County shall require any modification of the Piru sewage treatment plant to be consistent with the County's Water Quality Management Plan and to consider the feasibility of wastewater reclamation.

P-26.3**Excess Waste Disposal Capacity**

The County shall require any waste disposal capacity in the Piru Treatment Plant, in excess of that required to service the existing and planned development in the Urban and Existing Community areas, to be reserved to allow for the orderly expansion of the Piru Community, consistent with the Land Use Plan for the Piru Community (Figures P-2, P-3, P-6. and P-7) as it may be amended in the future.

Solid and Hazardous Waste

P-27

To encourage recycling of solid waste materials.

Community Facilities

P-28

To encourage the provision of essential services to the homeless, jobless, and others in urgent need of public assistance within the Piru Area of Interest.

P-28.1**Small Day Care Facilities**

The County shall encourage small day care facilities in the residential zones to provide necessary care for children of working parents.

P-29

To provide needed facilities for the elderly and handicapped.

P-29.1**Small Residential Care Facilities**

The County shall encourage small residential care facilities for the elderly and handicapped in the residential zones.

Library Facilities and Services

P-30	To ensure a quality education for the children of Piru.
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P-31	To minimize overcrowding in the schools serving Piru.
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P-32	To ensure that adequate facilities and materials exist to provide high quality education in Piru.
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P-32.1 School District's Impact Mitigation Fee Programs

The County shall require all residential development projects to comply with the School District's impact mitigation fee programs consistent with limitations imposed by State law.

P-32.2 Fillmore Unified School District Project Review

The County shall provide the Fillmore Unified School District with the opportunity to review discretionary residential development and public park and recreational facility proposals.

Park and Recreational Facilities

P-33	To provide a range of recreational opportunities and programs which are easily accessible to the residents of Piru.
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P-33.1 Limited Recreational Facility Expansion at Lake Piru

The County shall encourage limited expansion of recreational facilities at Lake Piru, provided it is consistent with the open space character of the area.

P-33.2 Private Recreation Areas

The County shall condition Planned Residential Development projects to provide private recreation area within the development.

P-33.3 Recreational Facilities and Services at New Parks

As much as possible, the County should design any new parks to provide complementary recreational facilities and services.

P-34	To encourage cooperation of the School District in providing facilities for recreational purposes.
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P-35	To encourage new residential developments to provide recreational facilities for the population expected to be generated.
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P-35.1 Fair Share of Park and Recreation Facilities

The County shall condition subdivisions to provide land and improvements for park and recreation facilities or shall pay in lieu, fees to help finance needed park and recreation facilities (e.g., the expansion and development of Warring Park).

P-35.2 New Park Sites Requirement for General Plan Amendments and Zone Changes

The County shall not allow General Plan Amendments and Zone Changes that would result in an increase in population to become operative unless an additional park site has been identified with a willing seller and full funding program exists that will ensure sufficient funds for acquisition of commensurate acreage of parkland and sufficient funds for park development and long-term maintenance and operation.

Law Enforcement and Emergency Services**P-36**

To ensure that an adequate level of effective law enforcement is provided within the Piru Area of Interest.

P-36.1 Adequate Security During Construction

The County shall condition discretionary development projects 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).

P-36.2 Adequate Security Lighting for Projects

The County shall condition discretionary development projects to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum one 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).

P-36.3 Landscaping Interfere with Police Surveillance

The County shall condition discretionary development permits 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).

Fire Protection**P-37**

To ensure that an adequate level of fire protection is provided within the Piru Area of Interest. *[Source: Existing Piru Goal 4.4.1.1]*

P-37.1 Adequate Public Facilities and Services for Discretionary Development

The County shall permit discretionary development only if adequate water supply, access, and response time for fire protection can be made available.

P-38

To encourage the upgrading of the Warring Water Service system to meet minimum fire flow standards in all areas of the system.

Conservation and Open Space

Biological Resources

P-39

To protect and enhance the significant biological resources in the Piru area.

P-39.1

Discretionary Permits in Open Space Designations

The County shall require all discretionary permits in Open Space designated areas to be consistent with the preservation and development of an environment suitable to wildlife and flora indigenous to the area.

P-40

To protect the Piru Creek wildlife migration corridor between the Los Padres National Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.

P-40.1

Riparian Habitats

The County shall require all discretionary development located within 100 feet of Piru Creek or the Santa Clara River to be sited and designed to prevent impacts which would significantly degrade riparian habitats. The County shall condition discretionary projects located within or adjacent to these watercourses to dedicate wildlife corridor easements if deemed necessary by the County to protect biological resources.

