

## 2 EXECUTIVE SUMMARY

### 2.1 INTRODUCTION

This summary is provided in accordance with California Environmental Quality Act Guidelines (State CEQA Guidelines) Section 15123. As stated in Section 15123(a), “an EIR [environmental impact report] shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical.” As required by the Guidelines, this chapter includes (1) a summary description of the 2040 General Plan, (2) a synopsis of environmental impacts and mitigation measures (Table 2-4), (3) identification of the alternatives evaluated and of the environmentally superior alternative, and (4) a discussion of the areas of controversy associated with the project.

### 2.2 SUMMARY DESCRIPTION OF THE 2040 GENERAL PLAN

#### 2.2.1 Geographic Extent of the Plan Area

Ventura County is one of the six counties that collectively form the Central Coast region of California. It was created on January 1, 1873, when it separated from Santa Barbara County. Ventura County covers 1.2 million acres bordered by the Pacific Ocean to the southwest, Los Angeles County to the southeast and east, Santa Barbara County to the west, and Kern County to the north. The Los Padres National Forest accounts for approximately 574,000 acres, or 47 percent of the county’s total land area. This includes privately owned inholdings surrounded by Los Padres National Forest which are not a part of the national forest. Outside of the Los Padres National Forest, there are approximately 528,000 acres of land in the unincorporated area (43 percent) and 121,000 acres in the county’s 10 incorporated cities (10 percent). In addition to the mainland part of the county, two of the eight Channel Islands off the coast (San Nicolas Island and Anacapa Island) are also part of Ventura County. Anacapa Island is approximately 700 acres and is located within the Channel Islands National Park. San Nicolas Island encompasses approximately 14,000 acres and is located 65 miles south of Naval Base Ventura County Point Mugu. Managed by the US Navy, San Nicolas Island serves as a launch platform and observation platform for short- and medium-range missile testing. Anacapa Island covers approximately 3,200 acres and is located 14 miles from the coast of Ventura County; it is one of the most visited islands of Channel Islands National Park because of its proximity to the mainland.<sup>1</sup>

The County of Ventura has land use regulatory authority over most unincorporated land in the county, but lacks land use authority within the incorporated cities in the county: Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Ventura. The County also does not have land use authority over land in the unincorporated area that is owned or managed by the state or federal government (e.g., state parks, state universities, national parks, U.S. Bureau of Land Management areas, and tribal lands), except for portions of state parks and other state land located in the coastal zone. Under State law, the

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<sup>1</sup> Note: the 2040 General Plan and associated mapping focus on the mainland areas of the county. This EIR follows the same convention. San Nicolas is designated State or Federal Facility. Anacapa Island is designated Open Space.

County has land use authority over land owned or managed by special districts in the unincorporated area (e.g., cemetery districts, water districts), subject to limited exceptions.

## 2.2.2 Overview of the 2040 General Plan

The 2040 General Plan is a comprehensive effort to update the existing General Plan and respond to current local and regional conditions, as well as changes in state law that may not have been in place when the existing General Plan was last updated in 2005. It clarifies and articulates the County's intentions with respect to the rights and expectations of the various communities, including residents, property owners, and businesses. Through the 2040 General Plan, the County informs these groups of its goals, policies, and standards, thereby communicating expectations of the public and private sectors for meeting community objectives. In addition, the general plan includes Area Plans that specifically address growth and resource concerns within nine of the county's identified communities.

The 2040 General Plan is organized to satisfy the state's required general plan elements (or chapters). It addresses the state's mandatory elements (i.e., land use, circulation, housing, conservation, open space, noise, and safety), plus the new requirements for air quality and environmental justice, and three new optional elements: water, agriculture, and economic development. Each of the general plan elements and Area Plans contain goals, policies, and implementation programs, which constitute the County of Ventura's policies for land use, development and environmental quality. These terms are defined as follows:

- ▶ **Goal**— A statement that describes in general terms a desired future condition or end state. Goals describe ideal future conditions for a topic and tend to be very general and broad.
- ▶ **Policy**— A clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal.
- ▶ **Implementation Program**—An action, procedure, program, or technique that carries out general plan policy.

The current, comprehensive update process was initiated in 2015. To reach a wide variety of county residents and stakeholders, Ventura County Resource Management Agency, Planning Division staff conducted extensive community outreach to secure initial public, focus group, and advisory body input on the development of the draft 2040 General Plan. The County gathered community input through the following methods:

- ▶ Public Opinion Survey;
- ▶ Workshops, Open Houses, and Informational Sessions;
- ▶ Public Presentations;
- ▶ Project Website – [www.VC2040.org](http://www.VC2040.org);
- ▶ Technical Advisory Committee;
- ▶ Focus Groups;
- ▶ Agricultural Policy Advisory Committee;

- ▶ Municipal Advisory Councils and Piru Neighborhood Council; and
- ▶ Planning Commission and Board of Supervisors Meetings, Working Sessions, and Hearings.

During 2018, the public and the County's Planning Commission and Board of Supervisors engaged in an alternatives process designed to guide development of the 2040 General Plan. The purpose of the alternatives process was to consider future land use and policy options and help the Planning Commission and Board of Supervisors select a Preferred Alternative that provided the framework for preparing the 2040 General Plan. The Alternatives Report was presented to the Board of Supervisors and Planning Commission during joint work sessions in July and November 2018 (Ventura County 2018). The Alternatives Report established a framework for the 2040 General Plan by providing direction on the Vision Statement and Guiding Principles; Proposed General Plan Organization; Preferred Land Use Alternative; and Policy Choices.

The preliminary public review draft of the 2040 General Plan was released for public review on May 9, 2019. Following public input and workshops with the Planning Commission and Board of Supervisors, a public draft 2040 General Plan was released for public review in January 2020.

### 2.2.3 General Plan Objectives

Section 15124 of the State CEQA Guidelines requires an EIR to include a statement of project objectives. The objectives assist the County, as lead agency, in developing a reasonable range of alternatives to be evaluated in this draft EIR. The project objectives also aide decision makers in preparing findings and, if necessary, a statement of overriding considerations. The statement of objectives also includes the underlying purpose of the project.

For this draft EIR, the project objectives are defined as being expressed by the Guiding Principles contained in Section 1.2 of the 2040 General Plan. The project objectives are defined as follows:

- ▶ **Land Use and Community Character:** Direct urban growth away from agricultural, rural, and open space lands, in favor of locating it in cities and unincorporated communities where public facilities, services, and infrastructure are available or can be provided.
- ▶ **Housing:** Support the development of affordable and equitable housing opportunities by preserving and enhancing the existing housing supply and supporting diverse new housing types, consistent with the Guidelines for Orderly Development.
- ▶ **Circulation, Transportation, and Mobility:** Support the development of a balanced, efficient, and coordinated multimodal transportation network that meets the mobility and accessibility needs of all residents, businesses, and visitors.
- ▶ **Public Facilities, Services, and Infrastructure:** Invest in facilities, infrastructure, and services, including renewable energy, to promote efficiency and economic vitality, ensure public safety, and improve quality of life.

- ▶ **Conservation and Open Space:** Conserve and manage the County's open spaces and natural resources, including soils, water, air quality, minerals, biological resources, scenic resources, as well as historic and cultural resources.
- ▶ **Hazards and Safety:** Minimize health and safety impacts to residents, businesses and visitors from human-caused hazards such as hazardous materials, noise, air, sea level rise, and water pollution, as well as managing lands to reduce the impacts of natural hazards such as flooding, wildland fires, and geologic events.
- ▶ **Agriculture:** Promote the economic vitality and environmental sustainability of Ventura County's agricultural economy by conserving soils/land while supporting a diverse and globally competitive agricultural industry that depends on the availability of water, land, and farmworker housing.
- ▶ **Water Resources:** Develop and manage water resources in a manner that addresses current demand without compromising the ability to meet future demand, while balancing the needs of urban and agricultural uses, and healthy ecosystems.
- ▶ **Economic Vitality:** Foster economic and job growth that is responsive to the evolving needs and opportunities of the County's economy, and preserves land use compatibility with Naval Base Ventura County and the Port of Hueneme, while enhancing quality of life and promoting environmental sustainability.
- ▶ **Climate Change and Resilience:** Reduce greenhouse gas emissions to achieve all adopted targets, proactively anticipate and mitigate the impacts of climate change, promote employment opportunities in renewable energy and reducing greenhouse gases, and increase resilience to the effects of climate change.
- ▶ **Healthy Communities:** Promote economic, social, and physical health and wellness by investing in infrastructure that promotes physical activity, access to healthy foods, supporting the arts and integrating Health in All Policies into the built environment.
- ▶ **Environmental Justice:** Commit to the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies, protect disadvantaged communities from a disproportionate burden posed by toxic exposure and risk, and continue to promote civil engagement in the public decision-making process.

## 2.2.4 Relationship to Other Plans and Regulations

A general plan is distinct from a zoning ordinance and other land use planning documents. Although all these documents regulate how land may be used and developed, they do so in different ways. A general plan has a long-term outlook that identifies the types of development that are allowed, the spatial relationships among land uses, and the general pattern of future development. A zoning ordinance implements a general plan by regulating development through specific standards, such as lot size, building setback, setting allowable uses, or through infrastructure improvements and financing. Development must not only meet the specific requirements of the zoning ordinance but also the broader policies set forth in the general plan.

There are also nine Area Plans that are incorporated and made part of the 2040 General Plan. An Area Plan specifies the distribution, location, types, and intensity of land uses, and provides specific policies concerning development in a distinct geographical area. The goals, policies, and programs of an Area Plan are designed to supplement, not duplicate, the General Plan.

## LAND USE PLANNING CONTEXT AND GROWTH MANAGEMENT

One of Ventura County's distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents.

Ventura County is unique in California because of the successful countywide land use planning efforts that have preserved the county's open space and scenic character, including the Guidelines for Orderly Development, greenbelt agreements, and the Save Open Space & Agricultural Resources (SOAR) initiative measure.

### 2.2.5 Structure and Content of the General Plan

The 2040 General Plan sets forth the goals and policies based on the Vision Statement and Guiding Principles that will guide future land use and resource decisions within the unincorporated areas of the county and identifies the implementation programs required to carry out the goals and policies of the 2040 General Plan. The 2040 General Plan also includes land use designations and a Land Use Diagram that specifies the allowable uses of land (e.g., residential, commercial) throughout the unincorporated area.

The 2040 General Plan addresses topics and issues pursuant to state requirements adopted since the existing general plan was approved in 2005. These include environmental justice, transportation issues such as assessing vehicle miles traveled and analyzing transportation systems more holistically (e.g., "Complete Streets"), and wildfire hazards. It is designed to maintain consistency with the Guidelines for Orderly Development, greenbelt agreements, and SOAR measures for Ventura County's unincorporated areas and ten incorporated cities. The 2040 General Plan also includes a Climate Action Plan which, among other things, will include a vulnerability analysis and describe how the County plans to reduce greenhouse gas (GHG) emissions and adapt to a changing climate.

As part of the General Plan update process, the County assessed the goals, policies, and programs in the existing General Plan and the County Area Plans. Seven of the Area Plans (El Rio/Del Norte, Lake Sherwood/Hidden Valley, North Ventura Avenue, Oak Park, Ojai Valley, Piru, and Thousand Oaks) would be refined as part of the 2040 General Plan. These seven area plans were reviewed and assessed to compare the Area Plan goals, policies, and programs with 2040 General Plan goals, policies, and programs to ensure internal consistency. The proposed refinements typically take the form of applying a common writing style and order of presentation to each Area Plan while maintaining the original intent. A few policies are proposed for removal from individual Area Plans and incorporation into one of the 2040

General Plan elements. This change would maintain the policy and broadened its coverage from a single Area Plan to the entire unincorporated county. All changes proposed in the 2040 General Plan are presented in a legislative format that tracks the changes made.

The remaining two Area Plans (Coastal and Saticoy) were not updated as part of the 2040 General Plan process.

## GENERAL PLAN ELEMENTS

The 2040 General Plan elements are organized as follows: Land Use and Community Character Element; Housing Element; Circulation, Transportation, and Mobility Element; Public Facilities, Services, and Infrastructure Element; Conservation and Open Space Element; Hazards and Safety Element; Agriculture Element; Water Resources Element; and Economic Vitality Element. Each element contains goals and policies that the County will use to guide future land use, development, resource management, and environmental protection decisions. The 2040 General Plan is intended to provide a more concise and clear policy statement for the County, compared to the existing General Plan, by reducing redundant policies (similar policies that are presented in several elements and/or area plans), and by removing items that are simply restatements of requirements specified in state or federal regulations.

