

Ventura Estates General Plan Amendment Findings

September 8, 2015

Introduction

Consistent with Resolution No. 2011-040, Regent submits the following findings in support of the requested General Plan amendment to support the project's proposed 55 units ("Project") planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre site ("Project Site")¹ in the City of Ventura ("City"). These findings are submitted in conjunction with a Prescreen Specific Plan, which includes a project description and conceptual specific plan. References to the Prescreen Specific Plan have been included herein to provide a visual reference.

As noted in the Prescreen Specific Plan, the requested General Plan amendment includes:

- General Plan – Amend designation from "Neighborhood Low (up to 8 units/acre)" to "Specific Plan" so that a concurrently adopted Specific Plan would regulate development of residential units on approximately 20% of the Project Site and create permanent open on the remaining 80% of the Project Site.

As discussed below, the Project is consistent with the current General Plan designation. However, under the City's Housing Approval Program, a Specific Plan is required for proposed residential projects on sites greater than 20 acres. (Ventura Municipal Code §24R.115.210(10), 24R.115.810) Accordingly, the Project includes a Specific Plan that would include development regulations and design standards for the Project Site.

We also note that as part of the Project, the Specific Plan proposes to enhance the Hillside Management Program ("HMP") with standards that would apply only to the Project Site. The Project fully complies with the HMP on a vast majority (80%) of the Project Site. The Project complies with a vast majority of HMP policies on the portion of the Project Site proposed for residential development, with a density that is lower than what is permitted under the HMP. Given that the HMP has not been updated since its adoption in 1989, Regent proposes to enhance the following HMP policies in the Specific Plan²:

¹ The Project Site's assessor parcel number is 074-0-010-115.

² We also note that the exact relationship between the General Plan and the HMP is difficult to understand. The HMP was adopted in 1989 to implement the "Comprehensive Plan" and "City Zoning and Grading Ordinance." (See HMP, Appendix D). In 2005, the City adopted a new General Plan that replaced and superseded the Comprehensive Plan, but the HMP has not been updated or amended since its adoption in 1989. City Attorney Opinion No. 05-03 analyzed whether the HMP, adopted in 1978, and updated in 1989, is consistent with the General Plan. The opinion concluded that the HMP is consistent with the General Plan. It also contemplates that a "project proposed in the Hillside area may result in a specific plan for the area."

- HMP Capital Improvements Policy 1 – Capital Improvement Deficiency Study to be conducted in conjunction with the environmental document prepared for the project.
- HMP Grading and Site Design Policy 3; Grading Code 12.210.010(c) –Project-specific grading standards appropriate for the site to be included in the Specific Plan.
- HMP Street Design Policy 4 –Project-specific street standards appropriate for the hillside terrain and character of the Project will be included in the Specific Plan.
- Determination of Maximum Heights in Hillside Area (Municipal Code Sec. 24.405.050) – Project-specific standards for calculating heights given the hillside terrain. (Note: the Project is not requesting an amendment to current height limits)

We understand that the Preliminary Screening process is “intended to promote and achieve early Council direction on project, high quality design for placemaking and building a sustainable community, and as an interim bridge between future form-based code refinements and existing conventional zoning codes.” (October 28, 2013 Administrative Report, p. 4)

As noted, these findings are submitted in conjunction with a comprehensive Prescreen Specific Plan, which will achieve the goal of obtaining early City Council direction on the Project. The Specific Plan itself will achieve the goal of obtaining high quality design for placemaking and sustainable design as it will include detailed design guidelines as well as sustainability standards. The detailed development regulations included in the Specific Plan will act as an interim bridge between future form based code refinements and existing zoning codes. The following discussion provides more specific findings supporting the proposed General Plan amendment.

Criteria for Preliminary Screening

The “Criteria for Preliminary Screening Recommendation” are included in Section 9 of Resolution No. 2011-040. The criteria to be considered are included in *italics*. Proposed findings follow in text.

- A. *One or more criteria to be used by staff for recommending that an application be processed include:*
1. *Whether the proposed amendment request potentially conforms to all applicable goals and policies of the General Plan not subject to the proposed amendment.*

The Project conforms to all applicable goals, policies, and actions of the General Plan not subject to the proposed amendment. Attachment A (General Plan and Hillside Management Program Consistency Analysis) demonstrates the Project’s consistency with applicable policies.

Moreover, the Project would help the City achieve its goals, policies and actions, including the following:

- **Policy 1B: Increase the area of open space protected from development impacts.** The Project will help the City achieve this policy because the Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and

will guarantee no disturbance to a majority of the Project Site while designating approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. It is notable that the proposed open space is currently designated as residential under the General Plan (Neighborhood Low) and Zoning Code (R-1-7). Accordingly, any public access that currently occurs is on private, residentially designated property that could be developed at any time. The Specific Plan would designate this property as open space and would provide trailhead and parking for public access, creating a new opportunity for permanent conservation and recreation that wouldn't otherwise be available.

- **Policy 1C: Improve protection for native plants and animals.** As noted above, the Project proposes to re-designate 175 acres of currently residentially designated property as permanent open space. The creation of permanent open space would improve protection for native plants and animals. Opportunities for habitat enhancement within the 175 acres will be identified as the project moves forward.
 - **Policy 1D: Expand the use of green practices.** The Proposed Project will incorporate environmentally sensitive green construction with a focus on resource conservation including low-flow water fixtures, native drought tolerant landscaping and building-level sustainability.
 - **Action 3.3: Encourage efficient utilization of the City's limited land resources by encouraging development at the upper end of the permitted Zoning Code/General Plan density.** The Project will help the City achieve this action because it is within the density requirements set by the Zoning Code, General Plan, and Hillside Management Program. The most restrictive of these density requirements (the Hillside Management Program) sets a density maximum of 88 single family homes for the property. Fifty-five homes are planned within the Proposed Project, putting the density near the upper end of this most restrictive designation. More homes are not proposed, however, because the Proposed Project seeks to preserve as much of the land as possible for conservation purposes. In fact, the development has been clustered on 20% of the Project Site in order to preserve the remaining 80% as permanent open space.
 - **Action 3.11: Ensure that adequate sites are available for housing executives in order to enhance the City's ability to attract businesses with higher paying jobs.** The Project will help the City achieve this policy by filling the unmet need of providing high end luxury housing and creating the premiere housing opportunity in Ventura.
 - **Policy 6A: Expand the park and trail network to link shoreline, hillside, and watershed areas.** The Project will help achieve this policy because it includes 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation. The Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
2. *Whether the proposed amendment request is potentially compatible with either existing or planned uses in the area of the proposed amendment.*

The General Plan designation for the Project Site is Neighborhood Low (Up to 8 units/acre) and the Project Site is zoned R-1-7, Single Family. The General Plan describes land with this designation as “predominantly residential, with opportunity for limited home occupation and neighborhood services sensitively located along corridors and at intersections.” (General Plan, p. 3-16.) Under the Ventura Municipal Code, permitted uses on this land include “Family Residential: Single Home” with 7,000 square foot minimum lots. (Ventura Municipal Code, Secs. 24.210.020, 24.200.060.)

The Project Site is currently undeveloped land with no uses present (excepting a water tank, which will be moved as part of the Project). However, both the General Plan and zoning designations for the Project Site envision low-density residential development at this location. The Project is a 55-unit residential development, and is therefore compatible with the planning uses in the area of the proposed amendment. As noted above, given that the site is greater than 20 acres, the Ventura Zoning Code requires a Specific Plan; therefore, a General Plan amendment is needed to comply with the Zoning Code and to add more detailed regulations and design guidelines for the Project Site.

The Project’s density is also consistent with applicable planning controls. Under the General Plan (Neighborhood Low (up to 8 Units/Acres)), the Project Site would accommodate up to 1,720 single family homes (215 total acres x 8 permitted units per acre). Under the City’s R-1-7 zoning (7,000 SF minimum lot size), up to 1,338 single family homes are permitted (9,365,400 total SF / 7,000 SF lot maximum); and under the HMP’s slope calculation, up to 88 single family homes would be permitted (see the HMP slope density calculation in the Prescreen Specific Plan). At 55 single family homes, the Proposed Project is well within these controls.

Additionally, low density residential development in this location would be consistent with surrounding neighborhood uses. The Project is bordered on the south and west by property designated as R-1-7 (7,000 SF minimum lot size). The property to the south of the Project site is occupied by existing homes (mostly the Hobson Heights neighborhood) while the property to the west of the Project Site is currently undeveloped. The property to the east of the Project Site is designated as RPD-1. The Project is consistent with these bordering residential uses located in the Ventura hillsides. Further, as shown in the Prescreen Specific Plan, the Project’s residential homes would not extend beyond the demarcation of the current built environment to the east and west of the Project Site.

3. *Whether the proposed amendment request potentially conforms with other City Council adopted policies.*

As discussed in the Introduction, these findings, along with the Prescreen Specific Plan, conform with the City’s recent initiative to screen proposals for General Plan amendment early in the process, as outlined in Resolution No. 2011-040.

Further, as discussed in response (A)(4), below, the Project conforms to City Council direction over the past 24 months.

Finally, we have reviewed the City’s Administrative Policies and Procedures Manual and found that the Project conforms with such policies.

4. *Whether the proposed amendment request potentially conforms to City Council direction over the past 24 months, regardless of adopted policies.*

We have conducted a review of agendas for City Council hearings held in the last 24 months and have found that the Project is consistent with the City Council's direction during that time frame. Specifically, we have highlighted the Project's consistency with the most noteworthy initiatives considered by the City Council in the past 24 months.

Preliminary Screening

As discussed in the Introduction, these findings, along with the Prescreen Specific Plan, conform with the City's initiative to screen proposals for General Plan amendment early in the process, as outlined in Resolution No. 2011-040.

General Plan Refinement

The Project is consistent with several goals of the "General Plan Refinement" process, as listed in the August 4, 2014 Administrative Report. Specifically, the Project furthers the following goals:

- **Goal 1: Predictable, internally consistent decision making.** These findings, along with the Prescreen Specific Plan, conform with the City's goal to screen proposals for General Plan amendment early in the process.
- **Goal 2: Consistency among 2005 General Plan and City-adopted documents.** City Attorney Opinion No. 05-03 analyzed whether the HMP, adopted in 1978, and updated in 1989, is consistent with the General Plan. The opinion concluded that the HMP is consistent with the General Plan. It also contemplates that a "project proposed in the Hillside area may result in a specific plan for the area." The Project proposes a Specific Plan that would be designated in the General Plan and Zoning. The Specific Plan would include development regulations and design standards that would enhance the HMP.
- **Goal 8: Density and scale that fit Ventura's character.** The Project's 55 units on approximately 40 acres at the southern portion of the 215 acre Project Site, and preservation of approximately 175 undisturbed acres as permanent open space, is fitting with Ventura's character.
- **Goal 9: Confirmation and prioritization of priority "focus" areas.** The Project Site is proposed within city limits. The Project would be controlled by a community plan, or, as referenced herein, a Specific Plan. Therefore, it falls within a second priority area.
- **Goal 10: Growth management – high quality development.** The Specific Plan itself will achieve the goal of obtaining high quality design for placemaking and sustainable design as it will include detailed design guidelines and sustainability standards.
- **Goal 12: On-going Code Refinement Effort.** The proposed Specific Plan will achieve a high quality residential community.

Cumulative Growth

The City continues to track implementation of the 2005 General Plan. The May 5, 2014 Administrative Report explains that approximately 8,319 residential units are expected by 2025 (assuming a 0.88% growth rate commensurate with the Intensification/Reuse Only scenario adopted in the 2005 General Plan). (May 5, 2014 Administrative Report, p. 4).

Building permit and entitlement data from 2005 through 2013 shows approval of 3,113 residential units. (May 5, 2014 Administrative Report, p. 4). These residential units total 37% of predicated development. (May 5, 2014 Administrative Report, p.4). Moreover, a more recent “Development Entitlements and Construction Activity” summary memo shows that only 59 single family units have been approved in the City since 2010. (April 13, 2015 Administrative Report).

The Project’s proposed 55 residential units are consistent with the predicted growth and will help the City achieve its housing goals.

Residential Allocation Program

On April 13, 2015, the City Council considered the initiation of a Residential Allocation Program and a Residential Permit Application Filing Window. While the City Council did not ultimately adopt the Residential Permit Application Filing Window, the City Council did initiate further evaluation of a Residential Allocation Program.

Our understanding is that the City will continue to accept and process applications under the current application process. Applications deemed complete prior to the adoption to the Residential Allocation Program would not be subject to the program. The April 13, 2015 Administrative Report explained that processing the Residential Allocation Program in this fashion would allow the efforts to be combined with the General Plan Refinement Work Plan so the City Council can make comprehensive General Plan land use and growth policy decisions.

Regent proposes to submit the Project applications as soon as the Prescreen process is complete. Whether the Residential Allocation Program is adopted or not, and whether the Project is ultimately subject to any Residential Allocation Program or not, the Project is consistent with its goals, as articulated in the April 13, 2015 Administrative Report. That report explained that the intent of the Residential Allocation Program is to accomplish three goals:

1. Provide the City Council authority and discretion over the housing types, pace of growth, and quality of residential development;
2. Thoughtful allocation of limited City resources and services, such as water, land, sewer, and transportation, to ensure that high priority residential projects are developed in appropriate areas; and
3. Ensuring a range of housing types that accommodate all income levels, from executive estates to affordable housing units. (April 13, 2015 Administrative Report, p. 3).

By submitting these findings in conjunction with the Prescreen Specific Plan, the City Council will have the opportunity to review the Project, and allocate City resources and services at an early stage. The Project will also help the City achieve its need for executive estates. Additionally, the

proposed Specific Plan with its detailed development regulations and design standards will ensure the type of high quality project that the City desires.

Economic Development Strategy

The Economic Development Strategy, adopted March 11, 2013, explains that the City’s goal is to “retain existing businesses in Ventura, create opportunity for expansion, provide resources for entrepreneurs to make the jump from employee to employer, and attract complementary businesses to the City.” (Economic Development Strategy, p. 1). The Economic Development Strategy further explains that the “lack of executive housing . . . may challenge new businesses to relocate to Ventura.” (Economic Development Strategy, p. 15). The Economic Development Strategy includes as an Action Item: “Provide a wide range of housing to support new job growth.” (Economic Development Strategy, p. 23). The Project will help the City achieve this policy by filling the unmet need of providing the City’s housing supply with executive housing that will support new job growth.

5. *Whether external regulatory, economic, social, or environmental conditions warrant a General Plan Amendment, regardless of adopted policies.*

Regent has conducted an extensive visioning and community outreach process to refine the Project so that it provides community benefits. The Project would cluster residential units on 40 acres at the southern portion of the 215 acre Project Site. It is noted that clustering development on the southern portion of the Site reduces the amount of grading and maximizes open space.