P-41

To encourage and support the management policies of the U.S. Fish and Wildlife Services, California Department of Fish and Game and the Los Padres National Forest in its attempt to preserve and protect the California Condor and its habitat.

P-41.1

Agency Consultation

The County shall require the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the National Audubon Society at the Condor Research Center be consulted when discretionary development proposals are submitted which may affect biological resources.

Scenic Resources

P-42

To protect the significant open views and vistas of the natural features endemic to the Piru Area of Interest.

P-42.1

Public Views of Natural Ridgelines

The County shall prohibit discretionary permits involving excessive and unsightly terracing, grading of hillsides, and development which will obscure or alter public views of the natural ridgelines.

P-43

To protect certain important views which lend identity to Piru or which have been historically enjoyed by the residents.

P-43.1 Public Views of Piru Mansion

The County shall discourage discretionary development which would obscure public views of the Piru Mansion.

P-43.2 Local Scenic Roads

The County shall designate State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road as Local Scenic Roads (Figure P-23). The County shall require discretionary permits located within view of a Local Scenic Road to be reviewed for compliance with the following criteria:

- (a) The County shall require a sign program to be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.
- (b) The County shall require outside storage to be landscaped and/or screened from public view.
- (c) The County shall require existing healthy, mature trees to be retained, where feasible.
- (d) The County shall require discretionary development to be designed consistent with the Piru Community Design Guidelines (see Appendix).

P-43.3 Scenic Resource Protection Zone

The County shall continue to designate the viewshed to the highest ridgeline surrounding Lake Piru as a Scenic Resource Protection Zone. Within this viewshed, the following requirements shall apply:

- (a) The County shall require any request for significant grading to be evaluated through the discretionary permit process.
- (b) The County shall require removal, damaging, or destruction of protected trees to be in compliance with the County's Tree Protection Regulations.
- (c) The County shall prohibit discretionary development which would significantly degrade or destroy a scenic view or vista.
- (d) The County shall prohibit freestanding off-site advertising signs.

P-43.4 Landscaped Setbacks along Highway 126

The County shall condition discretionary residential development along Highway 126 to provide a landscaped setback along the highway, which may be combined with a stormwater detention basin, sound attenuating berm and/or other features designed to screen and soften public views of the development and reduce noise impacts to residents.

P-43.5 Landscaped Screening Adjacent to the Percolation Basin

The County shall require landscape screening between the residential development and the United Water Conservation Percolation basin. In lieu of this requirement, the developer may elect to enhance the existing landscaping along Highway 126 at the percolation basin. The County

shall require the design for such landscape screening to be prepared by a landscape architect with input from an acoustical engineer, to include a funding program for long-term landscaping and wall maintenance, and to be reviewed by the Piru Neighborhood Council and approved by the Planning Division.

Cultural, Historical, Paleontological, and Archaeological Resources

P-44

To preserve and to protect the cultural resources of Piru and its Area of Interest, including archaeological and historical properties, and unique, ethnic and social values.

P-44.1

Important Landmark Preservation

The County shall require important local landmarks such as the Piru Mansion, Piru Methodist Church, Lechler's Museum, Juan Fustero Historical Marker, Round Rock Hotel, Piru Cemetery (including the cross above the cemetery), Old Center Street Bridge, Piru Train Bridge, and Camulos Ranch (including the ranch cemetery, chapel and walnut tree) be preserved and protected where feasible for the benefit of future generations by designation of eligible properties as County Historic Landmarks.

P-44.2

Archaeologically Significant Area Review Requirement

The County shall require all discretionary permits involving construction or earth movement within the Piru Area of Interest be reviewed by the State Central Coastal Information Center and Native American organizations as designated by the Native American Heritage Commission. If the development is located within an archaeologically sensitive area, the County shall require a field reconnaissance study be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. The County shall require a qualified archaeological observer and Native American representative be present during any trenching or earth movement at such sites. If artifacts of historical or archaeological significance are uncovered, the County shall require the site be preserved until the County Planning Division determines the proper disposition of the site based on a recommendation from a qualified archaeologist and the local Chumash Native American Community.

P-45

To promote historic preservation programs which recognize cultural resources as central to an understanding of community history and character and necessary for the cultural persistence of contemporary peoples.