## LAND USE DIAGRAM

The purpose of the 2040 General Plan Land Use Diagram is to guide the general distribution, location, and extent of the various land use designations throughout the county. The land use designations established in the 2040 General Plan are listed in Tables 2-1 and 2-2.

The existing General Plan contains a simplified set of six land use designations and one overlay land use designation, which describe the purpose of the designation and allowed uses. While a few land use designations prescribe density, intensity, and lot size, the key designations of Existing Community and Urban do not. The existing General Plan land use designations are broad categories that lack clear details to distinguish between separate land uses, such as residential, commercial, and industrial.

To address this, the 2040 General Plan would establish 15 land use designations that provide more detailed information on the types of land uses (e.g., commercial, industrial, residential) that would be allowable within areas currently designated as Existing Community and Urban land use designations. The 2040 General Plan land use designations would be consistent with land uses and densities/intensities allowed under the current (2018) zoning designations for each affected parcel. The proposed 2040 General Plan land use designations replace the Existing Community and Urban land use designations of the existing General Plan with a new set of designations that clearly distinguish the land uses allowed and set forth maximum development density and intensity standards.

Where the existing General Plan contained minimum lot size requirements, these are maintained in the 2040 General Plan. Proposed new land use designations that do not have a comparable minimum lot size in the existing General Plan would incorporate the smallest minimum lot size of the compatible zoning designation.

As part of the 2040 General Plan, several key designations are maintained as presented in the existing General Plan. All lands in the existing General Plan with a land use designation of Agricultural, Open Space, or Rural located outside of Existing Community and Urban designated areas are maintained unchanged. This ensures the 2040 General Plan remains consistent with the SOAR initiative. Relative to the Guidelines for Orderly Development, the boundaries of the current Existing Community and Urban designations were protected as new area designations in the 2040 General Plan. Also maintained are the lands designated as State and Federal Facility, which is applied to parcels owned by the state or federal government and are outside of the County’s land use jurisdiction. The only change to this designation is its name, which in the 2040 General Plan is under the term “State, Federal, and Other Public Lands.”

Two changes are also proposed for lands within or adjacent to the incorporated cities in the county. As the County does not have land use authority over lands within the cities, these areas are noted as “City” on the 2040 General Plan Land Use Diagram and not given a land use designation. The final land use designation change is the proposed removal of the Urban Reserve Overlay. This overlay is replaced by a policy that references the use of adopted spheres of influence to provide the same geographic boundary.

Table 2-1 provides the land use designations that would be established and used by the 2040 General Plan.

**Table 2-1 Land Use Designation General Development Standards**

Acronym	Land Use Designation	Maximum Density / Intensity	Minimum Lot Size	Maximum Lot Coverage <sup>1</sup>
<b>Rural, Agricultural, and Open Space Designations</b>				
RUR	Rural <sup>2</sup>	1 du/2 ac	2 acres, or zone suffix equal to or more restrictive than 2 acres	25%
ECU-R <sup>3</sup>	ECU-Rural	1 du/2 ac	2 acres	25%
AG	Agricultural <sup>2</sup>	1 du/40 ac	40 acres	5%
ECU-A <sup>3</sup>	ECU-Agricultural	1 du/40 ac	40 acres	5%
OS	Open Space <sup>2</sup>	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
ECU-OS <sup>3</sup>	ECU-Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
<b>Residential Designations</b>				
VLDR	Very Low Density Residential	4 du/ac	10,000 SF	n/a
LDR	Low-Density Residential	6 du/ac	6,000 SF	n/a
MDR	Medium-Density Residential	14 du/ac	3,000 SF	n/a
RHD	Residential High-Density	20 du/ac	No minimum	n/a
RPD	Residential Planned Development	20 du/ac	No minimum	n/a
CRPD	Coastal Residential Planned Development	36 du/ac	No minimum	n/a
RB	Residential Beach	36 du/ac	1,500 SF	n/a

Acronym	Land Use Designation	Maximum Density / Intensity	Minimum Lot Size	Maximum Lot Coverage <sup>1</sup>
<b>Mixed Use, Commercial, and Industrial Designations</b>				
MU	Mixed Use	20 du/ac; 60% lot coverage	No minimum	60%
C	Commercial	60% lot coverage	No minimum	60%
CPD	Commercial Planned Development	60% lot coverage	No minimum	60%
I	Industrial	50% lot coverage	10,000 SF	50%
<b>Other Designations</b>				
PR	Parks & Recreation	n/a	None	5%
P	State, Federal, Other Public Lands <sup>2</sup>	n/a	None	n/a

Notes: ac = acre; du = dwelling unit; n/a = not applicable; SF = square foot.

<sup>1</sup> Maximum lot coverage is per applicable County zoning classification.

<sup>2</sup> Existing General Plan land use designations that would be retained.

<sup>3</sup> The acronym "ECU-" preceding a designation name refers to land use designations that apply only within the boundaries of an Existing Community or Urban area designation (boundary) as defined in 2040 General Plan Policies LU-1.2 and LU-2.1.

The approximate acreage and percent of total acreage in the unincorporated portions of the county for each land use designation is also provided in Table 2-2.

**Table 2-2 Land Use Designation Descriptions and Acreage in the Plan Area**

Land Use Designation	Description	Acreage	Percent of County Total
Rural	Identifies areas suitable for low-density and low-intensity land uses such as residential estates and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes. The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.	8,764	<1%
ECU-Rural	Provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. Typical building types include large-lot, single-family homes in a rural setting.	1,114	<1%
Agricultural	Applies to irrigated lands suitable for the cultivation of crops and the raising of livestock.	91,485	9%
ECU-Agricultural	Applies to irrigated lands suitable for the cultivation of crops and the raising of livestock within the boundaries of an Existing Community designated area.	102	<1%
Open Space	Applies to any parcel or area of land or water which is largely unimproved and devoted to an open-space use, as defined under Section 65560 of the Government Code.	917,716	88%
ECU-Open Space	Provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining) and are located within the boundaries of an Existing Community designated area.	233	<1%
Very Low Density Residential	Provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. Typical building types include large-lot, single-family homes in a rural setting.	7,572	<1%
Low-Density Residential	Provides for a variety of single-family homes and neighborhoods. Typical building types include small-lot, single-family homes, and other similar housing types, such as second units.	1,050	<1%

Land Use Designation	Description	Acreage	Percent of County Total
Medium-Density Residential	Provides a transition from lower density, single-family areas and more intensely developed residential and commercial areas; generally, applies to residential neighborhoods and central areas within Existing Communities and Urban Areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. Typical building types include one- to three-story attached single-family dwellings and lower density multifamily developments.	25	<1%
Residential High-Density	Provides for residential development in more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes and within major commercial centers. Generally, applies to central areas within Existing Communities and Urban Areas. Typical building types include one- to three-story multifamily developments.	13	<1%
Residential Planned Development	Provides areas for residential communities which would be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site.	1,732	<1%
Coastal Residential Planned Development	Provides areas for residential communities which would be developed using innovative site planning techniques. Generally, applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.	23	<1%
Residential Beach	Provides for small-lot, beach-oriented residential communities. Generally, applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated area in the coastal zone.	185	<1%
Mixed Use	Provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses. Developments should be located on an arterial or higher roadway classification and include appropriate pedestrian and bicycle facilities. Typical building types include one- to three-story horizontal or vertical mixed-use structures.	20	<1%
Commercial	Provides for a mix of retail and service uses that are typically needed by residents in rural communities and surrounding agricultural operations. Developments may include a mix of uses and should be located on a County-defined Minor Collector or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.	161	<1%
Commercial Planned Development	Provides areas for vibrant commercial centers which would be developed utilizing modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Areas with this designation provide a flexible regulatory procedure in order to encourage the development of coordinated, innovative, and efficient commercial sites and to provide areas for a wide range of commercial retail and business uses, including stores, shops, and offices supplying commodities or performing services for the surrounding community.	158	<1%
Industrial	Provides for a range of industrial employment-generating uses, including production, assembly, warehousing, and distribution, that are conducted within enclosed buildings or in appropriately sited and screened outdoor work spaces that are designed for compatibility with surrounding land uses. Limited to areas served by, or planned to be served by, public water, wastewater, and drainage systems. Developments must be located on a County-defined Minor Arterial or higher classification roadway.	1,408	<1%
Parks & Recreation	Provides for parks and recreation facilities and associated recreation uses. Typically, these areas are characterized by a high degree of open space, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses. Connectivity to surrounding areas via pedestrian and bicycle facilities is desired.	0 <sup>1</sup>	0%

Land Use Designation	Description	Acreage	Percent of County Total
State, Federal, Other Public Lands	This designation applies to state- and federally-owned parks, forests, rangelands, coastal resources, and/or recreation areas. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission’s original jurisdiction (i.e., beaches and tidelands). For all other areas within this designation the County has no land use authority. Areas so designated include land under federal or state ownership on which governmental facilities are located.  Principal uses of these areas include: continued provision of public recreational facilities and access; multi-use management where applicable; support for rangeland activities, and interconnection or coordination of state, federal, and local facilities and programs when possible.	8,085	<1%
<b>Total</b>		<b>1,039,847</b>	<b>100%</b>

<sup>1</sup> There is no land currently in the Parks & Recreation designation. This is a new designation that can be applied to parcels within Existing Community, Area Plans, and Urban Centers within Areas of Interest that provide for parks and recreation facilities and associated recreation uses.

As shown in Table 3-2, the land use diagram of the 2040 General Plan would concentrate future development of relatively higher intensity residential, commercial, mixed use, and industrial land uses within the Existing Community area designation (boundary) and the Urban area designation (boundary). The Existing Community area designation includes existing land uses that have been developed with urban building intensities and urban land uses. The Urban area designation refers to areas with commercial and industrial uses and residential uses where the building intensity is greater than one principal dwelling unit per two acres. These areas are generally located adjacent to the boundaries of incorporated cities or along highway corridors such as SR 33, SR 118, SR 126, and Highway 101.

Under the 2040 General Plan relatively higher intensity residential (Very Low Density, Low Density, Medium Density, Residential Planned Development, Coastal Planned Development, Residential Beach), commercial (Commercial and Commercial Planned Development), mixed use, and industrial land use designations would apply to approximately 1.2 percent of land in the unincorporated county. The types of future development that could occur in these land use designations include but are not limited to small- and large-lot detached single-family homes, one- to three-story attached single-family dwellings and lower density multifamily developments, mixes of commercial, office, residential, civic, and/or recreational uses, one- to two-story structures for retail and commercial services, and industrial employment-generating uses, such as production, assembly, warehousing, and distribution.

The Rural land use designation would remain unchanged from the existing General Plan and allow for low-density and low-intensity land uses such as residential estates and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes, such as composting operations, greenhouses, principal and accessory structures related to agriculture, and oil and gas wells. The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development up to a maximum density of one dwelling unit per 2 acres. The Rural land use designation would apply to approximately 0.9 percent of land in the unincorporated county.

Approximately 97.1 percent of the unincorporated county is designated as either Open Space or Agriculture. The Open Space land use designation would be unchanged from the existing General Plan (covering 88 percent of the unincorporated county), allowing a minimum parcel

size of 10 acres and one dwelling unit per parcel (see Table 3-1). The Open Space land use designation would also allow for development of other uses such as composting operations, greenhouses, correctional institutions, fire stations, and oil and gas wells.

An additional nine percent of the plan area is, and would remain, designated as Agriculture. The Agriculture land use designation would also remain unchanged from the existing General Plan, allowing for development of one dwelling unit per parcel and a minimum parcel size of 40 acres. This designation is applied to irrigated lands suitable for the cultivation of crops and the raising of livestock and would also allow for other uses such as greenhouses, principal and accessory structures related to agriculture, and composting operations.

The remaining approximately 0.8 percent of land in the unincorporated county would be designated as State, Federal, Other Public Lands, which applies to land under federal or State ownership on which governmental facilities are located. Proposed policies of the 2040 General Plan addressing flaring and trucking associated with new discretionary oil and gas wells could result in the construction and operation of new pipelines for the conveyance of oil, gas, or produced water.

## GROWTH PROJECTIONS

Growth projections employed in the preparation of the 2040 General Plan were estimated for 2020, 2030, and 2040 using county-specific demographic projections prepared by Southern California Association of Governments (SCAG) for the 2020 Regional Transportation Plan and Sustainable Communities Strategy (SCAG 2017). As indicated in the SCAG population growth forecasts presented in Table 2-3, below, from 2015 to 2040 the growth in population and households (i.e., occupied housing units) is anticipated to be approximately four percent and employment growth is expected to be approximately nine percent.

