p 79 - objectives
slope map following p 32 - data

— Jane Tolmach

VENTURA COUNTY RESOURCES PLAN AND PROGRAM

OPEN SPACE AND CONSERVATION ELEMENTS

Prepared by: Ventura County Planning Department
In conjunction with: City of Fillmore, City of Ojai, City of Oxnard, City of Port Hueneme, City of Santa Paula

June 1973

When you are privileged to view the earth from afar, when you can hold out your thumb and cover it with your thumbnail, you realize that we are really, all of us around the world, crew members on the space station Earth. Of all the accomplishments of technology, perhaps the most significant one was the picture of the Earth over the lunar horizon. If nothing else, it should impress our fellow man with the absolute fact that our environment is bounded, that our resources are limited, and that our life support system is a closed cycle. And, of course, when the space station Earth is viewed from 240,000 miles away, only its beauty, its minuteness, and its isolation in the blackness of space are apparent. A traveler from some far planet would not know that the size of the crew is already too large and threatening to expand, that the breathing system is rapidly becoming polluted, and that the water supply is in danger of contamination with everything from DDT to raw sewage. The only real recourse is for each of us to realize that the elements we have are not inexhaustible. We're all in the same space ship.

Frank Borman

Source: Citizen's Advisory Committee on Environmental Quality, Annual Report to the President and to the Council on Environmental Quality for the Year ending May, 1972, U.S. Government Printing Office, Washington, D.C., page 42.

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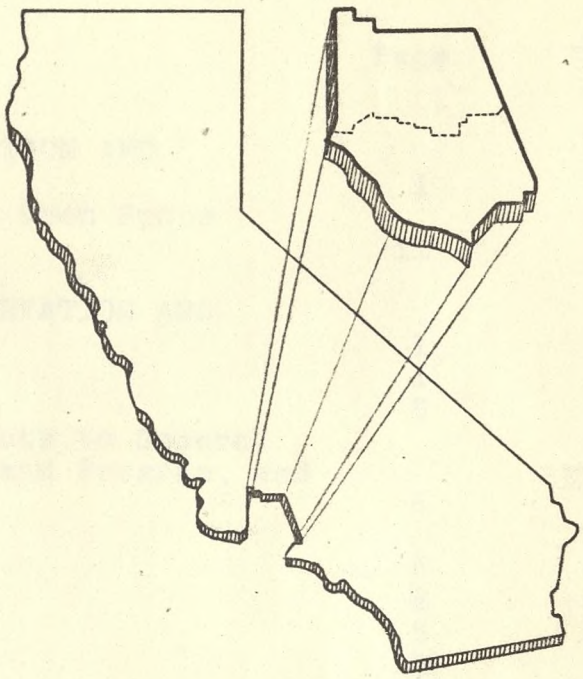
VENTURA COUNTY



Population (Jan. '73):

Total County - 436,169

Oxnard	- 79,556
Simi Valley	- 69,215
Ventura	- 67,915
Thousand Oaks	- 53,031
Camarillo	- 23,106
Port Hueneme	- 18,580
Santa Paula	- 18,461
Fillmore	- 6,994
Ojai	- 5,908

Area:

Total County - 1,206,000 acres

North Half	- 598,000 acres
South Half	- 608,000 acres

Agricultural Production in 1970:

Citrus	- 44,986 acres
Vegetables	- 37,000 acres
Hay & Grain	- 7,030 acres
Nuts	- 2,870 acres

Petroleum Production 1970 - 23.7 million barrels

Ventura County is situated on the coast in Southern California. Boundaries are provided by Santa Barbara County at the west, Kern County at the north, Los Angeles County at the east and the Pacific Ocean at the south and west.

In both a cultural and a physical sense, the county is divided into two halves. The north half, having a population of only 385, is largely contained in the Los Padres National Forest. Mountains in this area, exceeding 8000' in elevation, are part of the Coast Ranges. Three major drainage systems, the Cuyama River and the Piru and Sespe creeks transect these mountains.

With the vast majority of the county's population residing in the south half, this has become the focus of the county's cultural activities. The mountains, as part of the Transverse Ranges, rarely exceed 3000'. Extensive valley lands found along the Ventura River, the Santa Clara River, the Calleugas Creek and the lowlands of the coastal plain accommodate the urban and agricultural activities. All of the county's nine incorporated cities are found here. The excellent agricultural land is responsible for the county leading the nation in the production of lemons in 1969 and ranking second in avocado, spinach and chili pepper production.

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AN INTRODUCTION TO THE CONSERVATION AND OPEN SPACE RECOMMENDATIONS

The Conservation Element is the central General Plan Element and reflects the integral relationship between human and natural needs, the resources available to meet these needs, and the conservation program which seeks to optimally relate needs and resources.

The Conservation Element concentrates on an inventory of the resources and hazards that relate to human and natural needs. The Conservation Element relies to a large extent on the maintenance and establishment of open space as one means of effectively managing resources and hazards.

The Open Space Plan, then, reflects the use of open space as a "conservation" management tool and can therefore be thought of as a very important method of implementing the Conservation Element.

Among the various factors that contribute to the implementation of the Open Space Plan (which in turn furthers the implementation of the Conservation Element), are a set of recommendations and policies for Board consideration and adoption. These recommendations and policies will provide guidance to the decision makers, as well as to the public, with respect to the implementation of the intent and purpose of the Conservation and Open Space Elements.

RESOURCE CONSERVATION AND OPEN SPACE RECOMMENDATIONS

It is recommended to the Board of Supervisors that they adopt:

1. The Conservation Element.

2. The Open Space Element, and the following policies related to the implementation of the Open Space Plan.

    a. That the Open Space Plan be implemented through the application of the appropriate zoning determined in accordance with the AB-1301/1725 process.

    b. That compatibility between the Open Space Plan and zoning shall be sought by having zoning adhere as closely as possible to the form of the Open Space Plan and the intent of the Open Space Element.

    c. That in the application of zoning, existing uses deemed incompatible with the intent of the Open Space Plan, and yet designated as open space in it, shall be excluded from the plan. These excluded uses will, therefore, not be subject to the zoning determined by AB-1301/1725 to be consistent with the plan.

3. The Open Space Zoning Ordinance.

It is further recommended to the Board of Supervisors that they adopt the following general and specific policy recommendations:

1. It is the Board of Supervisors' policy to provide for the conservation and proper management of natural resources, and for the protection of hazardous and other areas which require special protective management.

    a. It is the Board of Supervisors' policy to preserve and protect agricultural lands, and assure the continued availability of such lands for the production of food and fiber.

    b. It is the Board of Supervisors' policy to provide for managed extraction of mineral resources.

    c. It is the Board of Supervisors' policy to prevent the misuse and/or degradation of natural resources.

2. It is the Board of Supervisors' policy to maintain a range of options for the future utilization of natural resources.

   a. It is the Board of Supervisors' policy to encourage the preservation, particularly of irreplaceable and nonrenewable resources, and to establish priorities for their use.

   b. It is the Board of Supervisors' policy to encourage resource conservation through open space management and the multiple use of open space lands.

3. It is the Board of Supervisors' policy to promote the shaping and guiding of urban form and development.

   a. It is the Board of Supervisors' policy to encourage the implementation of open space management as a method for determining urban form.

   b. It is the Board of Supervisors' policy to promote the complementary relationship between open space and urban areas.

   c. It is the Board of Supervisors' policy to seek coordination of open space lands with the cities of the County.

4. It is the Board of Supervisors' policy to provide for the implementation of the above policies through open space land use planning.

   a. It is the Board of Supervisors' policy to promote the role of open space as a:

      (1) Resource management device;
      (2) Method for managing hazardous areas;
      (3) Resource in and of itself.

   b. It is the Board of Supervisors' policy to encourage the multi-functional and multi-jurisdictional nature of open space land use planning.

   c. It is the Board of Supervisors' policy to recognize the significant role of the County in providing leadership in the field of natural resource management.

CHAPTER I

INTRODUCTION TO THE

CONSERVATION AND OPEN SPACE ELEMENTS

The Conservation and Open Space Element of the General Plan, together, form the keystone of the Resources Plan and Program. This Plan and Program consists of a unified package of eight environmentally oriented general plan elements which reflect the integral relationship between NEEDS, RESOURCES and CONSERVATION. This relationship is conceptualized in the Overview to the Resources Plan and Program.

The other elements of the Resources Plan have been treated individually, but because of their dependent relationship, the Conservation and Open Space Elements will be discussed as a unit. This section will, therefore, serve as a general introduction to both elements and will pay particular attention to their inter-relationships.

STATE LAW

State Law is, in large part, the impetus for general planning and serves as a guide in the development of the various General Plan Elements. The relevant sections of the law relating to the Conservation and Open Space Elements are referenced in TITLE 7, Chapter 3, Article 5, commencing with Section 65300 of the Government Code. They read as follows:

> **Section 65302 Elements of the Plan, required to be included.**
>
> **The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The Plan shall include the following elements:**

A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

(1) The reclamation of land and waters.
(2) Flood control.
(3) Prevention and control of the pollution of streams and other waters.
(4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
(5) Prevention, control, and correction of the erosion of soils, beaches, and shores.
(6) Protection of watersheds.
(7) The location, quantity and quality of the rock, sand and gravel resources.

An open space element as provided in Article 10.5 (commencing with Section 65560) of this chapter.

Article 10.5
Open Space Lands

Section 65560

(a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

Section 65561. Legislative finding and declaration.

The Legislature finds and declares as follows:

(a) That the preservation of open-space land, as defined in this article, is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.

(b) That discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.

(c) That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.

(d) That in order to assure that the interests of all its people are met in the orderly growth and development of the state and the preservation and conservation of its resources, it is necessary to provide for the development of the state, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open-space lands.

(e) That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open-space land.

Section 65562. Intent of Legislature.

It is the intent of the Legislature in enacting this article:

(a) To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved wherever possible.

(b) To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.

Article 4. Open Space Zoning

Section 65910. Adoption of Ordinance.

Every city or county, by June 30, 1973, shall adopt an open space zoning ordinance consistent with a local open space plan adopted pursuant to Article 10.5 (commencing with Section 65560) of Chapter 3 of this Title.

The law also states that local jurisdictions must adopt Conservation and Open Space Elements by June 30, 1973, or lose the right to issue building permits, to approve subdivision maps (Government Code, Section 65567), and to receive subventions for Land Conservation Act contracts (Government Code, Sections 16107 and 16118).

HISTORY

In response to the original law, the County Planning Department programmed one man-year into its 1971-72 budget to prepare the two elements. However, shortly after commencing work, the Board of Supervisors in November of 1971, authorized the Ventura County Association of Governments (VCAG) to assume control of the County work program and manpower allocation. VCAG was unable to complete the program and in May of 1972, returned it to the County Planning Department.

Ventura County was not alone in having difficulties meeting the original deadline, and so in June of 1972, Assembly Bill 966 was passed which moved the due date for adoption to June 30, 1973. This time extension allowed the County Planning Department to "re-think" the Conservation and Open Space Elements. The result was an expanded program known as the Resources Plan and Program, of which the key elements are Open Space and Conservation.

During the Summer of 1972, the County Planning Department offered to include any of the County's nine cities in its Open Space and Conservation Elements. The cities of Oxnard, Fillmore and Ojai accepted the invitation immediately, while the city of Port Hueneme agreed to the offer that Fall, and the city of Santa Paula entered the program later. The final plan very obviously reflects the county-wide role of open space, as it is difficult to relate an open space system that fulfills a particular city's needs.

THE RELATIONSHIP OF THE CONSERVATION AND OPEN SPACE ELEMENTS TO THE GENERAL PLAN, THE RESOURCES PLAN AND PROGRAM, AND TO EACH OTHER

The Open Space and Conservation Elements are two of eight general plan elements which are being treated in the Resources Plan and Program. This Plan and Program, in turn, forms the nucleus of the County's General Plan. As defined in the Overview to the Resources Plan, resources are the means available to meet natural and human needs, and Conservation is the management program that optimally relates needs and resources. This NEEDS-RESOURCES-CONSERVATION concept is instrumental in defining "open space" and "conservation", and serves as a general organizational framework within which the two subjects are analyzed.

General needs are defined into two major categories: natural and human. While the satisfaction of human needs is considered of primary importance, it is realized that their fulfillment is ultimately dependent upon the fulfillment of "natural needs". These are generally understood to mean maintaining the "balance of nature" - the equilibrium upon which man's existence depends. Primary human needs consist of food and fiber, safety, health, and security.

Conservation is the prudent and judicious use of our resources, or more specifically, the management program that optimally relates needs and resources. As such, conservation must inventory resources, manage them, and also, evaluate the needs that make demands on them so that they may be judiciously spent.

A key aspect of "conservation", then, is the inventory of the resources available to the County to meet the human and natural needs identified above. Such an inventory is the primary purpose of the Conservation Element. Resources were not the only factors inventoried in the Conservation Element. Hazards of various types (fire, erosion, landslides, etc.) were also inventoried in the interest of meeting human needs for safety and security.

Though open space is essentially viewed as a management tool, it should also be considered as a resource in and of itself. As defined earlier, resources are the means whereby needs can be met. Open space, as uncommitted or unimproved land, meets a number of specific needs. The shaping and controlling of urban growth is one need met by open space, as is the need for psychological relief from the congestion of urban areas.

Having defined "conservation" as a resource (and hazard) management program, let us now turn to a consideration of "open space" as a management tool to be used in the context of "conservation".

"Open Space", or the leaving of land in an essentially undeveloped or unimproved state, is a very effective means of managing resources and hazards which are so often in conflict with development of various kinds. The Open Space Element is therefore primarily considered as a management tool, and consequently is an off-shoot of the Conservation Element.

CHAPTER II

CONSERVATION ELEMENT

DEFINING CONSERVATION

Conservation, as defined in the Resources Plan and Program, is the prudent and judicious use of resources. To be more specific, it is the management program which evaluates and establishes need priorities, identifies the resources available to meet these needs, and optimally relates resources to needs.

Conservation, then, is not the mere preservation of resources, but rather a system which recognizes the ever-growing demands being placed on essentially limited resources, and which, therefore, seeks to optimize the use of these resources.

"Conservation" is distinguished from the Conservation Element in the sense that it is a philosophical concept upon which the Conservation Element is based. The concept of conservation emphasizes the importance of the inventory and evaluation of needs and resources; the Conservation Element is concerned primarily with an inventory of resources and, to a lesser extent, of hazards.

SCOPE AND OBJECTIVES

The content, or scope, of a general plan element is usually established by State law. For the Conservation Element, the scope is relatively broad, as it is to deal with the "conservation, development, and utilization of natural resources" in general, and water-related resources specifically.

The Conservation Element treats three basic categories of resources: natural, human and man-made. The natural resources are, in turn, broken down into four subcategories: air, water, land and biological. Human beings, as a resource,

are no less important than any natural resource; in fact, they are a considerably greater resource because through their knowledge and ingenuity they can in effect multiply natural resources through manipulation to create "man-made" resources. However, the emphasis in the Open Space and Conservation Element is with natural resources.

Specific objectives of this element include the following:

1. Fulfill state requirements for the development of a Conservation Element, while at the same time developing an element that relates to a unified package of elements that reflects the integral relationship between needs, resources, and conservation.

2. Seek to broaden the view of conservation held by decision makers and the public.

3. Identify, locate and evaluate the status of the County's resources as they relate to human and natural needs.

4. Identify and analyze those entities presently responsible for the management of the County's resources as an initial step in the development of a total "conservation system."

5. Specifically address the major threats to the County's resources; in particular, pollution and urbanization pressures.

6. Make recommendations for immediate action and future work programs based upon the findings of this study.

ASSUMPTIONS AND GOALS

Prior to the elaboration of goals statements, it would be appropriate to state the basic premises used in the development of the Conservation Element. Briefly, these assumptions are:

1. Conservation involves the stewardship of all the earth's resources in that we are managing them on behalf of our fellow man, and future generations.

2. Conservation presupposes that all things are either existing or potential resources, that they are finite and that since they will be expended, it should be done in a prudent and judicious manner.

3. To practice conservation effectively, one must know the relationship between needs and resources and must have established priorities which will determine how and for what purposes resources will be conserved.

Goals are desired states of affairs which, while usually descriptions of a condition far off in time, can guide day to day events in bringing about the desired end. The goals that follow are county-wide in nature and are intended to suggest a state of environmental balance and possible ways of achieving it.

1. Achieve a balanced utilization and conservation of natural resources throughout the region which meet the needs of inhabitants for economic, social and material needs.

2. Develop conservation programs for the resources that meet our most crucial needs and for our nonrenewable resources.

3. Preserve and protect our resources from human and natural forces.

4. Instill in the populace the necessity of conservation practices and instruct them in the most appropriate conservation methods.

5. Protect and preserve those natural resources which can provide contrast and relief from the forces and effects of the urban environment.

6. Preserve and enhance the quality of life for present and future generations by preventing misuse and degradation of natural resources, by taking steps to remedy any misuse of the resources, and by seeking an optimum balance between economic, social and ecological benefits to be derived from the County's natural resources.

7. Preserve for future generations' use the greatest possible range of choices, or to maintain as many options for the future use of natural resources as is consistent with the need for action in the near future.

8. To increase the knowledge, awareness and appreciation of the critical relationships of the natural environment. It should be a further goal of the County to continue research and publication of information pertaining to the environment and natural resources and to make recommendations for future programs to deal with these problems.

9. Ventura County should prepare, adopt and annually update, if necessary, a comprehensive set of environmental resources management goals, policies and programs. This could best be achieved through the organizational framework established by the Resources Plan and Program, and implemented through the devices of programming and budgeting.

In addition, the following goals are recommended by the Ventura County Association of Governments:

1. Achieve a balanced utilization and conservation of natural resources throughout the region which meets the needs of inhabitants for economic, social and material needs.

2. Protect, regulate and preserve valuable natural resources of the region which are irreplacable and nonrenewable.

3. Conserve those natural resources which are necessary to insure the adequate and continuing fulfillment of physical and mental health needs for residents of Ventura County.

4. Protect and preserve those natural resources which can provide contrast and relief from the forces and effects of the urban environment.

5. Protect and preserve those natural resources which can provide educational opportunity for present and future generations.

6. Provide a transportation system which will efficiently convey and distribute natural resources and will provide access to natural amenities.

7. Provide all citizens with an adequate quantity and quality of natural resource recreation lands.

The cities, for the most part, emphasized open space goals rather than conservation related goals possibly because of the need to provide recreation oriented open space.

INVENTORY

The inventory of the resources forms the core of the Conservation Element. The Conservation inventory then forms the basis for the development of the Open Space Plan. The inventory is organized in the three major categories of Natural, Human and Man-Made Resources. The emphasis in the Conservation Element is on natural resources, with the subcategories being Air, Water, Land and Biological resources. Each resource will have the needs associated with it identified; it will be located; the entities responsible for its management will be identified; issues related to the resource will be discussed; and conclusions will be drawn and reflected in the policy recommendations.

Needs

As a result of the Clean Air Act, the Federal Government through the Environmental Protection Agency (EPA) has established minimum air quality standards. These Federal Ambient Air Quality Standards define the levels of Air Quality that are necessary, with an adequate margin of safety, to protect the public health. It is a requirement of the Clean Air Act that these standards for photochemical oxidants, particulate matter, nitrogen dioxide, carbon monoxide and sulfur dioxide be met by 1975, or by 1977 if an extension is granted.

State standards cover the same pollutants as the Federal standards except for the addition of minimum air quality levels for lead and hydrogen sulfide. There is an unspecified time table for compliance with the state standards.

It is the responsibility of the State and local governmental agencies to provide a plan which will assure that Federal standards are achieved and maintained. If any state fails to provide an implementation plan which assures that the ambient air quality standard will be met, the EPA will then be responsible for providing such a plan in accordance with the Clean Air Act.

Location

Ventura County's air resources must be considered in terms both of the regional and local aspects. At the regional

scale, Ventura County is part of the South Coast Air Basin. The physical characteristics of this region act to limit air movements which could otherwise disperse any contaminants. Adding to this area 10 million people and 6 million cars, serious air pollution results. In 1970, the Federal Ambient Air Quality Standard for photochemical oxidants was exceeded at some location in this air basin on at least 250 days.

The two major air pollution problems in Ventura County are photochemical oxidants and particulate matter. Measured concentrations of these two contaminants regularly exceed health (air quality) standards throughout the south half of the County.

It is apparent that emissions are normally concentrated in those areas of the County which are heavily populated and/or industrialized. If meteorological conditions do not break up the inversion layer, typically at a height of 1000', and a weak sea breeze exists, accumulations of pollutants will occur.

From this knowledge of the processes involved in our air resource degradation, it is concluded that carefully selected open space areas and the location of major sources of pollution can have a dramatic effect on air quality.

Some of the adverse effects of air pollution on people have been measured and evaluated by the Environmental Protection Agency. From this information, the Ambient Air Quality Standards were developed. It has been demonstrated that crops and vegetation also sustain damage due to air pollution. A 1970

study by the California Department of Agriculture estimated Ventura County's loss at $10,700,000 for that year.

Management

The Air Pollution Control Program for the County is directed by the Ventura County Air Pollution Control District (APCD) in coordination with, and as part of, the Federal, State and regional air pollution control efforts. The APCD is organizationally within the County Health Agency and is governed by the Air Pollution Control Board (Board of Supervisors).

The Environmental Protection Agency (EPA) is the chief agency for the administration of the Clean Air Act passed by Congress in 1970. In accordance with this act, the Ambient Air Quality Standards were established. The California State Implementation Plan was issued, but it did not demonstrate an ability to attain standard quality air. At this point, the EPA took over the development of the plan and proposed a plan that called for severe gasoline rationing, as well as other control measures.

Issues

Currently, issues revolve around how we can best meet the Federal Ambient Air Quality Standard. In the plan proposed by the EPA, the reduction of pollutants necessary to meet the

standard was assigned wholly to the reduction of automobile travel through gas rationing. Alternatives do exist. Emission controls for motorcycles and more stringent controls on diesel engines are only two of the many short-range alternatives.

Of a longer-range nature would be the alternatives provided by the establishment of a basin-wide transit system or through the implementation of land use controls or growth policies. It will be necessary to make use of these alternatives, for although some improvement in air quality is expected as a result of stationary source and automobile controls, an ever-increasing number of sources will eventually erode the progress made.

Conclusions

The Open Space Plan is primarily a product of the natural resource inventory contained in the Conservation Element. It was from this inventory that the Open Space Plan was prepared and open space areas were delineated on the plan map. However, air resource information did not form the basis for open space analysis as much as did other natural resources. Nevertheless, open space planning can be expected to have a significant influence on the conservation and utilization of our air resources.

CONCLUSIONS AS THEY RELATE TO THE OPEN SPACE PLAN:

1. The sources of air pollution are normally concentrated in those areas of the County which are industrialized and/or heavily populated.

2. The location and orientation of air pollution sources can dramatically influence ambient concentrations.

3. The implementation of a meaningful open space plan can help alleviate air pollution problems:

   a. By providing guidelines for land use controls, and
   b. By providing population distribution controls, through the shaping and guiding of urban form and development.

4. An open space plan can provide viable alternatives to such stringent controls on air pollution as gasoline rationing, alternatives which are addressed to land use and population growth controls.

WATER

The map entitled, "Water Purveyors" shows all retail water districts in Ventura County and the coverage of their districts. These districts provide water for both agricultural and domestic uses.

Surface Water

Surface water resources in Ventura County are divided into two major hydrologic units; the Ventura River and Santa Clara-Calleguas Units; and into four other smaller hydrologic units, Rincon Creek, Cuyama, San Joaquin, and the Malibu Hydrologic Units.

The Casitas Municipal Water District has the responsibility for the development and delivery of water in the Ventura River drainage. Lake Casitas Reservoir has a capacity of 254,000 acre-feet of storage, with a "safe yield" of approximately 20,350 acre-feet per year. While 45% of the replenishment to the reservoir is derived from rainfall and run-off in the Casitas Watershed, the remaining portion is provided by diverting the Ventura River-Matilija Creek drainage through the Robles-Casitas Canal.

The recreational aspects of the Ventura River system deserve mention. Lake Casitas is a very popular recreational area for much of Southern California's population, with up to 40,000 visitors on just one weekend. The headwaters of the Ventura

River, the North Fork and Matilija Creek offer limited recreational opportunities presently; and the lower reaches of the river from Foster Park to the ocean have a very high potential for future water related recreational activities.

The United Water Conservation District is responsible for collection and distribution throughout most of the Santa Clara River Valley. Lake Piru is United's storage reservoir for water which is later released into the underground aquifers for later urban and agricultural use. The capacity of Lake Piru is 101,225 acre-feet, with an annual safe yield of 15,000 acre-feet per year.

Lake Piru also has extensive recreational facilities which are used to capacity for much of the year. The Piru Creek drainage above Lake Piru contains limited surface water, and provides some recreation. Future releases of water from the State Water Project through Pyramid Rock Reservoir in Los Angeles County will improve surface water conditions and recreational opportunities above Lake Piru.

Calleguas Municipal Water District is responsible for providing imported water to the southeastern portions of the County. Lake Bard serves as a terminal storage reservoir with a capacity of 10,500 acre-feet.

Streams in Ventura County that generally flow for the entire year include Sespe Creek, Piru Creek, Reyes Creek,

Matilija Creek, the North Fork of the Ventura River, and Ventura River below Foster Park. These creeks plus other small tributaries provide habitat for fish, such as rainbow trout, and are discussed under, "Biological Resources."

Groundwater

There are seventeen major groundwater basins identified in the South Half of Ventura County. In addition, two basins and two other valleys in the North Half have been identified. A brief summary of these basins is in Table I.

Areas of significant groundwater availability are indicated on the map entitled "Water Resources". Much of the groundwater is protected to a large degree from surface contamination by a clay cap in the alluvial deposits over the aquifers. The areas with clay cap are generally in the Oxnard Plain (except the Forebay), the Las Posas area and the city of Ventura.

Critical Watersheds

The Department of Public Works has attempted to define critical watersheds as those areas which contain valuable water resources and, "which have been or may in the near future become adversely affected".

From the discussion of critical watersheds emerged four major types of adverse conditions. A first is that serious landward intrusion of sea water occurs within the Oxnard and Mugu aquifer zones of the Oxnard Plain basin as a result of overdraft. Increased replenishment in the recharge areas has

been proposed as the most feasible method of overcoming this problem.

Adverse salt balance conditions are considered to be serious within the Piru, Fillmore, Santa Paula and Oxnard Forebay basins, due to heavy extraction and recirculation of groundwater, which has increased salt inflow at the surface.

Recent urbanization and poor quality groundwater within the Simi Basin has led to the importation of State Project water and the abandonment or destruction of local water wells. As a result, a significant rise in groundwater levels within the basin has increased the potential for seepage and liquefaction.

A final adverse situation is that certain aquifer recharge areas in the East and West Las Posas Basins have experienced a consistently declining water level, indicating that extraction exceeds its natural replenishment. A desirable solution would be to spread large quantities of water in the outcrop areas of nearby Happy Camp Canyon.

Sanitation

Waste water treatment facilities in the South Half of Ventura County are managed by over twenty major agencies of various sizes and capabilities. The Ventura Regional County Sanitation District will eventually assume overall responsibility for waste water transmission and reclamation for the County, while the existing districts will be responsible for collection. The best potential for waste water reclamation and reuse may be in supplementing groundwater supplies.

The map entitled, "Sanitation Districts" shows the areas under the jurisdiction of a district with capabilities to provide collection and treatment. The districts in the southeastern portion of the County - the Simi, Thousand Oaks and Moorpark areas - generally cover large amounts of territory which have not been urbanized. The districts in the remaining portion of the South Half generally include only incorporated, or urbanized, areas.

When an area contains high water tables, poor drainage, poor percolation in the soil, or lack of soil, septic tank limitations will be severe, usually causing health and water quality problems. It should be noted that septic tanks provide a temporary and, at best, secondary system for sewage collection. Most of Ventura County, except for areas of alluvium and good drainage, have severe septic tank limitations and are located on the map, "Septic Tank Limitations."

Flood Plains

A flood plain is defined by the U. S. Army Corps of Engineers as, "the relatively flat area or lowlands adjoining the channel of a river, a stream or a watercourse, an ocean, or a lake or other body of standing water, which has been or may be covered by flood water." Although less frequent and more severe, the 100-year flood plain was used in this study, as this data is available for the entire county.

There are three major drainage areas which are subject to flooding. Located on the map entitled, "Flood Plains," these are the Ventura River system (4,000 acres), the Santa Clara River Valley and tributaries (16,700 acres), and the Calleguas-Conejo-Revolon-Arroyo Simi drainage (22,000 acres).

Flood plain management must take into account both the protection of man-made investments such as structures, bridges, or crop lands, and the protection of "natural investments" such as fish and wildlife habitat, vegetation and recreational opportunities.

Management

There are many agencies which are responsible for the management of water resources at the federal, state and local levels. Federal agencies such as the Forest Service, Corps of Engineers, and the Environmental Protection Agency; State agencies such as the Resources Agency and its many departments, the State Department of Public Health, and the Water Resources Control Board; and local agencies such as the County Departments of Public Works, Environmental Health, Planning Department, and Fire Protection District are all directly involved in water management programs.

