COUNTY of VENTURA
Resource Management Agency

## Local Coastal Program (LCP)

# COASTAL AREA PLAN

## Sea Level Rise and Coastal Hazard Amendments

Public Review Draft

June 5. 2024



**PROJECT TEAM:**

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# DRAFT EXHIBIT
# Coastal Area Plan in Legislative Format

NOTES:

This document contains proposed Coastal Area Plan (CAP) amendments that were developed for the VC Resilient Coastal Adaptation Project with grant funds provided by the California Coastal Commission Local Assistance Grant Program. It includes draft amendments that would implement the new and updated goals, policies, and programs for sea level rise and coastal hazards. All proposed text within the CAP is in the following "legislative format:"

- Existing CAP text that will be retained is shown as plain black text (not underlined).
- Newly proposed text is shown as black underlined text.
- Existing, certified text that is proposed for deletion is shown as "~~strikethrough~~" across the word/sentence.
- Double-Underlined text indicates a proposed addition to a policy that is currently in the County's adopted General Plan.
- *Black italicized text* indicates that the term is defined in Article 2 of the Coastal Zoning Ordinance (CZO).
- Staff explanations are shown as *blue italicized text.*

The base document used for this draft is the "clean copy" version of the CAP that was effective in September 2022. This document only shows sections of the CAP that are proposed to be amended and does not include the entire CAP. After a public comment period, this "legislative format" version and the "clean," version of the amendments will be added as exhibit to the Planning Commission staff report.

# VENTURA COUNTY GENERAL PLAN

# COASTAL AREA PLAN

COUNTY of VENTURA
Resource Management Agency

Last Amended ___-___, 2025

Effective ___-___, 2025

**Ventura County Planning Division**

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# Table of Contents

*[Staff comment: The Table of Contents is shown in legislative format. See renumbering of section reference numbers in North, Central and South Coast Subarea chapters. The page numbers will be updated when the amendments are completed.]*

# List of Figures

*[Staff comment: One figure is proposed for removal because it is outdated, and more recent information is not available. The page numbers will be updated when the amendments are completed.]*

# Coastal Area Plan Appendices

*[Staff comment: Appendix 15 is proposed to be added to the list below.]*

The following CAP Appendices are contained in a separate document available at: http://vcrma.org/planning/pdf/plans/CAP_Appendices.pdf

Appendix 1 Statewide Interpretive Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats (1981)

Appendix 2 Archaeological Guidelines (1980)

Appendix 3 Paleontological Guidelines (1980)

Appendix 4 Guidelines for Implementation of the California Land Conservation Act of 1965 (The Williamson Act) (2000)

Appendix 5 California Department of Navigation and Ocean Development, Survey of Ventura County Beaches (1977)

Appendix 6 Policy for the Location of Onshore Oil Facilities (1968)

The following Appendices are contained in the Coastal Zoning Ordinance, which is available at: http://vcrma.org/planning/pdf/ordinances/zoning/coastal_zone_ord.pdf

Appendix 7 (T1) Tree Removal, Alteration, and Planting Standards (2017)

Appendix 8 (L1) Landscape and Irrigation Plan Requirements (2017)

Appendix 9 (L2) Calculating the Water Budget of a Project Site (2017)

Appendix 10 (L3) Sample Water Efficient Landscape Worksheet (2017)

Appendix 11 (L4) Estimated Total Water Use (2017)

Appendix 12 (L5) Examples for Calculating the Water Budget (2017)

Appendix 13 (L6) Sample Certificate of Completion (2017)

Appendix 14 (L7) Invasive Plant List (2017)

Appendix 15 (H1) Coastal Hazards Analysis Report Requirements (*insert year*)

# Ventura County Coastal Area Plan Digital Maps

Some of the maps in the Ventura County Coastal Area Plan (listed below) have been updated in digital format. Because the ~~these~~ digital maps reflect more current data, they may not exactly reflect the corresponding map in the Coastal Area Plan. **~~These~~ digital maps are not the official maps**. The digital maps are available for viewing at https://vcrma.org/en/coastal-plan-map-gallery.

**Land Use Maps**

Figure 3-2: North Coast Land Use Map

Figure 3-4: Central Coast Land Use Map

Figure 3-6: South Coast Land Use Map

**North Coast Maps**
Figure 4.2-2: Rincon Creek

Figure 4.2-6: Agricultural Preserves and Prime Soils

Figures 4.2-11 thru 4.2-16:

Existing Communities (Rincon Point, La Conchita, Mussel Shoals, Sea Cliff, Faria, Solimar)

**Central Coast Maps**
Figure 4.3-2: Santa Clara River Mouth

Figure 4.3-3: McGrath Lake

Figure 4.3-6: Agricultural Preserves and Prime Soils

Figure 4.3-10 Land Use Map: Harbor

**South Coast Map**
Figure 4.4-4: Agricultural Preserves and Prime Soils

The following maps were not assigned figure numbers but are available for viewing at https://vcrma.org/en/coastal-plan-map-gallery.

- Hazards – Tsunami Inundation
- Hazards – Faults
- Hazards – Non-Earthquake Induced Landslides
- Hazards – Earthquake Induced Landslides
- Hazards – Liquefaction Areas
- Hazards – Groundshaking Acceleration

# Abstract

# Preamble

*[Staff comment: No changes are proposed to the Abstract and Preamble.]*

# History of Ventura County's

## Local Coastal Program

*[Staff comment: This table is being updated to include recent amendments to the Local Coastal Program.]*

| Federal and State Legislation | | |
|---|---|---|
| **Date** | **Source and Statute** | **Description** |
| October 27, 1972 | U.S. Congress: Title 16 U.S.C. 1451-1464 | Established a federal coastal zone management policy and created a federal coastal zone. Congress declares that it is a national policy "to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone." Coastal states are provided a policy and source of funding for the implementation of federal goals. |
| November 7, 1972 | Voter Initiative: California Coastal Zone Conservation Act (Proposition 20) | A temporary measure that set up six regional Coastal Commissions with permit authority and a directive to prepare the California Coastal Zone Conservation Plan to the California State Legislature for its adoption and implementation. |
| January 1, 1977, | California State Legislature: California Coastal Act (Public Resources Code Division 20) | Coastal Act establishes a permanent coastal management program for California. Permanent enacting law that establishes a set of policies that regulate land uses in the designated coastal zone. Further, it provides for the transfer of permitting authority, with certain limitations reserved for the State, to local governments through adoption and certification of Local Coastal Programs (LCP) by the Coastal Commission. |

| Ventura County's Local Coastal Program | | |
|---|---|---|
| **Board of Supervisors' Action or Adoption** | **California Coastal Commission Certification** | **Amendment Description** |
| November 18, 1980 Resolution 222 | | Adoption of the Land Use Plan (Coastal Area Plan) of the Local Coastal Program. |

## Ventura County's Local Coastal Program

| Board of Supervisors' Action or Adoption | California Coastal Commission Certification | Amendment Description |
|---|---|---|
| December 19, 1980 | | Ventura County Resource Management Agency (RMA) submits the Local Coastal Program (LCP) Land Use Plan (CAP) to the South Central Regional Commission. |
| | February 20, 1981 Regional Commission Hearing #1 | Regional Commission raises ten specific issues with respect to the adequacy of the County's Plan. |
| March 3, 1981 | | Board postpones second Regional Commission hearing in order to provide time for County and Commission staffs to meet and negotiate the ten issues. |
| April 14, 1981 Resolution 222 Amendment No. 1 to the LCP | | Denial of that portion of the plan covering Channel Islands Harbor; Adopted amendments to the previously approved Land Use Plan (CAP) to address comments from Coastal Commission staff regarding housing and agricultural grading, adding energy facilities as a permitted use in Coastal Open Space (COS), deleting the Union Oil storage tank facility from the Central Coast subarea land use map and identification of all access points on the land use maps, |
| | May 16,1981 Regional Commission Hearing #2 | Disapproval of County's Local Coastal Program (LCP); All ten issues were not resolved, added a new issue, agricultural grading; Upheld County's recommendation to designate the Seacliff agricultural land (Hoffman Property) as Coastal Open Space (COS); the Cliff House as Coastal Commercial (CC) and the Coastal Lemon property Coastal Industrial (CM) |
| June 2, 1981 | | Board decides to appeal the Regional Commission's disapproved portions of the Plan to the State Coastal Commission. |
| | July 16, 1981 State Coastal Commission Hearing #1 | Substantial Issues Raised: Planning for federal lands and questions regarding the need for new policies to address Santa Monica Mountains |
| | August 20, 1981 State Coastal Commission Hearing #2 | Conditional Certification: Requested equivalent language for policies related to agriculture, environmentally sensitive habitats, grading ocean-front visitor-serving recreational facilities, access and recreation, housing and Santa Monica Mountains. |
| November 10, 1981 Resolution 222 | | Approval of Coastal Commission's Conditional Certification. Changes made to LCP Land Use Plan (LUP)/Coastal Area Plan (CAP). Two major issues still unresolved: Planning for federal lands and minimum lot size for non-prime agricultural land. |
| December 1, 1981 Resolution 222 | January 19, 1982 | Resolution approving Coastal Commission's conditional certification with modifications that required specific policy language and text changes to LCP Land Use Plan (LUP)/Coastal Area Plan (CAP). |

## Ventura County's Local Coastal Program

| Board of Supervisors' Action or Adoption | California Coastal Commission Certification | Amendment Description |
|---|---|---|
| March 30, 1982<br>Resolution<br>222<br>Amendment No. 2<br>to the LCP | Certified<br>June 18, 1982<br>Certified April 28, 1983 | Designate Mussel Shoals Cliff House Coastal Commercial (CC). Deletion of the "housing" sections in the north, central and south coast subareas. Authorize the Director of Resource Management Agency (RMA) to submit Local Coastal Program (LCP) Coastal Area Plan (CAP) to California Coastal Commission (CCC) for certification. |
| July 26, 1983<br>Ordinance 3654 | | Chapter 1 of Division 8 (Planning and Zoning) of the Ventura County Ordinance Code is hereby amended by adding 1.1 (to be known as the Zoning Ordinance for the coastal zone) |
| September 6, 1983<br>Ordinance 3656 | October 26, 1983 | Adoption of Ventura County official zoning maps for the coastal zone and rezoning all property in conformance with LCP Land Use Plan and Coastal Zoning Ordinance (CZO). County assumes permit authority in the coastal zone. |
| October 15, 1985<br>Ordinance 3745<br>GPA 85-3<br>Z-2755/2756 | | CZO Amendment. Rezone from Residential Beach Harbor (RBH) zone to Coastal Commercial (CC) zone; 0.43 acres on the east side of Ocean Drive, 70 feet south of the intersection of Los Altos Street and Ocean Drive |
| October 29, 1985<br>Ordinance<br>3743 | LCP No. 1-85<br>(Major)<br>December 19, 1985<br>(Minor)<br>February 7, 1986 | CZO Amendment. Regulations for satellite dish antennas in the Residential Beach Harbor (RBH) zone in response to Emergency Ord. 3732 which placed a 45-day moratorium on the construction of new satellite antennas in the RBH zone. |
| May 13, 1986<br>Ordinance 3772 | | CZO Amendment. Re-codification of the Coastal Zoning Ordinance (format and structure to be consistent with NCZO, addition of specific uses to certain coastal zones, clarification of permit requirements). |
| August 26, 1986<br>Ordinance 3787 | LCP No. 1-86<br>(Major and Minor)<br>July 8, 1986<br>LCP No. 2-86<br>(Minor)<br>December 10, 1986<br>LCP No. 3-86<br>(Minor)<br>January 14, 1987 | CZO Amendment. Add and modify definitions in Article 2, provide detailed regulations for kennels and building height measured in the Residential Beach Harbor (RBH) zone, disallow athletic fields in the Coastal Open Space (COS) zone, clarify discretionary permits are appealable to the Coastal Commission, clarify most repair and maintenance is exempt from coastal development permit requirements, update provisions for lot mergers and the use of non-conforming lots. |
| December 20, 1988<br>Ordinance 3883<br>Z-2822<br>GPA 88-4 | LCP No. 2-88<br>(Minor)<br>January 11, 1989<br>LCP No. 1-89<br>(Major)<br>May 10, 1989 | CZO Amendment. Camp Hess Kramer (APN 700-0-060-14 and APN 700-0-060-30) developed camp areas rezoned from Coastal Open Space (COS) Santa Monica Mountains Overlay (M) to Coastal Rural Exclusive CRE-10 acres and CRE 20 acres. Solromar (APN 700-0-070-05) rezone from COS (M) to Coastal Rural Exclusive (CRE) 5-acres. |
| June 20, 1989<br>GPA 89-1 | LCP No. 2-89-A<br>(Minor)<br>October 10, 1989<br>LCP No. 2-89-B<br>(Minor) | CAP Amendment. Correct clerical errors, clarifications, add tables that show intensity of land use permitted in each land use designation with total area, building intensity, population and employment capacity, and population and employment density for each subarea of the Coastal Plan as required by |

## Ventura County's Local Coastal Program

| Board of Supervisors' Action or Adoption | California Coastal Commission Certification | Amendment Description |
|---|---|---|
| | October 11, 1989<br>LCP No. 2-89-C<br>(Major)<br>October 10, 1989 | State law, add a land use designation/zoning classification compatibility matrix, replace four outdated appendices (The Guidelines for Orderly Development, State of California Interpretive Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats, Guidelines for Implementation of the California Land Conservation Act of 1965 (aka Land Conservation Act Guidelines), and Conditional Use Permit Conditions for Oil Operations), and replace out-of-date material in the Local Coastal (Area) Plan. The amendments do not involve changes or redefinitions of coastal land use designations. |
| July 10, 1990<br>Ordinance<br>3946 | | CAP Amendment. Incorporating State mandated requirements for implementation of Ventura County's Hazardous Waste Management Plan. |
| Amended<br>Ordinance<br>3964<br>December 11,<br>1990<br>Z-2843<br>GPA 90-4 | LCP No. 1-90<br>(Minor)<br>September 11,<br>1990<br>LCP No. 1-91<br>(Major and Minor)<br>March 15, 1991 | CZO Amendment. Silverstrand (APN 206-0-171-26) rezoned from Coastal Commercial (CC) to Residential Beach Harbor (RBH) |
| Adopted<br>October 19, 1993<br>Ordinance<br>4042<br>Z-2857<br>GPA 93-3 | LCP No. 1-93<br>(Major)<br>February 16, 1994 | CZO Amendment. Lazy-J Ranch Camp (APN 701-0-030-100) rezoned from Coastal Open Space (COS) Santa Monica Overlay (M) to Coastal Rural Exclusive (CRE) 40-acres. |
| Adopted<br>February 1, 1994<br>Ordinance<br>4055 | | CZO Amendment. Clarify zone suffix designation, lot coverage per building, setbacks, off-street parking, recycling facilities, nonconformities and substandard lot, administrative penalties and procedures. Minimum lot sizes per zoning designation, etc. |
| | LCP No. 1-95<br>(De-Minimis)<br>December 13,<br>1995 | Ventura County de Minimis LCP Amendment No. 1-95 |
| Adopted<br>December 10,<br>1996<br>Ordinance<br>4127<br>Z-2909<br>GPA 96-3 | LCP No. 1-97<br>(Major)<br>April 10, 1997<br>LCP No. 2-96<br>(Major)<br>July 9, 1997 | CZO Amendment. (Rural Intensity and La Conchita), La Conchita (APNs 060-0-050-090; -130; -155; -165; -180; -195; -205; -235; -255) rezoned from Coastal Rural (CR) 1-acre to Coastal Open Space (COS) 10-acres |
| | LCP No. 2-97<br>(Major)<br>September 9,<br>1997 | Approved Ventura County LCP Amendment No. 2-97 (Hollywood Beach) Designation of APN 206-0-233-165) from Residential Beach Harbor (RBH) to Coastal Residential, Planned Development (CRPD). |

## Ventura County's Local Coastal Program

| Board of Supervisors' Action or Adoption | California Coastal Commission Certification | Amendment Description |
|---|---|---|
| Adopted May 25, 1999 Ordinance 4186 | LCP No. 1-99 (Minor) August 13, 1999 | CZO Amendment. Addition of Section 8178-3.6 Standards for Off-Site Parking Spaces |
| Adopted December 5, 2000 Ordinance 4219 | | CZO Amendment. Add definitions and establish procedures for emergencies and divided jurisdictional authority, modernize standards relating to oil and energy facilities, change symbols in the use matrix |
| | Time Extension March 13, 2001 | Extend time for action on Ventura County LCP Amendment No. VNT-MAJ-1-00 Time Extension: Text and appendices to County's LCP to achieve consistency with General Plan and NCZO |
| | | Approval of Ventura County LCP Amendment No. VNT-MAJ-1-00 (Part A): Amendments to energy development |
| Adopted November 20, 2001 Ordinance 4249 GPA 00-3 | LCP No. 1-00-A (Major) LCP No. 1-00-B (Major) January 11, 2002 | County: CZO Amendment. Add definitions and establish procedures for emergencies and divided jurisdictional authority, modernize standards relating to oil and energy facilities, change symbols in the use matrix. CCC: Approval of Ventura County LCP Amendment No. VNT-MAJ-1-00 A & B Certification review |
| Adopted May 14, 2002 Ordinance 4263 Z-2943 | LCP No. 1-02 (Minor) LCP No. 2-02 (Minor) July 11, 2002 | CZO Amendment. Hollywood Beach (APN 206-0-254-210) rezone from Coastal Residential Planned Development (CRPD) to Residential Beach Harbor (RBH). |
| Adopted May 14, 2002 Ordinance 4264 Z-2943 | LCP No. 1-02 (Minor) LCP No. 2-02 (Minor) July 11, 2002 | CZO Amendment. Hollywood Beach (APN 206-0-254-200) rezone from Coastal Residential Planned Development (CRPD) to Residential Beach Harbor (RBH) |
| Adopted June 3, 2003 Ordinance 4283 | | CZO Amendment. Amend standards related to second dwelling units |
| | LCP No. 1-03 (De Minimis) January 14, 2004 | Approved Ventura County LCP Amendment No. 1-03: Permitting secondary housing units |
| Adopted October 10, 2006 Ordinance 4351 ZN04-0002 GPA-06-1 | | CZO Amendment. Crown Pointe Estates Tract 5457: Subdivide Lot 10 of Tract 4483 to create five lots: four lots zoned Coastal Rural (CR) 1-acre and one commercial lot (Neptune's Net) zoned Coastal Commercial (CC). |
| | Time Extension August 8, 2007 | Time Extension: County of Ventura LCP Amendment No. 1-2007 (Crown Pointe Estates) Time Extension: Rezone Residential and Neptune's Net |

## Ventura County's Local Coastal Program

| Board of Supervisors' Action or Adoption | California Coastal Commission Certification | Amendment Description |
|---|---|---|
| Adopted January 29, 2008 Ordinance 4378 | | LCP Amendment. Convert existing official zoning maps from hard copy to official zoning data, GIS format and to omit hyphens in existing zoning classification abbreviations. |
| | LCP No. 1-07 (Major) April 9, 2008 | Approved with Modifications Ventura County LCP Amendment No. 1-07 (Crown Pointe Estates) |
| Amended September 16, 2008 LCP 1-2007 | | CZO Amendment. Crown Pointe Estates Tract 5457 Rezone from Coastal Commercial (CC) to Coastal Rural (CR) 1-acre and a required mitigation fee of $557,084 to offset the loss of the 2.9 acres of commercial zoned property to residential. |
| Adopted September 23, 2008 Ordinance 4391 | LCP No. 1-07 (Major) October 16, 2008 | Approved Ventura County LCP Amendment No. VNT-MAJ-01-07 (Crown Pointe Estates) Certification Review |
| Adopted June 28, 2011 Ordinance 4435 | | CZO Amendment. Amend sections related to special needs housing and reasonable accommodation |
| Adopted January 24, 2012 Ordinance 4443 | | CZO Amendment. Crown Pointe Estates Rezone APN 700-0-260-140 from Coastal Rural Exclusive (CRE); Santa Monica Mountains Overlay (M) to Coastal Rural Exclusive (CRE) 2-acres (M) Overlay. |
| | LCP No. 1-12 (Major) June 14, 2012 | Approved Ventura County LCP Amendment No. MAJ-1-12: Crown Pointe Estates |
| | LCP No. 2-12 (Major) November 15, 2012 | Approved with Modifications Ventura County LCPP Amendment No. MAJ-2-12 (Phase I Update): Amend CZO with code updates, land use clarifications, permit processing procedures, spelling and grammar corrections |
| Adopted December 11, 2012 Ordinance 4451 | | CZO Amendment. Adoption of a resolution to accept California Coastal Commission Modifications to County Coastal Zoning Ordinance ZN12-0002, Text Amendments |
| | LCP No. 2-12 (Major) February 7, 2013 | Approved Ventura County LCP Amendment No. VNT-MAJ-2-12 (Phase I Update) Certification Review. |
| Adopted June 21, 2016 PL12-0158 | May 11, 2017 | Phase 2A Amendment. Policy modifications to the Coastal Area Plan and Coastal Zoning ordinance in topic areas including: archaeological and paleontological resources, filming, parking, public noticing, signs, tree protection and water efficient landscaping |
| Adopted December 6, 2017 LCP-4-VNT-16-0069-2 | June 7, 2017 | Phase 2B Amendment. Policy and implementation measures regarding California Coastal Trail, Wireless Communication Facilities, and Civil and Administrative Penalties |

| Ventura County's Local Coastal Program | | |
|---|---|---|
| **Board of Supervisors' Action or Adoption** | **California Coastal Commission Certification** | **Amendment Description** |
| Adopted October 19,2021 PL17-0083 | April 6, 2022 | (ESHA) Environmentally Sensitive Habitat Areas and minor amendments to remove an obsolete zone (Harbor Planned Development). |

Chapter 1

# INTRODUCTION

CHAPTER 2

# SUMMARY OF COASTAL ACT POLICIES

Chapter 3

# LAND USE PLAN

*[Staff comment: No changes are proposed to Chapters 1, 2, and 3.]*

*Chapter 4, Sections 4.1 [The Coastal Zone], 4.2 [The North Coast], 4.3 [The Central Coast], and 4.4 [The South Coast] of the County of Ventura Coastal Area Plan are hereby amended to read as follows:*

# CHAPTER 4

# Goals, Policies and Programs

## 4.1 THE COASTAL ZONE

The section below, titled "Coastal Zone – Goals, Policies and Programs," was added to the Coastal Area Plan (CAP) in 2016. This section contains information organized by topic, and the coastal resource-based topics contained within this section include:

- Archaeological and Paleontological Resources
- Environmentally Sensitive Habitat Areas
- Coastal Trail
- ~~Coastal~~ Tree Protection
- Sea Level Rise and Coastal Hazards
- Visual Resources
- Water Efficient Landscaping
- ~~Wireless Communication Facilities.~~

*[Staff comment: The topics of Sea Level Rise and Coastal Hazards would be included. Previous amendments for environmentally sensitive habitat areas should have been included on the list. Wireless Communication Facilities is an outdated reference and should be removed.]*

The original CAP, adopted in 1980, was organized by geographic area (north, central and south) rather than by topic. However, that organizational structure frequently resulted in the same objectives, policies and programs repeated within each of the three geographic areas. In 2017 a new section was ~~The format~~ established ~~within~~ titled ~~the~~ "Coastal Zone Objectives, Policies and Programs." ~~section will therefore serve as a model for future CAP amendments.~~ This new section focuses on topical areas of coastal resources instead of geographic area. ~~"Coastal Zone Objectives, Policies and Programs" is a new section in the CAP. Currently the Coastal Area Plan (CAP) is organized by geographic areas, specifically the north, central and south coasts. The abstracts, objectives and policies developed for coastal resources are repeated in each geographic area creating redundancy to the plan.~~ As periodic updates are completed, ~~The 2017 LCP amendments initiated a new format for the CAP, consolidating the~~ abstract~~s~~ summary text, ~~objectives~~goals, ~~and~~ policies, and programs are added and updated in this new section and will also be moved from the sections about the three geographic areas. ~~by coastal resource instead of by geographic area.~~ Archaeological and Paleontological Resources~~, introduces this new format under the heading Coastal Resource Policies. Coastal~~ Environmentally Sensitive Habitat Areas, Coastal Trail, Tree Protection, Visual Resources, and Water Efficient Landscaping and Environmentally Sensitive Habitat Areas were also added under this new section. The most recent amendment was to include Sea Level Rise and Coastal Hazards were added to this section. As funds become available, the remaining *coastal resources* sections will be consolidated and revised following the new format that will improve the Plan's readability.

