

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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March 21, 1997

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TO: Interested Persons

FROM: Steve Scholl, Deputy Director, South Central Coast
 Gary Timm, District Manager
 Merle Betz, Coastal Program Analyst

SUBJECT: Proposed Major Amendment 1-97 to the County of Ventura Local Coastal Program
 -- for Public Hearing and Commission Action at the April 8 - 11, 1997
 Commission meeting at the Waterfront Hilton Beach Resort, 21100 Pacific
 Coast Highway, Huntington Beach, CA (Postponed from the March 11 - 14
 meeting)

SYNOPSIS

The County of Ventura Local Coastal Program (LCP) was fully certified on April 28, 1983 and the County assumed permit authority on October 26, 1983. This proposal will be the eleventh major amendment request. The amendment includes changes in text, tables, and maps in both the LUP and the Zoning Ordinance. The proposal contains two components:

Component 1 lowers the intensity of use or development in both the Land Use Plan (LUP) and Zoning Ordinance (Implementation Program) applicable to Rural areas from one dwelling unit per acre to one dwelling unit per two acres. A County-wide downzoning of Rural-designated areas resulted from a change in the Guidelines for Orderly Development, a policy statement used by Ventura County and local jurisdictions to guide urban growth. The County's seeks to make provisions for the Rural designation consistent in and outside the Coastal zone.

Component 2 changes and reconfigures land use and zoning designations in the area adjacent and southeast of the La Conchita Residential Community in the North Coast area of Ventura County through redesignation of: (1) nine parcels, totalling 49.31 acres of hillside or other sloped area from a Coastal Rural (C-R) land use and zoning designation (one dwelling unit per one acre minimum) to Open Space (one dwelling unit per ten acre minimum); and (2) three parcels totalling 12.62 acres from a Rural land use designation (one dwelling unit per one acre minimum) to a Low Density Residential land use designation (1 to 2 dwelling units per acre minimum) with the Rural zone density lowered in accord with Component 1.

Both components will result in a decrease in the potential intensity of build-out in the coastal areas of Ventura County and decrease the potential demand on public access and recreation opportunities and public utilities and services.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission, after a public hearing, approve the amendment 1-97 to the County of Ventura LCP as submitted. The motions to accomplish this recommendation are found on page three of the staff report.

ADDITIONAL INFORMATION

For further information on the amendment request, the amendment process, or to obtain a copy of the staff report, contact Merle Betz of the South Central Coast Area office at: 89 So. California St., Suite 200, Ventura CA 93001; (805) 641-0142.

ADDITIONAL INFORMATION

For further information on the amendment request, this report, or the amendment process, contact Merle Betz of the South Central Coast Area office at: 89 So. California St., Suite 200, Ventura CA 93001; (805) 641-0142.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the certified LUP, pursuant to Section 30512(c) of the Coastal Act, is that the proposed amendment is in conformance with the Chapter 3 policies of the Coastal Act.

The standard of review for the proposed amendment to the LCP Implementation Program, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out the provisions of the LUP portion of the certified LCP.

PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local government to provide for public participation in preparation of the LCP. The County of Ventura Planning Commission held a public hearing on November 14, 1996 and the Board of Supervisors held a public hearing on December 10, 1996 on the proposed changes to the LCP. Each hearing was duly notice to the public consistent with Sections 13551 and 13552 of the California Code of Regulations (Coastal Commissions administrative regulations), and copies of the amendment were made available six weeks prior to final local action. Notice of the proposed amendment was distributed to all known interested parties. Only one member of the public spoke during the public hearings relative to component 2. The County staff addressed her concerns relative to the relationship of the Rural and Open Space designations to slope, concluding that the Open Space designation was appropriate as subject slopes were over 25%.

PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of the California Code of Regulations, the County resolution for submittal (Ordinance No. 4127, December 10, 1996) indicates that the amendment will become operative thirty days after the County Planning Director has been notified in writing by the Commission that the amendment has "... been certified and/or otherwise approved by the Coastal Commission."

EXHIBITS

1. County Exhibit 10, Figure 1: Amendment to Coastal Area Plan Text and Tables
2. County Exhibit 10, Figure 2: Amendment to Coastal Area Plan Maps
3. County Exhibit 10, Figure 3: Zone Change # Z 2909
4. South Coast Trail System and Land Use (excerpt, Figure 32.1, certified LUP)

I. STAFF RECOMMENDATION

A. Approval of Land Use Plan as Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion I.

I move that the Commission certify the Land Use Plan Amendment 1-97 to the County of Ventura LCP as submitted.

Staff recommends a YES vote on Motion I and the adoption of the following resolution of certification and related findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution I

The Commission hereby Approves certification of the Land Use Plan Amendment 1-97 to the County of Ventura Local Coastal Program as submitted and finds for the reasons discussed below that the Land Use Plan Amendment does meet the policies of Chapter 3 (commencing with Section 30000) of the California Coastal Act to the extent necessary to achieve the basic goals specified in Section 30001.5 of the Coastal Act, and the certification of the amendment does meet the requirements of Sections 21080.5(d)(2)(1) of the California Environmental Quality Act, as there are no further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts to the environment.

B. Approval of Implementation Measures As Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion II

I move that the Commission reject the Implementation Plan Amendment 1-97 to the County of Ventura LCP as submitted.

Staff recommends a NO vote, on Motion II which would result in the adoption of the following resolution of certification and related findings. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

Resolution II

The Commission hereby certifies amendment 1-97 to the Implementation Plan of the County of Ventura LCP on the grounds that the amendment to the Local Coastal Program Zoning Ordinance conforms to and is adequate to carry out the provisions of the LCP Land Use Plan as certified. There are no feasible alternatives available which would substantially lessen any significant impacts which the approval of the Implementation Plan amendment will have on the environment.

II. RECOMMENDED FINDINGS

A. Findings for Resolution I (Land Use Plan)

1. Standard of Review

The standard of review for the proposed amendment to the certified LUP, pursuant to Section 30512(c) of the Coastal Act, is that the proposed amendment is in conformance with the Chapter 3 policies of the Coastal Act.

2. Description and Background of Proposal

The proposed amendment (1) lowers the number of dwelling units allowed per a given parcel of Rural land from one dwelling unit per one acre to one dwelling unit per two acres and (2) eliminates the Rural designation from the North Coast area in the LUP while changing the single area so designated to a combination of Low Residential (1 to 2 dwelling units per acre) and Open Space (1 dwelling unit per 10 acres minimum). The only remaining areas of Rural land use in the LUP will be in the South Coast Area (i.e. the Malibu and Santa Monica Mountains area of Ventura County). As noted later in these findings, one portion of the affected area in the North Coast will retain the Coastal Rural zone designation. No such designation has existed in the Central Coast. For these reasons, the change decreases overall build-out in the North and South Coasts. The full content of the amendment to the LUP is found on Exhibits 1 and 2, attached.

The amendment has two components and the following examines the changes in each component relative to the LUP. The changes of each component to the Zoning Ordinance are discussed below under "Findings for Resolution II".

