

VENTURA COUNTY GENERAL PLAN

SATICOY AREA PLAN



Last Amended 05-04-04

Ventura County Planning Division

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Table Of Contents

Introduction	1
Purpose Of Plan	1
Area Plan Chronology	1
Content Of Plan	2
Physical And Jurisdictional Setting	2
1. Resources	6
1.1 Air Quality Resources	6
1.2 Water Resources	6
1.3 Biological Resources	7
1.4 Visual Resources	7
2. Hazards	9
2.1 Flood Hazards And Drainage	9
2.2 Fire Hazards	9
3. Land Use	10
3.1 General Land Use	10
3.2 Residential	11
3.3 Commercial	11
3.4 Industrial	11
3.5 Community Facilities	12
3.6 Development Application Review	12
3.7 Regional Plans And Programs	13
4. Public Facilities And Services	17
4.1 Transportation And Circulation	17
4.2 Water Supply	17
4.3 Liquid Waste	18
4.4 Education	19
4.5 Recreation	19
4.6 Government Services	19
Glossary	22

List Of Figures

Figure 1 Location Map	4
Figure 2 Saticoy Area Plan Map	5
Figure 3 Saticoy Area Plan Land Use Plan Map	14
Figure 4 Summary Table - Building Intensity/Population Density Standards	15
Figure 5 Saticoy Area Plan Zoning Compatibility Matrix	16
Figure 6 Circulation Plan Map	20
Figure 7 Saticoy Area Plan Urban Services Map	21

Introduction

This document is an Area Plan for the Saticoy area (an unincorporated community). It is the intent of this document to provide a plan which will clearly state the County's land use policies, and provide a basis for future land use decision-making in the area.

Purpose Of Plan

The purpose of this Area Plan and the County's General Plan is to set goals, policies and programs to guide future growth and development in a manner consistent with State legal mandates and requirements, and the goals and quality of life desired by Saticoy area and Ventura County citizens. The policies of the General Plan become the basis for all decisions related to the use of land, and the future expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the approval or denial of development requests, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

Authorization for this Area Plan (a portion of the County General Plan) is derived from California Planning and Zoning Law (Section 65300 et seq. of the Government Code). This law requires adoption of comprehensive, long range general plans for the physical development of cities and counties, and describes various elements that must, and may, be included. The County General Plan is divided into four chapters which encompass the State mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, the urban portions of the unincorporated area of Ventura County are governed by separate land use plans (Area Plans) designed to reflect the needs and desires of those individual communities. This Saticoy Area Plan is the land use plan of the Ventura County General Plan for the Saticoy Area.

State law also mandates that a General Plan be internally consistent. The goals, policies, and programs of this Area Plan have been prepared to be consistent with the Goals, Policies and Programs of the Countywide General Plan. As the Countywide General Plan applies equally to the Saticoy Area, repetition of materials from that Plan has not been included in this Area Plan.

Area Plan Chronology

The first land use plan for the Saticoy area was adopted in 1967. That document, the Saticoy Community Study and Improvement Plan, established a land use plan for the original townsite area of Saticoy. This plan was revised in 1980 to extend the "industrial" and "Urban" land use designations into vacant land to the south, consistent with the County General Plan Land Use Element.

In 1983, the County initiated a comprehensive update of the Saticoy Community Plan in response to a request to develop vacant industrial lands in the southeast area of the Community. In late 1983, CALTRANS announced their intention to widen and re-align Highway 118 through Saticoy. Completion of the Community Plan update was subsequently postponed until CALTRANS selected the new highway alignment route. In order to guide land use decisions until the updated Plan was completed, an Interim Plan was adopted in 1985. The Interim Plan remained in effect until adoption of this Area Plan in 1990.

The Plan update effort was resumed in the fall of 1988. A background report was prepared jointly by the County and City and that report, together with several alternative land use and circulation plans, were presented at two public meetings in November and December, 1988. Following these meetings, an Environmental Impact Report was prepared, and ultimately approved by the County Environmental Report Review Committee on August 2, 1989. After public hearings before the County Planning Commission, the County Board of Supervisors adopted this Plan on April 10, 1990.

It is the City of Ventura's intention to amend their Comprehensive Plan to incorporate the Saticoy Area Plan.

Content Of Plan

This Plan contains the goals, policies, programs and land use and circulation maps which will guide land use decisions in the Saticoy community.

The *goals, policies* and *programs* contained in this Plan express the intent of the County Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined as follows:

Goal - The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Provide adequate park and recreational opportunities for all residents of the Saticoy community."

Policy -A specific statement guiding day-to-day actions and implying clear commitment. Example: "Dedication of park land or payment of in-lieu fees shall be required of discretionary development, in accordance with County standards."

Program - A coordinated set of measures designed to be set in motion to carry out the goals and policies of the plan. Example: "The General Services Agency will continue to seek funds to upgrade and expand community facilities."

The goals, policies and programs contained in this plan are divided into the following four major Sections:

1. **Resources**
2. **Hazards**
3. **Land Use**
4. **Public Facilities and Services**

Physical And Jurisdictional Setting

The Saticoy Community has a unique character and development pattern which exists in no other part of the Ventura City Area of Interest (Planning Area). The community lies in the Santa Clara River Valley and has views of the Santa Clara River and South Mountain (see [Figure 1](#)). Significant amounts of agricultural land just east, north and southwest of the community create a semi-rural atmosphere. Industrial, residential, commercial, and vacant/agricultural lands constitute the majority of land use in the area.

The Area Plan encompasses approximately 225 acres of land. The area is generally bounded on the north by an east/west line extending about 150 feet north of Aster Street, on the east by the Franklin Barranca, on the south by the Santa Clara River, and on the west by the Brown Barranca, including a 1-acre parcel west of the Brown Barranca and immediately north of the railroad tracks and including the Saticoy Sanitation District Facility at the southwest corner of the Area Plan boundary. To facilitate discussion of various geographic portions of the Saticoy community, subareas have been identified, the Original Townsite, Lirio Industrial and the Southeast Subarea, as shown on [Figure 2](#).