Mention should be made of the Oxnard Harbor District, the Ventura Port District, and the County Department of Airports and

Harbors. These agencies manage the Port of Hueneme, Ventura Marina and the Channel Islands Harbor, respectively. These facilities provide public recreational and commercial access to the Pacific Ocean, which must be considered one of Ventura County's most valuable resources (although not commonly thought of as a "water" resource).

Issues

Major issues that have been raised in the discussion of "Water Resources" include water quality problems and land use conflicts, as well as the relationship of water resource conservation to the protection and preservation of other resources.

Man-induced causes of water quality degradation include industrial, domestic, and even agricultural effluent, which may be aggravated by poor drainage conditions or improper waste water treatment. For example, the percolation into aquifers of irrigation return water which is high in salt content and malfunctions in septic tank systems have contributed to water quality problems in many areas.

Such competing land uses as urbanization within critical watersheds have increased surface and groundwater quality problems and in some cases have reduced natural replenishment capabilities. Residential development in flood plains have substantially intensified flood control problems.

While the conservation of local water resources is often closely related to the protection of other natural resources, such as land, air and the varieties of biological communities which are found in Ventura County, water resource conservation and management must above all address human needs and demands. For such issues as water quality, flood control and watershed protection become of critical concern only when humans dictate the needs for protection.

Conclusions

The natural resources inventoried in this section of the Conservation Element are primary considerations in the development of the Open Space Plan. As an example, flood plains were inventoried and analyzed at this stage in the preparation of the Conservation Element, and were then evaluated in the Open Space Plan as primary areas of open space for protective purposes. Aquifer recharge areas were also mapped and analyzed as part of the County's local water resources, and this information was used to evaluate productive areas for possible inclusion in the Open Space Plan.

CONCLUSIONS AS THEY RELATE TO THE OPEN SPACE PLAN:

1. Various watersheds have been subjected to water quality degradation as a result of land use conflicts and poor resource management practices.

2. Natural and artificial replenishment of good quality local water supplies can be provided if certain critical watersheds and aquifer recharge areas are protected from conflicting uses and other adverse conditions.

3. The implementation of a meaningful open space plan can protect local water supplies from quality degradation by providing stringent land use controls in such areas as critical watersheds, aquifer recharge areas, and major flood plains.

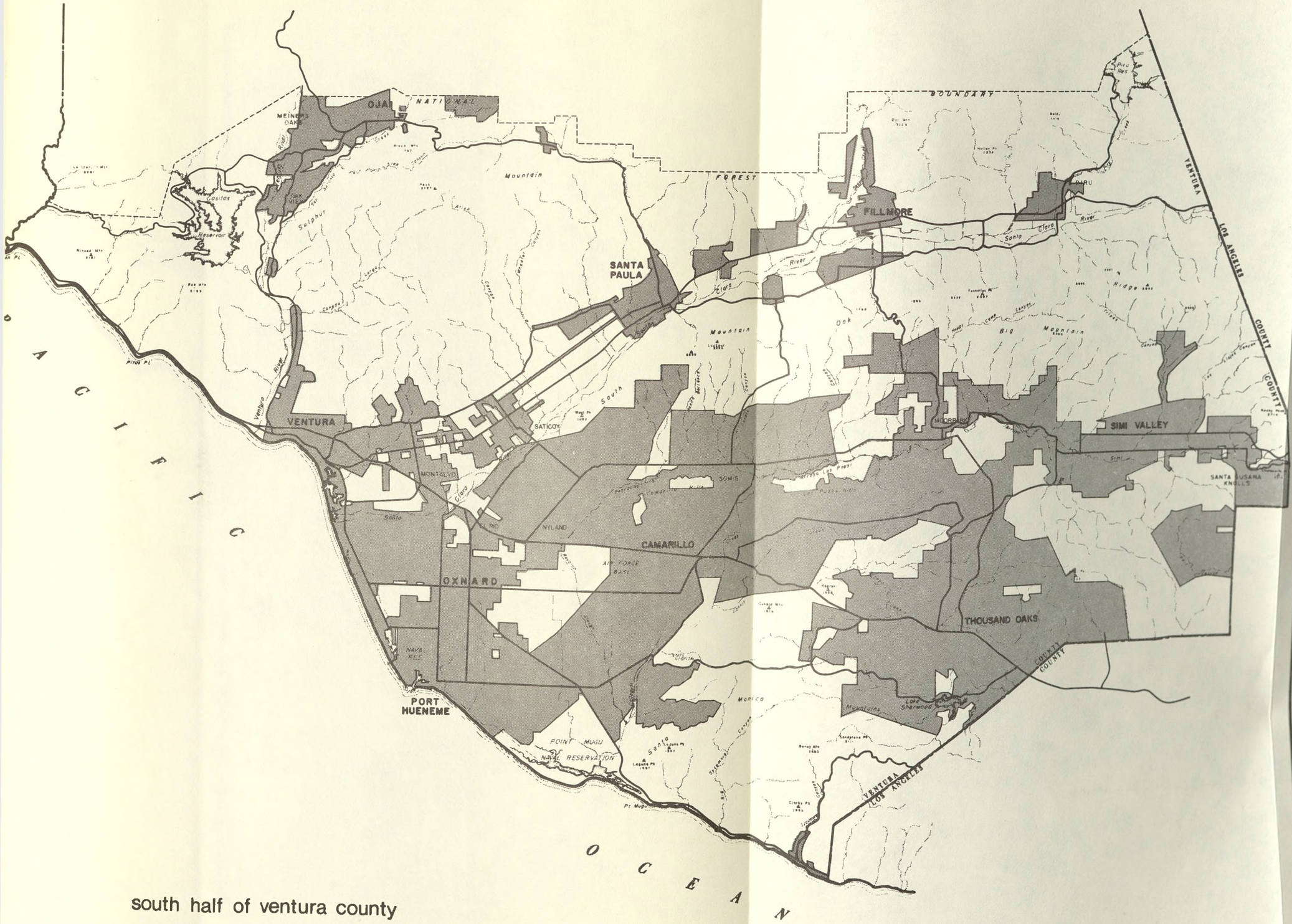
TABLE I
GROUNDWATER BASINS

South Half Basins:	Storage Acre-Feet	Permeability	Average T.D.S. (p.p.m.)*
Santa Clara Hydrologic Unit			
Piru Basin	1,900,000	Unconfined	1,200
Fillmore Basin	7,100,000	"	1,200
Santa Paula Basin	4,700,000	Mostly Unconfined	1,600
Mound Basin	1,400,000	" "	1,200
Oxnard Forebay	1,200,000	Unconfined	1,600
Oxnard Plain Basin	7,800,000	Mostly Confined	1,000
Pleasant Val. Bsn.	1,300,000	" "	1,150
Calleguas-Conejo Hydrologic Unit			
Gillibrand Basin	N.A.	Unconfined	500-700
Simi Basin	180,000	Mostly Unconfined	1,600
E. Las Posas Bsn.	2,200,000	50% Unconfined	325
W. Las Posas Bsn.		Mostly Confined	750
Tierra Rejada Bsn.	N.A.	" "	550
Santa Rosa Basin	N.A.	Unconfined	650
Ventura Hydrologic Unit			
Ojai	63,000	Mostly Unconfined	650
Upper Ojai	26,000	" "	650
Upper Ventura River		" "	700
Lower Ventura River	N.A.	" "	N.A.
North Half Basins:			
Lockwood Val. Bsn.		Variable	
Area I	8,925		338-933
- Stream Channel	3,600	Less Confined	
- Outlying Alluvium	5,325	More Confined	
Area II			
Cuyama Basin	N.A.	Mostly Unconfined	1,862
Little Cuddy Val.	N.A.	N.A.	462
Hungry Valley	N.A.	N.A.	360

Sources: (1) Ventura County Department of Public Works, Flood Control District, "Surface and Ground Water Resources: Ventura County Resources Plan," January, 1973.
(2) Ventura County Department of Public Works, Flood Control District, "Hydrology Report on Phase II Study: North Half General Plan," July, 1972.

*

*Total Dissolved Solids (T.D.S.) are measured in parts per million (p.p.m.) and serve as an indicator of the mineral content found in water samples.



south half of ventura county

resources plan and program

open space and conservation element

water purveyors

existing districts

N

0 2 4 MILES

SCALE

june 1973

ventura county planning department

south half of ventura county

resources plan and program

open space and conservation element

water resources

- aquifer recharge areas
- protective clay cap

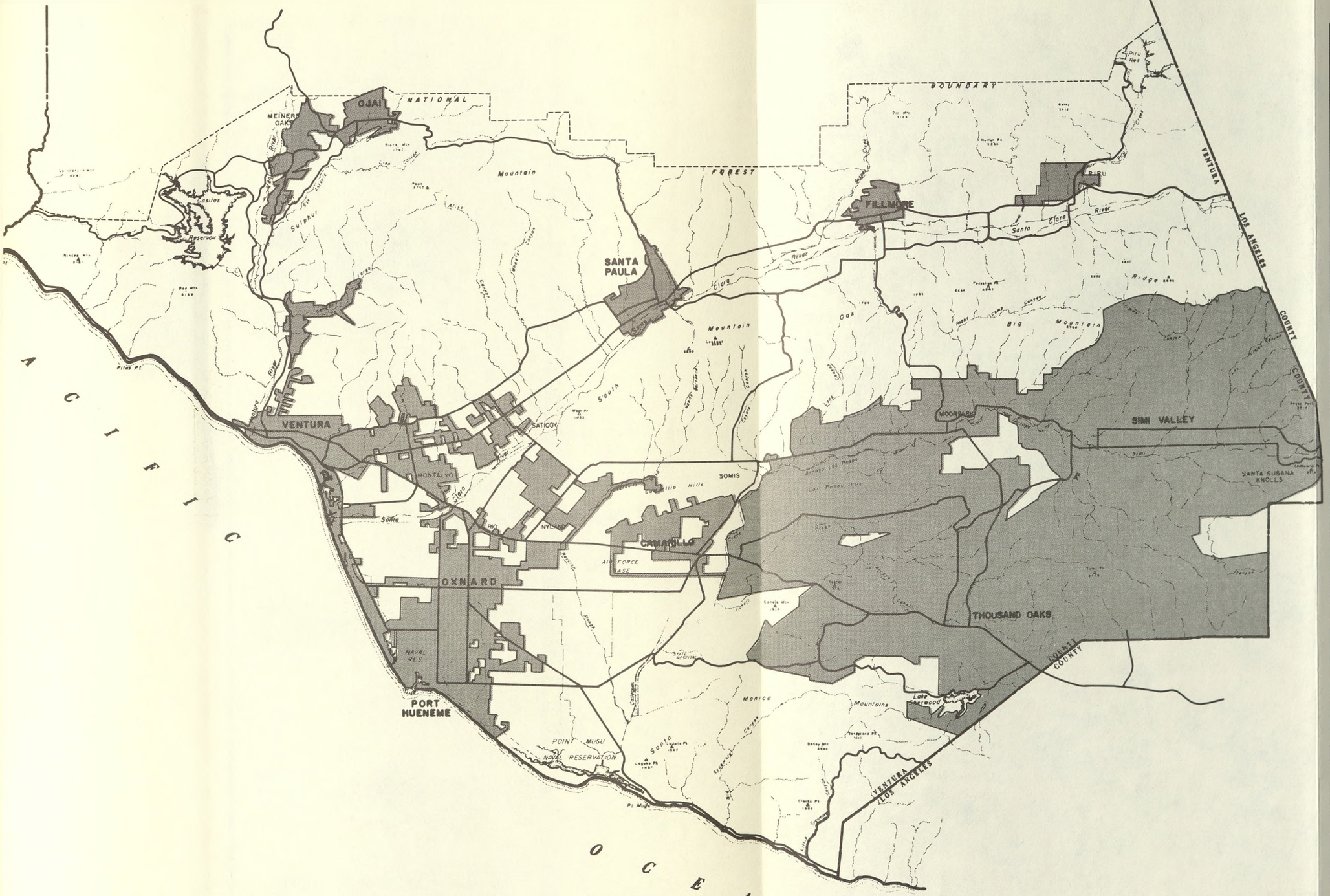
source:
department of public works

N

0 2 4 MILES
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

sanitation districts

existing districts

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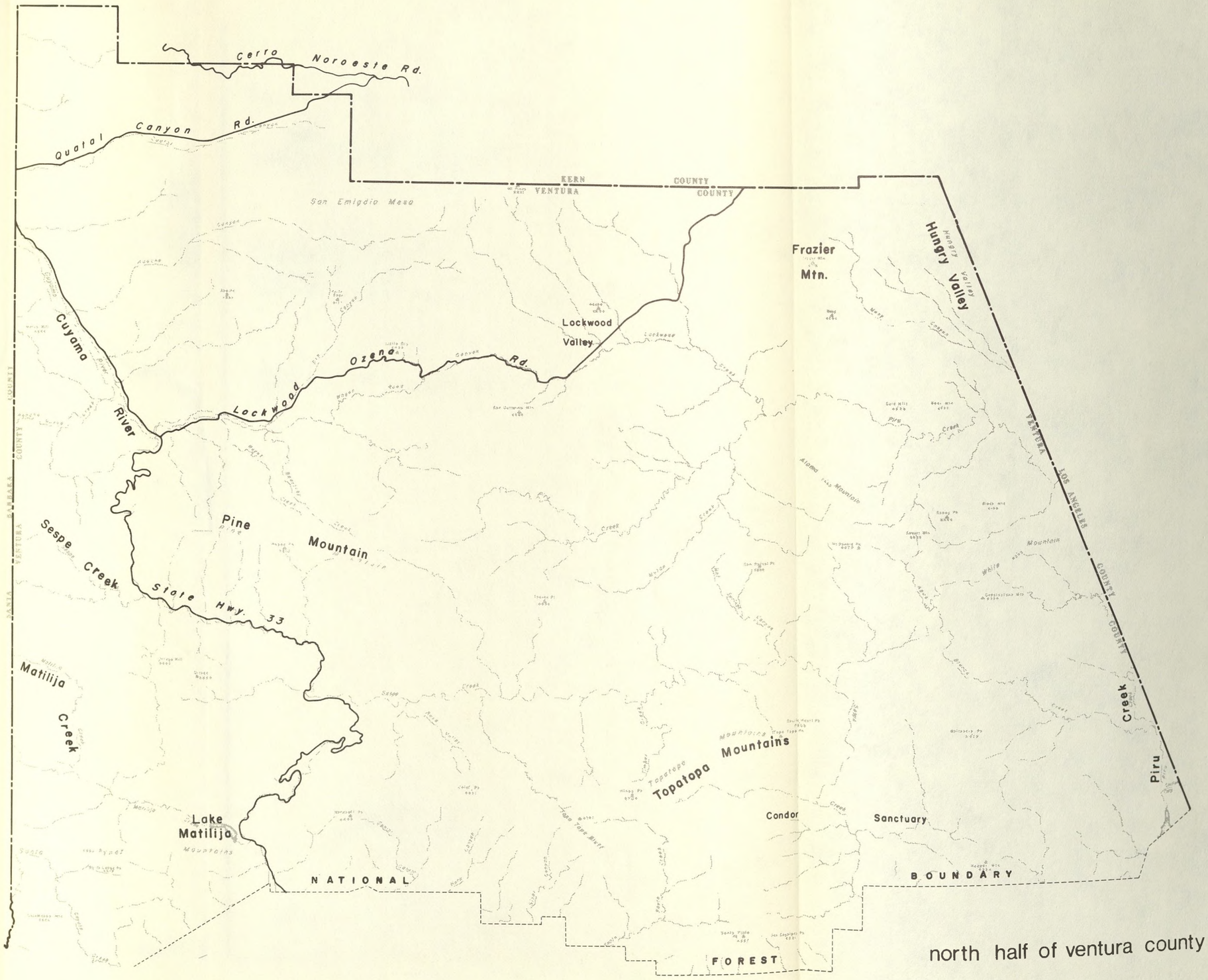
june 1973

ventura county planning department



north half of ventura county

resources plan and program

open space and conservation element

location map

N

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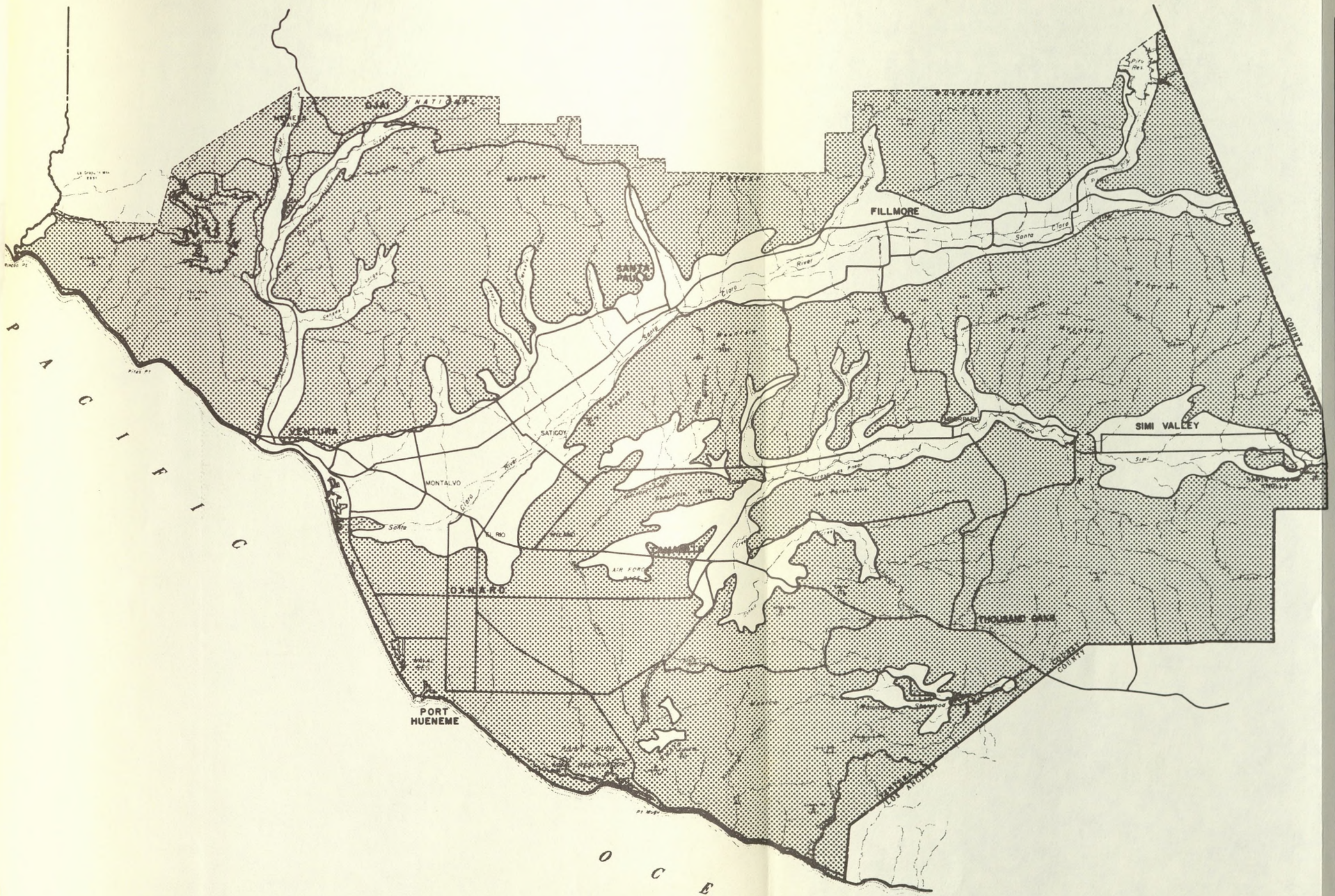
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

septic tank limitations

severe

source:
soil conservation service
department of agriculture

N
0 2 4 MILES
SCALE

june 1973

ventura county planning department

south half of ventura county

resources plan and program

open space and conservation element

flood plains

100 year

source:
department of public works

N

0 2 4 MILES
SCALE

june 1973

ventura county planning department

Geology

Ventura County is divided into two physiographic provinces. The mountains of the North Half are part of the northwest to southeast trending coast ranges. The mountain and valley system of the South Half is part of the east-west trending Transverse Ranges. The Transverse Ranges in Southern California run from Santa Barbara County through the San Bernardino Mountains and are one of the few east-west trending ranges in the United States.

The mountains in the North Half are relatively large and reach elevations of 8,831 feet on Mount Pinos, 8,026 feet on Frazier Mountain, 7,510 feet on Pine Mountain, 7,455 feet on Alamo Mountain, and 6,704 feet on Hines Peak. The mountains of the South Half have more gentle slopes and reach elevations of 3,111 feet in the Santa Monica Mountains, 2,400 feet in the Simi Hills, around 2,500 feet on Oak Ridge, and 2,700 feet on Sulphur Mountain.

By far, the most important mineral deposit in the County is petroleum. Petroleum has historically been an important mineral resource in the economy of Ventura County, having been first produced before 1875. Other minerals of commercial value are: asphalt, clay, gypsum, limestone, and sand and gravel. The mineral resource locations are indicated on the map entitled "Mineral Resources."

Geologic Hazards

Although landslides are generally localized in their occurrences, they often occur in great numbers over large areas. Much of the South Half of Ventura County is susceptible to landsliding. Landsliding is common in the Rincon Mountains, Sulphur Mountain, Topa Topa Mountains, and South Mountain,and can be located on the map entitled, "Landslide Prone Areas." A slope of only 5 to 6 degrees is all that is necessary to trigger landsliding; the other critical factors that determine if an area may be slide prone are vegetation, soils, rock type, precipitation, and recent fires. Wave action which produces marine erosion at the shoreline is also considered to be landsliding.

Ventura County shares with California its susceptibility to earthquakes and attendant ground motion. The source of these ground movements is from movement along one of the many faults. The well-known San Andreas Fault traverses an area immediately above the northern edge of the County. A major splinter fault from that system traverses the Lockwood Valley and is known as the Big Pine Fault. Other major faults in the North Half are the San Gabriel, Santa Ynez, Pine Mountain, and Frazier Mountain Faults. In the South Half, major faults include the San Cayetano (from Upper Ojai Valley to Piru), Santa Clara (at the base of South Mountain), Simi, Santa Ana (Lake Casitas-Ojai area), Red Mountain (along the Rincon Mountains), Camarillo and Springville, and the Sycamore Fault system (Santa Monica

Mountains). These faults are labeled Identified Fault Zones on the map entitled, "Geologic Structures."

A basic conclusion of the geologic investigations for the Resources Plan and Program by the Department of Public Works is, "until such time as more complete information is available for the width and location of fault zones and intensity, frequency and location of earthquakes, it is imperative that zoning in respect to areas of potential hazards be conservative." Further, Public Works has stated that, "unless seismic investigations are conducted and adequate earthquake resistant design provisions are incorporated, no building which might endanger lives or adjacent property should be allowed in the vicinity of any fault line; no major structure should be placed on land susceptible to amplified seismic shaking; and there is a need for cautious placement of major structures and utilities other than for single story, wood frame structures."

Tsunamis are seismically produced sea waves which present a danger either in flooding or, in severe cases of an unusually high wave, present a high potential for damage to structures. The occurrence of a major tsunami, however, is not felt to be more than a remote possibility.

Subsidence of land is usually caused by extraction of water or oil. Slight changes in elevation caused by subsidence can

result in damage to surface structures such as canals, sewers, and drains. It is recommended by the Department of Public Works that further investigation is necessary to determine areas of subsidence and the causes.

Soils

Ventura County is fortunate to still have available substantial acreages of Class I & II (prime) soils which are used to produce an extensive variety of agricultural produce. Nearly all of these Class I & II soils are in the South Half and can be located on the map entitled, "Soils."

Erosion of soil is a problem in much of the County. This erosion problem is correlated closely with steep slopes or areas subject to flooding. Areas of severe erosion hazard are located on the map entitled, "Erosion Hazard."

Land Use

Land use is usually considered to be man's use of the land, be it for homes, industry or agriculture, or nonuse as in vacant land. Land use patterns are complex when considering all of the multitudes of potential uses in one area. However, the two major land use patterns are lands for agricultural and urban purposes. The map entitled," Land Use," depicts where the agricultural and urban land uses exist in Ventura County.

Zoning

Zoning is the means by which government can regulate the use of land to the types and intensities of use necessary to provide for the public welfare. The zoning authority of local governments is a long established legal device. A brief summary of the land zoned in the South Half indicates that a little more than 100,000 acres have urban (residential, industrial or commercial) zoning, while nearly half of the acreage in the South Half is zoned Rural Agricultural (R-A), permitting one dwelling unit per acre and up, much of which is in steep slope areas. These basic zone distributions can be located on the map entitled "Zoning." The "Agricultural Preserves" map calls attention to those lands preserved in agriculture under Land Conservation Act (LCA) contracts.

Zoning Acreage
(South Half)

Urban	Rural Exclusive	Rural Agricultural	Agricultural Exclusive	Other	Total
101,237	92,860	267,590	117,630	21,220	600,537

Conclusions

The foregoing inventory of land-related resources played a significant role in the development of the County's Open Space Plan. As stated earlier, open space is considered as a management tool to be used for the conservation of resources and the management of hazards. The land-oriented resources and hazards inventoried in this section consequently became the objects of open space management.

Many of the land related components of open space were hazards, such as landslides, erosion prone soils, and lands subject to severe shaking during earthquakes. Such hazardous areas accounted for a considerable amount of open space. Class I and II soils and minerals were among the land resources that also contributed to open space.

CONCLUSIONS AS THEY RELATE TO THE OPEN SPACE PLAN:

1. The continued availability of land-related resources has been seriously threatened by conflicting demands on those resources found within the land as well as the land itself.

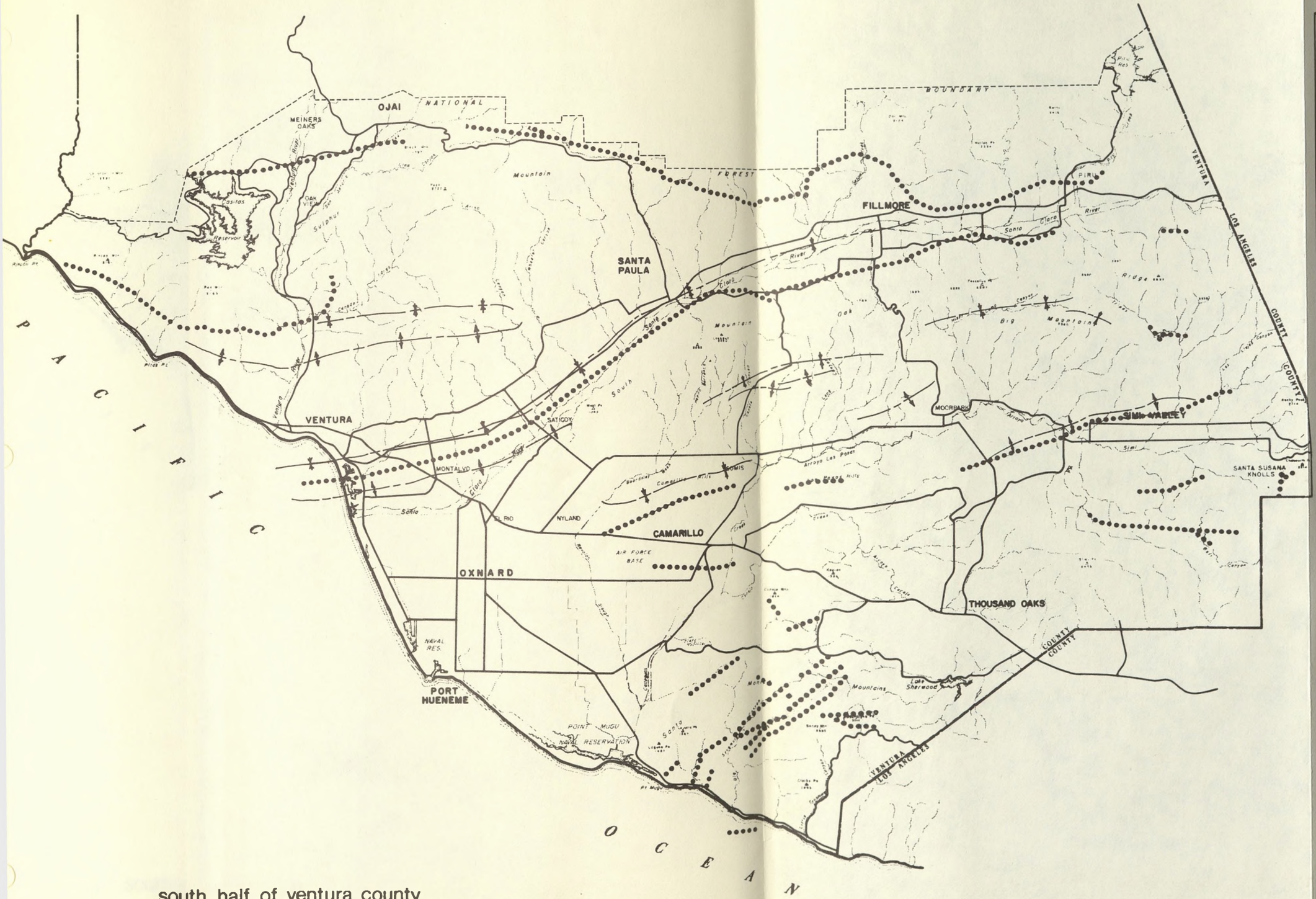
2. The protection of natural hazard areas has become increasingly difficult, due to the intrusion of urban-related activities into some areas which are intrinsically unsuitable.