(1) Component 1 changes the LUP to lower the intensity of use or development in the Land Use Plan (LUP) for Rural-designated areas from one dwelling unit per acre to one dwelling unit per two acres. This results from a County-wide reduction in development potential of Rural-designated areas. This effort was precipitated by a Task Force recommendation for changes in the County-wide Guidelines for Orderly Development. The Guidelines for Orderly Development is a policy statement used by the County, component cities, and the Local Agency Formation Commission (LAFCo) to concentrate urban development in existing urban-type areas and incorporated cities, among other objectives. The change will ensure consistency between the non-coastal and coastal components of the County General Plan. The LCP is a component of the County-wide General Plan.

(2) Component 2 changes and reconfigures land use designations in an area adjacent and southeast of the La Conchita Residential Community in the North Coast area of Ventura County. (See Exhibit 2) The La Conchita community is located between Mussel Shoals and Rincon point just inland of the Pacific Ocean, State Highway 1 and the railroad tracks, and below a steep ridge, inland of which is agricultural development (orchards). The subdivision contains predominantly residential development.

The area subject to component 2 of this amendment is not within the designated residential community, but is located adjacent and southeast and inland of the State Highway. The total area affected is approximately 62 acres. It contains several lots belonging to Caltrans which are potential future

roadway. The portion which is relatively flat has been used for grazing or has been left in native vegetation and the steeper hillside land is covered with native vegetation. One parcel, APN 060-050-017, was subject to a coastal development permit 208-01 issued by the South Central Coast Regional Commission for temporary storage of pipes used for an oil pipeline. This entire area adjacent to La Conchita is designated Rural land in the certified LUP.

The proposed change eliminates the only area designated Rural in the North Coast area in the LUP. A larger, sloped or hillside, nine acre, U-shaped, 49.31 acre area is proposed to change from a Residential Rural (presently one dwelling unit per one acre) land use designation to an Open Space (one dwelling unit per ten acre minimum) land use designation on the LUP land use map. The smaller, more level 12.62 acre area within the U-shaped area, constituting three of the twelve parcels, is proposed to change from the Residential Rural (presently one dwelling unit per one acre minimum) land use designation to the Residential Low (1.1 to two dwelling units per acre) land use designation. As noted, the zoning designation for this area will remain as Rural. The existing LUP text provides for a Residential Low designation density range with the actual density allowed in the zoning ordinance. This smaller area is a coastal shelf similar to the La Conchita community itself. Adjacent, steeper hillside slopes commence approximately 500 feet from the shoreline.

In contrast to this designation, the developed La Conchita community will remain as a High Residential area of 6.1 to 36 dwelling units per acre.

The following provides background on the Low Residential, Rural and Open Space land use designations:

(1) Low Residential: Low Residential allows a maximum density (maximum number of dwelling units per a given parcel of land) of 1.1 to two dwelling units per acre, depending on the zoning category and existing lot size. The principal permitted uses, which are not appealable under Coastal Act provisions (Section 30603 (a) (4)) unless they are located in an appeal area, include a single family dwelling, churches, fire stations, public parks and playgrounds, and home occupations.

(2) Rural: Rural is one of the lowest categories of residential designation found in the certified LCP, although Open Space and Agricultural designations allow lower residential densities. The principal permitted uses include a single family dwelling, churches, fire stations, public parks and playgrounds, home occupations, and agricultural uses as listed under the Agriculture land use designation, with the exception of animal breeding, pasturing, or ranching. Under the proposed amendment, this designation will change from 1 du/ac to 1 du/2 ac.

(3) Open Space: Open Space is a land use category which provides for "... the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of the land [and] protect[ing] public safety through the management of hazardous areas such as flood plains, fire prone areas, and landslide prone areas." Principal permitted uses include one dwelling unit per parcel, agricultural uses listed as principal permitted uses under the Agriculture designation, and "... passive recreational uses that do not

alter physical features beyond a minimal degree and do not involve structures." The minimum lot size is ten acres.

In applying Component 1 to the area immediately southeast and adjacent to La Conchita, the reconfiguration proposed by the County would change the flatest portion of three parcels (APNs 060-050-140, -170, and 245) in the Rural land use designation to Low Residential (1 - 2 du/ac). The remainder, i.e. the nine lots remaining (APNs 060-050-090, -130, -155, -165, -180, -195, -205, -235, and -255), change to an Open Space designation (1 du/10 ac). (see Exhibit 2). The County noted in their submittal that the configurations more reasonably fit local topography and development constraints.

2. Consistency with Coastal Act

a. Cumulative Impacts

Section 30250(a) of the Coastal Act states:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The Coastal Act requires that new development be permitted only where public services are adequate and only where public access and coastal resources will not be cumulatively affected by such development.

The proposed amendments will result in a very modest decrease in the intensity of build-out in the coastal areas of Ventura County and decrease the demand on public utilities and services. The decrease in build-out potential has been recalculated in the tables on Building Intensity/Population Density Standards for each Area segment of the LUP. The tables have also been restructured. The tables are included as part of the amendment to the LUP and are found in Exhibit 1.

The certified LUP is consistent with the above Coastal Act policy because areas designated Rural are located within, contiguous with, or in close proximity to, existing developed areas, such as in the La Conchita area in the North Coast or the Solromar/Tongareva Tract area in the South Coast, or are institutional campgrounds, such as found inland in the South Coast, where adequate public services exist and there are not adverse effects on coastal resources. The institutional campgrounds existed prior to the adoption of the LCP.

Further consistency is assured relative to any new development in Rural areas because the permission to develop or conditions of approval for allowed development depends upon policies in the certified LUP which are consistent

with Coastal Act policies. These policies provide that development will be allowed if such areas are able to accommodate additional new development, including future subdivision, and it is demonstrated that there are adequate public services and no significant adverse effects, either individually or cumulatively, on coastal resources.

The following describes in greater detail the proposed change relative to two sections of the coast where the amendment is applicable.

(1) North Coast: This area includes more urban-type development (smaller lot single family development, some multi-family development, and commercial) and is confined to small predominantly residential enclaves (Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria Beach, and Solimar). These are not proposed for expansion in the certified LUP. (Note: the community of Solimar in the North Coast has similar spelling to the community of Solromar in the South Coast.)

The proposed amendment will eliminate the only area with Rural land use in the North Coast next to La Conchita. The nine parcels will be likely to experience less intensive residential development because of the change to an Open Space classification, while the three parcels are more likely to experience more intensive residential development by the change to a Residential Low classification.

Because higher densities are proposed for three parcels, it is appropriate to examine the implications for public utility expansion. Water service is adequate as noted in the certified LUP and is provided by the Casitas Municipal Water District. Vehicular and pedestrian service is difficult because of the adequacy of a pedestrian crossing across Highway 101, and high speeds and need for upgraded ingress and egress to the La Conchita Community. The LUP does provide for improvement as State funds become available. The change will not result in any growth in sewer service through extension of sewer lines because it is unlikely that sewer service will extend to this area and use of septic systems is probable. The North Coast Sewer, permitted under coastal development permit 208-03, does not extend to La Conchita.