Soil and Mineral Resources

P-46

To protect aggregate mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive mining of the resource.

P-47

To avoid land uses which would preclude or hamper access to, or extraction of, significant mineral deposits.

P-48

To minimize the land use incompatibility between possible future mining activity and uses which may be impacted by such activity (e.g., residential).

P-48.1

Minerals Resource Management Program Compliance

The County shall require sand and gravel mining projects to comply with all requirements of the Minerals Resource Management Program (MRMP) as adopted by the Board of Supervisors. (Ventura County Ordinance Code, Section 8107-9 (et. seq.) and Board of Supervisors Resolution No. 222).

P-48.2

Minerals Resource Protection Overlay Zone Restriction

The County shall prohibit development within a Minerals Resource Protection (MRP) Overlay Zone (see General Plan - Goals, Policies, and Programs and Zoning Ordinance) if the use will significantly hamper or preclude access to or the extraction of aggregate resources.

Oil and Gas Resources

P-49

To protect liquid and gaseous mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive extraction of the resource.

P-50

To ensure that oil and gas exploration and development projects in the surrounding area are conditioned so as to minimize adverse impacts.

P-51

To minimize the land use incompatibility between oil and gas drilling operations and uses which may be impacted by such activity (e.g., residential).

P-51.1

Zoning Ordinance Compliance

The County shall require oil operators to adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.

P-51.2

Oil Truck Traffic Impacts

The County shall condition oil development permits to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.

P-51.3

Production Site Screening Requirement

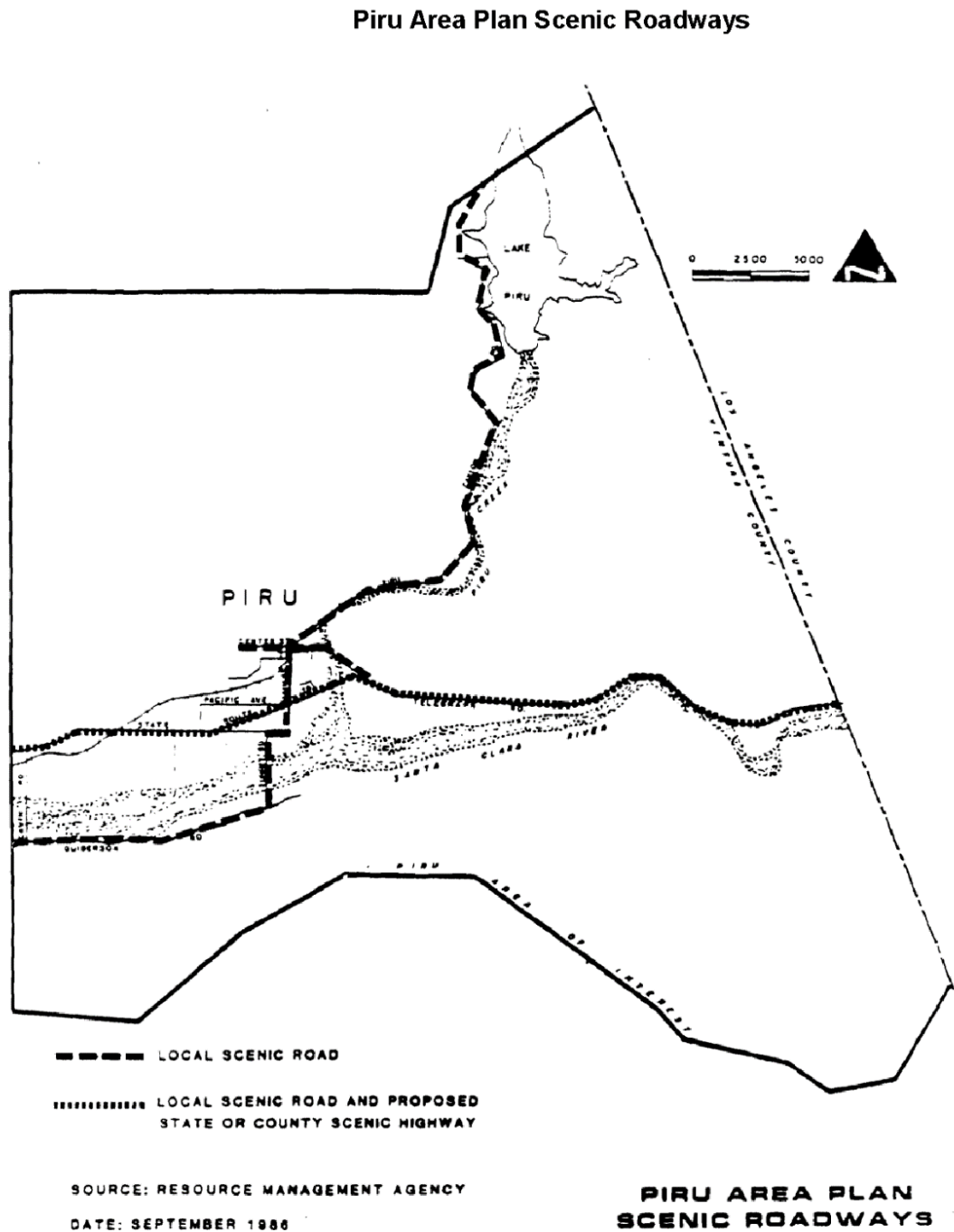
The County shall require all production sites to be screened from any public road, or residence located within 500 yards, by natural terrain or vegetation which will reach the height of production equipment within five years.