3. The implementation of a meaningful open space plan can protect and preserve critical land resources:

    a. By providing for the managed production of natural resources, as well as agricultural products,

    b. By protecting natural hazard areas from unsuitable uses, thereby promoting public health, safety, and welfare, and

    c. By offering a set of priorities to resolve conflicts between various land uses.



south half of ventura county

resources plan and program

open space and conservation element

geologic structures

- ····· identified fault zones
- + syncline
- + anticline

source:
california division of mines & geology
june 1972

N
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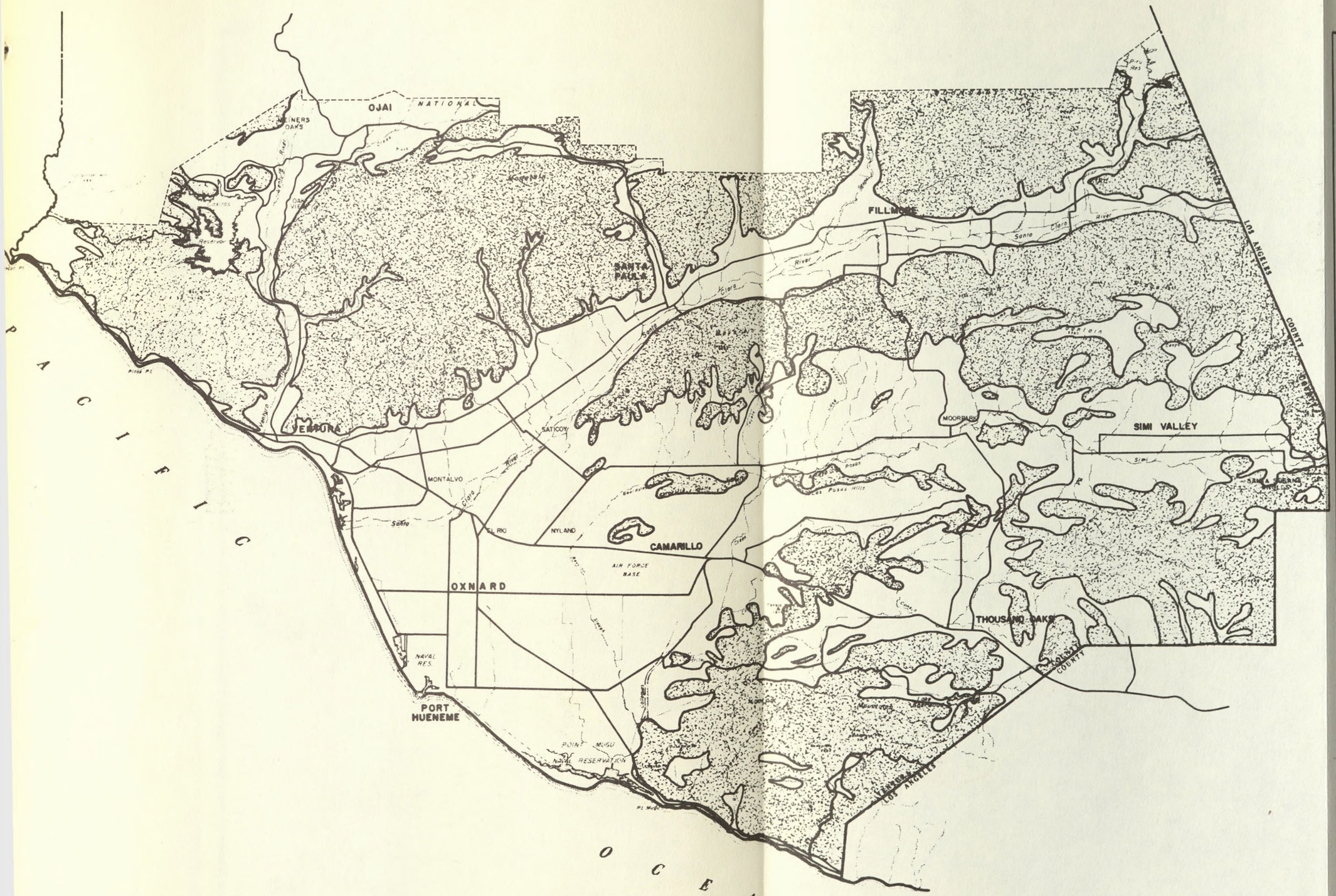
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

slope analysis

▨ 25% or greater

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SCALE

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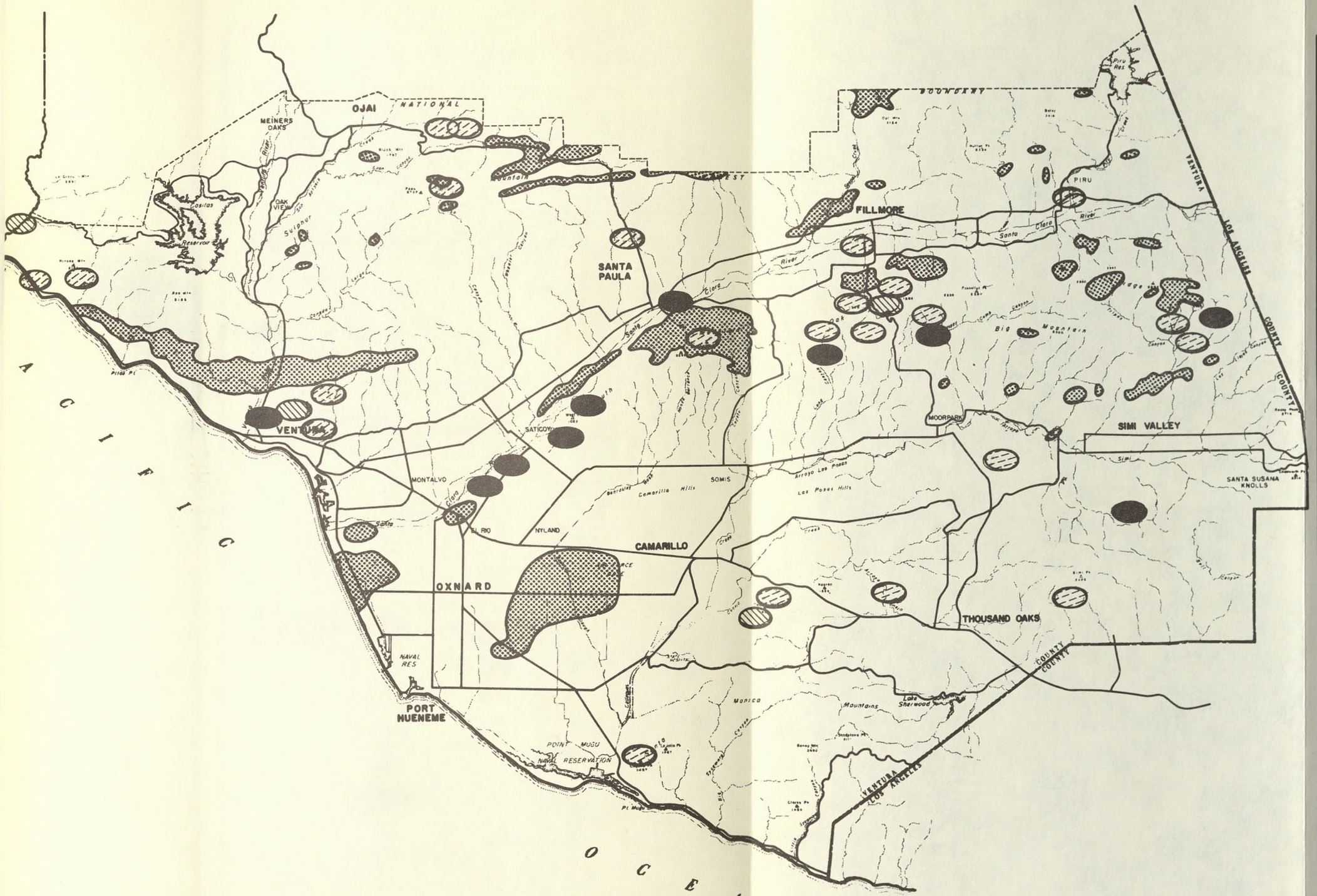
ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

mineral resources

- petroleum fields
- sand & gravel deposits
- active mineral extraction sites
- inactive mineral deposits

source:
california division of mines & geology
june 1972

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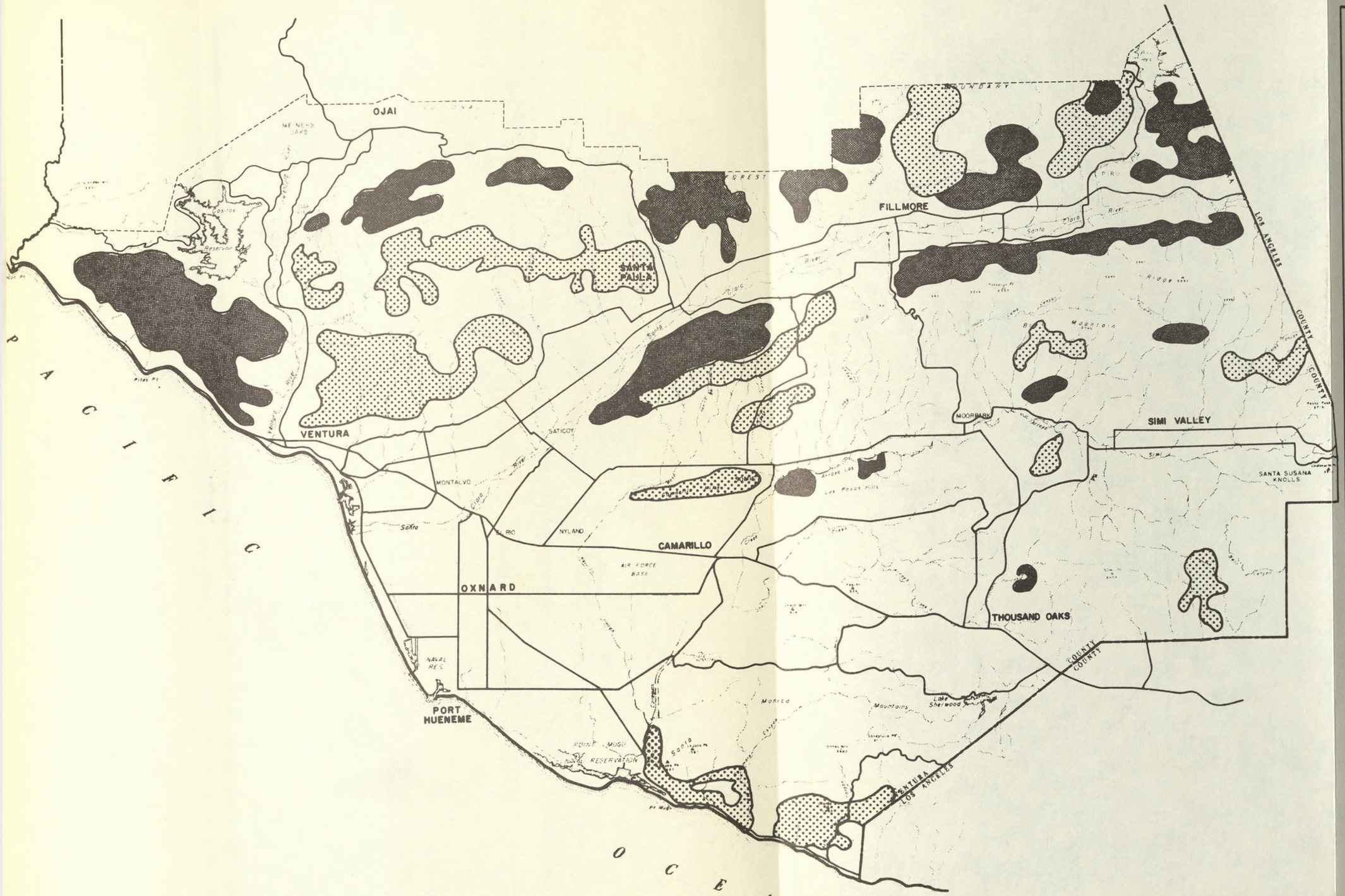
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

landslide prone areas

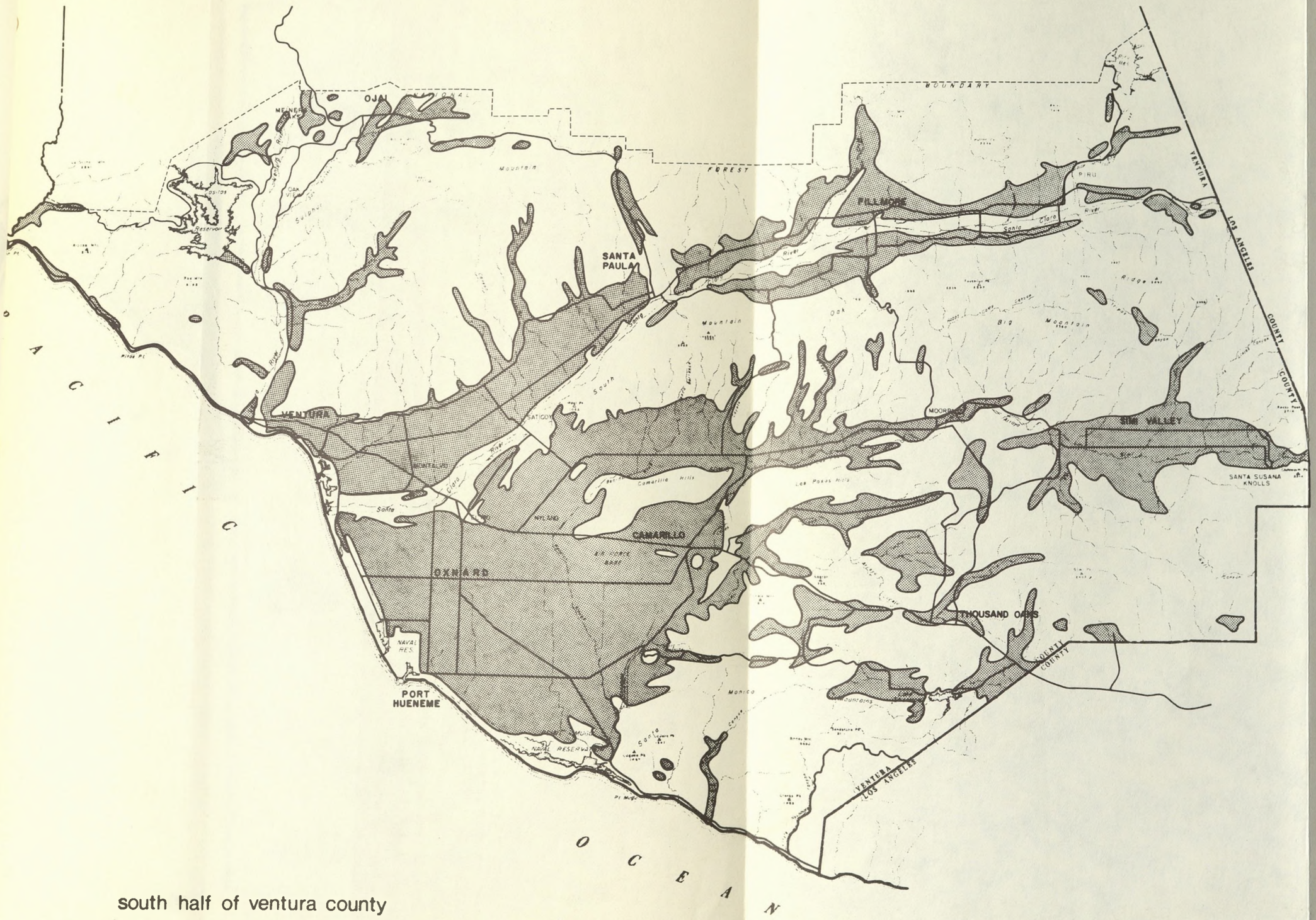
- areas of massive landslides
- areas of scattered landslides

source:
california division of mines & geology
june 1972

N
0 2 4 MILES
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

soils

class I & II (prime)

source:
soil conservation service
department of agriculture

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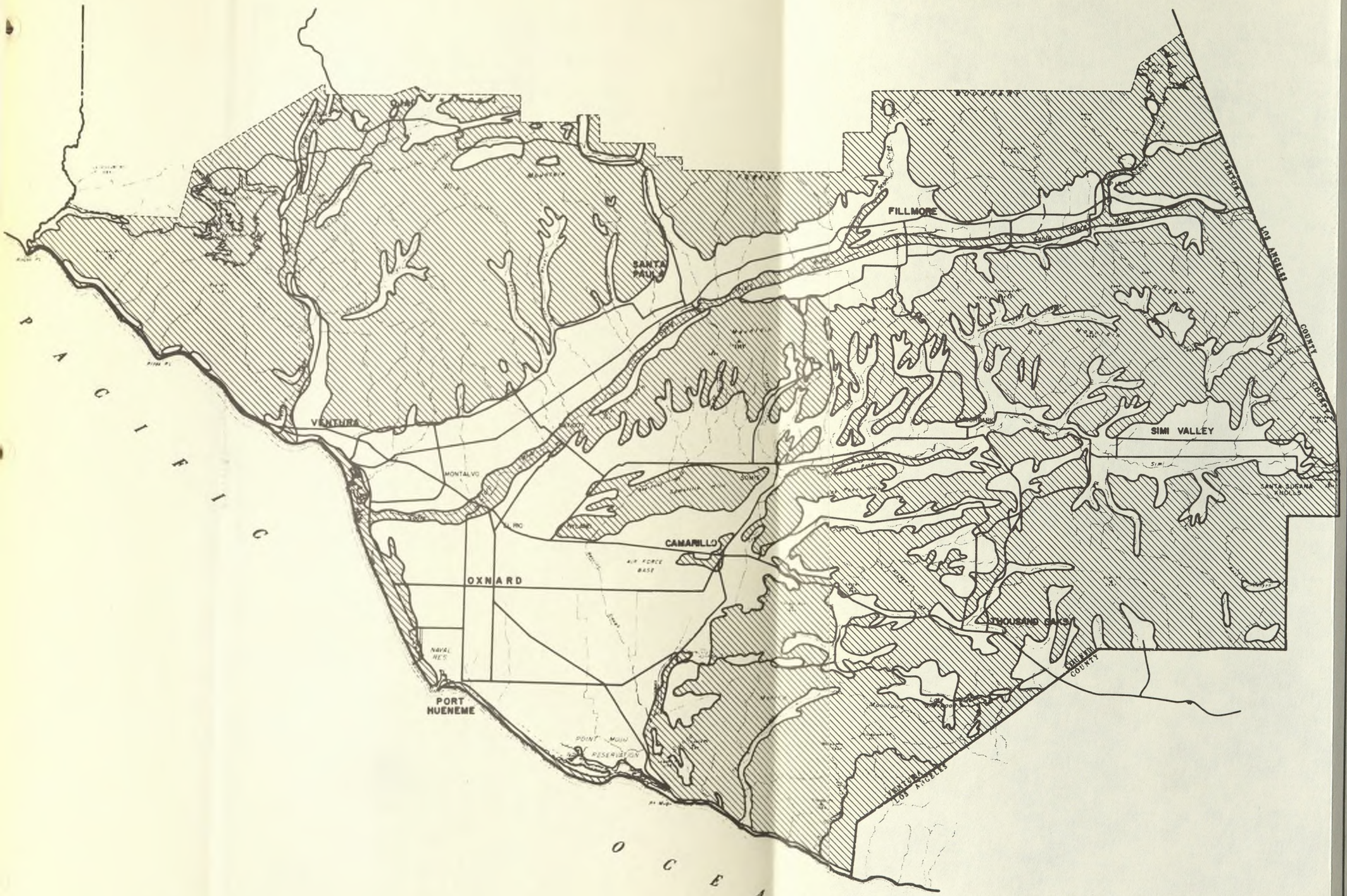
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

erosion hazard

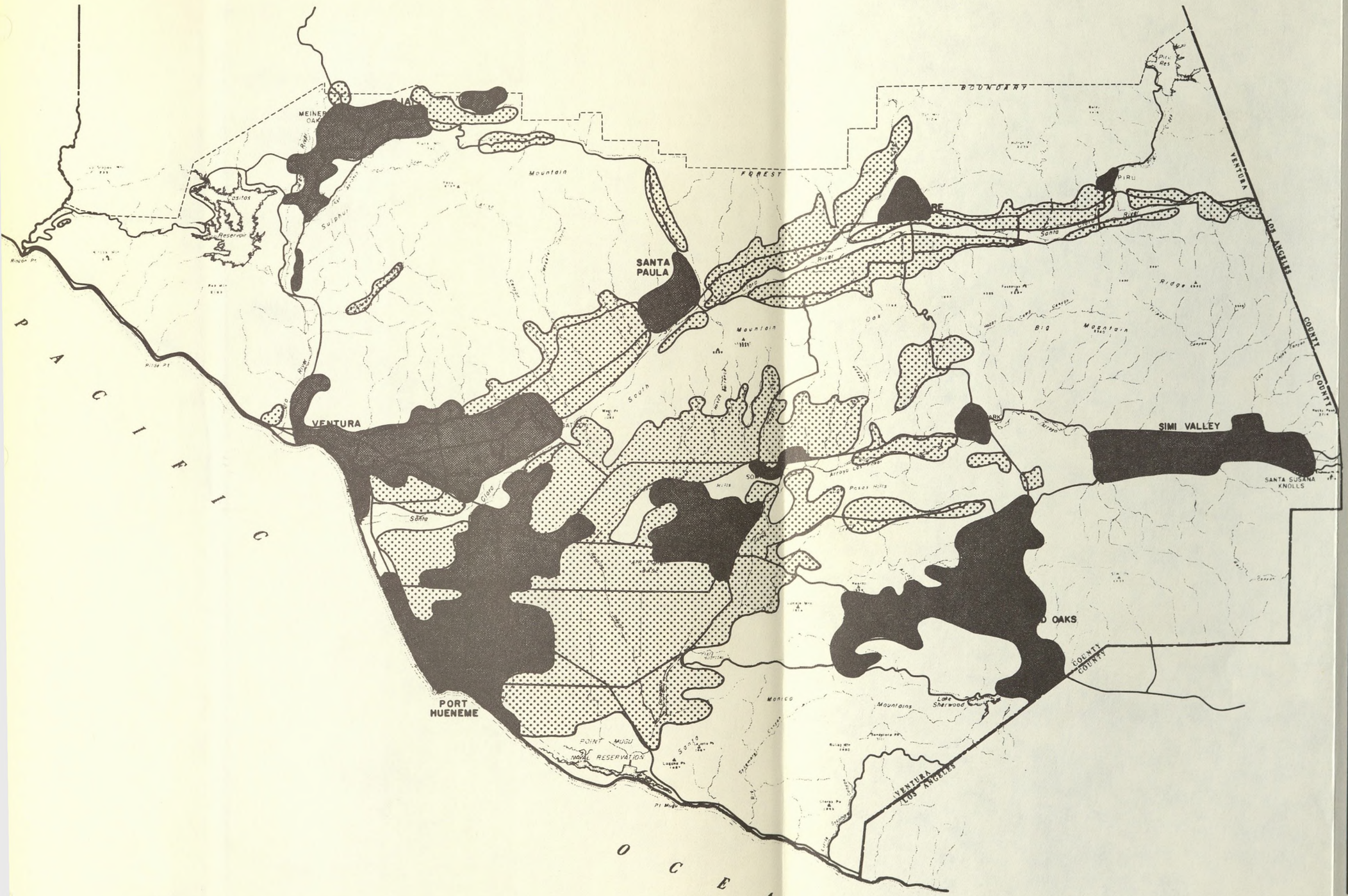
▨ severe

source:
soil conservation service
department of agriculture

N
0 2 4 MILES
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

land use

urban areas

agricultural areas

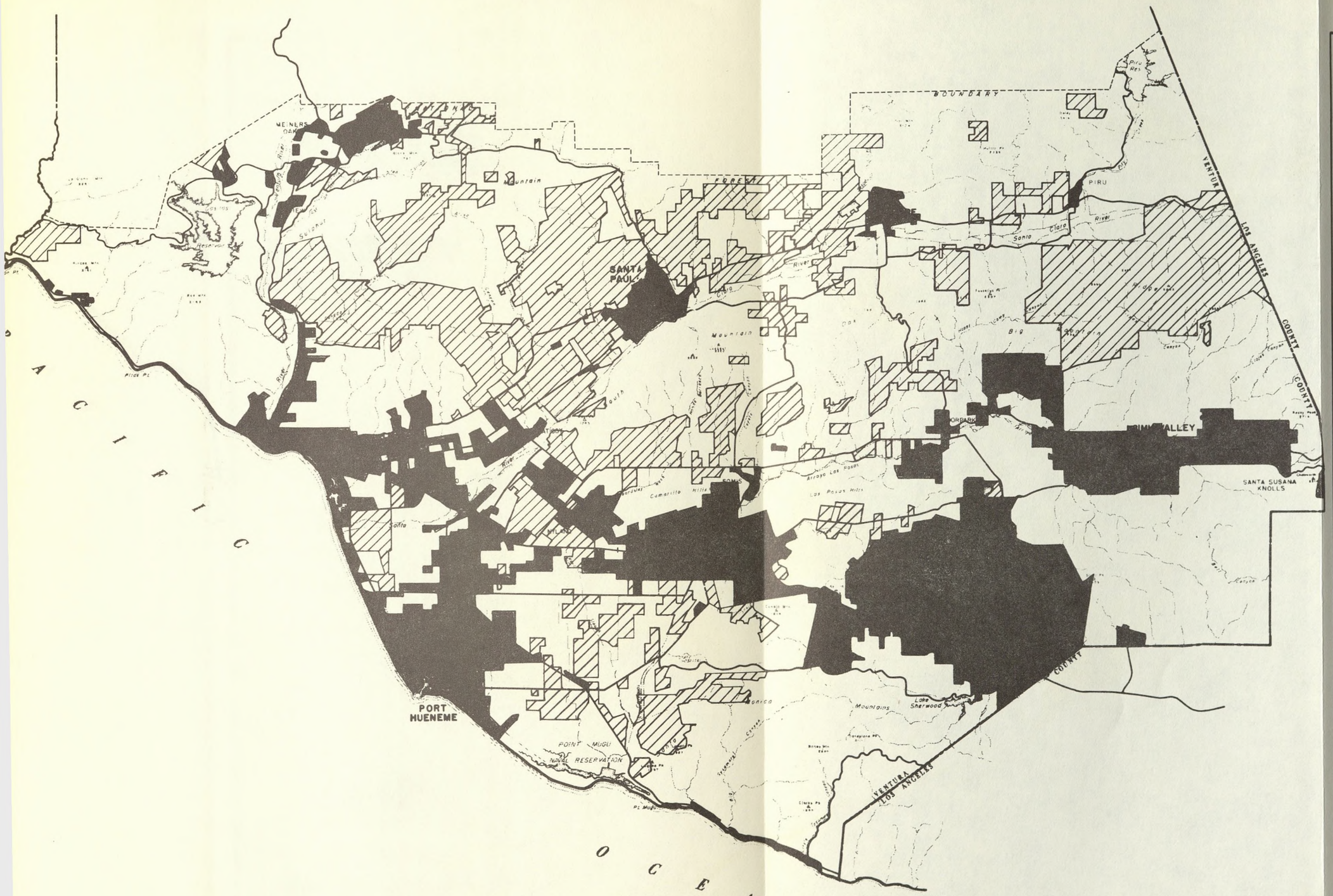
N

0 2 4 MILES

SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

zoning

- urban
- A-E agricultural exclusive
- rural

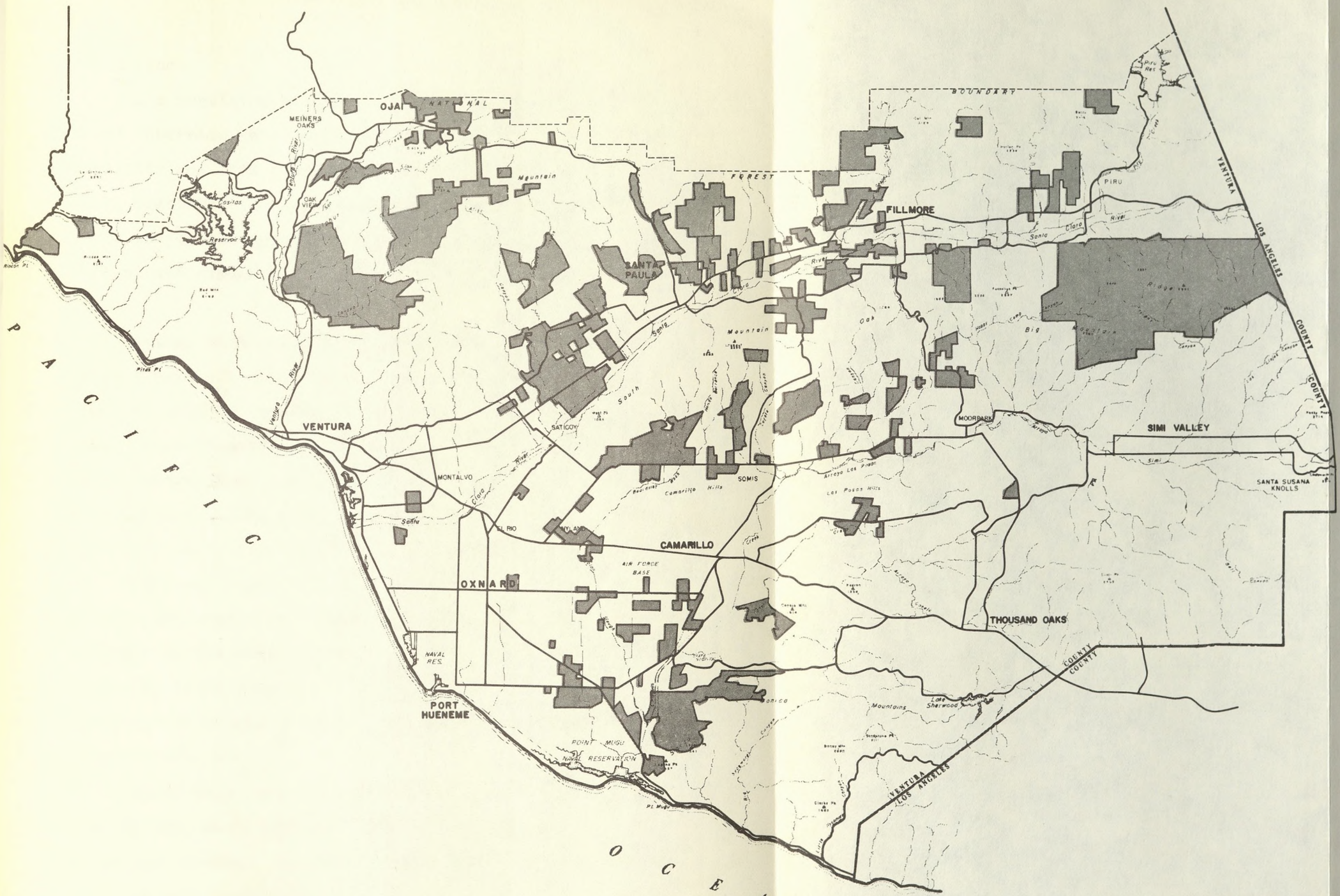
N

0 2 4 MILES

SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

agricultural preserves

june 1973

ventura county planning department

Vegetation

As a regulator of other natural resources, plant life helps determine which kinds of animal life are able to exist. Supplying the link between the physical environment and animal life, vegetation manufactures its own food from air, water and solar energy through the process of photosynthesis. The products of food and oxygen are necessary to all life cycles.