A comparison of the existing and proposed tables on Building Intensity/Population Density Standards for the North Coast Area segment of the LUP, indicate that the projected or maximum dwelling units will decrease from 3,203 to 3,172 and the projected or maximum population will decrease from 5,380 to 5,328 if this amendment is approved. Most of the change is accounted for by the decrease in projected population in the Rural-designated area, now absorbed into Low Density Residential.

The net impact is a decrease in potential single family uses, since much more land will be converted to Open Space than Residential Low. This will decrease the demand on public services.

(2) Central Coast: This is the area of the coastline between the Ventura River and the northern boundary of the Pacific Missile Test Center near Ormond Beach. Unincorporated land in the Coastal Zone includes residential beach enclaves adjacent to Channel Islands Harbor. The incorporated cities of San Buenaventura, Oxnard, and Port Hueneme are located in this area and have their own certified LCPs.

Population and housing projections for this area are proposed for revision because of changed assumptions for planning purposes since the LCP was originally certified in 1983. Minor changes have been made in the tables even where no change is made to land use designations. In the Central Coast Area, the projected number of dwelling units decreases from 3,568 to 3,462 and the projected population decreases from 9,845 to 9,657. No land use changes are proposed in this area, but the LUP map's land use key will change to reflect the change in units per acre in the Rural designation.

(3) South Coast: This is the area of the coastline between the Ormond Beach area and the Los Angeles County line. A large number of existing undeveloped lots in this area, in the Ventura County portion of Malibu and the Santa Monica Mountains, have residential development potential. Such parcels are constrained by lack of availability of water and other services and utilities and a low possibility of further future subdivision, as examined in greater detail in the findings for initial certification of the LCP. The Commission noted that the Slope/Density Formula in the LUP allowed only a limited number of additional parcels to be created in the Santa Monica Mountains and Malibu area of Ventura County (referred to as the South Coast Area in the LUP).

Residential development can result in a number of adverse cumulative impacts on Coastal resources. The Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the Los Angeles County portion of the Malibu/Santa Monica Mountains area in past permit actions. The demands on road capacity, services, recreational facilities, and beaches are expected to grow. There is a potential issue of cumulative impact on services, especially on traffic generation on Pacific Coast Highway leading into the Los Angeles area. However, the following shows that the proposed changes will reduce potential population and housing growth in Ventura County. This will decrease the potential for adverse cumulative impacts on coastal resources.

In Ventura County, there are other constraints on further residential growth in addition to the above-mentioned limit on creation of new parcels. The certified LUP contains policies requiring, among other things, that new development be consistent with service district boundaries, be self sufficient in terms of water and sanitation, and not require extension of public services into an open space area. Also, in the South Coast Area, there are special zoning overlays protecting habitat values, specifying a high minimum parcel size, and/or requiring a Planned Development permit. These constraints on development are reflected in the existing tables on Building Intensity/Population Density Standards for the South Coast Area segment in the LUP,

In the South Coast, a Rural designated area of two discontinuous segments is found northeast of the corner of Yerba Buena Road and Pacific Coast Highway, inland of Yerba Buena Beach, a State beach, and adjacent to the Tongareva Tract. This area contains vacant land and Camp Joan Meir. A small portion of this area was recently subdivided to allow low single family development at a greater density (1 du/ac) than will be possible under the proposed amendment (1 du/2 ac) i.e. 4-VNT-96-022, Skylark Investment.

There are three remaining large institutional camp areas of Rural designation in the South Coast indicated on the certified Land Use Map in the certified LUP as noted on Exhibit 4 -- Camp Hess Kramer extending along Little

Sycamore Creek, a second camp area to the west, and the Lazy "J" Ranch to the north. Lazy "J" was subject to a land use and zoning redesignation from Open Space to Rural as part of Ventura County LCP Amendment 1-93. The first two camp areas are located along trail routes designated in the LUP. The more westerly trail is along a ridgeline recognized as a resource on the LCP Implementation Program map entitled "Santa Monica Mountains Coastal Zone Sensitive Habitat". The proposed amendment will decrease potential development intensity of residential uses if these institutional (camp) areas subdivide and convert from institutional to residential use as allowed in the Rural designation.

A comparison of the existing and proposed tables on Building Intensity/ Population Density Standards for the South Coast Area segment of the LUP, indicate that the projected or maximum dwelling units will decrease from 2,097 to 2,046 and the projected or maximum population will decrease from 3,796 to 3,720. Most of the change is accounted for by the decrease in projected population in Rural-designated areas from 102 to 51.

In summary, the proposed changes to tables on Building Intensity/ Population Density Standards for the North and South Coast Area segments project decrease in population and housing resulting from the proposed amendment. This will decrease the cumulative impact on public services and utilities in the South Coast. Note that, while creation of a higher density area adjacent to La Conchita is proposed, this is part of overall changes in this area of the coast which have a net impact of decreasing the total potential build-out because of lowering of most of the area's land use designation to Open Space.

For these reasons, the Commission finds that the proposed Land Use Plan amendment will not affect the cumulative impact of development and is consistent with and adequate to carry out the provisions of PRC Sections 30250(a) of the California Coastal Act.

b. Public Access

PRC Section 30210 provides that:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

PRC Section 30212 provides that:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or, ...

The certified LUP for Ventura County provides a number of mechanisms to maximize public access and recreation opportunities in the Coastal Zone and thus carry out these Coastal Act policies. PRC policies relative to public access and recreation are included in the LUP text. Each of the three Area plans (North, Central, and South Coasts) has a Recreation and Access section with objectives and policies addressing access and recreation opportunities. An inventory of recreational facilities and support parking is included in the LUP as well as an excerpt from the Coastal Commission's access inventory. In the South Coast (Malibu and Santa Monica Mountains area), a system of trails along the coastal slope and inland ridges, including connector trails, is delineated on the LUP Land Use Map.

As previously noted, the impact on the build-out of each area of the coast is shown on the amended tables in the LUP, included with the submitted amendment. (see Exhibit 1) The decrease in the potential intensity of development of residential units on Rural land correspondingly decreases the potential demands on access and recreation opportunities. This is because fewer new residential units could be constructed on existing lots. Further subdivision may be discouraged because there is less incentive to subdivide since less incremental potential density results.

By virtue of location inland of the Coast Highway, State Route 1, the Rural lands affected by the above changes only indirectly impact access and do not affect the location of existing or proposed access to or along the coast. There is a potential beneficial effect on trails, as discussed below.

The following examines in greater detail the impact of the amendment on access and recreation opportunities by each Area.

(1) North Coast Area: Urban-type development of smaller lot single family development, some multi-family development, and a small commercial area (La Conchita only), is confined to small predominantly residential enclaves (Rincon Point, La Conchita, Mussel Shoals, Faria Beach, and Seacliff). The La Conchita Community boundary is not proposed for expansion in the amendment. The proposed amendment will make nine parcels less likely to experience urban-type development by being changed to an Open Space classification. Three parcels are more likely to experience more intensive development (see above Land Use descriptions) by being changed to a Residential Low classification.

