

ORDINANCE NO. 4225
AN ORDINANCE OF THE VENTURA COUNTY BOARD OF SUPERVISORS
AMENDING DIVISION 1, CHAPTER 3, ARTICLE 5 OF
THE VENTURA COUNTY ORDINANCE CODE,
BEGINNING AT SECTION 1360,
DEALING WITH CULTURAL HERITAGE

Sec. 1360. TITLE. This Article shall be known as and may be cited as the "Cultural Heritage Ordinance".

Sec. 1361. PURPOSE AND FINDINGS The purpose of this Ordinance is to promote the economic and general welfare of the County of Ventura by preserving and protecting public and private historic, cultural and natural resources which are of special historical or aesthetic character or interest, or relocating or recreating such resources where necessary for their preservation and for their use, education, and view by the general public. All such efforts are taken to make the citizens of this County, and visitors and tourists mindful of the rich historical, cultural, and natural heritage of the County.

The Board of Supervisors finds that the County's cultural heritage is constantly being impacted by the removal, demolition, earthquakes and other alterations of sites and structures as documented in the Ventura County Historic Preservation Plan. To offset this adverse impact on our cultural environment, the Board finds that strengthening efforts to preserve and protect this heritage combined with incentives for those willing to participate in this effort are necessary. This strengthening will also benefit economic and general welfare of this County and, therefore, the Board finds that the changes as developed and recommended in the Ventura County Historic Preservation Plan are necessary.

Sec. 1362. APPLICABILITY OF ORDINANCE. The Cultural Heritage Ordinance shall have force and effect only in the unincorporated areas of the County. However, any designated Districts, Landmarks, Sites of Merit, or Points of Interest (hereafter referred to as designated Cultural Heritage Sites) existing as of the effective date of this Ordinance, regardless of their location in the County, shall retain their declared status.

At any time in the future, if the territory upon which a Designated Cultural Heritage Site is annexed to any city, it shall also retain its designated status.

Sec. 1363. CULTURAL HERITAGE BOARD. The Cultural Heritage Board is hereby established, the membership and term of appointment of which shall be as follows:

Sec. 1363-1. Supervisory Appointees. One person who has demonstrated interest in and knowledge of historic preservation and the cultural resources of the County shall be selected by each of the five members of the Board of Supervisors, and confirmed by a majority of the Board of Supervisors thus providing representation from each Supervisory District.

Where feasible, Board members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archaeology or other historic preservation-related disciplines, such as urban planning, American studies, American civilization, cultural geography or cultural anthropology, to the extent that such professionals are available in the community; or persons who have demonstrated special interest, competence, experience or knowledge in historic preservation, American studies, cultural anthropology, cultural geography or other historic preservation-related disciplines.

Sec. 1363-2. Cultural Heritage Board Appointment of Members At Large. Two additional County residents who have demonstrated special interest, competence, experience or knowledge in historic preservation, American studies, cultural anthropology, cultural geography or other historic preservation-related disciplines shall be selected by the five Supervisorial appointed members.

Sec. 1363-3. Term of Appointment. The term of appointment of the Supervisorial appointees shall be for four years corresponding to the established dates of regular Supervisorial terms of office.

If for any reason an incumbent Supervisor's term of office is interrupted, the appointed Cultural Heritage Board member from that District shall remain in service on the Board until the new Supervisor from that area appoints a replacement member.

The term of appointment of Cultural Heritage Board appointees shall be four years, commencing from the date of appointment.

Sec. 1364. FUNCTIONS AND POWERS. The functions and powers of the Cultural Heritage Board shall be:

Sec. 1364-1. Establishment and Evaluation of Potentially Eligible Cultural Heritage Sites. The Cultural Heritage Board shall establish, update and maintain a list of buildings, structures, objects, and sites (including natural features) of historical, architectural, community or aesthetic merit which are considered potentially eligible for Cultural Heritage designation. Said list may include, but not be limited to, those officially designated by agencies of the state or federal government and found in surveys approved by the Cultural Heritage Board. A list of potentially eligible designated Cultural Heritage Sites shall be made available to the County Resource Management Agency and the fact of inclusion on the list shall be made known to each owner of such sites. Said list shall contain a statement indicating, where appropriate, that sites are private and not open to the public. If owners protest inclusion, the information will be kept confidential and unpublished.

