State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
01 — 9-16-2025 —

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
County of Ventura	jerilyn.hollis@venturacounty.gov	9-16-2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Ventura	

PROJECT TITLE

County-Initiated Amendments to the Ventura County NCZO to Implement Program HE-H (RHD Zone Ordinance Amendment) of the 2021-2029 Housing Element;

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
County of Ventura	jerilyn.hollis@venturacounty.gov	(805) 6489247

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
800 South Victoria Avenue	Ventura	CA	93009

PROJECT APPLICANT *(Check appropriate box)*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$ 0.00

☑ Exempt from fee

- ☑ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$ 0.00
☑ County documentary handling fee		$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	Resource Management Agency - Planning Division

FILED
DATE: SEP 23 2025
MICHELLE ASCENCION
Ventura County Clerk-Recorder
By: Yvonne Cabral, Deputy

POSTED
SEP 23 2025
MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____, Deputy

Filed in County Clerk's Office
Michelle Ascencion
Ventura County Clerk-Recorder

202510001106 5

09/23/2025
10:26 AM
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DocType: FISH
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Pages: 21
Fees: $50.00

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY CC

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars ($50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
The next eight digits automatically populate when a date is entered.
The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:
California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090

Ventura County
Michelle Ascencion , County Clerk-Recorder & Registrar of Voters
800 S. Victoria Ave.
Ventura, CA 93009
(805) 654-2263 (Clerk/Vitals)
(805) 654-3665 (Recorder)

Receipt: 25-86912

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	$50.00
	# Pages	21
	Document #	2025100011065
	Document Info:	COUNTY OF VENTURA
	Filing Type	NOE
	State Fee Prev Charged	false
	No Handling Fee	false
Total		$50.00
Tender (Check)		$50.00
Payor	COUNTY OF VENTURA	
Check Number	190006	
Name for Return Address	NINA HOANG KIEN	
Paid By		

Thank you for your order.

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

9/23/25, 10:26 AM PST CABRAYVO
VENTURA

COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD
Planning Director

SUSAN CURTIS
Assistant Planning Director

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION

To: ☒ **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
Ventura, CA 93009

☐ **Office of Planning and Research**
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

From: County of Ventura
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

A. Project Title:

County-Initiated Amendments to Articles 2, 4, 5, and 9 of the Ventura County Non-Coastal Zoning Ordinance (NCZO) to Implement Program HE-H (RHD Zone Ordinance Amendment) of the 2021-2029 Housing Element.

Ordinance Number: 4651

Case No. PL24-0111

Applicant's Name: County of Ventura, Resource Management Agency, Planning Division

Applicant's Address: 800 South Victoria Avenue, Ventura, California 93009

Location: Applicable to all non-coastal parcels zoned Residential High Density (RHD) in the Unincorporated County, which includes seven parcels in total. APNs: 145-0-190-390, 145-0-180-040, 145-0-180-060, and 145-0-0-180-050 (El Rio/Del Norte Area Plan); APNs: 647-0-120-050 and 647-0-120-060 (Santa Susana Existing Community); and APN: 056-0-080-100 (Piru Area Plan).

Description of Amendments: The County of Ventura amended Articles 2, 4, 5, and 9 of the Ventura County NCZO to update regulations for the RHD zone. The amendments: (a) Updates affordability requirements for housing in the RHD Zone, consistent with Government Code section 65583.2(c); (b) Includes procedures for the following alternative compliance options as alternatives to the onsite construction of affordable dwelling units: land donation, acquisition of existing land and/or dwelling units, and a proposal of equivalent action; (c) Revises development and site design

standards to clarify density requirements and incorporate objective criteria; (d) Revises the RHD Zoning Clearance application requirements to require an affordable housing agreement with a development plan to be recorded on property title for the RHD zoned parcel(s); (e) Adds new definitions to include key terms; (f) Revises the purpose of the RHD zone consistent with the General Plan; and (g) Revises the land use matrix to allow water production, storage, transmission and distribution facilities in the RHD zone in the same manner as other residential zones.

B. Lead Agency Contact:

Public Agency Approving Project: County of Ventura, Board of Supervisors

Contact Person:	Jerilyn Hollis, Case Planner
Telephone No.:	805-648-9247
E-mail Address:	Jerilyn.Hollis@venturacounty.gov

C. Exempt Status:

Exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15061(b)(3) and 15168, and Statutorily Exempt pursuant to Public Resources Code 21080.085.