## 4.1.1 Archaeological Resources

The Ventura County coast is archaeologically and culturally significant to a variety of different groups. Earlier, it was the site of one of the densest Native American populations in North America. The native people of the Central Coast from Malibu to just west of Ventura were the Ventureño Chumash (Grant 1978a; King 1984; Landberg 1965). The archaeological record in Chumash territory reflects cultural continuity over a long span of time, possibly indicating that people ancestral to the Chumash arrived in the area as early as 13,000-10,000 years ago.

Chumash subsistence relied primarily on fishing, hunting, and gathering vegetal foods, notably acorns. In the spring, groups harvested grasses, roots, tubers, and bulbs. Hunting marine mammals became important during the times when seals and sea lions congregated at their rookeries. In late summer, coastal groups harvested large schooling fish such as tuna. During the fall, acorns were harvested and pine nuts were collected in the mountains. Winter months were spent in villages, where residents relied primarily on stored foodstuffs as well as occasional fresh fish (Landberg 1965:102-104; Grant 1978b, 1978c, 1978d; Hudson and Blackburn 1982, 1983).

Later came active maritime and mission periods. Contact with early Spanish and Portuguese explorers began with the expedition of Cabrillo and Ferrelo in A.D. 1542-1543. Old World diseases such as small pox, measles, typhoid fever, malaria, dysentery, and many others, ravaged native populations in Southern California during two centuries or more before Spanish occupation began in the 1770s (Erlandson and Bartoy, 1995, 1996; Preston, 1996). Drastic changes to Chumash lifeways resulted from the Spanish occupation that began with the Sacred Expedition, led by Gasper de Portolà and Junípero Serra, in A.D. 1769-1770. Mission history was established between 1772 through 1804 with nearly the entire Chumash population incorporated into the mission system (Grant 1978c). Beginning in 1782, coastal Ventureño Chumash from Malibu to Carpinteria were removed from their traditional settlements and relocated to the San Buenaventura mission facilities. In 1821, the Mexican Revolution brought an end to Spanish rule and the emerging government moved immediately to establish control in the provinces, including the modern American states of California, Nevada, Arizona, Utah, western Colorado and southwestern Wyoming. The territory passed to American control after the Mexican–American War and ceased to exist with the creation of the State of California in 1850.

In the 21st century, Native American communities exhibited continual growth and revival, playing a larger role in the American economy. Tribal cultural resources are an important part of the lives of Native Americans. The County recognizes that tribes that are traditionally and culturally affiliated with Ventura County have expertise with regard to their tribal history and practices. Early consultation on discretionary projects with Native American representatives should occur with regard to scope of required environmental review, the status of tribal cultural resources, the potential of a project to impact tribal cultural resources, and the identification of project alternatives and mitigation measures that may be recommended by the tribe.

Much of the County's *coastal zone*, while archaeologically sensitive, has not been well surveyed (S. Callison, pers. Comm.). Research indicates that knowledge of the distribution and location of earlier human habitation sites will add yet another dimension to our understanding of climatic and environmental cycles (Euler et al. 1979) since villages throughout the southwest were closely associated with water sources, many of which are now dry (Euler et al. 1979).

### Archaeological Resource Goal 1

To recognize archaeological sites in the County's coastal zone as important to an understanding of human history and prehistoric societies and to protect archaeological resources from disturbance by human activities.

### Policies

1. Discretionary *development* shall be reviewed to identify potential locations for sensitive archaeological resources.
2. New *development* shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent *feasible*. If there is no *feasible* alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.
3. Archaeological, historical and ethnographic interpretation of native peoples in Ventura County should be incorporated into existing interpretive programs at public recreation facilities as *feasible* and into future interpretive programs as funds become available.
4. The location of all coastal zone archaeological sites shall be kept confidential to avert disturbance or destruction of the resource.
5. Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when *development* has the potential to adversely impact archeological resources.
6. Protect and preserve archaeological resources from destruction, and avoid impacts to such resources where *feasible*.
7. The unauthorized collection of archaeological artifacts is prohibited.

### Programs

1. The County should encourage and seek grants for sea level rise monitoring projects, and during the discretionary review process for proposed *development*, evaluate and monitor shoreline areas with high rates of coastal erosion that also have a high likelihood of the presence of archaeological resources. The Planning Division will coordinate with other agencies and Native American tribal representatives for monitoring potential exposure of archeological resources due to coastal erosion and sea level rise.

## 4.1.2 Paleontological Resources

## 4.1.3 Environmentally Sensitive Habitat Areas (ESHA)

*[Staff comment: No changes are proposed to Sections 4.1.2 and 4.1.3.]*

## 4.1.4 Coastal Trail

### A. Introduction

### B. Coastal Trail Classifications

### C. Coastal Trail Maps

### D. Coastal Trail Implementation

*[Staff comment: No changes are proposed to Sections 4.1.4, Subsections A through D.]*

## E. Coastal Trail Goals and Policies

### Coastal Trail Goal 1 – Trail Alignment and Access

To provide a continuous trail route along coastal areas of Ventura County that forms a part of the statewide California Coastal Trail system and provides access to other trails, the shoreline, public recreational opportunities, and coastal points of interest.

**Policies**

1.1 The California Coastal Trail (Coastal Trail) shall be provided through unincorporated Ventura County, and shall be located as close to the ocean as feasible, preferably along the shoreline or within sight or sound of the sea.

1.2 The County's Coastal Trail includes both Multi-Modal and Single-Mode Routes, and the Multi-Modal Route (Figure 4.1-1) shall connect to Coastal Trails segments in Santa Barbara County, Los Angeles County, and the cities of Ventura, Oxnard and Port Hueneme. Additional routes may be identified that are parallel to specific segments of the Multi-Modal Route to improve access and connectivity.

1.3 The Coastal Trail maps (Figures 4.1-1 – 4.1-7) shall be used to determine the general alignment of the Coastal Trail through unincorporated Ventura County. However, the provision of additional trail routes shall not be precluded on the basis that the trail route is not shown on the Coastal Trail maps. In addition to the Coastal Trail routes shown on Figures 4.1-1 – 4.1-7, the Coastal Trail may include, but is not limited to, the following:

- Alternative alignments established through public trail easements acquired through voluntary conveyance, acquisition, conveyance to satisfy conditions of approval of a *coastal development permit*, or other means; and
- Historic use trails where prescriptive rights exist, that provide a new or alternate Coastal Trail segment, or easements that provide a link between the mapped Coastal Trail and shoreline beaches or recreation areas – such as recorded *vertical access* easements, easements established via prescriptive rights, and public access rights reserved as offers to dedicate.

1.4 Mapped Coastal Trail routes shall be located on public land or within existing or acquired easements authorizing public use.

1.5 The Coastal Trail shall provide access to the County's recreational, natural, scenic, and historic resources or sites. Wherever feasible, ensure that trail segments are accessible to all members of the public, including citizens with disabilities.

1.6 Wherever possible, provide connections between the mapped Coastal Trail (Multi-Modal and Single-Mode Routes) and other existing or planned trail systems, vertical shoreline access points, transit stops, and *coastal access* parking or trail staging areas. (See Figures 4.1-1 – 4.1-7).

1.7 Sea level rise scenarios shall be ~~considered~~ evaluated according to Section 4.1.6, Goal 1, and Policy 1.3 when establishing the alignment of, and design standards for~~,~~ any segments of the Coastal Trail located within an area with coastal hazards, except the evaluation is not required if a segment is proposed on a sandy *beach area*.

*[Staff comment: The Coastal Trail, with the exception of segments on beaches, is development that should include planning for sea level rise. The two main components used to plan for sea level rise are the scenarios and the expected life of development described in the new section, Section 4.1.6.B.]*

1.8 Additional routes may be located further from the ocean where such routes provide ocean views, offer recreational opportunities, serve specific user groups, connect to other trail networks or public lands, or allow the trail to be moved landward in response to sea level rise.

1.9 Coastal Trail routes shall avoid Environmentally Sensitive Habitats (ESHA) to the maximum extent feasible. However, routes for hikers/walkers are considered a resource dependent use and may be located in ESHA and ESHA buffer zones where sited and designed to protect ESHA against any significant disruption of habitat values.

1.10 Coastal Trail routes should provide specialized trail segments for specific user groups or an alternative trail experience and enhanced access to the County's coastal beaches, coastal upland areas, public parks, or natural and scenic features.

1.11 Coastal Trail routes shall remain free from impediments such as gates, guardhouses, and other structures that block access to or along the Coastal Trail.

1.12 Organized group events, such as a bicycle race, on segment C-3 (Naval Air Road) shall not restrict NBVC-Point Mugu gate access or otherwise impede military training and operational missions. Such events require prior authorization from the U.S. Navy.

1.13 Coastal Trail segments may be allowed within areas with current or future coastal hazards, including sea level rise, provided that such uses are consistent with all other applicable policies and provisions of the LCP. Consideration shall be provided for the maximum connectivity and continued functionality and utility of Coastal Trail segments.

1.14 Segments of the Coastal Trail shall be designed to be resilient to coastal hazards and sea level rise through integration of siting and design features that enable retrofits or relocation if they become damaged from erosion, flooding, or *inundation* and it is no longer feasible to repair or maintain them. Where feasible, any trail segment that is closed, removed, or reduced in size shall be replaced at an appropriate location to ensure public access and recreational resources are protected, maintained, and enhanced. Adaptive management measures specifying when maintenance, retrofits, and/or relocation will occur shall be required as a condition of permit approval.

1.15 When railroad rights-of-way are abandoned, the County shall evaluate the feasibility of acquiring the land for public use as public *coastal access*, transportation, bicycle, pedestrian, or equestrian paths.

*[Staff comment: This policy is based on a General Plan Climate Action Policy CTM-2.26. Additions to these "existing" General Plan policies are shown with double-*

*underline, and removals are shown in ~~strikethrough~~ to illustrate the extent of amendments to these policies, which are currently applicable to the coastal zone.]*

## Coastal Trail Goal 2 – Trail Design

*[Staff comment: No further changes are proposed to Section 4.1.4]*

## F. Coastal Trail Programs

*[Staff comment: No changes are proposed to Section 4.1.4 (F).]*

## 4.1.5 Tree Protection

*[Staff comment: No changes are proposed to Section 4.1.5.]*

## 4.1.6 Hazards, Sea Level Rise, and Climate Change

*[Staff comment: Sections A and B are new text that address sea level rise planning.]*

### A. Introduction

*[Staff comment: This introduction is new text.]*

The County's year 2018 Sea Level Rise Vulnerability Assessment ("2018 Vulnerability Assessment") revealed that Ventura County will face considerable challenges adapting to sea level rise. Residential properties, critical transportation infrastructure, as well as high-value coastal recreation areas are vulnerable to erosion, flooding, tidal *inundation*, wave events, and, as time progresses, sea level rise. Agricultural lands and *environmentally sensitive habitat areas*, such as sand dunes and estuaries, are also expected to increasingly be affected by coastal hazards and sea level rise.

Ventura County is no stranger to addressing coastal hazards. On average, floods that cause major damage within Ventura County occur every five years.[1] The "Great Flood" of 1969 washed out bridges, caused oil spills, and resulted in tragedy when the Ventura and Santa Clara Rivers jumped their banks to reach the sea. Large swells wrought by coastal storms in 1983 caused 15-foot waves combined with 6-foot-high tides to crash into beach-front residences. The El Nino climate event in 1998 damaged over $1 million of crop value near Calleguas Creek, and again in 2005 resulted in the La Conchita hillside slope failure which damaged dozens of homes and resulted in 10 deaths. In 2017 and 2018 the Thomas, Hill, and Woolsey wildfires burned through coastal areas. Global climate change is anticipated to exacerbate these natural events, melt polar ice sheets, and to fuel thermal expansion of the oceans, causing sea level rise to increase the frequency, duration, and extent of existing coastal hazards. Without any adaptation measures or actions, oceanfront residential property is potentially vulnerable to erosion and coastal flooding with less than one foot of sea level rise. Small, narrow beaches on the North and South Coasts will be constrained between rising tides and 18 miles collectively of *shoreline protective devices* and may be lost within the next few decades. Adaptation strategies will be needed to reduce hazards and conserve vulnerable beaches that support a thriving coastal recreational and tourism industry. Similarly, Environmental Sensitive Habitat Areas (ESHAs) such as the estuary at the mouth of Rincon Creek, Snowy Plover nesting habitat at Hollywood Beach, and the Ormond Beach wetlands, will experience sea level-induced higher tides, flooding, and more extreme erosion that can adversely affect coastal habitat and ecosystem functions.

Footnotes:

[1] 2015 Multi-Jurisdictional Hazard Mitigation Plan

Consistent with California Coastal Commission guidance, the County is updating the Local Coastal Program to require use of the best available science to reduce hazards and protect coastal resources. The policies in this section will support adaptation and mitigation of impacts from coastal hazards while helping to safeguard *development* from sea level rise as appropriate. Furthermore, methods for coastal hazards analysis and reporting are described in Appendix 15.

## B. Hazards, Rising Tides, and Beach Erosion

*[Staff comment: This section includes new policies and introductory text derived from the County's Sea Level Rise Adaptation Report, and it also integrates existing policies and text for hazards and beach erosion form the sub-areas Sections 4.2.4, 4.3.4, 4.3.5. 4.4.4 and 4.4.5.]*

Scientific scenarios of future coastal hazards indicate that with approximately 6 feet of sea level rise, or by approximately year 2150, Central Coast beaches will be about half of today's width. Narrow beaches and coves on the North and South Coasts will be inundated daily at high tide. These effects are likely to occur sooner when combined with coastal erosion, damaging coastal storms, and if the current rate of polar glacier melt rapidly accelerates.

### I. North Coast Sub-Area

### A. Hazards

The North Coast skirts the edge of a geologically complex and active area. Within the c*oastal zone* boundaries is a portion of the Santa Ynez Mountains, formed by thrust faulting and east-west fold. Sedimentary Miocene marine terraces reach from the mountains to the ocean, where they have been eroded to prominent sea cliffs.

Underlying the area is the Red Mountain Thrust Fault and its branches, including the Padre Juan Fault (Figure 4.2-7). There has been seismic activity in this fault zone within the past 20,000 years. Under the Alquist-Priolo Act of 1972, the California Division of Mines and Geology designated the Red Mountain Fault as a "special studies zone" (Figure 4.2-8). This means that engineering geology reports may be required for some new c*oastal zone development* within the designated area. Included within the special studies zone is a portion of the La Conchita Community, the La Conchita oil and gas processing facility, and the Rincon oil and gas processing facility. Ventura County has adopted an ordinance that implements the Act.

Short periods of low to moderate groundshaking ~~are~~ create ~~a~~ potential North Coast hazards. Low coastal terraces could be subject to liquefaction where groundwater is less than 15 feet from the surface. Tsunamis could occur along the North Coast where elevations are less than 30 feet above mean sea level. Landslides and mass earth movement pose severe hazard potential where *slopes* are greater than 25 percent (Figure 4.2-7). Construction, grading, seismicity, irrigation, septic tanks and intense rainfall all contribute to erosion and *slope* failure. Moderate to highly expansive soils interlaced throughout the area also contribute to *slope* instability. Submarine landslides occurred in nearby Goleta in 1812, when several earthquakes rattled the area. Reports of sea waves and flooding indicated that rancheria-living locals retreated inland to avoid the hazard. Earthquakes with a magnitude of approximately seven have occurred within the Santa Barbara Channel and resulted in a sudden sea level rise of about six vertical feet (CGS 2014). The Pitas Point and Lower Red Mountain Faults have generated measurable earthquakes and these faults located in and near the North Coast have the potential to generate tsunamis in the range of 13 to 23 feet (Ryan et al. 2015). Mud ~~S~~slides and flooding closed the North Coast

~~northbound~~ segments of Highway 101 during ~~the~~ winter storms ~~of~~ in 1978~~, and~~ 1980, and 2018.

Five creeks wind through the steep canyons and empty into the ocean on the North Coast. Rincon Creek is the only perennial *stream*. Madriano, Javon, Padre Juan and Line Creeks are intermittent. The flood plain of the Ventura River forms the eastern boundary of the area. The Ventura County ~~Flood Control District~~ Public Works Agency does not have any proposals for flood control projects in this portion of the *coastal zone*. Caltrans periodically replaces culverts and bridges along segments of Pacific Coast Highway and currently plans to replace the bridge that spans above the north entrance to Emma Wood State Beach. Nevertheless, the drainages present some hazards, including erosion and *slope* failure along *stream* banks, rapid *runoff* and sheet flooding, and seepage along lower coastal terraces.

Also of concern as a hazard is the fire-adapted chaparral vegetation of some steep *slopes*. Particularly during the summer droughts, many of the plants dry out and become dormant. If the dead plant material is allowed to accumulate over a number of years the stage is set for explosive wildfire ~~(Barbour and Major 1977)~~. *Emergency access* to the more mountainous areas is extremely limited. A major portion of the area around the North Coast's Rincon and Red Mountains is recognized as an "extreme" fire hazard area in the County's General Plan Hazards Appendix.

The General Plan ~~Hazards Appendix~~ provides extensive information including development policies and programs to address ~~on~~ various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents that the Planning Division and Public Works Agency consult~~ed by Planning and the Public Works Agency~~ when ~~formulating an Initial Study on~~ evaluating a proposed project ~~to determine the need for an EIR~~. ~~Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.~~

## B. Rising Tides and Beach Erosion

The constraints are many and alternatives are few as the North Coast is nestled in a narrow stretch of land between the ocean and steep bluffs. Many areas on the oceanside of Old Coast Highway will be exposed to tidal flooding with 5 feet of sea level rise. Except for Rincon Point, all 12 miles of the North Coast are presently armored with rock revetments and vertical seawalls. The beaches located between the sea and these armoring structures will be the North Coast's most vulnerable resource over the next few decades and most of the beaches will be submerged with less than 2 feet of sea level rise, eventually becoming inaccessible for recreational activities, foraging shorebirds, and spawning grunion unless adaptation measures are implemented.

Tidal *inundation* at Rincon Point has the potential to directly affect nearby residences and the sensitive habitat areas within the small estuary located at the mouth of Rincon Creek with about 16 inches of sea level rise. Hobson County Park could have one of the first *shoreline protective devices* to be overtopped by rising tides with 3.3 feet of sea level rise. With about 5 feet of sea level rise the *shoreline protective devices* at the Seacliff, Solimar, Faria, and Mussel Shoals neighborhoods could become regularly exposed to tidal flooding. The sea level rise models indicate that County-owned Faria Beach Park will not be exposed to tidal flooding as soon as Hobson Park. The overall protective utility of *shoreline protective devices* will be diminished as coastal storms increase in predicted severity and waves more frequently overtop the structures.

Individual beaches vary in their abilities to maintain beach widths over time. Over a 70-year period concluding in 2007, two types of beaches were identified on the North Coast—

that of "storage" beaches and "stable" beaches. A stable beach maintains a wide minimum beach width and a storage beach is one that exhibits extreme natural variability and at times has no measurable beach width (Griggs 2007).

The North Coast beaches are highly vulnerable to erosion and wave damage. Dredging operations in Santa Barbara Harbor alter sand transport down coast. The effects of sediment impoundment from dams, maintenance of *shoreline protective devices,* and the trucking of sediment from landslides to inland locations have resulted in an approximately 40% reduction in sand supplied to the coast (Willis and Griggs 2003, and Runyan and Griggs 2003). Without adequate replacement sand and other beach management strategies, high tides, waves, and sea level rise will continue to erode the beaches. Beachside designated "Existing Communities" are losing sandy shorelines during these times, and ~~seawalls~~ shoreline protective devices are being undermined, critically endangering residences. ~~Affected areas are:~~

Extending south from the northern County boundary, the following developed areas are vulnerable to hazards:

- Rincon Point: This existing community lies along the only North Coast beach without extensive shoreline protective devices. Seasonal fluctuations in sand often reveal a cobble berm beach. Rincon Creek flooding damaged residences in 2016. Rincon Point is classified as a stable beach with high variability in its average beach width. Seasonal beach widths can fall 50 meters below average maximum widths.
- Mussel Shoals: ~~Exhibits seasonal fluctuations in the amount of sand. A seawall had to be constructed during the 1978 winter storms. Erosion is gradual now, but may accelerate later. The California Department of Navigation and Ocean Development (DNOD) has noted the area to be "Present Use Critical," which means that existing shoreline facilities are subject to erosion from wave action (Appendix 4).~~ This small existing community includes approximately 48 residential units, a hotel, and a shuttered pier and causeway for an offshore oil well. The Rincon Island oil drilling and production facility is being decommissioned. Where the community fronts the beach, rock revetments meet coastal waters and a seasonal dry sandy beach. The angled shoreline of the community helps dissipate wave energy. (Final Report Technical Review of FEMA CCAMP for Ventura County 2017). Privately owned rock revetments have been constructed since the 1978 winter storms.
- Seacliff: ~~Homes flood during storms and high tides. Construction of the U.S. Highway 101 overpass north of the colony obstructed sand transport and beach replenishment. To retard erosion at Seacliff and Hobson County Park, Caltrans built a seawall that is now deteriorating. Current zoning allows for the construction of further beach residential units. However, unless the seawall is reviewed for structural adequacy, more flooding may occur.~~ This is another small existing community with approximately 49 residential units that are protected by a community-owned rock revetment. The southern end of the community is adjacent to Hobson County Park. The community is vulnerable to flooding during storms and high tides. Historically, construction of the U.S. Highway 101 overpass north of the community obstructed sand transport and beach replenishment. To protect Seacliff and Hobson County Park, Caltrans built a revetment in 1972 in response to increased erosion that resulted from the construction of Highway 101, and again in 1983 as part of CalTrans development plans. This revetment was modified in 2014 for maintenance and to improve public accessways. Seacliff is identified as a storage beach with beach widths reaching a maximum of 50 meters at the highest average peak width.

- Hobson ~~County~~ Beach Park: ~~Severe beach erosion prompted Caltrans to build a revetment. The intensity of wave action in the area has led to concerns about the wall's structural adequacy – it may need additional improvements.~~ Along with its northern neighbor of Seacliff, Hobson Beach Park is protected by the Caltrans-built rock revetment. The intensity of wave action in the area has resulted in periodic flooding and temporary park closures. The *shoreline protective device* may need enhancements as the sea level rises. The County's General Service Agency operates and maintains the park for camping. Seacliff and Hobson Beach Park benefit from being somewhat protected by small offshore reefs and sandbars, where waves break and then reform as smaller waves that break again on the revetment or sandy beach (Final Report Technical Review of FEMA CCAMP for Ventura County 2017).

- Faria Beach Park: Faria Beach Park has been severely damaged by storms and erosion ~~at the rate of about 1.3 feet of shoreline per year,~~ and the park has been closed several times because of storm debris (U.S. Army Corps of Engineers 1978). *Shoreline protective devices* are used to protect the recreation area. The County's General Service Agency manages the park. Faria Beach was identified as a wet beach with sand, cobble, and rock with an offshore reef apparent in aerial imagery. The beach is backed by a combination of non-continuous revetments and seawalls protecting the park and homes located south of the park (Final Report Technical Review of FEMA CCAMP for Ventura County 2017). ~~The Department of Navigation and Ocean Development has also classified this area as "Present Use Critical". At the current rate of erosion, protective structures will be needed to preserve the recreation area. The County's Property Administration Agency is in the process of initiating these improvements.~~

- Faria Beach Colony: Erosion and flooding at high tide are continuing problems for the Faria Beach Colony existing community. Shoreline protective devices, mostly ~~S~~seawalls, are being undermined. ~~The Department of Navigation and Ocean Development sees this area as "Future Use Critical".~~ Each beach-front lot is protected by a shoreline protective device, and this has resulted in various designs and existing configurations. This community is affected by large waves that have led to increased flooding, historically reaching up to 20 feet at maximum height during El Nino events.