**Table 2-3 Growth Forecast for Unincorporated Ventura County, 2015–2040**

Demographic	2015	2020		2030		2040	
	Number	Number	Percent Increase from 2015	Number	Percent Increase from 2015	Number	Percent Increase from 2015
Population	97,733	99,755	2.1	100,918	3.3	101,832	4.2
Employment	32,889	32,988	0.3	34,556	5.1	35,875	9.1
Households	32,191	32,446	0.08	32,959	2.4	33,472	4.0

Notes: Employment and housing growth rates for 2040 interpolated from reported years 2035 and 2045

Source: Calculated by Ascent Environmental using data provided by the SCAG (2017)

Historically, most development has occurred within areas designated as Existing Community and Urban in the existing General Plan land use diagram. For example, between 2006 and 2018, an estimated 44 percent of new residential development occurred within areas designated as Existing Community or Urban. These are areas where higher-intensity residential development, a mixture of commercial and industrial uses, and additional infrastructure and services are most readily available to accommodate such growth. The remainder of the residential development during this period occurred in areas designated Rural (9 percent), Agricultural (23 percent), and Open Space (24 percent). Lower development trends in areas designated Rural, Agriculture, and Open Space are presumed to be based on numerous factors that vary from site to site, but include larger minimum lot sizes; lot coverage

restrictions; limited access to water, utilities and infrastructure; fire code issues such as lack of secondary access; or a combination of these and other factors which can effectively prohibit or significantly increase the cost of new development in these areas.

Based on the similarities between the land use diagrams of the existing General Plan and 2040 General Plan and other factors influencing development, the County anticipates that allocation of future residential development would substantially follow historical trends with implementation of the 2040 General Plan. For example, to the extent historical residential development trends continue into the future, approximately 564 of the 1,281 additional households forecast in the unincorporated county between 2015 and 2040 (see Table 3-3) would be developed within areas of the county designated for residential, industrial, and mixed land uses. These areas account for approximately 1 percent of the total acreage of the unincorporated county area. In this example the remainder of the forecast residential development would be spread throughout the approximately 98 percent of the County's unincorporated areas in agriculture, open space, and rural land use designations (see Table 3-2).

## 2.3 ENVIRONMENTAL IMPACTS AND REVIEW PROCESS

This draft EIR has been prepared pursuant to the CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.) to evaluate the physical environmental effects of the 2040 General Plan. The County of Ventura is the lead agency. The existing conditions against which potential environmental impacts are evaluated are based on the environmental and regulatory setting information published in the January 2020 Background Report, which is included in this draft EIR as Appendix B. The Background Report serves as the basis for the environmental and regulatory setting of this draft EIR. Where changes to the environmental or regulatory setting (e.g., new information, regulatory changes) are not included in the Background Report and these changes are relevant to understanding the 2040 General Plan's potential impacts, additional background information is provided in the draft EIR resource section. The reader is referred to the Background Report for all other setting information.

This draft EIR analyzes the significant environmental impacts of the 2040 General Plan, mitigation measures to avoid or reduce these impacts, and alternatives to the 2040 General Plan. It was prepared to disclose this information to decision makers, members of the public and public agencies, so that informed decisions can be made about the 2040 General Plan. CEQA requires that decision makers make informed decisions on a project, considering the information presented in the EIR, along with social, economic, and other factors.

The Ventura County Board of Supervisors has the principal responsibility for approving and carrying out the 2040 General Plan and for ensuring that the requirements of CEQA have been met. After the draft EIR public-review process is complete and the final EIR is prepared, the Board of Supervisors will consider whether to certify the final EIR and adopt the 2040 General Plan.

Table 2-4, presented at the end of this chapter, provides a summary of the environmental impacts for the 2040 General Plan. The table provides the level of significance of the impact without mitigation measures, recommended mitigation measures to avoid or substantially lessen significant impacts, and the level of significance of the impact with mitigation measures.

Upon certification of an EIR, the lead agency makes a decision on the project analyzed in the EIR. A lead agency may: (a) disapprove a project because of its significant environmental effects; (b) require changes to a project to reduce or avoid significant environmental effects; or (c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (State CEQA Guidelines Sections 15042 and 15043).

In approving a project, for each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: (a) the project has been changed to avoid or substantially reduce the magnitude of the impact; (b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (State CEQA Guidelines Section 15091). Per Public Resources Code Section 21061.1, feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account, economic, environmental, legal, social, and technological factors.

If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision and explains why the project's benefits outweigh the significant environmental effects (State CEQA Guidelines Section 15093).

When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects (State CEQA Guidelines Section 15091[d]).

## 2.4 ALTERNATIVES

Chapter 6, "Alternatives," includes an evaluation of four alternatives to the 2040 General Plan:

- ▶ Alternative 1: No Project-No General Plan Update,
- ▶ Alternative 2: Existing Community and Urban Area Designations Alternative,
- ▶ Alternative 3: Dense Cores Alternative, and
- ▶ Alternative 4: Zero Net Energy Buildings Alternative.

The No Project Alternative fulfills the CEQA requirement to compare the relative impacts of not approving the 2040 General Plan to the anticipated effects of adopting and implementing the 2040 General Plan. The No Project Alternative assumes that the current 2005 General Plan land use map and the existing policies and programs would remain in effect until 2040.

The Existing Community and Urban Area Designations Alternative would include the same policies and implementation programs as the 2040 General Plan evaluated in this draft EIR but would revise the land use diagram to encourage more compact development patterns in the county and create additional opportunities for construction of attached and multi-family housing units. The mitigation measures identified for the 2040 General Plan would also be applied to this alternative, where relevant and appropriate given the potential for reduced effects in some resource areas. The Dense Cores Alternative would intensify this concept of focusing

development further, encouraging growth within Existing Community and Urban area designations that are contiguous with incorporated cities along the Highway 101 corridor (i.e., areas within Existing Community and Urban area designations that are adjacent to the cities of Ventura, Oxnard, Camarillo, and Thousand Oaks). Under these alternatives the county's forecasted population, housing, and job growth would be the same as under the 2040 General Plan and accommodated within these areas by revising the land use diagram to provide appropriate medium and high-density residential designations and non-residential designations (e.g., mixed use, commercial, industrial).

Finally, the Zero Net Energy Alternative is proposed to address the county's contribution to GHG emissions. This alternative would include the same policies and programs and land use diagram as the 2040 General Plan but would also include: 1) a zero-net energy requirement for new construction, 2) a program to retrofit County-owned buildings, and 3) an incentive program that encourages retrofit of privately-held buildings. Measures to achieve zero net energy for the existing building stock could include providing major financial incentives or subsidies for property owners to make energy efficiency improvements (e.g., appliances, windows, insulation, equipment, technology) and install on-site renewable energy systems; adopting ordinances to require energy efficiency or on-site renewable energy system improvements at specified trigger points, such as the point-of-sale or during application for major building renovations. Measures to achieve zero net energy for new buildings could include adopting an ordinance requiring zero net energy for all new buildings.

## 2.4.1 Environmentally-Superior Alternative

The Dense Cores Alternative (Alternative 3) is the environmentally superior alternative because it would reduce most impacts of the 2040 General Plan. Alternative 3 would reduce overall impacts in 11 of the 17 resource areas evaluated in this draft EIR by focusing the development anticipated to accommodate population growth in a manner that would limit effects on most of the county's character and aesthetics, reduce the area of potential ground disturbance, and promote the most efficient use of transportation energy by creating compact development near transportation corridors.

## 2.5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

A notice of preparation (NOP) of a draft EIR was circulated to the public on January 14, 2019, in accordance with the State CEQA Guidelines. A public scoping meeting was held on January 30, 2019. The purpose of the NOP and the scoping meeting was to provide notification that an EIR for was being prepared for the project and to solicit input on the scope and content of the environmental document. The NOP and responses to the NOP are included in Appendix A of this draft EIR. Key concerns and issues that were expressed during the scoping process included the following:

Key areas of concern identified during the public outreach process through responses to the NOP and comments received at the January 2019 scoping meeting were focused on two primary areas of concern: climate change and GHGs, and the effects of continued oil and gas extraction including secondary effects related to climate change, air quality, water quality, water supply, traffic, noise, odors, aesthetics, and hazards.

Other concerns raised through scoping include the following:

- ▶ visual impacts on State Route (SR) 150 and SR 126;
- ▶ conservation of open space and scenic areas;
- ▶ pollution and health risks attributed to agricultural operations;
- ▶ concerns regarding endangered and threatened wildlife species;
- ▶ sensitive natural habitats including riparian and aquatic habitats;
- ▶ effects on wildlife movement corridors;
- ▶ concerns related to Native American tribal consultation regarding the preservation of cultural resources pursuant to Assembly Bill 52 (2014) and Senate Bill 18 (2004));
- ▶ noise generated by airports, rail, and agriculture operations;
- ▶ concerns regarding groundwater infiltration, surface water quality, and flooding;
- ▶ affordable housing, adequate workforce housing, and consistency with the County's Regional Housing Needs Assessment;
- ▶ concerns regarding land use and zoning, conformance with the Guidelines for Orderly Development, and consistency with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy;
- ▶ equitable mobility options for people who are economically, socially, or physically disadvantaged;
- ▶ balancing analysis of both level of service and vehicle miles traveled (VMT); and
- ▶ the need to actively promote walking, bicycling, and transit as alternatives to driving and a strategy to reduce VMT and GHG emissions.

Issues to be resolved include choosing among alternatives to the 2040 General Plan, and deciding whether and how to mitigate the significant environmental impacts of the 2040 General Plan. Additionally, if it adopts the 2040 General Plan, the Ventura County Board of Supervisors must decide whether specific social, economic, or other benefits of the 2040 General Plan outweigh its significant unavoidable environmental impacts; if so, the Board of Supervisors must adopt a Statement of Overriding Considerations.

**Table 2-4 Summary of Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance with Mitigation Measures
<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
<p><b>Aesthetics, Scenic Resources, and Light Pollution</b></p>			
<p><b>Impact 4.1-1: Physically Alter a Scenic Resource that is Visible from a Public Viewing Location</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Impact 4.1-2: Substantially Obstruct, Degrade, Obscure, or Adversely Affect the Character of a Scenic Vista that is Visible from a Public Viewing Location</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Impact 4.1-3: Create a New Source of Disability Glare or Discomfort Glare for Motorists Traveling along Any Road of the County Regional Road Network</b></p>	<p>PS</p>	<p><b>Mitigation Measure AES-1: New Implementation Program COS-X: Review Discretionary Development for Glare Effects Along Regional Roadway Network Roadways</b>                      The County shall include the following new implementation program in the 2040 General Plan.  <u><b>Implementation Program COS-X: Review Discretionary Development for Glare Effects Along Regional Road Network Roadways</b></u>  <u>Applicants for future discretionary development projects that include use of reflective surfaces such as metal, glass, or other materials that could produce glare and that the County determines would potentially be visible to motorists traveling along one or more RRN roadways shall submit a detailed site plan and list of project materials to the County for review and approval. If the County determines that the project would include materials that would produce disability or discomfort glare for motorists traveling along one or more RRN roadways then the County will either require the use of alternative materials, such as high-performance tinted non-mirrored glass, painted (non-gloss panels), and pre-cast concrete or fabricated textured wall surfaces, or require that the applicant submit a study demonstrating that the project would not introduce a glare source that exceeds 3:1 in a luminance histogram, which consists of inputting a set of digital photographs from a subject glare source into a computer simulation program and generating a graph that identifies the brightness level of different sections of that scene, from darkest to brightest. Glare impacts from future projects would be considered significant when the glare source to the median of the background ration exceeds 3:1 in a luminance histogram.</u></p>	<p>LTS</p>