A comparison of the Exhibit 1 tables on existing and proposed Building Intensity/Population Density Standards for the North Coast Area segment of the LUP indicates that the projected or maximum dwelling units will decrease from 3,203 to 3,172 and the projected or maximum population will decrease from 5,380 to 5,328.

The net impact is a decrease in demand on public access and recreation opportunities, since more land will be converted to Open Space than Residential Low. Further, since the amendment area and the immediately adjacent developed La Conchita area is inland of the State highway and railroad tracks, with no legal access presently to the coast, there will be no direct impact on vertical or lateral accessways. Pedestrian and vehicular access from the community to the coast is difficult, and the certified LUP already provides for improvement as State funds become available.

The decrease in demand, resulting from the change in population, will result in a slightly lower user impact on existing accessways and recreation opportunities in the North Coast. The certified LCP calls for improvement of these resources and the proposed amendment will not diminish such objectives. Consequently, the proposed changes are consistent with Coastal Act policies protecting access and recreation opportunities.

(2) Central Coast Area: Compared to the North and South Coast, more concentrated recreational and access use takes place in Channel Islands Harbor and the residential beach areas of Hollywood Beach, Hollywood-by-the-Sea and Silver Strand because this is a more urban area and Channel Islands Harbor is a visitor designation. However, there are no Rural Lands in the Central Coast and no changes are proposed to the LCP in this area.

(3) South Coast Area: There are several areas of Rural land use in the South Coast Area (Malibu and Santa Monica Mountains), as shown by reviewing the LUP Land Use Map. (Exhibit 4)

The Rural designated area in the South Coast contains areas with recreation and access significance. The Rural designated area northeast of the corner of Yerba Buena Road and Pacific Coast Highway, contains Camp Joan Meir and a variety of other uses as discussed above. There are three remaining large institutional camp areas of Rural designation indicated on the certified Land Use Map in the certified LUP as noted on Exhibit 4 -- Camp Hess Kramer extending along Little Sycamore Creek, a second camp area to the west, and the Lazy "J" Ranch to the north. Lazy "J" was subject to a land use and zoning redesignation from Open Space to Rural as part of LCP Amendment 1-93.

The first two camp areas are located along trail routes designated in the LUP. The more westerly trail is along a ridgeline recognized as a resource on the LCP Implementation Program map entitled "Santa Monica Mountains Coastal Zone Sensitive Habitat".

LUP policies providing for trails will remain in effect. The LUP has a number of specific policies under THE SOUTH COAST, RECREATION AND ACCESS, of which the following are most important:

6. The County supports the "Major Feeder Trail" connecting the Backbone Trail to the Pacific Coast between Yerba Buena and Deer Creek Roads as shown on the Santa Monica Mountains Comprehensive Plan.
7. The County shall incorporate the policies and accompanying maps, including the Trail Systems map found in the Santa Monica Mountains Comprehensive Plan (1979) as part of the Coastal (Area) Plan.
9. Development shall neither preclude continued use of, or preempt the option of establishing inland recreational trails along identified routes, as indicated in the Santa Monica Mountains Comprehensive Plan (1979) ...

The proposed amendment presents no conflict with these policies.

Similar to La Conchita, since these areas are inland of the State highway, there will be no immediate or direct impact on vertical or lateral accessways. Pedestrian and vehicular access is a problem for the area

northeast of the corner of Yerba Buena Road and Pacific Coast Highway, inland of Yerba Buena Beach, a State beach, and including the adjacent Tongareva Tract. The certified LUP does not contain a policy specifically supporting State improvements as it does for La Conchita in the North Coast.

The decrease in demand, resulting from the change in population, will result in a slightly lower user impact on existing accessways and recreation opportunities in the North Coast. The certified LCP calls for improvement of these resources and the proposed amendment will not diminish such objectives. Consequently, the proposed changes are consistent with Coastal Act policies protecting access and recreation opportunities.

The potential decrease in density near these trail routes through the amendment potentially enhances enjoyment of the use through creation of greater open space and less intrusion into views.

For these reasons, the Commission finds that the proposed Land Use Plan amendment will not affect coastal access and recreation opportunities and is consistent with and adequate to carry out the provisions of PRC Sections 30210 and 30212 of the California Coastal Act.

B. Findings for Resolution II (Zoning and Implementation Measures)

1. Standard of Review

The standard of review of an amendment to the certified LCP Zoning Ordinance is whether the ordinance conforms with and is adequate to carry out the provisions of the certified LCP Land Use Plan (PRC Section 30513 (a)). The Coastal Act provides that the Commission may only reject the proposed zoning ordinance if a majority of the Commissioners present find that it does not conform with or is inadequate to carry out the provisions of the certified Land Use Plan.

2. Description of Proposal

The full content of the amendment is found on Exhibits 1 through 3, attached. The amendment has two components and the following describes the portions of each applicable to Resolution II:

a. Component 1: lowers the intensity of use or development in the Zoning Ordinance (Implementation Program) for Rural-designated areas from one dwelling unit per acre to one dwelling unit per two acres. The change will ensure consistency between the non-coastal and coastal components of the County Zoning Ordinance.

b. Component 2: This change resulted from County reconsideration of land use and zoning designations for an undeveloped area immediately southeast and adjacent to La Conchita. The Community and the affected area is as described in greater detail above relative to the LUP. On the western boundary is the La Conchita community.

The reconfiguration proposed by the County would allow the flatest portion, in three parcels (APNs 060-050-140, -170, and -024) totalling 12.62 acres in size, to remain designated with the Coastal Rural zoning designation. This

will change in density as previously noted (1 du/ac to change to 1 du/2 ac). The nine lots remaining (APNs 060-050-090, -130, -155, -165, -180, -195, -205, -235, and -255), a 49.31 acre area containing hillside and other sloped areas, will change from the Coastal Rural zoning designation (1 du/ac) to the Open Space designation (1 du/10 ac). (see Exhibit 3)

The following discusses the characteristics of the subject zoning designations:

a. Coastal Rural (C-R) Zone: The purpose of the zone according to article 3 of the Zoning Ordinance in the certified LCP is to provide and maintain a rural residential setting while permitting a variety of agricultural uses and protecting surrounding uses. The minimum lot area (size) of one acre for creation of new lots will change to two acres under the amendment.

A review of the permitted use by zone matrix in the certified LCP shows that Rural zone does not permit a number of larger or more intensive uses allowed in the Coastal Open Space and/or Coastal Agriculture Zones such as agricultural processing, agricultural accessory uses and structures, keeping of animals, conference centers, oil and gas exploration and production, recreational uses, and waste disposal. The zone does allow camps, campgrounds, mobilehome parks, and libraries.

b. Coastal Open Space (C-O-S) Zone: The purpose of the zone according to article 3 of the Zoning Ordinance in the certified LCP is "... to provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land." The minimum lot area is ten acres for creation of new lots, but creation of new lots is also subject to a slope/density formula with the minimum lot size increasing from ten acres for lots below 10 % slope to 100 acres for lots over 35 % slope.