- Solimar Beach Colony: Erosion at the Solimar Beach Colony is weakening the existing ~~seawalls~~ shoreline protective device, in this case a rock revetment. ~~If homes are to be protected, then improvements will have to be made. This area is "Present Use Critical".~~

- Old Coast Highway—Rincon Parkway: ~~Waves top the revetment and create intermittent hazards for motorists.~~ The County General Services Agency maintains the Rincon Parkway in partnership with Caltrans. The highway runs approximately 8.5 miles along this stretch of coast between Emma Wood State Beach and Hobson Beach Park, and includes RV camping and day use parking with coastal access. Waves top the revetments and create intermittent hazards for motorists. The sandy beach area fluctuates seasonally and can be inaccessible during high tides. Between 2003 and 2007, a survey conducted by the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) found significant erosion in the vicinity of the Rincon Parkway (USGS Beacon Final Report 2009).

- Emma Wood State Beach: ~~The beach is eroding 0.6 feet annually, and recent winter storms have caused extensive damage and led to closure. The Department of Navigation and Ocean Development recognizes a portion of the park as "Future Use Critical" and another segment as "Present Use Critical".~~ Winter storms have caused

extensive damage and led to temporary closures at Emma Wood State Beach. For example, in 2010 and 2014 the northern entry access road was subject to large waves that eroded the slope and removed support for the roadway which undermined and damaged the road surface. Since then, segments of the shoreline protective device have been repaired and the overpass bridge is being replaced. Emma Wood State Beach is identified as a storage beach with maximum beach widths periodically falling meters below the highest average peak width.

## II. Central Coast Sub-Area

### A. Hazards

The Central Coast c*oastal zone* is part of the Oxnard Plain, an alluvial fan created by the disposition of the sediments from the Ventura River to the north, the Santa Clara River and Calleguas Creek to the south.

The Oak Ridge Fault System extends beneath the Central Coast's unincorporated lands. The Oak Ridge Fault is a steep reverse, or thrust, fault with a trace that extends westward along the Santa Susana Mountains, and toward the ocean on the southern side of the Santa Clara River.

The Fault System probably contains many branching faults and is believed to be associated with one or more faults of similar trend present in the Santa Barbara Channel west of the Oxnard Plain. The System is over 50 miles long on the mainland and may extend for an equal or greater distance offshore. It is considered active.

The McGrath Fault branches off the Oak Ridge Fault zone to extend westward into the ocean near the McGrath lands south of the Santa Clara River.

*The coastal zone* area of the Oxnard Plain may be particularly prone to liquefaction. A special study completed after the February 21, 1978, Point Mugu earthquake indicates that the areas south of the Ventura River, generally between Gonzales Road and Oxnard Shores, have a moderate to low liquefaction potential, while the Preble and Olivas communities, the Santa Clara River area, and Channel Islands Harbor, extending southward to Arnold Road, have a moderate to high liquefaction potential. Liquefaction-induced ground failure has historically been a major cause of earthquake damage in southern California. During the 1971 San Fernando and 1994 Northridge earthquakes, significant damage to roads, utility pipelines, buildings, and other structures in the Los Angeles area was caused by liquefaction-induced ground displacement (2002 USGS).

The Central Coast is the most heavily populated area of the Ventura County *coastal zone*. Several large industries and utilities are located there, including the now or nearly shuttered Southern California Edison Company's Mandalay and Ormond Beach power plants, Oxnard and San Buenaventura wastewater treatment plants, ~~and three~~ two harbors, and a port; however, none of these facilities are in the unincorporated *coastal zone* that is regulated by this plan. Nonetheless, ~~L~~liquefaction from severe ground shaking could cause major damage and disruption of services in the unincorporated coastal zone.

~~According to the County General P'an's Hazards Appendix, the area in the Central Coast C*coastal Z*zone has a subsidence rate of between 0.01 and 0.05 feet per year. A single point located at Hueneme Road and Highway 1 has dropped about one and a half 1.5 feet in twenty-one 21 years. Records up until 1968 show a dozen bench marks that have settled a foot in a fifteen to twenty-year period.~~ Subsidence occurs in the Santa Clara-Calleguas basin due to a combination of tectonic movement, hydrocarbon extraction, and groundwater pumping (California Department of Water Resources 2014).

The Santa Clara River is a flood hazard to some human activities in the Central Coast. Major floods occurred along the Santa Clara River in 1938, 1943, 1958, 1965, 1969, 1978

and 1980. Floods could inundate the Olivas Golf Course, portions of the City of Ventura Sanitation Plant, McGrath State Beach, Harbor Boulevard, and a major portion of the McGrath agricultural lands.

The Coastal Act specifies~~d~~ that new *development* is to be located away from hazardous areas. New flood control projects shall be limited to those necessary to protect existing *development* or for public safety (Section 30236). Flood plain management, rather than structural solutions alone in this sub-area may be required.

Existing *uses* in the *coastal zone* portion of the Santa Clara River conform to the "Open Space" designation of the County's General Plan and this Coastal Area Plan. No *structures* are located on the coastal portion of the flood plain, with the exception of the City of San Buenaventura Sanitation Plant facilities, and recreational *structures* at McGrath State Beach. The California Department of Parks and Recreation General Development Plan for McGrath State Beach recommends relocating the State Beach *structures* to avoid flood impacts.

Maintenance of *agriculture* and open space (parks, recreation and *habitat* preservation) would promote proper flood plain management, and would further reduce potential flood damage to structural *development*.

~~The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of projects.~~

~~In addition to the environmental hazards on the Central Coast there is another unique hazard associated with *development* adjacent to certain areas of the Point Mugu Naval Air Station. Bunkers are located at certain areas on the base where magazines *store* explosive materials. Depending on the quantity of material, the Navy has computed a hazardous distance (QD radius) around the magazine where no *development* should take place. In addition, the runways contain "overrun areas" where no *development* should take place. Figure 4.3-7 depicts this area, found within the Ventura County Game Preserve property.~~

**B. Rising Tides and Beach Erosion**

Compared to the North and South Coasts, the unincorporated coastal areas in the Central Coast are projected to be the more extensively affected by tidal *inundation*, including the Hollywood Beach and Silver Strand communities that are immediately adjacent to the ocean. These two communities boast the widest beaches on the unincorporated coast, approaching 1,000 feet in width near the dunes at Hollywood Beach, yet this is an area that is vulnerable to tidal flooding with only 8 inches of sea level rise, and the flooding associated with that amount of sea level rise may reach about 10 shoreline homes along Ocean Drive. There are no stormwater pumps and annual nuisance storm flooding occurs on Ocean Drive. The rising tides, especially when combined with coastal storms, would impact breeding habitat for birds such as the Western snowy plover and California least tern, which select wide sandy beaches to nest. Other species of plants and animals found in sand dunes, such as the red sand verbena, beach evening primrose, and the globose dune beetle, will also be impacted by the reduction of foredune habitat. Focused adaptation planning that considers the needs of visitors, residents, as well as natural resources is a particular challenge for this small geographical area.

With about 5 feet of sea level rise, tidal flooding from the Channel Islands Harbor begins to spill into the residential and commercial areas of Hollywood Beach and Silver Strand. At

Hollywood Beach, sea level rise models show extensive tidal flooding at the end of the peninsula, Ocean Drive, Sunset Lane, connector streets, the elementary school, and some residential *development* located along those roads. At Silver Strand rising tides will breach the shores of Hobie and Kiddie Beaches in the Channel Islands Harbor and begin to inundate residential areas as well as Port Hueneme. Unlike Hollywood Beach, Silver Strand has some stormwater pumps to assist with drainage. However, the County's storm water system does not address the Silver Strand tsunami evacuation route at Hobie Beach where significant flooding (e.g., up to 8 inches of sea level rise during a 1% annual chance storm) could occur. This is where improvements may be needed the most and multi-jurisdictional coordination will be required.

~~Unincorporated areas of the Central Coast with beaches include Hollywood Beach and Silver Strand. According to the Department of Navigation and Ocean Development (1979), erosion at Hollywood Beach is significantly minimized by the jetty at the north entrance of Channel Islands Harbor (Appendix 5).~~ Erosion at Silver Strand is ~~also~~ slight. While the middle section of the beach is subject to erosion during periods of high tides and wave action, homes on the shoreline ~~are~~ have been protected from damage by the wide beach, bulldozed sand dikes, and deposition of harbor dredge sediment.

Beach sections that become eroded are stabilized with sand replenishment by the Army Corps of Engineers as requested by ~~the~~ Ventura County ~~Flood Control District~~ as funds are available.

## III. South Coast Sub-Area

### A. Hazards

The severe and rugged terrain of the Santa Monica Mountains present considerable hazards and constraints to new *development*. A 50-year and 100-year flood hazard area is located along the Calleguas Creek flood plain. Severe *slopes* not only have the potential for instability and erosion, but may also serve as constraints to the proper functioning of water and septic systems. An additional concern in this area is *access*, especially *emergency access* in case of fire or other disasters.

The most important earthquake faults in the Santa Monica Mountains portion of the *coastal zone* are the Bailey Fault near Calleguas Creek, and the Sycamore Canyon, Boney Mountain, and Malibu Coastal Faults in the mountainous areas (Figure 4.4-5). Historic records indicate that only six earthquakes larger than 4.0 magnitude on the Richter Scale have originated within 15 miles of the South Coast area since 1934. All were less than 5.3 magnitude and four of the epicenters were located off the coast.

The Bailey Fault marks the boundary between the western Santa Monica Mountains and the Oxnard Plain. It extends from Mugu Lagoon northerly to an intersection with the Camarillo Fault near Calleguas Creek and U.S. Highway 101. The existence of the fault is verified by water well data. The fault is designated as potentially active until more information becomes available for evaluation.

The Sycamore Canyon and Boney Mountain faults are the most prominent of the series of north-east trending breaks extending from Point Mugu to Thousand Oaks. These faults are designated as potentially active until more information is available.

The Malibu Coastal~~Fault~~, the Santa Monica, and Raymond Hill Faults are thought to be a series of major north-dipping thrust faults that extend along the coast, onshore and offshore for many miles. Faults within this system are considered active. As much as 50 miles of left slip has occurred since Eocene times, about 50 million years ago (Norris and

Webb 1976). The 1973 Point Mugu earthquake is believed to have originated on the Malibu Coastal Fault.

The South Coast immediately along the coast shows high potential for liquefaction in the area of Calleguas Creek and Mugu Lagoon.

- **Landslides and Slope Stability** – In general, the Santa Monica Mountains contain highly expansive soils. The soils, together with the steep topography, tend to increase the frequency of *slope* failure and erosion. According to the Ventura County Public Works Agency, grading, increased irrigation or septic *runoff*, and seismic activity may also trigger *slope* movement or erosion.
- **Flood Hazards –** Calleguas Creek is a major flood corridor in the South Coast. It flows along the northern *slopes* of the Santa Monica Mountains to the Mugu Lagoon. Severe flooding has occurred along the *coastal zone* portion of this corridor, resulting in damage to adjacent agricultural crops, transportation facilities, and the military base. Except for Naval Base Ventura County, the lower reaches of the creek are generally undeveloped. The Ventura County Public Works Agency does maintain a system of channels and levees and maintains flood control.

~~There are also a number of creek corridors within the Santa Monica Mountains (e.g., Big Sycamore, Little Sycamore, Deer Creek, etc.) that could pose extreme flood and erosion hazards to Pacific Coast Highway and new *development*.~~

- **Fire –** Fire is significant natural hazard in the Santa Monica Mountains. ~~The Ventura County Hazards Appendix classifies the entire Santa Monica Mountains area as "extreme" for fire hazard~~. Cal Fire classifies the Santa Monica Mountains as a very high fire hazard severity zone. While many of the *slopes* contain safe coastal vegetation, the fire-adapted chaparral of drier *slopes* along with steepness, lack of moisture and rainfall conditions, and severe *emergency access* constraints, can combine to create a dangerous situation, such as the Woolsey Fire that started in the Santa Susana Mountains near Simi Valley and burned to the sea and closed Pacific Coast Highway in 2018. This event destroyed over 1,600 structures, and burned over 96,000 acres of land. Periodic burns are considered a natural event in chaparral communities, and fires should be anticipated as a regular occurrence; however, climate change will increase the intensity and frequency of fires. Secondary impacts of fires in this area include mudflows, landslides, and erosion due to loss of ground cover.

The Santa Monica Mountains are currently designated "Open Space" (one *dwelling unit* per 10 acres minimum) and "Recreation" (state park lands). In some areas of the Santa Monica Mountains, however, 40-100 acre minimum *lot* sizes are justified based on water availability, *access*, *slope*, geologic and fire hazards. For these reasons, it is necessary to maintain the Santa Monica Mountains as "Open Space," and also to investigate the application of 40-100 acre sub-zones where *access* to County-maintained roads is inadequate, and where severe *slopes* increase the potential for geological instability.

The General Plan~~'s Hazards Appendix~~ (e.g., Chapter 7, Hazards and Safety Element) includes a number of land use policies, as well as County programs, to address natural hazards including (but not limited to) wildfires, coastal flooding and flood hazards, and debris flows. The General Plan policies and programs account for flood, wildfire, and sea level rise events that are predicted to be more frequent and severe due to climate change in order to adapt to climate change impacts and increase the County's resilience. ~~provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to~~

~~determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.~~

## B. Rising Tides and Beach Erosion

The lagoons and estuaries at Ormond Beach and Point Mugu, as well as the inland agriculture in these areas, are the most extensive unincorporated areas vulnerable to tidal *inundation*. Predicting habitat changes within the lagoons and estuary ecosystems in response to sea level rise is difficult and depends upon several variables. While the *wetlands* at Point Mugu are in the unincorporated area, they remain under federal jurisdiction and are managed by the U.S. Navy. The extent of exposure will depend upon strategies undertaken by the City of Oxnard, the U.S. Navy, and the Ventura County Game Preserve Association to manage flooding of the estuaries and *wetlands*, as Ormond Beach is part of the interconnected network of tidally influenced ponds, channels, and canals in these areas. Additionally, over 1,000 acres of agriculture in this area could be vulnerable when sea level rises by 5 feet.

The beaches in small coves along the South Coast are equally as vulnerable as the North Coast, with about 16 inches of sea level rise causing significant exposure at Thornhill-Broome Beach, Sycamore Cove, and Yerba-Buena Beach. These beaches are projected to be completely tidally inundated with about 5 feet of sea level rise. As with the North Coast, tidal *inundation* is expected to adversely affect public access and recreational opportunities, as well as sensitive habitats used by foraging shorebirds and historic spawning beaches of the California grunion.

Near the Ventura-Los Angeles County line, coastal homes north of Yerba Buena Beach within the Solromar Existing Community have foundations and septic systems that are located on the seaward side of the property, making them more exposed to tidal *inundation*. *New development* on these lots requires special review to ensure that it does not experience substantial wave and erosion damage, nor require new *shoreline protective devices*.

*Beach erosion* on the South Coast is most severe during the winter and in certain locations like ~~occurs at~~ Point Mugu State ~~p~~Park along Sycamore Beach and the ~~B~~beaches in the Solromar ~~"~~Existing Community~~"~~ area (e.g., Yerba Buena Beach). At the County line, approximately 24 acres of State Parks-owned property on coastal bluffs, with *coastal access* and public parking at Staircase Beach, are expected to experience more erosion with as little as 8 inches of sea level rise. Furthermore, Caltrans District 7 and 2024 Ocean Protection Counsel Guidance estimate that between 2080 and 2100 portions of the coastline adjacent to State Route 1 could experience up to approximately two-feet of sea level rise that could undercut the highway with rising tides and large storms (e.g., Sycamore Bridge). To address these hazards, Caltrans has begun planning for prioritization of capital improvement projects that will address the most severe vulnerabilities to critical infrastructure, using risk-based design strategies (Caltrans 2007 and 2018).

~~Major erosion occurs during the winter months. The U.S. Army Corps of Engineers indicates a 1.9 foot per year erosion rate for Sycamore Beach, and a 0.9 foot per year erosion rate for Solromar Beach. The problem is severe in these areas.~~

~~Construction of new residential units on existing legal *lots* within the "Existing Community" area may require special review to ensure that new *development* does not bring about substantial wave and erosion damage, nor require new *shoreline* protection *structures*.~~

**Hazards, Sea Level Rise, and Climate Change Goal 1 - Reduce Risks**

Reduce risks to life and property from hazards while increasing community, infrastructure, and ecosystem resilience to climate change, sea level rise, and other naturally occurring and human-induced hazards.

*[Staff comment: This goal is new text, derived from the County's Sea Level Rise Adaptation Report, that also combines existing text from Hazards Goal 1 that is currently in the North and South Coast sub-area sections of the Coastal Area Plan.]*

**Development Policies**

1.1 The County shall strive to minimize the risk from the damaging effects of coastal wave hazards and beach erosion and reduce the ~~rate of~~ impacts ~~associated~~ that cause ~~with~~ beach erosion, ~~when feasible~~.

*[Staff comment: Policy 1.1 is General Plan Policy COS 2.1. Given that this policy addresses coastal hazards, it is being added to this Coastal Land Use Plan. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~]*

1.2 New *development* and development that qualifies as *substantial redevelopment* (see Policy 1.9) shall be sited and designed to meet the following requirements over the expected life of the development and factoring in the effects of climate change, including sea level rise: (1) minimize risks to life and property in areas of high geologic, flood, erosion, sea level rise, groundwater *inundation*, and fire hazards; (2) assure stability and structural integrity of development and, except for coastal-dependent development, do so without reliance on *shoreline protective devices* that substantially alter natural landforms or otherwise harm coastal resources in a manner inconsistent with LCP policies or Coastal Act public access policies; and (3) neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

*[Staff comment: This policy was edited to clarify that it applies to new development that qualifies as substantial redevelopment, as well as consolidated from North Coast Section 4.2.4.A-2. Central Coast Section 4.3.4-3, and South Coast Section 4.4.4-2.]*

1.3 Continue to use the best available science on coastal hazards and sea level rise, including the best available scientific data for the Santa Barbara Tide Gauge, to review new *development* and development that qualifies as *substantial redevelopment* located in hazardous coastal areas and for sea level rise adaptation strategy development. Best available scientific information at the time of review shall be reflective of the most current available State guidance on sea level rise, including any updated guidance as published and adopted by the Ocean Protection Council or Coastal Commission.

1.4 When new *development* and development that qualifies as *substantial redevelopment* is proposed in Coastal Hazards Screening Area A (see Appendix 15), coastal hazards shall be identified according to the sea level rise scenarios for the duration of the expected life of the *development* and based on the level of risk associated with the development type, as shown in Table 1 below. A Coastal Hazards Analysis Report that analyzes the applicable sea level rise scenario at the project site shall be prepared consistent with Policies 1.5 and 1.6 to disclose potential impacts that could result from the new *development* and *development* that qualifies

as *substantial redevelopment.* Future LCP updates to account for evolving best available science may be necessary.

**Table 1 - Expected Life and Sea Level Rise Scenarios for Coastal Development, Identified by Proposed Use**

| Proposed Use | Expected Life (Years) | Sea Level Rise Scenario |
|---|---|---|
| Natural Surface Trails/ /Coastal Trail/Easily Removable Development | 5 | Intermediate |
| Public Restrooms and Ancillary Structures | 20 | Intermediate |
| Industrial Uses | 100 | Intermediate-High |
| Wetlands/Riparian Habitats | 20 | Low |
| Roads/Parking Lots Sidewalks | 40 | Intermediate-High |
| Infrastructure/Utilities that are not initiated by Public Works | Between 50-100 years with Planning Director Discretion | Intermediate-High |
| Wireless Communication Facilities (freestanding) | 20 | Intermediate-High |
| Residential/Commercial | 75 | Intermediate-High |
| Manufactured Homes | 40 | Intermediate-High |
| Public Works Initiated Projects other than Roads/Parking Lots/ Sidewalks. Includes, but is not limited to, Bridges, Levees, and Stream Alterations (Channels, Dams) | As determined by the Public Works Director in coordination with Planning Director; minimum of 75 years | Intermediate-High or as determined by the Public Works Director in coordination with Planning Director (see Policy 1.41 below) |
| Other Use | Planning Director Discretion or as specified in a neighborhood/corridor scale plan | Planning Director Discretion or as specified in a neighborhood/corridor scale plan |

*[Staff comment: This policy and accompanying table define the expected life of development and which sea level rise scenario to use for siting and designing new development and development that qualifies as substantial redevelopment.]*

1.5 For new *development* and development that qualifies as *substantial redevelopment* (see Policy 1.9), the County shall require the preparation of a Coastal Hazards Analysis Report by a licensed and qualified professional at the applicant's expense if the site is located in Coastal Hazards Screening Area A, as depicted in Appendix 15 to the CZO (hereinafter referred to as "Appendix 15"). Coastal Hazards Analysis Reports may not be required at the discretion of the Planning Director for *minor development*, such as minor at-grade, easily removable development associated with passive public recreational uses (e.g., signs, benches, or trails), other development that can be easily removed without the use of mechanized equipment,

and habitat restoration/enhancement projects. The Planning Director may also require a Coastal Hazards Analysis Report for projects outside Coastal Hazard Screening Areas that may be subject to coastal hazards including beach or coastal bluff erosion, coastal bluff slope failure, groundwater *inundation*, and/or wave impacts.

a. The report shall be prepared consistent with Table 1 above and the Coastal Hazards Analysis Report requirements in Appendix 15. The analysis shall: (1) identify and describe hazards affecting the proposed project pursuant to Policies 1.3 and 1.4, above; (2) recommend potential adaptation measures; and (3) set forth substantial evidence that the site, with design features and adaptation measures, is suitable for the proposed development and that the development will minimize impacts to coastal resources and risks to life and property. The report will remain valid and active for development application and environmental review purposes for a period of 2.5 years from the date of application completeness.

b. In consultation with the Director of the Public Works Agency, the Planning Director has the discretion to waive the requirement for a Coastal Hazards Analysis Report if the applicant can demonstrate that the project site is located in an area that is subject to a neighborhood-scale, or, in the case of transportation infrastructure, a corridor-scale, Coastal Hazards Analysis Report that: 1) includes the subject project site; 2) contains all of the data, analysis, and recommendations required in Appendix 15 in sufficient detail to contain substantial site-specific evidence that the site, with design features and adaptation measures, is suitable for the proposed development and that the development will adequately minimize impacts to coastal resources and risks to life and property; and 3) was completed or updated within five years of the subject application being deemed complete.

A neighborhood-scale Coastal Hazards Analysis Report shall include an evaluation of neighborhood-scale adaptation strategies that are not under control of the applicant, but that can be used by the applicant to demonstrate the site will not be subject to coastal flooding, beach or coastal bluff erosion, coastal bluff slope failure, and/or wave impacts or will appropriately minimize potential impacts for the expected life of the development factoring in the effects of the sea level rise scenarios in Policies 1.3 and 1.4 (Table 1), and existing or planned neighborhood-scale adaptation strategies.

1.6 For new *development* and *development* that qualifies as *substantial redevelopment* (see Policy 1.9), the County shall require a stillwater flood analysis report by a licensed professional at the applicant's expense if the site is located in the Coastal Hazards Screening Area B, defined in Appendix 15 in the CZO. The report shall be prepared consistent with Table 1 in Policy 1.4 above and the Coastal Hazards Analysis Report requirements in Appendix 15. Coastal Hazards Analysis Reports may not be required at the discretion of the Planning Director for *minor development*, such as minor, at-grade, easily removable development associated with passive public recreational uses (e.g., signs, benches, or trails), other development that can be easily removed without the use of mechanized equipment, and habitat restoration/enhancement projects. The Planning Director may also require a Coastal Hazards Analysis Report for projects outside Coastal Hazard Screening Areas that may be subject to coastal hazards including beach or coastal bluff erosion, coastal bluff slope failure, groundwater *inundation*, and/or wave impacts.