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<p>Impact 4.1-4: Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area</p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>										
<p><b>Agriculture and Forestry Resources</b></p>													
<p>Impact 4.2-1: Loss of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance</p>	<p>PS</p>	<p><b>Mitigation Measure AG-1: New Policy AG-X: Avoid Development on Agricultural Land</b>                      The County shall include the following new policy in the 2040 General Plan.  <u><b>Policy AG-X: Avoid Development on Agricultural Land</b></u>                      The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible.</p> <p><b>Mitigation Measure AG-2: New Implementation Program AG-X: Establish an Agricultural Conservation Easement</b>                      The County shall include the following new implementation program in the 2040 General Plan.  <u><b>Implementation Program AG-X: Establish an Agricultural Conservation Easement</b></u>                      Applicants for discretionary projects that would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table below shall ensure the permanent protection of offsite farmland of equal quality at a 2:1 ratio (acres preserved: acres converted) through the establishment of an offsite agricultural conservation easement.</p> <table border="1" data-bbox="1110 1221 1734 1455"> <thead> <tr> <th data-bbox="1117 1226 1312 1317">General Plan Land Use Designation</th> <th data-bbox="1312 1226 1583 1317">Important Farmland Inventory Classification</th> <th data-bbox="1583 1226 1728 1317">Acres Lost</th> </tr> </thead> <tbody> <tr> <td data-bbox="1117 1317 1312 1360" rowspan="3"> <p>Agricultural</p> </td> <td data-bbox="1312 1317 1583 1360"> <p>Prime/Statewide</p> </td> <td data-bbox="1583 1317 1728 1360"> <p>5</p> </td> </tr> <tr> <td data-bbox="1312 1360 1583 1404"> <p>Unique</p> </td> <td data-bbox="1583 1360 1728 1404"> <p>10</p> </td> </tr> <tr> <td data-bbox="1312 1404 1583 1448"> <p>Local</p> </td> <td data-bbox="1583 1404 1728 1448"> <p>15</p> </td> </tr> </tbody> </table>	General Plan Land Use Designation	Important Farmland Inventory Classification	Acres Lost	<p>Agricultural</p>	<p>Prime/Statewide</p>	<p>5</p>	<p>Unique</p>	<p>10</p>	<p>Local</p>	<p>15</p>	<p>SU</p>
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		<table border="1"> <tr> <td data-bbox="1115 414 1310 451"><u>Open Space/Rural</u></td> <td data-bbox="1310 414 1585 451"><u>Prime/Statewide</u></td> <td data-bbox="1585 414 1736 451"><u>10</u></td> </tr> <tr> <td></td> <td data-bbox="1310 451 1585 496"><u>Unique</u></td> <td data-bbox="1585 451 1736 496"><u>15</u></td> </tr> <tr> <td></td> <td data-bbox="1310 496 1585 542"><u>Local</u></td> <td data-bbox="1585 496 1736 542"><u>20</u></td> </tr> <tr> <td data-bbox="1115 542 1310 613"><u>All Land Use Designations</u></td> <td data-bbox="1310 542 1585 613"><u>Prime/Statewide</u></td> <td data-bbox="1585 542 1736 613"><u>20</u></td> </tr> <tr> <td></td> <td data-bbox="1310 613 1585 659"><u>Unique</u></td> <td data-bbox="1585 613 1736 659"><u>30</u></td> </tr> <tr> <td></td> <td data-bbox="1310 659 1585 704"><u>Local</u></td> <td data-bbox="1585 659 1736 704"><u>40</u></td> </tr> </table> <p data-bbox="1081 727 1812 1453"> <u>If the Planning Division, in consultation with the Agricultural Commissioner, determines that a discretionary project would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table above, the project applicant shall prepare and submit a report for the review and approval of the Planning Division in consultation with the Agricultural Commissioner which identifies a minimum of one proposed potential mitigation site suitable for ensuring the permanent protection of offsite farmland of equal quality at a 2:1 ratio (acres preserved: acres converted) through the establishment of an offsite agricultural conservation easement. The contents of the report shall be determined, reviewed, and approved by the Planning Division in consultation with the Agricultural Commissioner (hereafter referred to as the "reviewing agencies"), and shall include information necessary for the reviewing agencies and a qualified entity responsible for holding the conservation easement to determine the viability of the proposed mitigation site for the establishment of a permanent agricultural conservation easement. Among the factors necessary for approval by the reviewing agencies, the proposed mitigation site shall be located in the County of Ventura unincorporated area, must not already have permanent protection, and must be equivalent to or greater than the type of Important Farmland (e.g., Unique farmland) that would be converted by the project. Among other terms that may be required by the reviewing agencies in consultation with a qualified entity, the terms of an agricultural conservation easement shall include a requirement that it run with the land. Project</u> </p>	<u>Open Space/Rural</u>	<u>Prime/Statewide</u>	<u>10</u>		<u>Unique</u>	<u>15</u>		<u>Local</u>	<u>20</u>	<u>All Land Use Designations</u>	<u>Prime/Statewide</u>	<u>20</u>		<u>Unique</u>	<u>30</u>		<u>Local</u>	<u>40</u>	
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		<u>applicants are responsible for all costs incurred by the County and the qualified entity to successfully implement this mitigation measure. Proof of the successful establishment of an agricultural conservation easement shall be provided to the Planning Division prior to issuance of a zoning clearance.</u>	
<b>Impact 4.2-2: Result in Classified Farmland Near Any Nonagricultural Land Use or Project</b>	LTS	No mitigation is required for this impact.	LTS
<b>Impact 4.2-3: Conflict with Williamson Act Contracts or Agricultural Preserves</b>	LTS	No mitigation is required for this impact.	LTS
<b>Impact 4.2-4: Conflict with Land Zoned as Forestland, Timberland, or Timberland Production Zone</b>	LTS	No mitigation is required for this impact.	LTS
<b>Air Quality</b>			
<b>Impact 4.3-1: Conflict with or Obstruct Implementation of the 2016 Ventura County Air Quality Management Plan</b>	LTS	No mitigation is required for this impact.	LTS
<b>Impact 4.3-2: Cause Construction-Generated Criteria Air Pollutant or Precursor Emissions to Exceed VCAPCD-Recommended Thresholds</b>	PS	<b>Mitigation Measure AQ-1a: New Policy HAZ-X: Construction Air Pollutant Best Management Practices</b> The County shall include the following new Policy HAZ-X in the 2040 General Plan.  <u><b>Policy HAZ-X: Construction Air Pollutant Best Management Practices</b></u> <u>The County shall ensure that discretionary development will, to the extent feasible, incorporate best management practices (BMPs) to reduce emissions to be less than applicable thresholds. These BMPs include but are not limited to the most recent VCAPCD recommendations for construction BMPs (per the Air Quality Assessment Guidelines or as otherwise identified by VCAPCD).</u>  <b>Mitigation Measure AQ-1b: New Implementation Program HAZ-X: Construction Air Pollutant Best Management Practices</b> The County shall include the following new implementation program in the 2040 General Plan.  <u><b>Implementation Program HAZ-X: Construction Air Pollutant Best Management Practices</b></u>	SU

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		<p><u>Applicants for future discretionary development projects that would generate construction-related emissions that exceed applicable thresholds, will include, but are not limited to, the mitigation measures recommended by VCAPCD (in its Air Quality Assessment Guidelines or otherwise), to the extent feasible and applicable to the project. The types of measures shall include but are not limited to: maintaining equipment per manufacturer specifications; lengthening construction duration to minimize number of vehicle and equipment operating at the same time; and using electric-powered or other alternative fueled equipment in place of diesel powered equipment (whenever feasible).</u></p> <p><b>Mitigation Measure AQ-2a: New Policy HAZ-X: Fugitive Dust Best Management Practices</b>                      The County shall include the following new policy in the 2040 General Plan.</p> <p><b><u>Policy HAZ-X: Fugitive Dust Best Management Practices</u></b>  <u>The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate BMPs that reduce emissions to be less than applicable thresholds.</u></p> <p><b>Mitigation Measure AQ-2b: New Implementation Program HAZ-X: Fugitive Dust Best Management Practices</b>                      The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program HAZ-X: Fugitive Dust Best Management Practices.</u></b>  <u>Applicants for future discretionary development projects which will generate construction-related fugitive dust emissions that exceed applicable thresholds will include, but are not limited to, the types of mitigation measures recommended by VCAPCD’s Air Quality Assessment Guidelines, to the extent feasible and applicable:</u></p> <ul style="list-style-type: none"> <li>▶ <u>The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excess amounts of dust.</u></li> </ul>	

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		<ul style="list-style-type: none"> <li>▶ <u>The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excess amounts of dust.</u></li> <li>▶ <u>Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of watering (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.</u></li> <li>▶ <u>Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:</u> <ul style="list-style-type: none"> <li>▪ <u>All trucks shall be required to cover their loads as required by California Vehicle Code Section 23114.</u></li> <li>▪ <u>All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.</u></li> </ul> </li> <li>▶ <u>Graded and/or excavated inactive areas of the construction site shall be monitored by (indicate by whom) at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.</u></li> <li>▶ <u>Signs shall be posted on-site limiting traffic to 15 miles per hour or less.</u></li> <li>▶ <u>During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site.</u></li> </ul>	

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		<p><u>The site superintendent/supervisor shall use his/her discretion in conjunction with VCAPCD when winds are excessive.</u></p> <ul style="list-style-type: none"> <li>▶ <u>Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.</u></li> <li>▶ <u>Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.</u></li> </ul>	
<p><b>Impact 4.3-3: Result in a Net Increase in Long-Term Operational Criteria Air Pollutant and Precursor Emissions That Exceed VCAPCD-Recommended Thresholds</b></p>	<p>PS</p>	<p>No feasible mitigation is available for this impact beyond the policies and implementation programs included in the 2040 General Plan. Refer to Impact 4.3-3 in Section 4.3 Air Quality for explanation.</p>	<p>SU</p>
<p><b>Impact 4.3-4: Result in a Short- or Long-Term Increase in Localized CO Emissions That Exceed VCAPCD-Recommended Thresholds</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Impact 4.3-5: Expose Sensitive Receptors to Substantial Increases in Toxic Air Contaminant Emissions</b></p>	<p>PS</p>	<p><b>Mitigation Measure AQ-3: New Policy HAZ-10.X: Setback Requirements for Sensitive Land Uses Near Heavily Traveled Transportation Corridors</b></p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p><b><u>Policy HAZ-10.X: Setback Requirements for Sensitive Land Uses Near Heavily Traveled Transportation Corridors</u></b></p> <p><u>The County shall require all discretionary development to demonstrate that development of land uses with sensitive receptors (sensitive receptors are considered to be populations or uses that are more susceptible to the effects of air pollution than the general population, such as long-term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds) are located at least 500 feet from any freeway or urban road with traffic volumes that exceed 100,000 vehicles per day, or rural roads that exceed 50,000 vehicles per day. New sensitive receptors can be located with 500 feet of a new or existing freeway or urban road with traffic volumes that exceed 100,000 vehicles per day, or rural road with traffic volumes that exceed 50,000 vehicles per day only if a project applicant first prepares a qualified, site-specific health risk</u></p>	<p>LTS</p>

**Table 2-4 Summary of Impacts and Mitigation Measures**

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		<p><u>assessment (HRA). The HRA shall be conducted in accordance with guidance from VCAPCD and approved by VCAPCD. If the HRA determines that a nearby sensitive receptor would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated to reduce the level of risk exposure to less than 10 in 1 million. No further action shall be required if the HRA demonstrates that the level of cancer risk would be less than 10 in 1 million.</u></p>	
<p><b>Impact 4.3-6: Result in Other Emissions (Such as those Leading to Odors) Adversely Affecting a Substantial Number of People</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Biological Resources</b></p>			
<p><b>Impact 4.4-1: Disturb or Result in Loss of Special-Status Species and Habitat</b></p>	<p>PS</p>	<p><b>Mitigation Measure BIO-1: New Implementation Program COS-X: Protection of Sensitive Biological Resources</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><u>Implementation Program COS-X: Protection of Sensitive Biological Resources</u>  <u>The County shall update the Initial Study Assessment Guidelines, Biological Resources Assessment report criteria to evaluate discretionary development that could potentially impact sensitive biological resources with the following:</u></p> <ul style="list-style-type: none"> <li>▶ <u>The qualified biologist shall conduct an initial data review to determine the sensitive biological resources (i.e., special-status plant, special-status wildlife, sensitive habitats [e.g., riparian habitat, sensitive plant communities, ESHA, coastal beaches, sand dunes, other sensitive natural communities], wetlands and other non-wetland waters, native wildlife nursery sites, or wildlife corridors) that have the potential to occur within the project footprint. This will include but not be limited to review of the best available, current data including vegetation mapping data, mapping data from the County and California Coastal Commission, and database searches of the CNDDDB and the CNPS Inventory of Rare and Endangered Plants of California.</u></li> <li>▶ <u>The qualified biologist shall conduct a reconnaissance-level survey for sensitive biological resources within the project footprint (including proposed access roads, proposed staging areas, and the immediate</u></li> </ul>	<p>SU</p>