Other community benefits include relocating and screening water tanks currently on the Project Site, restoring the Ventura “V”, improving water/flood runoff and geotechnical conditions, improving emergency response abilities, and providing sustainable development (including native landscaping, environmentally sensitive construction and resource conservation features). The clustered development can only be accomplished with a Specific Plan.

6. *Whether the proposed amendment site is located in an area where the City Council has directed the preparation of a land use study, and the amendment would expedite processing of that land use study.*

While we understand that a General Plan Update is anticipated in the future, we have not found any draft documents available online. Further, the Project is consistent with the General Plan Refinement goals articulated in the August 4, 2014 Administrative Report. We are not aware of any other land use study that includes the Project Site.

- B. *One or more criteria to be used by staff for recommending that an application be rejected include:*
 1. *Whether the proposed amendment shares significant similarities with other amendments located in the same general area that have previously been considered and denied by the City Council within the last 24 months.*

Our review of City Council agendas from the past 24 months did not yield any proposed amendments in the same general area that have been denied.

2. *Whether the proposed amendment site is located in an area where the City Council has directed the preparation of a land use study that would have an effect on the request and it is foreseeable that such land use study may be reviewed by the City Council within the next 24 months.*

As noted above, the Project is consistent with the General Plan Refinement goals articulated in the August 4, 2014 Administrative Report. We are not aware of any other land use study that includes the Project Site.

3. *Whether the proposed amendment is located in a particular area where an existing land use policy has been reaffirmed by the City Council within the past 12 months.*

As discussed above, the Project is consistent with City Council direction over the past 24 months. Our review of City Council agendas did not yield any particular land use policy that has been reaffirmed by the City Council in the general area of the Project Site.

4. *Whether the proposed amendment would create an “island” spot land use designation inconsistent with the objectives, policies, or intent statements of the General Plan, including, without limitation, density or land uses of surrounding properties.*

The Project would not create an “island” spot land use designation because low density residential development on the Project Site would be consistent with all surrounding neighborhood uses. The Project is bordered on the south by existing single family homes (mostly the Hobson Heights neighborhood). Further, as depicted in the Prescreen Specific Plan, the Project does not extend beyond the demarcation of the current built environment to the east and west of the Project Site.

The Proposed Project is consistent with the bordering residential uses located in the Ventura hillsides. Therefore, the Project would be a natural transition from the existing neighborhood to the south, and would not be an “island” spot land use. Moreover, as described in more detail in Response (A)(2) above, the Project is consistent with all applicable planning controls and will therefore further the City’s vision for development on the Project Site.

Attachment A

Ventura Estates
General Plan and Hillside Management Program Consistency Analysis

Introduction: The following General Plan Consistency Analysis (Table 1) and Hillside Management Program Consistency Analysis (Table 2) considers the Proposed Project’s consistency with applicable goals, policies, actions and objectives of the respective plans. It should be noted that the analysis is preliminary at this stage in the project planning and that as more technical analysis is prepared, especially in connection with the Environmental Impact Report, the consistency analysis will be updated and refined. As such, this analysis has been labeled as “Draft.”

Table 1: General Plan Consistency Analysis

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Goal 1	OUR NATURAL COMMUNITY Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.	The Proposed Project is designed in harmony with the natural environment and is a model of environmental responsibility. The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while providing an opportunity to create approximately 175 undisturbed acres as permanent open space. The Proposed Project also will employ native landscaping, environmentally sensitive construction and resource conservation features, easy access to native and walking trails.
Policy 1A	Reduce beach and hillside erosion and threats to coastal ecosystem health.	The Proposed Project is designed in a clustered fashion to minimize its grading footprint, and will include improvement to water/flood runoff and geotechnical conditions on the hillside. The Proposed Project is not within a coastal ecosystem.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 1.1	Adhere to the policies and directives of the California Coastal Act in reviewing and permitting any proposed development in the Coastal Zone.	The Proposed Project is not within the Coastal Zone.
Action 1.2	Prohibit non-coastal-dependent energy facilities within the Coastal Zone, and require any coastal-dependent facilities including pipelines and public utility structures to avoid coastal resources (including recreation, habitat, and archaeological areas) to the extent feasible, or to minimize any impacts if development in such areas is unavoidable.	The Proposed Project is not within the Coastal Zone.
Action 1.3	Work with the State Department of Parks and Recreation, Ventura County Watershed Protection Agency, and the Ventura Port District to determine and carry out appropriate methods for protecting and restoring coastal resources, including by supplying sand at beaches under the Beach Erosion Authority for Control Operations and Nourishment (BEACON) South Central Coast Beach Enhancement program.	This action is designed to be implemented by the City of Ventura. The Proposed Project is not within the Coastal Zone.
Action 1.4	Require new coastal development to provide non-structural shoreline protection that avoids adverse impacts to coastal processes and nearby beaches.	The Proposed Project is not new coastal development.
Action 1.5	Collect suitable material from dredging and development, and add it to beaches as needed and feasible.	This action is designed to be implemented by the City of Ventura. The Proposed Project is not within a coastal ecosystem.
Action 1.6	Support continued efforts to decommission Matilija Dam to improve the sand supply to local beaches.	This action is designed to be implemented by the City of Ventura. The Proposed Project is not within the Coastal Zone.
Action 1.7	Update the Hillside Management Program to address and be consistent with the Planning Designations as defined and depicted on the General Plan Diagram.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 1B	Increase the area of open space protected from development impacts.	The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while designating approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation.
Action 1.8	Buffer barrancas and creeks that retain natural soil slopes from development according to state and Federal guidelines.	<p>The Proposed Project will guarantee no disturbance to a majority of the Project Site while providing an opportunity to designate approximately 175 undisturbed acres as permanent open space. Thus, the Proposed Project will avoid interfering with the vast majority of the barrancas and creeks on the Project Site.</p> <p>Where impacts to barrancas are necessary in order to cluster development, improvements will be made consistent with state and Federal guidelines and permits. Potential impacts will be evaluated in detail in the environmental document prepared for the project.</p>
Action 1.9	Prohibit placement of material in watercourses other than native plants and required flood control structures, and remove debris periodically.	The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site (which is generally located on a portion of the Project Site with a moderate grade), and will guarantee no disturbance to a majority of the Project Site while providing an opportunity to create approximately 175 undisturbed acres of permanent open space. Thus, the Proposed Project will avoid interfering with the vast majority of watercourses on the Project Site. Where impacts to watercourses are necessary, improvements will be made consistent with state and federal permits. Potential impacts will be evaluated in detail as in the environmental document prepared for the project.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 1.10	Remove concrete channel structures as funding allows, and where doing so will fit the context of the surrounding area and not create unacceptable flood or erosion potential.	The Proposed Project is located on undeveloped land. There are no concrete channels on the Project Site.
Action 1.11	Require that sensitive wetland and coastal areas be preserved as undeveloped open space wherever feasible and that future developments result in no net loss of wetlands or “natural” areas.	There Project is not in a coastal area. Sensitive wetlands will be preserved as undeveloped open space wherever feasible. Potential impacts will be evaluated in detail in the environmental document prepared for the project.
Action 1.12	Update the provisions of the Hillside Management Program as necessary to ensure protection of open space lands.	This action is designed to be implemented by the City of Ventura. However, the Project proposes to enhance the Hillside Management Program with Project-specific standards, to be codified in the Specific Plan.
Action 1.13	Recommend that the City’s Sphere of Influence be coterminous with existing City limits in the hillsides in order to preserve the hillsides as open space.	This action is designed to be implemented by the City of Ventura. The Proposed Project is within City limits. As discussed, the Project includes 175 acres of open space.
Action 1.14	Work with established land conservation organizations toward establishing a Ventura hillsides preserve.	This action is designed to be implemented by the City of Ventura.
Action 1.15	Actively seek local, state, and Federal funding sources to achieve preservation of the hillsides.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 1C:	Improve protection for native plants and animals.	The Proposed Project will protect habitat for wildlife by creating 175 acres of permanent open space that will remain undeveloped in perpetuity and available for conservation. The Proposed Project also includes restoration of many areas post-grading to natural conditions through the use of native plantings.
Action 1.16	Comply with directives from regulatory authorities to update and enforce stormwater quality and watershed protection measures that limit impacts to aquatic ecosystems and that preserve and restore the beneficial uses of natural watercourses and wetlands in the city.	The Proposed Project's compliance with all state and Federal directives, including those related to stormwater quality and watershed protection, will be evaluated in detail in the environmental document prepared for the project.
Action 1.17	Require development to mitigate its impacts on wildlife through the development review process.	The Proposed Project will protect habitat for wildlife by creating 175 acres of permanent open space that will remain undeveloped in perpetuity and available for conservation. The Proposed Project's effects on wildlife, including any required mitigation, will be evaluated in detail in the environmental document prepared for the project.
Action 1.18	Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping.	The Proposed Project will utilize native landscaping, with a special focus on resource conservation.
Action 1.19	Require projects near watercourses, shoreline areas, and other sensitive habitat areas to include surveys for State and/or federally listed sensitive species and to provide appropriate buffers and other mitigation necessary to protect habitat for listed species.	The Proposed Project's effects on State and Federally listed sensitive species and other biological resources will be evaluated in detail in the environmental document prepared for the project.
Action 1.20	Conduct coastal dredging in accordance with the U.S. Army Corps of Engineers and California Department of Fish and Game requirements in order to avoid impacts to sensitive fish and bird species.	The Proposed Project is not within a coastal ecosystem.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 1.21	Work with State Parks on restoring the Alessandro Lagoon and pursue funding cooperatively.	This action is designed to be implemented by the City of Ventura.
Action 1.22	Adopt development code provisions to protect mature trees as defined by minimum height, canopy, and/or tree trunk diameter.	This action is designed to be implemented by the City of Ventura.
Action 1.23	Require, where appropriate, the preservation of healthy tree windrows associated with current and former agricultural uses, and incorporate trees into the design of new developments.	The Proposed Project is not currently zoned or designated under the General Plan as agricultural land, and is not located on former agricultural land. The Proposed Project will include native landscaping, and will incorporate trees.
Action 1.24	Require new development to maintain all indigenous tree species or provide adequately sized replacement native trees on a 3:1 basis.	The Proposed Project will include native landscaping. Impacts to tree species will be evaluated in detail as part of the Proposed Project's Environmental Impact Report.
Policy 1D:	Expand the use of green practices.	The Proposed Project will incorporate environmentally sensitive green construction with a focus on resource conservation, and will include native landscaping and building-level sustainability.
Action 1.25	Purchase and use recycled materials and alternative and renewable energy sources as feasible in City operations.	This action is designed to be implemented by the City of Ventura.
Action 1.26	Reduce pesticide use in City operations.	This action is designed to be implemented by the City of Ventura.
Action 1.27	Utilize green waste as biomass/compost in City operations.	This action is designed to be implemented by the City of Ventura.
Action 1.28	Purchase low-emission City vehicles, and convert existing gasoline-powered fleet vehicles to cleaner fuels as technology becomes available.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 1.29	Require all City funded projects that enter design and construction after January 1, 2006 to meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED™ Certified rating in accordance with the City’s Green Building Standards for Private and Municipal Construction Projects.	This action is designed to be implemented by the City of Ventura.
Action 1.30	Provide information to businesses about how to reduce waste and pollution and conserve resources.	This action is designed to be implemented by the City of Ventura.
Action 1.31	Provide incentives for green building projects in both the public and private sectors to comply with either the LEED™ Rating System, California Green Builder, or the Residential Built Green program and to pursue registration and certification; incentives include “Head-of-the-Line” discretionary processing and “Head-of-the-Line” building permit processing.	This action is designed to be implemented by the City of Ventura. Nonetheless, the Proposed Project will incorporate environmentally sensitive green construction with a focus on resource conservation, and will include native landscaping and building-level sustainability.
Action 1.32	Apply for grants, rebates, and other funding to install solar panels on all City-owned structures to provide at least half of their electric energy requirements.	This action is designed to be implemented by the City of Ventura.
Action 1.33	Publicly acknowledge individuals and businesses that implement green construction and building practices.	This action is designed to be implemented by the City of Ventura.
Goal 2	<p>OUR PROSPEROUS COMMUNITY</p> <p>Our goal is to attract and retain enterprises that provide high-value, high wage jobs; to diversify the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.</p>	The Proposed Project addresses the City’s unmet need for high end housing and supports current and future investment in Ventura by creating the premiere housing opportunity in the City. These high end homes will increase the local tax base and will fill an unmet need in Ventura’s housing stock.
Policy 2A:	Establish a clear economic strategy.	This policy is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 2.1	Track economic indicators for changes that may affect City land resources, tax base, or employment base, such as terms and conditions of sale or lease of available office, retail, and manufacturing space.	This action is designed to be implemented by the City of Ventura.
Action 2.2	Prepare an economic base analysis that identifies opportunities to capture retail sales in sectors where resident purchasing has leaked to other jurisdictions.	This action is designed to be implemented by the City of Ventura.
Action 2.3	Maintain and update an Economic Development Strategy to implement City economic goals and objectives.	This action is designed to be implemented by the City of Ventura. We note that the Project’s proposal to provide high end executive housing is consistent with the Economic Development Strategy goal to address the “lack of executive housing” (p. 15) and “provide a wide range of housing to support new job growth.” (p. 23).