1.7 If it is infeasible for new *development* and *development* that qualifies as *substantial redevelopment* in Coastal Hazards Screening Area A, as defined in Appendix 15 in the CZO, to be sited to avoid coastal hazards, including flooding and erosion hazards, the *development* shall be sited and designed to minimize risks from coastal hazards over the expected life of the *development,* factoring in the effects of the sea level rise scenarios in Policy 1.4, Table 1. Siting and design techniques may include but are not limited to: elevating the finished floor (e.g., above the estimated combined 100-year storm flood elevation considering sea level rise and wave uprush scenario); locating only non-habitable space below the flood hazard elevation; elevating and storing hazardous materials out of the flood hazard area; elevating mechanical and utility installations; exclusion of basements; setting *accessory structures* as far back as possible; use of flood vents and anchoring structures where appropriate. However, elevation should be limited to ensure consistency with visual resource protection policies, and to ensure that access to infrastructure (utilities, including water, sewer, and roads) can continue over the expected life of the *development*.

1.8 When a *principal* structure or accessory dwelling unit qualifies as new *development* or *substantial redevelopment* (see Policy 1.9) that is proposed to be located in a Coastal Hazards Screening Area defined in Appendix 15 in the CZO or in an area designated as Zone V1-V30, VE, or V according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, it shall either be sited to avoid coastal hazards or designed with sufficient elevation that the lowest horizontal structural member is 1 foot above the calculated design flood elevation that is projected for the expected life of the *development* factoring in the effects of the sea level rise scenarios in Policy 1.4, Table 1.

1.9 The term "*substantial redevelopment*" means a proposed *development* project located in Coastal Hazards Screening Area A or B consisting of: (1) additions to any existing *structure*; (2) interior and/or exterior renovations to roofs, framing, walls (or vertical supports when there are no walls), and foundations; (3) demolition or replacement of an existing *structure*, or portions thereof, in which the project as a whole meets one or more of the thresholds in subsections a through e below, and/or (4) *development* of a *principal structure* on a vacant *lot*. For the purposes of this policy, "existing structure" means a *principal structure*, including but not limited to a main *dwelling* and any internal *accessory dwelling*, that was a *legally established structure* and that has not subsequently undergone *substantial redevelopment.* (Also see subsection f, subsection g, and Policy 1.10.)

a. Replacement (including demolition, renovation, reinforcement, or other type of alteration): (1) of 50 percent or more of any major structural component, including floor, walls, roof structure or foundation, as calculated by linear feet, surface area, or volume; or (2) involving a 50 percent increase in gross floor area, taking into account previous replacement work undertaken on or after [*insert certification date of LCP amendments*].

b. Replacement (including demolition, renovation, reinforcement, or other type of alteration) of less than 50 percent of a major structural component where the proposed replacement would result in cumulative alterations exceeding 50 percent or more of that major structural component, taking into account previous replacement work undertaken on or after [*insert certification date of LCP amendments*].

c. An addition or alteration that would cumulatively result in 50 percent or greater gross floor area, taking into account previous additions undertaken on or after [*insert certification date of LCP amendments*].

d. An alteration of an existing structure where the market value cost of proposed work equals or exceeds 50 percent of the appraised market value of the existing structure before the start of construction, based on a construction estimate by a licensed contractor and an appraisal conducted by a licensed real estate appraiser and submitted with the *development* application.

e. In areas where FEMA Flood Insurance Rate Maps designate Zones V1-V30, VE, or V, the FEMA methods to measure substantial improvement shall be used to determine if alteration of an existing structure exceeds the 50 percent threshold of *substantial redevelopment,* if the calculation results are greater than any of the resulting calculations determined pursuant to any of the subsections (a) through (d) above. If application of said FEMA methods to measure substantial improvement results in 50 percent greater substantial improvement, the proposed *development* shall be considered "*substantial redevelopment*" under this policy regardless of the requirement of subsections (a) through (d) above.

f. For *Public Works* facilities in Coastal Hazards Screening Area A or B, the above thresholds and calculations, subsection (b) above, shall apply to discrete projects such as pump stations and bridge replacements, but when there are ambiguities as to the extent of a facility replacement, such as road repaving or levee repairs, the Planning Director in consultation with the Public Works Agency Director shall determine how to measure cumulative alterations exceeding 50 percent or more of that major structural component, taking into account previous replacement work undertaken on or after [*insert certification date of LCP amendments*].

g. Development that is subject to a general exemption and/or exclusion set forth in Section in 8174-6.3 of the Coastal Zoning Ordinance does not qualify as and is not subject to the LCP policies and other requirements that apply to, "*substantial redevelopment*" and this Policy 1.9.

1.10 As part of the *coastal development permitting* process the entire existing structure proposed for *substantial redevelopment* (see Policy 1.9) must be brought into conformance with all LCP policies and standards as if it were an entirely new *development*.

1.11 New *development* and *development* that qualifies as *substantial redevelopment* (see Policy 1.9) in the Coastal Hazards Screening Areas shall be sited and designed to ensure that, for the expected life of the *development* factoring in the effects of the sea level rise scenarios in Policy 1.4, Table 1, it will: (1) not require protection from a *shoreline protective device*, (2) be consistent with all applicable LCP resource protection policies and the public access and recreation policies of the Coastal Act, and (3) be structurally safe from coastal hazards including erosion or scour, flooding, and wave run-up. These criteria shall apply even if new *development* or *substantial redevelopment* is protected by a legally permitted *shoreline protective device*, in which case the *development* shall be designed and sited in a manner to ensure geologic stability and protection from hazards without reliance on a *shoreline protective device*.

1.12 Proposed *shoreline protective devices* shall be permitted in conformance with the LCP and Coastal Act Sections 30235 and 30253. *Shoreline protective devices* or other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, when designed to eliminate or mitigate adverse impacts on local shoreline sand supply, and when no less environmentally damaging alternative is feasible. New, enlarged, or extended *shoreline protective devices* shall not be permitted unless alternatives that are required to be analyzed

by policy 1.17 are determined to be infeasible or to be more environmentally damaging. For the purposes of this policy, "existing structure" means a legally permitted *principal structure*, including but not limited to a main *dwelling* and any internal *accessory dwelling*, that qualifies as "existing" within the meaning of Section 30235 and that has not subsequently undergone *substantial redevelopment* (see Policy 1.9). *Shoreline protective devices* shall not be allowed for the sole purpose of protecting accessory structures or landscape features (e.g., garages, carports, storage sheds, decks, patios, walkways, landscaping).

*[Staff comment: This policy was moved as well as consolidated from North Coast Section 4.2.4.B-1, Central Coast Section 4.3.5.1, and South Coast Section 4.4.2. This policy was revised to be consistent with Coastal Act Sections 30235 and 30253 and describes conditions under which legally established shoreline protective devices would be allowed.]*

1.13 As a condition of approval of a *coastal development permit* authorizing the demolition or *substantial redevelopment* (see Policy 1.9) of an existing residential, commercial, or industrial *principal structure* that is protected by an existing, legally permitted *shoreline protective device*, the permittee shall thereafter be prohibited from enlargement or extension of the *shoreline protective device* but may seek authorization to repair and maintain the device if it is part of a community-wide *shoreline protective device* required to protect existing development entitled to shoreline armoring in a designated Existing Community, and removal is not feasible. Where the *shoreline protective device* is located on the project site, this condition of approval shall require the permittee to remove the *shoreline protective device* when it is no longer necessary. Where the *shoreline protective device* is located on a property owned by another entity (e.g., homeowner's association), the permittee shall coordinate with that entity and abide by a neighborhood scale plan that is developed by that entity to remove the *shoreline protective device* when it is no longer necessary.

*[Staff comment: Even though a principal structure that undergoes substantial redevelopment will be resilient to sea level rise without reliance on the shoreline protective device (see Coastal Area Plan Policy 1.11), removal of the shoreline protective device would not be necessary. This is in order to avoid creating gaps in the existing armor for "existing communities" because gaps in the armor will impact nearby neighboring development that has not yet been designed to be resilient to sea level rise.]*

1.14 *Shoreline protective devices*, when permitted in accordance with Policy 1.12 above, shall be sited and designed to avoid or eliminate adverse impacts on *beach area* and local shoreline sediment supply, coastal resources, and unauthorized encroachment onto public trust lands. When such siting or design is infeasible, adverse impacts to lateral beach access, biological, water quality, visual, and other *coastal resources* and coastal processes shall be minimized and mitigated consistent with the policies of the LCP and Coastal Act. Mitigation measures may include, but are not limited to, providing equivalent new public access or recreational facilities or undertaking restoration of nearby *beach area* habitat. If such measures are not feasible to eliminate or substantially reduce a significant impact, payment of proportional in-lieu fees may also be used to mitigate impacts in the permit area if such fees are available through an adopted program or if there is a permitted off-site public access improvement or habitat restoration project (as applicable) that can serve as equivalent impact mitigation and the proportional in-lieu fee is determined by the County based on relevant circumstances including, but not

limited to, area of impacts, necessary mitigation ratios, and costs of mitigation. The applicant will be required to identify mitigation measures in the Coastal Hazards Analysis Report consistent with the requirements in Policies 1.3 and 1.4, as well as Appendix 15.

*[Staff comment: This policy includes updates to an existing policy that was moved as well as consolidated from North Coast Section 4.2.4.B-5, Central Coast Section 4.3.5-5, and South Coast Section 4.4.5-6.]*

1.15 New development and *substantial redevelopment* on a *beach* or shoreline area, including *shoreline protective devices* and major modifications to existing devices, shall not be sited on or encroach on public trust lands unless as part of the *coastal development permit* application, the applicant demonstrates that they own adequate legal title to the underlying property or there is an effective lease with the California State Lands Commission or other legal authorization to use said public trust lands. (Also see Policies 1.16 and 1.21 below.)

1.16 As a part of any *coastal development permit* application submittal for new *development* or *substantial redevelopment* on a *beach area* or shoreline area, including for *shoreline protective devices*, the applicant shall submit a *Mean High Tide Line* (MHTL) survey prepared by a licensed professional land surveyor of the subject lot(s) based on data collected within 12 months of the date the permit application is submitted. The survey shall be conducted at the applicant's expense and in consultation with the California State Lands Commission staff. Prior to submitting this survey to the County, it must be approved as compliant with California State Lands Commission survey standards.

1.17 *Coastal development permit* applications for a *shoreline protective device* shall include a Coastal Hazards Analysis Report and staff report for the *coastal development permit* that evaluates the feasibility of the following alternatives (also see Coastal Hazards Analysis Report requirements in Appendix 15): (1) non-structural solutions to shoreline erosion (e.g., beach replenishment, hazard *setbacks*, relocation of *development* to alternative sites), (2) non-structural multi-lot scale—rather than single lot scale—solutions to shoreline hazards (e.g., dune restoration and/or living shoreline designs), and (3) hybrid solutions that combine structural and non-structural solutions to shoreline erosion (e.g., sand dunes or cobble berms combined with dune restoration).

1.18 The following apply to all *legally established structures* that are *shoreline protective devices*:

a. A *shoreline protective device* that is deemed to be a public nuisance because of health or safety conditions or because it unlawfully obstructs public access (e.g., a portion has broken off and is blocking a beach or public access point), as determined by the Building Official, shall be repaired or removed with a *coastal development permit* to abate the nuisance.

b. Extension or enlargement of a *shoreline protective device* shall not be approved concurrently with approval of *substantial redevelopment* (see Policy 1.9).

1.19 Repair and maintenance of an existing, *legally established structure* that is a *shoreline protective device* that is not exempt from the *coastal development permit* requirement may be permitted consistent with Policy 1.20 only if the project is required to serve coastal dependent uses or protect public beaches in danger from erosion, or to protect existing development entitled to shoreline armoring in a designated Existing Community, and removal is not *feasible*.

1.20 Repair and maintenance of any existing, *legally established structure* that is a *shoreline protective device*, to the extent permitted, shall: (1) not enlarge or extend the *shoreline protective device* or allow for the permitted footprint to move further seaward, (2) protect public trust resources (see Policy 1.15), and (3) include measures to mitigate all coastal resource impacts including to *beach areas* and public access.

1.21 Applicants proposing new *development* or *substantial redevelopment* that could be entirely or partially located on *tidelands*, public trust lands, or other land within the original jurisdiction of the California Coastal Commission shall be referred to the Coastal Commission for processing. A consolidated *coastal development permit* may be processed pursuant to Section 30601.3 of the Public Resources Code.

1.22 Geotechnical design features including but not limited to shoreline slope stabilization measures, caissons, deep foundations and slope stabilization devices that modify landforms or impact natural shoreline processes shall only be permitted for the parcel's *principal structure* and any internal accessory dwelling, as well as the septic system that serves the *principal structure* and any internal accessory dwelling, when there is no feasible siting or design alternative that would allow these two types of *development* on the parcel without such features. The geotechnical design features listed above shall not be permitted to the extent needed to protect any other *accessory structure*. When permitted, such design features shall meet all of the following criteria:

a. The design features are necessary to minimize the risk of a geologic or coastal hazard(s) (also see Policy 1.29 below).

b. The development is the least environmentally damaging alternative and all other project alternatives, except those involving *shoreline protective devices* (see Policy 1.17 above), that would avoid the use of the geotechnical design feature(s) have been determined to be infeasible.

c. The *development* is set back from the hazard to the maximum extent feasible.

d. Any proposed *development* will meet the minimum slope stability factor of safety.

e. The *development* does not create or contribute to a public nuisance as defined by Civil Code section 3480.

f. The development minimizes landform alteration and is visually compatible with the surrounding natural environment to the maximum extent feasible.

g. The *development* will not significantly interfere with public access or other public trust uses.

h. All coastal resource impacts are mitigated to the extent feasible.

1.23 A *coastal development permit* and *building* permit ~~will~~ shall be required for any discretionary authorization of construction or non-exempt repair, ~~and~~ or maintenance of *shoreline protective devices* ~~*structures*~~, ~~such as seawalls, jetties, revetment, groins, breakwaters and related arrangements~~.

*[Staff comment: There are changes proposed to this existing policy to include repairs and update the terminology. It was moved as well as consolidated from North Coast Section 4.2.4.B-3, Central Coast Section 4.3.5-3, and South Coast Section 4.4.5-4.]*

1.24 New *development* and *substantial redevelopment* (see Policy 1.9) on shoreline blufftops shall be sited a sufficient distance from the bluff edge to remain safe from

coastal erosion without the need for a *shoreline protective device* over the expected life of the *development*, factoring in the effects of the sea level rise scenarios in Policy 1.4, Table 1, as determined by the information contained within the Coastal Hazards Report. Minor, at-grade, easily removable development associated with passive public recreational uses (e.g., signs, benches, or trails) may be located within the coastal bluff edge setback. No development shall be permitted on a bluff face, except for public access improvements and *public works* facilities.

1.25 ~~All n~~New *development* ~~and~~ including *substantial redevelopment* ~~will~~ (see Policy 1.9), shall be evaluated for its impacts to, and from, geologic hazards (e.g., seismic safety, landslides, expansive soils, subsidence, bluff erosion, and bluff slope failure), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.

*[Staff comment: There are changes proposed to this existing policy. This policy was moved as well as consolidated from North Coast Section 4.2.4.A-3, Central Coast Section 4.3.4-4, and South Coast Section 4.4.4-3.]*

1.26 The County may require the preparation of a geotechnical report at the applicant's expense. Such report shall include *feasible* mitigation measures and design features which will be used in the proposed *development*. This report may be included in addition to a Coastal Hazards Analysis Report if the *development* is located in a Coastal Hazards Screening Area A or B (see Appendix 15). Geotechnical reports shall be signed, dated, and stamped with a seal from a professional geologist.

*[Staff comment: There are changes proposed to this existing policy. This policy was moved as well as consolidated from North Coast Section 4.2.4.A-4, Central Coast Section 4.3.4-5, and South Coast Section 4.4.4-4.]*

1.27 The County's ~~Building and Safety Department~~ Planning Division ~~will~~ shall ~~routinely~~ refer all permits and Coastal Hazards Analysis Reports and other technical documents that support *coastal development permit* applications for *shoreline protective devices* ~~such as~~ (e.g., seawalls, revetments, groins, retaining walls, and berms), pipelines, and outfalls, to the Public Works Agency to be evaluated ~~not only~~ for structural soundness~~, but~~ and potential environmental impacts within the Agency's purview. This includes a survey of potential environmental ~~soundness as well whenever necessary~~ impacts,~~. This includes a survey of potential environmental impacts,~~ including (but not limited to) the project's effects on adjacent ~~and downstream~~ upcoast and downcoast *shoreline protective devices,* ~~*structures*~~ *coastal resources,* net *littoral drift*, and ~~downcoast~~ *beach area* profiles.

*[Staff comment: There are changes proposed to update this existing policy for new terminology and a reference to Coastal Hazards Reports. This policy was moved as well as consolidated from North Coast Section 4.2.4.B-4, Central Coast Section 4.3.5-4, and South Coast Section 4.4.5-5.]*

1.28 ~~*Structures* for human habitation (regularly, habitually, or primarily occupied by humans)~~ *Dwellings,* and other *structures* intended for human habitation shall be set back a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.

*[Staff comment: There are minor changes proposed to this existing policy to include the defined term "dwellings", but it was moved as well as consolidated from North Coast Section 4.2.4-5, Central Coast 4.3.4-6, and South Coast Section 4.4.4-5.]*

1.29 New *development* and *substantial redevelopment* (see Policy 1.9) that is sited on a bluff or sandy *beach area* shall be designed (e.g., foundation designs) for future

relocation and/or structure removal. Such relocation and/or removal measures shall be described in the project description and may be phased over time.

1.30 Non habitable *accessory structures,* uncovered porches and decks which are constructed in Coastal Hazards Screening Area A (see Appendix 15) shall at a minimum employ structurally independent design without the use of a caisson foundation from the *principal structure* when located at-*grade* or below the calculated design flood elevation for the *principal structure*. In Screening Area A non-habitable *accessory structures* such as decks, stairs, spas, and sheds, shall be structurally disconnected from the *principal structure* and designed to: (1) be removed voluntarily or upon lawful order or directive if imminently threatened or damaged beyond repair by coastal hazards (e.g., erosion, bluff failure, or wave hazards), and (2) break apart during hazardous conditions if timely removal is not completed.

1.31 The owner of private *development*, all or a portion of which, due to natural forces, falls onto a beach or other shoreline area, into the ocean, or is impacted by slope failure from a bluff, is responsible for lawful recovery, removal, and disposal of the debris associated with the *development*.

1.32 All emergency *development* in hazardous coastal areas, including *shoreline protective devices,* slope stabilization devices, and materials such as tarps and sandbags used for protection during emergency conditions, are considered temporary *development*. Emergency *development* must: be easily removable; address the emergency using the minimum number of improvements and measures necessary; and be conducted in the least environmentally damaging manner. Emergency *development* shall be removed and/or permitted pursuant to the Ventura County CZO (Section 8181-3.7).

1.33 Land divisions, including lot line adjustments, in Coastal Hazards Screening Area A and B shall only be permitted if the *development* of each resulting parcel can comply with all applicable hazard policies and standards of the LCP, will not require new shoreline protective devices or enlargement or expansion to existing shoreline protective devices, and will not adversely impact *coastal resources* or public access. A lot line adjustment may also be approved between existing legally created parcels where development on the adjusted parcels can more closely conform to LCP hazard policies and provisions than development on the existing parcels. The County shall use the "intermediate-high" sea level rise scenario for the amount of sea level rise projected to occur 100 years from the date a coastal development permit application for a land division is deemed complete to analyze potential hazards to the parcels that are proposed to be created. This policy does not apply to resulting parcels that are proposed to be created for the sole purpose of *habitat* conservation or providing public access.

1.34 Hazards potentially affecting residential, industrial, or commercial *development* in hazardous coastal areas shall be disclosed with respect to projected sea level rise and any hazards identified in County hazards maps and Coastal Hazards Analysis Reports, as follows:

a. The County shall condition discretionary permits for residential, industrial, and commercial *substantial redevelopment* (see Policy 1.9) in Coastal Hazards Screening Area A and B to record a notice with the Ventura County Recorder to appear in the chain of title for all project parcels disclosing that the project is located within a Coastal Hazards Screening Area, and to disclose all known geologic hazards and coastal hazards (including hazards associated with projected sea level rise, groundwater *inundation*, coastal bluff retreat, coastal

flooding, and shoreline erosion). The contents of the notice shall include, but may not be limited to, that the permittee agrees to the following 1) assumes the risks of injury and damage from such hazards in connection with the permitted development; 2) unconditionally waives any claim of damage or liability against the County of Ventura, and Coastal Commission, if the permit is appealed, its officers, agents, and employees for injury or damage from such hazards; 3) indemnifies and holds harmless the County of Ventura and Coastal Commission, if the permit is appealed, its officers, agents, and employees with respect to approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; 4) acknowledges that sea level rise could render it infeasible to provide services to the permitted development (e.g., roadways, utilities, sewage or water systems), thereby constraining allowed uses of the site or rendering it uninhabitable; 5) acknowledges that the boundary between public land (tidelands) and private land may shift with rising seas so that structure(s) may eventually be located on public trust lands, and State policies regarding development on public trust lands may be amended by the State; and 6) acknowledges that the structure(s) and development may become uninhabitable and required to be removed or relocated and the site restored if it becomes unsafe or if removal is required pursuant to Policy 1.31 above. The most-recent Coastal Hazards Analysis Report conducted for the subject property shall also be recorded. If applicable, the condition shall also include information about whether the *principal structure* and any attached *accessory dwellings* have cumulatively exceeded the threshold for *substantial redevelopment* (see Policy 1.9), and in such cases the condition shall disclose that there are limitations to the extension or enlargement of the associated *shoreline protective device*.

b. The County shall require disclosure statements related to any future sale of property subject to coastal hazards within Coastal Hazards Screening Areas A and B. Such disclosures shall notify future property owners that the property is located within a Coastal Hazards Screening Area and may be impacted by flooding and other hazards.

1.35 Where full adherence to all LCP policies and *development* standards regarding coastal hazards and sea level rise would effectuate an unconstitutional taking of private property without just compensation, , the County shall allow the minimum economic or productive use of the property as necessary to avoid such an unconstitutional taking of private property without just compensation. An applicant who requests approval of discretionary *development* on this basis must provide, as part of its *coastal development permit* application, substantial evidence sufficient to support its request and to make the additional findings required pursuant to Policy 1.36 (below). If *development* is allowed pursuant to this policy, it must be consistent with all applicable LCP policies and *development* standards to the maximum extent feasible. This policy is not intended to increase or decrease the rights of any property owner under the U.S. or California Constitution.

1.36 Additional findings are required to approve a *coastal development permit* to avoid an unconstitutional taking of private property pursuant to Policy 1.35. A *coastal development permit* that allows a deviation from a policy or standard of the LCP in order to avoid an unconstitutional taking of private property in a Coastal Hazards Screening Area may be approved or conditionally approved only if the County makes the following findings:

a. Based on detailed economic, ownership, and land use information provided by the applicant, as well as any other relevant evidence, application of the t LCP policies and *development* standards would effectuate an unconstitutional taking of private property without just compensation;

b. The use and project design, siting, and size are the minimum necessary to avoid an unconstitutional taking of property without just compensation;

c. The project is the least environmentally damaging feasible alternative and is consistent with all provisions of the certified LCP other than the provision(s) for which the deviation is requested; and

d. The *development* will not constitute a public nuisance or violate other background principles of property law such as the public trust doctrine.

1.37 New *development,* including *substantial redevelopment* (see Policy 1.9), shall be sited and designed so as not to ~~cause or contribute to flood hazards~~ increase exposure of public facilities to sea level rise, nor lead to the expenditure of public funds for stormwater management ~~for flood control works~~.