Almost all of the study area is within the City of Ventura's Sphere of Influence as approved by LAFCO. A sphere is defined as "...a plan for the probable, ultimate boundaries and service area of a local agency." It is therefore planned that ultimately the City boundaries will encompass the Saticoy area.

The entire area, other than a two-acre parcel lying west of Wells Road, is unincorporated territory. The Guidelines for Orderly Development are policies adopted by the Board of Supervisors, all city councils and LAFCO, which state that urban development should be located within cities whenever and wherever practical. Through the Sphere of Influence and the Guidelines for Orderly Development, annexation of the Saticoy area to the City of Ventura is perceived as an ultimate objective for providing municipal services and land use controls for the area.

Various factors, however, make annexations, especially of the residential community, unlikely in the near future. Annexation procedures are set forth in State law and require public hearing at both the LAFCO

and the City Council stage. Also, the consent of property owners or registered voters is required for annexation to occur.

The traditional motivations for property owners to seek annexation to cities have been the need to obtain various public services, usually utility services such as sewer and/or water connections, or to obtain a permit in order to develop property. In Saticoy, the majority of properties adjacent to the City are already developed and are receiving water and sewer service. Much of the area in need of service, if it is to develop, is not contiguous to the City boundary and therefore may not be readily annexable at this time.

If development of certain properties in the Saticoy area is to occur in a timely fashion, it may be necessary for such development to proceed under the County's jurisdiction. The Plan foresees this eventuality and proposes a program whereby property owners would, as a condition of development, agree to be annexed to the City at such time as contiguity is established and the City pursues annexation.

