




BIOS Layers

— Conservation Plan
Boundaries - HCP and NCCP
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WE THE PEOPLE
of Ventura, in order to
ensure that our City
continues to be a great place
for us to live ...



A C H I E V I N G T H E V I S I O N
2005 ventura general plan

CITY OF SAN BUENAVENTURA

2005 VENTURA GENERAL PLAN

ADOPTED AUGUST 8, 2005

RESOLUTION NOS.2005-072 AND 2005-073

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...and to the countless citizens who gave their time and energy towards the making of this plan.

This plan is dedicated to the citizens of Ventura.

August 8, 2005

In loving memory of Roma Armbrust and
Dennis R. Mackay

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"The building of cities is one of man's greatest achievements. The form of his city always has been and always will be a pitiless indicator of the state of his civilization. This form is determined by the multiplicity of decisions made by the people who live in it."

— Edmund N. Bacon
Design of Cities, 1967

We, the people of Ventura, in order to ensure that our City remains a great place for us to live ...



. . . establish these goals for our community's future:

OUR NATURAL COMMUNITY

Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.

OUR PROSPEROUS COMMUNITY

Our goal is to attract and retain enterprises that provide high-value, high wage jobs; to diversify the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.

OUR WELL-PLANNED COMMUNITY

Our goal is to protect our hillsides, farmlands, and open spaces; enhance Ventura's historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping and urban design.

OUR ACCESSIBLE COMMUNITY

Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian and transit connections in the City and surrounding region.

OUR SUSTAINABLE INFRASTRUCTURE

Our goal is to safeguard public health, well being and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.

OUR ACTIVE COMMUNITY

Our goal is to add to and enhance our parks and open spaces to provide enriching recreation options for the entire community.

OUR HEALTHY AND SAFE COMMUNITY

Our goal is to build effective community partnerships that protect and improve the social well being and security of all our citizens.

OUR EDUCATED COMMUNITY

Our goal is to encourage academic excellence and life-long learning resources to promote a highly-educated citizenry.

OUR CREATIVE COMMUNITY

Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life.

OUR INVOLVED COMMUNITY

Our goal is to strive to work together as a community to achieve the Ventura Vision through civic engagement, partnerships, and volunteer service.

State law requires each California city to adopt a comprehensive, long-term General Plan for the physical development of the community that guides local decision-making by expressing community goals about the future distribution and character of land uses and activities. The plan should be comprehensive by both covering the City's entire planning area and addressing the broad range of issues facing the community, including physical, social, aesthetic and economic concerns. The plan must be internally consistent and serve as a long-term guide, establishing policies for day-to-day land use decisions over an approximately 20-year period.

Introduction and Background

“To remain successful, Ventura must periodically renew itself, re-examine its goals and create a shared vision to guide the community into the future.”

With these opening words, the citizens of our community proclaimed the **Ventura Vision**, which was unanimously accepted by the City Council in March 2000. That landmark report captured the results of “a partnership encompassing city government, non-profit organizations, community groups, businesses, schools and individual residents to chart the community’s future through a process of visioning.”

Building on that shared vision, the City embarked on an effort to revise the 1989 Comprehensive Plan that served as the General Plan that all cities are required by State law to use to guide land use, transportation and other important policy decisions. This new General Plan is the culmination of that effort to translate the Ventura Vision into a coherent and comprehensive implementation plan to guide future development and preservation.

Throughout the visioning process and at the ballot box, Ventura residents have made clear we want a well-planned approach to managing growth. We don’t want continued suburban sprawl paving over farm land and sensitive hillside areas. Instead, we want vacant or run-down properties to be improved with high quality “infill” to provide new jobs, new homes and new stores and services.

Managing growth to improve our quality of life and standard of living is the smart thing to do.

Ventura residents don’t want uncontrolled growth and suburban sprawl. We also don’t want traffic gridlock, more “cookie cutter” tract houses or housing prices that make Ventura unaffordable for working families. By targeting new development to areas that would benefit from reinvestment – and by respecting our historic character and sense of place – “smart growth” is a better alternative.

Our vision is for a prosperous and well-planned community.