Sec. 1364-2. Hold Public Hearings. Hold public hearings for the purposes of identifying and designating Cultural Heritage Sites, and removing such designations.

Sec. 1364-3. Forward Recommendations. The Cultural Heritage Board shall make recommendations to policy makers and related staff members on issues related to the preservation and enhancement of cultural, historic and natural features in the County.

Sec. 1364-4. Maintain Local Register of Historic Places. Maintain a current list of all designated Federal, State, County and City cultural heritage sites. This information shall be made available to the public. A list of designated Cultural Heritage Sites shall be made available to the County Resource Management Agency and the fact of inclusion on the list shall be made known to each owner of such site.

Sec. 1364-5: Recommend Placement in the California Register of Historical Resources. Recommend to the Board of Supervisors that the County apply to the appropriate state agency to have County designated Cultural Heritage Sites be included in the State Registration of Historical Resources, "State Point of Interest" or sites which have historical significance, which meet state registration criteria, and where the registration would assist in preservation.

Sec. 1364-6. Establish Markers. Determine which designated Cultural Heritage Sites shall be marked with uniform and distinctive markers, the text and design of which shall be approved by the Board.

Sec. 1364-7. Recommend Zoning. Recommend to the Board of Supervisors that a specific property or area be designated a historic or scenic zone.

Sec. 1364-8. Establish Bylaws. Adopt such Bylaws as are necessary to carry out the purpose and intent of this Article.

Sec. 1364-9. Recommend Amendments. Recommend to the Board of Supervisors amendments to this Ordinance when circumstances indicate.

Sec. 1364-10. Designation of Cultural Heritage Sites. Take steps necessary to preserve Cultural Heritage sites when not in conflict with the public health, safety, and general welfare. Such steps may include the creation of civic and citizens' committees; the establishment of a private fund for the acquisition or restoration of such sites; recommendations that such sites be acquired by a governmental agency where private acquisition is not feasible; and recommendations regarding applications for, and administration of, historical property contracts pursuant to Government Code section 50280 et seq.

Sec. 1364-11. Conduct Surveys. Establish criteria and conduct or cause to be conducted comprehensive surveys in conformance with Federal and State survey standards and guidelines for cultural heritage resources within the

boundaries of the County which the Board, on the basis of information available or presented to it, has reason to believe may be eligible for designation. Publicize and periodically update the surveys' results. Said surveys will include all Federal and State designated Cultural Heritage sites. Said list shall contain a statement indicating, where appropriate, that sites are private and not open to the public. If owners protest inclusion, the information will be kept confidential and unpublished.

Sec. 1364-12. Conduct Reviews. Adopt standards for reviewing applications for permits to construct, change, alter, modify, remodel, remove or significantly affect any Designated Cultural Heritage Sites or those potentially eligible for such designation. This Section applies only to sites not requiring a Certificate of Appropriateness.

- a. Review and comment upon the conduct of land use, housing and redevelopment, and other types of planning and programs undertaken by any agency as they relate to designated potential or eligible Cultural Heritage Sites.
- b. Prior to issuance of zoning clearances, building permits, or approval of subdivisions, review all applications for permits, environmental assessments, environmental impact reports, environmental impact statements, and other similar documents as set forth in this Ordinance, pertaining to designated and potentially eligible Cultural Heritage Sites. The County Resource Management Agency shall forward all such documents to the Cultural Heritage Board for action at their next scheduled meeting, or designated staff for such minor proposals as designated by resolution of the Cultural Heritage Board for review and comment, prior to approval by that Agency; and
- c. Review the actions and proposed actions, and advise all public agencies concerning the effects of their actions, programs, capital improvements or activities on designated and/or potentially eligible Cultural Heritage Sites.

Sec. 1365. DESIGNATION OF CULTURAL HERITAGE SITES.

Sec. 1365-1. The Cultural Heritage Board shall have the authority to designate Cultural Heritage Sites where the property owner has no objection to a site's designation.