As noted in (a) above, a number of uses are allowed in the C-O-S Zone that are not allowed in the C-R zone. However, in permitting such additional development in C-O-S, discretionary permits are necessary such as a conditional use permit or a special use permit, which will include appropriate conditions as required by the LCP and will be subject to appeal.

Further, C-O-S land in the Santa Monica Mountains is subject to restrictions under Section 8177-4 of the LCP Zoning Ordinance including: adequacy of public services and extension of public services to new areas; protection of environmentally sensitive habitat areas and unique vegetation; driveway number and location; land divisions (relative to intensity, including building envelopes, environmentally sensitive habitat areas, slopes, and trails); public view protection; ridgeline protection; development near park lands; trail corridors; suitability of land for public use; and preservation of private recreational uses.

3. Conformance and Adequacy to Carry Out LCP Land Use Plan

The zoning text revisions indicate the measures necessary to carry out the proposed land use changes because the type, location, and intensity of development are the same as provided in the above LUP amendment. The zone designations of Coastal Rural (C-R) which remain in the North and South Coast Areas will change to a two acre minimum from one acre minimum to implement the above LUP amendment.

The changes in configuration and zone designation to Open Space from Rural in the La Conchita area of Zoning from the Rural Zone to Coastal Open Space (APNs 060-050-090, -130, -155, -165, -180, -195, -205, -235, and -255) corresponds to that found in the above LUP amendment. Consequently, the proposed Implementation Measures in the Zoning Ordinance and Zoning Map establishes uses consistent with the proposed land use designations and text for the County LCP Land Use Plan.

In summary, the Commission finds that the proposed Implementation Measures/Zoning Ordinance amendment is consistent with and adequate to carry out the provisions of the certified LCP Land Use Plan.

IV. LCP/CEQA

Pursuant to the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency responsible for reviewing LCPs for compliance with CEQA. The Secretary of the Resources Agency has determined that the Commission's program of reviewing and certifying LCPs qualifies for certification under Section 21080.5 of CEQA. In addition to making the finding that the LCP amendment is in full compliance with CEQA, the Commission must find that the least environmentally damaging alternative has been chosen under Section 21080.5(d) of CEQA and Section 13540(f) of the California Code of Regulations.

The proposed amendment is to the County of Ventura certified Local Coastal Program. The Commission originally certified the County Local Program Land Use Plan and Zoning Ordinance in 1983.

County environmental review considered this amendment as part of a larger package of amendments to the County General Plan EIR. The LUP is the County Coastal Area Plan which is included in a County General Plan EIR adopted in 1988 and since amended twenty times. The County completed an addendum to the adopted General Plan environmental documents and made an environmental determination that no subsequent EIR is necessary pursuant to CEQA Guidelines Section 15162 because (1) the changes are of a minor, technical nature, (2) there has not been a substantial change in circumstances, and (3) no new information has been identified which would affect significant effects or mitigation measures.

The Coastal Commission's Local Coastal Program process has been designated as the functional equivalent of CEQA. CEQA requires the consideration of less environmentally damaging alternatives and the consideration of mitigation measures to lessen significant environmental impacts to a level of insignificance. The above findings recommend no additional measures to bring the proposed LCP amendment into compliance with the California Environmental Quality Act (CEQA). The proposed amendment adequately addresses the provisions of the certified Local Coastal Program, and would therefore have no significant impacts, is the least environmentally damaging feasible alternative, and thus is consistent with the California Environmental Quality Act.

The amendment as submitted is therefore consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

GPA 96-3
COMPONENT I
AMENDMENT TO THE
COASTAL AREA PLAN
TEXT AND MAPS,
COASTAL ZONING ORDINANCE (Z-2909)
AND TO THE GENERAL PLAN
LAND USE MAP

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COASTAL AREA PLAN: TEXT

Title pg., [add]: Amended - DECEMBER 10, 1996 CALIFORNIA
[add]: Certified - _____ COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

pg. 11. par. 3, Rural Intensity: The lowest intensity residential designation with one dwelling unit per acre two acres.

(The purpose of the change is to maintain General Plan internal consistency as is required by State Government Code Section 65300.5 resulting from countywide redefinition of the "Rural" land use designation from a one acre to a two acre minimum per dwelling unit as directed by the Board of Supervisors of Ventura County).

pg. 11. par. 4, Low Intensity: Principal permitted use is single-family dwelling. The intensity is 1-1/2 - 2 dwelling units per acre.

(Purpose - to broaden land use designation category to encompass existing one dwelling unit per acre zoning classification promulgated in the Coastal Zoning Ordinance section of the Certified Local Coastal Program).

pg. 66, Figure 16.1, Building Intensity/Population Density Standards, North Coast Area: [Amend table as shown attached].

(Amend table to reflect changes to Figure 16.2 land use map eliminating "Rural" designated areas on the north coast and reformat table to be consistent with other area plan tables).

pg. 106, Figure 26.1, Building Intensity/Population Density Standards, Central Coast Area: [Amend table as shown attached].

(Update and reformat table for internal consistency).

pg. 140, Figure 32, Building Intensity/Population Density Standards, South Coast Area: [Amend table as shown attached].

(Amend table to reflect changes in land use density category changes as well as update and reformat).

pg. 141, Figure 33, Zoning Compatibility Matrix: [Amend Matrix as shown attached].

(Amend matrix to conform to changes indicated above).

(Purpose of recommended amendment indicated in italics within parentheses)

1C34-1.96/1

Exhibit 10, Figure 1

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FIGURE 16.1

EXISTING

**SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS**

**COASTAL AREA PLAN
NORTH COAST AREA**

Designation	Net Acres	Max Bldg. Coverage (% of Lot Area)	Maximum Intensity (Bldg/Acre)	Maximum DU's	Average Pop/DU ⁴	Maximum Population	Average Pop. Density (Pop/Acre)
Agriculture	2,620.4	5% ⁴	0.025	65	1.68	109	.042
Open Space	1,543.5	5% ⁴	0.100	154	1.68	259	.168
Recreation	112.2	5%	---	---	---	---	---
Rural	61.8	25% ⁴	1.00	61	1.68	102	1.65
Medium	19.2	42%	6.00	61	1.68	102	10.00
High	79.5	65%	36.00	2,862	1.68	4,908	60.48
	4,427.6			3,203		5,380	

COMMERCIAL/INDUSTRIAL

Designation	Net Acres	Max Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/1000 SF	Employees	Average Employees/Acre
Commercial	0.6	40%	13.1	1.0	13	21.67
Industrial	361.2	40%	238.3	2.0	471	1.30
	361.8		251.4		484	

⁴Excludes second dwelling units per Section 65852.2 of the State Government Code.

⁵Year 2000 Forecast for Ventura Mangrooth Area
⁶Includes greenhouses, hot-houses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.
⁷Excludes greenhouses, hot-houses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of lot area over 5,000 square feet.