D. Justification for Exemption: The project is exempt pursuant to section 15061(b)(3) of the CEQA Guidelines, since it can be seen with certainty that the project in question will not have a significant effect on the environment; and CEQA Guidelines section 15168 since the project implements Program HE-H of the County's certified and adopted Housing Element.

The project is also exempt pursuant to Public Resources Code section 21080.085 2, which exempts rezoning that implements the schedule of actions in an approved Housing Element pursuant to Government Code section 65583(c). Although, the project does not rezone any new parcels, it implements the schedule of actions required by Program HE-H in the County's approved Housing Element. Program HE-H requires consistency with Government Code section 65583.2(c), and therefore, is also exempt on this basis.

Project Approval: September 16, 2025

Prepared by: Jerilyn Hollis, Case Planner

Reviewed by:



Ruchita Kadakia, Planning Manager
Housing and State Mandates
Ventura County Planning Division

ORDINANCE NO. 4651

AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AMENDING ARTICLES 2, 4, 5, AND 9 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE (VENTURA COUNTY ORDINANCE CODE, DIVISION 8, CHAPTER 1) PERTAINING TO THE RESIDENTIAL HIGH DENSITY ZONE

The Board of Supervisors of the County of Ventura ("County") ordains as follows:

Section 1

ARTICLE 2:

DEFINITIONS

Article 2, Section 8102-0 – Definitions of the Ventura County Ordinance Code is hereby amended to add the following definitions in their appropriate alphabetical order as follows:

Alternative Compliance: Refers to the range of methods available to a *permittee* to comply with a requirement that a *multifamily dwelling* provide a certain percentage of *dwelling units* at an *affordable housing price*, consistent with Government Code section 65850(g).

Affordable Housing Agreement: A legally binding agreement between a property owner, a *permittee* (if not the owner), an eligible organization (if applicable), and the *County*, in a form approved by the Planning Division, that sets forth provisions necessary to ensure that the requirements for providing *affordable dwelling units* are satisfied and maintained.

Affordable Housing Price: The listing price for lease or sale of an *affordable dwelling unit*. The *affordable housing price* shall be made available at either an "Affordable Rent" or "Affordable Housing Cost" as defined in Health and Safety Code section 50053 and 50052.5, respectively.

Dwelling Unit, Affordable: A *dwelling unit* that is designated to meet the specific income affordability requirements of a residential development project, and that must be made available at an *affordable housing price* as specified for the project. *Affordable dwelling units* may include for-sale and/or rental units.

Dwelling Unit, Market Rate: Means a *dwelling unit* that is not an *affordable dwelling unit*.

Household, Lower Income: The following definitions delineate the range of *lower income household* categories, as defined in the Health and Safety Code:

> Acutely Low Income Household: Persons or families whose income does not exceed 15 percent of the area median income, adjusted for family size, as defined in Health and Safety Code section 50063.5.

Extremely Low Income Household: Persons or families whose income does not exceed 30 percent of the area median income, adjusted for family size, as defined in Health and Safety Code section 50106.

Very Low Income Household: Persons or families whose income does not exceed 50 percent of the area median income, adjusted for family size, as defined in Health and Safety Code section 50105.

Low Income Household: Persons or families whose income does not exceed 80 percent of the area median income, adjusted for family size, as defined in Health and Safety Code section 50079.5.

Household, Moderate Income: Persons or families whose incomes exceed the limits for *lower income households* but do not exceed 120 percent of the area median income, adjusted for family size, as defined in Health and Safety Code section 50093.

Section 2

ARTICLE 4:

PURPOSES OF ZONES

Article 4, Section 8104-3.4 – Residential High Density (RHD) Zone of the Ventura County Ordinance Code is hereby amended to read in its entirety as follows:

Sec. 8104-3.4 – Residential High Density (RHD) Zone

The purpose of this zone is to provide for and maintain more intensely developed areas that are appropriate for *multifamily dwellings,* generally within *Existing Communities* and *Urban Areas*. The zone supports residential development at densities considered by state law to be affordable by design to *lower income households and* located along major transportation routes and within major commercial centers. Typical *building* types include one- to three-story *multifamily dwellings*.