From the time the Cultural Heritage Board adopts its recommendation until the time the Board of Supervisors either declares or determines not to declare the cultural heritage site, the time period involved not to exceed 90 days, the property owner shall be prohibited from defacing, demolishing, adding to, altering or removing the landmark.

Where the property owner objects to said designation prior to final action by the Cultural Heritage Board, the action of the Cultural Heritage Board shall become a

recommendation to the Board of Supervisors which has the final authority. Any aggrieved party may appeal a decision of the Cultural Heritage Board to the Board of Supervisors by filing an appeal with the Planning Director within 10 days of the subject decision.

Sec. 1365-2. After a public hearing, preceded by a 15 day notice to property owners, the Cultural Heritage Board may designate sites as: Districts, Landmarks, Sites of Merit, including all County approved surveyed sites with a National Register status code of 5 or above; or Points of Interest if the applicable standards of Sections 1365 and 1366 are met.

Sec. 1365-3. The Cultural Heritage Board may designate a site on an interim basis for no more than 60 days after said decision while it conducts and assesses evaluations/surveys of the site to determine if it should receive a formal designation as a Cultural Heritage Site. Such designation shall be preceded by a 15 day notice to property owners.

Sec. 1365-4. Removal of Designation. Removal shall be preceded by a 15-day notice to the property owner. If a Designated Cultural Heritage Site is defaced, demolished, added to, altered or moved, and the Cultural Heritage Board determines that the site's integrity has been significantly impacted, the Cultural Heritage Board may remove its designation. Said decision may be appealed to the Board of Supervisors within 15 days.

Sec. 1365-5. DEFINITION AND DESIGNATION CRITERIA FOR CULTURAL HERITAGE SITES. For purposes of this Ordinance, an improvement, natural feature or site may become a designated Cultural Heritage Site if it meets the following applicable criteria:

a. Landmarks -Satisfy one of the following criteria:

- (1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history;
- (2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;
- (3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California or the nation.

- (5) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;
- (6) Integrity: Establish the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association.

b. Sites of Merit - Satisfy the following criteria:

- (1) Sites of historical, architectural, community or aesthetic merit which have not been designated as landmarks or points of interest, but which are deserving of special recognition; and
- (2) County approved surveyed sites with a National Register status code of 5 or above.

c. Points of Interest - Satisfy any one of the following criteria.

- (1) That is the site of a building, structure or object that no longer exists, but was associated with historic events, important persons or embodied a distinctive character or architectural style; or
- (2) That it has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials or style has been substantially compromised; or
- (3) That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a landmark.

d. District - Meets the criteria below:

- (1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- (2) Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
- (3) Has at least one of the criteria for significance of Section 1365-5.a. 1-8

- (4) Complies with the criteria for integrity contained in Section 1365-5.a.6.

Sec. 1365-6. ADDITIONAL DESIGNATION STANDARDS. In addition to meeting the criteria in Sec. 1365-5 et seq, all the following standards must be met before a site becomes a designated Cultural Heritage Site:

- a. It shall have historic, aesthetic or special character or interest for the general public, and not be limited in interest to a special group of persons;
- b. Its designation shall not require the expenditure by the County of Ventura of any amount of money not commensurate with the value of the object to be preserved; and
- c. Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this Article.

Sec. 1366. Certificate of Appropriateness (COA): Certificates of Appropriateness shall be required for the following categories of sites only: 1. Landmark 2. Points of Interest 3. Demolition of Sites of Merit 4. Demolition of potential sites 5. Designated Cultural Heritage Sites seeking a Planned Development Permit pursuant to Section 8107-37 of the Ventura County Zoning Ordinance. Certificates of Appropriateness (and as they may be conditioned) are authorizations issued by the Cultural Heritage Board, or support staff in accordance with criteria adopted by the Board, which indicate that the proposed maintenance, alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition, relocation, or subdivision of a designated Cultural Heritage Site will not adversely affect its cultural heritage values; or unduly compromise the eligibility of a potential site to become a designated Cultural Heritage Site.