Policy 2B	Make the local economic climate more supportive of businesses investment.	This action is designed to be implemented by the City of Ventura.
Action 2.4	Map priority locations for commercial and industrial development and revitalization, including a range of parcel sizes targeted for high-technology, non-durables manufacturing, finance, business services, tourism, and retail uses.	This action is designed to be implemented by the City of Ventura.
Action 2.5	Share economic and demographic information with organizations that may refer businesses to Ventura.	This action is designed to be implemented by the City of Ventura.
Action 2.6	Encourage intensification and diversification of uses and properties in districts, corridors, and neighborhood centers, including through assembly of vacant and underutilized parcels.	The Proposed Project is not within a neighborhood corridor or neighborhood center.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 2.7	Partner with local commerce groups to recruit companies and pursue funding for business development and land re-utilization.	This action is designed to be implemented by the City of Ventura.
Action 2.8	Carry out Housing Element programs that provide housing to all segments of the local workforce.	This action is designed to be implemented by the City of Ventura.
Action 2.9	Expedite review for childcare facilities that will provide support to local employees.	This action is designed to be implemented by the City of Ventura.
Policy 2C	Encourage niche industries.	This action is designed to be implemented by the City of Ventura. We note that the Project’s proposed executive housing will help support new job growth as the Economic Development Strategy explains that the “lack of executive housing . . . may challenge new businesses to relocate to Ventura.”
Action 2.10	Expedite review of the entitlement process for installation of infrastructure necessary to support high technology and multimedia companies.	This action is designed to be implemented by the City of Ventura.
Action 2.11	Allow mixed-use development in commercial and industrial districts as appropriate.	This action is designed to be implemented by the City of Ventura.
Action 2.12	Allow uses such as conference centers with resort amenities on appropriately sized and located parcels.	This action is designed to be implemented by the City of Ventura.
Action 2.13	Market the city to businesses that link agriculture with high technology, such as biotechnology enterprises.	This action is designed to be implemented by the City of Ventura.
Action 2.14	Partner with local farms to promote farmers markets and high quality locally grown food.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 2D	Expand tourism opportunities.	This action is designed to be implemented by the City of Ventura.
Action 2.15	Provide incentives for use of waterfront parcels for recreation, visitor-serving commerce, restaurant, marina, and fishing uses.	This action is designed to be implemented by the City of Ventura.
Action 2.16	Work with the State to create year-round commercial opportunities at the fairgrounds.	This action is designed to be implemented by the City of Ventura.
Action 2.17	Partner with the Harbor District and National Park Service to promote Channel Islands tours and develop a marine learning center.	This action is designed to be implemented by the City of Ventura.
Action 2.18	Prioritize uses within the Harbor Specific Plan area as follows: (1) coastal dependent, (2) commercial fishing, (3) coastal access, and (4) visitor serving commercial and recreational uses.	This action is designed to be implemented by the City of Ventura. The Project Site is not within the Harbor Specific Plan.
Action 2.19	Partner with hotels and the Chamber of Commerce to promote city golf courses.	This action is designed to be implemented by the City of Ventura.
Action 2.20	Promote outdoor recreation as part of an enhanced visitor opportunity strategy.	This action is designed to be implemented by the City of Ventura.
Goal 3	<p>OUR WELL PLANNED & DESIGNED COMMUNITY</p> <p>Our goal is to protect our hillsides, farmlands and open spaces; enhance Ventura’s historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping and urban design.</p>	The Proposed Project will protect hillside open space by being planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and by guaranteeing no disturbance to a majority of the Project Site while creating 175 acres of permanent open space that will remain undeveloped in perpetuity. The Proposed Project also will employ native landscaping and advanced architecture and design. Effects on historic/cultural resources and impacts on the community will be analyzed in detail in the environmental document prepared for the project.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 3A	Sustain and complement cherished community characteristics.	The Proposed Project will compliment Ventura’s community by addressing the City’s unmet need for high end housing and creating the premiere housing opportunity in the City, fulfilling an existing gap in the City’s housing stock. The Proposed Project is situated on the north side of the City, only bordering developed land on one side, and therefore the development will have relatively minimal impact on existing communities. Nonetheless, additional slope areas will be built to create a buffer between the proposed homes and many of the existing abutting homes.
Action 3.1	Preserve the stock of existing homes by carrying out Housing Element programs.	This action is designed to be implemented by the City of Ventura.
Action 3.2	Enhance the appearance of districts, corridors, and gateways (including views from highways) through controls on building placement, design elements, and signage.	This action is designed to be implemented by the City of Ventura.
Action 3.3	Require preservation of public view sheds and solar access.	This action is designed to be implemented by the City of Ventura. Nonetheless, the Proposed Project will minimize view impact by placing homes well above and out of view shed from existing homes.
Action 3.4	Require all shoreline development (including anti-erosion or other protective structures) to provide public access to and along the coast, unless it would duplicate adequate access existing nearby, adversely affect agriculture, or be inconsistent with public safety, military security, or protection of fragile coastal resources.	This action is designed to be implemented by the City of Ventura. The Proposed Project is not located in a shoreline area.
Action 3.5	Establish land development incentives to upgrade the appearance of poorly maintained or otherwise unattractive sites, and enforce existing land maintenance regulations.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 3.6	Expand and maintain the City’s urban forest and thoroughfare landscaping, using native species, in accordance with the City’s Park and Development Guidelines and Irrigation and Landscape Guidelines.	This action is designed to be implemented by the City of Ventura.
Action 3.7	Evaluate whether lot coverage standards should be changed based on neighborhood character.	This action is designed to be implemented by the City of Ventura.
Policy 3B	Integrate uses in building forms that increase choice and encourage community vitality.	The proposed executive housing will increase the range of housing options and support job growth, thereby encouraging community vitality.
Action 3.8	Adopt new development code provisions that designate neighborhood centers, as depicted on the General Plan Diagram, for a mixture of residences and small-scale, local-serving businesses.	This action is designed to be implemented by the City of Ventura.
Action 3.9	Adopt new development code provisions that designate areas within districts and corridors for mixed-use development that combines businesses with housing and focuses on the redesign of single-use shopping centers and retail parcels into walkable, well connected blocks, with a mix of building types, uses, and public and private frontages.	This action is designed to be implemented by the City of Ventura.
Action 3.10	Allow intensification of commercial areas through conversion of surface parking to building area under a districtwide parking management strategy in the Downtown Specific Plan.	This action is designed to be implemented by the City of Ventura.
Action 3.11	Expand the downtown redevelopment area to include parcels around future transit areas and along freeway frontage.	This action is designed to be implemented by the City of Ventura. The Project Site is not within the downtown redevelopment area.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 3.12	The City will work with the hospitals on the new Development Code treatment for the Loma Vista corridor, which includes both hospitals.	This action is designed to be implemented by the City of Ventura. The Project Site is not within the Loma Vista corridor.
Action 3.13	Assess whether the City's Affordable Housing Programs respond to current needs, and modify them as necessary within State mandated Housing Element updates.	This action is designed to be implemented by the City of Ventura. City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Policy 3C	Maximize use of land in the city before considering expansion.	The Project Site is within existing city limits and therefore is not an expansion of the City. Additionally, the Proposed Project's development area does not extend outside the City's current built environment, as demonstrated by the fact other nearby developments extend further into the hillside area than the Proposed Project's development footprint.
Action 3.14	Utilize infill development, to the extent possible, to accommodate the targeted number and type of housing units described in the Housing Element	The Proposed Project's development type will fill an unmet need in supplying high end housing to Ventura's housing stock.
Action 3.15	Adopt new development code provisions that ensure compliance with Housing Element objectives.	This action is designed to be implemented by the City of Ventura.
Action 3.16	Renew and modify greenbelt agreements as necessary to direct development to already urbanized areas.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 3.17	Continue to support the Guidelines for Orderly Development as a means of implementing the General Plan, and encourage adherence to these Guidelines by all the cities, the County of Ventura, and the Local Agency Formation Commission (LAFCO); and work with other nearby cities and agencies to avoid sprawl and preserve the rural character in areas outside the urban edge.	This action is designed to be implemented by the City of Ventura. However, the Project Site is within existing city limits, and the Proposed Project's development area does not extend outside the City's current built environment.
Action 3.18	Complete community or specific plans, subject to funding, for areas such as Westside, Midtown, Downtown, Wells, Saticoy, Pierpont, Harbor, Loma Vista/Medical District, Victoria Corridor, and others as appropriate. These plans will set clear development standards for public and private investments, foster neighborhood partnerships, and be updated as needed.	The Project proposes a Specific Plan that will set clear development standards.
Action 3.19	Preparation of the new Development Code will take into account existing or proposed community or specific plans to ensure efficient use of City resources and ample citizen input.	This action is designed to be implemented by the City of Ventura. However, it is anticipated that the Specific Plan would achieve the goal of transitioning from a conventional zoning code that focuses more on numerical parameters to a form based code to achieve a high quality residential community.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 3D	Continue to preserve agricultural and other open space lands within the City’s Planning Area.	The Proposed Project will protect hillside open space by being planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and by guaranteeing no disturbance to a majority of the Project Site while creating 175 acres of permanent open space that will remain undeveloped in perpetuity. The Proposed Project is not zoned or designated in the City of Ventura General Plan as agricultural land.
Action 3.20	Pursuant to SOAR, adopt development code provisions to “preserve agricultural and open space lands as a desirable means of shaping the City’s internal and external form and size, and of serving the needs of the residents.”	This action is designed to be implemented by the City of Ventura. Nonetheless, The proposed Project will protect hillside open space by being planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and by guaranteeing no disturbance to a majority of the Project Site while creating approximately 175 acres of permanent open space that will remain undeveloped in perpetuity.
Action 3.21	Adopt performance standards for non-farm activities in agricultural areas that protect and support farm operations, including requiring non-farm uses to provide all necessary buffers as determined by the Agriculture Commissioner’s Office.	The Proposed Project and the adjacent parcels are not zoned or designated in the City of Ventura General Plan as agricultural land.
Action 3.22	Offer incentives for agricultural production operations to develop systems of raw product and product processing locally.	The Proposed Project and the adjacent parcels are not zoned or designated in the City of Ventura General Plan as agricultural land.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 3E	Ensure the appropriateness of urban form through modified development review.	The Specific Plan would achieve the goal of transitioning from a conventional zoning code that focuses more on numerical parameters to a form based code to achieve a high quality residential community.
Action 3.23	Develop and adopt a form-based Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.	The Specific Plan would achieve the goal of transitioning from a conventional zoning code that focuses more on numerical parameters to a form based code to achieve a high quality residential community.
Action 3.24	<p>Revise the Residential Growth Management Program (RGMP) with an integrated set of growth management tools including:</p> <ul style="list-style-type: none"> • Community or specific plans and development codes based on availability of infrastructure and transit that regulate community form and character by directing new residential development to appropriate locations and in ways that integrate with and enhance existing neighborhoods, districts and corridors; • appropriate mechanisms to ensure that new residential development produces high-quality designs and a range of housing types across all income levels; and, • numeric limitations linked to the implementation of community or specific plans and development codes and the availability of appropriate infrastructure and resources; within those limitations, the RGMP should provide greater flexibility for timing new residential development. 	<p>The proposed Prescreen findings discuss the Project’s consistency with the recent proposal to consider a Residential Allocation Program as a growth management tool.</p> <p>By submitting findings in conjunction with the Prescreen Specific Plan, the City Council will have the opportunity to review the Project, and allocate City resources and services at an early stage. Additionally, the proposed Specific Plan with its detailed development regulations and design standards will ensure the type of high quality project that the City desires.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 3.25	Establish first priority growth areas to include the districts, corridors, and neighborhood centers as identified on the General Plan Diagram; and second priority areas to include vacant undeveloped land when a community plan has been prepared for such (within the City limits).	The Project Site is within City limits. The Project would be controlled by a community plan, or, as referenced herein, a Specific Plan. Therefore, it falls within a second priority area.
Action 3.26	Establish and administer a system for the gradual growth of the City through identification of areas set aside for long-term preservation, for controlled growth, and for encouraged growth.	The Project Site is designated as Neighborhood Low (up to 8 units/acre) and zoned as R-1-7. Accordingly, it is identified as an area for controlled growth.
Action 3.27	Require the use of techniques such as digital simulation and modeling to assist in project review.	This action is designed to be implemented by the City of Ventura.
Action 3.28	Revise the planning processes to be more user-friendly to both applicants and neighborhood residents in order to implement City policies more efficiently.	This action is designed to be implemented by the City of Ventura.
Housing Element Update³		
	Housing Conservation	
Goal 1	Maintain and improve the quality of existing housing and residential neighborhoods in Ventura.	The Proposed Project improves the quality of the City's existing housing by filling an unmet need in supplying high end housing to Ventura's housing stock, and creating overall value enhancement for the City and the existing immediate neighborhood.
Action 1.1	Encourage citizen involvement in addressing the maintenance and improvement of the housing stock and neighborhood quality.	This action is designed to be implemented by the City of Ventura. However, Regent has engaged in an extensive community outreach process to encourage citizen involvement.