Natural vegetation in Ventura County has been severely altered near all areas of urban and agricultural activity. However, much of the County is still covered by native vegetation. These vegetation associations reflect a combination of soils, temperature, precipitation and elevation. Vegetation associations in the South Half have been mapped in a very general form and can be identified on the map entitled, "Vegetation."

Grassland vegetation is not common and, as ground cover, is usually associated with oak-woodland areas. One valley that still contains native bunch grasses in pure stands is the La Jolla Valley in Point Mugu State Park. Oak-woodland association contains the easily identifiable Valley Oaks common to the Thousand Oaks area.

Chaparral is the most common type of vegetation association in the County and consists of many varieties of woody shrubs and bushes. It is generally located on steep slopes and is highly susceptible to fire. The coastal sage association

contains many plants of the chaparral but is located adjacent to or near the coast and is dominated by sages that are generally only three to four feet in height and not dense.

The pine-fir forests and the pinyon pines are located in the North Half and reflect a cooler and more moist climate. All of the pine and fir and much of the pinyon associations are within the Los Padres National Forest.

Riparian vegetation is associated with permanent surface water. Typical trees are sycamores, willows, cottonwood and alders. Streams such as the Piru, Sespe, Santa Paula and the Santa Clara and Ventura Rivers have extensive riparian growth.

Fish and Wildlife

Although fish and wildlife are renewable resources, the rates of renewal are usually very slow and are often impeded by such disruptive forces as urbanization and pollution. Important fish and wildlife habitats are located on the map entitled, "Natural Resources."

Various types of natural vegetation provide habitat for the wildlife species in Ventura County. For example, the mountainous areas of chaparral and pine-fir forests support populations of wildcats, foxes, coyotes, raccoons, deer and occasional bears. Birds such as hawks, quail, and the California condor are also found in such areas. Although owls and cuckoos were once prevalent along riparian green belts, their populations have been greatly diminished due to human intrusion and modification of these habitats.

Coastal wetlands which remain an extremely valuable resource for the entire State as well as for Ventura County include Mugu and Alessandro Lagoons, McGrath Lake, and the mouths of the Ventura and Santa Clara Rivers. In particular, Mugu Lagoon provides food and refuge for thousands of birds, fishes, mollusks, crabs, seals, and various other marine organisms.

Fresh water habitats include Lakes Casitas, Matilija, Piru and Sherwood. Streams in the North Half include Reyes, Piru, Matilija, Sespe and Santa Paula Creeks, all of which contain native populations of rainbow trout which are supplemented by those planted by the State Department of Fish and Game. Many of the streams in the South Half have experienced alteration or even elimination of their surface flow.

The Ventura River especially deserves mention, as it presently supports a limited population of rainbow trout in the Foster Park area, and has the potential for the introduction of a steelhead and chinook salmon fishery in the future.

The Sespe Condor Sanctuary, which lies in the southeastern portion of the Los Padres National Forest, serves as an important wildlife refuge. The sanctuary offers protection and preservation for the California condor, which is estimated to have a remaining population of approximately fifty.

Mountainous areas such as the Santa Ynez and Santa Monica Mountains, as well as most of the North Half, provide habitat for such big game animals as deer, bears and mountain lions. However, the threat of human development in some of these areas

would undoubtedly reduce the wildlife habitats there. For example, human harassment and the use of predator control devices, which are meant to protect grazing sheep, are depleting such wildlife as coyotes and bobcats in the Simi Hills, and in the Big Mountain and Oak Ridge areas.

Extinct wildlife species include the California grizzly bear, and the wolf, tule elk and antelope within Ventura County. However, efforts are currently being made to reintroduce the tule elk into an area in Point Mugu State Park. Other species, such as the California condor, brown pelican, and light-footed clapper rail, have been declared "endangered" by the State Fish and Game Commission. Still others, such as the bear, mountain lion, beaver and muskrat, are considered to be "rare" in the County.

Local populations of steelhead and trout along the Ventura and Santa Clara Rivers have been severely diminshed, due in large part to the building of dams and such spillovers of human development as water pollution.

Management

Various governmental agencies provide for the protection and preservation of the County's vegetational, fish, and wildlife communities. The State Department of Agriculture has the power to regulate and control the use of fertilizers, herbicides and pesticides. The County Agricultural

Commissioner, governed by the State Agricultural Code, is responsible for the protection of the public from harmful plant diseases and pests.

Among the agencies which help protect and preserve the County's fish and wildlife are the U.S. Department of the Interior and the State Department of Fish and Game. The U.S. Navy controls all research activities within the Mugu Lagoon, and the U. S. Forest Service is responsible for the preservation of wildlife habitats within the Los Padres National Forest. Local agencies such as the County Planning Department and the Department of Public Works can aid tremendously in exercising land use controls in sensitive and other scenic areas.

Issues

Among the issues raised in the "Biological Resources" discussion, are management and land use practices which conflict with the protection and preservation of the County's vegetational, fish and wildlife species. The use of poisons and traps have led to the indiscriminate killing of many animals. However, the greatest threats to the survival of the various biological communities are urbanization and other forms of human intrusion. Problems related to urbanizing pressures, such as increased fire danger (see map entitled "Fire Hazard"), as well as water, air and noise pollution, have contributed to the degradation and/or destruction of many habitats.

The interdependence of all life forms and the ecological needs for a stable and well-balanced environment must be recognized so that a healthy coexistence between man and various other biological communities can be assured.

Conclusions

The inventory of vegetation and wildlife prepared for the Conservation Element was also used as an input into the Open Space Plan. Wildlife habitats and unique natural features were evaluated as potential open space areas for scenic and preservation purposes, and were ranked accordingly.

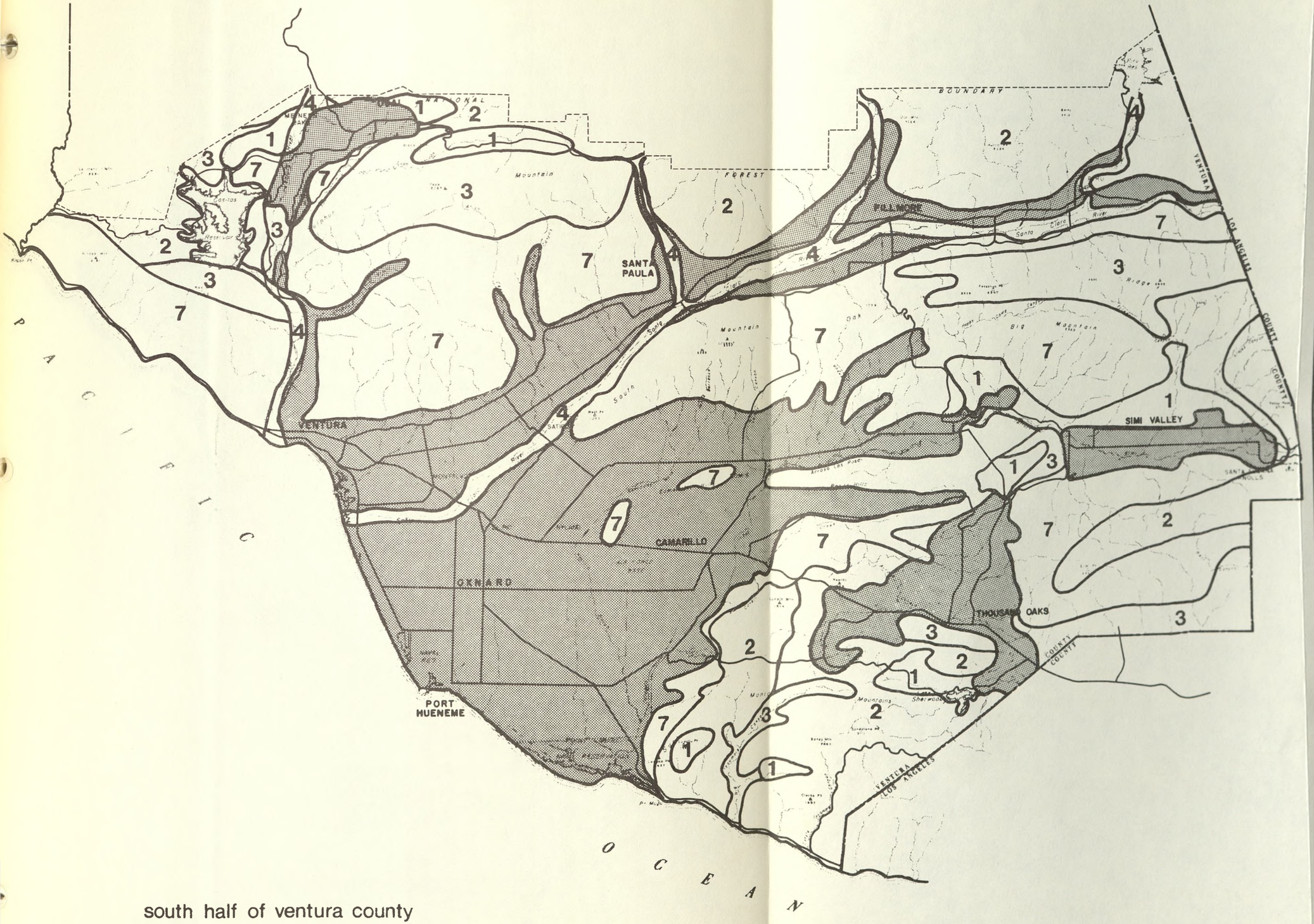
CONCLUSIONS AS THEY RELATE TO THE OPEN SPACE PLAN:

1. Natural vegetation has been severely altered or destroyed in and near all areas of urban-related activities.

2. Populations of various fish and wildlife species have become either extinct or greatly diminished, due to human intrusion and modification of their habitats.

3. The implementation of a meaningful open space plan can help reflect the values and needs of the natural environment and its many biological communities:

    a. By protecting from human encroachment valuable vegetational and wildlife habitats,
    b. By assuring the continued availability of less sensitive natural habitats for recreational enjoyment,
    c. By preserving and enhancing areas of unique natural features and scenic amenity, as well as other areas of educational and/or scientific significance, and
    d. By offering a set of priorities when the conservation and/or utilization of various natural resources involves conflicts.



south half of ventura county

resources plan and program

open space and conservation element

vegetation

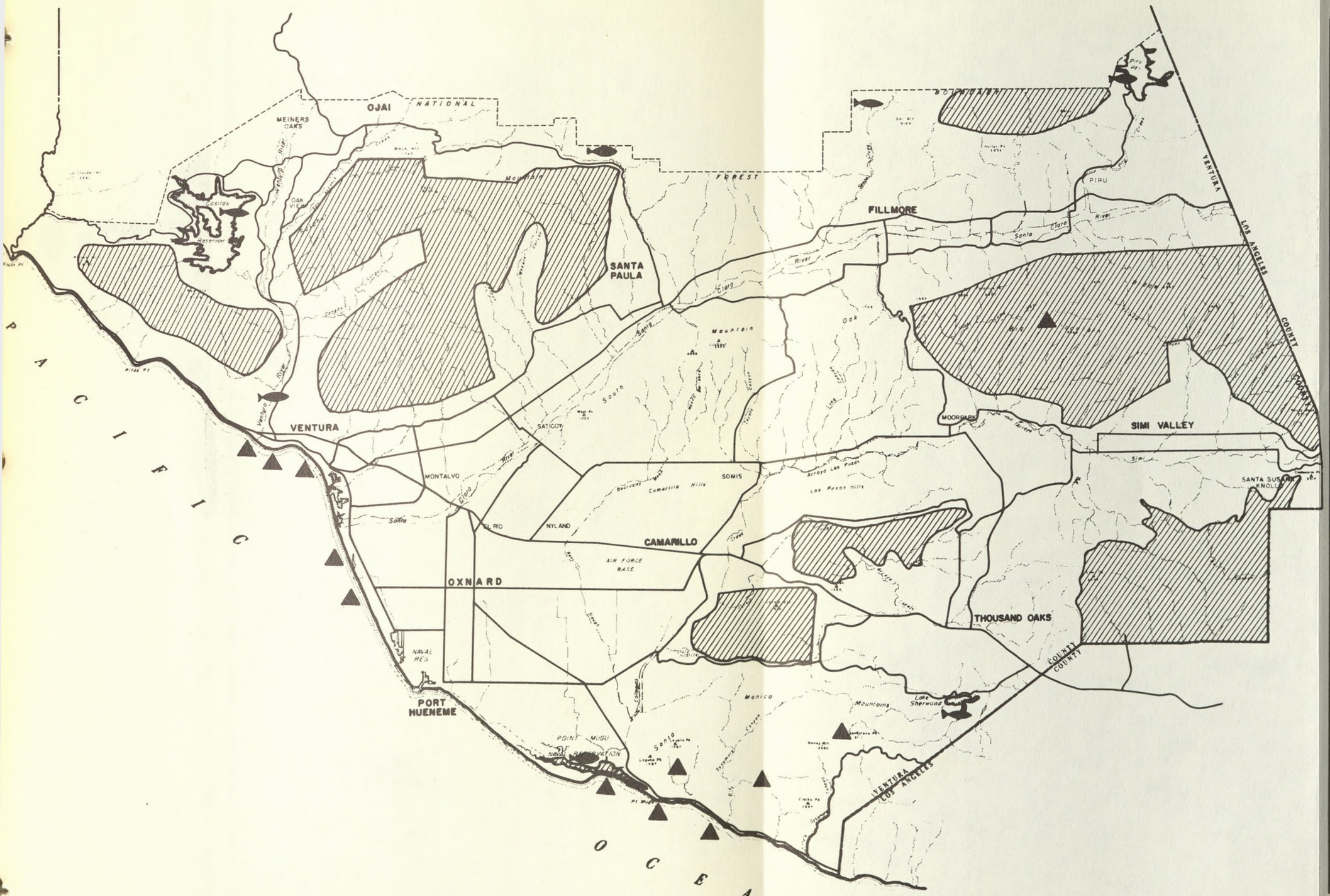
1 grassland
2 chapparal
3 oak–woodland
4 riparian
5 pinyon
6 pine–fir forest
7 coastal sage
urban or agricultural

N

0 2 4 MILES
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

natural resources

- wildlife habitat
- fish habitat
- ▲ unique natural features

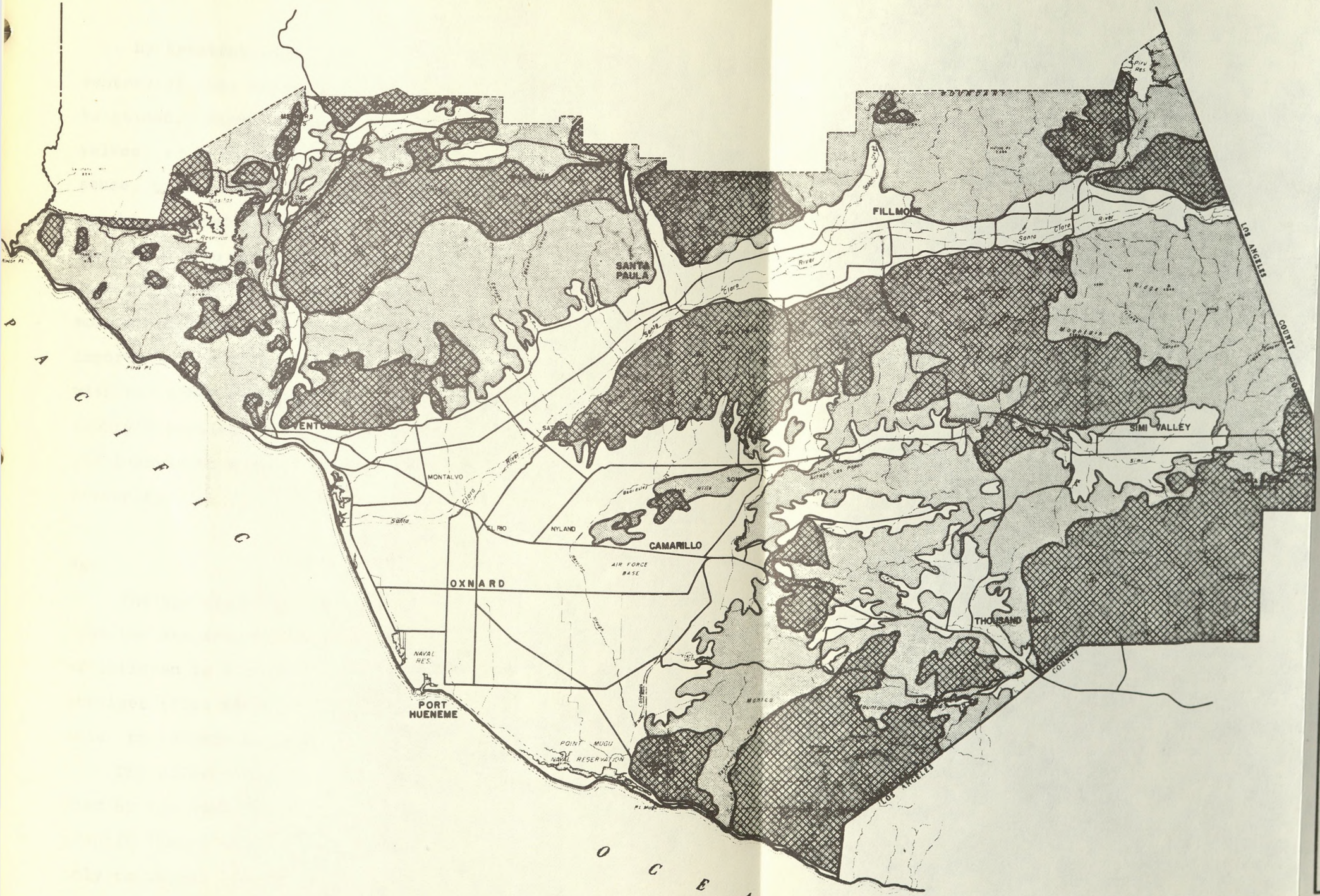
source:
wildlife areas, marshall & fouratt

N

0 2 4 MILES
SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

fire hazard

hazardous areas

burn locations

source:
ventura county fire protection district

N

0 2 4 MILES
SCALE

june 1973

ventura county planning department

By treating people as a resource and by conducting an inventory of this resource, new insights into our conditions might be gained. First, we are a valuable resource in and of ourselves; we fulfill needs that no other resource can meet. In this sense, we are not strictly generators of needs, but are the means by which social needs are met, and the translators of raw natural resources into vital man-made resources. To inventory the populace as any other resource may lead us to recognize people, even more so that we do at present, as a resource that is at least as important as our valuable natural resources. In comparison with our other resources, we know comparatively little about the County's population; perhaps the followimg summary profile will add impetus to a more in-depth review of our most valuable resource.

Age

The age distribution of a population is an important factor from the standpoint of needs and resources. A high percentage of children in a population, for example, require a good many services (that adults do not require) while simultaneously being able to contribute very little to support these services.

The effect that this might have on a population is exemplified by the post-World War II baby boom. This created a demographic "bulge" that caused a great many services to expand, only to become over-extended when the bulge subsided.

For example, high school enrollments which subsequently declined are illustrative of the kind of stresses placed on institutions.

Compared to the state as a whole, which has a median age of 28.1 years, Ventura County with a median age of 25.1 years has a relatively young population. Two cities, Oxnard and Simi Valley, have populations with median ages under 20 years old.

Income

The mean annual income of males 18 years and older in Ventura County is $8,807. This is less than the $9,140 or $10,057 in Los Angeles and Orange Counties, respectively. Ventura County does exceed the $8,005 income of Santa Barbara County and the $7,578 of San Bernardino-Riverside area. It is also above the mean for the State, which is $8,647.

From the information on income, conclusions might be drawn regarding various segments of the Ventura County population. The level of income is correlated with age, race, sex and level of education. Generally, the mean annual income peaks for County residents when they are in the 45-54 age bracket. The major County ethnic group, the families of Spanish language-Spanish surname, receive a mean annual income that is nearly $3,000 less than the average County family. The County's female population receives a mean annual income that is nearly $5,000 less than that of the male. Finally, the County males with less than five years education receive a mean annual income of $4,075, while County males with more than five years of college receive $15,485.

Poverty

The U. S. Department of Commerce has established weighted average poverty thresholds. Under this system, the income level at which poverty is encountered by a family depends on the number of members in the family, the sex of the head of the household and whether the residence is farm or nonfarm. In 1969, 6,744 Ventura County families had incomes below this standard.

In looking at the entire Ventura County population, it is found that 7.4% of our residents are below the poverty level. Compared with other local counties, this is not an exceptionally high figure. General conclusions can be made about the distribution of poverty throughout the County's people. Generally, the young, the women and the people of Spanish surname or Spanish language experience an amount of poverty which is out of proportion to their numbers.

As the level of education increases, the number of individuals below the poverty standard decreases. This does not always, however, provide an avenue of escape for the poor. Often, the children of poor parents cannot avail themselves of educational opportunities because they must work. This acts to retain yet another generation at the poverty level, for without the benefit of further education, these young people will probably have low paying jobs.

Employment

Unemployment, underemployment and employment of Ventura County residents outside of the County are indicative of employ-

ment needs within the County going unfulfilled. Unemployment is to some extent an example of people being prevented from satisfying the basic need to feel productive.

Of Ventura County's working male population over 16 years old, 22% are employed outside of the County. This percentage jumps to 33% for male professional and technical workers. A huge 58.6% of the entire Simi Valley work force is employed outside of the County.

Once again, the Spanish surname and Spanish language people and the young appear at the lower end of an inventory category. The employment information indicates that these two groups make up a disproportionate number of the people involved in menial tasks.

Education

Education is the primary tool by which "development" of the potential human resources can be accomplished. If people are not achieving an acceptable level of development and improvement through the educational process, then this most valuable of resources is being misused and wasted.

By increasing one's education (not to be considered only in terms of formal or academic instruction), an individual can realize numerous benefits. In addition to the relationship that exists between increased education and high levels of income, with higher education, a person stands to gain a fuller awareness of the world and a greater sense of control over his place in it.

Educational achievements in Ventura County lag behind the State average and the averages of most of the local counties. The groups which have received less education than the total County population's average and their state-wide counterparts are the rural farm, rural nonfarm and the Spanish language or Spanish surname people.

However, although increased education relates to higher income, it does not establish economic equality. Persons of Spanish surname or Spanish language still consistently experience incomes lower than those of their educational equals.

Health

In conducting an inventory of Ventura County's human resources, nothing can evaluate the actual state and condition of this resource better than a review of the health of the County's population. The health of an individual has a direct bearing on his ability to interact with other people and to achieve his potential.

Information for the period 1945 to 1972 indicates that immunization has conquered many diseases. The major exception has been venereal disease, where reported cases of infection have increased, although deaths caused by this disease have decreased.

There now is a greater awareness of such physical, mental, and social afflictions as drug abuse (including alcoholism and cigarette smoking), mental stress, unwanted pregnancies, and venereal disease. Attempts to provide relief from these

afflictions are increasing, but cures in the physiological sense are not available. Some improvement may come through programs of family planning, rehabilitation or hospitalization, while some problems might be more successfully approached by improving the social and physical environments found in Ventura County.

Conclusions

As stated in the introduction to the Conservation and Open Space Elements, the resources inventoried in the Conservation Element would become the basis for the development of the Open Space Plan. This was the case with the natural resources, but is less true of human resources.

While it is quite possible that open space planning could be influenced by human resource considerations, the brief discussion of human resources just concluded was not intended for such purposes. Instead, it was included to suggest that Man should be considered as an important resource, and should be evaluated accordingly.

1. A population's rate of growth and its demographic characteristics have a major impact on society's institutions.

2. While overall averages suggest that the general state of Ventura County's population is quite sound, detailed examinations of certain segments of the population indicate that some of their needs are not being fulfilled.

MAN-MADE RESOURCES

As described earlier, man-made resources are a product of man's manipulation of natural resources. They are resources in the sense that they meet a variety of needs and wants, some of which are rather nonessential, while others are absolute necessities. In some cases, man-made resources are newly created products such as plastics. In other instances, they are entire systems whose organizational and distribution functions expand or intensify an existing natural resource. Two examples are our agricultural and recreational systems.

In the case of agriculture, man has taken natural varieties of fruits, vegetables, grains, etc., and systematically increased their yields to the point where we rely on this modification of the natural food supply. In a similar manner, we have taken existing landscapes and modified them to create parks for recreational needs.

These two man-made resources are elements of the General Plan, but unlike others, are especially selected for treatment in the Resources Plan and Program, and in particular, in the resource inventory of the Conservation Element. Agricultural lands make up a substantial portion of the County's proposed open space. Recreation lands, on the other hand, comprise a much smaller percentage of the County's total open space, but they represent the only "permanent" open space in the sense that they are the only publicly owned open space lands. A map of "Existing Parks and Golf Courses" is included in this document.

In addition to these two general plan elements mentioned above, a third element dealing with scenic highways was included

as a part of the Resources Plan and Program. It was included because of the mutually supportive roles played by scenic highways and open space. Devoting a scenic corridor to open space is a useful way of preserving the scenic values presently associated with various highways. Conversely, these travelways and their attendant open space corridors form linkages between larger open space areas , thereby contributing to a more coherent overall open space system.