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June, 1989

R.12/11/90

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Lup Text/Tables

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FIGURE 16.1 SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
COASTAL AREA PLAN: NORTH COAST AREA

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC)	DWELLING UNITS	AVERAGE POP/DU ²	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
OPEN SPACE	1,590.1	5%	0.100	159	1.68	267	0.168
AGRICULTURE	2,220.4	5%	0.025	65	1.68	109	0.042
RECREATION	112.2	5%	N/A	N/A	N/A	N/A	N/A
TOTALS	4,322.7			224		376	

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC)	DWELLING UNITS	AVERAGE POP/DU ²	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
LOW	12.6	2%	2.00	25	1.68	42	3.33
MEDIUM	10.2	4%	6.00	61	1.68	102	10.00
HIGH	79.5	6%	36.00	2,862	1.68	4,808	60.48
TOTALS	102.3			2,948		4,952	

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	PROJECTED FLOOR AREA (X 1,000 SF)	AVERAGE NUMBER OF EMPLOYEES PER 1,000 SF	EMPLOYEES	AVERAGE EMPLOYEES/ACRE
COMMERCIAL	0.6	40%	13.1	1.0	33	21.67
INDUSTRIAL	361.2	40%	238.3	2.0	476	1.32
TOTALS	361.8		251.4		489	

Footnotes:
N/A - Not Applicable.
Excludes second dwelling units per Section 65852.2 of the State Government Code.
Year 2000 forecast for Ventura Nongrowth Area.
Includes greenhouses, hot-houses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

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FIGURE 26.1

**SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS**

**COASTAL AREA PLAN
CENTRAL COAST AREA**

Designation	Net Acres	Max Bldg. Coverage (% of Lot Area)	Maximum Intensity (Units/Acre)	Maximum MW's	Average Pop/Unit	Maximum Population	Average Pop./Acres	Average Employees/Acre
Agriculture	1,486.3	50% ¹	0.025	37	2.76	102	.069	
Open Space	266.0	50% ¹	0.100	26	2.76	71	.267	
Recreation	38.0	5%	50.00	3,500				
High	97.2	60%			2.76	2,672	99.51	
	1,877.7					9,845		
COMMERCIAL/INDUSTRIAL								
Designation	Net Acres	Max Bldg. Coverage (% of Lot Area)	Maximum Intensity (Units/Acre)	Maximum MW's	Average Pop/Unit	Maximum Population	Average Employees/Acre	
Commercial	3.1	40%	1.000	100	100	66	21.29	

¹Excludes second dwelling units per Section 175203 of the State Government Code.
²Year 2000 Forecast for Guard Growth Area.
 Includes greenhouses, hothouses, and the like. For commercial and other minimum building coverage shall be 2,500 square feet, plus 1 square foot for each square foot of lot area over 5,000 square feet.

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R. 12/11/90

EXISTING

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PROPOSED

**FIGURE 26.1 SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
COASTAL AREA PLAN: CENTRAL COAST AREA**

OPEN SPACE/AGRICULTURE/RECREATION

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC) ¹	DWELLING UNITS	AVERAGE POP/DU ²	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
OPEN SPACE	266.0	5%	0.100	26	2.76	71	0.267
AGRICULTURE	1,486.3	5%	0.025	37	2.76	102	0.069
RECREATION	28.0	5%	N/A	N/A	N/A	N/A	N/A
TOTALS	1,780.3			63		173	

RESIDENTIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC) ¹	DWELLING UNITS	AVERAGE POP/DU ²	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
HIGH	97.2	65%	36.00	3,499	2.76	9,657	99.35

COMMERCIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	PROJECTED FLOOR AREA (± 1,000 SF)	AVERAGE NUMBER OF EMPLOYEES PER 1,000 SF	EMPLOYEES	AVERAGE EMPLOYEES/ACRE
COMMERCIAL	3.1	40%	69.5	1.0	69	22.26

Footnotes:

N/A - Not Applicable.

¹Excludes second dwelling units per Section 65852.2 of the State Government Code.

²Year 2000 Forecast for Onnard Growth Area.

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

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EXISTING

FIGURE 32
SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
COASTAL AREA PLAN
SOUTH COAST AREA

Residential Designation	Net Area	Max. Bldg. Coverage (% of Lot Area)	Maximum Intensity (Units/Acre)	Maximum SF's	Average Pop./Sq. Ft.	Maximum Population	Average Pop. Density (Pop./Acre)
Articulate	649.8	30***	9,825	16	1.62	27	.63
Open Space	10,152.7	20***	9,189	1,874	1.62	1,615	.182
Residential	6,299.8	25	***	***	***	***	***
General	182.2	25****	1,00	182	1.62	182	1.81
Low	4.7	20%	2,00	33	1.62	24	2.28
Medium	7.5	50%	6,00	45	1.62	62	16.92
High	25.2	65%	35,00	987	1.62	1,631	62.32
	17,933.9			2,987		3,276	

Commercial/Industrial Designation	Net Area	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (Sq. Ft.)	Average Employees/Floor SF	Average Employment/Acre
Commercial	3.7	48%	68.4	1.8	68

*Excludes second dwelling units per Section 65852.2 of the State Government Code.
 **Year 2000 Forecast for Thousand Oaks Nongrowth Area.
 ***Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.
 ****Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of lot area over 5,000 square feet.

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R. 10/19/93

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**FIGURE 32 SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
COASTAL AREA PLAN: SOUTH COAST AREA**

OPEN SPACE/AGRICULTURE/RECREATION

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC) ¹	DWELLING UNITS	AVERAGE POP/DU ²	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
OPEN SPACE	10,142.7	5%	0.100	1,014	1.82	1,845	0.182
AGRICULTURE	649.8	5%	0.025	16	1.82	29	0.045
RECREATION	6,999.8	5%	N/A	N/A	N/A	N/A	N/A
TOTALS	17,792.3			1,030		1,874	

RESIDENTIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC) ¹	DWELLING UNITS	AVERAGE POP/DU ²	POPULATION	AVERAGE POPULATION DENSITY (PERSONS/ACRE)
RURAL	102.2	25%	0.50	51	1.82	92	0.90
LOW	6.7	29%	2.00	13	1.82	23	3.43
MEDIUM	7.5	42%	6.00	45	1.82	81	10.80
HIGH	25.2	65%	36.00	907	1.82	1,650	65.48
TOTALS	141.6			1,016		1,846	

COMMERCIAL

DESIGNATION	ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	PROJECTED FLOOR AREA (X 1,000 SF)	AVERAGE NUMBER OF EMPLOYEES PER 1,000 SF	EMPLOYEES	AVERAGE EMPLOYEES/ACRE
COMMERCIAL	3.7	40%	80.6	1.0	80	21.62

Footnotes:

- N/A - Not Applicable.
- ¹Excludes second dwelling units per Section 65852.2 of the State Government Code.
- ²Year 2000 Forecast for Thousand Oaks Nongrowth Area.
- ³Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.
- ⁴Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of lot area over 5,000 square feet.