Figure 1 Location Map

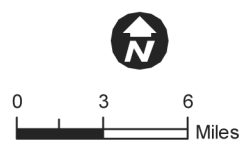
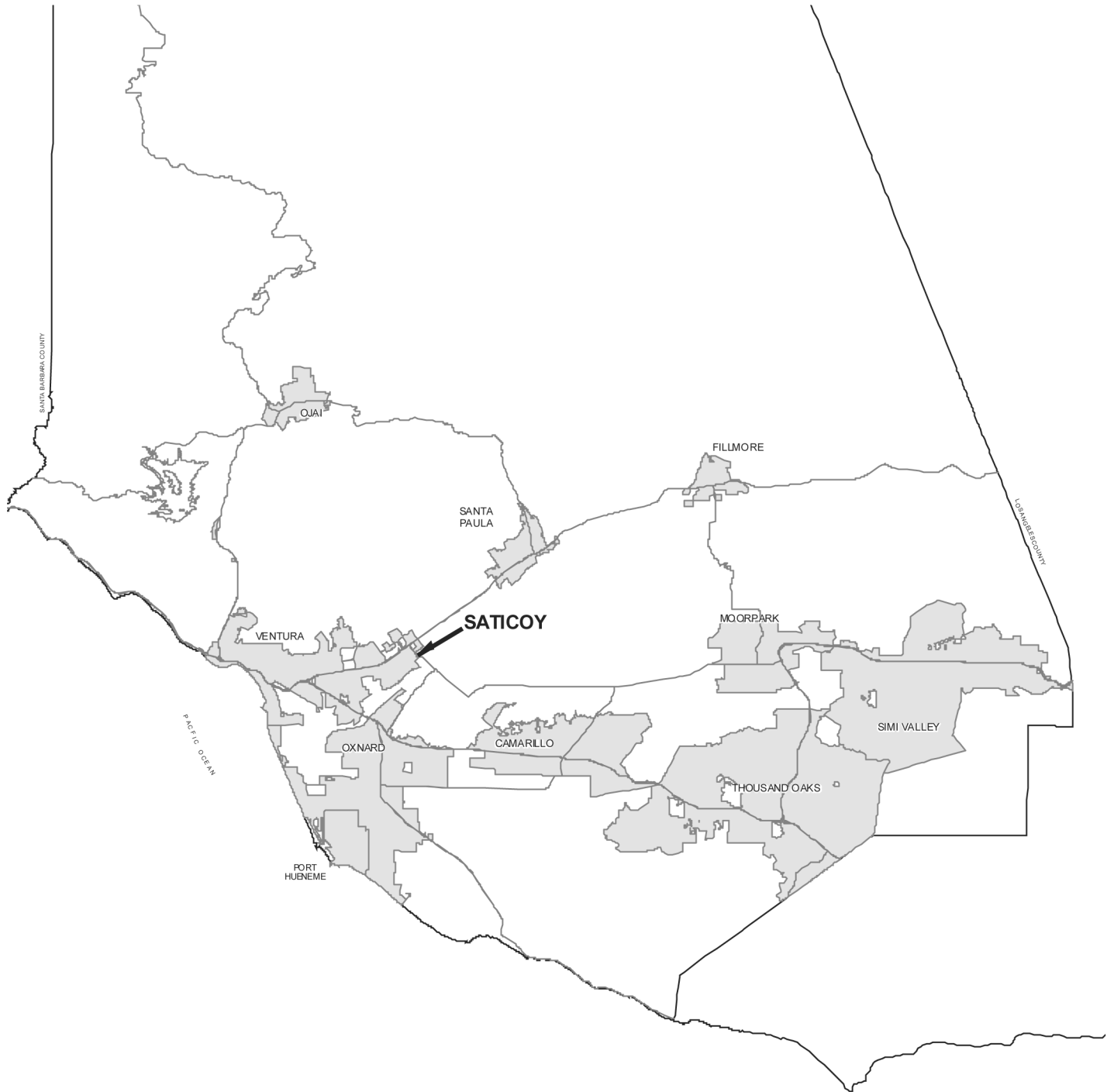
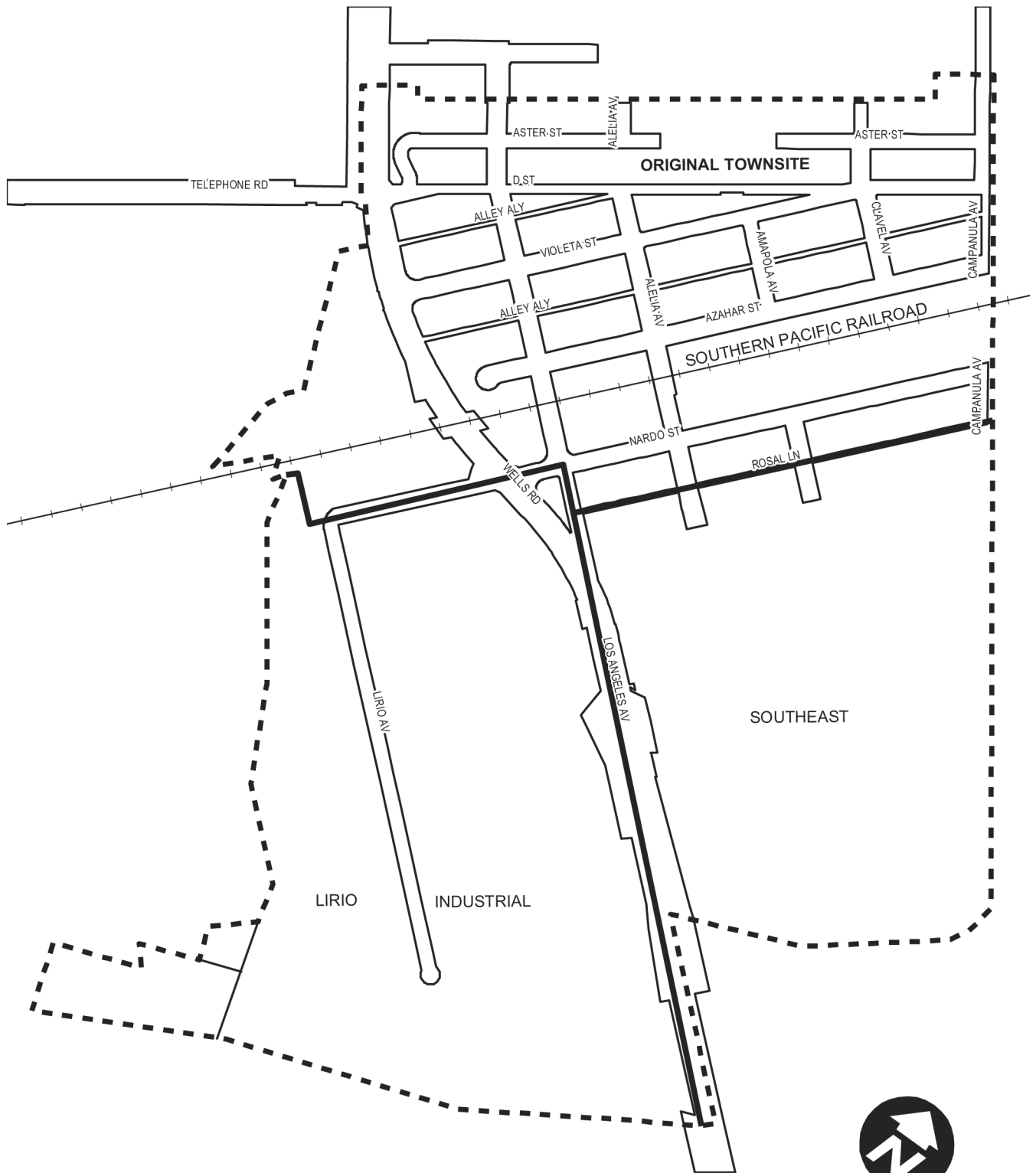


Figure 2 Saticoy Area Plan Map



- AREA PLAN BOUNDARY
- SUBAREA BOUNDARY



GOALS, POLICIES AND PROGRAMS

The following goals, policies and programs will govern the future issuance of General Plan amendments, zone changes and development permits. All such discretionary entitlements must be consistent with the provisions of this chapter.

1. Resources

The following are the goals, policies and programs relating to the preservation, conservation and utilization of resources:

1.1 Air Quality Resources

1.1.1 Goals

1. Promote protection and enhancement of air quality in the Saticoy area.
2. Reduce reliance on automobile travel by promoting alternative means of transportation.

1.1.2 Policies

1. To encourage alternative means of transportation to and from the Saticoy Community, Highway 118 shall be designated a "bicycle route" as indicated on the Circulation Plan, (Figure 6 within the Public Facilities Section). Caltrans shall be encouraged to stripe and sign the road accordingly.
2. *Discretionary residential development* and *commercial/industrial development* which employs fewer than 50 employees, shall be conditioned to pay a pro-rata air quality impact fee to the APCD mitigation fund in accordance with the APCD Guidelines to mitigate cumulative air quality impacts.
3. *Discretionary commercial and industrial development* applications shall be reviewed by South Coast Area Transit staff and, based on their recommendation, the project may be conditioned to provide bus turn-out pockets, benches and/or shelters to promote transit use.
4. *Discretionary development* shall be conditioned to require adequate ground wetting of roads and graded areas, termination of grading activities during periods of high winds (exceeding 30 m.p.h.), watering or covering of transport trucks and regular street sweeping during construction phases.
5. If a *discretionary development* is identified by APCD as a use which could possibly release toxic or hazardous substances into the air, it shall be conditioned to mitigate any potentially significant health risks identified.