Section 3

ARTICLE 5:

USES AND STRUCTURES BY ZONE

Article 5, Section 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purposes Zones of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated land uses:

Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purposes Zones

	OS-REC	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
WATER PRODUCTION, STORAGE, TRANSMISSION, & DISTRIBUTION FACILITIES: (6)												
4 or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	
5 or More Domestic Service Connections (Privately Operated)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

E = Exempt **ZC** = Zoning Clearance unless specifically exempted	**ZCW** = Zoning Clearance with signed waivers **PD** = Planned *Development* Permit **CUP** = Conditional Use Permit	Not Allowed	Exempt	Approved by *Planning Director* or Designee	Approved by Planning Commission	Approved by Board of Supervisors

Section 4

ARTICLE 9:
STANDARDS FOR SPECIFIC ZONES AND ZONE TYPES

Article 9, Section 8109-1.3 – Standards for the Residential High Density (RHD) Zone of the Ventura County Ordinance Code is hereby amended to read in its entirety as follows:

Sec. 8109-1.3 – Multifamily Dwellings in the Residential High Density (RHD) Zone

Sec. 8109-1.3.1 – Purpose

The RHD Zone is established to comply with Government Code Section 65583.2 and to provide for the development of *multifamily dwellings* at densities considered by state law to be affordable to *lower income households.* The purpose of this section is to establish development standards for all *multifamily dwellings*, whether rental or for sale, in the RHD Zone.

Sec. 8109-1.3.2 – RHD Zoning Clearance

a. A complete RHD Zoning Clearance application shall be submitted to the Planning Division, accompanied by all required documents and materials as specified in the RHD Zoning Clearance application, and required fees. The RHD Zoning Clearance application shall include a site plan and elevation drawings that demonstrate compliance with the RHD development standards for *multifamily dwellings* in this Chapter and area plan policies and development standards, as applicable.

b. At application submittal, the *applicant* shall submit a proposed development plan meeting the criteria set forth in Section 8109-1.3.4(d), an emergency evacuation plan, if required by Section 8109-1.3.4(g), and any other documentation that the *Planning Director* has determined is necessary to provide sufficient terms, timelines and enforcement mechanisms to ensure compliance with this Section 8109-1.3.

c. A RHD Zoning Clearance shall be issued for the development of *multifamily dwellings* in the RHD Zone upon the determination by the Planning Division that:

   (1) A RHD Zoning Clearance application has been submitted and completed in accordance with this Section 8109-1.3.2; and

   (2) The proposed *multifamily dwelling* complies with the applicable standards set forth in Sections 8109-1.3.3 through 8109-1.3.9 below.

d. Prior to issuance of the RHD Zoning Clearance, an *affordable housing agreement* shall be executed consistent with the requirements of Section 8109-1.3.8.

Sec. 8109-1.3.3 – RHD General Density Standards

Multifamily dwellings in the RHD Zone shall comply with the following general density standards:

a. Minimum density shall be no less than 20 *dwelling units* per acre.

b. Maximum density shall not exceed 22 *dwelling units* per acre, excluding units added by a density bonus pursuant to Government Code section 65915 and Article 16 of this Chapter.

Sec. 8109-1.3.4 – RHD Development Standards for Multifamily Dwellings

The site plans and other required materials submitted with the RHD Zoning Clearance application shall demonstrate compliance with the following development standards:

a. *Setbacks*:

Setbacks shall be in accordance with the applicable standards and exceptions set forth in Article 6 of this Chapter.

b. Open Space:

To ensure that residents of developments in the RHD Zone have access to outdoor recreational areas, the following open space requirements must be met:

(1) Common Open Space:

i. At least 20 percent of the net area of the *lot* that the *multifamily dwelling* is located on, shall be preserved as common open space.

ii. When calculating the common open space requirement, areas that can be included are:

(A) Parks;

(B) Recreational facilities;

(C) Common gardens;

(D) Landscaped areas (at least 10 feet wide by 10 feet long), installed in accordance with Section 8106-8.2 of this Chapter; and

(E) Common bikeways and pedestrian paths.

iii. At least 50 percent of the area designated as common open space shall be comprised of land with slopes of 10 percent or less.

iv. The following areas shall not be counted towards the common open space requirement:

(A) Public rights-of-way;

(B) Paved off-street *parking areas* and *driveways*;

(C) Improved drainage facilities with restricted access; or

(D) Private outdoor open space provided for individual dwelling units.

v. *Property owner(s)*, including when applicable through homeowner's associations or similar arrangements as specified in recorded Conditions, Covenants & Restrictions, shall be responsible for maintenance of all common open space areas, including required landscape maintenance in compliance with Section 8106-8.2.8 of this Chapter.