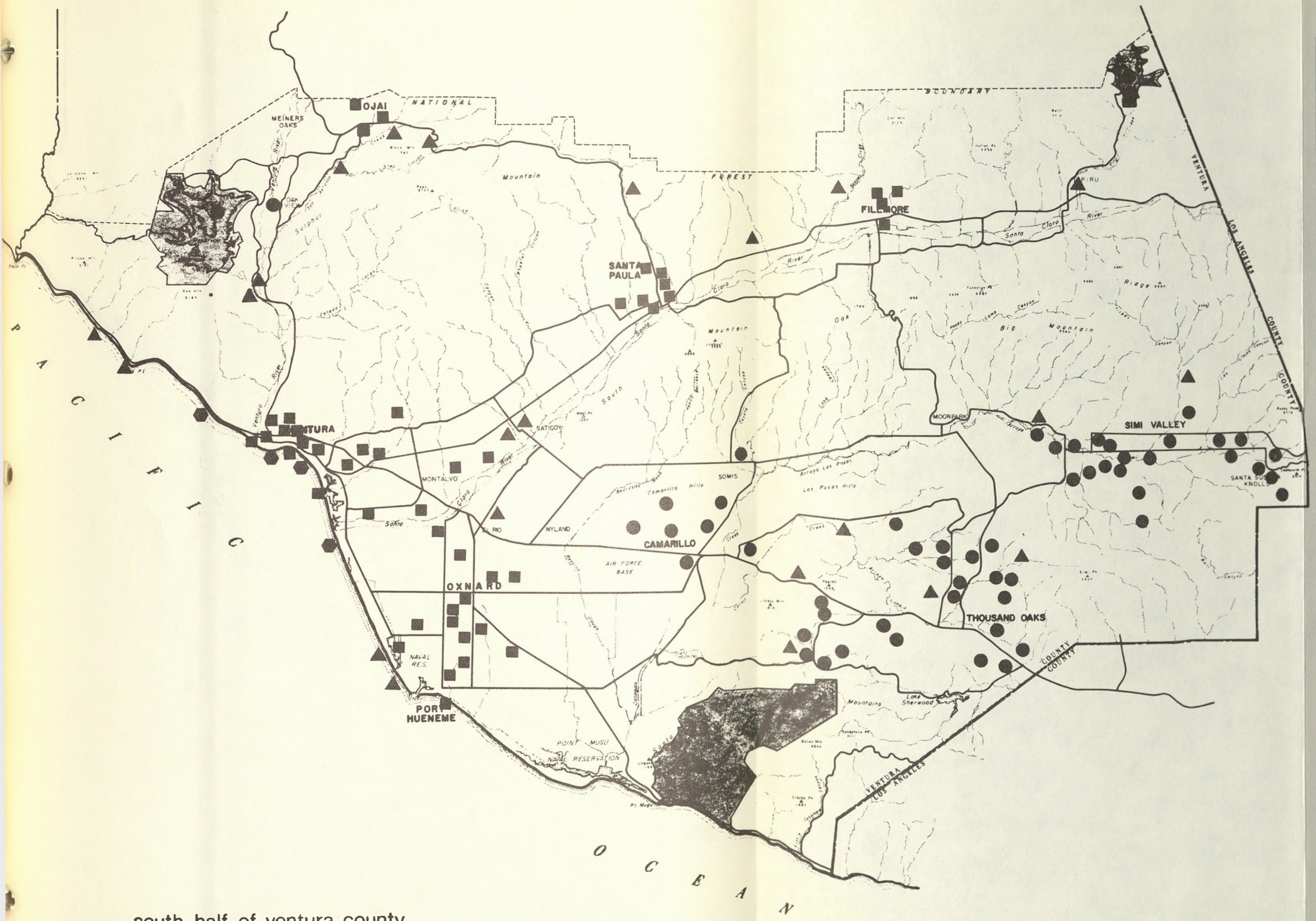
These three elements are referenced in this section because, to varying degrees, they can be considered as man-made resources which also contribute to the County's Open Space Element and Plan. Because they are treated as separate studies within the umbrella Resources Plan, specific inventory information for each is not included here.

Sites of cultural and historic significance are also man-made resources. These locations are points of specific interest, either for the influence that the special area has had on man or for the notable activity of man that has occurred on the site.

An inventory of these sites has been compiled for the South Half by the Ventura County Cultural Heritage Board. A great variety exists among the 82 sites listed, which range from prehistoric Indian sites, through mission and ranch period sites to the places of early oil production, and finally, scenic highways. These sites are identified on the map entitled, "Historical Sites."

Conclusions

While it is often assumed that natural resources form the basis for open space lands, it is readily apparent that such man-made resources as agricultural lands and recreational areas can also contribute significantly to an open space system.



south half of ventura county

resources plan and program

open space and conservation element

existing parks & golf courses

jurisdiction

- state
- county
- city
- special district

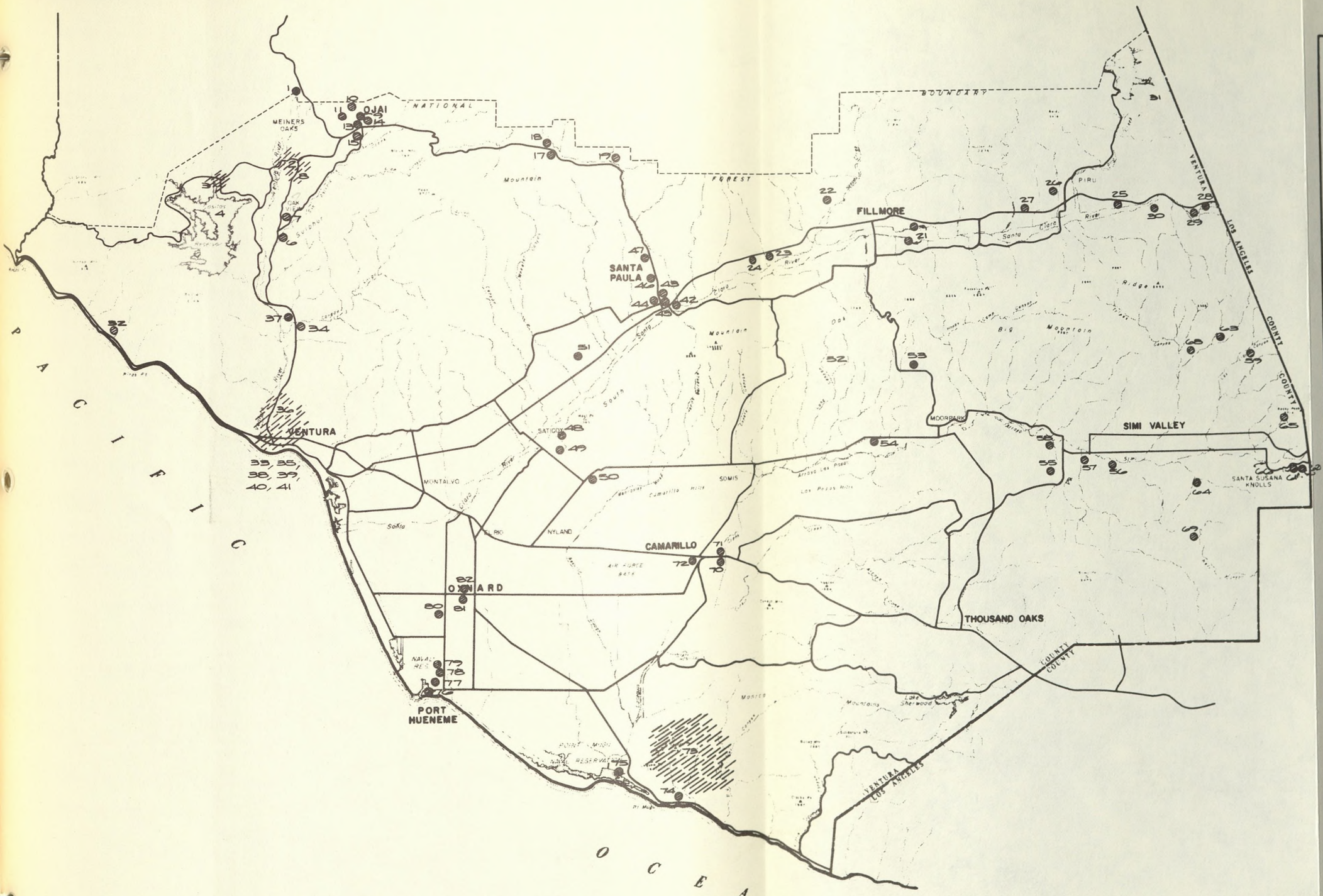
N

0 2 4 MILES

SCALE

june 1973

ventura county planning department



south half of ventura county

resources plan and program

open space and conservation element

historical sites

sorce:
ventura county cultural heritage board

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SCALE

june 1973

ventura county planning department

CHAPTER III

OPEN SPACE ELEMENT

There are three sections of Chapter III, the Open Space Element. These include a general discussion of open space, which defines it and treats the questions related to it. The second section describes the development of the Open Space Plan. The third Section of this Chapter outlines the Plan itself, and evaluates the open space sub-areas.

Chapter IV then discusses the Open Space Plan as an implementation device of the Conservation Element. A program is also outlined for the implementation of the Open Space Element itself.

G E N E R A L D I S C U S S I O N

OPEN SPACE AS DEFINED IN THE RESOURCES PLAN AND PROGRAM

There are eight elements of the General Plan that are presently being investigated within the Resources Plan and Program. Of these eight, the Conservation Element is seen as paramount, while the Open Space Element or Plan is seen as the primary means of implementing the Conservation Element.

Open Space, as defined within the Ventura County Resources Plan and Program is a resource with a function of its own, as well as a management program for resources and hazardous areas. An example of open space as a pure resource would be land used to shape and guide the urban form. Preservation of prime agricultural lands and the limiting of development on flood plains are examples of management programs.

The view of open space as a land use (often it is the "highest and best" land use) has changed considerably in the last ten to twenty years. Today's commonly held view of open space is that it is land that has not been altered to any large extent by man's activi ties. In the years of westward

expansion and movement within the United States, open land was to be crossed, settled, or developed. Open land under this concept was generally thought to be relatively useless except for its potential to support more intensive uses, usually urban in nature.

In the twentieth century, urbanization of vast areas of once open lands has forced man to consider the benefits of open lands, as well as the costs of urbanization. Open space provides the type of benefits that are complementary to our urban oriented society. It provides relief from the crowding, noise, and blight that are so often part and parcel of urbanized areas. Open space also provides the urbanized areas with such necessities as clean air, drinkable water, food, and recreation opportunities. In summary, open space should not be seen in contrast with urbanized lands, but as a necessary complement to such areas, much as a frame complements a picture.

In addition to the descriptions of open space noted thus far, there are several others which will be mentioned in order to round out the concept of open space. Proceeding from the dictionary definition of "open": free to be entered or used, unobstructed, unrestricted, accessible, available; "open spaces...are all those regions in the environment which are open to the freely chosen spontaneous actions of people..."[1]

The State defines open space as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use, such as the preservation of natural resources, managed production of resources, outdoor recreation, and preservation of public health and safety.

Edward Abbey sees open space as a vital link between civilization and its origin:

> "No, wilderness is not a luxury but a necessity of the human spirit, and as vital to our lives as water and good bread. A civilization which destroys what little remains of the wild, the spare, the original, is cutting itself off from its origins and betraying the principle of civilization itself."[2]

A FURTHER DISCUSSION OF OPEN SPACE

There is general agreement that open space can be described as both positive and negative, based upon the functions associated with the land. The overlapping of positive and negative open space values does not necessarily cancel out each other, and in fact, are often cumulative. Land with positive values, such as agricultural land, recreation areas, wildlife refuges, or mineral deposits often overlay land with negative values - land which society cannot afford to develop for reasons of public safety or extensive public investments. Such areas would include: areas subject to landslides, fire hazard areas, flood plains, areas particularly subject to earthquakes, etc.

Illustrative of this overlapping of positive and negative values are agricultural lands in flood plains, wildlife refuges which are also fire hazard areas, and recreation lands which are situated on steep slopes subject to landslides. While positive and negative open space values almost always complement one another, they are nearly always in conflict with various

types of development. Development very often disrupts or destroys positive values, or land functions, but is frequently disrupted itself by such negative values as landslides, flooding and fires.

Because a variety of open space functions can overlap each other in a given area, the "multiple use" concept is especially important. This concept recognizes the possibility of integrating compatible uses and seeks to maximize the appropriate use of the land. For example, steep slopes subject to landslides are inappropriate for urban development, but could be used for grazing and passive recreation.

SCOPE AND OBJECTIVES

The scope of the Open Space Element and Plan is best defined by listing five classification categories which include the full range of open space functions. These categories are: productive, protective, structural (urban shaping), recreation, and scenic-preservation. These categories were employed in the process of developing the Open Space Plan.

The primary objectives of the Ventura County Open Space Element are:

1. To prepare and adopt an Open Space Plan and Zoning Ordinance before the required due date of June 30, 1973.
2. To identify, locate, and evaluate the status of open space within Ventura County.
3. To address the major threats to open space, in particular, urbanization pressures.
4. To inform the public and private sectors of the needs for and status of open space.
5. To provide recommendations for immediate action or future work programs based on the findings of this plan.

ASSUMPTIONS, GOALS, POLICIES

Before suggesting a set of open space goals, the assumptions which underlie them will be listed.

1. Open space is a state of mind that suggests opportunities and possibilities, as well as being an uncommitted type of land use.

2. Open space is a necessary complement to urban or committed land uses and so should not be considered urban land in waiting.

3. Besides being a resource which meets a variety of human and natural needs, open space is a method of conserving other resources and managing hazardous conditions.

Goals and policies as they relate to the County in general, and to some cities specifically, are included to indicate the general feeling of communities as to their desired long-range goals for the achievement of environmental quality. Suggested county-wide goals for the achievement of environmental quality and stability through the Open Space Element include the following, in addition to the closely related conservation goals cited previously:

1. To seek ways to organize and promote an effective combination of public and private efforts to preserve open space, and to integrate these efforts at the subregional, regional, state, and federal levels.

2. To encourage and promote wherever possible the multiple use of open space lands for the maximum social, economic and ecologic benefits.

3. To create and maintain open space as a valuable resource in and of itself as well as a means of effectively managing a variety of other positive and negative land values.

4. To employ open space concepts as a means of preserving and enhancing the quality of life for present and future generations.

5. To preserve open space as an effective means of assuring for future generations the greatest possible range of choices in the use and enjoyment of the County's open space as is consistent with the need for action in the near future.

6. To deepen the public's awareness of the complementary relationship between open space and urban areas and the necessity of maintaining the proper balance between these two types of land use.

OXNARD: The city of Oxnard adopted five major policies for its Oxnard-2000 General Plan. Policy 5 states, "The City should seek opportunities to offer a better physical, social and economic environment:

> By researching new environmental trends and demands so that the City is leading, rather than following or obstructing change.
>
> By expanding recreational opportunities.
>
> By eliminating visual blight and encouraging beautification."[3]

A recent update of the Parks, Recreation and Open Space Element stated that its basic objective and goal is to, "Acquire land for parks, open space and recreation prior to development wherever possible."[4]

In addition, the use of internal open space was articulated by the following statement:

> "That Oxnard may become indistinguishable from other residential communities is a very distinct possibility. That it has the opportunity to become highly unique is another possibility, and one of the key ingredients to assure uniqueness and a better environment is to take advantage of every increment of open space, guarantee its retention, and then to work out a lineal system of connections -- between nodes of open space, and between major urban activity centers."[5]

FILLMORE: The General Plan for the city of Fillmore is relatively out of date (six years old), but does contain three objectives that continue to be relevant for open space and conservation planning.[6]

1. To preserve and enhance the special character of the Fillmore area.

2. To provide a proper balance and distribution of residential, commercial, industrial, public and open lands appropriate to the area.

3. To preserve scenic and recreational areas and to capitalize on natural terrain features in the best interests of the area.

OJAI: The existing General Plan for the city of Ojai is now ten years old. However, the Planning Commission on February 2, 1972, adopted a set of Policy Guides for Development and Open Space Environmental Controls that included the following:[7]

1. Examine open space areas as shown on site plans in order to maintain an acceptable environmental balance between buildable area and open space.

2. Examine seismic hazard areas, mudslide, landslide, and earthquake faults for possible relation to project area site.

3. Study land areas in general as to open space possibilities with the retention of agricultural land use where possible.

The County Planning Department is now completing preparation of the Ojai-Coastal Area Plan. Within this plan are articulated six area-wide, first level goals of which three relate directly to open space and conservation.[8] These are:

1. To develop and maintain a healthful environment and to adjust those factors or systems that affect the quality of the environment.

2. To minimize the rate of population growth so as to provide a greater opportunity for maintaining and developing a healthful environment.

3. To maintain a perspective on the Ojai-Coastal area that will contribute to viewing problems or proposals in one area as having a relationship with and an impact on the larger area.

These goals have not been adopted by any jurisdiction and are offered only as possible goals that could reflect the desires of the city of Ojai.

The Ventura County Association of Governments (VCAG) has adopted a set of Open Space and Conservation Goals. These goals were developed through the efforts in 1972 of the Open Space and Conservation Policy Advisory Committee and are included to indicate the potential role of a subregional, but multi-jurisdictional organization. The overall policy and goals dealing first with open space are included below.[9]

Open Space:

Preventing the conversion of open space land to urban uses is a matter of public interest. It, therefore, is and shall continue to be the policy of this Association of Governments to protect the public's interest in open space land for the promotion of the general welfare, health, safety, and well being of the people of this region.

Goal: Creation of a legacy of stability and growth that is compatible with the ecology of this region so that this, and future generations, may provide for themselves sustenance and economic well being through productive interaction with the land and each other.

Goal: The acceptance of the need for, and the action of government in, the protection of persons and property and the regulation of land use through the adoption of an Open Space Element and its implementing ordinances.

Goal: To enhance the physical and emotional well being of individuals in the region.

Goal: An opportunity for each generation to be able to learn their relationship to nature through personal interaction with the natural ecological process in open space lands.

Goal: The development and maintenance of the physical environment to provide the highest possible quality of life.

Goal: A commitment to providing recreation and scenic travelways and means for people to be able to enjoy open space lands.

Goal: Assure a full range of recreational opportunities, to protect those natural resource areas that provide recreational use, and to make these opportunities and areas accessible to all citizens.

Goal: The opportunity for groups and individuals to experience personal expression, identity strengthening, and the establishment of inner security through interaction with nature.

OPEN SPACE FINDINGS AND CONCLUSIONS

Among the more important findings and conclusions related to open space are the following:

1. The role of the County in the planning for and provision of open space. The County's role in relation to cities, regional organizations, and state and federal governments is not firmly established. Recent legislation, in particular the preparation of the resource related elements of the General Plan and Environmental Impact Reports (E.I.R.'s), have placed a significant charge upon County government to provide more leadership in the field of resource management.

2. Open space can assist governments in determining the location and rate of growth. The five major activities of global concern that eventually affect all of our lives are accelerating industrialization, rapid population growth, malnutrition, depletion of nonrenewable resources, and a deteriorating environment.[10] Open space has a direct cause-and-effect relationship with all but the first activity. At a growth rate of only 4% per year, the population of the world will double in size in only 18 years.[11]

3. The question of environmental quality and open space land use planning is a problem that is multi-functional and multi-jurisdictional. Environmental quality (such as air or water) and open space issues are not exclusively local in nature. For example, Ventura County receives a significant percentage of its air contaminants from outside the County.[12] The Santa Monica Mountains are an example of an open space that transcends political boundaries. A multi-jurisdictional agency such as the Southern California Association of Governments (SCAG) could be an effective force in the future decisions affecting these problems. At the county-wide level, a coordinating agency such as the Ventura County Association of Governments (VCAG) could be one of the vehicles for resolving county-wide problems.

4. A new land ethic must evolve if the use and conservation of resources are to be properly balanced. Management of the environment could be more readily accepted if the principle of the land and other resources being a depository in a vast public bank (whose assets may be destroyed by some temporary custodians) was accepted as the basic rationale for land use planning and environmental management.[13]

Local government has been constitutionally enabled by State law to determine the use of private lands in the public interest through its police power. The justification for and the application of the use of this power must be judiciously applied. The old frontier

philosophy that land ownership allows unlimited use and abuse no longer is applicable. The new land ethic should reflect what planner Ian McHarg calls, "The proposition that nature is process, that it is interacting, that it responds to laws, representing values and opportunities for human use with certain limitations and even prohibitions to certain of these."[14]

5. Open space can significantly contribute to an improvement in air quality. It is a well-known fact that plants produce oxygen as a by-product of their photosynthesis. This is important to the degree that plant ecologist Billings says, "We have evidence of the basic function of green vegetation in keeping the earth's ecosystems from running down."[15]

   Land use planning (and therefore open space planning) can and should have a significant effect on meeting the air quality standards of the Federal Environmental Protection Agency (EPA). In a statement delivered to the EPA at a public hearing in Ventura on March 20, 1973, Chairman of the Board of Supervisors of Ventura County, Mr. Franklin Jewett, stated, "Any air quality plan proposal, be it gas rationing or additional controls on stationary sources, needs to be correlated with careful land use planning. An emphasis on growth and land use control may well be more acceptable to the citizens of Ventura County and the Air Basin than the imposition of drastic gas rationing."[16]

6. Finite Open Space. Naturally we annually lose thousands of acres of open space to urban related uses. In the process, the functions supplied by open space, such as oxygen production and water recharge, are lost as well as future land use options. Once committed, these lands are rarely returned to open space. Maintaining open space in a real sense maintains a range of alternatives that committed lands such as urbanized areas cannot do. The less open space that remains, the fewer the options available to future generations.

This general discussion of open space, which has included definitions, goals, policies, and issues, lays the groundwork for the development of the Open Space Plan itself. The process used to develop the plan follows.

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15. W. D. Billings, Plants and the Ecosystem, Belmont, California, Wadsworth Publishing, 1965, p. 89.

16. Franklin Jewett, Statement on the Environmental Protection Agency's Plan to Meet the Federal Ambient Air Quality Standard in the South Coast Air Basin, Statement to E.P.A. at Public Hearing in Ventura on March 20, 1973, p. 9.

DEVELOPMENT OF THE OPEN SPACE PLAN

This section of the element details the process used in the development of the Open Space Plan. The section that follows will describe in limited detail the plan itself.

COMPONENTS OF OPEN SPACE

There are a number of components of open space. Common components are steep slopes, riverbeds, and parks, but there are many more. State law calls out some twenty components in the open space section of the law and numerous others in the conservation section of the law. The Planning staff added some components to this combined list, because the list cited in the open space section of the law is somewhat limited, especially in view of this element's definition of open space as a management tool for resources and hazards. A listing of the components used in determining the County's Open Space Plan is found on the succeeding pages.

FIVE CLASSIFICATION CATEGORIES

In order to better understand the relationship of the components to each other and their function from an open space point of view, a classification system or framework was created into which each component could be fitted. This system is largely modeled after the one suggested by State law, but

does include one category defined by the staff.

The four types of open space land outlined by the State can be found in the open space section of the law which is presented in the introduction to this document. These categories basically break down into the following classifications: productive, protective, recreational, and scenic-preservation. To these four was added the structural category which includes open space used to shape and guide urban form and development.

The five types of open space are defined in terms of the particular components included under them. Productive types of open space lands, for instance, include Class I and II soils, agriculture, and mineral resources. Protective types of open space include areas (or "components") which are a danger to the public's health and safety. Landslides, flood plains, and earthquake faults are examples of such components. A listing of the five open space classification categories and their respective open space components follows shortly.

COMPONENT EVALUATION SYSTEM

Not all the open space components have the same degree of importance and so a relative evaluation system was devised in which each component was ranked in terms of its open space importance: primary, secondary, and least. A description of each ranking follows:

1. Primary: Critical and important open space that is unique, irreplaceable, essential to health and safety, has a high economic value at present or in the future, is essential to the preservation of a viable ecosystem, or is essential for the guiding of urban expansion.

2. Secondary: Significant open space that performs a function similar to the primary grouping but is less critical due to its limited extent, location, or function.

3. Least: Open space functions that may be primary or secondary on a very local level, functions that are not as important to maintenance of an open space system as the first two groupings, or non-essential or incidental resources or open space functions.

To suggest the weighting of each of these ratings, a number value was assigned to each ranking--"primary" receiving four points; "secondary", two; and "least", one. It should be noted, however, that these number values were only used as a relative measure of each rating; they were not systematically applied and manipulated in an accounting manner.

Because of the number of "primary" components in the classification system, a flexible priority listing was devised. This listing gave the productive and protective categories of components first and second priority respectively, followed in order by the structural, recreational, and scenic-preservation categories.

One additional value was considered in the evaluation of open space components and that was their proximity to urbanized areas. It was generally felt that open space was urgently needed near the urban areas and so the open space value of a given component sometimes varied with its proximity to urbanization.

The rankings assigned to each component can be found on the following chart which also shows in which open space classification category it falls.

OPEN SPACE EVALUATION SYSTEM

	OPEN SPACE CATEGORIES (AND COMPONENTS)	RANKING		
		Primary	Secondary	Least
I.	PRODUCTIVE:			
1.	Soils; class I and II	X		
	Soils; class III and IV		X	
2.	Agriculture; row and field	X		
	Agriculture; grazing			X
3.	Groundwater; availability			X
	Groundwater; aquifer recharge	X		
4.	Forests	X		
5.	Geology; Mineral Resources	X		
II.	PROTECTIVE			
6.	Slope; over 25%	X		
	Slope; 10 - 25%			X
7.	Flood Plains; 50 year	X		
	Flood Plains; 100 year	X		
	Flood Plains; existing channels (bank to bank)		X	
8.	Geology; Landslides	X		
9.	Geology; Faults, recent	X		
	Geology; Faults, not active		X	
	Geology; alluvium subject to ground shaking			X
	Geology; Major structures			X
10.	Septic Tank Limit; moderate			X
	Septic Tank Limit; severe		X	
11.	Erosion Hazard; moderate			X
	Erosion Hazard; severe	X		

OPEN SPACE CATEGORIES	RANKING		
OPEN SPACE CATEGORIES	RANKING		
	Primary	Secondary	Least
12. Fire Hazard; hazard area	X		
Fire Hazard; burned once			X
Fire Hazard; burned more		X	
13. Airport; flight path		X	
14. Waste Disposal; sanitary fill		X	
15. Tsunamis and Seiches		X	
III. STRUCTURAL:			
16. Zoning; R-E + R-A		X	
Zoning; A-E	X		
Zoning; Ag. Element			X
Zoning; Ag. Contracts (LCA)	X		
17. Water; not within districts		X	
18. Sewer; not within districts		X	
19. Other plans; Outside city growth area	X		
Other plans; Outside Ventura Co. Tomorrow Plan Urban Area		X	
20. Topography	X		
IV. RECREATION:			
21. Recreation; existing parks	X		
Recreation; private recreation		X	
Recreation; public coastline	X		
Recreation; scenic roads		X	
Recreation; trails, bicycle routes, etc.		X	
V. SCENIC AND PRESERVATION:			
22. Wildlife; wildlife habitat		X	
Wildlife; fish habitat (lakes, streams)		X	
23. Historical and Cultural; sites	X		

OPEN SPACE CATEGORIES	RANKING		
	Primary	Secondary	Least
24. Unique Features; natural		X	
Unique Features; scientific and educational		X	
25. Preservation; critical watersheds	X		

BASE MAPS

Once the open space components had been determined, assigned a value, and classified into one of the five open space categories, they were mapped at a scale of 1" = 4,000'. In some cases, more than one component was plotted on a map. The following is a listing of these working maps.

1. A-E Zoning and Agricultural Preserves
2. Aquifer Recharge Areas
3. Erosion Hazard
4. Fire Hazard Areas (and number of times burned)
5. Flood Plains (also overlay with channels, debris basins existing and proposed)
6. Geologic: Hazards (landslides)
7. Geologic: Structures (including faults)
8. Geologic: Mineral Resources
9. Historical and Cultural Sites
10. Land Use
11. Parks (City, State, County, existing and proposed)
12. Septic Tank Limitations
13. Sewer Districts (also major sewer lines)
14. Class I and II soils

15. Slope; 0-10%, 10-25%, over 25%

16. Water Districts (also major water lines)

17. Wildlife and Vegetation (Perennial streams, lakes and reservoirs)

18. Zoning (urban, A-E, R-A, and R-E)

The information compiled on these maps comes from many sources, though the County Public Works Department was a primary contributor. From these eighteen base maps, five composite maps were drawn, one for each of the five open space categories.

COMPOSITE MAPS

The five composite maps were the basis for the proposed Open Space Plan. Using the Open Space Evaluation System in conjunction with the open space components found on composite maps, those areas with the greatest open space value were outlined on a 1" = 4,000' scale map.

At this point, a potential Open Space Plan map existed which reflected an objective and systematic assessment of the open space components previously enumerated. To develop a more realistic map, consideration was given to existing uses, development patterns, and the open space plans of the four cities who had developed their own plans.

Aerial photos, land use maps and city limits supplied most of the information regarding existing uses incompatible with open space. Future development patterns were theorized after an examination of subdivision trends and the designation

of a 1990 Potential Urban Take Line by each of the five cities associated with the county-wide Open Space Plan.

This line should not be construed as an urban limit line, but rather an intelligent estimation on the part of the Planning staffs of where their city's urbanized area would be in 1990. In one instance (Port Hueneme's), their urban take line corresponded with their existing city limits. The city of Oxnard, on the other hand, did not anticipate building out to segments of their existing city limits and so depicted an urban take line which was sometimes inside their city. The remaining three cities (Ojai, Fillmore, and Santa Paula) all showed "1990 lines" outside their present city boundaries.

This line became a guide for the County Planning staff to realistically designate open space in and around the five cities in question. While much of the potential urban take of each city is within the County's jurisdiction, the County (recognizing the interests of the various cities) judiciously called out open space within the potential urban takes of each city.

The open space shown by the other four cities in their Open Space Plans indirectly served to delineate their potential urban takes by defining tentative limits to urban growth. The County Open Space Plan incorporates the open space plans of these four cities (and naturally the other five) and in so doing, puts forward a truly integrated county-wide plan. It should be noted, however, that open space shown on the County's

plan and which also falls within a city's incorporated limits, should not be considered an infringement on the prerogatives of the respective cities, but rather an attempt to integrate all proposed and adopted open space plans.

So far, the discussion has revolved around the development of the county-wide plan; it has not detailed the process by which open space was defined for each of the five cities. This process of designating "interior" open space for each city was essentially the responsibility of the individual city. The open space not already called out under the county-wide process was simply included at the request of each city. In most instances, "interior" open space is comprised of publicly owned land, such as parks, school grounds, cemeteries, and golf courses.