³ The Housing Element goals, policies and actions are taken from the General Plan's Housing Element Update³, adopted 9/16/2013.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 1.2	Continue to preserve and maintain the City’s historical and architecturally significant buildings and neighborhoods.	The Proposed Project is being built on undeveloped land, and therefore will not impact any historical or existing architecturally significant buildings or neighborhoods.
Action 1.3	Encourage homeowners and landlords to maintain properties in sound condition through the City’s residential rehabilitation assistance programs and code enforcement/neighborhood preservation efforts.	This action is designed to be implemented by the City of Ventura. Nonetheless, the Proposed Project will be maintained in sound condition throughout the lifespan of the development.
Action 1.4	Cooperate with housing providers in the acquisition, rehabilitation, and maintenance of residential properties as long-term affordable housing.	City staff has advised that the City’s affordable housing program is currently on hold pending the Supreme Court’s decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 1.5	Permit the conversion of apartments to condominiums only when such conversion would not adversely affect the overall supply and availability of rental units, particularly units occupied by lower- and moderate income households.	The Proposed Project does not include conversion of any apartments to condominiums.
Action 1.6	Continue to support the provision of rental assistance to lower-income households, including those with extremely low incomes, and encourage property owners to list units with the City Housing Authority.	City staff has advised that the City’s affordable housing program is currently on hold pending the Supreme Court’s decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 1.7	Continue to preserve the affordability of mobile homes through the Rent Stabilization Ordinance. Support the acquisition and ownership of mobile home parks by non-profit housing providers and resident organizations.	This action is designed to be implemented by the City of Ventura. The Proposed Project does not include any mobile homes.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 1.8	Preserve the existing stock of affordable housing, including mobile homes, through the implementation of City regulations, ongoing monitoring as well as financial and other forms of assistance.	The Project Site does not include any existing affordable housing.
	Production of Housing	
Goal 2	Facilitate the provision of a range of housing types to meet the diverse needs of the community.	Each City requires a range of types of housing in order to thrive. While the Proposed Project itself does not offer a diverse range of housing types, the Proposed Project helps fulfill this objective on a City-wide scale by filling an unmet need in the City's housing supply, and creating high end homes that are currently absent from the City's housing stock.
Action 2.1	Provide high quality housing for current and future residents at all income levels. Promote housing that is developed under modern sustainable community standards.	<p>The Project will provide high quality executive housing. The Specific Plan will include sustainable development standards (including native landscaping, environmentally sensitive construction and resource conservation features).</p> <p>City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i>. The Project will comply with applicable affordable housing requirements following a decision in that case.</p>
Action 2.2	Provide expanded housing opportunities for the City's workforce. Promote the City's affordable housing programs with employers in Ventura.	City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 2.3	Continue to offer and promote homeownership assistance programs to lower- and moderate-income households to purchase both new and existing housing. Pursue participation in other homeownership programs available in the private market and seek additional funding sources that could assist moderate-income households.	This action is designed to be implemented by the City of Ventura.
Action 2.4	Continue to provide financial and regulatory incentives to non-profits, private housing developers, and public agencies for the construction of housing to meet identified needs.	This action is designed to be implemented by the City of Ventura.
Action 2.5	Support the provision of quality rental housing with three or more bedrooms to accommodate large families, and encourage room additions in the existing housing stock to address household overcrowding.	This action is designed to be implemented by the City of Ventura. City staff has advised that the City’s affordable housing program is currently on hold pending the Supreme Court’s decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 2.6	Support a variety of housing types to address the needs of agricultural workers, including affordable rentals, mobile home parks, single room occupancy hotels (SROs), and group housing for migrant laborers.	This action is designed to be implemented by the City of Ventura. City staff has advised that the City’s affordable housing program is currently on hold pending the Supreme Court’s decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 2.7	Facilitate the provision of housing to address Ventura’s growing senior population, including design that supports “aging in place,” senior housing with supportive services, assisted living facilities, and second units.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 2.8	Encourage the provision of housing adaptable to the physically disabled through integration of universal design features in new development, and compliance with Title 24 of the California Health and Safety Code.	The Project will comply with applicable Title 24 standards.
Action 2.9	Encourage the provision of supportive housing for persons with mental illness to address the severe shortage of housing for this special needs population.	This action is designed to be implemented by the City of Ventura.
Action 2.10	Support efforts by non-profits and public agencies to expand transitional housing and create year-round emergency housing in Ventura, including support of grant applications and identification of suitable sites.	This action is designed to be implemented by the City of Ventura.
Action 2.11	Continue to implement the inclusionary housing ordinance as a means of integrating affordable units within new residential development: 1) Require affordable units to be provided on or off-site, with allowance for payment of an in-lieu fee at the discretion of the City; 2) Evaluate the financial impact of inclusionary requirements on development, and assess incentive-based alternative strategies for provision of affordable housing.	This action is designed to be implemented by the City of Ventura. City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 2.12	Facilitate the provision of second units as a means of providing affordable rental housing in existing neighborhoods. Ensure compatibility with the primary unit and surrounding neighborhood.	City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 2.13	Encourage the production of housing that meets the needs of all economic segments, including extremely low, lower, moderate, and above moderate-income households, to achieve a balanced community.	City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 2.14	Promote and facilitate non-traditional housing types and options, including co-housing, assisted living facilities, live-work spaces, transitional housing, emergency shelters, farm employee housing, and artist lofts.	This action is designed to be implemented by the City of Ventura.
Action 2.15	Direct City-controlled housing funds towards projects and programs that address the needs of extremely low and lower-income households.	This action is designed to be implemented by the City of Ventura. City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 2.16	Annually monitor the City's progress in meeting its housing needs for all income levels.	This action is designed to be implemented by the City of Ventura.
	Provision of Adequate Housing Sites	
Goal 3	Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing need.	This goal is designed to be implemented by the City of Ventura.
Action 3.1	Biannually maintain an up-to-date inventory of vacant and underutilized parcels and provide it, in conjunction with information on available development incentives, to interested developers, public agencies, and non-profit organizations/corporations.	This action is designed to be implemented by the City of Ventura.
Action 3.2	Implement smart growth principles by providing incentives for quality infill projects that utilize existing infrastructure such as expediting permit processing.	This action is designed to be implemented by the City of Ventura.
Action 3.3	Encourage efficient utilization of the City's limited land resources by encouraging development at the upper end of the permitted Zoning Code/General Plan density.	The Proposed Project is within the density requirements set by the Zoning Code, General Plan, and Hillside Management Program.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 3.4	Utilize the Downtown Specific Plan and other adopted form-based codes, including examples from other communities, as a tool to accommodate infill and mixed use development contextually.	This action is designed to be implemented by the City of Ventura. The proposed Specific Plan will help achieve the goal of transitioning from a conventional zoning code that focuses more on numerical parameters to a form based code to achieve a high quality residential community.
Action 3.5	Explore residential reuse opportunities on obsolete commercial properties, such as older motels and underutilized historic structures.	The Project Site is a residentially designated site.
Action 3.6	Pursue use of publicly owned land, such as public parking lots, for development of affordable housing.	The Project Site is privately owned.
Action 3.7	Identify opportunities for housing development, redevelopment or adaptive reuse that supports other community goals such as neighborhood improvement, recreation opportunities, and the preservation of sensitive lands and neighborhood character.	The Proposed Project furthers the critical community goal of preserving open space and making it available to the public. The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while providing an opportunity to designate approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. The Proposed Project also will include easy public access to native and walking trails. This feature will improve the neighborhood by creating recreation opportunities and preserving open space.
Action 3.8	Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential developments (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use).	The Proposed Project is not located in a commercial area.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 3.9	Promote higher density housing as part of mixed-use developments along parts of Thompson Boulevard and Main Street in Midtown Ventura, as well as other areas such as Westside, Downtown and within designated neighborhood centers in East Ventura.	The Proposed Project is not located in the listed areas.
Action 3.10	Promote mixed-use developments on the Westside of Ventura.	The Proposed Project is not located in the listed areas.
Action 3.11	Ensure that adequate sites are available for housing executives in order to enhance the City's ability to attract businesses with higher paying jobs.	The Proposed Project will fill the unmet need of providing the City's housing supply with high end housing and creating the premiere housing opportunity in Ventura.
	Removal of Governmental Constraints	
Goal 4	Mitigate or remove any potential governmental constraints to housing production and affordability.	This goal is designed to be implemented by the City of Ventura.
Action 4.1	Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.	This action is designed to be implemented by the City of Ventura.
Action 4.2	Seek out new incentives for the production of affordable units that include streamlined permit processing and reduced fees.	This action is designed to be implemented by the City of Ventura.
Action 4.3	Continue to implement Community Development procedures and process improvements, such as conceptual review and joint hearings of City boards and commissions, to make the planning process more efficient.	This action is designed to be implemented by the City of Ventura. The Project will participate in the Prescreen process to obtain City Council input early in the process.
Action 4.4	Continue to provide the City Council with annual reviews of Housing Element implementation as part of the City's Annual General Plan Status Report.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 4.5	Provide flexibility in development standards to accommodate new models and approaches to providing affordable housing, such as cohousing, live/work units and assisted living facilities.	This action is designed to be implemented by the City of Ventura.
	Equal Housing Opportunity	
Goal 5	Promote equal opportunity for all residents to reside in the housing of their choice.	This goal is designed to be implemented by the City of Ventura.
Action 5.1	Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical or mental disability, or other such factors.	The Proposed Project will follow all applicable laws prohibiting arbitrary discrimination.
Action 5.2	Continue to support organizations that offers tenant/landlord, fair housing and mediation services to Ventura residents.	This action is designed to be implemented by the City of Ventura.
Action 5.3	Promote housing that meets the special needs of large families, elderly persons, agricultural workers, and the disabled.	City staff has advised that the City's affordable housing program is currently on hold pending the Supreme Court's decision in <i>California Building Industry Association v. City of San Jose</i> . The Project will comply with applicable affordable housing requirements following a decision in that case.
Action 5.4	Continue to enforce notification requirements and ensure applicable relocation assistance is provided for any person displaced due to demolition, reuse, condominium conversion, or rehabilitation as a result of code enforcement. Provide supplemental relocation assistance to lower-income persons, where feasible.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Goal 4	<p>OUR ACCESSIBLE COMMUNITY</p> <p>Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian and transit opportunities in the City and surrounding region.</p>	<p>The Project will include public access and connections to pedestrian trails and recreation opportunities.</p> <p>The Proposed Project’s impacts related to transportation will be evaluated in detail in the environmental document prepared for the project.</p>
Policy 4A	<p>Ensure that the transportation system is safe and easily accessible to all travelers.</p>	<p>This policy is designed to be implemented by the City of Ventura.</p>
Action 4.1	<p>Direct city transportation investment to efforts that improve user safety and keep the circulation system structurally sound and adequately maintained. First priority for capital funding will go to our pavement management program to return Ventura streets to excellent conditions.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
Action 4.2	<p>Develop a prioritized list of projects needed to improve safety for all travel modes and provide needed connections and multiple route options.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
Action 4.3	<p>Provide transportation services that meet the special mobility needs of the community including youth, elderly, and disabled persons.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
Action 4.4	<p>Combine education with enforcement to instill safe and courteous use of the shared public roadway.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
Action 4.5	<p>Utilize existing roadways to meet mobility needs, and only consider additional travel lanes when other alternatives are not feasible.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 4.6	Require new development to be designed with interconnected transportation modes and routes to complete a grid network.	The Proposed Project will include sufficient vehicle access and circulation and will include parking to allow for public access and enjoyment of trails. The Proposed Project's traffic and transportation impacts will be evaluated in detail in the environmental document prepared for the project.
Action 4.7	Update the traffic mitigation fee program to fund necessary citywide circulation system and mobility improvements needed in conjunction with new development.	This action is designed to be implemented by the City of Ventura.
Action 4.8	Implement the City's Neighborhood Traffic Management Program and update as necessary to improve livability in residential areas.	This action is designed to be implemented by the City of Ventura.
Action 4.9	Identify, designate, and enforce truck routes to minimize the impact of truck traffic on residential neighborhoods.	This action is designed to be implemented by the City of Ventura. Nonetheless, the Proposed Project's impacts to transportation and traffic as a result of construction equipment (including trucks) will be evaluated in detail in the environmental document prepared for the project.
Action 4.10	Modify traffic signal timing to ensure safety and minimize delay for all users.	This action is designed to be implemented by the City of Ventura.
Action 4.11	Refine level of service standards to encourage use of alternative modes of transportation while meeting state and regional mandates.	This action is designed to be implemented by the City of Ventura.
Action 4.12	Design roadway improvements and facility modifications to minimize the potential for conflict between pedestrians, bicycles, and automobiles.	Any modifications to roadways and any resultant impacts on transportation as a result of the Proposed Project will be evaluated in detail in the environmental document prepared for the project.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 4.13	Require project proponents to analyze traffic impacts and provide adequate mitigation in the form of needed improvements, in-lieu fee, or a combination thereof.	The Proposed Project's impacts to traffic will be evaluated in detail in the environmental document prepared for the project, and any required mitigation will be incorporated into the Proposed Project's design and construction.
Policy 4B	Help reduce dependence on the automobile.	The publicly accessible open space that the Proposed Project will provide to the City of Ventura will provide close-by hiking and recreation opportunities to City residents, minimizing the need for longer car trips to find outdoor recreation.
Action 4.14	Provide development incentives to encourage projects that reduce automobile trips.	This action is designed to be implemented by the City of Ventura.
Action 4.15	Encourage the placement of facilities that house or serve elderly, disabled, or socioeconomically disadvantaged persons in areas with existing public transportation services and pedestrian and bicycle amenities.	This action is designed to be implemented by the City of Ventura.
Action 4.16	Install roadway, transit, and alternative transportation improvements along existing or planned multi-modal corridors, including primary bike and transit routes, and at land use intensity nodes.	The Proposed Project will not be located along any existing or planned multi-modal corridors.
Action 4.17	Prepare and periodically update a Mobility Plan that integrates a variety of travel alternatives to minimize reliance on any single mode.	This action is designed to be implemented by the City of Ventura.
Action 4.18	Promote the development and use of recreational trails as transportation routes to connect housing with services, entertainment, and employment.	The Proposed Project will include 175 acres of publicly accessible land that will be set aside in perpetuity for conservation and recreation, and will include easy access to nature and walking trails.
Action 4.19	Adopt new development code provisions that establish vehicle trip reduction requirements for all development.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 4.20	Develop a transportation demand management program to shift travel behavior toward alternative modes and services.	This action is designed to be implemented by the City of Ventura.
Action 4.21	Require new development to provide pedestrian and bicycle access and facilities as appropriate, including connected paths along the shoreline and watercourses.	The Proposed Project will include 175 acres of publicly accessible land that will be set aside in perpetuity for conservation and recreation, and will include easy access to nature and walking trails. The Proposed Project will enhance the pedestrian experience by increasing public access to trails through these natural areas.
Action 4.22	Update the General Bikeway Plan as needed to encourage bicycle use as a viable transportation alternative to the automobile and include the bikeway plan as part of a new Mobility Plan.	This action is designed to be implemented by the City of Ventura.
Action 4.23	Upgrade and add bicycle lanes when conducting roadway maintenance as feasible.	This action is designed to be implemented by the City of Ventura when conducting roadway maintenance.
Action 4.24	Require sidewalks wide enough to encourage walking that include ramps and other features needed to ensure access for mobility-impaired persons.	The Proposed Project will include Project-specific street standards that will meet all applicable Americans with Disabilities Act standards.
Action 4.25	Adopt new development code provisions that require the construction of sidewalks in all future projects, where appropriate.	This action is designed to be implemented by the City of Ventura.
Action 4.26	Establish a parking management program to protect the livability of residential neighborhoods, as needed.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 4.27	Extend stubbed-end streets through future developments, where appropriate, to provide necessary circulation within a developing area and for adequate internal circulation within and between neighborhoods. Require new developments in the North Avenue area, where applicable, to extend Norway Drive and Floral Drive to connect to Canada Larga Road; and connect the existing segments of Floral Drive. Designate the extension of Cedar Street between Warner Street and south of Franklin Lane and the linking of the Cameron Street segments in the Westside community as high priority projects.	The Proposed Project's impacts to circulation and traffic will be evaluated in detail in the environmental document prepared for the project.
Policy 4C	Increase transit efficiency and options.	The Proposed Project's impacts to circulation and traffic will be evaluated in detail in environmental document prepared for the project.
Action 4.28	Require all new development to provide for citywide improvements to transit stops that have sufficient quality and amenities, including shelters and benches, to encourage ridership.	The Proposed Project's impacts to circulation and traffic will be evaluated in detail in the environmental document prepared for the project.
Action 4.29	Develop incentives to encourage City employees and local employers to use transit, rideshare, walk, or bike.	This action is designed to be implemented by the City of Ventura.
Action 4.30	Work with public transit agencies to provide information to riders at transit stops, libraries, lodging, and event facilities.	This action is designed to be implemented by the City of Ventura.
Action 4.31	Work with public and private transit providers to enhance public transit service.	This action is designed to be implemented by the City of Ventura.
Action 4.32	Coordinate with public transit systems for the provision of additional routes as demand and funding allow.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 4.33	Work with Amtrak, Metrolink, and Union Pacific to maximize efficiency of passenger and freight rail service to the City and to integrate and coordinate passenger rail service with other transportation modes.	This action is designed to be implemented by the City of Ventura.
Action 4.34	Lobby for additional transportation funding and changes to Federal, State, and regional transportation policy that support local decision-making.	This action is designed to be implemented by the City of Ventura.
Action 4.35	The City shall pursue funding and site location for a multi-modal transit facility in coordination with VCTC, SCAT, U.P.R.R., Metrolink, Greyhound Bus Lines, and other forms of transportation.	This action is designed to be implemented by the City of Ventura.