(2) Private Outdoor Open Space:

In addition to the common open space requirements of Section 8109-1.3.4(b)(1) above, private outdoor open space areas shall be provided for each *dwelling unit*.

i. Private outdoor open space shall be provided in the form of patios, yards, decks, or balconies, and shall be directly and exclusively accessed by the *dwelling unit* it is intended to serve.

ii. Ground Floor Level *Dwelling Units*: Private outdoor open space areas shall be a minimum of 80 square feet per *dwelling unit* and all dimensions shall be a minimum of 8 feet.

iii. Upper Level *Dwelling Units*: Private outdoor open space areas for upper level *dwelling units* shall be provided as balconies or loggias, and must be at least 40 square feet per *dwelling unit,* with a minimum 5-foot depth dimension.

c. Siting and Design of *Affordable Dwelling Units*:

Affordable dwelling units established pursuant to subsections (1) through (3) of Section 8109-1.3.6(a) shall meet the following standards:

(1) *Affordable dwelling units* shall have the same floor plan, including equal floor area per number of bedrooms, as the *market rate dwelling units*. The distribution of *affordable dwelling unit* type (by bedroom count) shall be proportional to the distribution of unit types for *market rate dwelling units*. For example, if 10 percent of the total number of *market rate dwelling units* are constructed as one-bedroom *dwelling units*, then 10 percent of the total number of *affordable dwelling units* shall be constructed as one-bedroom *dwelling units*.

(2) *Building* design, floor plans, materials, and appliances shall be of same quality and appearance for both *affordable dwelling units* and *market rate dwelling units*.

(3) *Affordable dwelling units* shall be integrated *with market rate dwelling units* and distributed throughout the *multifamily dwelling,* not to exceed more than 20 percent of the total *dwelling units* in any single floor, section, or building.

(4) Occupants of *affordable dwelling units* shall have the same access to common amenities throughout the *multifamily dwelling* as the occupants of *market rate dwelling units,* including access to parking, open space areas, storage, and recreational facilities (such as sport courts, gyms, pools, and fields).

d. Development Plan Requirements:

At the time of application submittal for a RHD Zoning Clearance, the *applicant* shall provide a proposed development plan to the Planning Division for review and approval that accounts for the development, occupancy and long-term maintenance of the *multifamily dwelling(s)* to be constructed on the RHD zoned *lot*, subject to the provisions of this Section 8109-1.3. The development plan, once approved by the Planning Division, shall be included as an exhibit in the *affordable housing agreement* and recorded on the property title pursuant to Section 8109-1.3.8(c). The development plan shall include the following, as applicable:

(1) Project Implementation Schedule: The *applicant* shall include a project implementation schedule that identifies project milestones and provides timeframes for the commencement and completion of the requirements of this Section 8109-1.3. The project implementation schedule shall be approved by the *Planning Director* prior to the issuance of the RHD Zoning Clearance.

(2) Construction and Occupancy of *Dwelling Units*: The *applicant* shall address the development and occupancy of *dwelling units* on the RHD zoned *lot*. All *affordable dwelling units* constructed on an RHD zoned *lot* pursuant to Section 8109-1.3.6(a), subsections (1) through (3), shall be constructed and made available for occupancy in concurrent timing to the *market rate dwelling units*, unless otherwise approved by the *County*.

(3) Development Phases: The *applicant* may propose to construct all *dwelling units* in a phased development over a multi-year period, or as a modification to the previously issued RHD Zoning Clearance approved by the Planning Division. Approval of a phased development plan may be granted under the following conditions:

i. The *applicant* demonstrates through appropriate documentation that the proposed *multifamily dwelling* is infeasible to complete within a single phase due to economic, environmental, or logistical constraints.

ii. The phased development plan addresses the provision of adequate public infrastructure (e.g., roads, utilities, parks, schools) and services that meet the needs of each phase, as determined by the *Planning Director* and the Public Works Agency Director.

iii. Each phase of the construction is designed to provide adequate *access*, utilities, services, and amenities, including open space for the occupants of that phase without reliance on future phases.

e. *Multifamily dwellings* located on *lots* adjacent to agricultural operations shall include a 300-foot *setback* between the agricultural operation and the new residential *structures*, or a 150-foot *setback* if a vegetative screen is installed between the agricultural operation and the new residential *structures*. The vegetative screen may include staggered rows of trees and shrubs, plants with 50 percent porosity, or other vegetative options as approved by the *Planning Director*.

f. If required, a minimum 7-foot tall, solid *fence* or wall shall be installed along the common property line of the *multifamily dwelling* and a railroad right-of-way for noise attenuation and to prevent the public from accessing the railroad right-of-way. If this Section 8109-1.3.4(f) conflicts with the standards in Section 8106-8.1, the requirements of subsection (f) shall govern.

g. At application submittal, the applicant shall submit an emergency evacuation plan if the proposed *multifamily dwelling* is located in a dam inundation area as identified in Chapter 11.2, Flood Hazards of the *General Plan* Background Report. The emergency evacuation plan shall be approved by the Ventura County Office of Emergency Services, a division of the Ventura County Sheriff's Office, prior to the issuance of the RHD Zoning Clearance.

h. *Multifamily dwellings* in the RHD Zone shall comply with all other applicable *County* zoning and building code standards, including standards applicable to *multifamily dwellings* located within an area plan boundary.