1.2 Water Resources

1.2.1 Goals

1. Maintain the quality of water resources in the Saticoy area.
2. Minimize depletion of groundwater resources in the Saticoy area.

1.2.2 Policies

1. *Discretionary development* shall be designed and conditioned to minimize soil erosion, downstream siltation, and pollution of surface and ground water by all the following means:
 - a. Temporary revegetation shall be used on graded slopes, where necessary, to reduce erosion potential.

- b. During the construction phase, soil stabilization fabrics shall be employed where necessary.
 - c. Drainage facilities shall be designed to minimize erosion and siltation of waterways.
 - d. Industrial development shall incorporate and maintain retention basins or other means to ensure that at least the first inch of rainfall from any one storm is retained within the project site in order that contaminants from industrial run-off do not significantly impact water quality.
2. In order to protect groundwater quality, all *discretionary development* for new uses shall connect to a sewer system (see Policy 4.3.2-3).
 3. In order to protect groundwater quantity, water consumption (including landscaping) for new *discretionary development* shall not exceed 1.12 acre feet of water per year per gross acre of land. This Policy would not apply if liquid wastes from the development are treated and recharged into the local aquifer consistent with the policies contained within Section 4.3.2 of this Plan.
 4. New commercial or industrial uses that could seriously degrade groundwater by the release of industrial wastewater, hazardous materials, or hazardous wastes shall be prohibited.

1.3 Biological Resources

1.3.1 Goal

Protect the biological resources of the Santa Clara River and adjoining natural habitat areas.

1.3.2 Policies

1. Vegetation in flood control channels shall be allowed to remain undisturbed to the maximum extent feasible, consistent with flood control requirements.
2. Where industrial *development* is located within 2,000 feet from the floodway of the Santa Clara River, it shall be designed such that any potential spills of toxic materials or other pollutants are fully retained within the *development* site.
3. All industrial *development* shall be conditioned to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from industrial runoff do not significantly impact downstream biological resources. The control devices used in the oily water separator shall be properly maintained.
4. Landscaping on lots adjacent to natural habitat areas and the Santa Clara River shall utilize native species where feasible.

1.4 Visual Resources

1.4.1 Goals

1. Ensure that new development incorporates aesthetically pleasing design features.
2. Ensure that new development takes into account public views and privacy, and prevents creation of offensive sites open to public view.
3. Improve the viewshed of Highway 118, a City Scenic Approach.
4. Retain the scenic qualities of the Brown Barranca.

1.4.2 Policies

1. *Discretionary development* shall be conditioned to incorporate aesthetically pleasing architectural and site designs.

2. Off-site advertising signs shall be prohibited within the viewshed of Highway 118.
3. *Discretionary development* along Highway 118 shall be conditioned to provide a landscaped strip along the Highway frontage in accordance with the County Guide to Landscape Plans and City landscape standards, and approved by the Planning Director or his/her designee.
4. Open storage on properties adjacent to Highway 118, residentially designated areas, and the Santa Clara River shall be screened from public view by the use of fences, walls, berms and/or vegetation.
5. Landscaped buffer strips shall be required of new industrial *development* adjacent to residentially designated areas. The buffer strips shall be incorporated into the landscape plan prepared for the project in accordance with the County Guide to Landscape Plans and City landscape standards, and approved by the Planning Director or his/her designee.
6. "M-3" zoning shall be prohibited in the Southeast Subarea.

1.4.3 Program

1. The Planning Division shall evaluate the designation of Highway 118 as a County Scenic Highway for the Board of Supervisors' consideration. If the designation is approved, it would include the implementation of the Scenic Highway Overlay Zone on properties adjacent to Highway 118.

2. Hazards

The following are the goals, policies and programs relating to existing and potential hazards and other significant physical constraints to development/land use in the Saticoy area:

2.1 Flood Hazards And Drainage

2.1.1 Goals

1. Protect the public from flood hazards.
2. Minimize public and private losses due to flooding.

2.1.2 Policies

1. The Ventura County Flood Control District (VCFCD) shall regulate, by means of a Watercourse permit, any construction affecting the Brown Barranca, Franklin Barranca, the Saticoy Drain, and the Santa Clara River.
2. *Discretionary development* which would be exposed to *riverbank* erosion shall be considered to either permanently stabilize the riverbank or allow outdoor storage uses only, consistent with other policies of this Area Plan.

2.2 Fire Hazards

2.2.1 Goals

1. Protect the public from fire hazards.
2. Minimize public and private losses due to fire.

2.2.2 Policies

1. All public and private roads shall conform to the standards of the Fire Protection District.
2. Cul-de-sac length shall not exceed 800 feet in accordance with the Fire Protection District's standards.
3. Adequate tactical access and fire flow improvements shall be completed to the satisfaction of the Fire Protection District prior to combustible construction.

3. Land Use

The Land Use Map (Figure 3) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are Land Use Designations that dictate the type and intensity of land use within each category. A Summary Table (Figure 4) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the four land use categories is described below:

Residential - The purpose of the Residential designation is to identify those areas where residential development at urban densities (more than one dwelling unit per acre) is permitted. In recognition of the existing community character, all of the areas allocated for Residential development in the Saticoy Community are designated "two-family residential" (2 DU/lot, not to exceed 12 DU/acre).

Commercial - The purpose of the Commercial designation is to identify those areas where commercial land uses are permitted. These areas are intended to meet the neighborhood shopping needs of the Saticoy residents, as well as provide limited commercial services to highway users within the commercial core area.

Industrial - The purpose of the Industrial designation is to identify those areas where industrial land uses are permitted.

Community Facilities - The purpose of the Community Facilities category is to identify land for parks, libraries and other governmental facilities.

The specific land use regulations which apply to each parcel are established through zoning. The Zoning Compatibility Matrix (Figure 5) identifies which zoning designations are compatible with the various Land Use Designations.