Sec. 1366-1. Prior to commencement of or receipt of necessary permits for maintenance, alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition, subdivision or relocation, of designated Cultural Heritage Sites or sites potentially eligible for such designation, the land owner shall have:

- a. obtained a Certificate of Appropriateness from the Cultural Heritage Board or staff, as the Board may delegate such authority, or
- b. filed for a COA and waited the time specified in Section 1366-5 without any action being taken on his request for a COA; or
- c. filed for a Certificate of Appropriateness and the relevant time specified in Section 1366-8 has expired;

Sec. 1366-2. The County Resource Management Agency and other applicable County agencies shall report any application for a permit to work on a designated Cultural Heritage Site or potentially eligible site to the Cultural Heritage Board and its staff as soon as the application has been received;

Sec. 1366-3. In evaluating requests for Certificates of Appropriateness, the Cultural Heritage Board and staff shall consider the existing architectural style, design, arrangement, texture, materials, and any other factors with regard to the site's original distinguishing characteristics. Using the Secretary of the Interior's Standards for Historic Preservation Projects as a guide, the Cultural Heritage Board or its staff, as delegated, shall approve a Certificate of Appropriateness, for any proposed work site if, and only if, one of the following findings can be made:

- a. The proposed work will neither adversely affect the significant architectural features nor adversely affect the character of historical, architectural or aesthetic interest or value of the site.
- b. In the case of construction of a new improvement, addition, building or structure upon the site, the use and exterior of such construction will not adversely affect, and will be compatible with the use and, or exterior of the site.
- c. The denial of a Certificate of Appropriateness will deprive the owner of the property of all reasonable use of or economic return on the property.
- d. If the applicant presents facts and clear evidence demonstrating that failure to approve the request for a Certificate of Appropriateness will cause a hardship because of conditions peculiar to the structure or other feature involved, or damage to the property owner is unreasonable in comparison to the benefit conferred to the community, the Board may conditionally approve such Certificate, even though it does not meet the standards set forth herein.
- e. If the request for a COA involves a non-designated site and the proposed work would not compromise the potential future designation of the site.

Sec. 1366-4. Requests for Certificates of Appropriateness shall be signed by the land owner or their designated agent and filed with the County's Resource Management Agency for processing. Requests shall include plans and specifications, and the relationship of the proposed work to the surrounding environs. The request shall be accompanied by any other information the Cultural Heritage Board determines is required to make an informed judgment of the proposed work according to the standards of review pursuant to Section 1364-12.

Sec. 1366-5. If the Cultural Heritage Board or staff, as applicable, fails to act on a request for a Certificate of Appropriateness within ninety (90) days of submission of a complete COA application, a Certificate of Appropriateness shall not be required; proposed projects on undesignated and designated Cultural Heritage Sites may proceed without an approved COA, provided an action is not

pending on the designation of the site, and all other necessary permits have been obtained.

Sec. 1366-6. If no building, planning or other permit is required to pursue work on a designated Cultural Heritage Site or potentially eligible site, where the owner has been notified of the site's eligible status; whoever is responsible for the work, whether it is the tenant, resident or property owner, shall apply to the Cultural Heritage Board staff directly for the appropriate authorization pursuant to Sec. 1364-12 or Sec. 1366.;

Sec. 1366-7. The Cultural Heritage Board or staff may disapprove the issuance of said Certificate or Certificates for any proposed work if, and only if, it makes one of the following applicable findings:

- a. The proposed project is to remove or demolish a designated Cultural Heritage site that is determined by the Cultural Heritage Board to be significant and important to the history of the County.
- b. The proposed project would adversely affect the historical significance of the site or would not be compatible with the use and/or exterior of the designated Cultural Heritage site.
- c. The proposed project would adversely affect the eligibility of a potential site to become a designated Cultural Heritage Site.

A decision of staff may be appealed to the Cultural Heritage Board and a Board decision may be appealed to the Board of Supervisors within 15 days of notification of the decision.