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EXISTING
COASTAL PLAN
ZONING COMPATIBILITY MATRIX

COASTAL ZONES

PLAN MAP LAND USE DESIGNATIONS	CA (100 AC. MIN.)	CA-1 (50 AC. MIN.)	CA-2 (25 AC. MIN.)	CA-3 (10 AC. MIN.)	CA-4 (5 AC. MIN.)	CA-5 (2 AC. MIN.)	CA-6 (1 AC. MIN.)	CA-7 (.5 AC. MIN.)	CA-8 (.25 AC. MIN.)	CA-9 (.125 AC. MIN.)	CA-10 (.0625 AC. MIN.)	CA-11 (.03125 AC. MIN.)	CA-12 (.015625 AC. MIN.)	CA-13 (.0078125 AC. MIN.)	CA-14 (.00390625 AC. MIN.)	CA-15 (.001953125 AC. MIN.)	CA-16 (.0009765625 AC. MIN.)
AGRICULTURE (1 DN / 40 AC.)																	
OPEN SPACE (1 DN / 10 AC.)																	
RECREATION																	
RURAL (1 DN / 1 AC.)																	
LOW (1.1 - 2 DN / AC.)																	
MEDIUM (2.1 - 6 DN / AC.)																	
HIGH (6.1 - 36 DN / AC.)																	
COMMERCIAL																	
INDUSTRIAL																	

NOT COMPATIBLE WITH PLAN
 COMPATIBLE WITH PLAN
 COMPATIBLE ONLY WITH ZONE DENSITY EQUAL TO OR MORE RESTRICTIVE THAN THAT WHICH WOULD BE APPLICABLE TO THE AREA OR LOWER DENSITY!
 X = X ACRES MINIMUM LOT SIZE
 X = X THOUSAND SQUARE FEET MIN LOT SIZE
 X = X UNITS PER ACRE MAXIMUM

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PROPOSED

**FIGURE 33
COASTAL AREA PLAN**

**ZONING COMPATIBILITY MATRIX
COASTAL ZONES**

AREA PLAN MAP LAND USE DESIGNATIONS		ZONES										
		C-O-S (10 AC Min.)	CA (40 AC Min.)	C-R (1 AC Min.)	C-R-E (20,000 S.F. Min.)	C-R-1 (7,000 S.F. Min.)	C-R-2 (3,500 S.F./DU)	R-1 (3,000 S.F. Min.)	R-1-H *	C-R-PD	C-C	C-M
OPEN SPACE	(10 AC Min.)	☐	☐									
AGRICULTURE	(40 AC Min.)	☐	☐									
RECREATION		☐										
RURAL	(Residential 2 AC Min.)			Ⓢ	Ⓢ							
LOW	(Residential 1-2 DU/AC)			Ⓢ	Ⓢ							
MEDIUM	(Residential 2.1-6 DU/AC)					Ⓢ				Ⓢ		
HIGH	(Residential 6.1-36 DU/AC)						Ⓢ	Ⓢ	Ⓢ	Ⓢ		
COMMERCIAL											Ⓢ	
INDUSTRIAL												Ⓢ

* 1,750 S.F. per single-family dwelling/3,000 S.F. per two-family dwelling.

- ☐ Not compatible with plan
- ☐ Compatible with plan
- Ⓢ Compatible only with zone suffix equal to or more restrictive than that shown in circle.
- Ⓢ = x acre minimum lot size
- Ⓢ = x thousand square feet min. lot size
- Ⓢ = x units per acre maximum

Exhibit 10', Figure 1 end.

PLM021-10265 (2)

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<i>Ventura Co. Files</i>	
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COASTAL AREA PLAN: LAND USE PLAN MAPS

Figures 16.2, 26.2, 26.3 and 32.1 land use plan maps for the north coast, central coast, harbor area central coast and south coast [Amend the legend on each map to read]:

**RURAL IDU/4 2 ACRES MIN.
LOW ±1 - 2DU/ACRE.**

[Additionally, for each of the four maps add appropriate amendment date and GPA number].

(Changes necessitated by changes in Page 11 text above).

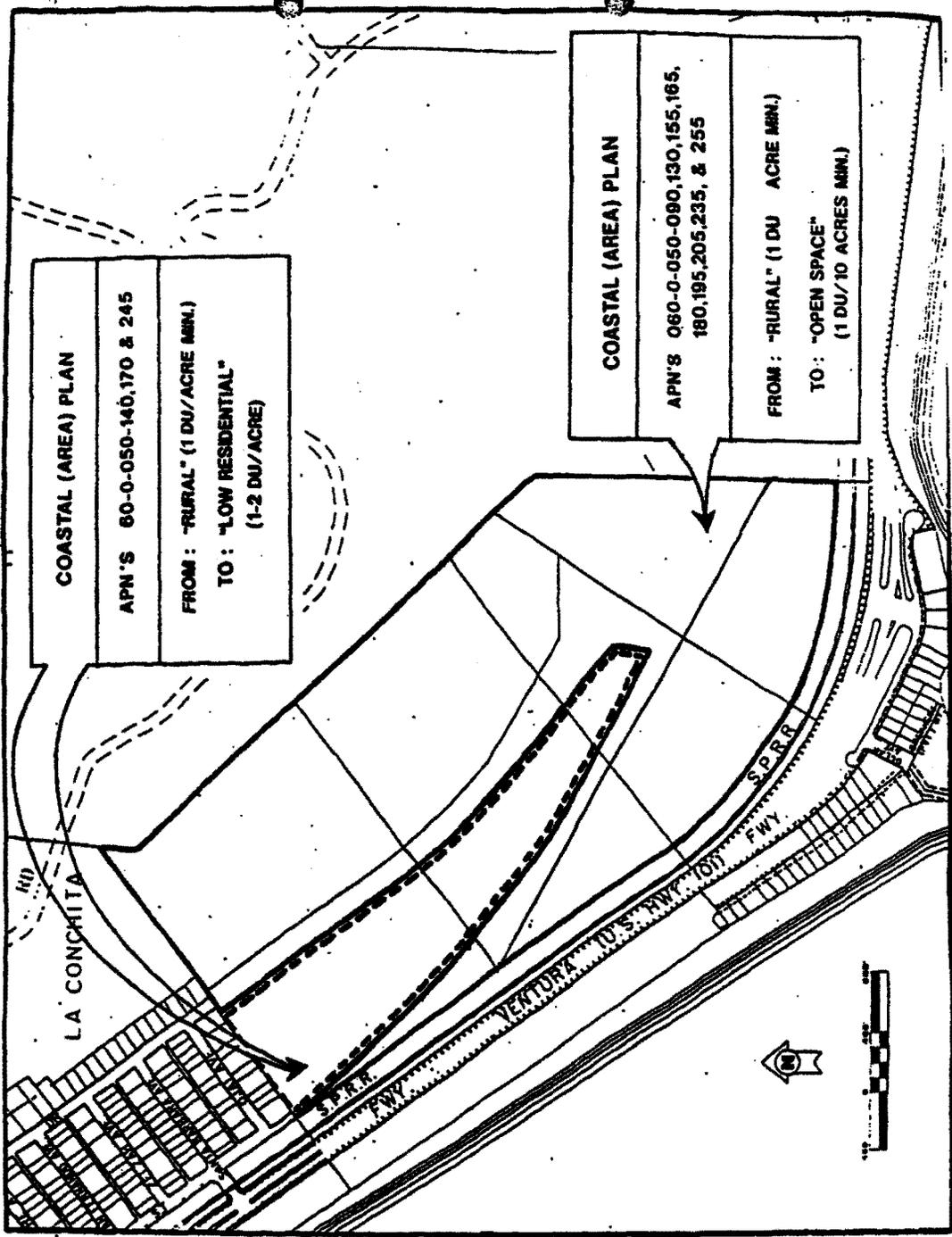
Figure 16.2 North Coast Land Use Plan Map: [Amend map for area southeasterly of La Conchita as shown attached].