The following goals, policies and programs apply to land use in the Saticoy area:

3.1 General Land Use

3.1.1 Goals

1. Provide a socially desirable and economically viable community which includes housing, employment, shopping and recreation/ leisure facilities.
2. Preserve the community identity of the area by matching development policies to the existing community characteristics, consistent with other community goals.
3. Provide for unified planning and a diversified urban community that reflects modern site design standards and concepts which provide for the separation of incompatible uses.
4. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in Saticoy.

3.1.2 Policies

1. All zoning and *development* shall be in conformance with the Land use Map (Figure 3), which has been designed to reflect the goals and policies of this Area Plan. The Zoning Compatibility Matrix (Figure 5) identifies the zoning designations which are consistent with the various land use categories.
2. *Discretionary development* shall be reviewed and conditioned to assure compatibility with adjacent land uses. Careful attention shall be focused on the provisions of open areas, landscaping, circulation, site and building design, drainage, on-site parking, and utilization of water conservation methods.

3.2 Residential

3.2.1 Goals

1. Preserve the existing Saticoy Community character and scale of development.
2. Provide affordable housing opportunities.
3. Encourage restoration of deteriorating housing stock.

3.2.2 Policies

1. Residential *development* shall be located in conformance with the land Use Map (Figure 3) which has been developed in accordance with the above goals.
2. All residential *development* shall maintain an overall project density which is within the allowable range of the land use category specified on the Land Use Map (Figure 3).
3. *Discretionary* residential *development* shall be reviewed and conditioned to assure compatibility with the character of the Saticoy Community. Careful attention shall be focused on the provision of open areas, landscaping, circulation, off-street parking, water conservation and architectural compatibility with the surroundings.

3.3 Commercial

3.3.1 Goals

1. Provide commercial uses which meet the convenience shopping and service needs of the residents and visitors of the Saticoy Community.
2. Maintain the economic vitality of the commercial district.
3. Locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.
4. Locate and design commercial facilities so as to promote ease of access and circulation.
5. Discourage the expansion of strip commercial development.

3.3.2 Policies

1. Commercial *development* shall be located in conformance with the Land Use Map (Figure 3) which has been developed in accordance with the above goals.
2. Commercial *development* shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business, as well as provide sufficient off-street parking.
3. All exterior lighting shall be unobtrusive, and constructed or located so that only the intended area is illuminated and off-site glare is controlled.
4. Commercial *development* shall be subject to either a Planned Development of Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.

3.4 Industrial

3.4.1 Goals

1. Provide suitable locations for the development and operation of industrial uses.

2. Encourage expansion of the economic and employment base of Saticoy.
3. Minimize impacts to neighboring land uses and the environment.

3.4.2 Policies

1. Industrial *development* shall be located in conformance with the Land Use Map (Figure 3) which has been developed in accordance with the above goals.
2. Industrial *development* shall be subject to either a Planned Development or Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.
3. Industrial *development* which poses a significant risk to people or the environment shall be prohibited.
4. New or expanding industrial uses adjacent to residential areas shall provide buffers to protect the residential uses from nuisances and visual, audio and air-borne intrusion; as well as minimizing truck traffic through residential areas. Buffers can include: physical separation and landscaping, siting, design and orientation of facilities so as to direct impacts and activities away from residential areas. Uses which cannot be adequately buffered shall be prohibited.
5. "M-3" zoning shall be prohibited in the Southeast Subarea.

3.5 Community Facilities

3.5.1 Goals

1. Maintain existing community facilities to meet the needs of the Saticoy residents.
2. Encourage multi-use of facilities where possible.

3.5.2 Policy

1. Community facilities shall be operated and maintained in conformance with the above goals.

3.5.3 Program

1. The General Services Agency will continue to seek funds to upgrade and expand community facilities.

3.6 Development Application Review

3.6.1 Goals

1. Support the Guidelines for Orderly Development.
2. Ensure timely participation by the City of San Buenaventura in County development application processing.

3.6.2 Policies

1. The following annexation policies shall apply to all *discretionary development* within the Ventura Sphere of Influence:
 - a. Owners of property legally annexable to the City of San Buenaventura shall be required to request annexation to the City prior to consideration of discretionary permits by the County. *Discretionary development* permits shall not be issued by the County unless a request for annexation has been declined/denied by the City or the Local Agency Formation Commission.

- b. Owners of property not legally annexable to the City shall be required to record an *Agreement to Annex* as a condition of any *discretionary permit* issued by the County.
- 2. All applications for *discretionary development* within the City Sphere of Influence shall be referred to the City for review, comment and proposed conditioning. Specific notification will be given to the City by the County at the following points:
 - a. Pre-application meeting
 - b. Application review period
 - c. Environmental document hearings
 - d. Development Advisory Committee meetings and permit hearings
 - e. Notification of final decision
- 3. All ministerial projects (those requiring only a zone clearance) shall meet the development standards established by the County of Ventura's Zoning Ordinance. All *discretionary development* shall conform to this Plan and the adopted County and City development standards. If there is a difference in the standards of the two jurisdictions, the more stringent of the two standards shall apply. "Standards," as used above, include conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height.

3.7 Regional Plans And Programs

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following goals, policies and programs address the relationship between these regional plans and programs and the Saticoy area:

3.7.1 Goals

- 1. Ensure that development is consistent with the County General Plan's Goals, Policies and Programs.
- 2. Ensure consistency between this Area Plan and the County's regional plans.