P-51.4

Oil Refining

The County shall prohibit oil refining in the Piru Area of Interest.

Figure P-22 Piru Area Plan Scenic Roadways



Energy Resource Conservation

P-52	To create a land use pattern which minimizes energy consumption.
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P-53	To encourage the use of alternative sources of energy within new development.
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P-54	To encourage the employment of energy conservation techniques in new development.
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P-54.1 Energy Conservation Plan Requirement

The County shall require new discretionary development submit an energy conservation plan which shall demonstrate energy savings over conventional construction (e.g., by use of solar energy or other means).

Open Space

P-54.2 Open Space

The County shall encourage developers to provide adequate open space which respects natural features and scenic qualities.

Hazards and Safety

Fire Hazards

P-55	To protect the public and minimize public and private losses due to fire hazards.
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P-55.1 High Fire Hazard Area Building Requirements

The County shall condition all discretionary permits in High Fire Hazard Areas to utilize fire retardant or fire proof building materials.

P-55.2 High Fire Hazards Area Landscaping Requirements

The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire retardant plant materials, cleared areas or other acceptable means of reducing fire hazards.

P-56	To discourage development in High Fire Hazard Areas.
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P-56.1 Adequate Water and Access for Firefighting

The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes. The County shall not approve such permits if the County Fire Prevention District cannot provide adequate response time for fire protection.

P-57

To support the Ventura County Fire Protection District and Los Padres National Forest controlled burn program as a wildfire prevention tool, along with fuel breaks and other fire prevention measures.

Flood Hazards

P-58

To protect the public and minimize public and private losses due to flood hazards.

P-58.1

Flood Plain Management Ordinance Compliance

The County shall require new development located in the 100-year flood plain to be regulated by the County's Flood Plain Management Ordinance.

P-58.2

Flood Hazard Protection

The County shall require new development be protected from flood hazards and designed to avoid aggravating flood hazard to downstream properties in flood prone areas.

P-58.3

Discretionary Development within the 100-Year Floodplain

The County shall permit discretionary development outside the floodway but within the 100-year floodplain (Flood Fringe area) as designated on the Flood Insurance Rate Maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration, only if it can be shown through engineering analysis that such areas will be protected from a 100-year flood.

P-59

To encourage the construction of adequate surface drainage and flood control facilities to serve the community.

Geologic and Seismic Hazards

P-60

To protect the public and minimize public and private losses due to seismic and geologic hazards.

P-60.1

Seismic and Geologic Hazards

The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their development proposals. The County shall require developers to specify how they intend to alleviate the effects of the identified hazards on their development proposal.

P-60.2

Seismic and Geologic Hazard Mitigation

The County shall prohibit development in seismic and geologic hazard areas where hazards cannot be mitigated without significant adverse environmental effects or where public expenditures for mitigating would not be cost-effective.

P-60.3 Geologic-seismic Investigation Requirement

The County shall require a geologic-seismic investigation be performed and reports submitted for the following types of projects located within the Piru Area of Interest:

- (a) Essential facilities (e.g., hospitals, schools, major utility facilities, trunk lines, and storage facilities, etc.)
- (b) High occupancy buildings (e.g., theaters, churches, etc.)
- (c) Major projects (e.g., multi-story residential buildings, large commercial and industrial buildings and facilities, etc.)