Sec. 1366-8. If the request for a Certificate of Appropriateness for a specific project proposal is denied by the Cultural Heritage Board or staff, the property owner of a designated Cultural Heritage Site shall be prohibited from taking action for 180 days from the date of the disapproval. Notwithstanding the provisions of section 1366-7 or any other provision of the Cultural Heritage Ordinance, following the date of denial of a complete Certificate of Appropriateness application by the Ventura County Cultural Heritage Board or by staff, a Certificate of Appropriateness shall not be required as follows: (a) in the case of a designated or interim basis Cultural Historical Site, one hundred eighty (180) days beyond; and (b) in the case of an undesignated site, immediately following such denial. Said decisions may be appealed to the Board of Supervisors within 15 days or decisions by staff may be appealed to the Cultural Heritage Board within 15 days. There is no waiting period following the denial of a COA for projects on sites not designated an interim or formal Cultural Heritage Site.

Sec. 1366-9. Non-Action After Certificate of Appropriateness. If the property owner has not acted on the Certificate of Appropriateness within one year and

180 days from the date the Cultural Heritage Board or staff approved such action, the Certificate of Appropriateness shall be void.

Sec. 1367. ACQUISITION OF DESIGNATED CULTURAL HERITAGE SITES. If the decision is made that the historical significance of any designated site justifies the expenditure of public funds, acquisition proceedings may be initiated. If the Board of Supervisors finds a site to be of historical significance and public funds are not available, private funds may be used for acquisition or other arrangements may be made that are satisfactory to the property owner.

Sec. 1368. MUNICIPAL CULTURAL HERITAGE. The Cultural Heritage Board, at the request of a city, may serve as the city's Cultural Heritage Board. However, the provisions of this Ordinance, unless adopted by the City Council, shall have force and effect only in the unincorporated area of the County.

Sec. 1369. FUNDS. The Cultural Heritage Board, or other interested persons, may petition the Board of Supervisors for funds necessary to carry out the purposes of this Article. The Board of Supervisors may expend all reasonable amounts of money needed to carry out the purposes of this Article or to acquire fee title or such lessor ownership rights or rights of possession or negative easements as it deems necessary or expedient to carry out the purposes of this Article.

Sec. 1370. COOPERATION. The Cultural Heritage Board shall cooperate with all County departments and officers when requested, and shall recommend for their consideration matters covered by this Ordinance. All Boards, Commissions, Departments, and Officers of the County shall cooperate with the said Cultural Heritage Board in carrying out the spirit and intent of this Ordinance and shall:

Sec. 1370-1. Notify the Cultural Heritage Board of the discovery of items of historical significance, such as burial grounds, prehistoric artifacts or historical foundations;

Sec. 1370-2. Inform the Board of proposed alteration, demolition or relocation of Designated Cultural Heritage Sites or sites eligible for such designation;

Sec. 1370-3. Inform the Board of proposed changes of all road and geographical names; and

Sec. 1370-4. Inform the Board of all County records of historical significance which are to be disposed of or destroyed.

Sec. 1371. EXPENSES. The necessary and reasonable expenses to the operation of the Cultural Heritage Board, as outlined in Section 1364, shall be the responsibility of the County.

Sec. 1372. STATE HISTORIC BUILDING CODE. The California State Historic Building Code (SHBC) provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as cultural resources.

The SHBC shall be used for any designated site in the County's building permit procedure.

Sec. 1373. DEFINITIONS. Application of Definitions: Unless the provision or context otherwise requires, the definitions of words and terms as follows shall govern the construction of this Chapter.

“Board” or Cultural Heritage Board”. The Ventura County Cultural Heritage Board established by this Ordinance.

“Certificate of Appropriateness”. Ventura County Cultural Heritage Board or staff issued authorizations which indicate that the proposed subdivision, rezoning, maintenance, acquisition, stabilization, preservation, reconstruction, protection, alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition, relocation, change, remodeling or other project affecting a potential or designated Cultural Heritage Site will not adversely affect its cultural heritage values; or unduly compromise the eligibility of a potential site to become a designated one.

“Cultural Heritage”. Pertaining to the sum total of traditions, body of knowledge, etc. inherited as possessions, characteristics, or conditions expressing a traditional way of life subject to gradual, but continuous modifications by succeeding generations.