Policy 4D	Protect views along scenic routes.	The Proposed Project does not propose any development along any scenic routes. Additionally, the Proposed Project will minimize view impact by placing homes well above and out of the view shed from existing homes.
Action 4.36	<p>Require development along the following roadways – including noise mitigation, landscaping, and advertising – to respect and preserve views of the community and its natural context.</p> <ul style="list-style-type: none"> • State Route 33 • U.S. HWY 101 • Anchors Way • Brakey Road • Fairgrounds Loop • Ferro Drive • Figueroa Street • Harbor Boulevard 	A small portion of the Project Site is located along Poli Street/Foothill Road. However, development is not planned for this portion of the Project Site. The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while providing an opportunity to designate approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. Additionally, the Proposed Project will minimize view impact by placing homes well above and out of view shed from existing homes.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
	<ul style="list-style-type: none"> • Main Street • Navigator Drive • North Bank Drive • Poli Street/Foothill Road • Olivas Park Drive • Schooner Drive • Spinnaker Drive • Summit Drive • Telegraph Road – east of Victoria Avenue • Victoria Avenue – south of U.S. 101 • Wells Road 	
Action 4.37	Request that State Route 126 and 33, and U.S. HWY 101 be designated as State Scenic Highways.	This action is designed to be implemented by the City of Ventura.
Action 4.38	Continue to work with Caltrans to soften the barrier impact of U.S. HWY 101 by improving signage, aesthetics and undercrossings and overcrossings.	This action is designed to be implemented by the City of Ventura.
Action 4.39	Maintain street trees along scenic thoroughfares, and replace unhealthy or missing trees along arterials and collectors throughout the City.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Goal 5	<p>OUR SUSTAINABLE INFRASTRUCTURE</p> <p>Our goal is to safeguard public health, wellbeing and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.</p>	<p>The Proposed Project is designed in harmony with the natural environment and is a model of environmental responsibility. The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while providing an opportunity to create approximately 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. The Proposed Project also will employ native landscaping, environmentally sensitive construction and resource conservation features, easy access to native and walking trails.</p>
Policy 5A	<p>Follow an approach that contributes to resource conservation.</p>	<p>The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while providing an opportunity to create approximately 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. The Proposed Project also will employ native landscaping, environmentally sensitive construction and resource conservation features, and easy access to native and walking trails.</p>
Action 5.1	<p>Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available.</p>	<p>The Proposed Project will employ sustainable development features, improvements to water/flood runoff features, environmentally sensitive green construction with a focus on resource conservation, native landscaping, and other ecologically-minded project features.</p>
Action 5.2	<p>Use natural features such as bioswales, wildlife ponds, and wetlands for flood control and water quality treatment when feasible.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 5.3	Demonstrate low water use techniques at community gardens and city-owned facilities.	This action is designed to be implemented by the City of Ventura.
Action 5.4	Update the Urban Water Management plan as necessary in compliance with the State 1983 Urban Water Management Planning Act.	This action is designed to be implemented by the City of Ventura.
Action 5.5	Provide incentives for new residences and businesses to incorporate recycling and waste diversion practices, pursuant to guidelines provided by the Environmental Services Office.	This action is designed to be implemented by the City of Ventura.
Policy 5B	Improve services in ways that respect and even benefit the environment.	The Proposed Project will employ sustainable development features, improvements to water/flood runoff features, environmentally sensitive green construction with a focus on resource conservation, native landscaping, and other ecologically-minded project features.
Action 5.6	Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development.	The Proposed Project's sewer collection system analysis will be conducted in conjunction with the environmental document prepared for the project.
Action 5.7	Require project proponents to conduct evaluations of the existing water distribution system, pump station, and storage requirements in order to determine if there are any system deficiencies or needed improvements for the proposed development.	An evaluation of the Proposed Project's water distribution system, pump station, and storage will be conducted in conjunction with the environmental document prepared for the project.
Action 5.8	Locate new development in or close to developed areas with adequate public services, where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.	The Proposed Project is not located in a coastal area.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 5.9	Update development fee and assessment district requirements as appropriate to cover the true costs associated with development.	This action is designed to be implemented by the City of Ventura.
Action 5.10	Utilize existing waste source reduction requirements, and continue to expand and improve composting and recycling options.	This action is designed to be implemented by the City of Ventura.
Action 5.11	Increase emergency water supply capacity through cooperative tie-ins with neighboring suppliers.	This action is designed to be implemented by the City of Ventura.
Action 5.12	Apply new technologies to increase the efficiency of the wastewater treatment system.	This action is designed to be implemented by the City of Ventura.
Action 5.13	Increase frequency of city street sweeping, and post schedules at key points within each neighborhood.	This action is designed to be implemented by the City of Ventura.
Action 5.14	Develop a financing program for the replacement of failing corrugated metal storm drain pipes in the City.	This action is designed to be implemented by the City of Ventura.
Action 5.15	Establish assessment districts or other financing mechanisms to address storm drain system deficiencies in areas where new development is anticipated and deficiencies exist.	This action is designed to be implemented by the City of Ventura.
Action 5.16	Require new developments to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels.	The Proposed Project's consistency with all relevant stormwater treatment requirements will be evaluated in detail in the environmental document prepared for the project.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 5.17	Require stormwater treatment measures within new development to reduce the amount of urban pollutant runoff in the Ventura and Santa Clara Rivers and other watercourses.	The Proposed Project's consistency with all relevant stormwater treatment requirements will be evaluated in detail in the environmental document prepared for the project.
Action 5.18	Work with the Ventura Regional Sanitation District and the County to expand the capacity of existing landfills, site new landfills, and/or develop alternative means of disposal that will provide sufficient capacity for solid waste generated in the City.	This action is designed to be implemented by the City of Ventura.
Goal 6	<p>OUR ACTIVE COMMUNITY</p> <p>Our goal is to add to and enhance our parks and open spaces to provide enriching recreation options for the entire community.</p>	The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while creating approximately 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Policy 6A	Expand the park and trail network to link shoreline, hillside, and watershed areas.	The Proposed Project will create 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Action 6.1	Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs, and require them in new development.	The Proposed Project will create 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 6.2	Require higher density development to provide pocket parks, tot lots, seating plazas, and other aesthetic green spaces.	The Proposed Project is not a high density development, but will create 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation.
Action 6.3	Work with the County to plan and develop trails that link the City with surrounding open space and natural areas, and require development projects to include trails when appropriate.	This action is designed to be implemented by the City of Ventura. Nonetheless, the Proposed Project will create 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Action 6.4	Request Flood Control District approval of public access to unchannelized watercourses for hiking.	This action is designed to be implemented by the City of Ventura.
Action 6.5	Seek landowner permission to allow public access on properties adjacent to open space where needed to connect trails.	The Proposed Project will contribute to publically-accessible land by creating 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Action 6.6	Update plans for and complete the linear park system as resources allow.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 6.7	Work with the County of Ventura to initiate efforts to create public trails in the hillside area.	This action is designed to be implemented by the City of Ventura. Nonetheless, the Proposed Project will create 175 undisturbed acres of permanent open space in the hillside area that will remain undeveloped in perpetuity and available for conservation and public recreation. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Action 6.8	Update and require periodic reviews of the Park and Recreation Workbook as necessary to reflect City objectives and community needs.	This action is designed to be implemented by the City of Ventura.
Action 6.9	Require dedication of land identified as part of the City's Linear Park System in conjunction with new development.	The Proposed Project will contribute to publically-accessible land by creating 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Action 6.10	Evaluate and incorporate, as feasible, linear park segments in the General Bikeway Plan.	This action is designed to be implemented by the City of Ventura.
Action 6.11	Update standards for citywide public parks and open space to include an expanded menu of shared park types, and identify locations and potential funding sources for acquiring new facilities in existing neighborhoods.	This action is designed to be implemented by the City of Ventura.
Action 6.12	Update and carry out the Grant Park Master Plan.	This action is designed to be implemented by the City of Ventura.
Action 6.13	Foster the partnership between the City and Fair Board to improve Seaside Park.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 6B	Ensure equal access to facilities and programs.	This policy is designed to be implemented by the City of Ventura. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within the preserved open space.
Action 6.14	Improve facilities at City parks to respond to the requirements of special needs groups.	This action is designed to be implemented by the City of Ventura.
Action 6.15	Adjust and subsidize fees to ensure that all residents have the opportunity to participate in recreation programs.	This action is designed to be implemented by the City of Ventura.
Action 6.16	Update the project fee schedule as necessary to ensure that development provides its fair share of park and recreation facilities.	This action is designed to be implemented by the City of Ventura.
Policy 6C	Provide additional gathering spaces and recreation opportunities.	This policy is designed to be implemented by the City of Ventura. The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Action 6.17	Update and create new agreements for joint use of school and City recreational and park facilities.	This action is designed to be implemented by the City of Ventura.
Action 6.18	Offer programs that highlight natural assets, such as surfing, sailing, kayaking, climbing, gardening, and bird watching.	This action is designed to be implemented by the City of Ventura.
Action 6.19	Provide additional boating and swimming access as feasible.	This action is designed to be implemented by the City of Ventura.
Action 6.20	Earmark funds for adequate maintenance and rehabilitation of existing skatepark facilities, and identify locations and funding for new development of advanced level skatepark facilities.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 6D	Increase funding and support for park and recreation programs.	This policy is designed to be implemented by the City of Ventura.
Action 6.21	Promote the use of City facilities for special events, such as festivals, tournaments, and races.	This action is designed to be implemented by the City of Ventura.
Action 6.22	Enter into concession or service agreements where appropriate to supplement City services.	This action is designed to be implemented by the City of Ventura.
Goal 7	OUR HEALTHY AND SAFE COMMUNITY Our goal is to build effective community partnerships that protect and improve the social well-being and security of all our citizens.	This goal is designed to be implemented by the City of Ventura.
Policy 7A	Encourage wellness through care and prevention.	This policy is designed to be implemented by the City of Ventura.
Action 7.1	Work with interested parties to identify appropriate locations for assisted-living, hospice, and other care-provision facilities.	The Proposed Project is not an assisted living, hospice, or other care-provision facility.
Action 7.2	Provide technical assistance to local organizations that deliver health and social services to seniors, homeless persons, low-income citizens, and other groups with special needs.	This action is designed to be implemented by the City of Ventura.
Action 7.3	Participate in school and agency programs to: <ul style="list-style-type: none"> • provide healthy meals, • combat tobacco, alcohol, and drug dependency, • distribute city park and recreation materials through schools, and • distribute information about the benefits of proper nutrition and exercise. 	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.4	Enhance or create ordinances which increase control over ABC licensed premises.	This action is designed to be implemented by the City of Ventura.
Action 7.5	Investigate the creation of new land use fees to enhance funding of alcohol related enforcement, prevention and training efforts.	This action is designed to be implemented by the City of Ventura.
Policy 7B	Minimize risks from geologic and flood hazards.	The Proposed Project will include improvement to water/flood runoff and geotechnical conditions on the hillside. Before initiating any development proposal, R. T. Frankian and Associates, conducted a thorough geotechnical feasibility analysis of the Proposed Project. The geotechnical consultants concluded that the proposed development will be “safe from hazard of landslide, settlement, or slippage, and will not adversely affect the geotechnical conditions of off-site properties, provided our recommendations and the requirements of the California and City of Ventura Building Code are followed.” The Proposed Project’s impacts related to geotechnical issues will be evaluated in detail in the environmental document prepared for the project, and all appropriate mitigation will be integrated into the project design and build-out.
Action 7.6	Adopt updated editions of the California Construction Codes and International Codes as published by the State of California and the International Code Council respectively.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.7	<p>Require project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site:</p> <ul style="list-style-type: none"> • with slopes greater than 10 percent or that otherwise have potential for landsliding, • along bluffs, dunes, beaches, or other coastal features • in an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault, • in areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils, • in areas within 100-year flood zones, in conformance with all Federal Emergency Management Agency regulations. 	<p>The Proposed Project’s impacts related to geotechnical issues will be evaluated in detail in the environmental document prepared for the project, and all appropriate mitigation will be integrated into the project design and build-out.</p>
Action 7.8	<p>To the extent feasible, require new critical facilities (hospital, police, fire, and emergency service facilities, and utility “lifeline” facilities) to be located outside of fault and tsunami hazard zones, and require critical facilities within hazard zones to incorporate construction principles that resist damage and facilitate evacuation on short notice.</p>	<p>The Proposed Project is not a critical facility.</p>
Action 7.9	<p>Maintain and implement the Standardized Emergency Management System (SEMS) Multi-hazard Functional Response Plan.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
Action 7.10	<p>Require proponents of any new developments within the 100-year floodplain to implement measures, as identified in the Floodplain Ordinance, to protect structures from 100-year flood hazards (e.g., by raising the finished floor elevation outside the floodplain).</p>	<p>The Proposed Project does not appear to be within a flood zone as depicted in Figure 7-1 of the General Plan. The Proposed Project’s impacts related to flood risk will be evaluated in detail in the environmental document prepared for the project.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.11	Prohibit grading for vehicle access and parking or operation of vehicles within any floodway.	The Proposed Project does not appear to be within a flood zone as depicted in Figure 7-1 of the General Plan. Additionally, the Proposed Project's impacts related to flooding will be analyzed in detail in the environmental document prepared for the project.
Policy 7C	Optimize firefighting and emergency response capabilities.	This policy is designed to be implemented by the City of Ventura.
Action 7.12	Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance.	This action is designed to be implemented by the City of Ventura.
Action 7.13	Resolve extended response time problems by: <ul style="list-style-type: none"> • adding a fire station at the Pierpont/Harbor area, • relocating Fire Station #4 to the Community Park site, • increasing firefighting and support staff resources, • reviewing and conditioning annexations and development applications, and • require the funding of new services from fees, assessments, or taxes as new subdivisions are developed. 	This action is designed to be implemented by the City of Ventura.
Action 7.14	Educate and reinforce City staff understanding of the Standardized Emergency Management System for the State of California.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
<p>Policy 7D (note: through an apparent typo, the General Plan contains two Policy 7Ds – this and the following Policy; see General Plan, pp. 7-9)</p>	<p>Improve community safety through enhanced police service.</p>	<p>This policy is designed to be implemented by the City of Ventura.</p>
<p>Action 7.15</p>	<p>Increase public access to police services by:</p> <ul style="list-style-type: none"> • increasing police staffing to coincide with increasing population, development, and calls for service, • increasing community participation by creating a Volunteers in Policing Program, and • require the funding of new services from fees, assessments, or taxes as new subdivisions are developed. 	<p>This action is designed to be implemented by the City of Ventura.</p>
<p>Action 7.16</p>	<p>Provide education about specific safety concerns such as gang activity, senior-targeted fraud, and property crimes.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
<p>Action 7.17</p>	<p>Establish a nexus between police department resources and increased service demands associated with new development.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>
<p>Action 7.18</p>	<p>Continue to operate the Downtown police storefront.</p>	<p>This action is designed to be implemented by the City of Ventura.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.19	Expand Police Department headquarters as necessary to accommodate staff growth.	This action is designed to be implemented by the City of Ventura.
Policy 7D	Minimize exposure to air pollution and hazardous substances.	<p>The Proposed Project is a residential development and is not anticipated to be a significant source of any pollution.</p> <p>The Proposed Project's impacts to Air Quality, including conformance with all applicable regulatory requirements, will be evaluated in detail in the environmental document prepared for the project.</p>
Action 7.20	Require air pollution point sources to be located at safe distances from sensitive sites such as homes and schools.	<p>The Proposed Project is a residential development and is not anticipated to be a significant source of any pollution.</p> <p>The Proposed Project's impacts to Air Quality, including conformance with all applicable regulatory requirements, will be evaluated in detail in the environmental document prepared for the project.</p>
Action 7.21	Require analysis of individual development projects in accordance with the most current version of the Ventura County Air Pollution Control District Air Quality Assessment Guidelines and, when significant impacts are identified, require implementation of air pollutant mitigation measures determined to be feasible at the time of project approval.	<p>The Proposed Project is a residential development and is not anticipated to be a significant source of any pollution.</p> <p>The Proposed Project's impacts to Air Quality, including conformance with all applicable regulatory requirements from Ventura County, will be evaluated in detail in the environmental document prepared for the project.</p>
Action 7.22	In accordance with Ordinance 93-37, require payment of fees to fund regional transportation demand management (TDM) programs for all projects generating emissions in excess of Ventura County Air Pollution Control District adopted levels.	<p>The Proposed Project is a residential development and is not anticipated to be a significant source of any pollution.</p> <p>The Proposed Project's impacts to Air Quality, including conformance with all applicable regulatory requirements from Ventura County, will be evaluated in detail in the environmental document prepared for the project.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.23	Require individual contractors to implement the construction mitigation measures included in the most recent version of the Ventura County Air Pollution Control District Air Quality Assessment Guidelines.	<p>The Proposed Project is a residential development and is not anticipated to be a significant source of any pollution.</p> <p>The Proposed Project's impacts to Air Quality, including conformance with all applicable regulatory requirements from Ventura County, will be evaluated in detail in the environmental document prepared for the project.</p>
Action 7.24	Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, medical facilities) within or adjacent to industrially designated areas if an analysis provided by the proponent demonstrates that the health risk will not be significant.	The Proposed Project is not adjacent to any industrially designated areas.
Action 7.25	Adopt new development code provisions that ensure uses in mixed-use projects do not pose significant health effects.	This action is designed to be implemented by the City of Ventura.
Action 7.26	Seek funding for cleanup of sites within the Brownfield Assessment Demonstration Pilot Program and other contaminated areas in West Ventura.	This action is designed to be implemented by the City of Ventura.
Action 7.27	Require proponents of projects on or immediately adjacent to lands in industrial, commercial, or agricultural use to perform soil and groundwater contamination assessments in accordance with American Society for Testing and Materials standards, and if contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development under the supervision of the County Environmental Health Division, County Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination).	<p>The Proposed Project is not located on or adjacent to land zoned or designated in the General Plan for industrial, commercial, or agricultural uses.</p> <p>The Project Site is undeveloped land that was never used for industrial, commercial, or agricultural uses.</p>