*[Staff comment: There are changes proposed to this existing policy. This policy was moved as well as consolidated from North Coast Section 4.2.4.A-6, Central Coast Section 4.3.4-7, and South Coast Section 4.4.4-6.]*

1.38 The North Coast portion of the Santa Ynez Mountains and the South Coast portion of the Santa Monica Mountains requires special attention, and the following formula and minimum *lot* sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:

a. The following *slope/density formula* will be used to compute the *average slope* of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

where:

| | | |
|---|---|---|
| S | = | *average slope* (%) |
| I | = | contour interval (ft.) |
| L | = | total length of all contour lines (ft.) |
| A | = | total area of the *lot* (sq. ft.) |

b. Once the *average slope* has been computed, the following table will be used to determine a minimum *lot* size for newly proposed *lots*:

| | | |
|---|---|---|
| 0% - 15% | = | 10 acres |
| 15.1% - 20% | = | 20 acres |
| 20.1% - 25% | = | 30 acres |
| 25.1% - 35% | = | 40 acres |
| 35.1% & above | = | 100 acres |

*[Staff comment: There are minor changes proposed to this existing policy to require the analysis for development in both the North Coast and South Coast areas. This policy was moved as well as consolidated from North Coast Section 4.2.4.A-7 and South Coast Section 4.4.4-7.]*

1.39 A landscaping plan for fire and erosion control ~~will~~ shall be submitted for any new *development* located in *high fire hazard areas*. As many native plants as *feasible*

should be used. Information on kinds and sources of these plants are available through the County. Fuel modification and brush clearance techniques shall minimize impacts to native vegetation, protect ESHA, and minimize erosion, runoff, and sedimentation, to the maximum extent *feasible*. (See the goals, policies, and programs of Chapter 4.1.3.)

*[Staff comment: The existing policy from which this one is derived, was located in North Coast Section 4.2.4.A-8 and South Coast Section 4.4.4-8.]*

~~The majority of the Santa Monica Mountains are designated "Open Space" or "Recreation" in this Coastal Area Plan. This is consistent with the County General Plan, the Santa Monica Mountains Comprehensive Plan (1979) and the U.S. National Park Services National Recreation area designations.~~

*[Staff comment: This information is dated and unnecessary and therefore proposed for deletion. It is an existing policy in South Coast Section 4.4.4-9.]*

1.40 The flood plain of the Santa Clara River will be limited to open space ~~of~~ and agricultural *uses* to minimize flood hazard risk.

*[Staff comment: The existing policy from which this one is derived, was located in Central Coast Section 4.3.4-2.]*

1.41 Where full adherence to all LCP policies and *development* standards regarding coastal hazards and sea level rise would render infeasible *public works,* an *ESHA Mitigation Plan, or* public coastal dependent *recreational area* projects, *coastal development permit* applications for discretionary *development* on this basis must include substantial evidence sufficient to support the request and to make the additional findings required pursuant to Policy 1.42 (below). A public entity must be the applicant for such a project, or the *development* must either be undertaken with public funding and/or be required to implement a public entity-approved *coastal development permit* mitigation measure or condition of approval. If *development* is allowed pursuant to this policy, it must be consistent with all other applicable LCP policies and *development* standards besides those coastal hazards and sea level rise policies for which deviations are requested; as to those policies, the *development* must be consistent with them to the maximum extent feasible.

1.42 A *coastal development permit* authorizing *public works,* an *ESHA Mitigation Plan,* or public coastal dependent *recreational area* projects pursuant to Policy 1.41 may only be approved or conditionally approved upon the making of the following findings supported by substantial evidence in the record:

a. Application of the LCP policies or *development* standards for which deviation is requested would:

   1. Render the project economically infeasible, including due to limitations in funding sources acquired through competitive grants, or

   2. Prevent or unduly restrict the project's provision of public coastal *recreational areas* or *ESHA* mitigation, or

   3. Prevent or unduly restrict the project's protection of public health/safety or provision of essential public services for legally permitted development; and

b. The project is the least environmentally damaging feasible alternative and is consistent with all provisions of the certified LCP other than the provision(s) for which the deviation is requested; and

c. The subject *coastal development permit* includes phased adaptation strategies that are applicable when sea level rise amounts combined with a 100-year storm will adversely affect the project.

*[Staff comment: The two new policies above would allow habitat restoration, public access/trails, and Public Works projects to be designed for lower SLR scenarios when it is infeasible to design for higher sea level rise forecasts.]*

**Long-Range Policies**

1.43 New County-initiated infrastructure projects (e.g., bridges and levees) that are located in hazardous coastal areas and will provide 100 years or more of service, shall be planned with the potential to be modified to accommodate projected sea level rise consistent with the sea level rise scenarios in Policy 1.4, Table 1.

*[Staff comment: This policy is based on a General Plan Climate Action Policy HAZ 3.2.]*

1.44 Projects in hazardous coastal areas that are identified in County Capital Improvement Plans (CIP) shall be designed taking into account that current infrastructure service levels will be detrimentally affected by sea level rise and coastal storm hazards if adaptation efforts are not undertaken. County agencies shall plan for the effects of sea level rise and future adaptation in new or expanded public works facilities consistent with the expected life of *development* and the sea level rise scenarios in Policy 1.4, Table 1 during long-range planning.

1.45 The County shall review its plans for constructing new essential public facilities ~~such as a hospital,~~ (e.g., fire stations ~~health care facility,~~ emergency shelters, emergency command centers, and or emergency communications facilities)~~,~~ so that these facilities are located outside of ~~at risk~~ coastal hazards areas whenever feasible. If such a location is infeasible, then the County shall require the use of construction methods and design features to minimize potential damage to these facilities from *coastal hazards*.

*[Staff comment: This policy is based on a General Plan Climate Action Policy PFS-1.3. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

1.46 The County shall support efforts of agencies and organizations that provide ~~effective~~ education and outreach to Designated Disadvantaged Communities on the benefits of the coastline, coastal ecosystems, and potential impacts to the coastline due to the effects of climate change, including increasing temperatures, wildfires, flooding, sea level rise, groundwater *inundation*, poor air quality, extreme weather events, and other public health effects.

*[Staff comment: This policy is based on a General Plan policy and it is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~. This policy is based on a General Plan Climate Action Policy HAZ-11.4]*

1.47 The County shall ~~conduct, and~~ periodically update ~~Climate Change Impacts Monitoring reports~~ the Sea Level Rise Vulnerability Assessment to map locations of *wireless communication facilities* ~~communication~~, energy production and delivery facilities, County-owned assets ~~public service~~, transportation facilities, and public-serving infrastructure that are vulnerable to rising sea levels and coastal flooding. Increases in hazards as a result climate change may necessitate more frequent updates than required in Program 4.2

*[Staff comment: This policy is based on a General Plan Climate Action Policy PFS-C. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

1.48 Based on findings from the ~~Climate Change Impacts Monitoring reports~~ Sea Level Rise Vulnerability Assessment, in cases where existing County facilities are found to be vulnerable to sea-level rise or coastal flooding, the County shall ~~identify~~ seek funding ~~and~~ to create an action plan to protect, accommodate, or manage the retreat of County facilities to areas ~~of higher elevation or~~ with reduced ~~flood~~ exposure to hazards. For facilities operated by other public and private entities, the County shall ~~work~~ encourage ~~with~~ these entities to create an action plan to protect, accommodate, or manage the retreat of their facilities to areas ~~of higher elevation or reduced flood~~ with reduced exposure to hazards

*[Staff comment: This policy is based on General Plan Climate Action Policy PFS-D. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

1.49 The County shall promote equitable civic engagement and social inclusion for Designated Disadvantaged Communities in public decision-making regarding LCP amendments for sea level rise and coastal hazards, consistent with General Plan Land Use Policies 18.2 (Input on Proposed Planning Activities) and 18.5 (Participation in Climate Change Planning).

*[Staff comment: This policy will implement General Plan Land Use and Community Character Policies 18.2 and 18.5.]*

## Hazards, Sea Level Rise, and Climate Change Goal 2 - Natural Adaptation

To conserve and protect agricultural lands, public beaches, dunes, estuaries, and other sensitive coastal *habitats* from harm and degradation, the County shall implement adaptation policies, programs, and standards to increase resiliency from hazards and the effects of sea level rise.

*[Staff comment: This section includes new policies, revision to one existing policy, and some General Plan climate action policies that were edited for applicability to the coastal zone. Additions to these "existing" policies are shown with double-underline, and removals are shown in strikethrough.]*

### Policies

2.1 The best available science (see Policies 1.2 through 1.4) shall be used to inform asset management and land use permitting decisions by County and public agencies to protect *coastal resources* including vulnerable species and their *habitats*, public access, and recreational uses.

2.2 The County shall encourage evaluations of activities that trap or add sand through beach nourishment, dune restoration, and other adaptation strategies to enhance or create beaches in areas susceptible to sea level rise and coastal flooding.

*[Staff comment: Policy 2.2 is General Plan Policy COS 2.2. Given that this Policy addresses coastal resiliency adaptation strategies, it is being added to this Coastal Land Use Plan.]*

2.3 To maintain and improve the function of existing sand dune and *wetland* ecosystems, the County shall encourage the protection, restoration, enhancement,

and acquisition of dune and *wetland habitats* in suitable locations. Allowing for the inland migration of such habitats is encouraged.

2.4 When *development* is proposed, and if feasible, coordinated adaptation measures that mimic natural landforms and support *habitat* should be used where contiguous properties are vulnerable to similar coastal hazards.

2.5 Strategies for "soft" shoreline protection (e.g., beach nourishment, sand dune restoration, vegetated dune enhancement, dredged sediment management, construction of seasonal sand berms to protect shorelines from erosion) shall be prioritized over *shoreline protective devices* where feasible.

2.6 When discretionary *development*, maintenance, or other activities affect sediment on sand dunes, on beaches, on bluffs, in creeks, and/or in river systems, the sediment should be managed, when feasible, to remain in and feed into the Santa Barbara Littoral Cell or portions of the Zuma Littoral Cell located within Ventura County.

2.7 During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches with severe erosional losses, consistent with environmental restraints on the deposition of dredge spoils. Dredged materials suitable for beach nourishment ~~are encouraged to~~ should be deposited at appropriate locations on beaches or nearshore at times that ensure the materials will replenish local beaches. If feasible, beach nourishment activities should be integrated into existing beach nourishment and/or management programs (e.g., BEACON beach nourishment programs).

*[Staff comment: The policy from which this policy is derived was located in Central Coast Section 4.3.5-7. Deletions to the policy are shown in strikeout and additions are shown in double underline.]*

2.8 The placement of sediments at appropriate points along the shoreline may be permitted for the purpose of beach replenishment if the source material proposed for deposition contains the physical (e.g., grain size and type), chemical, color, particle shape, debris, and other compatibility characteristics that are appropriate for beach replenishment. All beach nourishment projects shall be designed to: minimize adverse impacts to beach, intertidal, and offshore resources; incorporate appropriate mitigation measures; and consider the method, location, and timing of placement.

2.9 To increase resiliency to sea level rise and provide beneficial uses, the sand dunes designated as *Environmentally Sensitive Habitat Area* (ESHA) or areas that include special status species of plants and animals, and are located outside of the US Army Corps dredging area at Hollywood Beach, shall be maintained and enhanced as funding permits to protect *coastal access*, recreational uses, and sensitive *coastal resources*.

2.10 During and after the decommissioning of the Rincon Island oil drilling and production facility on the North Coast, the County supports planning for sea level rise adaptation on the subject property (e.g., implementing a sea level rise adaptation project).

2.11 The County shall engage the agricultural sector to encourage practices that enhance carbon sequestration, and to understand the tolerance of current crop mixes to withstand the impacts of climate change and sea level rise, including increased temperatures, exposure to ocean tides, saltwater intrusion, disease, and pests, and explore options to diversify crops.

*[Staff comment: This policy is based on a General Plan Climate Action Policy AG-6.2. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

2.12 The County shall encourage landowners to participate in voluntary programs that reduce soil erosion, coastal erosion ~~and increase~~, and protect and maintain soil productivity that could be vulnerable to sea level rise and/or other coastal hazards. ~~To this end, the County shall promote coordination between the Natural Resources Conservation Service, Ventura County Resource Conservation District, University of California Cooperative Extension, and other similar agencies and organizations.~~

*[Staff comment: This policy is based on a General Plan Climate Action Policy COS-5.3. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

2.13 The County encourages ~~coordinate with~~ regional stakeholders to assess vulnerabilities from the effects of, and enhance coordinated ~~the~~ resiliency to, sea level rise ~~on~~ for estuaries, *wetlands*, and groundwater basins. This assessment should consider factors that influence the conditions of an estuary or *wetland*, including sea level rise, rainfall, surface heat budget, wind, and ocean acidification.

*[Staff comment: This policy is based on a General Plan Climate Action Policy HAZ-I. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

2.14 The County shall ~~place a high~~ priority~~ize~~ ~~on~~ preserving designated Open Space ~~lands~~ in the coastal zone for recreation, *habitat* protection and inland migration, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit.

*[Staff comment: This policy is based on a General Plan Climate Action Policy COS-9.3. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

2.15 The County should work with the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON), The Port of Hueneme, Ventura Port District, Channel Islands Harbor, cities, and Naval Base Ventura County to identify issues and establish common goals and objectives regarding sediment management, as well as to identify resources to meet defined goals.

2.16 The County shall continue to plan for the preservation, conservation, efficient use of, enjoyment of, and access to coastal resources, as appropriate, within Ventura County for present and future generations.

2.17 The County shall work with federal, state, and local jurisdictions, agencies, and organizations to assess the vulnerability of public coastal access points and recreation areas and evaluate ways to ensure that these areas are provided for present and future generations.

2.18 The County encourages community programs that are designed to improve the quality of coastal fisheries and marine resources.

2.19 The County supports efforts by other agencies and organizations to maintain and enhance estuarine systems in order to protect and enhance coastal fisheries and other marine resources.

*[Staff comment: Policies 2.15, 2.16, 2.17, 2.18, and 2.19 are derived from General Plan Policies COS 2.3, 2.6, 2.7, 2.8 and 2.9 (respectively), with minor edits to COS 2.6, 2.8 and 2.9.]*

## C. Climate Change

Climate change is a global problem caused by the cumulative warming effects of greenhouse gas emissions. Sea level rise, floods, and catastrophic wildfires are exacerbated by the effects of climate change. The County of Ventura is planning for greenhouse gas emissions reductions to help offset or avoid the most catastrophic effects of climate change, but global-scale emissions reductions are needed to efficiently reverse warming trends and reduce impacts. This section of the Coastal Area Plan includes some integrated greenhouse gas reduction strategies that are specific to the unincorporated *coastal zone*. The Coastal Trail chapter in Section 4.1.4 also includes multi-modal policies that support alternative modes of transportation and would reduce vehicle miles traveled.

### Hazards, Sea Level Rise, and Climate Change Goal 3 – Reduce Greenhouse Gas Emissions

Reduce greenhouse gas emissions from land uses and *development* in the c*oastal zone*.

3.1 ~~The County shall encourage d~~Discretionary *development* on commercial- and industrial-designated land ~~to~~ shall incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices where feasible.

*[Staff comment: This policy is based on a General Plan Climate Action Policy LU-11.4. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

3.2 When feasible as part of new roadway planning and design ~~as part of~~ for discretionary *development*, the County should include the use of permeable paving and other passive drainage features such as bio-swales to prevent flooding, particularly in ~~urban areas~~ Hollywood Beach and Silver Strand Existing Communities and Special Flood Hazard Areas vulnerable to sea level rise.

*[Staff comment: This policy is based on a General Plan Climate Action Policy CTM-6.3. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

3.3 The County ~~shall~~ encourages *development* and street systems that support the on-road use of properly licensed Neighborhood Electric Vehicles ~~(NEV)~~ at Hollywood Beach and Silver Strand Existing Communities where appropriate.

*[Staff comment: This policy is based on a General Plan Climate Action Policy CTM-6.6. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

3.4 The County ~~shall~~ supports the installation of electric vehicle charging stations, where feasible, at County facilities, *coastal access* points and parking lots, ~~park-and-ride lots, truck stops~~ and in new County *development*.

*[Staff comment: This policy is based on a General Plan Climate Action Policy CTM-6.5. It is edited for applicability to the coastal zone. Additions to these "existing" General*

*Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

3.5 The County encourages the integration of features that support the generation, transmission, efficient use, and storage of renewable energy sources in discretionary *development*.

*[Staff comment: This policy is based on a General Plan Climate Action Policy COS-8.8.]*

3.6 The County shall work with utility companies and CalTrans to modernize and upgrade transmission (e.g., relocate underground) lines, water lines, gas lines, and associated equipment to reduce the risk of flood, groundwater inundation, coastal erosion, and fire in areas ~~with~~ of high wildfire hazard and coastal hazards risk.

*[Staff comment: This policy is based on a General Plan Climate Action Policy PFS-7.2. It is edited for applicability to the coastal zone. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~*

3.7 The County shall work with transit agencies to provide more connections to the coastal areas, particularly in areas near Oxnard.

## D. Hazards, Sea Level Rise, and Climate Change Programs

*[Staff comment: This section is all new proposed text.]*

The following programs identify actions that are required to implement sea level rise and coastal hazards goals and polices. The timing for all programs is dependent upon available staff resources and funding.

4.1 The County shall reduce the risk from the damaging effects of coastal wave hazards and beach erosion through the review coastal development permits and long-term planning projects that include, if funding is available, LCP updates and neighborhood scale plans.

4.2 Every 10 years at a minimum, or sooner if feasible as new science and/or state guidance becomes available, the County shall update its Vulnerability Assessment, adaptation plans, and LCP (including the Coastal Hazards Screening Area Maps in Appendix 15) as necessary to incorporate new sea level rise science, monitoring results, and information on coastal conditions.

4.3 During any updates to the Vulnerability Assessment, or as part of public outreach for an LCP amendment focused on coastal hazards or climate change, ~~T~~the County shall support efforts of agencies and organizations that provide ~~effective~~ education and outreach to Designated Disadvantaged Communities on the benefits of coastal systems and potential impacts to the coastline due to climate change, ~~effects of climate change,~~ including increasing temperatures, wildfires, flooding, groundwater inundation, sea level rise, poor air quality, extreme weather events, disease prevention, and other public health effects.

*[Staff comment: This program is based on a General Plan Climate Action Policy HAZ 11.4. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

4.4 The County Office of Emergency Services should coordinate across County departments, as well as among State and Federal Agencies, to align the Local Hazard

Mitigation Plan with the LCP to prepare proactive adaptation efforts in conjunction with emergency response planning for coastal hazards.

4.5 The County Executive Office should update the Board of Supervisors at least once every five years on the rate of sea level rise from the most up-to-date available data sources. The County Executive Office, Sustainability Division, in partnership with the Planning Division, should seek funding to conduct these updates and include monitoring of the elevation and rate of sea level rise, as well as provide informed recommendations on adaptation opportunities, sea level rise hazards thresholds, and whether the LCP should be updated.

4.6 Within 10 years the County should apply for grants or other funding to explore the feasibility of developing an in-lieu fee program and implementing ordinance to mitigate impacts from new *development* on or adjacent to *beach* *areas* and shorelines. The in-lieu fees must be used in the *coastal* *zone* to mitigate for the loss of sand, *habitat*, and public access. Creation of the in-lieu fee shall consider the full value of the beach—including with respect to impacts on shoreline sand supply, sandy beaches, public recreational access, public views, natural landforms, beach ecology, and water quality.

4.7 Within five years the County should apply for grants and seek other funding to work with landowners whose properties are projected to be exposed to sea level rise, as follows:

a. The County should work with landowners to develop Neighborhood-Scale Adaptation Plans. Such plans would evaluate local coastal hazards according to State guidance and the LCP Coastal Hazards Analysis Report requirements in Appendix 15. Such plans would include identification and prioritization of actionable adaptation strategies and implementation timelines that will improve coastal hazards resilience for subareas or Existing Communities of the Ventura County coastline which share characteristics that include more than one contiguous property and at least one associated coastal dependent or public use. Examples could include the following:

   i. The *development* of a beach management plan for Hollywood Beach and Silver Strand that balances *coastal access*, recreational uses, and the health and protection of sensitive *coastal resources*, and
   ii. Identification of the appropriate design flood elevations for new development that qualifies as *substantial* *redevelopment* (see Policy 1.9) in Coastal Hazards Screening Area B, so that site-specific stillwater design flood elevations do not need to be determined on a case-by-case basis, and
   iii. An evaluation of an Existing Community on the North Coast that has a neighborhood scale *shoreline* *protective* *device* to identify adaptation strategies (including potential phased approaches) that will appropriately balance continued protection of development and public access/recreation and other *coastal* *resources*.

b. The County should work with applicable agencies (e.g., Caltrans, California Department of Parks and Recreation, California Coastal Commission, and the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON)), to coordinate and develop Adaptation Plans and implementing measures for particularly vulnerable areas with coastal dependent and public uses. One example could be to plan for adaptation and possible relocation of low-cost visitor serving facilities (e.g., campgrounds).

c. The County should work with the Coastal Commission staff and landowners to consider and clarify permit-exempt (or otherwise eased/streamlined) regulatory pathways for qualifying maintenance and repairs on neighborhood-scale *shoreline protective devices*; and develop neighborhood scale adaptation plans and/or other strategies to protect both public coastal access and private development.

d. The County will provide advisory information to landowners with *shoreline protective devices* that if they do not have sufficiently detailed site plans for the permitted design of the devices for the County to accurately measure qualified maintenance and repairs, landowners should obtain an updated survey and site plan stamped by a California Licensed professional (also see CZO Section 8175-5.12.3).

4.8 Before year 2030 the County should seek state and federal funding for programs that voluntarily reduce *development* intensity in vulnerable coastal areas that could provide public benefits in coordination with willing landowners. For example, funding could be used to purchase coastal property that is leased until hazards are imminent, or to develop a transfer of *development* rights program to reduce *development* potential in hazardous coastal areas, or to acquire easements, including rolling easements with ambulatory boundaries that evolve in response to coastal hazards.

4.9 The County Executive Office, Sustainability Division, should periodically coordinate a Sea Level Rise Interagency Working Group for the purpose of monitoring County assets likely to be impacted by sea level rise (e.g., facilities that provide coastal access or facilitate coastal-dependent recreation), prioritizing adaptation strategies, identifying sea level rise thresholds when assets are impacted, and providing recommendations to the Board of Supervisors for the most vulnerable at-risk properties and facilities.

4.10 The County shall work with ~~the~~ Naval Base Ventura County ~~(NBVC)~~, neighboring counties and cities, the Port of Hueneme ~~Oxnard Harbor District (OHD)~~, California Department of Conservation, and the Department of Defense ~~(DOD)~~ to develop a Climate Change Impact Assessment that addresses issues related to climate change and military installations, including sea level rise, wildfires, and stormwater *runoff* intensities. This assessment shall be used to inform potential LCP amendments.

*[Staff comment: This program is based on a General Plan Climate Action Policy HAZ-F. Additions to these "existing" General Plan policies are shown with double-underline, and removals are shown in ~~strikethrough~~.]*

4.11 The County shall consult and coordinate with the Caltrans and Union Pacific Railroad regarding near-, mid-, and long-term adaptation options for the railroad, Highway 101, Pacific Coast Highway, and related critical infrastructure to protect public access to the coast and coastal resources, and to minimize current and future threats from sea level rise and coastal hazards on regional railway lines, highways, as well as beaches and other coastal resources that are located within or adjacent to the rights-of-way and/or development. Areas that will become regularly inundated by the ocean or are at risk of periodic *inundation* from storm surge and sea level rise should be identified. Both structural and non-structural adaptation measures, including managed retreat and nature-based solutions should be considered. In consultation with Coastal Commission staff, Caltrans, and the Union Pacific Railroad, the County should identify locations for mitigation projects to improve public access and shoreline habitats in the event that structural solutions are required to protect critical infrastructure.

4.12 The County Planning Division, Public Works Agency, and Harbor Department should coordinate with the City of Oxnard, the US Department of Defense, and Caltrans to

seek funding and improve the southern terminus of South Victoria Avenue at Hobie Beach. Roadway, waterfront, and stormwater drainage improvements and enhancements should be evaluated in order to increase resilience from sea level rise and coastal flooding.