A DESCRIPTION OF THE OPEN SPACE PLAN

The previous section described the process by which the Open Space Plan was developed for the cities and County. This section will describe the plan at the county-wide level and then at the municipal level. For reference, please see the Open Space Plan maps for the north and south halves of the County, at the end of this document.

OPEN SPACE PATTERNS IN SOUTH HALF

After analyzing the components in each of the five classification systems, particularly in the South Half, significant patterns of open space emerged which generally hold true throughout the County. These patterns are described below by open space type.

PRODUCTIVE

There is a logical and very high degree of correlation between Class I and II soils and areas of row and tree crops. The exceptions are, of course, in the urbanized areas where agriculture has been displaced.

Also closely correlated with soils and crops is that groundwater availability, as a successful agricultural operation, relies upon a dependable supply of good quality groundwater. However, large areas of the County are susceptible to groundwater degradation from urban or agricultural activities. These areas of aquifer recharge are considered to be "primary" open space due to their importance in the maintenance of groundwater quality.

This problem is discussed in detail in the chapter dealing with Conservation. Areas of aquifer recharge generally are the entire Santa Clara River Valley, the Oxnard Forebay (El Rio and Vineyard Avenue), the Ojai Valley - Ventura River drainage, Happy Camp Canyon (northeast of Moorpark) across the foothills north of the Las Posas Valley, the Simi Valley-Arroyo Las Posas drainage, and the Santa Rosa Valley.[1]

Overall, the vast majority of productive areas are the various alluvial, interior and river valleys, with the foothills containing only mineral deposits, usually oil.

PROTECTIVE

Steep slopes (those over 25%) do not, by themselves, present a danger to the health and safety of people. However, there are a number of hazardous conditions that are closely correlated with, and are often the result of, steep slopes. Landslides, other unstable soil conditions, hazardous fire areas, and unstable geologic conditions such as highly fractured and faulted areas, are characteristic of steep slope areas.

Ventura County's hill and valley topography in the South Half is due largely to the major geologic structures of faults and east-west trending folds. These structures are a part of the Transverse Range Province, which contains the mountains and valleys from Santa Barbara to Riverside Counties.[2]

Southern Ventura County lies within a seismically active region, i.e., one which is subject to relatively frequent earthquakes.

At least 100 earthquakes of 4.0 magnitude (Richter scale) or larger have occurred within 35 miles of the County line since 1800.

Landslides are also common in most of the hills and mountains of Ventura County, the two areas relatively free from massive landslides being the Simi Hills and the Santa Monica Mountains (except the coastal slopes). According to a recent report from the California Division of Mines and Geology, over two-thirds (69%) of the South Half of Ventura County is classified as a high mudslide (landslide) risk zone.[3] This is not as surprising as it may seem, however, as the critical angle for slope stability (in conjunction with other factors discussed in detail in the Conservation chapter) is only 5 to 6 degrees.[4]

The location of high fire hazard zones corresponds closely with the 25% slope line. These steeper slopes also have more vegetation (generally the coastal sage or chaparral vegetation associations), have difficult access, and of course are generally not urbanized.

Within the valleys, only flood plains and areas of aquifer recharge are a protective type of open space. There are three major drainage systems that determine the extent of the 100-year flood plains considered in this study. The Santa Clara River, along with its major tributaries of Santa Paula, Sespe, and Piru Creeks, has a total drainage area of 1629 square miles,

of which about one-half is in Ventura County.[5] The Santa Clara has been known to reach a maximum peak discharge of 165,000 cubic feet per second (cfs), which occurred in the January, 1969 floods.[6] The flood plain designation used in this plan is the 100-year, or intermediate regional flood, as defined by the Corps of Engineers. The floods of 1969 would be slightly under what would be considered a 100-year flood.[7] The Santa Clara River covers approximately 16,780 acres of 100-year flood plain in the South Half of the County.

Calleguas Creek includes the tributaries of Revolon Slough, Conejo Creek and the Arroyo Las Posas-Arroyo Simi complex. The 100-year flood plain covers over 22,000 acres, with a substantial percentage of this acreage existing along the Revolon Slough and lower Calleguas Creek drainages.

The Ventura River 100-year flood plain covers around 4,000 acres (not including the Matilija Creek and North Fork drainages).[8] The major tributary that includes substantial acreage of flood plain is San Antonio Creek, with most of the flood plain in East Ojai Valley.

With close to 43,000 acres of 100-year flood plains existing in the South Half of Ventura County, and with at least one-half of this acreage consisting of actual water courses and associated stream channels, an opportunity exists for the development of an extensive network of linear open space uses. The range of open space type uses possible within and along these three major drainages is impressive and could include fishing (warm and cold water species), trap shooting,

hiking, bicycling, and off-road vehicles (in the Santa Clara River area only). These uses are of course not all compatible with each other; but with the large acreages and variety of stream-side terrain, the uses could be allocated to the areas most suitable.

In addition to providing some important linear open space which would connect many of the cities of the County, the flood plains also provide a multitude of natural resource functions. These functions include delivery and recharge of surface and groundwaters, mining of sand and gravel, transport of sand to beaches, discharge of flood waters and provision of fish and wildlife habitat.

A significant example of restoring an existing river and flood plain to a more productive use is a recent proposal by the Ventura County Fish and Game Commission to establish a "Ventura River Recreational Area and Fishery." This proposal calls for a more judicious use and management of a very limited resource -- the Ventura River area and specifically, water. The beneficial uses would be the creation of an entire river recreational area, with the restoration of the once famous trout and steelhead fishery in the river.[9]

STRUCTURAL

The patterns produced by the composite map of urban determinants (major water and sewer districts) and rural determinants (Agricultural Element, A-E zoning, and Agricultural Preserves) along with topographic features, clearly shows that there is

not usually a clear demarcation between urban and rural uses of the land. The most distinct division between urban and rural nonagricultural uses occurs in the eastern portions of the County in the Simi Valley and Thousand Oaks areas. The most distinct divisions between urban and rural agricultural land uses occur on the east sides of the cities of Ventura, Oxnard, and Santa Paula; the west sides of Santa Paula, Fillmore and Oxnard; and the south side of Camarillo.

These patterns of the location of major water and sewer service districts compared to the location of Agricultural Preserves and additional A-E zoning (along with the existing Agricultural Element of the General Plan) were major determinants in the delineation of the areas to be included in the Open Space and Conservation Element.

RECREATION AND SCENIC/PRESERVATION

There are a large variety of recreational, scenic and unique natural resources that are important to the development of an open space system. Resources such as the Lake Casitas watershed; Mugu Lagoon; the freshwater fish habitats of Casitas, Piru and Sherwood Lakes, Sespe and Santa Paula Creeks, and the Ventura River; and the many recreation facilities (such as Arroyo Verde and Wildwood Parks), are all significant components of an open space system.

All of the resources have value as a pure resource (fish and wildlife habitat or unique natural features), or as an

open space function (historical sites or recreation facilities). The resources with recreational, scenic and preservation values were mapped on the composite map entitled "Recreation and Natural Resources," and are listed below:

Fish and wildlife habitat
Historical and Cultural sites
Existing and proposed scenic highways
Parks and recreation
Golf courses
Commercial recreation
Archaeological areas
Critical watersheds
Unique areas of natural, educational or scientific value

EVALUATION OF SUB-AREAS

The foregoing discussion of open space in the South Half of the County is intended to indicate, in a general way, the inter-relationships between the various open space functions. However, this generalized review of the Open Space Plan does not reflect the detailed analysis and evaluation that was integral to its development.

In the preceding section (Development of the Open Space Plan), the procedure for the development of the Plan was outlined. This procedure incorporated some twenty-five "open space components," which were given relative value rankings. When these components were mapped and their respective values accounted for, areas of the County which revealed significant open space values(s) were identified. The Plan emerged when these areas were linked together to form a coherent open space system.

The quantitative and written descriptions of the open space sub-areas that follow are representative of the analysis that was involved in the development of the Plan. The sub-areas described are referenced on the South Half Open Space Plan Map by number, and their boundaries were based on areas of geographic continuity, such as foothills, agricultural plains, and river valleys. Taken as a whole, the sub-area descriptions become a detailed evaluation of open space in the South Half.

Sub-Area 1: Lake Casitas Watershed, 23,004 acres.

A. Functions

1. Slope, over 25%
2. Landslides
3. Faults; active (Santa Ynez)
4. Fire hazard
5. A-E Zoning & LCA Contract
6. Recreation
7. Fish & Wildlife habitat
8. Critical Watershed

B. Open Space Benefits:

This sub-area will provide protection to Lake Casitas. It will also provide for lakeside recreation, limited agricultural use, and will implement the findings of the 1972 Montgomery Research Report on "Watershed Development Impact on Lake Casitas."[6]

C. Classification:

PROTECTION, AND SCENIC/PRESERVATION

Sub-Area 2: Rincon Creek-Casitas Pass, 13,451 Acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Mineral resources (oil, asphalt)
5. Slope; over 25%
6. Landslides
7. Faults; active (Red Mtn. & Santa Ynez)
8. Fire hazard
9. A-E Zoning
10. LCA Contract
11. Wildlife habitat

B. Open Space Benefits:

The area is very rugged with many natural hazards, hasdifficult access, and approximately one-third is within Los Padres National Forest. Other than agricultural activities in the areas below 25% slope, the area provides protective benefits of health and safety.

C. Classification:

PROTECTIVE

Sub-Area 3: Red Mountain, 8,235 Acres

A. Functions

1. Agriculture; row & tree
2. Agriculture; grazing
3. Mineral resources (oil)
4. Slope; over 25%
5. Landslides
6. Faults; active (Red Mtn.)
7. Fire hazard
8. A-E Zoning
9. Recreation (Foster Park)
10. Wildlife habitat

B. Open Space Benefits:

Although the area provides productive benefits of oil and limited agriculture, the majority is in steep slopes that contain many landslides and a major fault (Red Mountain). Implementation will assure the productive and health and safety benefits of the area.

C. Classification:

PROTECTIVE

Sub-Area 4: Ventura River Valley, 2,200 Acres

A. Functions

1. Aquifer recharge
2. Mineral resources (oil, sand & gravel)
3. Flood plain
4. Faults; active (Red Mtn. and Santa Ynez)
5. Fire hazard
6. Recreation (Seaside Park and Emma Wood Beach)
7. Fish (approx. 6 miles)
8. Unique natural features (sand dunes & estuary)

B. Open Space Benefits:

Linear open space connecting the Ojai and Ventura areas with an outstanding potential for recreation is the major benefit, with protection of the flood plain the secondary benefit.

C. Classification:

PROTECTIVE, AND SCENIC/PRESERVATION

Sub-Area 5: San Antonio Creek, 2,108 Acres

A. Functions

1. Soils; Class I & II
2. Aquifer recharge
3. Mineral resources (oil)
4. Slope; over 25%
5. Flood plain
6. Faults; active (Santa Ynez)
7. Fire hazard
8. A-E Zoning
9. LCA Contract
10. Recreation (Soule Park, Camp Comfort)
11. Fish habitat (approx. 5 miles)

B. Open Space Benefits:

This linear open space would connect the existing recreational areas of Soule Park and Camp Comfort with the Foster Park and Ventura River system. Additional benefits would be gained by including the protection of the flood plain and tying in the steep slopes and LCA Contract to the Creek area.

C. Classification:

RECREATION AND PROTECTIVE

Sub-Area 6: Upper Ventura River, 1,837 acres

A. Functions

1. Agriculture; row & tree
2. Aquifer recharge
3. Slope; over 25%
4. Flood plain
5. Fire hazard
6. Ag. Element
7. A-E Zoning
8. LCA Contract
9. Fish habitat (N. Fork Ventura River)

B. Open Space Benefits:

This area will provide protective benefits for flood plain, water resources management, and recreational opportunities. This serves as a connector to the Los Padres National Forest from the Ojai Valley and Ventura areas.

C. Classification:

PROTECTIVE

Sub-Area 7: East Ojai, 6,365 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Flood plain
6. Faults; active
7. Fire hazard
8. Ag. Element
9. A-E Zoning
10. LCA Contract
11. Recreation (Dennison Park)

B. Open Space Benefits:

This is an area of highly productive agriculture with a large percentage of LCA Contracts and A-E Zoning. Productive agricultural and recreational uses areconsistent with the goals of the city of Ojai and the Ojai-Coastal Area Plan.

C. Classification:

PRODUCTIVE

Sub-Area 8: Sulphur Mountain, 15,621 acres

A. Functions

1. Agriculture; row & tree
2. Agriculture; grazing
3. Mineral resources (oil & rock quarry)
4. Slope; over 25%
5. Landslides
6. Fire hazard
7. A-E Zoning
8. LCA Contract
9. Wildlife habitat

B. Open Space Benefits:

The Sulphur Mountain area provides significant agricultural benefits with the majority of the acreage in Land Conservation Act Contracts. The entire area is very steep, large acreage is in landslides, and it provides the major wildlife habitat acreage in the South Half.

C. Classification:

PROTECTIVE

Sub-Area 9: Ventura Foothills, 16,609 acres

A. Functions

1. Agriculture; grazing
2. Aquifer recharge
3. Mineral resources (oil & sand)
4. Slope; over 25%
5. Landslides
6. Fire hazard
7. A-E Zoning
8. Recreation (Arroyo Verde & Grant Parks)
9. Wildlife habitat
10. Critical watershed

B. Open Space Benefits:

The Foothills are an area of highly unstable soils and extensive landslides that also provide a significant wildlife habitat and an area of aquifer recharge.

C. Classification:

PROTECTIVE

Sub-Area 10: Canada Larga, 1,770 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Aquifer recharge
5. Slope; over 25%
6. Flood plain
7. Landslides
8. Fire hazard
9. Ag. Element
10. A-E Zoning
11. LCA Contract

B. Open Space Benefits:

The long Canada Larga provides a productive agricultural area that connects to the north to the Sulphur Mountain sub-area and the southwest to the Ventura River Valley.

C. Classification:

PRODUCTIVE

Sub-Area 11: Santa Paula Greenbelt, 7,526 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Aquifer recharge
5. Mineral resources (oil)
6. Slope; over 25%
7. Flood plain
8. Fire hazard
9. Ag. Element
10. A-E Zoning
11. LCA Contract
12. Wildlife habitat
13. Critical watershed

B. Open Space Benefits:

This sub-area is one of the most significant areas of agricultural and structural control between the cities of Ventura and Santa Paula. The secondary benefits of an aquifer recharge area (also a critical watershed) are also productive open space functions.

C. Classification:

PRODUCTIVE

Sub-Area 12: Olivas Agricultural Area, 1,455 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Flood plain
5. Faults; active (Oak Ridge)
6. Ag. Element
7. A-E Zoning
8. LCA Contract
9. Recreation (Olivas Park & Ventura Golf)
10. Critical watershed

B. Open Space Benefits:

The Olivas sub-area contains highly productive soils and is all presently cultivated, except for the two municipal golf courses. The productive and recreational benefits are outstanding, and also provide the city of Ventura with future open space options.

C. Classification:

PRODUCTIVE

Sub-Area 13: Santa Clara River (Pacific Ocean to Santa Paula) 4,753 acres

A. Functions

1. Aquifer recharge
2. Mineral resources (sand & gravel, oil)
3. Flood plain
4. Faults; active (Oak Ridge)
5. Ag. Element
6. A-E Zoning
7. LCA Contract
8. Critical watershed

B. Open Space Benefits:

In addition to the hazard of the flood plain, the Santa Clara River is an important groundwater recharge area (in particular, above Saticoy) and contains a tremendous but un-tappedpotential for recreational use.

C. Classification:

PROTECTIVE

Sub-Area 14: Santa Paula Foothills, 2,615 acres

A. Functions

1. Agriculture; row & tree
2. Agriculture; grazing
3. Aquifer recharge
4. Slope; over 25%
5. Landslides
6. Fire hazard
7. Ag. Element
8. A-E Zoning
9. LCA Contract
10. Fish and/or wildlife habitat
11. Critical watershed

B. Open Space Benefits:

Although the foothills are generally in steep slopes and landslide areas, about one-half of the acreage is in Land Conservation Act Contracts. These protective, plus the structual benefits afforded by the LCA Contracts, provide a broad range of open space benefits.

C. Classification:

PROTECTIVE

Sub-Area 15: Santa Paula Creek, 4,819 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Mineral resources (oil, clay)
5. Slope; over 25%
6. Flood plain
7. Landslides
8. Faults; active
9. Fire hazard
10. Ag. Element
11. A-E Zoning
12. LCA Contract
13. Recreation (Steckel Park)
14. Fish and/or wildlife habitat
15. Critical watershed

B. Open Space Benefits:

Santa Paula Creek (above Steckel Park) is one of the three remaining all-year streams in the South Half of the County. Existing recreation is provided by Steckel Park and the adjacent National Forest. Future additional recreation may be provided along the entire reach of the creek and provide connecting linear open space.

C. Classification:

PROTECTIVE/RECREATION

Sub-Area 16: Topa Topa Mountains, 31,698 acres

A. Functions

1. Agriculture; row & tree
2. Agriculture; grazing
3. Aquifer recharge
4. Mineral resources (oil, stone quarry)
5. Slope; over 25%
6. Landslides
7. Faults; active (San Cayetano)
8. Fire hazard
9. A-E Zoning
10. LCA Contract
11. Recreation (National Forest Campgrounds)
12. Fish and/or wildlife habitat (Sespe & Santa Paula Creeks)

B. Open Space Benefits:

Nearly all of this sub-area is in the Los Padres National Forest and provides extensive protective, recreation, and scenic benefits.

C. Classification:

PROTECTIVE/SCENIC-PRESERVATION

Sub-Area 17: Santa Paula-Fillmore Agricultural, 7,541 acres

A. Functions:

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Mineral resources (oil)
5. Slope; over 25%
6. Fire hazard
7. Ag. Element
8. A-E Zoning
9. LCA Contract
10. Recreation (Toland Park and KenneyGrove)
11. Critical watershed

B. Open Space Benefits:

This is an important tree crop (lemons) area located within one of the best combinations of soil, climate, and water in the County. The majority of the area is within the existing Agricultural Element.

C. Classification:

PRODUCTIVE

Sub-Area 18: Upper Santa Clara River, 11,159 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Mineral resources (sand & gravel)

(cont'd. Sub-Area 18)

A. Functions

5. Slope; over 25%
6. Flood plain
7. Faults, active (Oak Ridge)
8. Fire hazard
9. Ag. Element
10. A-E Zoning
11. LCA Contract
12. Critical watershed

B. Open Space Benefits:

The majority of the area is in flood plain and an aquifer recharge zone, and the remaining land out of the flood plain is Class I & II soils and planted to tree crops.

C. Classification:

PROTECTIVE

Sub-Area 19: Bardsdale, 5,980 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Flood plain
6. Faults; active (Oak Ridge)
7. Fire hazard
8. Ag. Element
9. A-E Zoning
10. LCA Contract
11. Critical watershed

B. Open Space Benefits:

This sub-area is also one of the best in the County for tree crops (citrus) as it contains Class I & II soils, is within the Agricultural Element, and contains numerous LCA Contracts.

C. Classification:

PRODUCTIVE

Sub-Area 20: Pole Creek, 7,060 acres

A. Functions

1. Agriculture; grazing
2. Aquifer recharge
3. Slope; over 25%
4. Landslides
5. Faults; active (San Cayetano)
6. Fire hazard
7. Wildlife habitat
8. Critical watershed

B. Open Space Benefits:

The Pole Creek drainage is an area of steep and unstable slopes, highly susceptible to fire, and of outstanding scenic quality (a County regional park is proposed). In addition, the Creek drains through the city of Fillmore and is susceptible to flooding. The immediate foothills of Fillmore also contain the San Cayetano Fault.

C. Classification:

PROTECTIVE/SCENIC-PRESERVATION

Sub-Area 21: Fillmore-Piru Agricultural Area, 2,149 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Landslides
6. Faults; active (San Cayetano)
7. Fire hazard
8. Ag. Element
9. A-E Zoning
10. LCA Contract
11. Critical watershed

B. Open Space Benefits:

This is another of the highly productive agricultural areas on alluvial plains within the Santa Clara River Valley. The land is moderately sloping, generally 10-15%, and is subject to some degree to landsliding and fire from the adjacent foothills.

C. Classification:

PRODUCTIVE

Sub-Area 22: Piru Creek, 4,683 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Aquifer recharge
5. Mineral resources (oil, sand & gravel)
6. Slope; over 25%
7. Flood plain
8. Landslides
9. Faults; active (San Cayetano)
10. Fire hazard
11. Ag. Element
12. A-E Zoning
13. LCA Contract
14. Recreation (Lake Piru)
15. Fish (Lake Piru)
16. Critical watershed

B. Open Space Benefits:

The Piru Creek drainage contains the important recreational area of Lake Piru and its associated fish habitat with the Lake and the Creek. The remaining land is very steep with extensive landslides and the San Cayetano Fault.

C. Classification:

RECREATION

Sub-Area 23: Gonzales Road Agricultural, 2,362 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Mineral resources (oil)
4. Flood plain
5. Ag. Element
6. A-E Zoning
7. LCA Contract

B. Open Space Benefits:

This sub-area is highly productive, both for agriculture (row crops) and mineral extraction (oil), and is a prime example of multiple productive use of open space. In addition, the majority of the area is within the Agricultural Element and contains extensive acreage in A-E (Agricultural Exclusive) Zoning.

C. Classification:

PRODUCTIVE/STRUCTURAL

Sub-Area 24: Del Norte, 5,994 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; grazing
3. Aquifer recharge
4. Mineral resources (sand and gravel)
5. Flood plain
6. Ag. Element
7. A-E Zoning
8. LCA Contract
9. Critical watershed

B. Open Space Benefits:

The Del Norte contains a unique combination of prime agricultural soils, good quality groundwater, and a climate that allows up to three crops to be grown in one year. Two-thirds of the area is presently in the Agricultural Element. One-third of the area is in the 100-year flood plain and is classified as a critical watershed. Another significant resource is the existence of sand and gravel deposits.

C. Classification:

PRODUCTIVE

Sub-Area 25: Oxnard Plain, 21,579 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Mineral resources
4. Flood plain
5. Ag. Element
6. A-E Zoning
7. LCA Contract
8. Wildlife habitat

B. Open Space Benefits:

The Oxnard Plain is the largest remaining high intensity (up to 3 crops a year) agricultural area in Southern California. Nearly all of this sub-area is within the Agricultural Element, contains Class I & II soils, and is in existing agriculture. In addition, substantial areas are subject to flooding while other areas contain extensive mineral (oil) deposits.

C. Classification:

PRODUCTIVE

Sub-Area 26: Calleguas Creek, 1,032 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Flood plain
5. Fire hazard
6. Ag. Element
7. A-E Zoning
8. LCA Contract
9. Recreation (Oak Park)
10. Wildlife habitat

B. Open Space Benefits:

Although most of this sub-area is within a flood plain, approximately one-half consists of Class I & II soils and is in agriculture. Significant wildlife habitat exists along Calleguas Creek.

C. Classification:

PRODUCTIVE/PROTECTIVE

Sub-Area 27: Conejo Creek, 700 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Flood plain
6. Landslides
7. Ag. Element
8. A-E Zoning
9. LCA Contract

B. Open Space Benefits:

This drainage is similar to Calleguas Creek in that it provides dual benefits of protective and productive open space through the multiple use of much of the flood plain for agriculture. A potential to use this linear open space for future recreation exists in this (as in all of the creeks) drainage.

C. Classification:

PRODUCTIVE/PROTECTIVE

Sub-Area 28: West Las Posas Valley, 10,901 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Aquifer recharge
5. Slope; over 25%
6. Landslides
7. Fire hazard
8. Ag. Element
9. A-E Zoning
10. LCA Contract
11. Critical watershed

B. Open Space Benefits:

The West Las Posas Valley provides extensive productive benefits for agriculture and aquifer recharge (within the foothills). Groundwater quality is "acceptable" for most beneficial uses.[7] Nearly all of the "potential" agricultural land is within the Agricultural Element.

C. Classification:

PRODUCTIVE

Sub-Area 29: East Las Posas Valley, 13,384 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Landslides
6. Fire hazard
7. Ag. Element
8. A-E Zoning
9. LCA Contract
10. Critical watershed

B. Open Space Benefits:

This sub-area contains less productive agricultural soil but more area for aquifer recharge than the West Las Posas Valley. In addition, the highest quality groundwater in the County (TDS of 325 ppm) is available in the entire area.[8] A large portion is within the Agricultural Element, and significant acres in LCA Contracts.

C. Classification:

PRODUCTIVE

Sub-Area 30: Fairview, 4,184 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Fire hazard
6. Ag. Element
7. A-E Zoning
8. LCA Contract
9. Critical watershed

B. Open Space Benefits:

The Fairview area is important in the production of lemons, poultry, and high quality groundwater. The area has potential as an "extremely valuable area for artificial groundwater replenishment."[9] Most of the area is presently in the Agricultural Element and in tree crops.

C. Classification:

PRODUCTIVE/PROTECTIVE

Sub-Area 31: Happy Camp Canyon, 6,795 acres

A. Functions

1. Aquifer recharge
2. Slope; over 25%
3. Fire hazard
4. A-E Zoning
5. LCA Contract

B. Open Space Benefits:

Although this area is not in agriculture, the Happy Camp Canyon would be "most desirable" (for artificial recharge) since it offers a large surface area, high percolation rate, and a large volume of available subsurface storage.[10]

C. Classification:

PROTECTIVE

Sub-Area 32: Tierra Rejada Hills, 2,292 acres

A. Functions

1. Aquifer recharge
2. Slope; over 25%
3. Flood plain
4. Landslides
5. Faults; active
6. Fire Hazard

B. Open Space Benefits:

The Hills are relatively steep and unstable, with the Arroyo Simi area in the flood plain. In addition, the opportunity for separation between the Moorpark and Simi Valley communities is a definite structural benefit.

C. Classification:

PROTECTIVE/STRUCTURAL

Sub-Area 33: Big Mountain, 29,457 acres

A. Functions

1. Aquifer recharge
2. Slope; over 25%
3. Landslides
4. Faults; active
5. Faults; not active
6. Fire hazard
7. A-E Zoning
8. LCA Contract
9. Recreation (Tapo Canyon)
10. Critical watershed

B. Open Space Benefits:

The Big Mountain area is centered on Tapo Canyon north of the City of Simi Valley and south of the main ridge of Oak Ridge. The area is generally of steep slopes and contains a large LCA Contract. Additional recreation facilities are being proposed for the Tapo Canyon area. Big Mountain is a very pronounced visual backdrop north of Simi Valley.

C. Classification:

PROTECTIVE

Sub-Area 34: Santa Susana Mountains, 7,350 acres

A. Functions

1. Slope; over 25%
2. Landslides
3. Faults; not active
4. Fire hazard
5. Fish and/or wildlife habitat

B. Open Space Benefits:

Nearly all of the portion adjacent to the Los Angeles County line is extremely rugged and without access. Many cities and two counties have endorsed the concept of a Santa Susana Mountain Park as proposed by a large and active citizen organization.[11]

C. Classification:

PROTECTIVE

Sub-Area 35: Simi Hills, 10,909 acres

A. Functions

1. Slope; over 25%
2. Landslides
3. Faults; not active
4. Fire hazard
5. Fish and/or wildlife habitat

B. Open Space Benefits:

The Simi Hills are a large group of relatively steep hills that provide significant protective and structural open space in an area of recent high growth rates.

C. Classification:

PROTECTIVE/STRUCTURAL

Sub-Area 36: Simi Greenbelt, 2,329 acres

A. Functions

1. Soils, Class I & II
2. Slope; over 25%
3. Landslides
4. Fire hazard

B. Open Space Benefits:

The Simi Greenbelt is an effort to provide linear structural shaping to future urban form by connecting various small open space functions such as steep slopes, landslides, Lake Bard, and a proposed park.

C. Classification:

STRUCTURAL

Sub-Area 37: Santa Rosa Valley, 2,652 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Aquifer recharge
4. Slope; over 25%
5. Flood plain
6. Fire hazard
7. Ag. Element
8. A-E Zoning
9. LCA Contract

B. Open Space Benefits:

Approximately one-half of the sub-area is within the Agricultural Element and contains productive agricultural land. Additional acreage is along Santa Rosa Creek up to Tierra Rejada Valley. The area is also mostly an aquifer recharge area.

C. Classification:

PRODUCTIVE

Sub-Area 38: Arroyo Conejo, 2,571 acres

A. Functions

1. Soils; Class I & II
2. Aquifer recharge
3. Slope; over 25%
4. Faults; not active
5. Fire hazard
6. Recreation (Wildwood & Conejo Valley Parks)
7. Wildlife habitat

B. Open Space Benefits:

The Arroyo Conejo, along with the two park acreages, offers the most outstanding example of multi-use for recreational and structural benefits in Ventura County. The Canyon has nearly vertical walls and any use other than an open space use would be non-compatible.

C. Classification:

RECREATION/STRUCTURAL

Sub-Area 39: Conejo Mountains, 7,614 acres

A. Functions

1. Soils, Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Mineral resources (stone quarries)
5. Slope; over 25%
6. Landslides
7. Faults; not active
8. Fire hazard
9. A-E Zoning
10. LCA Contract
11. Recreation
12. Wildlife habitat

B. Open Space Benefits

This mountainous area contains steep slopes and a large amount of wildlife habitat. The area also provides good separation between the cities of the Oxnard Plain and the Thousand Oaks area.