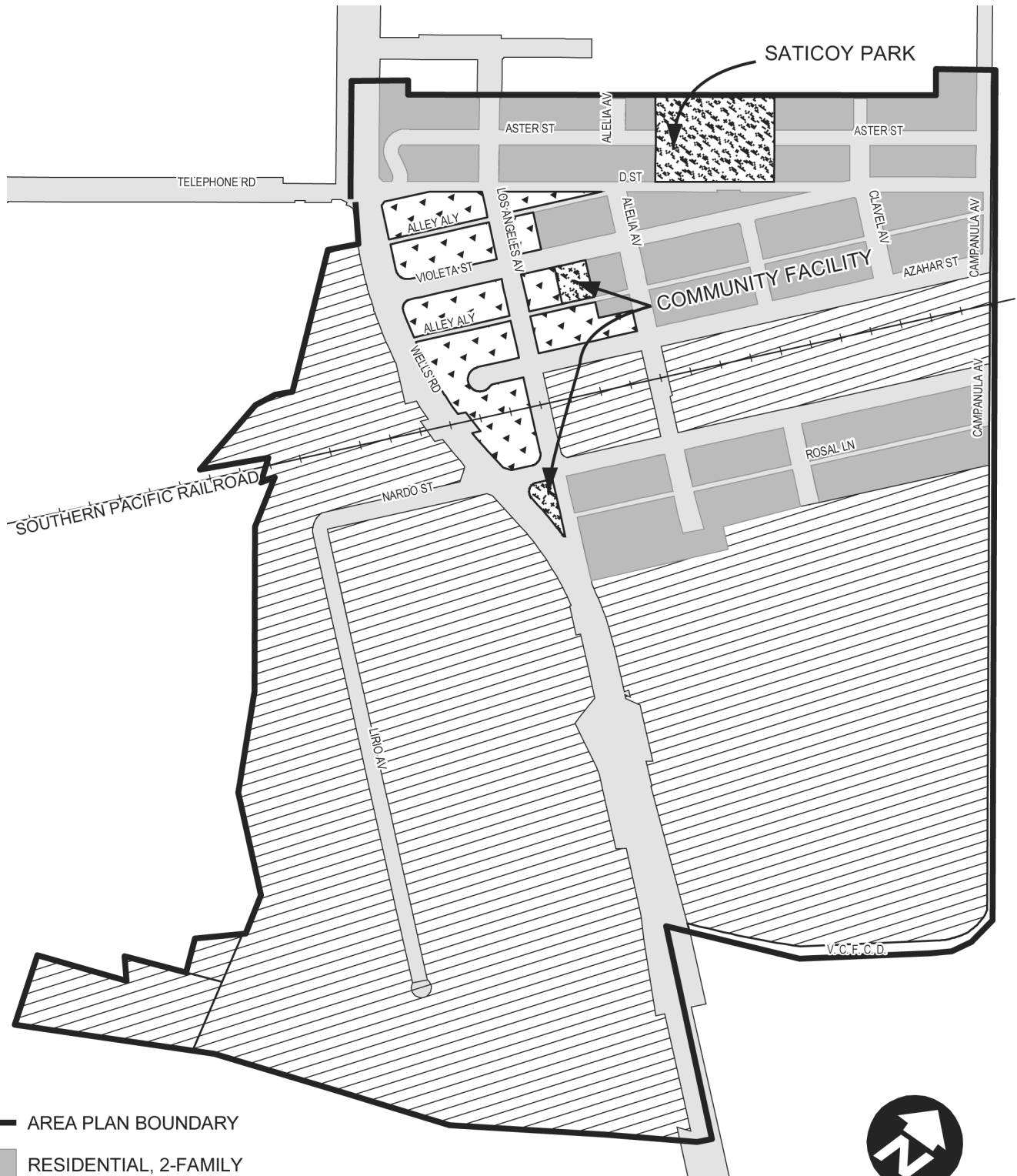
3.7.2 Policy






- 1. All *development* shall be consistent with the goals, policies and programs of the County General Plan.

3.7.3 Program

- 1. The Planning Division shall review future updates of the population/land use forecasts of the Countywide Planning Program, the Air Quality Management Plan, and the Water Quality Management Plan and the LAFCO Sphere of Influence Plan to ensure consistency of these forecasts/plans with this Area Plan.

Figure 3 Saticoy Area Plan Land Use Plan Map



-  AREA PLAN BOUNDARY
-  RESIDENTIAL, 2-FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  COMMUNITY FACILITY



0 200 400
 Feet

**Figure 4
Summary Table - Building Intensity/Population Density Standards**

Residential

Designation	Gross Acres	Max. Bldg. Coverage (% of Lot Area)	Maximum Intensity (DU/Ac)*	DUs	Average Pop/DU*	Population	Average Pop. Density (Pop/Acre)
Two-Family	36.0	55%	12.00	432	2.34	1,010	28.0

Commercial/Industrial

Designation	Net Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/1000 SF	Employees	Average Employees/Acre
Commercial	9.3	60%	60.7	2.0	121	13.0
Industrial	143.7	50%	1,251.9	2.0	2,503	17.4
Community Facility	5.2	60%	33.9	2.0	67	13.0
Totals	158.2		1,346.5		2,691	

* Year 2000 Forecast for Ventura Growth Area

**Figure 5
Saticoy Area Plan Zoning Compatibility Matrix**

AREA PLAN MAP LAND USE DESIGNATIONS	ZONES															
	O-S (10 AC. Min.)	A-E (40 AC. Min.)	R-A (1 AC. Min.)	R-E (10,000 S.F. Min.)	R-O (20,000 S.F. Min.)	R-1 (6,000 S.F. Min.)	R-2 (3,500 S.F./DU)	R-P-D	S-P	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
Residential Two Family							○									
Commercial												○	○			
Industrial														○	○	○*
Community Facility						○	○						○	○		

□ Not compatible with Plan

○ Compatible with plan

○
X
U Compatible only with zone suffix equal to or more restrictive than that shown in circle.