## 4.1.7 Visual Resources

## 4.1.8 Water Efficient Landscaping

*[Staff comment: No changes are proposed to Sections 4.1.7 and 4.1.8]*

# 4.2 THE NORTH COAST

## 4.2.1 North Coast Subarea Policies

*[Staff comment: No changes are proposed to Section 4.2.1.]*

## 4.2.2 Recreation and Access

### A. Recreation

*[Staff comment: No changes are proposed to Section 4.2.2 A.]*

### B. Access

The narrowness of the North Coast shoreline, its vulnerability to coastal processes, plus consideration of private rights, constrain public access opportunities in the area. People make their way to the beach primarily through Hobson and Faria County Parks, Emma Wood State Beach, the state-managed parking lot and accessway at Rincon Point, and the Rincon Parkway. Pedestrian undercrossings for Highway 101 are located at La Conchita and at Punta Gorda.

Public shoreline access is available on the North Coast. Figure 4.2-5 is an inventory of access. Again, over 70 percent of the shoreline (8.6 miles) is now accessible via state or County-owned land. Additionally, good *vertical access* (within 1/2 mile) exists to the shoreline in front of all residential areas. These residential areas have very tight boundaries and cannot be expanded without an amendment to this Plan.

Improved accessways are located at Rincon, La Conchita, Punta Gorda, Solimar, and Emma Wood beaches. Unimproved access points exist throughout the North Coast. Over the years, public access has improved at County parks and along Old Pacific Coast Highway due to the installation of ladders, stairways and ramps. Funding sources for these improvements include grants from the Coastal Conservancy Accessway Program. As other necessary improvements to existing accessways are identified, the County will seek funding to complete those improvements.

### Access Goals

1. To maximize public access to coastal recreational areas in the North Coast sub-area consistent with private property rights, natural resources protection ~~and processes~~, and the Coastal Act. Also, to maintain and improve existing access and design such access for resilience to sea level rise, as funds become available.
2. To maintain or increase public *access* to *coastal resources* through increased parking capacity for vehicles and bicycles within the *coastal zone*.

*[Staff comment: Access Goal No. 1 is modified to remove unnecessary text and to incorporate sea level rise consideration in future public access development. No further changes are proposed to Section 4.2.2 B.]*

# 4.2.3 Agriculture

The Coastal Act states that a maximum of *prime agricultural land*, as originally defined by the California Land Conservation Act of 1965, will be preserved in the c*oastal zone*. According to the U.S. Soil and Conservation Service, there are approximately 1,130 acres of prime soils on the North Coast (Figure 4.2-6).

Much of the sub-area is agricultural. According to the County Assessor's 1978 land *use* data and a site survey by staff, there are approximately 3,350 acres of agricultural land. Because many of the *parcels* are split by the c*oastal zone* boundary, this figure is an estimate of the acres falling within the boundary. Agricultural *uses* include orchards and avocados, flowers, row crops, and pasture and range.

About 70 percent, or 2,300 acres, of the North coast agricultural lands are in four agricultural preserves under the California Land Conservation Act (a.k.a., the Williamson Act). The four preserves are:

- Rincon Del Mar Preserve - Consists of three preserves, 409 acres of which are in the coastal zone. The steep *slopes* have been *graded* to accommodate avocado orchards. The area is zoned "C-A" (Coastal Agricultural, 40 acre minimum *lot* size).
- La Conchita Preserve - Immediately inland from the community of La Conchita, 342 acres of this preserve are in the c*oastal zone*. The property has steep *slopes*, and avocado production is the primary agricultural *use*. The zoning for the 342 acres is "C-A".
- Faria Family Partnership - Consists of a single *parcel* of 249.76 acres almost entirely within the c*oastal zone*. A portion of the land is used for nursery and field crops, with the rest open field and hilly terrain. The zoning for the portion of the property within the *coastal zone* is "C-A".
- Claeyssen (Taylor) Ranch Preserve - Seven *parcels* with c*oastal zone* portions ranging in size from 15 to 290 acres, totaling about 1,320 acres. Grazing and row crops near the Ventura River are the primary agricultural *uses*. The zoning for the lands within the c*oastal zone* is "C-A". On its southern boundaries, the Claeyssen Ranch is adjacent to the City of San Buenaventura. Both the City and the County have agreed to maintain a stable urban boundary at the Ventura River levee.

There is approximately 1,000 acres of non-preserve agricultural lands located in the North Coast area. Prime soils occur on about 130 of the 1,000 acres (Figure 4.2-6). Most of the 130 acres is zoneds ~~s~~ "C-A" (Coastal Agricultural, 40 acre minimum). The rest of the non-preserve agricultural acreage is primarily zoned "COS" (Coastal Open Space, 10 acre minimum). These other agricultural lands occur in *parcel* sizes of seven to 65 acres.

## Agriculture Goal 1

To preserve agricultural lands on the North Coast to the maximum extent *feasible*.

## Policies

1. Soils will be conserved and erosion minimized by the *use* of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.
3. The Local Agency Formation Commission (LAFCO) should exclude agricultural lands outside of the Coastal Area Plan's "stable urban boundary" line (see Figure

4.2-6), from any new or expanded service districts that could negatively impact agricultural viability.

4. New or expanded *public works facilities* will be sited or designed to mitigate environmental impacts on agricultural lands.

5. ~~As a~~*Aquaculture* ~~develops it will~~ should be considered as a potential agricultural *use* in appropriate areas, including areas projected to be affected by sea level rise.

6. *Non-prime agricultural land* defined as agricultural land, other than *prime agricultural lands* (as defined in Public Resources Section 30113), used or suitable for crops or grazing shall be designated as *Agriculture* with a minimum acreage size of 200 acres (1 DU/200 acres).

*[Staff comment: No further changes are proposed to Section 4.2.3.]*

## 4.2.4 Hazards

*[Staff comment: The introductory narrative, goals, and policies from the following Hazards and Beach Erosion sections were moved into Section 4.1.6. The text in this section shown in strikethrough is not proposed for removal unless shown otherwise in Section 4.1.6.]*

### ~~A. General Hazards~~

~~The North Coast skirts the edge of a geologically complex and active area. Within *coastal zone* boundaries is a portion of the Santa Ynez Mountains, formed by thrust faulting and east-west fold. Sedimentary Miocene marine terraces reach from the mountains to the ocean, where they have been eroded to prominent sea cliffs.~~

~~Underlying the area is the Red Mountain Thrust Fault and its branches, including the Padre Juan Fault (Figure 4.2-7). There has been seismic activity in this fault zone within the past 20,000 years. Under the Alquist-Priolo Act of 1972, the California Division of Mines and Geology designated the Red Mountain Fault as a "special studies zone" (Figure 4.2-8). This means that engineering geology reports may be required for some new *coastal zone development* within the designated area. Included within the special studies zone is a portion of the La Conchita Community, the La Conchita oil and gas processing facility, and the Rincon oil and gas processing facility. Ventura County has adopted an ordinance that implements the Act.~~

~~Short periods of low to moderate groundshaking are a potential North Coast hazard. Low coastal terraces could be subject to liquefaction where groundwater is less than 15 feet from the surface. Tsunamis could occur along the North Coast where elevations are less than 30 feet above mean sea level. Landslides and mass earth movement pose severe hazard potential where *slopes* are greater than 25 percent (Figure 4.2-7). Construction, grading, seismicity, irrigation, septic tanks and intense rainfall all contribute to erosion and *slope* failure. Moderate to highly expansive soils interlaced throughout the area also contribute to *slope* instability. Slides closed the North Coast northbound segment of Highway 101 during the winter storms of 1978 and 1980.~~

~~Five creeks wind through the steep canyons and empty into the ocean on the North Coast. Rincon Creek is the only perennial *stream*. Madriano, Javon, Padre Juan and Line Creeks are intermittent. The flood plain of the Ventura River forms the eastern boundary of the area. The Ventura County Flood Control District does not have any proposals for flood control projects in this portion of the coastal zone.~~

~~Nevertheless, the drainages present some hazards, including erosion and *slope* failure along *stream* banks, rapid *runoff* and sheet flooding, and seepage along lower coastal terraces.~~

~~Also of concern as a hazard is the fire-adapted chaparral vegetation of some steep *slopes*. Particularly during the summer droughts, many of the plants dry out and become dormant. If the dead plant material is allowed to accumulate over a number of years the stage is set for explosive wild fire (Barbour and Major 1977). *Emergency access* to the more mountainous areas is extremely limited. A major portion of the area around the North Coast's Rincon and Red Mountains is recognized as an "extreme" fire hazard area in the County's General Plan Hazards Appendix.~~

~~The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an Initial Study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.~~

## ~~Hazards Goal 1~~

~~To protect public safety and property from naturally-occurring and human-induced hazards as provided in County ordinances.~~

## ~~Policies~~

1. ~~The County's existing General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard avoidance.~~
2. ~~New *development* shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.~~
3. ~~All new *development* will be evaluated for its impacts to, and from, geologic hazards (including seismics safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.~~
4. ~~The County may require the preparation of a geologic report at the applicant's expense. Such report shall include *feasible* mitigation measures which will be used in the proposed development.~~
5. ~~*Structures* for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.~~
6. ~~New *development* shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.~~
7. ~~The North Coast portion of the Santa Ynez Mountains requires special attention, and the following formula and minimum *lot* sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:~~

   a. ~~The following *slope/density formula* will be used to compute the *average slope* of property proposed to be subdivided:~~

$$S = \frac{(100)(I)(L)}{}$$

~~A~~

~~where:~~

| | | |
|---|---|---|
| ~~S~~ | ~~=~~ | ~~*average slope* (%)~~ |
| ~~I~~ | ~~=~~ | ~~contour interval (ft.)~~ |
| ~~L~~ | ~~=~~ | ~~total length of all contour lines (ft.)~~ |
| ~~A~~ | ~~=~~ | ~~total area of the *lot* (sq. ft.)~~ |

~~b. Once the *average slope* has been computed, the following table will be used to determine a minimum *lot* size for newly proposed *lots*:~~

| | | |
|---|---|---|
| ~~0% - 15%~~ | ~~=~~ | ~~10 acres~~ |
| ~~15.1% - 20%~~ | ~~=~~ | ~~20 acres~~ |
| ~~20.1% - 25%~~ | ~~=~~ | ~~30 acres~~ |
| ~~25.1% - 35%~~ | ~~=~~ | ~~40 acres~~ |
| ~~35.1% & above~~ | ~~=~~ | ~~100 acres~~ |

~~8. A landscaping plan for fire and erosion control will be submitted for any new *development* located in *high fire hazard areas*. As many native plants as *feasible* should be used. Information on kinds and sources of these plants are available through the County.~~

## ~~B. Beach Erosion~~

~~The North Coast beaches are highly vulnerable to erosion and wave damage. Dredging operations in Santa Barbara Harbor alter sand transport down coast. Without adequate replacement sand, high tides and saves erode the beaches. Beachside designated "Existing Communities" are losing beach front during these times, and seawalls are being undermined, critically endangering residences. Affected areas are:~~

- ~~Mussel Shoals: Exhibits seasonal fluctuations in the amount of sand. A seawall had to be constructed during the 1978 winter storms. Erosion is gradual now, but may accelerate later. The California Department of Navigation and Ocean Development (DNOD) has noted the area to be "Present Use Critical," which means that existing shoreline facilities are subject to erosion from wave action (Appendix 5).~~
- ~~Seacliff: Homes flood during storms and high tides. Construction of the U.S. Highway 101 overpass north of the colony obstructed sand transport and beach replenishment. To retard erosion at Seacliff and Hobson County Park, Caltrans built a seawall that is now deteriorating. Current zoning allows for the construction of further beach residential units. However, unless the seawall is reviewed for structural adequacy, more flooding may occur.~~
- ~~Hobson County Park: Severe *beach erosion* prompted Caltrans to build a revetment. The intensity of wave action in the area has led to concerns about the wall's structural adequacy - it may need additional improvements.~~
- ~~Faria Beach Park: Has been severely damaged by erosion at the rate of about 1.3 feet of shoreline per year and the park has been closed several times because of storm debris (U.S. Army Corps of Engineers 1978). The Department of Navigation~~

~~and Ocean Development has also classified this area as "Present Use Critical". At the current rate of erosion, protective *structures* will be needed to preserve the recreation area. The County's Property Administration Agency is in the process of initiating these improvements.~~

- ~~Faria Beach Colony: Erosion and flooding at high tide are continuing problems. Seawalls are being undermined. The Department of Navigation and Ocean Development sees this area as "Future Use Critical".~~
- ~~Solimar Beach Colony: Erosion is weakening the existing seawalls. If homes are to be protected, then improvements will have to be made. This area is "Present Use Critical".~~
- ~~Old Coast Highway: Waves top the revetment and create intermittent hazards for motorists.~~
- ~~Emma Wood State Beach: The beach is eroding 0.6 feet annually, and recent winter storms have caused extensive damage and led to closure. The Department of Navigation and Ocean Development recognizes a portion of the park as "Future Use Critical" and another segment as "Present Use Critical".~~

### ~~Hazards Goal 2~~

~~To protect public safety and property from *beach erosion* as provided in existing ordinances, and within the constraints of natural coastal processes.~~

### ~~Policies~~

1. ~~Proposed *shoreline protective devices* will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.~~
2. ~~All shoreline protective *structures* which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.~~
3. ~~A *building* permit will be required for any construction and maintenance of protective shoreline *structures*, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.~~
4. ~~The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream *structures*, net *littoral drift*, and downcoast beach profiles.~~
5. ~~If the potential environmental impacts of the proposed *structure* are considered significant by the Public Works Agency, the applicant will then be required to obtain an engineering report that specifies how those impacts will be mitigated.~~
6. ~~Permitted shoreline *structures* will not interfere with public rights of *access* to the shoreline.~~

## 4.2.~~5~~4 Energy and Industrial Facilities

### A. Oil and Gas Facilities:

## B. Pipelines

## C. Other Facilities

*[Staff comment: No changes are proposed to Section 4.2.5, subsections A, B, and C.]*

## D. Industrial Facilities

The Coastal Act offers only limited guidance ~~o~~in siting coastal-dependent industrial facilities in "Urban" versus "Rural/Open Space" areas. For purposes of this Plan, new industrial *development* within ~~requiring~~ a "Coastal Industrial" (C-M) zone, will be considered urban development. Oil drilling activities have not been considered "Urban" in nature, and are therefore allowed in most County areas by Conditional Use Permit. Additionally, industrial facilities are permitted in unincorporated areas if they are within "Existing Community" areas designated by the Board of Supervisors. The only industrial facilities on the North Coast are those energy-related facilities previously described.

### Energy and Industrial Facilities Goal 1

To allow continued exploration and production of oil and gas in most of the North Coast sub-area, and to allow the necessary expansion of major, existing processing facilities while meeting Coastal Act and County objectives and maintaining environmental quality.

### Policies

1. All land between U.S. Highway 101 (Ventura Freeway) and the shoreline; or land designated "Residential," "Recreational," or shown as "*Environmentally Sensitive Habitat*," will be considered as unacceptable for new energy and industrial facilities of any kind. Pre-existing facilities and oil/gas/communication pipelines, and repair of such will be considered acceptable.
2. Within the land area between U.S. Highway 101 (Ventura Freeway) and the landward *coastal zone* boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities, which must be within~~require~~ a "Coastal Industrial" (C-M) zone, or expansion of existing facilities will be permitted, unless located in an area designated "Industrial."
3. All surface activities, including those regulated by the California Geologic Energy Management Division ~~of Oil, Gas and Geothermal Resources~~ related to the *development* of onshore oil and gas resources in the *coastal zone*, are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-8.7) for a list of standard oil *development* design and operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for CUP for those activities stated in Policy 3, and shall include:
    a. The location of drilling and/or production sites, storage tanks, pipelines and *access* roads.
    b. Plans for the consolidation, to the maximum extent *feasible*, of drilling and/or production facilities, as well as accessory facilities.

c. A phasing plan for the staging of *development* that indicates the approximate anticipated timetable for project installation, completion and decommissioning. If the proposed facility is located in Coastal Hazards Screening Area A or B, the phasing plan shall evaluate the siting and design of new *development* that qualifies as *substantial redevelopment* with sea level rise scenarios analyzed for the expected life of the *development* in a Coastal Hazards Analysis Report (see Section 4.1.6-Goal 1, Policies 1.2, 1.3, and 1.4, and Coastal Hazards Screening Area maps in Appendix 15).

*[Staff comment: The North Coast includes active and retired oil wells and other facilities. If any new facilities or substantial improvements to existing facilities are proposed in areas identified in the Coastal Hazards Screening Area Maps in Appendix 15, the review should include analysis of projected sea level rise due to the proximity to the coast.]*

d. A plan for eliminating or substantially mitigating adverse impacts on *habitat* areas, *prime agricultural lands*, *recreational areas*, *scenic resources* and archaeological sites due to siting, construction, or operation of facilities.

e. ~~Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt. For any *development* requiring a grading permit, either (1) a Storm Water Pollution Control Plan (SWPCP) shall be prepared and submitted in accordance with the Ventura County Municipal Storm Water Permit, Order No. 00-108, Part – – Special Provisions, D. Programs for Construction Sites, or (2) a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted in accordance with the State General Permit for Stormwater Discharges Associated with Construction Activity, whichever is applicable.~~

*[Staff comment: Grading requirements are set forth in the International Building Code Appendix J that is adopted as part of the Ventura County Building Code. The National Pollution Discharge Elimination System (NPDES) Permit determines the types of grading and other development activities that are subject to best management practices that must be implemented as part of discretionary development. In addition, certain General Plan policies (e.g., WR-3.3, Low Impact Development) set forth water quality requirements that apply to discretionary development.]*

~~f.~~ A description of means by which all oil and gas will be transported off-site to a marketing point. Pursuant to Policy 7 (below), transshipment of crude oil and gas shall be through on-shore pipeline.

~~g.~~f. A description of the procedures for the transport and disposal of all solid and liquid wastes.

~~h.~~g. Oil spill prevention and control measures.

~~i.~~h. Fire prevention procedures.

~~j.~~i. Emission control equipment.

~~K~~j. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.

~~l.~~k. Compliance with any other requirement of the Ventura County Zoning Ordinance for the ~~C~~coastal ~~Z~~zone related to oil and gas *development*.

~~m.~~l. All facilities supporting oil and gas *development* must comply with the terms and requirements of the State General Industrial Activities Storm Water Permit, including the *development* and submittal of a Storm Water Pollution Prevention Plan.

5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent *feasible*, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.

6. All anticipated future offshore oil and gas production in the eastern Santa Barbara Channel to be processed in Ventura County shall utilize the Rincon or La Conchita oil and gas processing facilities for onshore separation/treatment, unless it is not technically or economically *feasible*.

7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.

8. When *feasible*, pipelines shall be routed to avoid important *coastal resources*, including recreation, *environmentally sensitive habitats* and archaeological areas. Unavoidable routing through recreation, *habitat*, or archaeological areas, or other areas of significant *coastal resource* value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, duration, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.

*[Staff comment: No further changes are proposed to existing Section 4.2.5.]*

## 4.2.~~6~~5 Public Works

## 4.2.~~7~~6 Locating and Planning New Development

## 4.2.~~8~~7 Potential Conflicts

*[Staff comment: No changes are proposed to existing Sections 4.2.6, 4.2.7, and 4.2.8 except for the changes to the section numbers shown above.]*

## 4.2.~~9~~8 Environmentally Sensitive Habitats (ESHA)

*[Staff comment: No changes are proposed to Section 4.2.9 except for the change to the section number shown above. Sea level rise and coastal hazards policies are included in the ESHA amendments currently being processed as a separate project.]*

# 4.3 THE CENTRAL COAST

## 4.3.1 Central Coast Subarea Policies

*[Staff comment: No changes are proposed to Section 4.3.1.]*

## 4.3.2 Recreation and Access

### A. Recreation

The Central Coast is interspersed with a variety of developed, accessible recreation areas and has potential for more. Figure 4.3-4 shows these areas. Beach parks have been developed in the cities of San Buenaventura, Oxnard and Port Hueneme. In 2005, the City of Oxnard was conveyed a 28-acre~~s~~ parcel of real property located just north of the Mandalay Generating Station. This parcel will be restored to conserve *coastal resources*, but access will be included in the undeveloped 80 acre Mandalay State Beach Park north of West Fifth Street (Mandalay State Beach Park is within the City of Oxnard). Mandalay State Beach will provide access to a scenic secondary bicycle/hiking Coastal Trail route along the beach.

The two County parks near Channel Islands Harbor, Hollywood Beach and Silver Strand Beach, are for day use. Silver Strand is 41 acres in size and has parking lots at both ends. Hollywood Beach includes 50 acres with limited off-street parking. Current recreational opportunities on the Central Coast are plentiful, and will expand as McGrath State Beach grows and plans are fully implemented for Mandalay Beach Park, Ventura Harbor, Channel Islands Harbor and Oxnard Shores.

#### Recreation Goal 1

To provide direction to the state, and to local agencies as appropriate, for improving and increasing public recreational opportunities on the Central Coast consistent with public health and safety, and the protection of private rights.

#### Policies

#### McGrath State Beach Park

1. The County will:

   a. Support the California Department of Parks and Recreation's efforts to develop a master plan that is consistent with Ventura County's *Local Coastal Program*.

   b. ~~Support logical extensions of~~ McGrath State Beach development shall be located and designed to protect coastal resources and avoid or mitigate the effects of sea level rise and other coastal hazards. Technical Reports (e.g., biological analysis and for expansion or relocation of *principal uses* and *recreational areas* a Coastal Hazards Analysis Report (see Section 4.1.6-Goal 1, Policy 1.5)) shall be required.

   c. Encourage the *development* of well-designed facilities for camping that protect ESHA and *wetlands* consistent with the policies and provisions of the LCP.

d. Encourage the designation of McGrath Lake and the surrounding dunes as a state preserve.

e. Work with California Department of Parks and Recreation to plan a segment of the California Coastal Trail that connects the Santa Clara River Trail with Hollywood Beach.

***Hollywood Beach and Silver Strand Beach***

2. The County will coordinate with the cities of Oxnard, Port Hueneme, and, as necessary, the U.S. Navy in an attempt to help alleviate the traffic problems.

3. Maintain the natural state of the beaches by limiting *development* to public restrooms, lifeguard stations, and the California Coastal Trail.

***Ormond Beach***

4. The County will work with the City of Oxnard, California State Coastal Conservancy, The Nature Conservancy, the California Department of Parks and Recreation, and other organizations on shared goals ~~regarding efforts~~ to acquire and restore ~~the~~ *wetlands*, improve public access, develop linkages to the Coastal Trail, plan for projected sea level rise, and provide low-impact recreational activities such as nature viewing.

## B. Access

The only unincorporated areas in the Central Coast sub-area actually on the shoreline are Silver Strand Beach and Hollywood Beach, a total of about 7,400 linear feet of beach frontage. Both beach parks are owned by Ventura County and are about 90 acres in size. There is adequate pedestrian access to the beaches via numerous stub-end public streets. *Lateral access* along the beach is also not a problem since the property is County owned. Figure 4.3-5 is an access inventory of the Central Coast.

The major problems are a lack of off-street public parking, and the inability to accommodate visitor traffic in the residential areas. The streets are generally narrow with very limited on-street public parking and no public transportation is available to these areas. In addition to these physical constraints, there are financial and jurisdictional constraints. The only areas where the Silver Strand community could expand are owned by the federal government (U.S. Navy). Attempts to purchase or lease Navy property have proven generally too costly. There is also an incomplete system of pedestrian walkways linking the *beach areas* with the Channel Islands Harbor.

### Access Goals

1. To maximize public access to coastal recreational areas in the Central Coast sub-area consistent with private property rights, natural resources protection ~~and processes~~, and the Coastal Act. Also, to maintain and improve existing access and design such access for resilience to sea level rise~~, as funds become available~~.

   *[Staff comment: Access Goal No. 1 is modified to remove unnecessary text and to incorporate sea level rise consideration in future public access development.]*

2. To maintain or increase public *access* to *coastal resources* through increased parking capacity for vehicles and bicycles within the *coastal zone*.