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.28	Educate residents and businesses about how to reduce or eliminate the use of hazardous materials, including by using safer non-toxic equivalents.	This action is designed to be implemented by the City of Ventura.
Action 7.29	Require non-agricultural development to provide buffers, as determined by the Agriculture Commissioner's Office, from agricultural operations to minimize the potential for pesticide drift.	<p>The Proposed Project is not located on or adjacent to land zoned or designated in the General Plan for industrial, commercial, or agricultural uses.</p> <p>The Project Site is undeveloped land that was never used for industrial, commercial, or agricultural uses.</p>
Action 7.30	Require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation.	The Proposed Project is a residential development and is not anticipated to use, produce, or transport a significant amount of hazardous materials or waste. However, any use, production, or transportation of hazardous material or waste during construction or similar environmental impacts will be evaluated in detail in the environmental document prepared for the project.
Action 7.31	Work toward voluntary reduction or elimination of aerial and synthetic chemical application in cooperation with local agricultural interests and the Ventura County agricultural commissioner.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 7E	Minimize the harmful effects of noise.	The Proposed Project's impact related to noise will be evaluated in detail in the environmental document prepared for the project.
Action 7.32	<p>Require acoustical analyses for new residential developments within the mapped 60 decibel (dBA) CNEL contour, or within any area designated for commercial or industrial use, and require mitigation necessary to ensure that:</p> <ul style="list-style-type: none"> • Exterior noise in exterior spaces of new residences and other noise sensitive uses that are used for recreation (such as patios and gardens) does not exceed 65 dBA CNEL, and • Interior noise in habitable rooms of new residences does not exceed 45 dBA CNEL with all windows closed. 	The Proposed Project's impact related to noise will be evaluated in detail in the environmental document prepared for the project.
Action 7.33	As funding becomes available, construct sound walls along U.S. 101, SR 126, and SR 33 in areas where existing residences are exposed to exterior noise exceeding 65 dBA CNEL.	This action is designed to be implemented by the City of Ventura.
Action 7.34	Request that sound levels associated with concerts at the County Fairgrounds be limited to 70 dBA at the eastern edge of that property.	This action is designed to be implemented by the City of Ventura.
Action 7.35	Request the termination of auto racing at the County fairgrounds.	This action is designed to be implemented by the City of Ventura.
Action 7.36	Amend the noise ordinance to restrict leaf blowing, amplified music, trash collection, and other activities that generate complaints.	This action is designed to be implemented by the City of Ventura.
Action 7.37	Use rubberized asphalt or other sound reducing material for paving and re-paving of City streets.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 7.38	Update the Noise Ordinance to provide standards for residential projects and residential components of mixed-use projects within commercial and industrial districts.	This action is designed to be implemented by the City of Ventura.
Goal 8	OUR EDUCATED COMMUNITY Our goal is to encourage academic excellence and life-long learning resources to promote a highly-educated citizenry.	This action is designed to be implemented by the City of Ventura.
Policy 8A	Reach out to institutions and educators to advance lifelong learning.	This action is designed to be implemented by the City of Ventura.
Action 8.1	Work closely with schools, colleges, and libraries to provide input into site and facility planning.	This action is designed to be implemented by the City of Ventura.
Action 8.2	Organize a regional education summit to generate interest in and ideas about learning opportunities.	This action is designed to be implemented by the City of Ventura.
Action 8.3	Adopt joint-use agreements with libraries, schools, and other institutions to maximize use of educational facilities.	This action is designed to be implemented by the City of Ventura.
Action 8.4	Distribute information about local educational programs.	This action is designed to be implemented by the City of Ventura.
Policy 8B	Increase the availability and diversity of learning resources.	This action is designed to be implemented by the City of Ventura.
Action 8.5	Install infrastructure for wireless technology and computer networking in City facilities.	This action is designed to be implemented by the City of Ventura.
Action 8.6	Establish educational centers at City parks.	This action is designed to be implemented by the City of Ventura.
Action 8.7	Work with the State Parks Department to establish a marine learning center at the Harbor.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 8.8	Work with the Ventura Unified School District to ensure that school facilities can be provided to serve new development.	This action is designed to be implemented by the City of Ventura.
Policy 8C	Reshape public libraries as 21st Century learning centers.	This policy is designed to be implemented by the City of Ventura.
Action 8.9	Complete a new analysis of community needs, rethinking the role of public libraries in light of the ongoing advances in information technology and the changing ways that individuals and families seek out information and life-long learning opportunities.	This action is designed to be implemented by the City of Ventura.
Action 8.10	Reassess the formal and informal relationships between our current three branch public libraries and school libraries – including the new Ventura College Learning Resource Center – as well as joint use of facilities for a broader range or compatible public, cultural, and educational uses.	This action is designed to be implemented by the City of Ventura.
Action 8.11	Develop a Master Plan for Facilities, Programs, and Partnerships to create an accessible, robust, and vibrant library for the 21st Century system, taking into consideration that circulation of books is no longer the dominant function but will continue to be an important part of a linked network of learning centers.	This action is designed to be implemented by the City of Ventura.
Action 8.12	Develop formal partnerships, funding, capital strategies, and joint use agreements to implement the new libraries Master Plan.	This action is designed to be implemented by the City of Ventura.
Goal 9	OUR CREATIVE COMMUNITY Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 9A	Increase public art and cultural expression throughout the community.	This action is designed to be implemented by the City of Ventura.
Action 9.1	Require works of art in public spaces per the City’s Public Art Program Ordinance.	This action is designed to be implemented by the City of Ventura.
Action 9.2	Sponsor and organize local art exhibits, performances, festivals, cultural events, and forums for local arts organizations and artists.	This action is designed to be implemented by the City of Ventura.
Action 9.3	Expand outreach and publicity by: <ul style="list-style-type: none"> • promoting locally produced art and local cultural programs, • publishing a monthly calendar of local art and cultural features, • distributing the State of the Arts quarterly report, and • offering free or subsidized tickets to events. 	This action is designed to be implemented by the City of Ventura.
Action 9.4	Support the creative sector through training and other professional development opportunities.	This action is designed to be implemented by the City of Ventura.
Action 9.5	Work with the schools to integrate arts education into the core curriculum.	This action is designed to be implemented by the City of Ventura.
Action 9.6	Promote the cultural and artistic expressions of Ventura’s underrepresented cultural groups.	This action is designed to be implemented by the City of Ventura.
Action 9.7	Offer ticket subsidy and distribution programs and facilitate transportation to cultural offerings.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Policy 9B	Meet diverse needs for performance, exhibition, and workspace.	This action is designed to be implemented by the City of Ventura.
Action 9.8	Increase the amount of live-work development, and allow its use for production, display, and sale of art.	This action is designed to be implemented by the City of Ventura.
Action 9.9	Work with community groups to locate sites for venues for theater, dance, music, and children’s programming.	This action is designed to be implemented by the City of Ventura.
Policy 9C	Integrate local history and heritage into urban form and daily life.	This action is designed to be implemented by the City of Ventura.
Action 9.10	Provide incentives for preserving structures and sites that are representative of the various periods of the city’s social and physical development.	This action is designed to be implemented by the City of Ventura.
Action 9.11	Organize and promote multi-cultural programs and events that celebrate local history and diversity.	This action is designed to be implemented by the City of Ventura.
Action 9.12	Allow adaptive reuse of historic buildings.	This action is designed to be implemented by the City of Ventura.
Action 9.13	Work with community groups to identify locations for facilities that celebrate local cultural heritage, such as a living history Chumash village and an agricultural history museum.	This action is designed to be implemented by the City of Ventura.
Policy 9D	Ensure proper treatment of archeological and historic resources.	The Proposed Project’s impact to cultural resources will be evaluated in detail in the environmental document prepared for the project.
Action 9.14	Require archaeological assessments for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located.	The Proposed Project’s impact to cultural resources, including archaeological resources, will be evaluated in detail in the environmental document prepared for the project.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 9.15	Suspend development activity when archaeological resources are discovered, and require the developer to retain a qualified archaeologist to oversee handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate.	The Proposed Project's impact to cultural resources, including archaeological resources, will be evaluated in detail in the environmental document prepared for the project.
Action 9.16	Pursue funding to preserve historic resources.	This action is designed to be implemented by the City of Ventura.
Action 9.17	Provide incentives to owners of eligible structures to seek historic landmark status and invest in restoration efforts.	This action is designed to be implemented by the City of Ventura.
Action 9.18	Require that modifications to historically-designated buildings maintain their character.	This action is designed to be implemented by the City of Ventura.
Action 9.19	For any project in a historic district or that would affect any potential historic resource or structure more than 40 years old, require an assessment of eligibility for State and federal register and landmark status and appropriate mitigation to protect the resource.	The Proposed Project consists of new structures on undeveloped land and therefore will not affect any potentially historic resource or structure. However, the Proposed Project's impact to cultural resources, including historical resources, will be evaluated in detail in the environmental document prepared for the project.
Action 9.20	Seek input from the City's Historic Preservation Commission on any proposed development that may affect any designated or potential landmark.	This action is designed to be implemented by the City of Ventura.
Action 9.21	Update the inventory of historic properties.	This action is designed to be implemented by the City of Ventura.
Action 9.22	Create a set of guidelines and/or policies directing staff, private property owners, developers, and the public regarding treatment of historic resources that will be readily available at the counter.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 9.23	Complete and maintain historic resource surveys containing all the present and future components of the historic fabric within the built, natural, and cultural environments.	This action is designed to be implemented by the City of Ventura.
Action 9.24	Create a historic preservation element.	This action is designed to be implemented by the City of Ventura.
Goal 10	OUR INVOLVED COMMUNITY Our goal is to strive to work together as a community to achieve the Ventura Vision through civic engagement, partnerships, and volunteer service.	This goal is designed to be implemented by the City of Ventura.
Policy 10a	Work collaboratively to increase citizen participation in public affairs.	This policy is designed to be implemented by the City of Ventura.
Action 10.1	Conduct focused outreach efforts to encourage all members of the community – including youth, seniors, special needs groups, and non-English speakers – to participate in City activities.	This action is designed to be implemented by the City of Ventura.
Action 10.2	Obtain public participation by seeking out citizens in their neighborhoods and gathering places such as schools, houses of worship and public spaces.	This action is designed to be implemented by the City of Ventura.
Action 10.3	Invite civic, neighborhood, and non-profit groups to assist with City project and program planning and implementation.	This action is designed to be implemented by the City of Ventura.
Action 10.4	Provide incentives for City staff to participate in community and volunteer activities.	This action is designed to be implemented by the City of Ventura.
Action 10.5	Invite seniors to mentor youth and serve as guides at historical sites.	This action is designed to be implemented by the City of Ventura.
Action 10.6	Offer internships in City governance, and include youth representatives on public bodies.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 10.7	Continue to offer the Ambassadors program to obtain citizens assistance with City projects.	This action is designed to be implemented by the City of Ventura.
Policy 10B	Raise awareness of City operations and be clear about City objectives.	This policy is designed to be implemented by the City of Ventura.
Action 10.8	Utilize the City website as a key source of information and expand it to serve as a tool for civic engagement.	This action is designed to be implemented by the City of Ventura.
Action 10.9	Publish an annual report that evaluates City performance in such areas as conservation, housing, and economic development.	This action is designed to be implemented by the City of Ventura.
Action 10.10	Continue to improve the user-friendliness of the media that communicate information about the City, including the website, cable channels, newsletters, kiosks, and water billing statements.	This action is designed to be implemented by the City of Ventura.
Policy 10C	Work at the neighborhood level to promote citizen engagement.	This policy is designed to be implemented by the City of Ventura.
Action 10.11	Establish a clear policy toward the scope, role, boundaries, and jurisdiction of neighborhood Community Councils citywide, with the objectives of strengthening their roles in decision-making.	This action is designed to be implemented by the City of Ventura.
Action 10.12	Establish stronger partnerships with neighborhood Community Councils to set area priorities for capital investment, community policing, City services, commercial investment, physical planning, education, and other concerns, to guide both City policies and day-to-day cooperation and problem solving.	This action is designed to be implemented by the City of Ventura.