**Table 2-4 Summary of Impacts and Mitigation Measures**

Impacts	Significance Before Mitigation	Mitigation Measures	Significance with Mitigation Measures
<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
		<p>vicinity surrounding the project footprint) to determine whether sensitive biological resources identified during the initial data review have potential to occur.</p> <ul style="list-style-type: none"> <li>▶ If the reconnaissance-level survey identifies no potential for sensitive biological resources to occur, the applicant will not be subject to additional mitigation measures.</li> <li>▶ If sensitive biological resources are observed or determined to have potential to occur within or adjacent to the project footprint during the reconnaissance-level survey, then the following measures shall apply:</li> </ul> <p><b>Special-Status Species:</b></p> <ul style="list-style-type: none"> <li>▪ If special-status species are observed or determined to have potential to occur within or adjacent to the project footprint, a qualified biologist shall conduct focused or protocol-level surveys for these species where established, current protocols are available (e.g., Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities [CDFW 2018], Staff Report on Burrowing Owl Mitigation [CDFG 2012]). If an established protocol is not available for a special-status species, then the qualified biologist will consult with the County, and CDFW or USFWS, to determine the appropriate survey protocol.</li> <li>▪ If special-status species are identified during protocol-level surveys, then the County shall require implementation of mitigation measures that fully account for the adversely affected resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts.</li> <li>▪ If impacts on special-status species are unavoidable, then the project proponent shall obtain incidental take authorization from USFWS or CDFW (e.g., for species listed under ESA or CESA) prior to commencing development of the project site, apply minimization measures or other conditions required under incidental take authorization, and shall compensate for impacts to special-status species by acquiring or protecting land that provides habitat function for affected species that is at least equivalent to the habitat function removed or degraded as a result of project implementation; generally at least a 1:1 ratio. Compensation may</li> </ul>	

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		<p>include purchasing credits from a USFWS- or CDFW-approved mitigation bank or restoring or enhancing habitat within the project site or outside of the project site.</p> <p><b><u>Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors</u></b></p> <ul style="list-style-type: none"> <li>▪ <u>If sensitive habitats, wetlands, other non-wetland waters, native wildlife nursery sites, and wildlife corridors are identified within or adjacent to the project footprint, these features shall be avoided, if feasible, by implementing no-disturbance buffers around sensitive habitats, wetlands, other non-wetland waters, or native wildlife nursery sites, and avoiding development within wildlife corridors or implementing project-specific design features (e.g., wildlife-friendly fencing and lighting) within wildlife corridors, such that direct and indirect adverse effects of project development are avoided.</u></li> <li>▪ <u>A delineation of aquatic habitat within a project site (including waters of the United States and other waters including those under State jurisdiction) including identification of hydrology, hydric soils, and hydrophytic vegetation, by a qualified biologist may be required to identify the exact extent of wetlands or other water features identified within or adjacent to the project footprint.</u></li> <li>▪ <u>If impacts to sensitive habitats, wetlands, other non-wetland waters, native wildlife nursery sites, and wildlife corridors cannot be avoided, then the project proponent shall obtain required regulatory authorization (e.g., Section 404 permits for impacts to waters of the United States, 401 water quality certification from the Regional Water Quality Control Board, a Streambed Alteration Agreement for impacts to aquatic or riparian habitats within CDFW jurisdiction under Fish and Game Code Section 1602, a coastal development permit for impacts to ESHA), and shall compensate for unavoidable losses of these resources. Compensation may include restoration of sensitive habitats, wetlands, other non-wetland waters, native wildlife nursery sites, and wildlife corridors within or outside of the project site, preserving the aforementioned resources through a conservation easement at a sufficient ratio to offset the loss of acreage and habitat function, or purchasing credits at an existing authorized</u></li> </ul>	

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<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
		<p><u>mitigation bank or in lieu fee program. The County shall require restoration or compensation for loss of sensitive habitats, wetlands, other non-wetland waters, native wildlife nursery sites, and wildlife corridors at a minimum of a 1:1 ratio or "no-net-loss."</u></p>	
<p><b>Impact 4.4-2: Disturb or Result in Loss of Riparian Habitat, Sensitive Plant Communities, ESHA, Coastal Beaches, Sand Dunes, and Other Sensitive Natural Communities</b></p>	<p>PS</p>	<p><b>Mitigation Measure BIO-1: New Implementation Program COS-X: Protection of Sensitive Biological Resources</b></p>	<p>SU</p>
<p><b>Impact 4.4-3: Disturb or Result in Loss of Wetlands and other Waters</b></p>	<p>PS</p>	<p><b>Mitigation Measure BIO-1: New Implementation Program COS-X: Protection of Sensitive Biological Resources</b></p>	<p>SU</p>
<p><b>Impact 4.4-4: Interfere with Resident or Migratory Wildlife Corridors or Native Wildlife Nursery Sites</b></p>	<p>PS</p>	<p><b>Mitigation Measure BIO-1: New Implementation Program COS-X: Protection of Sensitive Biological Resources</b></p>	<p>SU</p>
<p><b>Impact 4.4-5: Conflict with Any Local Policies or Ordinances Protecting Biological Resources</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Cultural, Tribal Cultural, and Paleontological Resources</b></p>			
<p><b>Impact 4.5-1: Substantial Adverse Change in the Significance of an Archaeological Resource Pursuant to PRC 5024.1 and CEQA</b></p>	<p>PS</p>	<p><b>Mitigation Measure CUL-1a: Revised Policy COS-4.4: Discretionary Development and Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p><b>Policy COS-4.4: Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p>The County shall require <u>that all</u> discretionary development <u>projects</u> be assessed for potential <u>tribal, cultural, historical, paleontological, and archaeological resources</u> by a qualified professional <u>and shall</u> be designed to <u>protect existing resources, and shall avoid potential impacts to these resources whenever</u> to the maximum extent feasible. <u>Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of feasible mitigation and/or shall be mitigated by extracting extraction of</u> maximum recoverable data.</p> <p><b>Mitigation Measure CUL-1b: New Implementation Program COS-X: Cultural Records Research</b></p>	<p>SU</p>

Table 2-4 Summary of Impacts and Mitigation Measures

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		<p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program COS-X: Cultural Records Research</u></b>  <u>As part of a discretionary application process, project applicants (Ventura County for County projects) shall initiate a records search and Sacred Lands File search with the South Central Coastal Information Center.</u></p> <p><b>Mitigation Measure CUL-1c: New Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures.</u></b></p> <p><u>For discretionary projects, the County shall require the following:</u></p> <ul style="list-style-type: none"> <li>▶ <u>Projects shall be designed to protect existing resources and shall avoid potential impacts to the maximum extent feasible.</u></li> <li>▶ <u>If determined necessary by the County, an archaeological, paleontological, and/or Native American monitor shall be retained to monitor ground-disturbing activities during construction.</u></li> <li>▶ <u>If any materials or artifacts are discovered during ground disturbance and/or construction activities, construction shall halt until a qualified archaeologist, paleontologist, or Native American monitor can access the discovery. A report or memorandum shall be prepared by the qualified monitor documenting any findings and identifying recommendations for protection or avoidance of discovered resources. Recommendations or mitigation identified by the qualified monitor shall be implemented prior to commencing or continuing project activities and/or construction.</u></li> </ul>	
<p><b>Impact 4.5-2: Substantial Adverse Change in the Significance of a Historic Resource Pursuant to PRC 5024.1 and CEQA</b></p>	<p>PS</p>	<p><b>Mitigation Measure CUL-1a: Revised Policy COS-4.4: Discretionary Development and Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p><b>Mitigation Measure CUL-1b: New Implementation Program COS-X: Cultural Records Research</b></p>	<p>SU</p>

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		<p><b>Mitigation Measure CUL-1c: New Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures</b></p> <p><b>Mitigation Measure CUL-2: Revised Policy COS-4.7: Cultural Heritage Board Review</b></p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p><b>Policy COS-4.7: Cultural Heritage Board Review</b>                      Prior to environmental review of discretionary development projects, the County shall initiate a records search request with the South Central Coastal Information Center and coordinate with the Cultural Heritage Board to identify sites of potential archaeological, historical, tribal cultural and paleontological significance, to ensure that all known resources have been properly identified. Should a site of archaeological, tribal, architectural, or historical significance be identified, the County shall provide an opportunity for the Cultural Heritage Board to include recommendations specific to the discretionary project and identified resource(s). If it is determined during the review that determine whether a site has potential archaeological, tribal, architectural, or historical significance, and provide this information shall be provided to the County Cultural Heritage Board for evaluation. and recommendation Recommendations identified by the Cultural Heritage Board shall be provided to the appropriate decision-making body.</p> <p><b>Mitigation Measure CUL-3: New Implementation Program COS-X: Project-Level Historic Surveys and Protection of Historic Resources</b></p> <p>The County shall include the following new Implementation Program COS-X in the 2040 General Plan.</p> <p><b>Implementation Program COS-X: Project-Level Historic Surveys and Protection of Historic Resources</b>                      During project-specific environmental review of discretionary development, the County shall define the project's area of potential effect for historic buildings and structures. The County shall determine the potential for the project to result in historic resource impacts, based on the extent of ground</p>	

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		<p><u>disturbance and site modification anticipated for the project. The potential for adverse impacts to historic resources shall also be determined pursuant to the requirements and protocol set forth in the Ventura County ISAG and Cultural Heritage Board Ordinance.</u></p> <p><u>Before altering or otherwise affecting a building or structure 50 years old or older, the project-applicant shall retain a qualified architectural historian according to the Secretary of the Interior Standards, to record it on a California Department of Parks and Recreation DPR 523 form or equivalent documentation, if the building has not previously been evaluated. Its significance shall be assessed by a qualified architectural historian, using the significance criteria set forth for historic resources under CEQA Guidelines Section 15064.5. The evaluation process shall include the development of appropriate historical background research as context for the assessment of the significance of the structure in the county and the region. For buildings or structures that do not meet PRC 5024.1 or the CEQA criteria for historical resource, no further mitigation is required.</u></p> <p><u>1) If the building or structure can be preserved on site, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.</u></p> <p><u>2) If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the County shall ensure that a qualified architectural historian thoroughly documents the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be prepared in consultation with State Historic Preservation Officer and filed with the Office of Historic Preservation. The record shall be accompanied by a report containing site-specific history and</u></p>	

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		<p><u>appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.</u></p> <p>3) <u>If preservation and reuse at the site are not feasible, the historical building shall be documented as described in item (2) and, when physically and financially feasible, be moved and preserved or reused.</u></p> <p>4) <u>If, in the opinion of the qualified architectural historian, the nature and significance of the building is such that its demolition or destruction cannot be fully mitigated through documentation, the County shall reconsider project plans in light of the high value of the resource, and implement more substantial modifications to the proposed project that would allow the structure to be preserved intact. These could include project redesign, relocation or abandonment. If no such measures are feasible, the historical building shall be documented as described in item (2).</u></p>	
<p><b>Impact 4.5-3: Substantial Adverse Change in the Significance of a Tribal Cultural Resources</b></p>	<p>PS</p>	<p><b>Mitigation Measure CUL-1a: Revised Policy COS-4.4: Discretionary Development and Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p><b>Mitigation Measure CUL-1b: New Implementation Program COS-X: Cultural Records Research</b></p> <p><b>Mitigation Measure CUL-1c: New Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures</b></p> <p><b>Mitigation Measure CUL-2: Revised Policy COS-4.7: Cultural Heritage Board Review</b></p> <p><b>Mitigation Measure CUL-4: Revised Policy COS-4.1: Cultural, Historical, Paleontological, and Archaeological Resources Inventory</b></p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p><b>Policy COS-4.1: <u>Tribal</u>, Cultural, Historical, Paleontological, and Archaeological Resources Inventory</b></p>	<p>SU</p>

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		<p>The County shall maintain an inventory of <u>tribal</u>, cultural, historical, paleontological, and archaeological resources in Ventura County based on project studies and secondary resources, <u>including record studies and reports filed with natural history programs, the California Historical Resources Information System and the Native American Heritage Commission.</u></p> <p><b>Mitigation Measure CUL-5: Revised Policy COS-4.2: Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p>The County shall include the following revised policy in the 2040 General Plan.</p> <p><b>Policy COS-4.2: Cooperation for <u>Tribal</u> Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p>The County shall cooperate with cities, special districts, <del>other</del> appropriate organizations, <u>including the Native American Heritage Commission,</u> and private landowners to identify <u>known tribal cultural, archaeological, historical, and paleontological resources.</u> If necessary, the County shall <u>engage in consultation with local tribes and preservation groups, to and preserve the county's tribal cultural, historical, paleontological, and archaeological identified resources within the county.</u></p>	
<p><b>Impact 4.5-4: Result in Grading and Excavation of Fossiliferous Rock or Increase Access Opportunities and Unauthorized Collection of Fossil Materials from Valuable Sites</b></p>	<p>PS</p>	<p><b>Mitigation Measure CUL-1a: Revised Policy COS-4.4: Discretionary Development and Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p><b>Mitigation Measure CUL-1b: New Implementation Program COS-X: Cultural Records Research</b></p> <p><b>Mitigation Measure CUL-1c: New Implementation Program COS-X: Cultural, Historical, Paleontological, and Archaeological Resource Assessment Procedures</b></p> <p><b>Mitigation Measure CUL-4: Revised Policy COS-4.1: Cultural, Historical, Paleontological, and Archaeological Resources Inventory</b></p>	<p>SU</p>