Sec. 8109-1.3.5 – Site Design Standards

a. A proposed *multifamily dwelling* located within an area plan boundary shall be consistent with the design standards set forth in the applicable area plan.

b. If the proposed *multifamily dwelling* is not located within an area plan boundary, or it is located within an area plan that does not have design standards as listed in this Section 8109-1.3.5, then the *multifamily dwelling* shall be consistent with the following *site* design standards:

(1) *Building* Design:

i. *Building* Form

(A) *Multifamily dwellings* shall incorporate a minimum of one articulation for every 50 feet between individual *buildings*. *Multifamily dwellings* shall achieve variation in *building* mass and form by incorporation of at least two different architectural features such as variations or projections in the wall plane and decorative features including cornices and columns.

(B) *Multifamily dwellings* that are higher than two stories shall be designed to create variation in mass and *structure height* by differentiating between a defined base (first floor), a middle or body (e.g., second floor or third floor), and a top, cornice or parapet cap. Two-story *buildings* shall include a defined base, and a top, cornice or parapet cap.

(C) Use of stucco-covered foam materials shall be limited to the above-ground floors to ensure long-term durability and reduce maintenance issues.

(D) Use of faux architectural features is discouraged. If such features are used, the architectural feature shall be proportionally accurate and consistent with established architectural standards.

ii. Roof Forms

(A) *Multifamily dwellings* shall include at least two distinct roof forms to break up the massing of the *building* (e.g., combinations of flat, gabled, hipped, and shed roofs).

(B) At least two distinct roof forms shall be used on each *structure* elevation visible from a *public street*, private roadway, or pedestrian right-of way, and adjacent properties.

(C) Roof eaves shall extend no less than the minimum length required to meet fire resistive construction requirements, consistent with the Ventura County Building Code, or 24 inches from the primary wall surface, whichever is greater.

(D) Rooflines shall be broken at intervals no greater than 50 feet long by changes in *height* or step-backs.

(E) All roof mounted mechanical equipment shall be screened from public view by parapets or other design elements that match the exterior materials/colors of the *multifamily dwelling*.

(F) Ancillary *structures* shall include the same roof forms, colors and *building* materials as the principal *structure*.

iii. Garages and Carports

(A) No more than 50 percent of the width of the street-facing *building* facade shall consist of garage doors.

(B) Carport and garage roofs that are visible from the street shall incorporate roof slopes and materials to match adjacent on-site *structures.* Flat roofs are allowed if not visible from *public streets*.

iv. *Building* Entries

(A) Individual *dwelling unit* entries that are oriented to the street shall be identifiable from the street by at least one articulation or other architectural features.

(B) A maximum of one vehicle *access* point is permitted from the *public street* per 100 feet of street frontage. For *corner lots*, one vehicle *access* point is permitted per *lot* where all street frontages are less than 100 linear feet, and two vehicle *access* points are permitted per *lot* where at least one street has a frontage of 100 linear feet or more.

(C) Pedestrian *access* points shall connect the public sidewalk right-of-way to areas throughout the *site* such as *building* entrances, *dwelling unit* entrances, vehicle *parking areas*, common open space areas, waste enclosures, and any transit stops directly adjacent to the *site*.

v. *Building* Articulation

(A) A minimum of two distinct architectural features (e.g., recessed or projecting balconies, trellises, or overhangs) shall be incorporated into each façade visible from a *public street*.

(B) *Building* façades shall be divided into vertical components that are 25 feet or less in width. Each component can be created by projecting or recessing wall components, by changing the roofline or adding a porch, or by adding piers or pilasters to provide vertical breaks in the *building* elevation.

(C) Exterior stairways shall be incorporated into the *building* design with materials and finishes that match the *building*. Exterior stairways shall maintain proportional width and *height* dimensions to the *structure's* mass and form.

vi. *Building* Materials and Colors

(A) The *building* façade shall use at least two different materials (e.g., stucco, brick, wood siding) and at least two distinct, complementary colors.