P-60.4 County Building Code Compliance

The County shall require all development be subject to the geologic and seismic requirements of the County's Building Code.

Noise

P-61

To provide for a quiet environment through proper land use planning and permit conditioning.

P-61.1 Noise Compatibility

The County shall require all discretionary permits be reviewed for noise compatibility with surrounding uses to protect residences and other noise sensitive uses from undesirable noise levels. If the Planning Division determines that a proposal involves potentially significant noise exposure to noise sensitive uses, the County shall require a noise report to be prepared by a qualified acoustical engineer as part of the project's environmental evaluation. The County shall require the report to include recommendations designed to eliminate or reduce the projected impacts.

P-61.2 General Plan Noise Section Compliance

The County shall require development proposals be subject to the policies and standards of the Noise Section of the Goals, Policies, Programs of the Ventura County General Plan.

P-62

To provide for a separation, where feasible, of noise sensitive uses and noise generating uses.

P-62.1 Buffer for Sensitive Uses

The County shall require noise sensitive uses, as defined in the Glossary of the Ventura County General Plan, to be buffered from noise generating facilities (such as highways, railways, and commercial, industrial and parking areas) by the placement of walls, berms, the establishment of setbacks, greenbelts or other appropriate means.

Air Quality

P-63

To promote a level of air quality which protects the public health, safety, and welfare and meets or surpasses State and Federal Primary and Secondary Standards.

P-63.1

Air Pollutant Mitigation

The County shall encourage bike lanes, bicycle parking programs, solar water heating, solar space heating, home delivery service programs, and all other feasible air pollutant mitigation measures in conjunction with discretionary development permits.

P-63.2

Drive-up Facilities

The County shall discourage drive-up facilities for restaurants, banks and similar businesses.

P-64

To ensure that any adverse air quality impacts resulting from commercial, industrial or residential development are mitigated to insignificant levels and that such development is consistent with the Ventura County Air Quality Management Plan.

P-64.1

Adverse Air Quality Impacts

The County shall condition discretionary projects which could have significant adverse air quality impacts to avoid, minimize, or compensate for the air quality impact. The County shall prohibit projects which are inconsistent with the Air Quality Management Plan (AQMP).

P-64.2

Air Pollution Control District Compliance

The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology (BACT) as determined by the APCD. The County shall encourage developers to employ innovative technology, in order to minimize area pollution impacts.

P-64.3

Transportation Systems Management Plan Requirement

Where deemed necessary by the APCD, the County shall require discretionary development projects to submit a Transportation Systems Management (TSM) Plan in accordance with the requirements of the APCD.

Agriculture

Agricultural Land Preservation

P-65

To promote the conservation of soils classified as "Prime" or of "Statewide Importance" as a valuable natural resource.

P-65.1

Prime or Significant Farmlands

The County shall require discretionary permits located on land designated as "Prime" or "Statewide Significance" by the State's Important Farmlands Inventory to be planned and designed to remove as little land from agricultural production as possible and minimize impacts on topsoil.

P-65.2 Land Conservation Act (LCA) Contracts

The County shall encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and to discourage their cancellation or non-renewal.

P-65.3 Buffer for Agricultural Designations

The County shall condition discretionary development adjacent to Agricultural designated land to provide an agricultural buffer (which may include a setback, vegetative screen, roadway, and/or an agricultural easement). The County shall require such buffer be subject to review and approval by the Agricultural Commissioner.

P-66

To control erosion and production of sediment, and to reduce environmental damage from hillside development.

P-66.1 Hillside Erosion Control Ordinance and Building Code Compliance

The County shall require agricultural and other hillside grading be regulated by the County's Hillside Erosion Control Ordinance and Ventura County Building Code (Appendix Chapter 33).

Agricultural and Urban Area Compatibility

P-66.2 Impacts on Agriculture

The County shall review all discretionary development to minimize impacts on agriculture.

Sustainable Farming and Ranching

P-67

To encourage and maintain agricultural operations in order to promote the farm based economy within the Piru Area of Interest.]

Water Resources

Water Supply

P-68

To ensure that adequate quantity and quality of water will be available to all residents, commercial and industrial users, and agricultural operations, in Piru.

P-68.1 Water Availability Letter

The County shall require all new development within the Piru Community to obtain a water availability letter from a County or State of California Department of Public Health approved water purveyor prior to project application.

P-69

To protect and enhance the water resources in the Piru Area of Interest.