Goal/Policy No.	GENERAL PLAN GOAL/POLICY/ACTION	PROJECT CONSISTENCY
Action 10.13	Recognizing that neighborhood empowerment must be balanced and sustained by overall City policies and citywide vision and resources – establish a citywide Neighborhood Community Congress where local neighborhood Community Councils can collaborate and learn from each other.	This action is designed to be implemented by the City of Ventura.
Action 10.14	Establish clear liaison relationships to foster communication, training, and involvement efforts between the City, neighborhood Community Councils and other community partners, including the Ventura Unified School District and business, civic, cultural and religious groups.	This action is designed to be implemented by the City of Ventura.

Table 2: Hillside Management Program Consistency Analysis⁴

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
Development/ Timing Objective A	To encourage additional residential development in Ventura's hillsides, as a part of the City's Comprehensive Plan for overall community development.	The Proposed Project is a 55-unit residential development that will occur in Ventura's hillside area.

⁴ As background, we note that the exact relationship between the General Plan and the Hillside Management Program (HMP) is difficult to understand. The HMP was adopted in 1989 to implement the “Comprehensive Plan” and “City Zoning and Grading Ordinance.” (See HMP, Appendix D). In 2005, the City adopted a new General Plan that replaced and superseded the Comprehensive Plan, but the HMP has not been updated or amended since its adoption in 1989. City Attorney Opinion No. 05-03 analyzed whether the HMP, adopted in 1978, and updated in 1989, is consistent with the General Plan. The opinion concluded that the HMP is consistent with the General Plan. It also contemplates that a “project proposed in the Hillside area may result in a specific plan for the area.”

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
Development/ Timing Objective B	To direct hillside development to areas where it will have the least impact on the City's existing urban service systems, while postponing development of areas which would require major expansion of existing systems, both in the hillside and flatland areas.	The Proposed Project is within the City's existing development footprint and is directly adjacent on the southern side to similar residential developments. Therefore, the Project Site is likely a place where expanding existing urban service systems will have little impact. The Proposed Project's impacts on utilities and service systems will be evaluated in greater detail in the environmental document prepared for the project.
Development/ Timing Objective C	To direct hillside development to areas which are least susceptible to geologic and other environmental hazards, as well as fire hazards, while postponing development in those areas which are more prone to such hazards.	The Proposed Project includes improvements to water/flood runoff as well as geotechnical conditions on the hillside. The Proposed Project's impacts related to geologic and other environmental hazards will be evaluated in much greater detail in the environmental document prepared for the project.
Development/ Timing Objective D	To direct hillside development to areas where it will have the least impact on the natural environment of the Hillside Area, including such factors as scenic resources, water resources, and unique habitats.	The Proposed Project is designed in harmony with the natural environment and is a model of environmental responsibility, with the majority of the Proposed Project being preserved for conservation purposes thereby protecting the scenic, water resources, and habitat value of the land. The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while creating approximately 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. The Proposed Project also will employ native landscaping, environmentally sensitive construction and resource conservation features, and easy access to native and walking trails.
Development/	All of the Hillside Area may be considered for development, subject to the Comprehensive Plan and this Program.	The Proposed Project is an area in the hillsides that is being considered for development.

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
Timing Policy 1		
Development/ Timing Policy 2	City will not annex or provide urban services (i.e., domestic water and sewers) to any new development within the Hillside Area until the new development has received discretionary permits.	Property is located within City limits and will not require annexation. Further, urban services would not be provided to the Property until discretionary permits have been obtained.
Development/ Timing Policy 3	The City encourages the County to zone unincorporated parcels in the Hillside Area to a restrictive open space zone (permitting a maximum of 1 dwelling unit per 40 acres) or similar zone which minimizes urban development possibilities.	This action is designed to be implemented by the City and County of Ventura.
Development/ Timing Policy 4	The City will support qualified property owners who request to enter into County Land Conservation Act contracts or similar measures which will preserve the views and wildlife habitats, oak woodlands and general undeveloped characteristics of the Hillside Area.	This action is designed to be implemented by the City and County of Ventura. The Proposed Project will guarantee no disturbance to a majority of the Project Site while creating approximately 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation.
Land Use Objective A	To relate the number and distribution of dwelling units in future hillside developments to topographic, geologic, hydrologic, and fire hazard conditions, in order to minimize dangers to life and property.	The Proposed Project has been developed through an extensive visioning process that has refined the land plan to minimize grading while maximizing open space and community benefits. Further analysis of topographic, geologic, hydrologic and fire hazards will be analyzed in the environmental document prepared for the project.
Land Use Objective B	To protect the natural and scenic resources of the Hillside Area in conjunction with future hillside development.	The Proposed Project is designed to be environmentally sensitive to protect natural and scenic resources.
Land Use Objective C	To provide a variety of housing opportunities in the Hillside Area.	The Proposed Project will help the City achieve its housing goals and will fulfill an unmet need for executive housing.

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
Land Use Objective D	To preserve the residential nature and character of established hillside neighborhoods.	The Proposed Project is compatible with the surrounding hillside residential homes.
Land Use Objective E	To ensure that public access to the Hillside Area is not unduly restricted by future development.	The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within the preserved open space.
Land Use Policy 1	<p>Hillside Planned Residential Categories</p> <p>All future development in the areas designated HPR by the Comprehensive Plan should be developed at residential densities not to exceed those allowed by the net density suffix of the appropriate HPR designation (e.g., HPR-4, HPR-6, HPR-8, HPR-15, HPR-20). See the Land Use Element of the Comprehensive Plan for further definition of the HPR categories.</p>	The Project Site is designated as HPR-4. HPR-4 means Hillside Planned Residential at an average of 4 du/net acre (Comprehensive Plan, p. III-15). The Proposed Project's 55 units on the Site's 215 acres falls well within the permitted density.
Land Use Policy 2	<p>Cluster Development</p> <p>Cluster development is encouraged as a means of preserving the natural appearance of the hillside, and maximizing the amount of usable open space. Under this concept, dwelling units are grouped on the more level portions of the site, while steeper areas are preserved in a natural state.</p> <p>Cluster development projects are permitted in all HPR designated areas, provided that:</p> <p>a) In cluster developments containing attached dwelling units, the design of the project must include level open space areas (less than 5% slope) for recreational use, in addition to areas kept in their natural state.</p>	<p>The Proposed Project is planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site, and will guarantee no disturbance to a majority of the Project Site while providing approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and public recreation.</p> <p>The Project includes detached dwelling units; thus, this policy is not applicable.</p>

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
	<p>b) The project is designed to minimize the visual impact on adjoining residential areas.</p> <p>Density allocations under the HPR-4 and HPR-6 designations may be transferred from steeper slope areas (i.e., greater than 30% slope) to less steep slope areas.</p>	<p>The Proposed Project will minimize view impact by placing homes well above and out of view shed from existing homes.</p>
<p>Land Use Policy 3</p>	<p>Fire Zone Regulations</p> <p>All areas preserved in a natural state will be subject to applicable fire regulations (i.e., “Fire Zone 4” regulations) to ensure that natural vegetation does not pose a fire threat to nearby structures.</p>	<p>The preserved open space will comply with applicable fire regulations.</p>
<p>Land Use Policy 4</p>	<p>Neighborhood Convenience Stores</p> <p>Neighborhood convenience stores, defined as "a small retail outlet selling food and sundries" may be permitted in "Hillside Planned Residential" areas, provided there is no existing or proposed commercial center within one-half mile radius of the site. A Conditional Use Permit must be obtained for this use. The Architectural Review Board, when reviewing such projects, should give special consideration to signs, landscaping, lighting, colors, and construction materials, to ensure that the project is compatible with the character of the hillside community. This use will not be permitted within 100 feet of Foothill Road.</p>	<p>The Proposed Project does not include a convenience store.</p>
<p>Land Use Policy 5</p>	<p>Hillside Scenic Resource Area</p> <p>Refer to the Land Use Element of the Comprehensive Plan for policies related to the Hillside Scenic Resource Area designation.</p>	<p>The Hillside Scenic Resource Area designation was not adopted in the General Plan. The General Plan provides that the General Plan is a “totally new (not just updated) General Plan – based on a new community vision and smart growth principles –resulted in a new set of goals, policies, and actions to guide future decision-making in Ventura that truly reflect</p>

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
		<p>the planning objectives of the community.” (p. 9) Accordingly, the General Plan analysis in Table 1 is most relevant.</p> <p>Nevertheless, the Proposed Project will designate approximately 175 undisturbed acres as permanent open space. The Proposed Project will minimize view impacts by placing homes well above and out of view shed from existing homes.</p>
Circulation Objective A	To provide public access to the scenic features of the City.	The Proposed Project will include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Circulation Objective B	To provide for safe and efficient means of ingress and egress into the Hillside Area for day-to-day vehicle and pedestrian traffic, as well as ready access for emergency vehicles.	The main access to the Project is proposed via improvements to Hall Canyon Road with emergency access provided at Lincoln Drive. Improved circulation and access to the hillside will improve emergency access.
Circulation Objective C	To minimize the scarring effect of major hillside streets.	The Proposed Project has been designed to limit hillside grading. Impacts from street improvements will be analyzed in the document prepared for the project.
Circulation Policy 1	<p>Future improvements to Foothill Road should be designed so as to:</p> <p>a. Provide a high level of service by minimizing congestion and the number of traffic signals.</p> <p>b. Maintain its scenic qualities by keeping its present curvilinear path wherever possible, and by contouring and landscaping all man-made slopes.</p>	As Foothill Road is outside the Project Site boundaries, improvements to Foothill Road are not anticipated. However, the environmental document prepared for the project will evaluate any off-site improvements, which, if required, would be expected to be consistent with these policies.

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
	<p>c. Minimize the need for retaining walls or similar structures.</p> <p>d. Preserve existing trees along this route wherever possible.</p> <p>e. Improve bicycle circulation along this route.</p>	
Circulation Policy 2	<p>East-west connector streets should, wherever feasible, be constructed between drainage areas, north of Poli Street and Foothill Road. The feasibility and location of such streets will be determined as part of the Circulation and Drainage Master Plans. (See Section III, Submittal Plan Requirements.)</p>	<p>The Proposed Project includes east-west connector streets between drainage areas. The feasibility and location of streets will be analyzed as part of the circulation and drainage analysis in the environmental document prepared for the project.</p>
Circulation Policy 3	<p>Two access points should be provided between all major drainage areas and extend onto Foothill Road. These access points are to be located as part of the Circulation and Drainage Master Plan for these drainage areas. Design should include, at a minimum, alignment feasibility studies based on policies contained in this Program.</p>	<p>The main access to the Project is proposed via improvements to Hall Canyon Road with emergency access provided at Lincoln Drive. Both streets connect to Poli Street, which connects to Foothill Road. Access points will be further evaluated in the circulation and drainage analysis in the environmental document prepared for the project.</p>
Circulation Policy 4	<p>Each hillside drainage area should be served by an interior loop street system. If a loop system is infeasible, the number of dwelling units served by a single, long residential street should be limited.</p>	<p>The Project's interior streets will be connected to Hall Canyon Road with emergency access provided at Lincoln Drive, thereby creating adequate exit points. Further "B Street" curves up into "C Street" creating curvature in the street design</p>
Circulation Policy 5	<p>All public access streets, interior loop streets and inter-canyon connector streets should be designed to major residential street standards (see Appendix C).</p>	<p>The Project's interior streets are not considered public access streets, interior loop streets or inter-canyon connector streets. Project-specific street standards appropriate for the hillside terrain and character of the Project site will be included in the Specific Plan.</p>

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
Circulation Policy 6	Hiking trails, which may be required within the Hillside Area, should be dedicated and improved in conjunction with hillside development. (See Resource Element, Park and Recreation Element and Land Use Element policies). In addition, public hiking trails should be provided within a development, wherever feasible, to provide connections with any designated hillside trail system and the City's linear park system.	The Proposed Project will include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Capital Improvements Objective A	To demonstrate that the long-range urban service implications of hillside development are fully addressed, in order not to unintentionally preclude future development in any given drainage area.	The Proposed Project's impacts on services will be analyzed in the environmental document prepared for the project. Cumulative impacts of other past, present and reasonably foreseeable future projects will also be considered.
Capital Improvements Objective B	To ensure the City's financial capability to participate, where necessary, in future improvements to the urban infrastructure.	This objective is designed to be implemented by the City of Ventura.
Capital Improvements Objective C	To achieve quality levels of service for present residents of the City prior to committing significant revenues to the expansion of services.	This action is designed to be implemented by the City of Ventura. However, the environmental document prepared for the project will evaluate existing levels of service as well as the Project's potential impacts and mitigation to levels of service.
Capital Improvements Policy 1	The practicality of extending urban services to hillside development must be demonstrated to the City, and the City must be financially able to participate, if necessary, in providing adequate services either prior to or in conjunction with development. In order to ensure that an adequate level of any service can be provided within the hillside portion of a Community, the adoption of a capital improvement deficiency study will be required for the entire hillside portion of each Community prior to filing an application for	The Proposed Project's impacts on services will be analyzed in the environmental document prepared for the project. The analysis will address impacts to fire, police, school, parks and other public services.

Policy Name	HILLSIDE MANAGEMENT PROGRAM POLICY	PROJECT CONSISTENCY
	any future development within the HPR portion of that Community.	
Capital Improvements Policy 2	Urban service extensions to hillside parcels should address existing and projected flatland and hillside service problems and deficiencies, according to criteria which promote incremental development and the efficient operation of urban systems.	The environmental document prepared for the project will analyze existing urban services as well as any urban service extensions necessary for the Proposed Project.
Capital Improvements Policy 3	Where additional urban service facilities are shown to benefit solely future hillside development, such development will be required to finance all needed improvements, including participation in mitigating such flatland or downstream problems as may be caused by the additional development.	The Proposed Project will be responsible to fund facilities that are required solely as a result the Proposed Project. Where the Proposed Project requires facilities when combined with other current and future users, the Proposed Project will participate in mitigating impacts.
Capital Improvements Policy 4	The first property or properties to develop in each Community of the Hillside Area must design, construct, and finance necessary capital improvements, so as not to preclude future hillside development in the Community or drainage area. Some of such capital improvements may be reimbursed through participation by other benefiting properties.	<p>The “Community” concept was designated in the Comprehensive Plan, but these designations were not carried over to the General Plan. The General Plan provides that the General Plan is a “totally new (not just updated) General Plan – based on a new community vision and smart growth principles – resulted in a new set of goals, policies, and actions to guide future decision-making in Ventura that truly reflect the planning objectives of the community.” (p. 9)</p> <p>Accordingly, the General Plan analysis in Table 1 is most relevant.</p> <p>Nevertheless, the Proposed Project is in the “Catalina” community, an area where development has already occurred.</p>
Capital Improvements Policy 5	The extension of urban services in hillside areas will be considered concurrently with the consideration for development in these areas, subject to adoption of a capital	As noted above, the environmental document prepared for the project will analyze the Proposed Project’s impacts on services and associated infrastructure. The “entire hillside” portion of

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	improvement deficiency study for the entire hillside portion of the Community in which the development is proposed.	the Community in which the Proposed Project is proposed may be considered as part of the cumulative CEQA analysis.
Resource Protection Objective A	To maintain the scenic character of the hillsides in areas of future development, by preserving significant natural landmarks and scenic ridgelines and slopes.	The Proposed Project is designed to be environmentally sensitive to protect natural and scenic resources. The Proposed Project includes the restoration and opportunity for enhancement of Ventura “V”. The Proposed Project will minimize view impact by placing homes well above and out of view shed from existing homes.
Resource Protection Objective B	To provide increased recreational opportunities for existing and future hillside residents, by improving access to existing parks and establishing additional parks or open, non-developed areas in conjunction with future hillside development.	The Proposed Project will include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Resource Protection Objective C	To maximize public access to hillside open space and recreation areas, by establishing a system of linear parks and hiking trails along scenic ridges and barrancas.	As noted, the Proposed Project will include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Resource Protection Objective D	To minimize the impact of hillside development on sensitive natural habitats and historical and archaeological resources.	The Proposed Project will include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Resource Protection Policy 1	Scenic resource areas, such as skyline ridges and significant natural landmarks, as designated on the Land Use Plan Map, should be preserved in a natural state. It is the City's intent to obtain a reservation of a scenic easement from the property owner with respect to such scenic resource areas that are not intended for public access, in conjunction with any development which may occur on the remainder of the property in accordance with the policies and objectives of the Comprehensive Plan.	The Hillside Scenic Resource Area designation was not adopted in the General Plan. The General Plan provides that the General Plan is a “totally new (not just updated) General Plan – based on a new community vision and smart growth principles –resulted in a new set of goals, policies, and actions to guide future decision-making in Ventura that truly reflect the planning objectives of the community.” (p. 9) Accordingly, the General Plan analysis in Table 1 is most relevant.