(B) Heavier materials (e.g., stone or brick façades) shall be used lower on the *structure* elevation to form the base of the *structure*.

(C) Contrasting, but complementary colors shall be used for trim, windows, doors, and key architectural features.

(2) *Site* Features:

i. Walls, *Fences and* Screening

(A) *Fences* and walls shall be constructed of natural materials, or materials that look natural (e.g., natural wood, common brick, stone, river rock, etc.). Concrete block walls are prohibited when visible from a *public street* or public walkway, except when located underground or fully covered in either a stucco or a decorative masonry facing material.

(B) Solid perimeter *fences* and walls shall be treated with special surface finishes, incorporate landscaping materials, or utilize misting/irrigation strategies, to discourage graffiti on all sides of the *fence* or wall visible to the public.

(C) A *see-through fence,* wall or hedge shall provide at least 50 percent visibility throughout the fence to perform screening, noise attenuation, and security functions. For a combination *fence* or wall (solid plus see-through), the solid portion of the *fence* shall be located at the bottom of the wall/fence and shall not exceed 3 feet in *height*.

(D) Unless specified in Sections 8109-1.3.4(f) and 8109-1.3.5(b)(2)(i), all fencing shall be installed in compliance with Section 8106-8.1.

ii. Trash and Recycling Enclosures

(A) All trash and waste diversion (e.g., recyclables and yard waste) enclosures shall be constructed and maintained on the project *site* in accordance with the '*Space Allocation Guidelines for Refuse and Recyclables Collection and Loading Areas*', provided by the Public Works Agency, Integrated Waste Management Division.

(B) Enclosures shall be designed with the same architectural features as the principal *structure* within the project *site.*

(C) Enclosures shall be screened from public view with landscape planters and separated by at least 15 feet from adjacent parking stalls with paved surfaces behind the curb to ensure adequate space is available for individuals to access vehicles.

Sec. 8109-1.3.6 – Affordability Requirements

a. RHD Zoning Clearance applications for *multifamily dwellings* shall meet at least one of the following affordability requirements:

   (1) At least 20 percent of all *dwelling units* to be constructed shall be available for lease or sale at an *affordable housing price* for *lower income households*.

   (2) At least 10 percent of all *dwelling units* to be constructed shall be available for lease or sale at an *affordable housing price* for *very low income households*.

   (3) At least five percent of all *dwelling units* to be constructed shall be available at an *affordable housing price* for *extremely low income households*.

   (4) Demonstrate *alternative compliance* under Section 8109-1.3.7.

b. Any additional *dwelling units* authorized through the density bonus provisions pursuant to Article 16 of this Chapter will not be included in the calculation of the required number of *affordable dwelling units* in subsection (a) above.

c. When calculating the number of *affordable dwelling units* pursuant to this Section 8109-1.3.6, any fractional units shall be rounded to the next higher whole number when the fraction is 0.5 or more, and to the next lower whole number when the fraction is less than 0.5, in accordance with Section 8101-4.8.

d. The *affordable dwelling units* required pursuant to this Section 8109-1.3.6 and Section 8109-1.3.7, if applicable, shall be subject to an affordability restriction for a term of at least 45 years for owner-occupied units and 55 years for rental units. For-sale units shall also be subject to an equity sharing agreement, consistent with the requirements of Government Code section 65915(c). The affordability restrictions required by this Section 8109-1.3.6(d) shall not be amended, released, terminated, or removed from the property without the prior written consent of the *County* and a finding by the *Planning Director* that the requested amendment, release, termination or removal is consistent with the requirements of Section 8109-1.3.

Sec. 8109-1.3.7 – Alternative Compliance to Onsite Affordable Dwelling Unit Requirements

a. As an alternative to constructing *affordable dwelling units* pursuant to subsections (1) through (3) of Section 8109-1.3.6(a), an *applicant* may submit a written request at the time of application submittal to the Planning Division, for approval by the *Planning Director*, to meet the affordability requirements by *alternative compliance*.

b. For purposes of this Section 8109-1.3.7, the total number of *affordable dwelling units* required to be provided by the p*ermittee*(s) is 30 percent of all proposed *dwelling units* on the subject RHD zoned *lot*.

c. The *affordable dwelling units* required by this Section 8109-1.3.7 shall be available for lease or sale at an *affordable housing price* for *lower income households*.

d. The written request must provide all the necessary information to evaluate conformity with the requirements of this Section 8109-1.3.7 and shall comply with one of the three *alternative compliance* options specified below. For purposes of this subsection, an 'eligible organization' shall mean a government entity or a nonprofit organization qualifying as tax-exempt under section 501(c)(3) of the U.S. Internal Revenue Code that specializes in developing or managing affordable housing.