P-69.1 Water Quality Management Plan Compliance

The County shall require all discretionary permits be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

P-70

To encourage the maintenance of aquifer recharge operations at the Piru Spreading Grounds.

Water Conservation and Reuse

P-71

To encourage employment of water conservation techniques in new construction.

P-71.1

Water Conservation Plan Requirement

The County shall require developers of discretionary projects to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce project water usage.

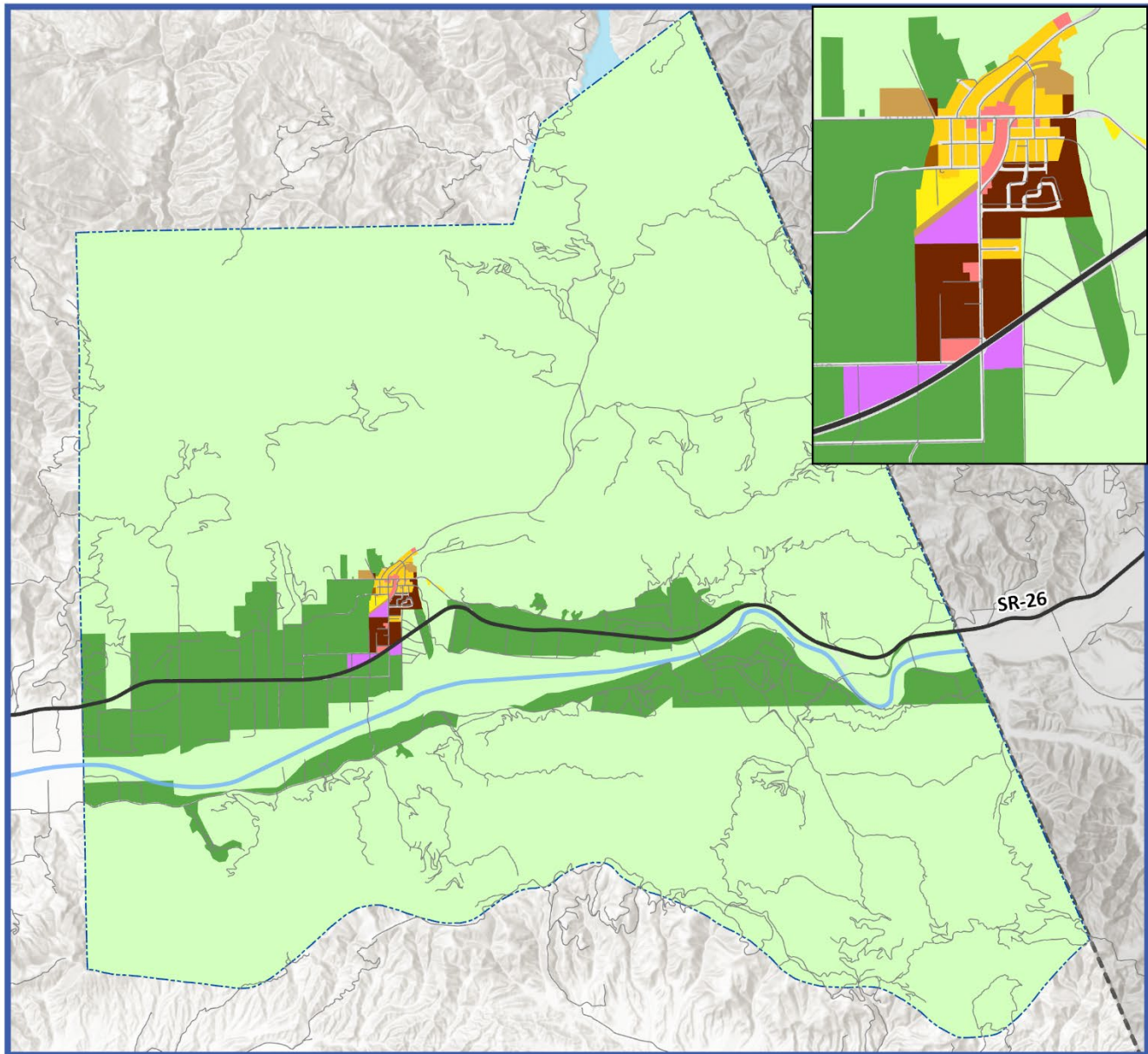


Figure P-23:
General Plan
Land Use Diagram-
Piru Area Plan

Revision Date: December 17, 2024

Source: County of Ventura, 2019.