○
X
AC = X acre minimum lot size

○
X = X thousand square feet minimum lot size

○
X
U = X units per acre maximum

* Only compatible within the "Original Townsite" and "Lirio Industrial" subareas as shown on [Figure 2](#)

4. Public Facilities And Services

The following goals, policies and programs relate to the provision of facilities and services which are, or are typically, provided by public or quasi-public agencies.

4.1 Transportation And Circulation

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the Saticoy Community.
2. Ensure that new development ties into the existing primary circulation system by an adequate local street network.

4.1.2 Policies

1. All road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals (see [Figure 6](#)).
2. *Discretionary development* adjacent to Highway 118 shall be designed to consolidate, and otherwise minimize, access points to the highway. This may include use of shared driveways and frontage roads.
3. No new *discretionary development* in either the Southeast Subarea or on parcels taking access from Lirio Avenue shall be approved until a circulation improvement and funding program is prepared and implemented, in accordance with [Figure 6](#), and to the satisfaction of the Public Works Agency and Fire Prevention District.
4. All new private and public roads shall be constructed to meet minimum County and City road standards, unless higher standards are deemed necessary by the Public Works Agency.
5. All discretionary development shall provide adequate tactical access in accordance with the Ventura County Fire Protection District and City standards.
6. Provisions for adequate, long-term private road maintenance shall be incorporated into any future discretionary development that proposes private road access.

4.1.3 Programs

1. The Public Works Agency, in consultation with the County Planning Division and City of Ventura, shall evaluate methods of funding needed road improvements.
2. The County, through the Public Works Agency, shall seek to enter into a reciprocal reimbursement agreement with the City of Ventura to fund road improvements necessitated by *development* within each respective jurisdiction.
3. The Public Works Agency shall recommend that the Board of Supervisors prohibit access to trucks with more than two axles on Amapola Avenue, Alelia Avenue and Rosal Lane except in emergency situations.

4.2 Water Supply

4.2.1 Goals

1. Ensure that water supply, storage and distribution facilities are available to serve future *development* in the Saticoy Community, and are sized so as not to facilitate future *development* outside of the Saticoy Community.
2. Ensure that the area's rate of growth does not exceed the ability of service agencies to provide adequate services.
3. Ensure the employment of water conservation measures in new construction.
4. Ensure that the water purveyor(s) for the Saticoy Community is (are) publicly accountable.

5. Ensure that water is supplied by only one water purveyor to properties outside of the City of Ventura's water service area.

4.2.2 Policies

1. The water system(s) for the Saticoy Community shall be sized to be no larger than necessary to serve the Community.
2. *Discretionary development* shall be required to incorporate water conservation measures including water-conserving landscaping, low-flush toilets and low-flow showers.
3. *Discretionary development* shall be required to be served by a publicly accountable water supplier. In areas where no such water service is currently available, a water service master plan and funding program shall be prepared by the developer and approved by the County before any *discretionary development* is approved.
4. In order to protect groundwater quantity, water consumption (including landscaping) for new *discretionary development* shall not exceed 1.12 acre feet of water per year per gross acre of land. This Policy would not apply if liquid wastes from the development are treated and recharged into the local aquifer consistent with the policies contained within Section 4.3.2 of the Plan.

4.3 Liquid Waste

4.3.1 Goals

1. Ensure that community sewage collection and treatment facilities are available to serve future development in the Saticoy Community, and are sized so as not to facilitate future development outside of the Saticoy Community.
2. Ensure that liquid waste disposal facilities provide maximum feasible protection of groundwater resources.
3. Ensure that the area's rate of growth does not exceed the ability of service agencies to provide adequate services.
4. Ensure that new industrial uses are served by a common sanitation system which is capable of accommodating full development of the area and which provides assurance that no interruption of sanitation service will arise in the future.
5. Encourage existing unsewered uses to connect to community sewer facilities.

4.3.2 Policies

1. All *development* within the Saticoy Sanitary District which generates sewage shall be connected to the District sewer system, in accordance with District policy (see [Figure 7](#)). A sewer availability commitment shall be obtained from the Sanitary District prior to project submittal.
2. *Discretionary development* proposals for expansion or modification of existing industrial uses connected to individual sewage disposal systems shall be conditioned to:
 - a. Ensure, to the satisfaction of the Environmental Health Division, that any release of industrial wastewater, hazardous materials, or hazardous waste will be remedied in a timely and safe manner. Satisfactory insurance may include demonstration of financial responsibility, including posting of a bond or surety.
 - b. Grant an access easement to County Service Area 32. In addition, regular testing and monitoring of septic systems shall be performed to the satisfaction of the Environmental Health Division.
3. *Discretionary development* for new land uses shall be required to connect to a sewer system, operated by a publicly accountable sewerage entity. In areas where no sewer system is currently available, the developer shall be required to prepare a sewer engineering and construction funding program and construct all necessary facilities, subject to the approval of

the County Public Works Agency. All future discretionary development within the program area boundaries shall also be required to connect to the system.

4.4 Education

4.4.1 Goals

1. Ensure a quality education for the children of Saticoy.
2. Ensure that adequate facilities are provided at local schools.

4.4.2 Policy

1. The Ventura Unified School District shall be provided the opportunity to review *discretionary residential development* proposals.

4.4.3 Program

1. The County Planning Division shall continue to coordinate an exchange of information with the Ventura Unified School District regarding school needs and new residential *development*.

4.5 Recreation

4.5.1 Goals

1. Provide a range of recreational opportunities and programs which are easily accessible to the residents of Saticoy.
2. Ensure that new *development* contributes toward development of recreational facilities for the population expected to be generated.

4.5.2 Policy

1. Dedication of recreation facilities and/or in-lieu fees shall be required of residential subdivision in accordance with County ordinances.

4.5.3 Program

1. The County General Service Agency shall continue to provide for the operation and maintenance of the Saticoy Park and Community Center for the Benefit of the area residents.