C. Classification:

PROTECTIVE/STRUCTURAL

Sub-Area 40: Ventu Park Mountain, 3,875 acres

A. Functions

1. Slope; over 25%
2. Faults; not active
3. Recreation (Potrero Park)

B. Open Space Benefits:

These mountains are steep, sloped and covered with dense chaparral vegetation. They are very prominant visually and form a very distinct structural buffer south of Thousand Oaks.

C. Classification:

PROTECTIVE/STRUCTURAL

Sub-Area 41: Santa Monica Mountains, 32,756 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Agriculture; grazing
4. Aquifer recharge
5. Mineral resources (stone quarry)
6. Slope; over 25%
7. Shoreline erosion (2 miles)
8. Landslides
9. Faults; not active (including Sycamore Fault System)
10. Fire hazard
11. A-E Zoning
12. LCA Contract
13. Recreation (Pt. Mugu St. Pk)
14. Wildlife habitat
15. Unique natural features (Boney Mtn; Serrano and La Jolla Valleys, Mugu Rock, and Sycamore Beach Dune)

B. Open Space Benefits:

The Santa Monica Mountains contain nearly every resource and open space function possible. The mountains have steep slopes, extensive faulting, have limited access, and are almost totally undeveloped. Point Mugu State Park contains over 12,000 acres (approx. 6,000 acres purchased and 6,000 acres being purchased at present) and form the nucleus to the proposed To on National Urban Park being proposed by Senators Tunney and Cranston, and Representatives Bell and Goldwater.[12] In addition, the "State Open Space and Resource Conservation Program for California" lists the Santa Monica Mountains as one of the eleven sites in the entire state for high priority open space action.[13]

C. Classification

PROTECTIVE/RECREATION/SCENIC-PRESERVATION

Sub-Area 42: McGrath Beach, 804 acres

A. Functions

1. Soils; Class I & II
2. Agriculture; row & tree
3. Mineral resources (oil)
4. Shoreline erosion (2 miles)
5. Flood lain
6. Recreation (McGrath St. Beach)
7. Fish and/or wildlife habitat (McGrath Lake)
8. Unique natural features (McGrath Lake, sand dunes)

B. Open Space Benefits:

This sub-area contains a fresh-water lake, a sand beach, recreation, and significant large back dunes; all offer significant recreation potential.

C. Classification:

RECREATION

Sub-Area 43: South Mountain, ±7,713 acres

A. Functions

1. Historical
2. Commercial recreation site
3. Agriculture; grazing
4. LCA Contract
5. A-E Zoning
6. Mineral resources
7. Aquifer recharge
8. Slope; over 25%
9. Fire hazard

B. Open Space Benefits:

While the area does include a number of LCA Contracts, the agricultural usage is primarily in grazing. The area is quite remote and is in a hazardous fire area. Probably the most important open space function in the area is that of aquifer recharge.

C. Classification:

PRODUCTIVE/PROTECTIVE

Sub-Area 44: Aliso & Wheeler Canyons, ±3,379 acres

A. Functions

1. Agriculture; row & tree
2. Agriculture; grazing
3. Class I & II soils
4. A-E Zoning
5. LCA Contract
6. Wildlife habitat
7. Slope; over 25%
8. Critical watershed
9. Fire hazard
10. Aquifer recharge

B. Open Space Benefits:

The canyons themselves are largely planted in row and tree crops with grazing taking place on the steeper hillsides. There are scattered residences in the canyons associated with ranches and farms.

C. Classification:

PRODUCTIVE

NORTH HALF OPEN SPACE

The preceding descriptions of open space have dealt exclusively with the South Half of the County. Open space in the North Half is made up of National Forest Service areas and those lands under Land Conservation Act Contract. Consequently, nearly the entire North Half of the County is in some form of open space; the majority of Wheeler is publically owned. These factors easily assure continuing open space for the general public, and allow for more attention to be applied to the South Half of the County.

RURAL, INSTITUTIONAL AND URBAN LANDS

Four land categories appear on the Open Space Plan Map, only one of which is open space. The remaining three categories were included in order to define and identify those areas not designated as open space.

"Urban" land, generally considered to be the antithesis of open space, is primarily made up of incorporated areas and those lands immediately surrounding these areas which are anticipated to be urbanized by 1990. The urban classification also includes such unincorporated communities as Moorpark and Piru, and any other urbanized areas.

"Institutional" lands are often highly developed, but not in an urban sense. Such lands include the Navy's facilities at Point Mugu, Camarillo State Hospital, and two proposed college sites.

"Rural" land is the classification attributed to those lands which are not included in one of the other three categories. The "rural" category, therefore, encompasses such diverse areas as the traditionally rural Hidden Valley, the densely populated but rural atmosphere of Somis, and the remote mountainous area to the south of Sulphur Mountain Road.

In concept, "rural" lands are more closely related to open space than to "urban" or "institutional" lands. It may be asked, then, why "rural" lands were not classified as "open space." The reason is that the "rural" lands did not contain as many open space components as did those lands designated as open space. If one thinks of open space, rural lands, and urban lands as being on a continuum, it becomes evident that there are no clear-cut distinctions between the various land classifications. There are, however, distinctions between land types and where they exist. An attempt was therefore made to create the categories and to include the configurations of "rural", "institutional", and "urban" lands on the Open Space Plan Map.

Total acreages are given below for each category identified on the plan map of the South Half:

Open Space:	363,272 acres
Rural:	111,446 acres
Institutional:	8,198 acres
Urban:	123,332 acres

REFERENCES

1. Ventura County Department of Public Works, Surface and Ground Water Resources, January, 1973.

2. Ventura County Department of Public Works, Reconnaissance Engineering Geology Report, North Half Phase II Study, August, 1972, p. 1.

3. California Division of Mines and Geology, Analysis of Mudslide Risk in Southern Ventura County, California, edited by J. R. Evans and C. H. Gray, Jr., 1971, p. 70.

4. Ibid., p. 10.

5. U. S. Army Corps of Engineers, Flood Plain Information, Santa Clara River, Ventura County, California, March, 1970, p. 6.

6. Ibid., p. 13.

7. Ibid., p. 3.

8. Ventura County Planning Department, "Staff Planimeter of Flood Plain Acreage - From 1"-4,000' Scale Base Maps," March, 1973.

9. Ventura County Fish and Game Commission, The Ventura River Recreational Area and Fishery, A Preliminary Report and Proposal, March 1, 1973.

Before discussing the interior open space of each city associated with this Plan, it should be emphasized that the open space surrounding a city is integrally related to its own interior open space system. To be meaningful, open space must be viewed from a variety of geographic perspectives, ranging from the regional to the community level. This Plan relates municipal open space to a sub-regional open space system, and thereby provides a framework within which refinements in a city's open space plan can be made.

A condensed open space discussion for each city follows. The emphasis in each discussion is on those open space lands that each city requested for inclusion as part of the overall Plan. Along with this discussion is an open space plan map which was developed with each city.

One of the goals of the City of Oxnard's Phased Development Policy (1970) was to provide for the "orderly development . . . of complete neighborhoods in order that needed public and private services such as schools, parks, shopping, etc., may be provided and utilized in an efficient manner."[1] However, an increasing number of "partially developed neighborhoods" have been unable to support needed neighborhood facilities for such activities as education and recreation.[2] Therefore, in order to encourage "completion" of these partially developed neighborhoods, and in keeping with one of the City's open space objectives, "to take advantage of every increment of open space (and to) guarantee its retention,"[3] a number of new neighborhood and community parks have been proposed, with acquisition dates ranging from 1973 to 1976.[4] These new parks would range in size from six to fifteen acres, totaling to over 100 acres, and would serve the local populations in the "south," "southwest," "central," and "northwest" communities.

Also, Phase I of a model City-wide bikeway system, from the Esplanade to Hueneme Beach Park via "J" Street, is being proposed in anticipation eventually of linking this with a County-wide system.[5]

Existing public parks within the City cover over 70 acres,[6] and are listed at the end of this discussion. In addition, Oxnard Golf Course (144 acres) and Petit Park (50 acres) are owned by the City but remain undeveloped.

Other public open space lands include four high schools (Oxnard, Channel Islands, Hueneme and Santa Clara) and various other school playgrounds, as well as McGrath State Beach Park.

Also, two proposed parks, to be located south of the Santa Clara River (400 acres) and west of the Ventura County Airport (500 acres), would add considerably more recreational open space areas.[7] Both of these sites are not suited for any forms of structural development, as one is subject to periodic flooding from the Santa Clara River, and the other is directly under an airport flight path. The Airport Park may have a salt water lagoon, along with some beach frontage, while the Santa Clara River Park would include hiking and riding trails, providing a link between other major recreational areas.[8]

Open space opportunities surrounding the City include several beach parks, such as Silver Strand (41 acres) and Hollywood Beach (50 acres),[9] both southwest of the City. A community center in El Rio and a cemetery adjacent to the incorporated City, west of the Esplanade, also serve open space functions.

A proposed County park, Arroyo Colorado (475 acres), lies north of the City on the southern flank of South Mountain, adding considerable recreational opportunities for the City's population.

Commercial types of open space facilities include a golf driving range, south of Highway 101 and the Santa Clara

River, and a par three golf course south of Highway 1 near Olds Road.

The Parks, Recreation and Open Space Element of the City's General Plan, aside from indicating proposed parks and schools, outlines a "'linear' system of pedestrian-oriented open space" and power line easements, linking the various activity centers as well as providing a different sort of open space in residential neighborhoods.[10] Hopefully, the basic objective of this element, "whenever possible, is to acquire land for parks, open space and recreation prior to development,"[11] will be carried out for the future enjoyment of Oxnard's diversified human communities. The acquisition of several additional neighborhood parks is underway, and to date, two have been acquired, but are as yet undeveloped.

A note should be added with respect to the City's policy regarding agricultural lands. By issuing a formal protest at the time of the formulation of a Land Conservation Act Contract (LCA), the City can cancel the Contract upon annexation of the property to the City.[12] Oxnard has issued what has been referred to as "blanket protests" against all such contracts. This policy is based on the premise that the City Council wants to control future land uses in those areas indicated for development by the General Plan.

When an Open Space and Conservation Element is adopted, the City plans to withdraw its blanket protest within those areas shown as permanent open space; i.e., "greenbelts" within

which land would qualify for an agricultural preserve, according to recommendations of the Staff Committee on Community Development (SCCD).[13]

The SCCD also recommends that the City Council recognize the Agricultural Element of the County General Plan, which is consistent with urban development areas in the City's Phased Development Policy, and that the Council "request Ventura County to formulate no additional farm preserves outside of the adopted Agricultural Element of the County General Plan."[14]

Parks		Acreages
1.	Beck Park (neighborhood)	8.5
2.	Carty Park (neighborhood)	5.0
3.	Eastwood Memorial Park (neighborhood)	4.3
4.	Channel Islands Harbor Park (regional)	4.0
5.	Community Center Park (city)	21.0
6.	Colonia Park (neighborhood)	9.8
7.	Durley Park (neighborhood)	11.0
8.	Thompson Park (neighborhood)	3.0
9.	Lathrop Park (neighborhood)	3.0
10.	Plaza Park (city)	1.7

FOOTNOTES

1. Oxnard City Council, City of Oxnard Administrative Manual (November, 1970).

2. City of Oxnard, Staff Committee on Community Development, Memorandum dated September 25, 1972 to City Council.

3. City of Oxnard, Oxnard-2000: The General Plan for the City of Oxnard, California (January, 1972), p. II-124.

4. Southern California Association of Governments, T ical Report on An Outdoor Recreation Plan and Capital mprovement Program in Support of the Open Space Element of the Southern California Regional Development Guide (September, 1972), pp. 191-196.

5. Ibid., p. 196.

6. Ibid., pp. A-49 to A-52.

7. Ventura County Planning Commission, General Plan: Regional Parks, Shoreline Development, Riding and Hiking Trails (February,1968), pp. 13, 15.

8. Oxnard-2000, op. cit., pp. II-117,119.

9. SCAG, op. cit., p. A-52; also see Oxnard-2000 General Plan, Basis for Planning, p. I-39.

10. Oxnard-2000, op. cit., pp. II-13, 112; Figure 13.

11. Ibid., p. II-110.

12. Pursuant to the California Land Conservation Act of 1965 (Section 51243.5 of the Government Code), which authorizes agricultural preserve contracts, provision is made that when a protest is formally filed by a City, that City will not inherit the contract between the County and the property owner when this property is annexed. See Notice dated January 2, 1973 from Robert L. Hamm, Ventura County Clerk and Recorder, to Oxnard City Council.

13. City of Oxnard, Staff Committee on Community Development, Memorandum dated January 15, 1973 to City Council

14. Ibid.

In coordinating its efforts with the County of Ventura, with respect to the County's Open Space and Conservation Elements, the City of Port Hueneme has identified many of its open space areas. Three public parks, Bolker (a four-acre local park), Bubbling Springs (a ten-acre community park), and Hueneme Beach (50 acres), account for approximately 65 acres within the city.[1] Another 11 acres have been added to Bubbling Springs Park, which is bounded by a small stream, and three additional acres have been proposed for Hueneme Beach Park,[2] which includes a public fishing pier that attracts visitors from throughout the County.

Four elementary schools provide much needed open space for the activities of young children. Also, the Port of Hueneme Harbor (65 acres) is a man-made waterway with a large "permanent" open space area.[3]

In addition, plans to cover and landscape the Hueneme Drainage Channel would include the provision of "a scenic byway along its entire length,"[4] which runs from Bubbling Springs Park to the Ocean, in the eastern portion of Hueneme Beach Park. The entire canal area has already been designated under "Public Parks, Open Space and Special Recreation" in the City's recently adopted General Plan.[5]

Aside from the existing parks and Drainage Canal areas, narrow strips of property along portions of Clara and Pomona Streets, as well as the Ventura County Railroad, have been designated as "Public Open Space" in the City's General Plan.

Although there remains a small area in the northwest portion of the City which is being used for agricultural purposes, most agricultural open space areas have been eliminated due to urbanization. The City's policy is not to aid in the preservation of agriculture, since the availability of land for "urban growth" is already very limited.[6] This agricultural open space area, therefore, has been zoned P-D (Planned Development Zone), while other local open space areas are zoned P-R (Park Reserve Zone).[7]

Two public beaches adjacent to the City, Silver Strand (41 acres) and Hollywood (50 acres)[8], as well as Channel Islands Harbor, are under the jurisdiction of the County and provide additional open space and recreational opportunities.

Within the U.S. Naval Base, a nine hole golf course and driving range, Seabee Park, and two lighted softball fields, along with tennis courts and swim pools, also help preserve available open space areas.

With much City territory owned and operated by the U.S. Navy, it appears that the greatest open space opportunities that the City can provide would be in the preservation of its beaches. Additional acreage is already being planned for the Beach Park, and the entire beach area which is owned by the City is shown under the "Public Open Space" designation in the 1972 General Plan.[9] The preservation of this valuable natural resource is essential, especially since the Beach Park serves not only the local population but visitors from other communities as well.[10]

FOOTNOTES

1. Southern California Association of Governments, Technical Report on An Outdoor Recreation Plan and Capital Improvement Program in Support of the Open Space Element of the Southern California Regional Development Guide (September, 1972), pp. A-49 to A-52.

2. Ibid., p. 196.

3. City of Port Hueneme, "Identification of Open Space and Recreation Areas" (paper), (February, 1973).

4. Ibid.

5. City of Port Hueneme, General Plan map, adopted by Planning Commission on November 7, 1972, and by City Council on November 22, 1972.

6. City of Port Hueneme, Reply to "Agriculture Questions" from Ventura County Planning Department (February 8, 1973).

7. City of Port Hueneme, Reply to "Open Space and Conservation Questions" from Ventura County Planning Department (February 8, 1973).

8. SCAG, op. cit.

9. City of Port Hueneme, General Plan map, op. cit.

10. City of Port Hueneme, "Identification of Open Space and Recreation Areas," op. cit.

"To maintain a perspective on the Ojai-Coastal area that will contribute to viewing problems or proposals in one area as having a relationship with an impact on the larger area" has been proposed as a goal by the County Planning Department in the Ojai-Coastal Area Plan.[1] In order to make such a proposal meaningful in planning for open space areas, the "environmental balance" between open space and buildable areas[2] must reflect the impacts of the various land use decisions on the entire region, not only on the city of Ojai. Policies concerning the protection of landslide areas, critical watersheds, and valuable agricultural lands affect areas much larger than the immediate surroundings.

A wide variety of open space areas are located within the city. These include local, community, and regional parks totaling to over 300 acres, the largest being Soule Park and Golf Course (183 acres).[3] High school grounds, a Civic Center park, a private country club golf course, and a cemetery also provide open space functions.

Two regional parks, Dennison Park (34 acres) and Camp Comfort (38 acres), are located southeast and south of the city, and are operated under the jurisdiction of Ventura County. A Boy Scout Camp and another cemetery are also located in unincorporated territory near the city. Other areas in and adjacent to the city might be retained for uses, such as agriculture, which are compatible with open space conservation.

With the objectives of preserving the natural charm and beauty of the Ojai Valley, providing a plan for recreation and open space, and protecting prime agricultural lands from urbanization, the General Plan of the city of Ojai recommends: 1) that the proposed scenic highway be developed as an elongated park; 2) that because of the economic and open space functions they provide, citrus groves should be retained; 3) that recreation and tourism be considered as industries, and because of this, that expansion of the recreation system should be at the community park level; 4) that a trail system should be established; 5) that development should be planned to preserve riding and hiking trails, and 6) that the green area extending from Soule Park to the Ojai Valley Inn be preserved.

The following is a listing of the park and recreation facilities within the city of Ojai.

	Parks	Acreage
1.	Daly Park (local)	1.3
2.	Libbey Park (community)	7.0
3.	Sarzotti Park (community)	9.7
4.	Soule Park (regional)	183.0

FOOTNOTES

1. Ventura County Planning Department, Ojai-Coastal Area Plan, Preliminary Draft (March, 1973).

2. City of Ojai Planning Commission, Policy Guides for Development and Open Space Environmental Controls (February 2, 1972).

3. Southern California Association of Governments, Technical Report on An Outdoor Recreation Plan and Capital Improvement Program in Support of the Open Space Element of the Southern California Regional Development Guide (September, 1972), pp. A-49 to A-51.

In order "to preserve scenic and recreational areas and to capitalize on natural terrain features in the best interests of the area," as set forth in the city's General Plan,[1] it appears that the areas which would benefit most from open space conservation are those natural and largely undeveloped lands adjacent to the city, especially along Sespe Creek and in the foothills adjacent and northeast of the town.

The larger parks in the Fillmore area are within the jurisdiction of Ventura County. Kenney Grove Community Park (15 acres) is located just west of the city, on Sycamore Road, while Toland Regional Park (213 acres) lies in as close proximity to the city of Santa Paula as it is to the city of Fillmore.[2]

As proposed, Pole Creek Regional Park will be located northeast of the city and will encompass approximately 350 acres.[3] Much of this area is on an open plateau, with an unobstructed view of the lower Santa Clara River Valley and the ocean, providing an ideal area for picnicking, camping and other recreational activities.

Interior open space areas of Fillmore include: four schools, an elementary school, a junior high school, and Fillmore High School, all on "A" Street, and an elementary school on Mountain View Street; the northeast corner of the city above Foothill Drive; a small area in the southwest, adjacent to the Santa Clara River; a Village Square off El Paseo Street; the Southern Pacific Railroad right of way; and existing or proposed

park land located north and south of First Street, on the city's west side and in the incorporated area south of the Santa Clara River.

One golf course is located outside the city limits on Chambersburg Road. This is the 18-hole Elkins Ranch Golf Course near the mouth of Grimes Canyon. A second 18-hole golf course is proposed in the area of the confluence of Sespe Creek and the Santa Clara River.[4]

FOOTNOTES

1. Ventura County Planning Department, The General Plan, City of Fillmore, California, (March, 1967), p. 203.

2. Southern California Association of Governments, Technical Report on An Outdoor Recreation Plan and Capital Improvement Program in Support of the Open Space Element of the Southern California Regional Development Guide (September, 1972), pp. A-49 to A-52.

3. Ventura County Planning Commission, General Plan: Regional Parks, Shoreline Development, Riding and Hiking Trails (February, 1968), pp. 13, 17.

4. The General Plan ,op. cit., p. 17.

A stated goal of the Santa Paula General Plan is to foster the development and expansion of community recreation facilities adequate to serve present and future local needs. Further, it is a goal to avoid random urban development that is both costly and unattractive. Toward this end, all land from the city to Adams Barranca should be developed before urban expansion occurs east of the Santa Paula Creek.

An allocation of about 448 acres for parks, parkways and open space is made in the General Plan. The eastern and western limits of the city would have park and open space areas bordering the Santa Paula Creek and Adams Barranca. Expansion of the Harvard Boulevard-Ventura Street Park would include that segment north of the Santa Paula Freeway.

In addition, greenbelt and open space land is available to every residential area. The City of Santa Paula, in agreement with the City of Ventura, has affirmed the preservation of the Santa Paula-Ventura Greenbelt. Composed of prime agricultural land, the area between Franklin Barranca and Adams Barranca makes up the Greenbelt.[1]

It is the function of the City's Park and Recreation Commission to determine the specific recreational uses that park land will fulfill. The General Plan does, however, mention the need for municipal tennis courts and a swimming pool. Proposals for a scenic parkway along Santa Paula Creek and a scenic drive in

the hillside area above the high school have also been set forth in the Plan.

The General Plan includes a 148-acre golf course located southwest of the City along the Santa Clara River. A proposal for a future park reserve is made for a 112-acre site east of the urban reserves. This site should be held from development until 1980 or later.

Existing open spaces in Santa Paula include the following neighborhood parks: Ebell Park· Mill Park; Civic Center Park; Obregon Park; Las Piedras Park; and Harvard Boulevard Park (Recreation Center). Additional interior open space is provided by the Santa Paula Cemetery and the section of Highway 150 designated as a scenic highway. Steckel Park, north of the City on Santa Paula Creek, the Santa Paula Golf Course, and the designated "scenic" portion of Highway 126 east of Santa Paula provide the most immediate open space functions outside the City's limits.

FOOTNOTES

1. Planning Department, City of Ventura, "Open Space and Conservation" (March, 1973), pp. 3-5.

CHAPTER IV

IMPLEMENTATION OF THE CONSERVATION AND OPEN SPACE ELEMENTS

Crucial to any plan is the means by which it will be implemented. This concluding chapter will discuss the various ways in which the Conservation and Open Space Elements can be implemented.

IMPLEMENTING THE CONSERVATION ELEMENT

From the outset of our discussions, the supportive role of "open space" to the concept of "conservation" has been noted. Conservation, as the program whereby resources and hazards are managed, relies in large part on open space to control the uses associated with these factors. The Conservation Element, among other things, inventoried and mapped the County's resources and hazards. The areas in which these were located, in turn became logically suited for open space. The areas naturally suited for open space were interconnected to form the Open Space Plan. The implementation of the Open Space Plan, then, is a very important means of implementing the Conservation Element.

IMPLEMENTING THE OPEN SPACE PLAN

If the Open Space Plan is fundamental to the implementation of the Conservation Element, then the means by which the Open Space Plan is implemented needs to be examined also.

ZONING AS A MEANS OF IMPLEMENTATION

The application of zoning to the land is the traditional approach to controlling the types of uses that may be established on it. Zoning, then, is an obvious means of controlling land uses in areas designated for open space. As such, it is not surprising that State law relating to open space requires that an open space zoning ordinance be adopted in conjunction with the Open Space Plan.

The open space zoning ordinance developed for this Plan can be found at the end of this section. The ordinance is structured like most other zones, in that there are permitted and conditioned uses. It does, however, include a rather extensive review procedure which reviews the appropriateness of a given use in light of the type of land on which it is to be located. This review procedure is designed to insure that the uses proposed for open space areas are in harmony with the intent and purpose of the Open Space Element.

The Element's concept of open space states that such lands fulfill many valuable functions and should not be considered empty or unused. The ordinance recognizes this concept, and so allows for a wide range of uses. The list of allowable uses ranges from nearly all "general agricultural uses," to mineral and oil extraction, and most low intensity recreational uses. The Open Space Zone (O-S) is far less restrictive than the Agricultural Exclusive (A-E) Zone.

The Open Space Zone (O-S) also acknowledges the ability of open space lands to handle varying intensities of development, and so includes an appropriate range of sub-zones which indicate residential densities. The various sub-zones are: 10, 15, 20, 30, and 40 acres.

THE APPLICATION OF COMPATIBLE ZONING

Assembly Bill 1301 was passed by the State Legislature during the 1971 session, and requires that zoning and general plans be compatible. Assembly Bill 1725 which was passed a year later, defined "compatibility" as the state in which the various land uses allowed by the ordinance, are compatible with the objectives, policies, and programs specified in the Plan.

It is in the execution of these two laws that the appropriate zoning will be applied to lands designated on the Plan as open space. It should be pointed out, however, that lands designated as open space MAY NOT necessarily have to be re-zoned to O-S. If the land uses allowed by the existing zoning are compatible with the Plan, the zoning MAY remain. Similarly, if re-zoning was determined to be necessary, a compatible zone, not necessarily O-S, could be applied.

The process of bringing about the required compatibility is scheduled to begin after the adoption of the Conservation and Open Space Elements, and is expected to proceed on an area-by-area basis until the entire County has been covered.

To the extent that compatible zoning implements a plan, the AB 1301/1725 process becomes the program by which the Open Space Plan is implemented. The O-S zone is naturally one of the zones compatible with the Open Space Plan.

THE PLAN AS A GUIDE TO ZONING

Under the AB 1301/1725 process, the Open Space Plan, in effect, dictates where zoning, which is compatible with open space, should be applied. Unfortunately, the Plan is NOT a precise zoning map. It is, rather, a carefully conceived guide to zoning which should be adhered to as closely and as thoughtfully as possible.

When zoning is applied to the land, it is done so with special attention to the characteristics of a specific parcel (or group of parcels) of land. The 1"=8,000' scale map found in this document is far too general to be used as a guide to precise zoning. Since it has never been considered for use as a precise zoning map, no attempt was made to draft the Plan in order to exclude all the existing uses which would be incompatible with the Element's concept of open space. To have undertaken such a task would have been impossible at the 1"= 8,000' scale, and would, no doubt, have resulted in many uses being inadvertently overlooked.

To resolve this problem, an interpretive policy statement was developed. This statement is recommended for official adoption by the Board of Supervisors (see Recommendations), and reads as follows:

That in the application of zoning, existing uses deemed incompatible with the intent of the Open Space Plan and yet designated as open space in it shall be excluded from the Plan. These excluded uses will, therefore, not be subject to the zoning determined by AB1301/1725 to be consistent with the Plan.

Very simply, this means that existing residential subdivisions, commercial and industrial uses will be excluded from the Open Space Plan and will therefore not be subject to rezoning. A prominent example of a series of uses to be excluded is the Briggs Road industrial area near Santa Paula. This area is shown as open space on the Plan but would, in fact, be excluded from the Plan by virtue of the interpretive policy statement cited above.

SUMMARY

The relationship between the Ordinance, the AB 1301/1725 process, and the Open Space Plan is extremely complex, so let us try to summarize.

The Open Space Plan Map is the embodiment of the intent and purpose expressed in the Open Space Element. This visual translation of the ideas contained in the Open Space Element is the object of the entire implementation process.

The Open Space Zoning Ordinance is one of the primary means of implementing the Plan, and was developed with this thought in mind. As such, its various provisions reflect the intent and purpose set forth in the Open Space Element.

The 1301/1725 process is the program through which zoning compatible with the Plan is applied to the land. Area by area, this process will determine which zoning is the most compatible with the open space designated on the Plan, and will thereafter require re-zoning if necessary.

The interpretive clause attached to the Plan is one way of clarifying the intent of the Plan, since it could not be conveyed graphically, due to the scale of the map. This clause also guarantees a certain degree of compatibility between the Plan and the uses within it, and therefore, facilitates the 1301/1725 process.

ADDITIONAL OPEN SPACE IMPLEMENTATION TOOLS

The preceding discussion dealt with the specific program that will be employed in the implementation of the Open Space Plan. What follows is an enumeration of various other implementation techniques. These approaches represent a wide range of alternatives that can augment, to varying degrees, the specific implementation program outlined in the previous section.

Acquisition

Acquiring land for the purpose of conservation or open space can take two basic forms. One method is the acquisition of the full title of the land. This allows for the most complete control of the land, but the expense is often prohibitive. The second type is "less than fee" acquisition.

This involves the securing of some of the rights attached to a piece of property. There are many means by which these two types of acquisition can be accomplished.

Full Fee or Full Title Acquisition

Outright Purchase of land is the most direct means of acquiring property. It is rarely possible for a county to do this, due to the expense.

Purchase of Surplus State or Federal Land can sometimes be made by a local agency. A discount of 50% off the market value is given if the land is used for parks or recreation. The Bureau of Land Management has offered land to county governments for as little as $2.50 an acre.

Tax Foreclosure can transfer tax delinquent properties to county ownership.

Excess Condemnation is a procedure by which more land than is needed for a public project is condemned, with the excess being used for open space.

Dedication Requirements are a source of land for park use from developers of new tracts.