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		<p><b>Mitigation Measure CUL-5: Revised Policy COS-4.2: Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation</b></p> <p><b>Mitigation Measure CUL-6: New Implementation Program COS-X: Implement Project-Level Security Measures</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program COS-X: Implement Project-Level Security Measures</u></b>                      During project-level ground disturbance activities for discretionary development, in areas where paleontologically rich sites are known to be present, project sites shall be secured during non-construction hours to ensure that the unauthorized access and the unlawful curation of fossil materials does not occur. Such security measures may include construction fencing, unauthorized access signage, security lighting, and security cameras. For large-scale development, a security plan may be prepared prior to construction activities to detail security measures and protocol for the project site.</p>	
<b>Energy</b>			
<p><b>Impact 4.6-1: Result in the Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources or Conflict with or Impede State or Local Plans for Renewable Energy or Energy Efficiency</b></p>	LTS	No mitigation is required for this impact.	LTS
<b>Geologic Hazards</b>			
<p><b>Impact 4.7-1: Result in Development within a State of California–Earthquake Fault Zone designated by the Alquist-Priolo Earthquake Fault Zoning Act or a County–Designated Fault Hazard Area that Exposes People or Structures to Fault Rupture Hazards or Directly or Indirectly Causes Fault Rupture</b></p>	LTS	No mitigation is required for this impact.	LTS
<p><b>Impact 4.7-2: Have Potential to Expose People or Structures to the Risk of Loss, Injury, or Death involving Ground-Shaking Hazards</b></p>	N/A	No mitigation is required for this impact.	N/A

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Impact 4.7-3: Result In Development Within a State of California Seismic Hazards Zone that Exposes People or Structures to Liquefaction Hazards or Directly or Indirectly Cause the Risk of Loss, Injury, or Death Involving Liquefaction	LTS	No mitigation is required for this impact.	LTS
Impact 4.7-4: Result in Development that Exposes People or Structures to Landslide or Debris flow Hazards as a Result of Mapped Landslides, Potential Earthquake-Induced Landslide Zones, and Geomorphology of Hillside Terrain or Directly or Indirectly Cause Landslides	LTS	No mitigation is required for this impact.	LTS
Impact 4.7-5: Result in Development that Exposes People or Structures to the Risk of Loss, Injury, or Death Involving Soil Expansion or Directly or Indirectly Cause Soil Expansion If Development Is Located within an Expansive Soils Hazard Zone or Where Soils with an Expansion Index Greater Than 20 is Present	LTS	No mitigation is required for this impact.	LTS
Impact 4.7-6: Result in Development that Expose People or Structures to the Risk of Loss, Injury, or Death Involving Subsidence or Directly or Indirectly Cause Subsidence If Development Is Located within a Subsidence Hazard Zone	LTS	No mitigation is required for this impact.	LTS
<b>Greenhouse Gas Emissions</b>			
Impact 4.8-1: Generate GHG Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment	PS	<p><b>Mitigation Measure GHG-1: New Implementation Program HAZ-X: Prohibit Natural Gas Infrastructure in New Residential Development</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program HAZ-X: Prohibit Natural Gas Infrastructure in New Residential Development</u></b></p> <p>To support the proposed reach codes under COS-S, the 2040 General Plan shall include a new program in the Hazards and Safety element that prohibits the installation of new natural gas infrastructure in new residential construction through amendments to the Ventura County Building Code. This program shall also be extended to include commercial building types such as offices, retail buildings, and hotels where the use of natural gas is</p>	SU

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		<p><u>not critical to business operations and contain appliances that can be feasibility substituted with electricity powered equivalents.</u></p> <p><b>Mitigation Measure GHG-2: New Implementation Program HAZ-X: Building Energy Saving Ordinance for Industrial Buildings</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program X: Building Energy Saving Ordinance for Industrial Buildings</u></b></p> <p><u>To address GHG emissions associated with electricity consumption by industrial buildings, which were not quantified in the GHG Inventory and Forecasting due to utility privacy rules, the County shall implement a program to adopt a Building Energy Saving Ordinance for industrial buildings over 25,000 square feet in size, modeled after the local benchmarking ordinances adopted in other local jurisdictions in California (CEC 2019). The County shall prepare reports showing the energy performance of industrial buildings relative to similar buildings in California and the United States and make these reports available to the public by request. The County, through their building department shall provide recommendations on energy efficiency retrofits and green building strategies to improve energy performance to property owners and tenants subject to the reporting requirements.</u></p> <p><b>Mitigation Measure GHG-3: Do Not Include Implementation Program COS-EE in the 2040 General Plan</b></p> <p>The County shall not include Implementation Program COS-EE in the 2040 General Plan.</p> <p><b><u>Implementation Program COS-EE: Streamlining GHG Analysis for Projects Consistent with the General Plan.</u></b> Projects subject to environmental review under CEQA may be eligible for tiering and streamlining the analysis of GHG emissions, pursuant to CEQA Guidelines Section 15183.5, provided they incorporate applicable GHG reduction measures included in the GHG Strategy contained in the General Plan and</p>	

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		<p>Program EIR. The County shall review such projects to determine whether the following criteria are met:</p> <ul style="list-style-type: none"> <li>▶ Proposed project is consistent with the current General Plan land use designation and applicable zoning designations for the project site;</li> <li>▶ Proposed project incorporates all applicable GHG reduction measures (as documented in Appendix B to the General Plan and analyzed in the GHG Section of the Program EIR) into project design and/or as binding and enforceable mitigation measures in the project-specific CEQA document prepared for the project; and,</li> <li>▶ Proposed project clearly demonstrates the method, timing and process for which the project will comply with applicable GHG reduction measures and/or conditions of approval.</li> </ul> <p>The County may develop more specific tiering and streamlining tools or procedures, such as a consistency review checklist, or more detailed guidance for determining consistency with the GHG Strategy.</p> <p>Similarly, the County may incorporate appropriate elements of such guidance and procedures into the County's Initial Study Assessment Guidelines (ISAGs).</p> <p><b>Mitigation Measure GHG-4: New Implementation Program HAZ-X: Greenhouse Gas Reduction Policy Enhancement Program</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program HAZ-X: Greenhouse Gas Reduction Policy Enhancement Program</u></b></p> <p><u>The Climate Emergency Council that would be established under COS-CC shall develop recommended subprograms which implement the 52 policies identified in Table 4.8-8 that do not have associated implementation programs in the 2040 General Plan. Any recommendations that would require amendments to the General Plan, including any subprograms that may include expansions to programs already proposed in the 2040 General Plan, shall be provided to the County Planning Director. The Planning Director shall include the recommendation in a report for consideration by the Planning Commission and Board of Supervisors.</u></p>	

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		<p>Mitigation Measure CTM-1: New Implementation Program CTM-X: Interim VMT CEQA Assessment Criteria                      Mitigation Measure CTM-2: Revised Implementation Program CTM-B: Initial Study Assessment Guidelines                      Mitigation Measure CTM-3: Revised Implementation Program CTM-C: Vehicle Miles Traveled (VMT) Reduction Program</p>	
<p><b>Impact 4.8-2: Conflict with an Applicable Plan, Policy, or Regulation for the Purpose of Reducing the Emissions of GHGs</b></p>	<p>PS</p>	<p>Mitigation Measure GHG-1: New Implementation Program HAZ-X: Prohibit Natural Gas Infrastructure in New Residential Development                      Mitigation Measure GHG-2: New Implementation Program HAZ-X: Building Energy Saving Ordinance for Industrial Buildings                      Mitigation Measure GHG-3: Do Not Include Implementation Program COS-EE in the 2040 General Plan                      Mitigation Measure GHG-4: New Implementation Program HAZ-X: Greenhouse Gas Reduction Policy Enhancement Program                      Mitigation Measure CTM-1: New Implementation Program CTM-X: Interim VMT CEQA Assessment Criteria                      Mitigation Measure CTM-2: Revised Implementation Program CTM-B: Initial Study Assessment Guidelines                      Mitigation Measure CTM-3: Revised Implementation Program CTM-C: Vehicle Miles Traveled (VMT) Reduction Program</p>	<p>SU</p>
<p><b>Hazards, Hazardous Materials, and Wildfire</b></p>			
<p><b>Impact 4.9-1: Create a Significant Hazard to the Public or the Environment Through the Routine Transport, Use, or Disposal of Hazardous Materials or Hazardous Waste</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Impact 4.9-2: Create a Significant Hazard to the Public or the Environment Through the Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials or Hazardous Waste into the Environment</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>

Table 2-4 Summary of Impacts and Mitigation Measures

Impacts	Significance Before Mitigation	Mitigation Measures	Significance with Mitigation Measures
<p style="text-align: center;"> <b>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable</b>  <b>N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</b> </p>			
Impact 4.9-3: Emit Hazardous Emissions or Handle Hazardous Materials Within One-Quarter Mile of an Existing or Proposed School	LTS	No mitigation is required for this impact.	LTS
Impact 4.9-4: Create a Significant Hazard Due to Location on a Site Which is Included on a List of Hazardous Materials Sites	LTS	No mitigation is required for this impact.	LTS
Impact 4.9-5: Locate Inconsistent Land Uses Within the Sphere of Influence of Any Airport, or Otherwise Result in a Safety Hazard to People Residing or Working Near an Airport	LTS	No mitigation is required for this impact.	LTS
Impact 4.9-6: Expose People to Risk of Wildfire by Locating Development in a High Fire Hazard Area/Fire Hazard Severity Zone or Substantially Impairing an Adopted Emergency Response Plan or Evacuation Plan or Exacerbate Wildfire Risk	PS	No additional feasible mitigation is available for this impact beyond the policies and implementation programs of the 2040 General Plan. Refer to Impact 4.9-6 in Section 4.9 Hazards, Hazardous Materials, and Wildfire for explanation.	SU
<b>Hydrology and Water Quality</b>			
Impact 4.10-1: Directly or Indirectly Decrease the Net Quantity of Groundwater in a Groundwater Basin That Is Overdrafted or Create an Overdrafted Groundwater Basin	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-2: Result in Net Groundwater Extraction That Causes Overdrafted Basins in Groundwater Basins That Are Not Overdrafted or Are Not in Hydrologic Continuity with an Overdrafted Basin	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-3: Result in Any Increase in Groundwater Extraction in Areas Where the Groundwater Basin and/or Hydrologic Unit Condition Is Not Well Known or Documented and There Is Evidence of Overdraft Based upon Declining Water Levels in a Well or Wells	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-4: Degrade the Quality of Groundwater and Cause Groundwater to Exceed Groundwater Quality Objectives Set by the Applicable Basin Plan	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-5: Result in the Use of Groundwater, in Any Capacity, and Would Be Located within 2 Miles of the Boundary of a Former or Current Test Site for Rocket Engines	LTS	No mitigation is required for this impact.	LTS