4.6 Government Services

4.6.1 Goals

1. Provide public services in the most efficient way possible.
2. Establish a local mechanism for communication between the residents and property owners of Saticoy and their elected representatives.

4.6.2 Policy

1. The County shall support the conversion of the Saticoy Sanitation District to a multipurpose special district, (i.e., County Service Area or Community Services District) if deemed necessary and appropriate for the Saticoy area.

4.6.3 Program

1. In order to communicate residents' desires to the County Board of Supervisors in an organized, locally accessible manner, the County will evaluate the need for a local advisory council in Saticoy.

Figure 6 Circulation Plan Map

- AREA PLAN BOUNDARY
- ===== CONVENTIONAL STATE HIGHWAYS (6 LANES)
- ===== EXISTING STREET
- PLANNED STREET
- RAILROAD
- EXISTING ALLEY
- Reserved R.O.W.
- BICYCLE ROUTE
- LIMITED SECONDARY ACCESS

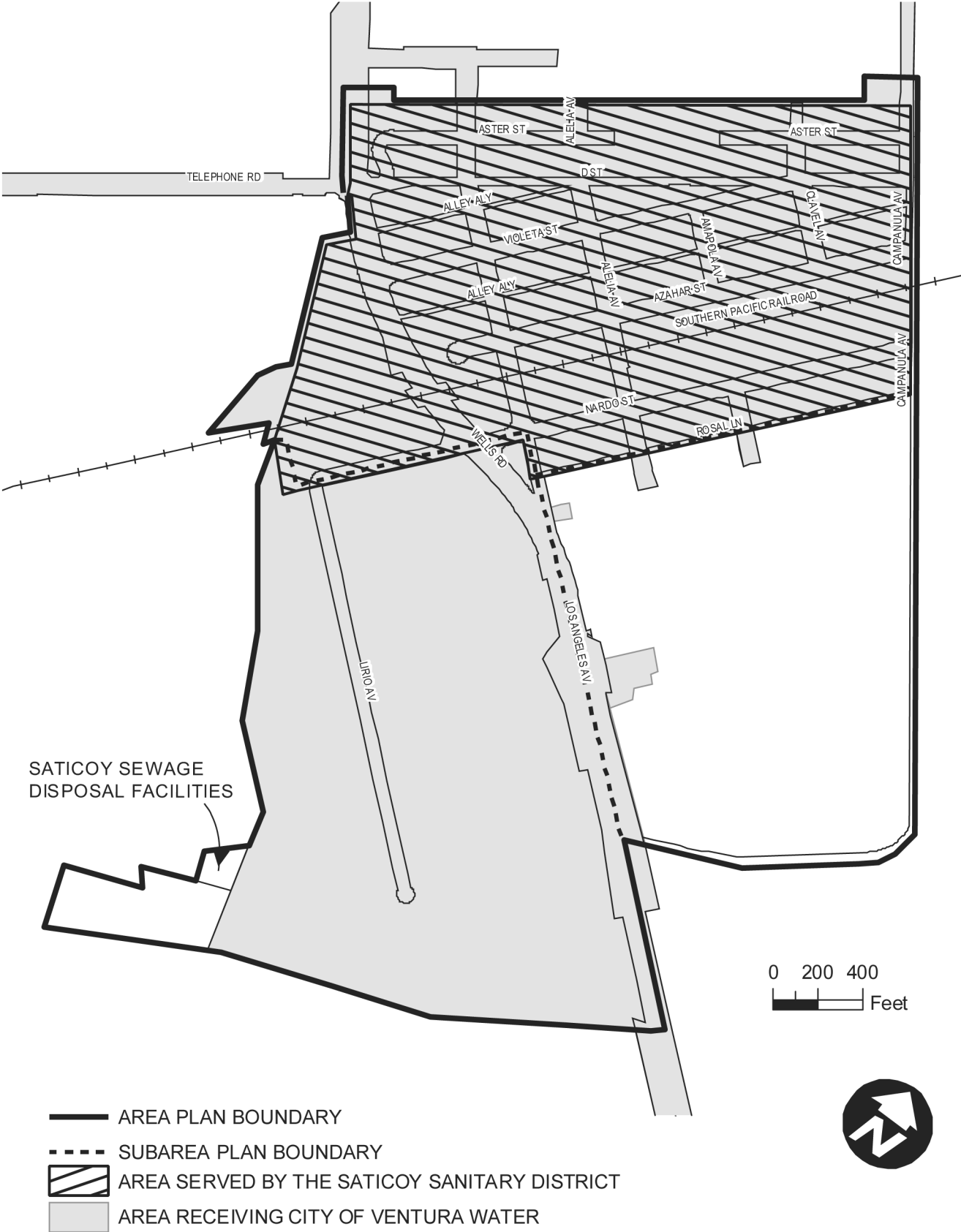
TO BE CONSTRUCTED
WHEN L.A. AVE.
IS EXTENDED

MAP DOES NOT PORTRAY
PRECISE ALIGNMENTS



0 200 400
Feet

Figure 7 Saticoy Area Plan Urban Services Map



SATICOY SEWAGE DISPOSAL FACILITIES

0 200 400
Feet

- AREA PLAN BOUNDARY
- - - SUBAREA PLAN BOUNDARY
- ▨ AREA SERVED BY THE SATICOY SANITARY DISTRICT
- AREA RECEIVING CITY OF VENTURA WATER



Glossary

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Plan.

Agreement to Annex: A binding agreement, officially recorded with the deed of a property, in which the owners of a property, and all heirs and successors, give their permission to allow their property to be annexed to the City of San Buenaventura at such time as the City wishes to carry out annexation.

River Bank: The banked side of a river channel generally in the vicinity of the limit of the 100-year flood plain.