   (1) Land Donation: The *applicant* shall donate land to an eligible organization for the development of the required *affordable dwelling units*. The land donation shall meet all of the following requirements:

      i. Be located within the unincorporated area of Ventura County, in an area that has the same or higher opportunity score as the subject RHD zoned *lot* as defined by the California Tax Credit Allocation Committee and California Department of Housing and Community Development (CTCAC/HCD) Opportunity Map.

      ii. The residential capacity of donated land shall be equal to, or greater than, the number of *affordable dwelling units* required under this Section 8109-1.3.7. The *General Plan* land use designation, zoning requirements, physical site characteristics and constraints, and infrastructure availability shall be considered when determining the residential capacity of donated land.

      iii. The donated land shall be conveyed to the eligible organization at no cost.

      iv. The *Planning Director* will evaluate and approve the proposed land donation based on the information provided by the *applicant* and/or eligible organization for compliance with this Section 8109-1.3.7.

   (2) Acquisition: The *applicant* shall commit financial assistance to an eligible organization for the acquisition of existing *dwelling units*, or acquisition of land for the creation of new *affordable dwelling units*. The acquisition shall meet all of the following requirements:

      i. The acquisition shall create *affordable dwelling units* in a quantity equal to, or greater than, the number of *affordable dwelling units* required under this Section 8109-1.3.7.

      ii. Acquired land shall be adequately zoned for residential uses at a residential density sufficient to provide the required number of

affordable dwelling units. The acquired land shall have the physical site characteristics and infrastructure availability to support the development of *affordable dwelling units* on the property.

iii. If more *dwelling units* are acquired than are required to fulfill the *affordable dwelling unit* requirement, the additional *dwelling units* may be rented out as *market-rate dwellings*. The proposal must demonstrate there will be no net loss of *affordable dwelling units*.

iv. The total amount of financial assistance to be provided under this Section 8109-1.3.7(d)(2) shall be submitted by the *applicant* for approval by the *Planning Director*. The amount shall be determined as the per unit cost to construct a *dwelling unit* within a *multifamily dwelling,* multiplied by the number of *affordable dwelling units* required to be provided, and adjusted by the Engineering News Record Construction Cost Index for the subject year, unless an alternative calculation method is approved by the *Planning Director*.

v. The financial assistance provided by the *applicant* to the eligible organization shall be utilized for the acquisition of land and/or *dwelling units* located within the unincorporated area of Ventura County, in an area that has the same or higher opportunity score as the subject RHD zoned *lot* as defined by the CTCAC/HCD Opportunity Map.

(3) Proposal of Equivalent Action: An *applicant* may request to meet the affordability requirements of Section 8109-1.3.6 by submitting a proposal of equivalent action in writing to the Planning Division, for review and approval by the *Planning Director*. The proposal of equivalent action may include, but is not limited to, payment of an in-lieu fee, the conversion of existing *market-rate dwelling units* to *affordable dwelling units*, land dedication, off-site construction, or any combination thereof. A proposal for equivalent action shall meet all of the following requirements:

i. Demonstrate how the proposed action will further the development of *affordable dwelling units* to an equal or greater extent than the requirements of Section 8109-1.3.7(b). The Planning Division may require technical or professional evaluation of any such proposal submitted by an *applicant*. The conclusions of any qualified third-party professionals shall be advisory to the *Planning Director* in their determination whether to approve, modify, or deny the proposal of equivalent action.

ii. Include a written analysis of all of the following, as may apply to the proposal of equivalent action:

(A) Total number of *affordable dwelling units* to be constructed;

(B) Anticipated household income and rental or sales affordability level for each *dwelling unit* to be constructed;

(C) Duration of affordability restriction for each *dwelling unit* to be constructed;

(D) Geographic suitability for the development of *affordable dwelling units* including adequate access to existing and/or proposed infrastructure and transit services;

(E) Construction cost estimates or any other methodology used to calculate a proposed in-lieu fee amount;

(F) Illustrate *General Plan* consistency, including consistency with the Goals, Policies and Programs of the *General Plan* and area plan, if applicable;

(G) No net loss of housing consistent with Government Code section 65863; and

(H) Any other information requested by the *Planning Director*.

e. Timing for *Alternative Compliance*:

(1) The timeframe for completing *alternative compliance* pursuant to this Section 8109-1.3.7 shall be specified in the *applicant's* RHD Zoning Clearance application and approved by the Planning Division as part of the *affordable housing agreement* required by Section 8109-1.3.8. These timeframes shall clearly indicate the timing for the development of *affordable dwelling units* utilizing *alternative compliance* pursuant to this Section 8109-1.3.7.