(Amend map to redesignate nine "Rural" land use designated parcels on north coast to "Open Space" to reflect consistency with related rezoning [Z-2909] of subject area).

Figure 26.2 CENTRAL COAST LAND USE PLAN MAP: [Amend map in Ventura Harbor Area (City of San Buenaventura) and Ormond Beach area (City of Oxnard) to remove land use designation from County Coastal Area Plan as shown attached].

(Subject areas are covered by and the responsibility of the respective city through their certified local coastal programs).

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APPLICATION NO. 1-97
Ventura Co LUP
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Ventura County
Resource
Management
Agency

COMPONENT I
COASTAL AREA PLAN
LA CONCHITA AREA

EXHIBIT 10

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APPLICATION NO. 1-97
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FIGURE 2b (10)

ZONE CHANGE Z-2909

NORTH COAST SOUTHEASTERLY OF LA CONCHITA

APN	SIZE	FROM ZONE*	TO ZONE*
060-0-050-090	11.06 AC	C-R	C-O-S
060-0-050-130	9.20 AC	C-R	C-O-S
060-0-050-153	3.33 AC	C-R	C-O-S
060-0-050-163	1.53 AC	C-R	C-O-S
060-0-050-180	10.98 AC	C-R	C-O-S
060-0-050-195	1 AC	C-R	C-O-S
060-0-050-205	1.53 AC	C-R	C-O-S
060-0-050-235	2.56 AC	C-R	C-O-S
060-0-050-255	7.94 AC	C-R	C-O-S

***ZONE DESCRIPTIONS:**

- C-R = COASTAL RURAL AT ONE DWELLING UNIT PER ACRE.
- C-O-S = COASTAL OPEN SPACE AT ONE DWELLING UNIT PER 10 ACRES.

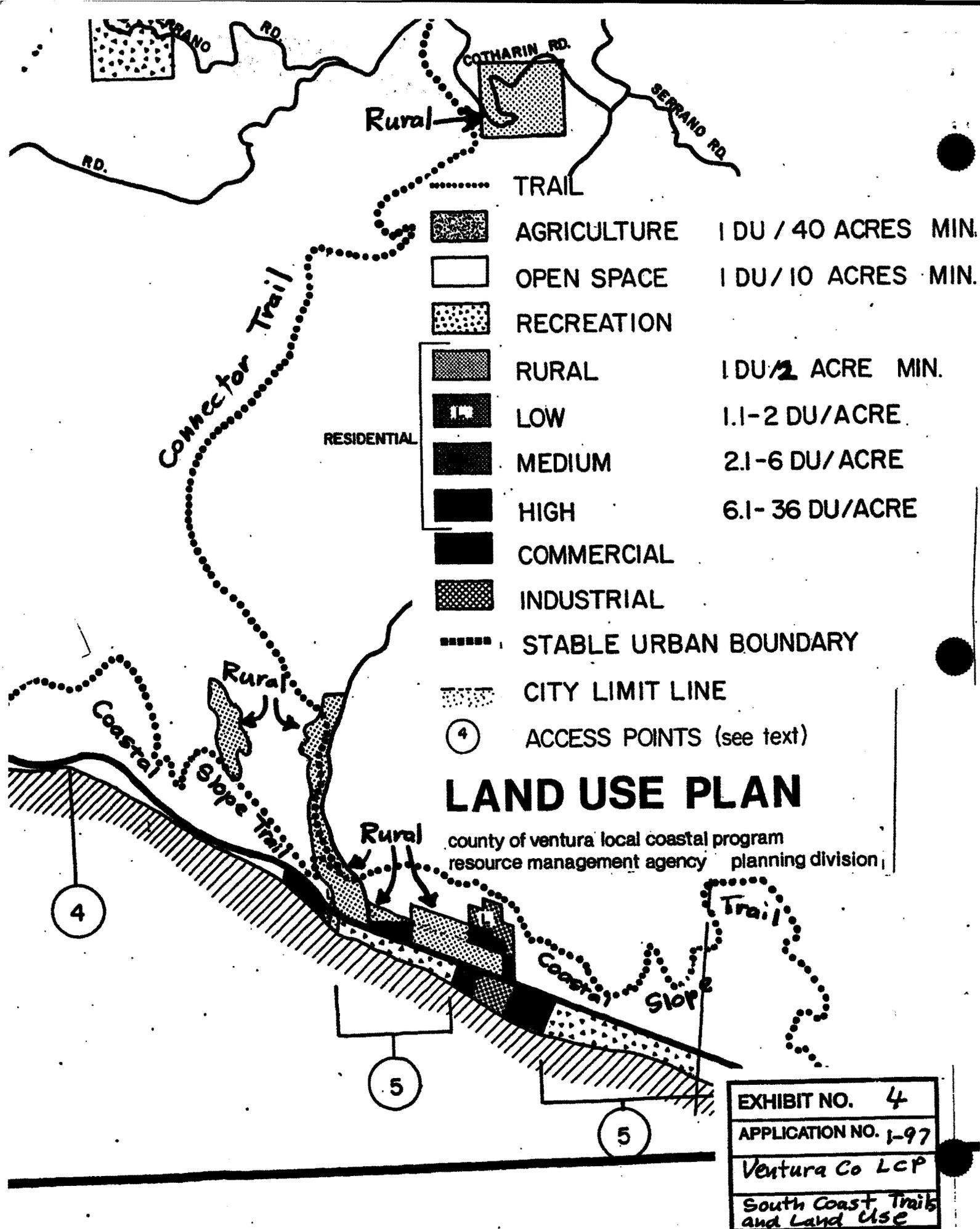
JE:af

EXHIBIT NO. 3
APPLICATION NO. 1-97
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IC34-1.96/4

Exhibit 10", Figure 3 a.

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LAND USE PLAN

county of ventura local coastal program
 resource management agency planning division

EXHIBIT NO.	4
APPLICATION NO.	L-97
Ventura Co LCP	
South Coast Trails and Land Use	

partial (affected areas)