0 1.5 3 Miles



Area Plan Boundary

Cities

Major Roadways

Local Roads

Major Waterways

Coastal Residential
Planned Development

Coastal Rural

Residential Beach

Rural

ECU-Rural

Very Low Density
Residential

Low-Density Residential

Medium-Density
Residential

High-Density Residential

Residential Planned
Development

Mixed Use

Commercial

Commercial Planned
Development

Industrial

Agricultural

ECU-Agricultural

Open Space

ECU-Open Space

State or Federal Facility

Table P-7 Implementation Programs

Programs	
A Greenbelt between the City of Fillmore and the Los Angeles County Line	At the request of the City of Fillmore, the Planning Division shall work with the City of Fillmore to establish a greenbelt between the City of Fillmore and the Los Angeles County Line.
B Public Review Group Authority	The County shall require the Piru Neighborhood Council to continue to be the Board of Supervisors' designated public review group, authorized to review all discretionary land use entitlements proposed within the Community of Piru to ensure that community design standards are adhered to, and that neighborhood compatibility issues are addressed.
C Area Plan Review	The County shall require the Piru Area Plan to be reviewed by the County Planning Division and the Piru Neighborhood Council concurrently with any major General Plan amendments in the Piru area. The purpose of such review is to bring the Plan up-to-date, to reflect any changes in County-wide policies and to ensure that the goals, policies and programs of the Piru Area Plan continue to reflect community standards.
D Information to the Piru Neighborhood Council	The County Planning Division shall continue to coordinate an information exchange with Los Angeles County to ensure that the Piru Neighborhood Council is informed of projects planned in Los Angeles County which could adversely affect the Piru Area of Interest.
E Consideration of Community Services District Formation	The County shall require, upon receipt of a valid application, the Local Agency Formation Commission (LAFCO) to evaluate the feasibility of forming a Community Services District (CSD) in Piru. The County shall consider consolidating one or more of the following functions into the CSD: sanitation (Water Works District No. 16), domestic water supply, street lighting (County Service Area No. 14), sidewalks (proposed Special Assessment District), parks (currently administered by the County General Services Agency), and other functions as may be deemed appropriate.
F Program Responding to the Property Owners' Request	When property owners representing 60 percent of all property within the Piru Community, or 60 percent of the linear frontage on each block proposed to be included in this program, sign a petition requesting that the County construct, maintain, or repair the sidewalks installed within the developed area of the Piru Community, the County Public Works, in consultation with the Piru Neighborhood Council, shall develop a program responding to the property owners' request. This program shall include funding mechanisms such as assessment and/or maintenance districts. Where feasible, the Public Works Agency shall make the cost of this program affordable to the Piru residents through local volunteer labor and/or extending the payback period.
G Television and Motion Picture Industry	The County shall encourage the television and motion picture industry to continue using Piru as a setting for movies and television shows.
H CBD Overlay Zoning District Amendment	The County shall require the Planning Division to prepare an amendment to the County Zoning Ordinance that would permit a mix of residential and commercial uses within the CBD Overlay zoning district.

Programs	
I Colina Vista Residential Project	The County shall encourage the Area Housing Authority to continue to administer the Section 8 Colina Vista residential project, comprised of 35 single-family rental units, located east of Main Street and north of Citrus View Drive.
J Federal HOME Project	The County of Ventura shall continue to administer a Federal HOME project to support development of 22 single-family units to be built by Habitat for Humanity on the former Duneden Tract.
K Circulation Improvements	As funds permit, the Public Works Agency shall work to implement those circulation improvements identified by the Piru Area Plan (Table P-3 and Figure P-14) that are under the jurisdiction of the County. Additionally, the Public Works Agency shall work with Caltrans to encourage implementation of traffic safety recommendations for Highway 126 identified in the Katz, Okitsu & Associates Traffic and Circulation Study in the Town of Piru (February 2004), as appropriate and consistent with public law.
L Secure Bicycle Parking Facilities	The County shall encourage applicants for discretionary development projects to provide secure bicycle parking facilities.
M Incentives for Transit Use	The County shall encourage applicants for discretionary development projects to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).
N Bus Service Extension	The County shall require the Piru Neighborhood Council to work with local residents and the Ventura County Transportation Commission to extend bus service from Piru to Los Angeles County as available funds and service demand warrant.
O Feasibility of Abandoning Piru Square Drive	The Public Works Agency shall study the feasibility of abandoning Piru Square Drive.
P Storm Drain Facilities	The County shall require the County Public Works Agency to continue to monitor and maintain, as necessary, the existing Piru storm drain system that is within the County road right-of-way (Transportation Department) and Ventura County Flood Control District Red Line Channels in the Piru Area of Interest. The County shall require improvements in the Piru area drainage systems to be made to consider deficiencies identified in the report on the Piru Master Drainage Plan (Koebig and Koebig, Inc., 1972). The County shall allow such improvements to be constructed concurrently with new development, or as funds become available and in conformity with County-wide priorities.
Q Social Services	The Public Social Services Agency shall continue to provide financial assistance, counseling, and other critical services to persons and families in need.
R Grants for Social Services	The Office of the Chief Administrative Officer shall continue to actively pursue Federal and State grant programs with potential benefit to persons and families in need within the Piru Area of Interest.