(2) The completion of *alternative compliance* and the issuance of the final certificate of occupancy for the *multifamily dwelling(s)* in the RHD zone shall be subject to the *permittee* meeting all responsibilities recorded in the *affordable housing agreement*.

Sec. 8109-1.3.8 – Affordable Housing Agreement

a. Purpose: The *affordable housing agreement* shall ensure that *affordable dwelling units* are provided in a manner consistent with the requirements of this Section 8109-1.3.

b. The *affordable housing agreement* shall be in a form approved by the Planning Division and shall be entered into by the *County*, *property owner*, *permittee* (if not the *property owner*), and eligible organization (if applicable).

c. Prior to the issuance of a building permit for a *multifamily dwelling* on the RHD zoned *lot*, the *County* shall record the executed *affordable housing agreement* with the Ventura County Recorder at the *permittee's* expense so that the *affordable housing agreement* appears in the chain of title for the subject RHD zoned *lot*(s).

d. The *affordable housing agreement* shall ensure compliance with the affordability requirements of Section 8109-1.3.6 and 8109-1.3.7, and address

the following, as applicable:

(1) The total number and timing for the development of *affordable dwelling units* that shall be made available to *lower income, very low income, and extremely low income households* on the RHD zoned *lot(s)* pursuant to the requirements of Section 8109-1.3.6.

(2) The total number and timing for the development of *affordable dwelling units* that shall be made available to *lower income households* through alternative compliance pursuant to the requirements of Section 8109-1.3.6 and 8109-1.3.7.

(3) The procedures for the sale and/or lease of the *dwelling units,* which shall require applications for occupancy to be made available in English and Spanish, provided in electronic and hard-copy formats, and accepted both online and at least one physical location in Ventura County.

e. The development plan required by Section 8109-1.3.4(d) shall be incorporated into the *affordable housing agreement*.

f. The *property owner* shall be required to provide a written disclosure of all such conditions and requirements above before any sale, lease or financing of the subject *lot(s)* and *dwelling units*.

g. The eligible organization, if applicable, shall not assign any of its rights or obligations under the terms of the *affordable housing agreement* to a third party without the prior written consent of the *County*.

h. The *affordable housing agreement*, including the development plan, shall not be amended, released, terminated, or removed from the property without the prior written consent of the *County* and a finding by the *Planning Director* that the requested amendment, release, termination or removal is consistent with the requirements of Section 8109-1.3.

Sec. 8109-1.3.9 – Deviation from Standards and Requirements

a. The *Planning Director* may authorize deviations from the standards or requirements of Sections 8109-1.3.4 and 8109-1.3.5, as specified in this section.

b. The *applicant* shall demonstrate to the *Planning Director* that the *applicant's* proposed development standard will be the functional equivalent of the applicable standard that would otherwise be required for *multifamily dwellings* in the RHD Zone.

c. The request shall state the circumstances and conditions relied upon as grounds for each deviation, and shall be accompanied by the following information and documentation:

(1) Detailed description of the use of the proposed development standard and the circumstances which justify the deviation, including any documentation necessary to demonstrate functional equivalency pursuant to subsection (b) above;

(2) Plans depicting the proposed modification of development standards including phasing of units, open space requirements, lighting or landscaping plans, if requested; and

(3) Other data and information to support the proposed deviation, as may be required by the *Planning Director*.

d. The request for deviations must be submitted at the time of application submittal for the proposed *multifamily dwelling*.

e. If granted, any deviation is considered to run with the land unless an expiration date is imposed at the time that the request is granted.

Sec. 8109-1.3.10 - Enforcement

Any civil administrative penalties collected pursuant to this Chapter for violations of Section 8109-1.3 et seq. of this Chapter, shall be deposited in an affordable housing fund account for exclusive use by the *County* to fund rehabilitation and/or construction of *affordable dwelling units* for *lower income households*.

Section 5

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

Section 6

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this 16 day of September, 2025, by the following vote:

AYES: Supervisors LaVere, Gorell, Long & Lopez

NOES: Supervisors Parvin

ABSENT: Supervisors none

CHAIR, BOARD OF SUPERVISORS

ATTEST:
DR. SEVET JOHNSON
Clerk of the Board of Supervisors
County of Ventura, State of California

By _____
Deputy Clerk of the Board