Gifts from individuals can result in land for the County and tax benefits for the donor. It is mainly a public relations effort to secure land by this method.

Land Trusts or Stewardships by a non-profit organization can retain land until public funds become available. Organizations like the Sierra Club Foundation and the Nature Conservancy maintain revolving funds for this purpose.

Installment Purchases will transfer the title to the County following the final payment.

Purchase and Leaseback is a method for holding the rights to property that is not going to come under immediate county use. After purchase, the land can be leased back to the original owner allowing him to continue using it as in the past. This method gives the County an income and prevents the need for the County to maintain the land while it protects the land use.

Purchase Option to Buy in the Future gives the County the first right of refusal in the event of a sale.

Land Exchange is a good tool in that funding is not necessary. The major drawback is the difficulty in finding parcels of like value for the exchange. This has caused this method of acquisition to remain unused, for the most part.

Purchase With the Return of a Life Interest allows the sellers to retain their property and use it as before. At the death of the owner, the land becomes County property. This has its major appeal to persons who reside on their property, rather than to holders of commercial types of land.

Less Than Fee Acquisition

Easements are the limited use of land which is owned by another party. The length of use or control over certain rights may be designated by the parties involved. This system has the advantages of: being usable for small land parcels; keeping the land on the tax roles; the land remains productive; the State is not responsible for maintenance; and, no person is evicted from their land. Disadvantages include: the need

for funding; the cost in areas near development may be nearly as high as for full fee acquisition; this system tends to be inflexible, and, it is voluntary.

Purchase and Resale with Restrictions is a system that allows an agency to control an area's development permanently, but the land is eventually resold to private owners. This returns the land to the tax rolls and also returns the money invested by the agency.

Long Term Lease is another possibility. This is not, however, generally considered to be a good method of holding open space. A time limit exists, and the County would have to provide funds for the rental payments.

License can be used to procure such things as hunting or fishing rights on someone's land. As with a lease, this would force the County to provide continuous payments with no return past the time of expiration of the license.

Regulation

Regulation is a non-acquisition method of preserving open space. This is the controlling of the use which people put their property to by use of the police power. If the control becomes too stringent, then this constitutes a taking of property and may be declared illegal. Another weak point is that the regulation is not tied to the property title, but it is legislation subject to change at any time.

The Zoning Ordinance

Zoning is a non-compensatory form of regulation. It has

the advantages of not costing the County anything, either in terms of cash outlay or tax revenues lost. In regards to open space, a zoning ordinance might include:

Hillside Development Zoning which would regulate the use of specified types of steep slope areas.

Cluster Zoning is an attempt to concentrate the landowner's development to a portion of their property, thus leaving some land open.

Natural Hazard Zones might be delineated to protect people and property. Geologic risk zones include areas of faulting and landslide. Flooding risk zones are generally stream buffer or flood plain areas. Fire risk zones would be found in areas of dry brush or land in a dead-end canyon.

Noise and Safety Zones could be used in airport and freeway areas.

Historic Preserves Zones could include culturally important land such as archaeological sites.

Miscellaneous Zones would include: view protection; agriculture and rural; marine and wildlife reserves; and scenic corridors.

Compensatory Regulation

This approach is another method by which the County can control land use but not actually hold title to any of the rights of that land. The control is a matter of the County limiting the landowner in some respects, without actually taking possession of the rights which are restricted.

Restrictions with Direct Compensation involves the establishment of a property value for the property to be held in open space. Once the owner and the County have agreed on the value, the County will guarantee this value. The land use must then conform to the restrictions imposed by the County. If these restrictions impact the present land use and cause a devaluation of the land, the owner is immediately paid the difference between the agreed value and the new market price. If the value for development uses drops below the agreed land value, then the County pays the difference only if the land is sold.

Advantages of such a system include allowing the property owner to continue to use the land. The land is also still on the tax role, though at a reduced rate. Criticism of this method of retaining open space is based on the uncertainty of the costs to the County, and also the cumbersome administrative machinery needed to control such a system.

Restrictions with Tax Relief is a method of maintaining open space that is aimed at basing assessed valuation of land on something other than the market value. In order to prevent speculation under this system, it is necessary to defer the taxes rather than just reduce them. Thus, if a person has gained a tax advantage for some years, the amount saved must be repaid if the land is going to be developed.

The California Land Conservation Act of 1965 (Williamson Act) has enabled local governments to enter into contracts and agreements with landowners to preserve agricultural open space lands. Tax relief (not deferment) and/or payments are

given to landowners who place their land under a ten year contract. The nonrenewal and cancellation possibilities under such a system seem to be cause to categorize this land under contract as being less than permanent open space.

Finance Methods

Such methods must be thoroughly investigated. It is unrealistic to expect that the amount of funds necessary to acquire open space lands will be available from the property tax revenues. Some of the possibilities are:

Sale of Excess and Tax Delinquent Property. Money derived from this source could be placed in a special fund for park acquisition and improvement.

Subdivision Park Dedication Funds. In lieu of a land dedication from a subdivider, an appropriate cash payment might be required. This money could then be used for park purchase.

Leasing property not immediately needed could provide the County with a rental income for a temporary period.

Tax Finance Methods

User Fees & Taxes. This form of fund collection is best applied to intensively used facilities and could be used to defer development costs.

Motel "Bed" Tax. This could be expected to be a source of steadily increasing funds for open space programs.

Real Estate Transfer Tax which is charged when real estate is sold.

Horse Tax is a means of taxing users. The revenue is used for equestrian trail acquisition.

Gasoline Tax, parts of which may be applied toward scenic highway improvement.

Federal Funds

HUD Open Space Grants are supplied for park improvements on a dollar to dollar matching basis. Priority is given to sites near metropolitan areas. Competition for the small amount of money available in California is expected to be heavy.

Land and Water Conservation Fund is another source of dollar to dollar matching funds for the purchase of open space land. This source is also heavily tapped.

Wildlife Restoration Fund is administered by the State Wildlife Conservation Board. This is a source of money for development and preservation of key wildlife areas. These funds originate from the Department of the Interior.

Army Corps of Engineers and the Department of Agriculture have recreation development programs. These agencies work jointly with local groups or private landowners in these programs.

Miscellaneous funding is possible through numerous other Federal grants. Due to low dollar amounts available and the strong competition, the County should not depend on State or Federal funds to implement its open space program.

Private Funds

These funds can be a possible source of funding. Conservation groups sometimes give small grants to agencies for the purchase of open space.

Management

It is essential that each technique, be it a form of acquisition or regulation, be investigated in respect to the specific open space parcel under consideration. The best means of implementing an open space plan is through a management program which utilizes a combination of techniques for open space control and funding. Toward this end, it might be desirable or necessary to institute some or all of the following:

A Management Board with county-wide responsibility for the administration of public and private open space.

A Plan for private landowner management.

A Plan for agricultural/rural land management.

A Plan for coastal recreation/resource protection management.

A Multi-Use Plan for management of recreation, marsh, wildlife, flood control, water, fire, school, etc.

The information on implementation was derived from the following sources: Ventura County Association of Governments, "Methods for Preservation of Open Space by Public Agencies in Ventura County," May, 1972; U.C.I. - Project 21 Study Team, "Open Space in Orange County," March, 1970; Santa Cruz County, "Interim Report: Parks, Recreation and Open Space Program," March, 1971,; San Luis Obispo County, "Open Space Plan," December, 1971; city of San Buenaventura, "Open Space and Conservation Element: Preliminary Draft," January, 1973; and, Marin County, "Can the Last Place Last?"

MANAGEMENT

The success of any program is often determined by the way in which it is managed. The finest Open Space Plan and the most stringent Open Space Zone do not guarantee the implementation of either the Open Space Plan or the Conservation Element, the ultimate intent of the implementation measures mentioned thus far.

Tangled, ineffective, and nonexistent management of resources and hazards inventoried in the Conservation Element can thwart the best laid plans. Better coordination between the agencies and jurisdictions identified in the Conservation Element is essential in order to fulfill the intent of the Element.

POLICIES AS A MEANS OF IMPLEMENTATION

The thrust of this section has been the implementation of the Conservation Element, primarily through the Open Space Plan. The previous discussions centered around the methods of implementing this Plan, but made little mention of policy statements as implementation tools.

Such statements are valuable tools to the extent that they provide guidance for decision makers in resolving issues, setting priorities, and generally making decisions that affect the implementation of a given plan. The importance of policy statements is evidenced by their use as a guide for determining compatibility under the AB 1301/1725 process. In particular,

a specific policy was recommended for adoption by the Board of Supervisors which would facilitate the implementation of the Open Space Plan. The acceptance of policy statements as useful implementation tools is manifested by the recommendation of several such statements for adoption by the Board of Supervisors.

ARTICLE 25

Open Space (O-S) Zone

Summary

This ordinance shall provide for: the definition of lands which have special natural and cultural characteristics; the description of criteria and regulations for the use of land within the designated Open Space Zone and the direction of land use considerations toward defined Special Land Areas within the Open Space Zone; the description of administrative and enforcement procedures, permits and appeals; and the provision for other matters properly relating thereto.

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Purpose and Intent

It is the intent of this chapter to provide for the preservation, maintenance and enhancement of valuable natural, environmental and recreational resources while permitting reasonable and compatible use of land. In order to properly manage these resources, criteria and regulations must be formulated to guide uses in the following open space capacities as defined in the Open Space Element: productive, protective, structural, recreational and scenic perservation. The purpose and intent of this chapter shall be the advancement of the following objectives:

1. To assure the continued availability of agricultural land for the production of food and fiber.
2. To protect and preserve land areas for the managed production of natural resources.

3. To protect, maintain and enhance watershed management to assure a continuing supply of safe water.

4. To protect, maintain and enhance air quality.

5. To maintain and promote the historical and cultural heritage of the county.

6. To promote the health, safety, and welfare of all citizens of the county, through the protective management of hazard areas.

7. To shape and guide urban development through open space management.

8. To assure the continued availability of open space lands for the enjoyment of outdoor recreation.

9. To preserve and enhance areas of significant scenic amenity, unique natural features, and areas for educational and scientific research.

10. To maintain and enhance land areas necessary for the continued survival of valuable wildlife and vegetation.

11. To implement the conservation and open space elements of the General Plan.

12. To seek coordination of open space lands with the incorporated cities of the county.

13. To promote the multiple use of open space lands for the maximum social, economic and ecological benefit to the general public.

14. To promote a wide range of land use options for future generations.

Scope of Land Types To Be Included In The Open Space Zone

In order to achieve the purposes of this chapter, particular land types are to be incorporated in the Open Space Zone. Such types may include, but are not limited to:

1. Agricultural lands for the production of food and/or fiber.

2. Areas of mineral and oil extraction.

3. Land areas vital to water resources in terms of supply, recharge and/or critical watersheds.

4. Lands for public and private recreational uses.

5. Forested areas.

6. Areas of scenic value and unique natural features.

7. Flood Plains.

8. Geologic hazard areas including active faults, areas subject to ground shaking, landslides and unstable soils.

9. Fire hazard areas. not to keep fire hazard area

10. Areas subject to tidal inundation.

Interpretation and Severability

The provisions of this article shall be construed to effectuate the purpose and intent as defined. If any portion of this article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby.

Permitted Uses

Uses permitted within the Open Space Zone shall be as follows:

1. Agricultural uses as follows, with the exception of those uses subject to an Open Space Use Permit. Uses shall not be within a critical watershed or groundwater recharge area except when located within those areas defined by the General Plan Agricultural Element, as adopted.

   a. Trees for fruit, nut or timber.
   b. Bushes for vines or berries and grapes.
   c. Field, vegetable, and truck or row crops.
   d. Orchards, vineyards, and bushes for fruit or nuts.
   e. Forest land.

f. Drying of crops, hay, straw and seed.
g. Storage and wholesaling of crops.
h. Animal breeding, pastuerizing or ranching.
i. The growing and harvesting of flowers, ornamentals and turf.

2. Petroleum products, storage of, required for agricultural uses on the premises.

3. Single family dwelling upon land not located within a critical watershed or groundwater recharge area. Such housing shall be in accordance with the general provisions of Article 40, where applicable.

4. Housing for farm labor on a forty (40) acre minimum site when land is not located within a critical watershed or groundwater recharge area, in accordance with Section 8121-0.4.

5. Wells for the production of water on any lot or parcel of land if water from said well is used only upon the lot or parcel upon which the well is located.

6. Water spreading grounds.

7. Designated Cultural Heritage Sites and Historical Monuments.

8. Passive recreational uses such as: hunting, fishing, hiking, horseback riding, nature study, forest and wildlife preserves, that do not alter the existing physical features beyond a minimal degree and do not incorporate the use of any structures.

Uses Subject to Director's Review and Approval

The following uses may be permitted subject to staff review and the approval of an Open Space Use Permit by the Planning Director. Additional uses may be permitted by the Planning Director when found to be intrinsically compatible with the purpose and intent of this chapter.

1. Agricultural uses as provided for in Section (permitted use #1) where land may be located within a critical watershed or groundwater recharge area.

2. Park, playground or community center owned and operated by a non-profit farm community organization, or a farm owner for the use of his employees.

3. Movie sets or locations which may contain structures of a temporary nature to be used for photographic and scenic purposes in connection with the production of motion pictures and television programs.

4. Apiary in accordance with Section 8120-0.1.10.

5. Nurseries.

6. Pigeons and small birds in accordance with Section 8121-0.19.1 and Section 8120-0.19.2.

7. Boarding and care of horses, including accommodations and living quarters for grooms and caretakers located within the same building when the parcel of land comprises ten (10) or more acres.

8. Single family dwelling other than as provided for in Section (permitted use #3). Such housing shall be in accordance with the general provisions of Article 40, where applicable.

9. Signs, in accordance with Article 24.

10. The production and dispensing of water together with normal appurtenances accessory thereto on any lot or parcel of land under the ownership of any mutual water company, established water district or other public water supply agency.

11. Cemeteries, columbariums, crematories, and mausoleums.

12. Sanitary land-fill with the provision that sites be reclaimed.

13. Public utility transmission facilities and sub-stations.

14. Fire stations and facilities for federal, state, and county law enforcement agencies, excluding jails, prisons and other places of confinement.

15. Radio and television towers and related facilities, excluding studios.

16. Wireless masts, TV antennas, and similar structures for private non-commercial uses in connection with an established residence, erected above the height limits prescribed by this chapter and not located on the roof of the main building.

17. Commercial greenhouses.

18. The keeping of farm animals and fowl for recreation, agricultural projects or home occupation in accordance with Article 3, Section 8121-2.

19. Produce stands in accordance with Section 8120-0.1.15.

20. Commercial or private stables and riding academies.

21. Active non-vehicular recreational areas including, but not necessarily limited to: public parks, playgrounds, tennis, volleyball, badminton, baseball, athletic fields - excluding stadiums and other similar commercial recreation activities.

22. Guest ranches.

23. Recreation clubs including tennis, polo, and swimming or similar activities.

24. Rifle, pistol, skeet or trap ranges.

25. Outdoor theaters, excluding drive-in theaters.

26. Outdoor festivals, of a temporary nature.

27. Non-vehicular recreation camps.

28. Temporary Real Estate office for the limited purpose of conducting sale only of lots in a subdivision tract.

Uses Subject To Approval By The Board of Zoning Adjustment

The following uses may be permitted subject to staff review and the approval of an Open Space Use Permit by the Board of Zoning Adjustment:

1. Sand and gravel quarries, including necessary structures and appurtenances incidental thereto and including the following uses, where associated with and on the same property.

   a. Asphalt batch plants;
   b. Concrete mixing and batching plants;
   c. Rock crushing plants.

2. Oil exploration and extraction.

3. Soil amendment activities to incorporate certain oil field wastes into the soil.

4. Unimproved private airstrips and heliports, not incorporating the use of hard paving materials, with associated service and storage buildings to provide for related agricultural and private non-commercial uses.

5. Golf courses with or without clubhouses and restaurants within the clubhouse.

6. Campgrounds and recreational vehicle parks related to the recreational use of the property and in accordance with the provisions of Section 8160-19.

7. A mobile home used as a temporary dwelling during construction in accordance with Section 8160-8.1.

8. A mobile home used as temporary housing for farm labor in accordance with Section 8160-8.3.

9. Farm labor mobile home park in accordance with Section 8160-8.

10. Any operation performed in a permanently fixed structure or establishment on the farm or on a moving packing plant on the farm for the purpose of preparing agricultural, horticultural, egg, poultry, meat, rabbit or dairy products for market where such operations are done on the premises owned or operated by the same person who produced the products referred to herein and includes all operations incidental thereto.

11. Feed lots.

12. Dairies, without retail commercial activities.

13. Contractor's plants and storage yards including garages and sheds for the storage of vehicles, equipment and materials when such contractor is engaged in the servicing of the production of agricultural or horticultural products, including spraying, trimming, fertilizing, smudging, drainage, tree removal, and crop harvesting and marketing, as the principal activity of such plant or storage yard located on a parcel of ten (10) acres or more.

14. Warehouses for the collection, packaging, storage and distribution of agricultural products.

15. Chicken and rabbit farms or ranches when the number of chickens and rabbits, or any combination thereof maintained on the lot at any one time does not exceed five hundred (500).

16. Petroleum products, storage of, required for agricultural uses on the premises.

Open Space Use Permit

Applications for an Open Space Use Permit shall be made to the Planning staff and thereafter submitted to the Development Advisory Committee (DAC), for review and recommendation. The Development Advisory Committee shall be composed of the following departments: Planning, Public Works, Environmental Health and Building and Safety; and other departments and agencies as determined by the Planning Director. No permit shall be issued in regard to the proposed uses until the recommendations of the foregoing committee and departments have been received, provided that if any such recommendation has not been received within ten (10) working days after such submission, the Planning Director or the Board of Zoning Adjustment may proceed without such recommendations. The DAC may recommend that any Open Space Use Permit be heard by the Board of Zoning Adjustment. The Planning Director may also determine that any Open Space Use Permit should be heard by the Board of Zoning Adjustment. If the Planning Director fails to take action within twenty (20) days following the filing of an application, the application shall automatically be heard by the Board of Zoning Adjustment, unless

a continuance is agreed upon by the applicant and the Planning Director. The denial of a permit by the Planning Director may be appealed to the Board of Zoning Adjustment pursuant to Section 8163-1.4. Fees for review and appeals shall be in accordance with Section 8163-4.2.9.

Whenever the proposed development in an application for an Open Space Use Permit complies with all conditions and limitations set forth by the Planning Director or the Board of Zoning Adjustment with respect to Special Land Areas and is not in conflict with the intent of this Article, a permit may be issued.

The Planning Director or the Board of Zoning Adjustment shall not grant a permit for any use when it is found that the use will be in conflict with the intent and purpose of the Open Space Ordinance and Element or injurious or detrimental to the public health, safety or welfare, or to property in the vicinity or zone in which the use will be situated; and secondly, that the imposition of conditions upon the requested use will not prevent said effects.

Information Required For An Open Space Use Permit

In order to insure that the purpose and intent of the Open Space Zone shall be accomplished, certain information and/or factors shall be submitted and taken into consideration in review by the Planning Director or Board of Zoning Adjustment of any application for an Open Space Use Permit.

This information shall be evaluated with reference to any Special Land Area or combination of areas that apply to the property under review. These Special Land Areas are as follows: Agricultural Lands, Fire Hazard Areas, Geologic Hazard Areas, Hillside Areas, Flood Plains, Water Resource Areas, Mineral Resource Areas, Biological Resource Areas, Recreational Resource Areas and Scenic Resource Areas. In the case of any land for which contradictions may exist because of site location within more than one Special Land Area, the more restrictive combination of considerations shall apply.

Information that shall be submitted in applying for an Open Space Use Permit is as follows, unless deemed unnecessary by the Planning Director.

1. The proposed use.
2. Proposed vegetation removal operations including proposed replacement.
3. All proposed cuts, fills, grading and excavation.
4. Location and extent of site preparation and proposed surfacing material.
5. Elevation and contours of the area proposed to be altered.
6. Percentage of land coverage.
7. The location, elevation, bulk, height and area of all structures.
8. Building lines and distances between buildings and their location in relation to existing buildings on the site and on adjacent sites.
9. Other information as may be required by the Planning Director, and/or the Board of Zoning Adjustment.

Detailed Information Required

In addition to the mandatory information required in Section , the following detailed information shall be evaluated with reference to any Special Land Areas or combination of areas that apply to the property under review. The applicant shall submit the appropriate information where required.

Detailed information that shall be evaluated may include, but is not necessarily limited to the following:

1. Alteration of surface and groundwater hydrology.
2. Erosion control and surface runoff.
3. Alteration of groundcover.
4. Unique physical features.
5. Modification of habitat.
6. Rare, depleted or endangered species.
7. Visual impact of proposed use or development.
8. Landscaping and screening.
9. Provision for underground utilities.
10. Transportation networks (traffic movement, access, parking, etc.).
11. Utility networks (power, water, sewer, etc.).
12. Fire and explosive hazards.
13. Storage (indoor and outdoor).
14. Generation of odors.
15. Waste disposal (solid and liquid).
16. Noise and vibrations.
17. Air pollution potential.

Sub-Zones of the "O-S" Zone

Sub-Zones of the "O-S" Zone may be established. The requirements for the parent "O-S" Zone shall apply to the respective sub-zones except as to the minimum acreage per parcel. The minimum acreage per parcel in each sub-zone shall be fixed by the use of suffix numbers on the zoning map applicable to the area. In order to increase or decrease the minimum acreage for any zoned land, the zoning symbol or designation of the sub-zone shall be the same as for the parent zone except that a suffix shall be added indicating the required minimum acreage per parcel in acres. Such minimum acreage determinations shall be made with consideration for the location of the property in question as it relates to Special Land Areas. The suffixes for sub-zones shall be 10-AC, 15-AC, 20-AC, 30-AC, or 40-AC, and shall indicate the acres required for the minimum acreage. Where no acreage designation is attached to the "O-S" symbol, minimum acreage shall be 10 acres per parcel.

Special Land Area Maps

The maps adopted by the Planning Commission designating the location and extent of Special Land Area, shall be maintained by the Planning Department for reference use in the course of review by the Planning Director or Board of Zoning Adjustment of applications for Open Space Use Permits. Such maps shall be known as "Special Land Area Maps."

Interpretation of Boundaries of Special Land Areas

When uncertainty exists as to the boundary lines of Special Land Areas as designated on Special Land Area Maps adopted by the Planning Commission, such boundary lines shall be interpreted as follows:

1. Where a parcel is bisected by a boundary line and less than 50% of that parcel falls within that line, the entire parcel shall be excluded from the Special Land Area or areas in question. Likewise, where more than 50% of a parcel falls within a boundary line, the entire parcel shall be included within the Special Land Area or areas in question.

2. Where boundaries appear to follow ownership boundary lines, boundaries shall be construed to follow such lines.

3. Where boundaries appear to follow the center line or street or highway, boundaries shall be construed to follow such lines.

4. Where boundaries appear to be approximately parallel to center line or street or highway right of way line of a street or highway, boundaries shall be construed to be parallel to such lines at the distance from such lines as is indicated by the Special Land Area Map.

5. Where boundaries appear to reflect environmental and resource management considerations, boundaries shall be construed in a manner which is consistent with the environmental and resource management considerations that the boundary reflects.

6. In any event concerning the dispute of boundary lines and/or the location of any property within Special Land Areas, the determination shall be made by the Planning Director.

Definitions

1. Critical Watershed - Areas containing water resources for purposes of human consumption which have been, or may in the near future become adversely affected by any of man's activities.

2. Critical Groundwater Recharge Area - A region supplying water to a confined aquifer which has been, or may in the near future become adversely affected by any of man's activities.

3. Flooded - The state of temporary inundation of normally dry land area caused or precipitated by an overflow or accumulation of water on or under the ground, or the existence of unusual tidal conditions.

4. Land Coverage - Any use, improvement or covering that prevents normal precipitation from directly reaching the land surface.

5. Special Land Areas - Lands characterized by unique features which require management and control to assure the health, safety and welfare of the general public. These land areas include the following:

   a. Agricultural Lands - Lands used for the production of food and/or fiber for commercial distribution.

   b. Biological Resource Areas - Lands which are important to the continued survival of wildlife and vegetation.

   c. Fire Hazard Areas - Land areas that have large amounts of fuel materials such as brush, forest or grasses that could carry a fire or have the potential to do so. This area shall also include previous burn areas and areas with fire carrying potential that are so situated or are of such terrain that creates a hazard in terms of access and egress of Fire Department operations or occupants in the event of fire.

   d. Flood Plains - The maximum land area adjacent to a river channel, stream, watercourse, ocean, or a lake or other body of standing water which is likely to be flooded.

   e. Geologic Hazard Areas - Lands subject to ground shaking or displacement due to fault activity; landslides or unstable soils which pose a potential threat to the public health and safety.

   f. Hillside areas - Lands having a slope of 25% or more.

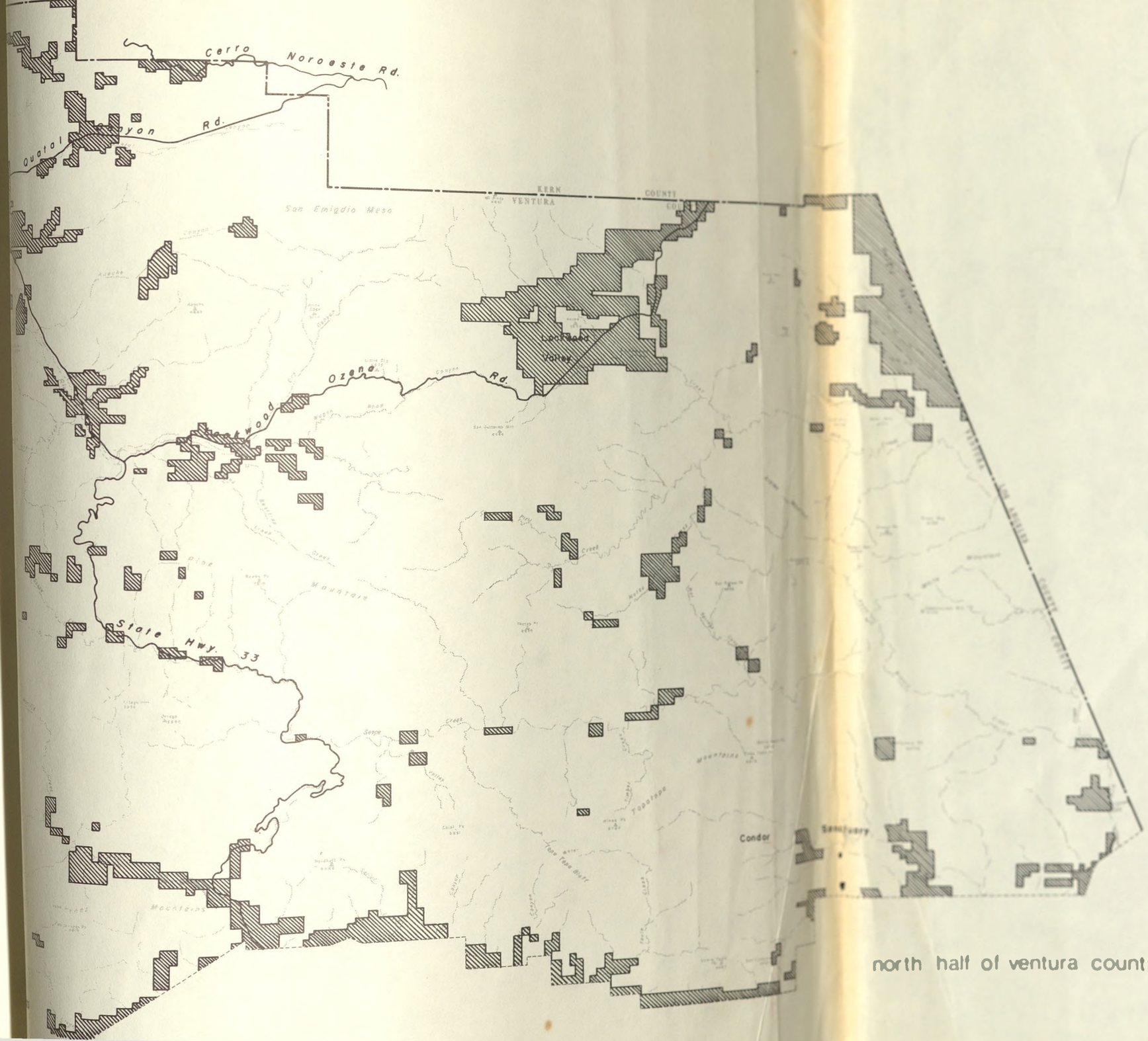
g. Mineral Resource Areas - Lands containing mineral resources in commercial quantities.

h. Recreational Resource Areas - Lands which are important to assure the continued availability of sufficient recreational area for the general public.

i. Scenic Resource Areas - Areas, including designated scenic corridors, which are of significant value to the public because of their aesthetic and scenic qualities and which contribute to the general welfare of the public.

j. Water Resource Areas - Lands which are important to the production and maintenance of the quantity and quality of water necessary for public use and consumption.

6. Structural - The capability of land use patterns to regulate the location of development.



north half of ventura county

resources plan and program

open space and conservation element

open space plan

rural lands

open space

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SCALE

june 1973

ventura county planning department