“Cultural Heritage Site”. An improvement, natural feature, site or district that has completed the legally required procedures stipulated in this Ordinance to have it designated by the Ventura County Cultural Heritage Board or the Ventura County Board of Supervisors as a District, Landmark, Site of Merit or Point of Interest.

“District”. An area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Historic districts are defined by precise geographic boundaries. Therefore, those with unusual boundaries require a description of what lies immediately adjacent in order to define the edge of the district and to explain the exclusion of adjoining areas.

“Historic fabric”. (1) With regard to an historic building, “historic fabric” means the particular materials, ornamentation, and architectural features which are consistent with the historic character of the building. (2) With regard to an historic district, “historic fabric” means all sites, buildings, structures, features, objects, landscaping, street elements, and related design components of the district which are consistent with the historic character of the district. (3) With regard to an archaeological district, “historic fabric” means sites, standing structures or buildings, historic landscape (land disturbance such as grading or construction), features (remnants of walls), and objects (artifacts) which are consistent with the historic character of the district.

“Landmark”. An improvement, natural feature or site of historical, architectural, community or aesthetic merit which meets the criteria specified in this Ordinance and has been so designated by the Ventura County Cultural Heritage Board or the Ventura County Board of Supervisors according to the provisions of this Ordinance.

“Owner”. Those individuals, partnerships, corporations, or public agencies holding fee simple title to a resource. The term does not include individuals, partnerships, corporations or public agencies holding easements or less than fee simple interests, including leaseholds

“Point of Interest”. The location of, or site of, a former improvement or natural feature or of an event possessing historical or cultural characteristics which satisfy the provisions of this Ordinance.

“Potential Cultural Heritage Site”. An improvement, natural feature or site of historical, architectural, community or aesthetic merit which may meet the criteria specified in this Ordinance and has not yet been officially designated by the Ventura County Cultural Heritage Board or the Ventura County Board of Supervisors as a District, Landmark, Site of Merit or Point of Interest.

“Preservation” (treatment). The act or process of applying measures to sustain the existing form, integrity, or historic fabric of an historical building or structure, or the form or vegetative cover of an historic site. It may include stabilization work, as well as ongoing maintenance of the historic fabric.

“Protection” (treatment). The act or process of applying measures to affect the physical condition of an historical resource by guarding it from deterioration, loss, or attack by natural causes, or to cover or shield it from threat of danger or harm. In the case of buildings or structures, these measures are usually temporary; however, with regard to archaeological resources, protective measures may be temporary or permanent.

“Reconstruction (treatment). The act or process of reproducing through construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specified period of time.

“Rehabilitation (treatment). The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

“Restoration” (treatment). The act or process of reproducing the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

“Secretary of the Interior’s Standards”. The United States Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, or as most currently promulgated.

“Site”. Any parcel or portion of real property, or location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing,

ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

“Site of Merit”. Sites of historical, cultural, architectural or aesthetic merit which have not been officially otherwise designated and have been surveyed according to Federal standards as required by Ventura County’s Certified Local Government agreement. Said sites shall also be listed in a County approved survey with a National Register status code of 5 or above and have been so designated by the Ventura County Cultural Heritage Board or the Ventura County Board of Supervisors according to the provisions of this Ordinance.

“Stabilization” (treatment). The act or process of applying measures designed to establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property, or one which has the potential to deteriorate or to become unsafe, while maintaining the essential form as it exists at present.

“State Historic Building Code”. The State Historical Building Code is contained in Part 8 of Title 24 (State Building Standards Code) and applies to all qualified historical structures, districts, and sites designated under federal, state, or local authority. It provides alternatives to the Uniform Building Code in cases consistent with building regulations for the rehabilitation, preservation, restoration or relocation of qualified historic structures designated as historic buildings.

Passed and adopted this _____ day of _____, 2000,
by the following vote:

AYES: Supervisors:

NOES:

ABSENT:

CHAIR, BOARD OF SUPERVISORS

ATTEST:

RICHARD D. DEAN, County
Clerk, County of Ventura,
State of California, and
ex-officio Clerk of the
Board of Supervisors thereof

By _____
Deputy Clerk