Programs	
S	Programs for Young Adults in Recreation or Community Service The County shall encourage programs involving young adults in recreation or community service activities.
T	Piru Community Redevelopment Agency Cooperation The County shall require the Piru Community Redevelopment Agency to cooperate with the Ventura County Transportation Commission (VCTC) to develop and utilize the 100-foot railroad right-of-way to support the goal of the Community Facility land use designation.
U	Expansion and Development of Warring Park The General Services Agency shall take necessary steps to assure the expansion and development of Warring Park to meet the needs of residents of the Community of Piru.
V	Collaboration for Development of Recreational Facilities The General Services Agency shall encourage service clubs, civic groups, and individuals to help in the development of recreational facilities.
W	Joint Use of Fillmore Unified School District Facilities The County shall encourage the Fillmore Unified School District to jointly develop and use school property for recreational purposes.
X	Information Exchange with the Fillmore Unified School District The County Planning Division shall continue to coordinate an exchange of information with the Fillmore Unified School District regarding school needs and new residential development.
Y	Use of Fillmore Unified School District Facilities during Off-School Hours The County shall encourage the Fillmore Unified School District to utilize school facilities during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.
Z	Funding for the Fillmore Unified School District The County shall encourage Fillmore Unified School District to explore all available funding sources for financing needed school facilities.
AA	Adequate Provision of Law Enforcement The Sheriff's Department shall continue to review discretionary permits to ensure provision of an adequate level of law enforcement.
BB	Crime Prevention Programs The County Sheriff's Office within the Community of Piru shall continue to encourage crime prevention programs such as the Neighborhood Watch Program.
CC	Joint Efforts for Crime Prevention The County Sheriff's Department shall continue to support and promote efforts to organize neighborhood, rural, and industrial crime prevention techniques and conducts residential security surveys and public awareness programs.

Programs	
DD Adequate Provision of Fire Protection	The County Fire Protection District Bureau of Fire Prevention shall continue to review all new development to ensure provision of an adequate level of fire protection.
EE Emergency Warning and Evacuation Plan	The County Sheriff's Department Office of Emergency Services shall maintain (and update as necessary) an emergency warning and evacuation plan to protect Piru area citizens in the event of the imminent failure of Santa Felicia Dam at Lake Piru and other dams upstream on tributaries to the Santa Clara River.
FF Blanket Oil Permit Modification	The County shall require existing "blanket" oil permits which allow unlimited drilling to be modified on a case-by-case basis, as problems occur, and as opportunities arise, so that new wells will be subject to environmental and jurisdictional review.
GC Scenic Highway Designation	The County shall require the County Planning Division to investigate the possibility of designating State Highway 126 as a County or State Scenic Highway due to its significance as a regional scenic corridor. This program would require a survey of State Highway 126, rezoning of adjacent properties with the Scenic Highway Protection Overlay Zone, and coordination with the State of California Department of Transportation to achieve State Scenic Highway designation.
HH Lake Piru Management	The United Water Conservation District should manage Lake Piru for multiple purposes, where appropriate (e.g., water conservation, flood control, recreation, and hydroelectric generation).
II Agricultural Education Programs	The County Agricultural Department, Farm and Home Advisor, and the Resource Conservation District shall continue education programs for farmers and ranchers and will encourage the development and implementation of best management systems, stressing application of biological and cultural pest control techniques with selective pesticides when necessary to achieve acceptable levels of control with the least possible harm to non-target organisms and the environment.

Appendix – Piru Community Design Guidelines