Table 2-4 Summary of Impacts and Mitigation Measures

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Impact 4.10-6: Increase Surface Water Consumptive Use (Demand) in a Fully Appropriated Stream Reach, as Designated by SWRCB, or Where Unappropriated Surface Water Is Unavailable	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-7: Increase Surface Water Consumptive Use (Demand) Including Diversion or Dewatering Downstream Reaches, Resulting in an Adverse Impact on One or More of the Beneficial Uses Listed in the Applicable Basin Plan	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-8: Degrade the Quality of Surface Water, Causing It to Exceed the Water Quality Objectives Contained in the Applicable Basin Plan	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-9: Cause Stormwater Quality to Exceed Water Quality Objectives or Standards in the Applicable MS4 Permit or Any Other NPDES Permits	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-10: Be Located within 10 to 20 Feet of Vertical Elevation from an Enclosed Body of Water Such as a Lake or Reservoir, Resulting in a Seiche Hazard	N/A	No mitigation is required for this impact.	N/A
Impact 4.10-11: Be Located within about 10–20 Feet of Vertical Elevation from an Enclosed Body of Water Such as a Lake or Reservoir, Resulting in a Seiche Hazard	N/A	No mitigation is required for this impact.	N/A
Impact 4.10-12: Result in Erosion, Siltation, or Flooding Hazards	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-13: Be Located in a Mapped Area of Flood Hazards	N/A	No mitigation is required for this impact.	N/A
Impact 4.10-14: Impact Flood Control Facilities and Watercourses by Obstructing, Impairing, Diverting, Impeding, or Altering the Characteristics of the Flow of Water, Resulting in Exposing Adjacent Property and the Community to Increased Risk of Flood Hazards	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-15: Result in Conflicts With the Ventura County Watershed Protection District’s Comprehensive Plan Through Potential Deposition of Sediment and Debris Materials within Existing Channels and Allied Obstruction of Flow; Overflow of Channels during Design Storm	LTS	No mitigation is required for this impact.	LTS

Table 2-4 Summary of Impacts and Mitigation Measures

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<p>Conditions; and Increased Runoff and the Effects on Areas of Special Flood Hazard and Regulatory Channels Both On- and Off-Site, for Projects Not Located within the Ventura County Watershed Protection District's Comprehensive Plan</p>			
Impact 4.10-16: Result in Noncompliance with Building Design and Construction Standards Regulating Flow to and from Natural and Man-Made Drainage Channels	LTS	No mitigation is required for this impact.	LTS
Impact 4.10-17: Be Designed to Meet All Applicable Requirements for Onsite Wastewater Treatment Systems	LTS	No mitigation is required for this impact.	LTS
<p><b>Land Use and Planning</b></p>			
Impact 4.11-1: Result in Physical Development That Is Incompatible With Land Uses, Architectural Form Or Style, Site Design/Layout, Or Density/Parcel Sizes Within Existing Communities	LTS	No mitigation is required for this impact.	LTS
Impact 4.11-2: Result in Physical Development That Would Divide An Established Community	LTS	No mitigation is required for this impact.	LTS
Impact 4.11-3: Cause an Environmental Impact Due To A Conflict With A Regional Plan, Policy, or Program	LTS	No mitigation is required for this impact.	LTS
<p><b>Mineral and Petroleum Resources</b></p>			
Impact 4.12-1: Result in Development on or Adjacent to Existing Mineral Resources Extraction Sites or Areas Where Mineral Resources Are Zoned, Mapped, or Permitted for Extraction, Which Could Hamper or Preclude Extraction of the Resources	LTS	No mitigation is required for this impact.	LTS
Impact 4.12-2: Result in the Loss of Availability of a Known Mineral Resource That Would Be of Value to the Region and the Residents of the State	LTS	No mitigation is required for this impact.	LTS
Impact 4.12-3: Result in Development on or Adjacent to Existing Petroleum Resources Extraction Sites or Areas Where Petroleum Resources Are Zoned, Mapped, or Permitted for Extraction, Which Could Hamper or Preclude Access to the Resources	PS	<p><b>Mitigation Measure PR-1: Revised Policy COS-7.2: Oil Well Distance Criteria</b>  The County shall include the following revised policy in the 2040 General Plan.</p>	SU

**Table 2-4 Summary of Impacts and Mitigation Measures**

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<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
		<p><b>Policy COS-7.2: Oil Well Distance Criteria.</b> The County shall require that new discretionary oil and gas wells <del>to be located</del> be sited a minimum of 1,500 feet from <del>the well head to residential dwellings dwelling units and 2,500 from any school</del> sensitive use structures which include dwellings, childcare facilities, hospitals, health clinics, and school property lines.</p>	
<p><b>Impact 4.12-4: Result in the Loss of Availability of a Known Petroleum Resource That Would Be of Value to the Region and the Residents of the State</b></p>	<p>PS</p>	<p><b>Mitigation Measure PR-2: Revised Policy COS-7.7: Limited Conveyance for Oil and Produced Water</b>                      The County shall include the following revised policy in the 2040 General Plan.  <b>Policy COS-7.7: Limited Conveyance for Oil and Produced Water.</b> The County shall require new discretionary oil wells to use pipelines to convey <u>crude oil and produced water, if feasible;</u> <del>oil and produced water shall not be trucked.</del> <u>Trucking of crude oil and produced water may only be allowed if the proponent demonstrates that conveying the oil and produced water via pipeline is infeasible.</u> In addition, trucking of crude oil and produced water is allowed in cases of emergency and for testing purposes consistent with federal, state and local regulations.</p> <p><b>Mitigation Measure PR-3: Revised Policy COS-7.8: Limited Gas Collection, Use, and Disposal.</b>                      The County shall include the following revised policy in the 2040 General Plan.  <b>Policy COS-7.8: Limited Gas Collection, Use, and Disposal.</b> The County shall require that gases emitted from all new discretionary oil and gas wells be collected and used or removed for sale or proper disposal, <u>if feasible.</u> Flaring or venting <del>shall</del> <u>may</u> only be allowed <u>if the proponent demonstrates that conducting operations without flaring or venting is infeasible.</u> In addition, <u>flaring or venting is</u> allowed in cases of emergency and for testing purposes, consistent with federal State, and local regulations.</p>	<p>LTS</p>
<p><b>Noise and Vibration</b></p>			
<p><b>Impact 4.13-1: Expose Sensitive Receptors to Construction Noise Levels That Exceed Applicable Standards</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Impact 4.13-2: Expose New Sensitive Land Uses to Traffic Noise</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>

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<b>Impact 4.13-3: Expose Existing Sensitive Receptors to Traffic-Noise Increases</b>	PS	<b>Mitigation Measure NOI-1: New Policy HAZ-X Implement Noise Control Measures for Traffic Noise</b> The County shall include the following new policy in the 2040 General Plan. <u><b>Policy HAZ-X: Implement Noise Control Measures for Traffic Noise</b></u> <u>The County shall require noise control measures to be implemented along roadways for new discretionary development generating traffic noise if either of the following circumstances would exist:</u> <ul style="list-style-type: none"> <li>▶ <u>The discretionary development would result in traffic noise levels above a County noise compatibility standard stated in Policy HAZ 9.2 in an area where traffic noise levels, under existing conditions, do not exceed the County noise compatibility standard; or,</u></li> <li>▶ <u>The discretionary development would result in an increase in traffic noise levels of 3 dBA or greater in an area where traffic noise levels under existing conditions exceed a County noise compatibility standard stated in Policy HAZ 9.2.</u></li> </ul> <u>Noise control measures may include increased vegetation, roadway pavement improvements and maintenance, and site and building design features. If such measures are not sufficient to reduce a new discretionary development's fairshare of traffic-generated noise at sensitive receptors, a sound wall barrier may be constructed. All feasible noise reduction measures shall be implemented to ensure the development's fairshare of traffic-generated noise is reduced, consistent with Policy HAZ 9.2.</u>	SU
<b>Impact 4.13-4: Expose Noise-Sensitive Land Uses to Operational Stationary Noise That Exceeds Applicable Standards</b>	LTS	No mitigation is required for this impact.	LTS
<b>Impact 4.13-5: Expose Noise-Sensitive Land Uses to Airport Noise That Exceeds the Standards in the Ventura County Airport Comprehensive Land Use Plan</b>	N/A	No mitigation is required for this impact.	N/A
<b>Impact 4.13-6: Expose Sensitive Receptors to Construction Vibration Levels That Exceed Applicable Standards</b>	PS	<b>Mitigation Measure NOI-2: Revised Policy HAZ-9.2: Noise Compatibility Standards</b> The County shall include the following revised policy in the 2040 General Plan. <b>Policy HAZ-9.2: Noise Compatibility Standards</b>	SU

**Table 2-4 Summary of Impacts and Mitigation Measures**

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		<p>The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:</p> <ol style="list-style-type: none"> <li>1. New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or <math>L_{eq}1H</math> of 65 dB(A) during any hour.</li> <li>2. New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)</li> <li>3. New noise sensitive uses proposed to be located near airports:               <ol style="list-style-type: none"> <li>a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 <u>dB</u> or greater, noise contour; or</li> <li>b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 <u>dB</u> to CNEL 65 <u>dB</u> noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 <u>dB</u> or less.</li> </ol> </li> <li>4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:               <ol style="list-style-type: none"> <li>a. <math>L_{eq}1H</math> of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;</li> <li>b. <math>L_{eq}1H</math> of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and</li> <li>c. <math>L_{eq}1H</math> of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.</li> </ol> </li> <li>5. Construction noise <u>and vibration</u> shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria</li> </ol>	

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		<p>and Control Measures Plan (Advanced Engineering Acoustics, November 2005).</p> <p><b>Mitigation Measure NOI-3: New Implementation Program HAZ-X: Revise the Construction Noise Threshold Criteria and Control Plan</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program HAZ-X: Revise the Construction Noise Threshold Criteria and Control Plan</u></b></p> <p><u>The County shall revise the Construction Noise Threshold Criteria and Control Plan to consider all potential vibration-inducing activities and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional construction activities with the potential to result in structural damage or excessive groundborne noise. Items that shall be addressed in the plan include, but are not limited to, the following:</u></p> <ul style="list-style-type: none"> <li>▶ <u>Ground vibration-producing activities, such as pile driving and blasting, shall be limited to the daytime hours between 7:00 a.m. to 7:00 p.m. on weekdays or 9:00 a.m. to 7:00 p.m. on weekends and holidays.</u></li> <li>▶ <u>If pile driving is used, pile holes shall be predrilled to the maximum feasible depth to reduce the number of blows required to seat a pile.</u></li> <li>▶ <u>All construction equipment on construction sites shall be operated as far away from vibration-sensitive sites as reasonably possible.</u></li> <li>▶ <u>Earthmoving, blasting and ground-impacting operations shall be phased so as not to occur simultaneously in areas close to sensitive receptors, to the extent feasible. The total vibration level produced could be significantly less when each vibration source is operated at separate times.</u></li> <li>▶ <u>Minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving and blasting) for the purpose of preventing damage to nearby structures shall be established. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established</u></li> </ul>	

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		<p>setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures.</p> <ul style="list-style-type: none"> <li>▶ <u>Minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving and blasting) for the purpose of preventing negative human response shall be established based on the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the type of sensitive receptor. Established setback requirements (i.e., 300 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 80 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 80 VdB.</u></li> <li>▶ <u>All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Ventura County so as not to exceed the recommended FTA levels.</u></li> <li>▶ <u>Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, nondisplacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels.</u></li> </ul>	
<p><b>Impact 4.13-7: Expose Noise-Sensitive Land Uses to Railroad Noise and Vibration that Exceeds Applicable Standards</b></p>	<p>N/A</p>	<p>No mitigation is required for this impact.</p>	<p>N/A</p>
<p><b>Population and Housing</b></p>			
<p><b>Impact 4.14-1: Eliminate Three or More Existing Affordable Housing Units or Displace Substantial Numbers of People or Housing Units</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>
<p><b>Impact 4.14-2: Induce Substantial Unplanned Population Growth</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>

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<b>Impact 4.14-3: Result in Low-Income Employment Opportunities that could Generate Demand for New Housing that Exceeds the County's Inventory of Land to Develop Low-Income Housing</b>	LTS	No mitigation is required for this impact.	LTS
<b>Public Services and Recreation</b>			
<b>Impact 4.15-1: Increase Demand for Law Enforcement and Emergency Services as a Result of Inadequate Security Measures</b>	PS	<b>Mitigation Measure PS-1: New Implementation Program PFS-X: Review Future Projects for Incorporation of Law Enforcement Security Measures and Emergency Services Access Need</b>  The County shall include the following new implementation program in the 2040 General Plan:  <u><b>Implementation Program PFS-X: Review Future Projects for Incorporation of Law Enforcement Security Measures</b></u> <u>Future discretionary projects shall be reviewed by the County Sheriff's Department to determine whether the project includes adequate security measures and access so as not to exacerbate the need for new law enforcement/emergency services. Security measures considered adequate include but are not limited to: nighttime security lighting, cameras, alarms, fencing, window and door locks, private security patrols or special event security assistance, treatment of vulnerable surfaces with anti-graffiti coating or landscaping, removal of graffiti within a specified time period and/or other design measure to create defensible space.</u>	LTS
<b>Impact 4.15-2: Require Expansion or Construction of New Facilities to Support Law Enforcement and Emergency Services</b>	PS	No additional feasible mitigation is available for this impact beyond the mitigation measures identified throughout the draft EIR. Refer to Impact 4.15-2 in Section 4.15 Public Services and Recreation for explanation.	SU
<b>Impact 4.15-3: Require Expansion or Construction of New Fire Protection Facilities and Services as a Result of Excessive Response Times, Project Magnitude, or Distance from Existing Facilities</b>	PS	No additional feasible mitigation is available for this impact beyond the mitigation measures identified throughout the draft EIR. Refer to Impact 4.15-3 in Section 4.15 Public Services and Recreation for explanation.	SU
<b>Impact 4.15-4: Require Expansion or Construction of New Public Libraries or Other Facilities to Meet New Demand or Address Overcrowding and Accessibility</b>	PS	No additional feasible mitigation is available for this impact beyond the mitigation measures identified throughout the draft EIR. Refer to Impact 4.15-4 in Section 4.15 Public Services and Recreation for explanation.	SU