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		Nevertheless, the Proposed Project will create approximately 175 undisturbed acres of permanent open space. The Proposed Project will minimize view impacts by placing homes well above and out of view shed from existing homes.
Resource Protection Policy 2	Scenic easements should be reserved for other areas, not designated as scenic resource areas, which are to be preserved in a natural state (such as steep slope areas which are to be preserved under a cluster development density transfer concept). An access easement should be required for any scenic resource area where it is deemed desirable to permit public access (e.g., scenic vista points, trails).	The Proposed Project will guarantee no disturbance to a majority of the Project Site while creating approximately 175 undisturbed acres of permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. The Proposed Project will include a trailhead and parking for access and public enjoyment of trails within this preserved open space.
Resource Protection Policy 3	Future hillside neighborhood parks should be provided as necessary to serve residents based on the criteria in the Park and Recreation Element of the Comprehensive Plan. In addition, the City should encourage the park-like improvement of flood control retention facilities in the hillsides.	The General Plan provides that the General Plan is a “totally new (not just updated) General Plan – based on a new community vision and smart growth principles –resulted in a new set of goals, policies, and actions to guide future decision-making in Ventura that truly reflect the planning objectives of the community.” (p. 9) Accordingly, the General Plan analysis in Table 1 is most relevant, rather than any analysis of the Comprehensive Plan. The Project’s consistency with the Parks and Open Space Policies and Actions is analyzed in Table 1 above.
Resource Protection Policy 4	Hillside development should be designed, whenever possible, to preserve existing trees and areas of significant natural vegetation, and wildlife migration routes.	The Proposed Project will guarantee no disturbance to a majority of the Project Site while designating approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation.

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		The environmental document prepared for the project will evaluate existing trees any areas of significant natural vegetation, and wildlife migration routes.
Resource Protection Policy 5	Hillside development should protect and preserve archaeological sites. The City may require that a qualified archaeologist be present during any grading operations.	The environmental document prepared for the project will include an archaeological analysis.
Project Review Standards - Grading and Site Design Objective A	To preserve the natural character and appearance of the hillsides.	The Proposed Project has designed to preserve the natural character and appearance of the hillsides. Specifically, it has been designed to limit grading and to minimize view impact by placing homes well above and out of view shed from existing homes
Project Review Standards - Grading and Site Design Objective B	To use to the best possible advantage the limited resource of hillside view lots.	The Proposed Project's homes will feature ocean views. The Project minimize view impact by placing homes well above and out of view shed from existing homes
Project Review Standards - Grading and Site Design Policy 1	Hillside development should minimize grading, terracing, padding and cut and fill to the maximum extent possible. Where grading, terracing, padding or cut and fill is unavoidable, it should be shaped and rounded to simulate natural-appearing contours.	The Proposed Project will minimize grading, terracing, padding and cut and fill to the maximum extent possible. Where feasible, grading, terracing, padding or cut and fill will be and rounded to simulate natural-appearing contours.
Project Review Standards -	Cut and fill slopes will be limited to a maximum slope of 2:1.	Project specific grading standards appropriate for the Project Site will be proposed in the Specific Plan. Cut and fill slopes will be limited to a maximum slope of 2:1.

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Grading and Site Design Policy 2		
Project Review Standards - Grading and Site Design Policy 3	No grading is permitted on a slope greater than 30%, except in limited cases for street or access purposes as approved by the City Engineer and City Planner.	Project specific grading standards appropriate for the Project Site will be proposed in the Specific Plan.
Project Review Standards - Grading and Site Design Policy 4	Units should be sited on lots in such a way that the living areas take maximum advantage of the views afforded by the lot.	Homes within the Proposed Project will feature ocean views.
Project Review Standards - Grading and Site Design Policy 5	Each unit should be located so that it will not, to the maximum extent possible, interfere with the view from adjoining lots.	The Project minimize view impact by placing homes well above and out of view shed from existing homes and adjoining lots.
Project Review Standards- Drainage Systems Objective A	To provide for the safe and efficient disposal of storm water runoff from hillside development, while minimizing costs of expanding flatland drainage systems to accommodate additional hillside runoff.	The Proposed Project's drainage system will be evaluated in the environmental document prepared for the project..
Project Review Standards-	To minimize adverse visual impacts which may result from the design and placement of drainage facilities, by maintaining existing channels in a natural state, and	The Proposed Project's drainage system will be evaluated as part of the Environmental Impact Report.

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Drainage Systems Objective B	allowing flexibility in the design of individual drainage systems.	
Project Review Standards- Drainage Systems Objective C	To design hillside drainage facilities in such a way that groundwater recharge is maximized.	The Proposed Project's drainage system will be evaluated in the environmental document prepared for the project.t
Project Review Standards- Drainage Systems Policy 1	To the maximum extent possible, barranca channels should be preserved and maintained in their natural state, and detention facilities provided in locations which are most suitable for enhancing groundwater recharge. Use of concrete-lined channels should be avoided.	Barrancas will be avoided to the extent feasible. However, barrancas may require improvements, which would be conducted in accordance with applicable federal and state resource agency permits. Improvements are necessary in order to comply with policies which encourage clustered development (e.g., Land Use Policy 2).
Project Review Standards – Drainage Systems Policy 2	The developer must participate in financing of any improvements needed to alleviate anticipated downstream impacts on existing flood control facilities.	The Proposed Project will participate in financing drainage facilities to the extent that the Proposed Project causes impacts.
Project Review Standards- Drainage Systems Policy 3	Areas adjacent to flood control and storm drainage facilities in unimproved barranca channels (2:1 slope from the toe of the slope plus 20 feet) should be dedicated as Parcel X lands to maintain an adequate margin of safety.	Barrancas may require improvements, which would be conducted in accordance with applicable federal and state resource agency permits. Any unimproved barranca channels will be dedicated as open space.
Project Review Standards – Drainage	Detention facilities and other primary drainage facilities must be designed as required by City Engineering and the County Flood Control District. Detention basins should be located in the upper third area of canyons. Geologic	Detentions facilities will be designed as required by City Engineering and the County Flood Control District. The Proposed Project impacts related to geotechnical issues will be evaluated in detail in the environmental document prepared

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Systems Policy 4	investigation must be made to ensure any retention facility will not cause slippage/seepage in downslope properties.	for the project, and all appropriate mitigation will be integrated into the project design and build-out.
Project Review Standards – Drainage Systems Policy 5	Detention facilities and Parcel "X" lands should be incorporated as private recreation areas whenever possible, and should be designed to minimize maintenance costs.	Detention facilities will be analyzed further in conjunction with the environmental document prepared for the project.
Project Review Standards – Drainage Systems Policy 6	Where it is determined to be appropriate by the City Engineer, a site may drain to a private drainage system before entering the public drainage system. Any private drainage system must establish adequate on-going provisions for private maintenance of the system. The visual impact of such private drainage systems, if above grade, will be critically evaluated in determining their suitability.	Drainage will be evaluated further in the environmental document prepared for the project. Any private drainage system will be adequately maintained.
Project Review Standards – Geologic Hazards Objective A	To ensure the maximum level of safety to both existing and future hillside residents in the event of seismic activity, or other natural occurrences, through the proper evaluation and consideration of geologic hazards in future hillside development.	The Proposed Project will comply with all feasible soil and geologic recommendations to mitigate impacts.
Project Review Standards – Geologic Hazards Policy 1	If required soils and geologic reports for a project do not demonstrate that all identified hazards can and will be mitigated, the project must be modified in order to mitigate such hazards.	The Proposed Project will comply with all feasible soil and geologic recommendations to mitigate impacts.
Project Review Standards – Landscaping Objective A	To ensure the planting of hillside slopes in such a manner as to aid in controlling erosion and fire hazards, stabilizing exposed slopes, and reducing water consumption for landscaping purposes.	The Specific Plan will include measures for landscaping, erosion control and fire hazards.

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Project Review Standards – Landscaping Objective B	To enhance the visual character of hillside development through the use of appropriate landscaping methods and materials.	The Specific Plan will include landscaping guidelines.
Project Review Standards – Landscaping Policy 1	All man-made slopes four feet or higher should be planted and irrigated according to approved methods with an approved perennial type of planting selected from a listing of materials suited to hillside use developed by the City Parks and Recreation Department. Primary consideration will be given to the use of plants which aid erosion control and require little irrigation. Deviation from plant selections in the approved hillside listing must be reviewed and approved by the City Parks Superintendent.	The Specific Plan will include landscaping guidelines which take into account approved plantings that aid erosion control and require little irrigation.
Project Review Standards – Landscaping Policy 2	A minimum of one street tree per lot should be required to be located in or adjacent to street rights-of-way, which trees must be selected from approved City list (developed by the Parks and Recreation Department).	The landscaping plan will provide for adequate street trees approved by the City.
Project Review Standards – Landscaping Policy 3	No occupancy clearance will be issued for any lot until all required planting, as approved by the City Parks Superintendent and the Building Official, has been viably established (i.e., capable of living and growing).	The Proposed Project will comply with this condition such that no occupancy permit will be issued until all required plantings have been viably established or, alternatively, bonds will be provided to ensure viable landscaping.
Project Review Standards – Landscaping Policy 4	Developer will be responsible for maintenance of landscaping prior to occupancy of homes, and property owners will be required to assume responsibility to fully maintain landscaped slopes. Appropriate irrigation systems may be required in the project design in order to facilitate	The Specific Plan will provide for the developer to be responsible for landscape maintenance prior to occupancy of homes and for property owners to assume responsibility to fully maintain landscaped slopes. Appropriate irrigation and

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	and ensure proper maintenance. Agricultural planting and related irrigation systems may be permitted subject to detailed slope and geologic studies prepared by a qualified engineer.	plantings will determined based on slope and geologic conditions.
Project Review Standards – Landscaping Policy 5	Where deemed necessary to ensure the long-term maintenance of hillside landscaping, measures such as a special assessment district, homeowner's association, or some other mechanism may be required.	The Specific Plan will include landscaping guidelines and will establish maintenance obligations where necessary.
Project Review Standards – Street Design Objective A	To minimize the adverse visual impact of streets on the hillside landscape.	The Specific Plan will provide for street standards appropriate for the hillside terrain.
Project Review Standards – Street Design Objective B	To establish internal street systems in future hillside developments which permit safe and efficient travel for motor vehicles, bicycles, and pedestrians, and ensure ready access for emergency vehicles.	The Specific Plan will provide for street standards appropriate for the hillside terrain.
Project Review Standards – Street Design Policy 1	Appendix C (Hillside Street Standards) delineates an alternative set of standards which may be used in the design of hillside streets. Split-level one-way streets will be allowed when such use will result in a more efficient use of the existing terrain, or will minimize the scarring effects of hillside development. Dead end streets must have a turn-around area with a 40-foot minimum clear diameter, regardless of the permitted width of the street.	The Specific Plan will provide for street standards appropriate for the hillside terrain.
Project Review Standards –	Streets should run with the natural contours of the land, and not at right angles to them, unless absolutely unavoidable.	Streets have been designed to run in an east-west direction in order to reduce the amount of necessary grading.

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Street Design Policy 2	The burden will be upon the developer to show that streets running with the contours are infeasible.	
Project Review Standards – Street Design Policy 3	Horizontal and vertical curves should be such that a minimum site distance of 200 feet is provided at all points. The minimum horizontal centerline curve radius on residential streets should be 150 feet. Reversed curves should be connected with tangents as long as practicable. Major residential streets should be designed to incorporate vertical and horizontal curves greater than the minimums for residential streets, in order to provide for increased traffic flow.	The Specific Plan will provide for street standards and grades appropriate for the hillside terrain.
Project Review Standards – Street Design Policy 4	Maximum centerline grade for residential streets should be 15%, but maximum grades are not allowed at intersections or adjacent areas of transition. In these areas, the centerline should be flat, unless a steeper grade is permitted by the City Engineer. Maximum grade for major residential streets should be 12%. Changes in grade greater than 0.5% should be connected by vertical curves, and length of vertical curves must conform to standards of sight distances and riding qualities established by the City Engineer.	The Specific Plan will provide for street standards and grades appropriate for the hillside terrain.
Project Review Standards – Street Design Policy 5	All hillside public streets must be provided with a minimum level of street lighting consistent with the standards set forth in “American National Standard Practice of Roadway Lighting.” Adverse impacts on views should be mitigated.	The Specific Plan will provide for lighting appropriate for the hillside terrain.
Project Review Standards – Street Design Policy 6	Easements and common driveways may be allowed in the hillsides to reduce the scarring of the natural landscape. The width of easements and common driveways must be a minimum of 12-feet for one housing unit, and 20-feet for two, three, or four units. A travel way of 5 units or more must be built to public street standards.	The Specific Plan will provide for easements and driveways to reduce impacts to the natural landscape.

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Project Review Standards – Street Design Policy 7	All subdivisions should provide public parking spaces at strategic vista points within the development. Developments should also provide adequate private off-street parking to minimize the need for parking on narrow hillside streets.	The Proposed Project will also include a trailhead and parking for access and public enjoyment of trails within the preserved open space. The Proposed Project homes will also include adequate off-street parking to limit street parking.

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