   *[Staff comment: No further changes are proposed to Section 4.3.2.]*

# 4.~~2~~3.3 Agriculture

*[Staff comment: This is a typographical correction to the numbering.]*

There are five major agricultural areas wholly or partially within the Central Coast. According to the 1978 Assessor's land *use* data and an on-site survey, they total approximately 1,500 acres. Some of the *parcels* are split by the *coastal zone* boundary. Only those areas estimated to be in the *coastal zone* are included in this discussion (Figure 4.3-6).

Most of the Central Coast agricultural lands contain Class I and Class II soils as identified by the U.S. Soil Conservation Survey. Cultivation of row crops is the predominant agricultural *use*, although some greenhouse and dry crop farming takes place. Approximately 350 acres, or 23 percent of the agricultural land, have been placed in agricultural preserves under Land Conservation Act contracts. Area descriptions from north to south follow:

**A. Preble Lands (Non-Preserve)**

The Preble sub-area includes 62 acres of row and truck crops, located immediately north of the 101 Freeway and bounded on the west and north by the corporate limits of the City of San Buenaventura. This area is broken into four *parcels*; 44 acres, 13 acres, 3 acres, and 2 acres in size, respectively. All *parcels* contain prime soils.

This area is zoned "C-A" (Coastal Agricultural). The Preble area is within the San Buenaventura Area of Interest and is designated "Agricultural" on the County's General (Plan) Land Use Map as well as in this Coastal Plan. The City of San Buenaventura Land Use Element designates the site for "Planned Mixed Use Development" for Phase I - first priority *development*. Poor *access* to the area is the major *development* constraint at this time.

**B. Olivas Lands**

Immediately south of the Preble area, extending to the Olivas Golf Course, are the Olivas agricultural lands. The area consists of six *parcels* (25, 32, 15, 35, 130 and 120 acres in size). U.S. Highway 101 separates the Preble area from the Olivas area.

Prior to construction of the freeway, *parcels* in these two areas were merged, forming a continuous stretch of *prime agricultural land*. The Olivas sub-area includes approximately 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.

The County General Plan designates this area as "Agricultural". The City of San Buenaventura General Plan designates the area as "*Agriculture*" through 2010.

**C. McGrath Agricultural Lands**

The unincorporated McGrath agricultural lands extend from the Santa Clara River on the north, to Wooley Road on the south, east of Harbor Boulevard. Approximately 883 acres are in the *coastal zone*. Of these, approximately 228 acres are in agricultural preserve under the Land Conservation Act. Zoning for the McGrath agricultural land includes:

- "COS" = Coastal Open Space, 10 acre minimum *lot* size,
- "COS-40Ac" = Coastal Open Space, 40 acre minimum *lot* size, and
- "CA" = Coastal Agricultural, 40 acre minimum *lot* size.

All agricultural lands in the McGrath area are designated "Open Space" in the General Plan and in this Coastal Area Plan.

Between Fifth Street and Wooley Road is a 219-acre *parcel* of row and truck crops that is designated "Agricultural" in the County General Plan. This *parcel* is within the City of Oxnard Area of Interest, and is phased for *development* after 1990 by the City's General Plan.

**D. Other Ownerships**

Located between Teal Club Road and Doris Avenue, west of Victoria Avenue, and adjoining the McGrath agricultural lands are two *parcels* partially within the *coastal zone*. The two *parcels* (107 acres total) have ~~been~~ 19 acres within the *coastal zone* that are zoned "CA" (Coastal Agricultural) and are designated "Open Space" in this Coastal Area Plan. The balance of the *parcels*' acreage is designated "Agricultural" in the County's General Plan and the acreage is zoned "A-E" (Agricultural Exclusive).

**E. Ormond Beach**

There are two areas of unincorporated lands within the *coastal zone* in the vicinity of Ormond Beach, totaling approximately 65 acres. The *parcels* have prime soils and some are currently in agricultural *use*. The 65 unincorporated acres are designated "Agricultural" (51 acres) and "Open Space" (14 acres) in this Coastal Area Plan. All other (55 acres) of Ormond Beach agricultural lands are within the jurisdiction of the City of Oxnard.

The California Legislature passed the California Aquaculture Development Act which amends Section 30411 of the Coastal Act by finding and declaring that "salt water or brackish water *aquaculture* is a coastal *development use* which should be encouraged to augment food supplies." Since *aquaculture* research and *development* is in its infancy, the potential for this kind of *agriculture* in the *coastal zone* should be recognized. The unincorporated areas of Ormond Beach may be suitable for *aquaculture*.

Minimum *lot* size in the "*Agriculture*" land *use* designation is 40 acres per *single family dwelling*. This 40-acre minimum is sufficient to maintain economic viability for various agricultural *uses* (irrigated cropping). Non-irrigated activities may require a larger acreage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

## Agriculture Goal 1

To preserve agricultural lands on the Central Coast to the maximum extent *feasible*.

## Policies

1. The stable urban boundaries are:

   a. The Southern Pacific Railroad right-of-way north of U.S. Highway 101, in the Preble area, which divides the unincorporated County agricultural lands and the City of San Buenaventura's urban *development*.

   b. Conterminous with the City of Oxnard's present city limit at Wooley Road and the Ormond Beach area.

      2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.

3. The Local Agency Foundation Commission should exclude lands designated "*Agriculture*" from any new or expanded service districts that could negatively impact agricultural viability.

4. New or expanded *public works facilities* will be sited or designed to mitigate environmental impacts on agricultural viability and open space lands.

5. ~~As a~~*Aquaculture* ~~develops it will~~ should be considered as a potential agricultural *use* in appropriate areas, including areas projected to be affected by sea level rise.

*[Staff comment: No further changes are proposed to Section 4.2.3.]*

## ~~4.3.4 Hazards~~

*[Staff comment: The introductory narrative, goals, and policies from the following Hazards and Beach Erosion sections were moved to Section 4.1.6. The text in this section shown in strikethrough is not proposed for removal unless shown otherwise in Section 4.1.6.]*

~~The Central Coast *coastal zone* is part of the Oxnard Plain, an alluvial fan created by the disposition of the sediments from the Ventura River to the north, the Santa Clara River and Calleguas Creek to the south.~~

~~The Oak Ridge Fault System extends beneath the Central Coast's unincorporated lands. The Oak Ridge Fault is a steep reverse, or thrust, fault with a trace that extends westward along the Santa Susana Mountains, and toward the ocean on the southern side of the Santa Clara River.~~

~~The Fault System probably contains many branching faults and is believed to be associated with one or more faults of similar trend present in the Santa Barbara Channel west of the Oxnard Plain. The System is over 50 miles long on the mainland and may extend for an equal or greater distance offshore. It is considered active.~~

~~The McGrath Fault branches off the Oak Ridge Fault zone to extend westward into the ocean near the McGrath lands south of the Santa Clara River.~~

~~The *coastal zone* area of the Oxnard Plain may be particularly prone to liquefaction. A special study completed after the February 21, 1978 Point Mugu earthquake indicates that the areas south of the Ventura River, generally between Gonzales Road and Oxnard Shores, have a moderate to low liquefaction potential, while the Preble and Olivas communities, the Santa Clara River area, and Channel Islands Harbor, extending southward to Arnold Road, have a moderate to high liquefaction potential.~~

~~The Central Coast is the most heavily populated area of the Ventura coastal zone. Several large industries and utilities are located there, including Southern California Edison Company's Mandalay and Ormond Beach power plants, Oxnard and San Buenaventura wastewater treatment plants, and three harbors. Liquefaction from severe ground shaking could cause major damage and disruption of services.~~

~~According to the County General Plan's Hazards Appendix, the area in the Central Coast *coastal zone* has a subsidence rate of between 0.01 and 0.05 feet per year. A single point located at Hueneme Road and Highway 1 has dropped about one and a half feet in twenty-one years. Records up until 1968 show a dozen bench marks that have settled a foot in a fifteen to twenty-year period.~~

~~The Santa Clara River is a flood hazard to some human activities in the Central Coast. Major floods occurred along the Santa Clara River in 1938, 1943, 1958, 1965, 1969, 1978~~

and 1980. Floods could inundate the Olivas Golf Course, portions of the City of Ventura Sanitation Plant, McGrath State Beach, Harbor Boulevard, and a major portion of the McGrath agricultural lands.

The Coastal Act specified that new *development* is to be located away from hazardous areas. New flood control projects shall e limited to those necessary to protect existing *development* or for public safety (Section 30236). Flood plain management, rather than structural solutions alone in this sub-area may be required.

Existing *uses* in the *coastal zone* portion of the Santa Clara River conform to the "Open Space" designation of the County's General Plan and this Coastal Area Plan. No *structures* are located on the coastal portion of the flood plain, with the exception of the City of San Buenaventura Sanitation Plant facilities, and recreational *structures* at McGrath State Beach. The California Department of Parks and Recreation General Development Plan for McGrath State Department of Parks and Recreation General Development Plan for McGrath State Beach recommends relocating the State Beach *structures* to avoid flood impacts.

Maintenance of *agriculture* and open space (parks, recreation and *habitat* preservation) would promote proper flood plain management, and would further reduce potential flood damage to structural development.

The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of projects.

In addition to the environmental hazards on the Central Coast there is another unique hazard associated with *development* adjacent to certain areas of the Point Mugu Naval Air Station. Bunkers are located at certain areas on the base where magazines *store* explosive materials. Depending on the quantity of material, the Navy has computed a hazardous distance (QD radius) around the magazine where no *development* should take place. In addition, the runways contain "overrun areas" where no *development* should take place. Figure 4.3-7 depicts this area, found within the Ventura County Game Preserve property.

## Hazards Goal 1

To protect public safety and property from natural and human hazards as provided in County ordinances.

## Policies

1. The County's General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provide direction for geologic, seismic, flood and fire hazard avoidance.
2. The flood plain of the Santa Clara River will be limited to open space of agricultural *uses* to minimize flood hazard risk.
3. New *development* shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
4. All new *development* will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.

5. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include *feasible* mitigation measures which will be used in the proposed development.
6. *Structures* for human habitation (regularly, habitually, or primarily occupied by humans) shall be setback a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.
7. New *development* shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.

## 4.3.5 Beach Erosion

Unincorporated areas of the Central Coast with beaches include Hollywood Beach and Silver Strand. According to the Department of Navigation and Ocean Development (1979), erosion at Hollywood Beach is significantly minimized by the jetty at the north entrance of Channel Islands Harbor (Appendix 5).

Erosion at Silver Strand is also slight. While the middle section of the beach is subject to erosion during periods of high tides and wave action, homes on the shoreline are protected from damage by bulldozed sand dikes.

Beach sections that become eroded are stabilized with sand replenishment by the Army Corps of Engineers as requested by the Ventura County Flood Control District as funds are available.

### Beach Erosion Goal 1

To protect public safety and property from *beach erosion* as provided for in existing ordinances, and within the constraints of natural coastal processes.

### Policies

1. Proposed *shoreline protective devices* will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
2. All shoreline protective *structures* which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A *building* permit will be required for any construction and maintenance of protective shoreline *structures*, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Division will routinely refer all permits for seawalls, revetments, groins, retaining walls, and pipeline outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream *structures*, net *littoral drift*, and downcoast beach profiles.
5. If the potential environmental impacts of the proposed *structure* are considered significant be the Public Works Agency, the applicant may be required to obtain an engineering report that indicates how those impacts will be mitigated.
6. Permitted *structures* under policies 1 through 4 will not interfere with public *access* to the shoreline.

~~7. During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches with severe erosional losses consistent with environmental restraints on the deposition of dredge spoils.~~

## 4.3.6<u>4</u> Energy and Industrial Facilities

Several industrial facilities for energy production are located on the Central Coast: 1) oil and gas and processing and distribution facilities; 2) electrical generating plants; and 3) marine terminals and storage tanks. Proposals have been made for expanding *development* of offshore oil and gas fields, related onshore facilities, and new electrical generating plants (Figures 4.3-~~8~~<u>7</u> and 4.3-~~9~~<u>8</u>).

### I. Oil and Gas Facilities

The West Montalvo oil field is located on the Oxnard Plain immediately south of the Santa Clara River. It extends into the State Tidelands. Most of the West Montalvo field lies within the unincorporated areas of the ~~C~~<u>c</u>ounty; however, portions in the vicinity of McGrath State Park and Mandalay Beach are in the corporate boundaries of the City of Oxnard. The onshore portion comprises approximately 80 percent of the proven acreage of the field. There are some directionally drilled wells in this field that produce from offshore by drilling under the ocean.

The onshore portion of the West Montalvo field consists of four leases: McGrath #4 lease; McGrath #5 lease; Patterson Ranch lease, Parcel 1 and Parcel 2. These leases are only partially within the *coastal zone* (Figure 4.3-~~9~~<u>8</u>). There have been several Conditional Use Permits and modifications on these leases issued by the County over a period of many years.

There are currently three processing facilities within the *coastal zone*: one west of Harbor Boulevard near its intersection with Gonzales Road, and two east of Harbor Boulevard, south of the Santa Clara River. A compressor pump station is located south of Fifth Street, adjacent to the Edison Canal in Oxnard.

In September of 1978, there were 18 producing onshore wells, and one producing offshore well, in the West Montalvo oil field. These wells are located on both the east and west sides of Harbor Boulevard.

### II. Pipelines

One major oil pipeline is located in the Central Coast. It is made up of three segments routed from the Rincon pump station to the Ventura Pump Station (which includes storage tanks) at Ventura Harbor and on to Los Angeles. Only the first segment crosses the *coastal zone*. It consists of an 8-inch line from the Ventura Pump Station to the Santa Paula Pump Station.

### III. Electrical Generation and Transmission Facilities

The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electrical transmission lines proposed for the *coastal zone* are developments under the Coastal Act, thus the County has permit review over them. However, the Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing transmission system from local government permit authority.

While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and *habitat* areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigation measures are limited at this time to alternate routine locations and undergrounding of lines, which is expensive.

Reliant Energy operates two major electric generating stations on the Central Coast: Mandalay Beach, located on the coast within the City of Oxnard, seaward of Harbor Boulevard and approximately a half mile north of West Fifth Street; and Ormond Beach, also in the City of Oxnard on the beach, northwest of Arnold Road and approximately a half mile south of McWane Boulevard. The combined generating capacity of these two power plants is 2,010 megawatts (MW) or three times the total electrical requirements of Ventura County. Transmission lines from both generating stations cross the *coastal zone*.

Reliant Energy maintains four electrical distribution substations within the *coastal zone*. Only one of these is located in the County *coastal zone* - the 66KW distribution substation at Silver Strand Beach.

During a 1979 Notice of Intent proceeding (79-NOI-3), the County, Coastal Commission, Energy Commission, Department of Fish and Game, and (at that time) Southern California Edison Company agreed to some significant stipulations regarding the siting of new power plants in the Ormond Beach site. Briefly, these stipulations eliminate the construction of power plants from dunes, *wetlands*, or *beach areas*.

### IV. Offshore Oil and Gas Development

Offshore oil and gas *development* occurs both in state *tidelands* and the federal Outer Continental Shelf (O.C.S.). Facilities in the Central Coast are used to support O.C.S. activities (Figure 4.3-~~8~~7).

**A. State Tidelands** - Currently, all production from the West Montalvo offshore field is from State Tidelands, lease PRC 735. Production is accomplished from a series of directionally drilled wells from the onshore McGrath #4 Lease (Montalvo Field), seaward of Harbor Boulevard. A *tidelands* lease, PRC 3314, surrounds the McGrath #4 lease.

**B. Federal Outer Continental Shelf:**

1. Hueneme Field - The Hueneme Unit consists of Tracts P-0202 and P-0203, which are located approximately three to five miles southwest of Port Hueneme. There are two offshore oil platforms that were constructed since 1980, one of which is within this unit (Gina), while the other (Gilda) is in the Santa Clara unit. There is a small onshore treatment facility in the City of Oxnard immediately south of Reliant Energy's Mandalay Beach Generating Station. Called the "Mandalay Onshore Separation Facility," this facility sells gas to the Generating Station.

2. Santa Clara Unit - There are eight OCS (Outer Continental Shelf) tracts located five miles southwest of Ventura and six miles west of Port Hueneme. Platform Grace was installed on OCS Tract P-0217.

### V. Other Facilities:

**A. Refineries** - There are two operating refineries and one inactive refinery in the County. None are located within the *coastal zone*, but all are important to *coastal zone* planning. One, the Oxnard Refinery, is in the Central Coastal Area. The small

Oxnard refinery is adjacent to Fifth Street in an unincorporated area, just east of the City of Oxnard. Feed stock for the refinery comes primarily from the Oxnard and West Montalvo fields. It has a capacity of approximately 2,500 B/D with an existing throughput of approximately 1,500 B/D.

**B. Marine Terminals and Storage Tanks** - The Ventura Marine Terminal, which is idle, is located on land just south of the Ventura Marina. The property is now annexed to the City of San Buenaventura. There is a transit storage tank site adjoining the Marine Terminal on the south.

**C. Oil Field Waste Disposal Sites** - This type of *use* is termed a "soil amendment activity" in the County's Non-coastal Zoning Code, and is allowed in several zoning categories including Open Space by Conditional Use Permit in the non-coastal areas of the County. There are two sites in the Central Coast that formerly handled oil field wastes. They are located at the northeast corner of Fifth Street and Harbor Boulevard. The sites closed operations in 1980.

## Energy and Industrial Facilities Goal 1

To allow the continued exploration and production of oil and gas in most of the Central Coast sub-area while meeting Coastal Act and County objectives, and maintaining environmental quality.

## Policies

1. All land between Harbor Boulevard and the shoreline; or land designated "Residential," "Recreational," or shown as "*Environmentally Sensitive Habitat*" will be considered as unacceptable for new energy and industrial facilities of any kind. Pre-existing facilities and oil/gas/communication pipelines, and repair of such will be considered acceptable.

2. Within the land area between Harbor Boulevard and the landward *coastal zone* boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities, which require a "Coastal Industrial" (C-M) zone will be permitted unless located in an area designated "Industrial."

3. All surface activities, including those regulated by the California Geologic Energy Management Division ~~of Oil, Gas and Geothermal Resources~~ related to the *development* of onshore oil and gas resources in the *coastal zone* are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-8.7) for a list of standard oil *development* design and operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and location.

4. A Development Plan shall accompany the application for CUP for those activities stated in Policy 3, and shall include:

    a. The location of drilling and/or production sites, storage tanks, pipelines and *access* roads.

    b. Plans for the consolidation, to the maximum extent *feasible*, of drilling and/or production facilities, as well as accessory facilities.

    c. A phasing plan for the staging of *development* that indicates the approximate anticipated timetable for project installation, completion

and decommissioning. If the proposed facility is located in Coastal Hazards Screening Area A or B, the phasing plan shall evaluate the siting and design of new *development* and development that qualifies as *substantial redevelopment* with sea level rise scenarios analyzed for the expected life of the *development* in a Coastal Hazards Analysis Report (see Section 4.1.6-Goal 1, Policies 1.2 and 1.3, and Coastal Hazards Screening Area maps in Appendix 15).

*[Staff comment: The Coastal Hazards Screening Area Maps in Appendix 15 include an area near McGrath Lake that hosts a collection facility for off-shore oil extraction. If new development that qualifies as substantial redevelopment is proposed for this facility the review should include analysis of projected sea level rise due to its proximity to the coast.]*

d. A plan for eliminating or substantially mitigating adverse impacts on *habitat* areas, *prime agricultural lands*, *recreational areas*, *scenic resources* and archaeological sites due to siting, construction, or operation of facilities.

e. ~~Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt. For any *development* requiring a grading permit, either (1) a Storm Water Pollution Control Plan (SWPCP) shall be prepared and submitted in accordance with the Ventura County Municipal Storm Water Permit, Order No. 00-108, Part 4 - Special Provisions, D. Programs for Construction Sites, or (2) a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted in accordance with the State General Permit for Stormwater Discharges Associated with Construction Activity, whichever is applicable.~~

*[Staff comment: Grading requirements are set forth in the International Building Code Appendix J that is adopted as part of the Ventura County Building Code. The National Pollution Discharge Elimination System (NPDES) Permit determines the types of grading and other development activities that are subject to best management practices that must be implemented as part of discretionary development. In addition, certain General Plan policies (e.g., WR-3.3, Low Impact Development) set forth water quality requirements that apply to discretionary development.]*

f. A description of means by which all oil and gas will be transported off-site to a marketing point. Pursuant to Policy 7 (below), transshipment of crude oil and gas shall be through on-shore pipeline.

g. A description of the procedures for the transport and disposal of all solid and liquid wastes.

h. Oil spill prevention and control measures.

i. Fire prevention procedures.

j. Emission control equipment.

k. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.

l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the *coastal zone* related to oil and gas *development*.

m. All facilities supporting oil and gas *development* must comply with the terms and requirements of the State General Industrial Activities Storm Water Permit, including the *development* and submittal of a Storm Water Pollution Prevention Plan.

5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent *feasible*, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
6. All future offshore oil and gas production coming on-shore in the Central Coast Area shall utilize existing facilities whenever economically and technically *feasible*.
7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
8. When *feasible*, pipelines shall be routed to avoid important *coastal resources*, including recreation, *environmentally sensitive habitats* and archaeological areas. Unavoidable routing through recreation, *habitat*, or archaeological areas, or other areas of a significant *coastal resource* value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, duration, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.

*[Staff comment: No further changes are proposed to Section 4.3.6.]*

## 4.3.~~7~~5 Public Works

## 4.3.~~8~~6 Locating and Planning New Development

## 4.3.~~9~~7 Potential Conflicts

*[Staff comment: No changes are proposed to existing Sections 4.3.7, 4.3.8, and 4.3.9 other than the update to the section numbers as shown above.]*

## 4.3.~~10~~8 Environmentally Sensitive Habitat~~s~~ Areas (ESHA)

*[Staff comment: No changes are proposed to Section 4.3.10. Sea level rise and coastal hazards policies are included in the ESHA amendments currently being processed as a separate Local Coastal Program Amendment.]*

# 4.4 THE SOUTH COAST

## 4.4.1 South Coast Area Policies

*[Staff comment: No changes are proposed to Section 4.4.1.]*

## 4.4.2 Recreation and Access

### A. Recreation

Recreation on the South Coast is available in several areas, many of which have state, as well as national, significance (Figure 4.4-2).

Point Mugu State Park, encompassing 14,000 acres with 19,224 feet of beach front, offers camping, backpacking, day hiking, picnicking, nature study and beach use. Current overnight campsites total 164, parking spaces 285, and there are 40 picnic tables. The Santa Monica Mountains National Recreation Area, Final General Management Plan was completed in 2002 and includes plans for intensification of facilities in the *coastal zone* which include a visitor center at Mugu Lagoon and an overnight education camp at Circle X Ranch.

A portion of another state facility, Leo Carrillo Beach, is partially within Ventura County and partially within Los Angeles County. Over the years, the park size increased to include Yerba Buena Beach and Yellow Hill Trail. A 120-acre private overnight camp with hiking trails, a highway undercrossing, and access to the shoreline lies on either side of Little Sycamore Creek, with access from Yerba Buena Road.

Potential for additional state recreation facilities exists in the 14,000 linear feet of privately-owned beach frontage south of Point Mugu State Park near Deer Creek. The beach is popular and users may be part of the "turn-away" crowd from the State Park. Unsupervised parking and overnight camping may pose health and sanitation problems. No restrooms or sanitation facilities are currently provided.

Recreation in the Santa Monica Mountains has taken on national significance with the formation of the Santa Monica Mountains National Recreation Area. The rugged, unstable terrain of this geologically young range includes diverse *habitats* and a number of ecosystems in *coastal zone* boundaries. Chaparral and coastal sage dominate the landscape. Riparian and oak woodlands, with a wide range of native wildlife, are also present. Much of the watershed is still natural.

The mountains are geologically and biologically closely related to the northern Channel Islands. While certain hazards, such as steep slopes, limited water, and fire danger preclude many kinds of access and recreation, the National Recreation Area will afford a variety of outdoor activities. Beach use and use of inland areas are closely related. The following public and non-profit organizations are actively involved in the acquisition and maintenance of recreational lands in the Santa Monica Mountains: The National Park Service, California Coastal Commission, California Department of Parks and Recreation, California Department of Conservation, California Coastal Conservancy, California Department of Fish and Wildlife, Caltrans, The Nature Conservancy, Santa Monica Mountains Conservancy, and the Mountains Recreation and Conservation Authority.