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<p><b>Impact 4.15-5: Require Expansion or Construction of New Parks and Recreation Facilities and Services or Cause Substantial Physical Deterioration of Parks and Recreation Facilities Because of Overuse</b></p>	<p>PS</p>	<p>No additional feasible mitigation is available for this impact beyond the mitigation measures identified throughout the draft EIR. Refer to Impact 4.15-5 in Section 4.15 Public Services and Recreation for explanation.</p>	<p>SU</p>																																																
<p><b>Transportation and Traffic</b></p>																																																			
<p><b>Impact 4.16-1: Exceed VMT Thresholds</b></p>	<p>PS</p>	<p><b>Mitigation Measure CTM-1: New Implementation Program CTM-X: Interim VMT CEQA Assessment Criteria</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program CTM-X: Interim VMT CEQA Assessment Criteria</u></b>                      Following June 30, 2020 and prior to completion of Implementation Program CTM-B, all projects (not otherwise exempt from CEQA analysis) shall be evaluated for potential environmental impacts relative to VMT using the State’s minimum reduction standards, as follows:</p> <table border="1" data-bbox="1045 873 1801 1474"> <thead> <tr> <th>Project Type</th> <th>Measurement Unit</th> <th>Model Trip Types</th> <th>Minimum Criteria</th> <th>Baseline VMT</th> <th>Threshold VMT</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>VMT/Capita</td> <td>Average of all Home Based Trip Types</td> <td>15% Reduction of Regional Average</td> <td>9.66</td> <td>8.21</td> </tr> <tr> <td>Office</td> <td>VMT/Employee</td> <td>Home Based Work Trips</td> <td>15% Reduction of Regional Average</td> <td>13.52</td> <td>11.49</td> </tr> <tr> <td>Industrial</td> <td>VMT/Employee</td> <td>Home Based Work Trips</td> <td>15% Reduction of Regional Average</td> <td>13.52</td> <td>11.49</td> </tr> <tr> <td>Retail</td> <td>Unincorporated VMT</td> <td>All Trip Types</td> <td>No Net Increase in Regional VMT</td> <td>7,500,249</td> <td>7,500,249</td> </tr> <tr> <td>Agriculture</td> <td>Unincorporated VMT</td> <td>All Trip Types</td> <td>No Net Increase in Regional VMT</td> <td>7,500,249</td> <td>7,500,249</td> </tr> <tr> <td>Infrastructure</td> <td>Unincorporated VMT</td> <td>All Trip Types</td> <td>No Net Increase in Regional VMT</td> <td>7,500,249</td> <td>7,500,249</td> </tr> <tr> <td>All Other Project Types</td> <td>Unincorporated VMT</td> <td>All Trip Types</td> <td>No Net Increase in Regional VMT</td> <td>7,500,249</td> <td>7,500,249</td> </tr> </tbody> </table>	Project Type	Measurement Unit	Model Trip Types	Minimum Criteria	Baseline VMT	Threshold VMT	Residential	VMT/Capita	Average of all Home Based Trip Types	15% Reduction of Regional Average	9.66	8.21	Office	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49	Industrial	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49	Retail	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249	Agriculture	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249	Infrastructure	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249	All Other Project Types	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249	<p>SU</p>
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Office	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49																																														
Industrial	VMT/Employee	Home Based Work Trips	15% Reduction of Regional Average	13.52	11.49																																														
Retail	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249																																														
Agriculture	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249																																														
Infrastructure	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249																																														
All Other Project Types	Unincorporated VMT	All Trip Types	No Net Increase in Regional VMT	7,500,249	7,500,249																																														

Table 2-4 Summary of Impacts and Mitigation Measures

Impacts	Significance Before Mitigation	Mitigation Measures	Significance with Mitigation Measures
<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
		<p><u>If a proposed project is found to have a significant impact on VMT, the impact must be reduced, as feasible, by modifying the project's VMT to a level below the established thresholds of significance and/or mitigating the impact through multimodal transportation improvements or mitigations to enhance transportation mode shift (use of alternative transportation modes). Following completion and adoption of VMT thresholds as part of the Ventura County ISAG, this implementation program shall no longer apply.</u></p> <p><b>Mitigation Measure CTM-2: Revised Implementation Program CTM-B: Initial Study Assessment Guidelines</b></p> <p>The County shall include the following revised implementation program in the 2040 General Plan.</p> <p><b>Implementation Program CTM-B: Initial Study Assessment Guidelines</b></p> <p>The County shall update and adopt its' Initial Study Assessment Guidelines (ISAG) to address Vehicle Miles Traveled (VMT) and safety metrics pursuant to CEQA Guidelines Section 15064.3. <u>This program shall consider inclusion of the following components:</u></p> <ul style="list-style-type: none"> <li>▶ <u>Establishment of screening criteria to define projects not required to submit detailed VMT analysis, such as infill projects, inclusion of locally serving commercial, transit supportive projects, or transportation enhancements that reduce VMT;</u></li> <li>▶ <u>Establishment of thresholds for identifying VMT related transportation impacts (to meet or exceed State requirements);</u></li> <li>▶ <u>Standard mitigation for significant transportation impacts; and</u></li> <li>▶ <u>Specify the County's procedures for reviewing projects with significant and unavoidable impacts, under CEQA, related to VMT.</u></li> </ul> <p><b>Mitigation Measure CTM-3: Revised Implementation Program CTM-C: Vehicle Miles Traveled (VMT) Reduction Program</b></p> <p>The County shall include the following revised implementation program in the 2040 General Plan.</p> <p><b>Implementation Program CTM-C: Vehicle Miles Traveled (VMT) Reduction Program</b></p> <p>To support climate change related goals and CEQA related VMT policies pursuant to SB 743 (2013), the County shall develop a VMT Reduction</p>	

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<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
		<p>Program. <u>This program should contain a range of project- and program-level mitigations and VMT reduction strategies, that could include:</u></p> <ul style="list-style-type: none"> <li>▶ <u>Preparation of a Transportation Demand Management (TDM) program to promote mode shifts from single occupant vehicle use to transit, ridesharing, active transportation, telecommuting, etc.; and,</u></li> <li>▶ <u>Transportation System Management applications such as park-and-ride lots, intelligent transportation system (ITS) field deployment, pavement management, etc.</u></li> </ul> <p><u>During implementation of the 2040 General Plan, the County shall review and update the VMT Reduction Program as warranted to provide additional mitigations and programs.</u></p>	
<p><b>Impact 4.16-2: Transportation Infrastructure Needed to Accommodate Growth Would Result in Adverse Effects Related to County Road Standards and Safety</b></p>	<p>PS</p>	<p><b>Mitigation Measure CTM-4: New Implementation Program CTM-X: Updated Traffic Impact Fee Mitigation Program</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program CTM-X: Updated Traffic Impact Fee Mitigation Program</u></b></p> <p><u>The County shall require that discretionary development which adds traffic to roadways traversing within a County designated substandard roadway impact area contribute the fair share cost of any safety counter-measures that improve the safety of the impacted roadways by paying the applicable fees under the County's Traffic Impact Fee Mitigation program prior to the issuance of Zoning Clearance.</u></p>	<p>SU</p>
<p><b>Impact 4.16-3: Result in Inadequate Emergency Access</b></p>	<p>PS</p>	<p><b>Mitigation Measure CTM-5: New Policy CTM-X: Emergency Access</b></p> <p>The County shall include the following new policy in the 2040 General Plan.</p> <p><b><u>Policy CTM-X: Emergency Access</u></b></p> <p><u>The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.</u></p>	<p>SU</p>

Table 2-4 Summary of Impacts and Mitigation Measures

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		<b>Mitigation Measure CTM-6: New Implementation Program CTM-X: Emergency Access Maintenance</b> The County shall include the following new implementation program in the 2040 General Plan. <u><b>Implementation Program CTM-X: Emergency Access Maintenance</b></u> <u>The County shall plan capital improvements needed to provide transportation infrastructure that is maintained and/or upgraded to provide appropriate emergency access.</u>	
<b>Impact 4.16-4: Conflict With Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle, or Pedestrian Facilities, or Otherwise Decrease the Performance or Safety of Such Facilities</b>	LTS	No mitigation is required for this impact.	LTS
<b>Impact 4.16-5: Substantially Interfere with Railroad Facility Integrity and/or Operations</b>	PS	<b>Mitigation Measure CTM-7: New Policy CTM-X: Railroad Safety Assessment</b> The County shall include the following new policy in the 2040 General Plan. <u><b>Policy CTM-X: Railroad Safety Assessment</b></u> <u>The County shall require that all new discretionary development is evaluated for potential impacts to existing railroad facilities and operations and identify appropriate mitigation measures, as warranted therein.</u>	LTS
<b>Impact 4.16-6: Substantially Interfere with or Compromise the Operations or Integrity of an Existing Pipeline</b>	LTS	No mitigation is required for this impact.	LTS
<b>Utilities</b>			
<b>Impact 4.17-1: Cause a Disruption or Rerouting of an Existing Utility Facility</b>	LTS	No mitigation is required for this impact.	LTS
<b>Impact 4.17-2: Increase Demand on a Utility that Results in the Relocation or Construction of New, or Expansion of Existing Water, Wastewater, Electric Power, Natural Gas, or Telecommunications Infrastructure, Resulting in the Potential for Significant Environmental Impacts</b>	PS	No additional feasible mitigation is available for this impact beyond the mitigation measures identified throughout the draft EIR. Refer to Impact 4.17-2 in Section 4.17 Utilities for explanation.	SU
<b>Impact 4.17-3: Result in Inadequate Wastewater Treatment Capacity to Serve Future Demand, in Addition to the Provider's Existing Commitments</b>	LTS	No mitigation is required for this impact.	LTS

**Table 2-4 Summary of Impacts and Mitigation Measures**

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<p>NI = No impact    LTS = Less than significant    PS = Potentially significant    S = Significant    SU = Significant and unavoidable                      N/A = discussion is provided for information purposes only and is neither required by CEQA nor subject to its requirements</p>			
<p><b>Impact 4.17-4: Result in Development That Would Adversely Affect Water Supply Quantities during Normal, Single-Dry, and Multiple-Dry Years</b></p>	<p>PS</p>	<p><b>Mitigation Measure UTL-1: New Implementation Program WR-X: Demonstrate Adequate Water Supply during Normal, Single-Dry, and Multiple-Dry Years</b></p> <p>The County shall include the following new implementation program in the 2040 General Plan.</p> <p><b><u>Implementation Program WR-X: Demonstrate Adequate Water Supply during Normal, Single-Dry, and Multiple-Dry Years</u></b>  <u>Water-demand projects (as defined in Section 15155 of the State CEQA Guidelines) that require service from a public water system shall prepare a water supply assessment prior to project approval. If the projected water demand associated with the project was not accounted for in the most recently adopted urban water management plan, or the public water system has no urban water management plan, the water supply assessment must address the public water system's total projected water supplies available during normal, single-dry, and multiple-dry water years for a 20-year projection. The assessment shall describe if the new water service will be sufficiently met under this 20-year projection. The water supply assessment shall be prepared to the satisfaction of and approved by the governing body of the affected public water system and the County. If, as a result of its assessment, the public water system concludes that its water supplies are, or will be, insufficient, the public water system shall provide to the County its plans for acquiring additional water supplies. A water-demand project that includes a new water service from a public water system shall not be approved unless adequate water supplies are demonstrated.</u></p>	<p>SU</p>
<p><b>Impact 4.17-5: Result in a Direct or Indirect Adverse Effect on a Landfill's Disposal Capacity, Such That It Reduces Its Useful Life to Less Than 15 Years</b></p>	<p>LTS</p>	<p>No mitigation is required for this impact.</p>	<p>LTS</p>