### Recreation Goal 1

In recognition of the scenic beauty, relatively undisturbed natural resources, popularity of recreation, as well as its greater out-of-area significance, ~~to~~ encourage the state and federal governments in broadening recreational opportunities on the South Coast consistent with public health and safety, and the protection of private property rights.

### Policies

1. The California Department of Parks and Recreation should continue with protection of the unique and sensitive natural resources in Point Mugu State Park as a major goal of management.
2. The County ~~California Department of Parks and Recreation~~ should work closely with the California Department of Parks and Recreation ~~County~~ and the National Park Service as the Santa Monica Mountains National Recreation Area (SMMNRA) develops and is affected by sea level rise, to be sure that, within environmental constraints, SMMNRA land uses are consistent with long-range County goals, maximum public recreation and access are achieved, and beaches, coastal resources, the Coastal Trail, as well as upland supporting areas are protected.

*[Staff comment: No further changes are proposed to Section 4.4.2 A.]*

## B. Access

Most of the coastal recreation areas along this sub-area are accessible from California Highway 1. Some of the inland areas can be reached via mountain roads. Figure 4.4-3 is an inventory of access on the South Coast.

Constraints to public access are diverse. While Point Mugu State Park is easily reached from Highway 1, much of it is accessible only by moderate to strenuous hiking. Because of the park's high biological and scenic values, it may not be appropriate to augment access more than already planned by the California Department of Parks and Recreation.

The Deer Creek beach frontage, privately owned, is highly accessible, as evidenced by its popularity. However, illegal camping may sometimes inhibit potential users and somewhat block their access to the area.

The popularity of Leo Carrillo State Park and the new California Department of Parks and Recreation acquisitions, along with the overall popularity of Highway 1, has led to problems that include extensive illegal parking and camping, as well as enforcement and sanitation problems. Private parcels interspersed with current and potential state acquisitions block public access along the beach. Bluff erosion poses safety hazards to current and potential vertical accessways.

The only area of the South Coast with significant *development* is the Solromar "Existing Community." The area has about 2,800 liner feet of shoreline, but it is not continuous frontage. The state has purchased two *beach areas* adjacent to, and within, the "Existing Community" area. These are the Leo Carrillo State Beach extension and the Yerba Buena Beach. *Vertical access* is not a major problem in this area, or anywhere along the South Coast, but *lateral access* should be sought between Leo Carrillo and Yerba Buena State Beaches.

### Access Goals

1. To maximize public access to coastal recreational areas in the South Coast sub-area consistent with private property rights, natural resources protection ~~and processes~~, and

the Coastal Act. Also, to maintain and improve existing access and design such access for resilience to sea level rise~~, as funds become available~~.

*[Staff comment: Access Goal No. 1 modifications will remove unnecessary text and will require consideration of sea level rise in future public access development.]*

2. To maintain or increase public *access* to *coastal resources* through increased parking capacity for vehicles and bicycles within the c*oastal zone*.

## Policies

### *Vertical Access*

1. For all new *development* between the first public road and the ocean, granting of an easement to allow *vertical access* to the *mean high tide* line shall be mandatory unless:

   a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or

   b. Access at the site would result in unmitigable adverse impacts on areas designated as "*sensitive habitats*" or tidepools by the plan, or

   c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or

   d. The parcel is too narrow to allow for an adequate *vertical access* corridor without adversely affecting the privacy of the property owner, or

   e. Requiring such an easement would constitute an unconstitutional taking of private property without just compensation.

### *Lateral Access*

2. For all new *development* between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless ~~subsection (a) below is found~~ findings are made pursuant to Section 30212 of the California Coastal Act ~~that (1) access is consistent with public safety or military security needs or (2) agriculture would be adversely affected,~~ or if requiring such an easement would constitute an unconstitutional taking of private property without just compensation. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for *lateral access* during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all *fences*, no trespassing signs, and other obstructions that may limit public access shall be removed as a condition of *development* approval.

   ~~a. Findings are made, consistent with Section 30212 of the Act that access is consistent with public safety, military security needs, or that agriculture would be adversely affected.~~

### *Environmentally Sensitive Habitats:*

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "*environmentally sensitive habitats*" shall develop a management program to control the kinds, intensities, and locations of *uses* to preserve the *habitat* resources to the maximum extent *feasible*. This program shall be part of *development* approval.

***General:***

4. In accordance with section 30214(a) of the Coastal Act, the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, management of the access areas to protect the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with ~~s~~section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.

***Leo Carrillo State Beach:***

6. To augment public access and recreation, provide new parking and extend bus service to the area.
7. Any future public ~~vertical~~ accessways on bluffs must be designed to minimize bluff erosion and, where feasible, be planned for adaptation including potential removal and nearby replacement if sea level rise and bluff erosion compromises safe usage of the accessway and it is no longer feasible to repair or maintain (also see Coastal Trail policies in Section 4.1.4, and particularly Policy 1.14).

   *[Staff comment: The Vulnerability Assessment determined bluffs in this area are particularly vulnerable to sea level rise.]*
8. *Lateral access* easements linking Leo Carrillo State Beach and Yerba Buena Beach should be provided.
9. The California Department of Parks and Recreation should acquire private parcels along the beaches where feasible, as well as provide for maximum public access.

   *[Staff comment: No further changes are proposed to Section 4.4.2 A.]*

## 4.4.3 Agriculture

*Agriculture* on the South Coast extends from the farm lands east of Point Mugu Naval Station near Calleguas Creek, to the northernmost foothills of the Santa Monica Mountains. Limited agricultural activities occur in the mountains on flatter terrain (Figure 4.4-4).

A portion of the Broome Ranch (approximately 690 acres) falls within the *coastal zone*. All of the ranch's acreage is in three agricultural preserves. A portion is also in the Calleguas Creek flood plain. The agricultural lands are zoned "C-A" (Coastal Agricultural, 40 acre minimum *lot* size) and designated "Open Space" (10 acre minimum *lot* size) by the County's General Plan.

Minimum *lot* size in both this Coastal Plan and the County's General Plan for the "*Agriculture*" land *use* designation is 40 acres per *single-family dwelling*. This 40-acre minimum is sufficient to maintain economic viability for various agricultural *uses* (irrigated crops). Non-irrigated activities may require a larger acreage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Committee (Appendix 4), Ventura County Assessor's Office and Ventura County Farm Bureau.

### Agriculture Goal 1

To preserve agricultural lands on the South Coast to the maximum extent *feasible*.

**Policies**

1. Soils will be conserved and erosion minimized by the *use* of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to agricultural areas, will not be allowed to affect agricultural productivity.
3. The Local Area Foundation Commission should exclude agricultural lands from any new or expanded service districts that could impact agricultural viability.
4. New service extensions beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.
5. ~~As a~~*Aquaculture* ~~develops it will~~ should be considered as a potential agricultural *use* in appropriate areas, including areas projected to be affected by sea level rise.

*[Staff comment: No further changes are proposed to Section 4.4.3.]*

## ~~4.4.4 Hazards~~

*[Staff comment: The introductory narrative, goals, and policies from the following Hazards and Beach Erosion sections were moved to Section 4.1.6. The text in this section shown in strikethrough is not proposed for removal unless shown otherwise in Section 4.1.6.]*

~~The severe and rugged terrain of the Santa Monica Mountains present considerable hazards and constraints to new *development*. A 50-year and 100-year flood hazard area is located along the Calleguas Creek flood plain. Severe *slopes* not only have the potential for instability and erosion, but may also serve as constraints to the proper functioning of water and septic systems. An additional concern in this area is *access*, especially *emergency access* in case of fire or other disasters.~~

~~The most important earthquake faults in the Santa Monica Mountains portion of the *coastal zone* are the Bailey Fault near Calleguas Creek, and the Sycamore Canyon, Boney Mountain and Malibu Coastal Faults in the mountainous areas (Figure 4.4-5). Historic records indicate that only six earthquakes larger than 4.0 magnitude on the Richter Scale have originated within 15 miles of the South Coast area since 1934. All were less than 5.3 magnitude and four of the epicenters were located off the coast.~~

~~The Bailey Fault marks the boundary between the western Santa Monica Mountains and the Oxnard Plain. It extends from Mugu Lagoon northerly to an intersection with the Camarillo Fault near Calleguas Creek and U.S. Highway 101. The existence of the fault is verified by water well data. The fault is designated as potentially active until more information becomes available for evaluation.~~

~~The Sycamore Canyon and Boney Mountain faults are the most prominent of the series of north-east trending breaks extending from Point Mugu to Thousand Oaks. These faults are designated as potentially active until more information is available.~~

~~The Malibu Coastal Fault, the Santa Monica and Raymond Hill Faults are thought to be a series of major north-dipping thrust faults that extend along the coast, onshore and offshore for many miles. Faults within this system are considered active. As much as 50 miles of left slip has occurred since Eocene times, about 50 million years ago (Norris and Webb 1976). The 1973 Point Mugu earthquake is believed to have originated on the Malibu Coastal Fault.~~

~~The South Coast immediately along the coast shows high potential for liquefaction in the area of Calleguas Creek and Mugu Lagoon.~~

- ~~**Landslides and Slope Stability** – In general, the Santa Monica Mountains contain highly expansive soils. The soils, together with the steep topography, tend to increase the frequency of *slope* failure and erosion. According to the Ventura County Public Works Agency, grading, increased irrigation or septic *runoff*, and seismic activity may also trigger *slope* movement or erosion.~~
- ~~**Flood Hazards** – Calleguas Creek is a major flood corridor in the South Coast. It flows along the northern *slopes* of the Santa Monica Mountains to the Mugu Lagoon. Severe flooding has occurred along the *coastal zone* portion of this corridor, resulting in damage to adjacent agricultural crops, transportation facilities and the military base. The lower reaches of the creek are currently unimproved. The Ventura County Flood Control District (VCFCD) is evaluating flood control solutions to this problem (see full discussion in LCP *Environmentally Sensitive Habitat* Paper).~~

~~There are also a number of creek corridors within the Santa Monica Mountains (e.g., Big Sycamore, Little Sycamore, Deer Creek, etc.) that could pose extreme flood and erosion hazards to new *development*.~~

- ~~**Fire** – Fire is significant natural hazard in the Santa Monica Mountains. The Ventura County Hazards Appendix classifies the entire Santa Monica Mountains area as "extreme" for fire hazard. While many of the *slopes* contain safe coastal vegetation, the fire-adapted chaparral of drier *slopes* along with steepness, moisture and rainfall conditions, and severe *emergency access* constraints can combine to create a dangerous situation. Periodic burns are considered a natural event in chaparral communities, and fires should be anticipated as a regular occurrence. Secondary impacts of fires in this area include mudflows, landslides, and erosion due to loss of ground cover.~~

~~The Santa Monica Mountains are currently designated "Open Space" (one *dwelling unit* per 10 acres minimum) and "Recreation" (state park lands). In some areas of the Santa Monica Mountains, however, 40-100 acre minimum *lot* sizes are justified based on water availability, *access*, *slope*, geologic and fire hazards. For these reasons, it is necessary to maintain the Santa Monica Mountains as "Open Space," and also to investigate the application of 40-100 acre sub-zones where *access* to County-maintained roads is inadequate, and where severe *slopes* increase the potential for geological instability.~~

~~The General Plan's Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.~~

## ~~Hazards Goal 1~~

~~To protect public safety and property from natural and human-induced hazards as provided for in County ordinances.~~

## ~~Policies~~

1. ~~The County's existing General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard avoidance.~~

2. New *development* shall be suited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.

3. All new *development* will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. *Feasible* mitigation measures shall be required where necessary.

4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include *feasible* mitigation measures which will be used in the proposed *development*.

5. *Structures* for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This *setback* may be increased when geologic conditions warrant.

6. New *development* shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.

7. The South Coast portion of the Santa Monica Mountains requires special attention and the following formula and minimum *lot* sizes will be utilized as new land divisions as proposed in the "Open Space" or "Agricultural" designations:

a. The following *slope/density formula* will be used to compute the *average slope* of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

where:

S = *average slope* (%)

I = contour interval (ft.)

L = total length of all contour lines (ft.)

A = total area of the *lot* (sq. ft.)

b. Once the *average slope* has been computed, the following table will be used to determine a minimum *lot* size for newly proposed *lots*:

| | | |
|---|---|---|
| 0% - 15% | = | 10 acres |
| 15.1% - 20% | = | 20 acres |
| 20.1% - 25% | = | 30 acres |
| 25.1% - 35% | = | 40 acres |
| 35.1% & above | = | 100 acres |

8. A landscaping plan for fire and erosion control will be submitted for any new *development* located in extreme fire hazard areas as shown in the County's Hazard Appendix Fire Hazard Map. As many native plants as *feasible* should be used, and information on kinds and sources of these plants are available through the County.

9. The majority of the Santa Monica Mountains are designated "Open Space" or "Recreation" in this Coastal Area Plan. This is consistent with the County General

~~Plan, the Santa Monica Mountains Comprehensive Plan (1979) and the areas U.S. National Park Services National Recreation area designations.~~

## ~~4.4.5 Beach Erosion~~

~~*Beach erosion* on the South Coast occurs at Point Mugu State park along Sycamore Beach and the Beaches in the Solromar "Existing Community" area.~~

~~Major erosion occurs during the winter months. The U.S. Army Corps of Engineers indicates a 1.9 foot per year erosion rate for Sycamore Beach, and a 0.9 foot per year erosion rate for Solromar Beach. The problem is severe in these areas.~~

~~Construction of new residential units on existing legal *lots* within the "Existing Community" area may require special review to ensure that new *development* does not bring about substantial wave and erosion damage, nor require new shoreline protection *structures*.~~

### ~~Beach Erosion Goal 1~~

~~To protect public safety and property from *beach erosion* as provided for in existing ordinances, and within the constraints of natural coastal processes.~~

### ~~Policies~~

1. ~~Construction or maintenance of shoreline *structures* will be limited to only those projects needed to protect existing *development*, public recreation, and existing roads from beach erosion.~~
2. ~~Proposed *shoreline protective devices* will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.~~
3. ~~All shoreline protective *structures* which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline and sand supply.~~
4. ~~A *building* permit will be required for any construction and maintenance of protective shoreline *structures*, such as seawalls, jetties, revetments, groins, breakwater and related arrangements.~~
5. ~~The County's Building and Safety Division will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream *structures*, net *littoral drift*, and downcoast beach profiles.~~
6. ~~If the potential environmental impacts of the proposed *structure* are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report which indicates how those impacts will be mitigated.~~
7. ~~Permitted shoreline *structures* will not interfere with public rights of *access* to the shoreline.~~

## 4.4.~~6~~4 Energy and Industrial Facilities

No energy or industrial facilities are located on the South Coast or within the inland areas of the Santa Monica Mountains at this time. It is unlikely any facilities will locate anywhere

within the Santa Monica Mountains given their status as a National Recreation Area (NRA). The federal government is developing a management plan for the entire NRA.

## Energy and Industrial Facilities Goal 1

To allow exploration and production of oil and gas in most of the South Coast sub-area while meeting Coastal Act and County objectives, and maintaining environmental quality.

## Policies

1. All land between State Highway 1 and the shoreline; or land designated "Residential," "Recreational," or shown as "*Environmentally Sensitive Habitat*" will be considered as unacceptable for new energy or industrial facilities of any kind. Pre-existing facilities and oil/gas/communication pipelines, and repair of such will be considered acceptable.
2. Within the land area between State Highway 1 and the landward *coastal zone* boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities which require a "Coastal Industrial" (C-M) zone will be permitted unless located in an area designated "Industrial".
3. All surface activities, including those regulated by the ~~Division of Oil, Gas and Geothermal Resources~~ California Geologic Energy Management Division related to the *development* of onshore oil and gas resources in the *coastal zone* are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See the Coastal Zoning Ordinance (including, but not limited to Section 8175-5.7.8) for a list of standard oil *development* design and operational criteria applied to all new permits for expanded or new oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for CUP for those activities stated in Policy 3, and shall include:

   a. The location of drilling and/or production sites, storage tanks, pipelines and *access* roads.

   b. Plans for the consolidation, to the maximum extent *feasible*, of drilling and/or production facilities, as well as accessory facilities.

   c. A phasing plan for the staging of *development* that indicates the approximate anticipated timetable for project installation, completion and decommissioning. If the proposed facility is located in Coastal Hazards Screening Area A or B, the phasing plan shall evaluate the siting and design of new *development* and *development* that qualifies as *substantial redevelopment* with sea level rise scenarios analyzed for the expected life of the *development* in a Coastal Hazards Analysis Report (see Section 4.1.6-Goal 1, Policies 1.2 and 1.3, and Coastal Hazards Screening Area maps in Appendix 15).

   *[Staff comment: If new oil extraction development is proposed on the South Coast in Coastal Hazards Screening Area A, which is unlikely given the protections that conserve this area for recreation and habitat, the review should include analysis of projected sea level rise due to its proximity to the coast.]*

   d. A plan for eliminating or substantially mitigating adverse impacts on *habitat* areas, *prime agricultural lands*, *recreational areas*, *scenic resources* and archaeological sites due to siting, construction, or operation of facilities.

e. ~~Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt. For any *development* requiring a grading permit, either (1) a Storm Water Pollution Control Plan (SWPCP) shall be prepared and submitted in accordance with the Ventura County Municipal Storm Water Permit, Order No. 00-108, Part 4 – Special Provisions, D. Programs for Construction Sites, or (2) a Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and submitted in accordance with the State General Permit for Stormwater Discharges Associated with Construction Activity, whichever is applicable.~~

*[Staff comment: Grading requirements are set forth in the International Building Code Appendix J that is adopted as part of the Ventura County Building Code. The National Pollution Discharge Elimination System (NPDES) Permit determines the types of grading and other development activities that are subject to best management practices that must be implemented as part of discretionary development. In addition, certain General Plan policies (e.g., WR-3.3, Low Impact Development) set forth water quality requirements that apply to discretionary development.]*

f. A description of means by which all oil and gas will be transported off-site to a marketing point. Pursuant to Policy 6, transshipment of crude oil and gas shall be through on-shore pipeline.

g. A description of the procedures for the transport and disposal of all solid and liquid wastes.

h. Oil spill prevention and control measures.

i. Fire prevention procedures.

j. Emission control equipment.

k. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.

l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the *coastal zone* related to oil and gas *development*.

m. All facilities supporting oil and gas *development* must comply with the terms and requirements of the State General Industrial Activities Storm Water Permit, including the *development* and submittal of a Storm Water Pollution Prevention Plan.

5. All energy and industrial facilities in the Plan shall be ~~so~~ sited and designed to eliminate or reduce, to the maximum extent *feasible*, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.

6. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.

7. When *feasible*, pipelines shall be routed to avoid important *coastal resources*, including recreation, *environmentally sensitive habitats* and archaeological areas. Unavoidable routing through recreation, *habitat*, or archaeological areas, or other areas of a significant *coastal resource* value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, duration, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.

*[Staff comment: No further changes are proposed to Section 4.4.6.]*

# 4.4.~~7~~5 Public Works

Public service capacities for sewer, water and roads are severely limited in the South Coast sub-area. Two distinct areas are identified: 1) the designated Solromar "Existing Community" area along the coast, and 2) inland areas of the Santa Monica Mountains.

Water for the limited demands of existing *development* is available in the Solromar "Existing Community" area. Water to residents of the mountains is provided by ~~individually~~ privately owned well sites. Adequacy of water supplies for mountain areas is determined by on-site inspection by the Environmental Health Division of the County.

Sewer service in the entire South Coast is provided by individual septic tank systems permitted through the Environmental Health Division. Several septic systems in the "Existing Community" area are located directly on the beach. These areas are classified as having "severe" septic tank limitations. Damage to these systems could occur from erosion from a combination of storm waves and high tides. The Regional Water Quality Control Board now has a policy that prohibits the *use* of walls to protect septic systems on the beach.

The waters offshore of the "Existing Community" area have been designated by the State Regional Water Quality Control Board (RWQCB) as an Area of Special Biological Significance (ASBS). The ASBS extends from Laguna Point in the north to just south of Point Dume in Los Angeles County.

The RWQCB prohibits the direct discharge of wastes into an ASBS or its immediate vicinity with the exception of vessel wastes, dredging or disposal of dredging spoils.

Under the current "208" Areawide Water Treatment Management Plan, a study of septic tank problems in the Santa Monica Mountains was completed in January 1980 by the Environmental Health Division. Several options were proposed that could alleviate present septic tank problems. Included was a recommendation that a septic system management entity be established (or an on-site wastewater management zone) to ensure proper inspection, maintenance and control.

State Highway 1 can handle traffic generated by build-out of the "Existing Community" and mountain areas allowed in the present County General Plan and this Coastal Plan. *Public roads* within the Mountains are substandard, subject to slides and erosion, and restrict *emergency* services. The Public Works Agency will continue to maintain the roads. However, no improvements will be undertaken in the near future because of limited funds and the environmentally sensitive nature of the area.

The County General Plan designates approximately 90 percent of this sub-area as "Open Space" (one unit per 10+ acres). The existing beach residential *development* (Solromar) has been designated "Existing Community" and is allowed to build out to the density of prevailing coastal zoning (this allows *parcels* less than one acre in size). The two private camps on the South Coast are designated "Rural".

With the exception of the "Existing Community" area, the Mountains are zoned "COS(M)" (Coastal Open Space with Santa Monica Mountains Overlay) and "C-R-E-20 Ac. (M)" or "-5 Ac. (M)" (Coastal Rural Exclusive at 20 or 5 Ac. Min. with Santa Monica Mountains Overlay) for the private youth camps.

## Public Works Goal 1

Any new or expanded *public works facilities* (including roads, flood control measures, water and sanitation facilities) constructed on the South Coast, will be designed to serve the

potential population within limits established by the *Local Coastal Program* (LCP) consistent with the County's Air Quality Management Plan and "208" (Water Quality) Plan.

**Policies**

1. The recommendation of the "208" Plan Septic Tank Problem Area-Santa Monica Mountains Study for the establishment of a septic system maintenance district will be supported.
2. That new service district boundaries shall be consistent with the adopted Coastal Area Plan and County General Plan policies.
3. New *development* in the Santa Monica Mountains should be self-sufficient with respect to sanitation and water and should not require the extension of growth inducing services. *Development* outside of the established "Existing Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water, etc.) into an open space area. The County shall make the finding for each individual *development* requiring sanitary facilities and potable water that said private services will be able to adequately serve the *development* over its normal lifespan.
4. Public utility *use* by the Pacific Missile Test Center (PMTC) does not create impacts on circulation, sewer and water *use* for the foreseeable future because of stable or declining land *use* intensity at the base. However, any change in intensity of *use*, such as civilian-military shared *use*, should be examined for impacts on Coastal Act and LCP land *use* priorities. Similarly, any future adverse impacts of groundwater extraction for the Navy base should be examined for such impacts.
5. New septic systems shall be located as far landward as feasible. Avoid locating new septic tank systems on beaches to the maximum extent feasible. If avoidance is not feasible, minimize elements of the system that are on beaches and design the system to minimize adverse impacts to ESHA and water quality and to withstand the sea level rise and exposure to erosion that is projected for the expected life of the *development* as demonstrated in a Coastal Hazards Analysis Report (see Section 4.1.6-Goal 1, Policies 1.2 and 1.3, and Coastal Hazards Screening Area Maps in Appendix 15).

*[Staff comment: Out of all the County's developed unincorporated coastal areas, only the South Coast community of Solromar lacks sewer service, so this policy would only apply to development in the South Coast area.]*

## 4.4.~~8~~6 Locating and Planning New Development

## 4.4.~~9~~7 Potential Conflicts

*[Staff comment: No changes are proposed to Sections 4.4.8 and 4.4.9 other than the update to the section numbers as shown above.]*

## 4.4.~~10~~8 Environmentally Sensitive Habitat~~s~~ Areas (ESHA)

*[Staff comment: No changes are proposed to Section 4.4.10 other than the update to the section number as shown above.]*