Smart Growth emphasizes reusing existing buildings and land, revitalizing our historic downtown and neighborhoods, and protecting the environment for future generations. Smart Growth channels new businesses and homes into appropriate areas. It also provides options for public transportation, creates neighborhoods where homes are in walking distance of local services and ensures green space for public use.

We seek to protect and enhance our unique “sense of place”

that builds on our pride in Ventura’s history and natural setting. Instead of new development that looks like everywhere else, our vision is for interesting, unique neighborhoods and districts, which reflect our values and heritage. The policies for pursuing these goals are spelled out in this new General Plan.

The Ventura General Plan

The *2005 Ventura General Plan* is the second in a series of three connected documents that will guide future conservation and change in the city. The *Ventura Vision* set the stage for this plan and enumerated four overarching principles that were affirmed by the community to guide Ventura into the future:

- Reach broadly and deeply into the community.
- Build on existing cultural, natural, and economic assets.
- Emphasize and encourage connections within the community.
- Work proactively and collaboratively to achieve the community's shared vision.

The final piece of the trilogy is a form-based *Development Code*. This code represents a new approach to zoning that prioritizes the appearance of development, while still ensuring that neighboring land uses are compatible and appropriate.

The *General Plan* will be put into action through the *Development Code* and a variety of other mechanisms, such as a mobility plan, specific plans, community plans, and capital improvement projects that will together shape the future of Ventura. The *General Plan* purposefully anticipates the *Code* focusing on the districts, corridors, and neighborhood centers where future change will be most pronounced.

The following vision statements reflect a high level of community consensus about a desired future for Ventura.



In the future, Ventura is a community that...

Environment

- Seeks sustainability by simultaneously promoting ecological health, economic vitality, and social well-being for current and future generations.
- Acts as an environmentally responsible model for other coastal areas.
- Protects and restores the natural character of its beaches, ocean views, hillsides, barrancas, and rivers as a scenic backdrop for its high quality urban environment.

Economy

- Develops a flourishing and balanced economy by encouraging a broad range of high quality employment and entrepreneurial opportunities.
- Encourages private economic development that supports public services and amenities associated with high quality of life.
- Has a vital, prosperous, and stable economy while maintaining its small-town feel.
- Is noted for private and public sector cooperation that enhances economic vitality.
- Actively participates in regional economic development efforts.

Planning, Design, and Circulation

- Retains its character as an attractive coastal town by growing slowly and sustainably, and by emphasizing its history, diversity, and natural environment.
- Cherishes its distinctive, diverse, and eclectic neighborhoods, and preserves their character.
- Has safe, accessible, and balanced transportation that promotes multiple modes of travel to local and regional destinations.

Social Activity

- Is known as an inclusive, diverse, and tolerant place that welcomes and celebrates all people.
- Provides all residents access to quality and affordable health and social services.
- Recognizes the importance of children and seniors by providing exceptional cultural, educational, and social support programs.
- Offers a diverse range of active and passive recreation for residents and visitors of all ages and abilities.
- Is dedicated to educational excellence and an emphasis on lifelong learning.
- Celebrates and is enriched by the arts and diverse cultural opportunities.

Collaboration

- Encourages residents to collaborate with each other and City government in an informed, active, and constructive manner to assess and resolve common issues.



Building on the Vision



Following adoption of the *Ventura Vision*, the City Council established a 19-member Comprehensive Plan Advisory Committee (CPAC) to shape the *Vision* concepts into issues and priorities for revision of the 1989 Comprehensive Plan. The CPAC included representatives of varied interests, including neighborhoods, agriculture, seniors and schools, as well as one member from the Planning Commission and one from the City Council. The committee met more than 30 times over almost three years. During that effort, the City published the August 2002 *Comprehensive Plan Update Background Report*, which provides a highly detailed account and analysis of opportunities and constraints that affect planning and land use in Ventura. This ultimately led to their findings, contained in the September 2003 *CPAC Issues & Alternatives Report*.



CPAC endeavored to create strategies to resolve planning and land use issues in Ventura utilizing the smart growth principles formulated by the U.S. Environmental Protection Agency:

- Mix land uses.
- Achieve compact building design.
- Provide a range of housing opportunities.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development toward existing communities.



- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.
- Encourage community collaboration in planning decisions.

The recommendations of the CPAC were presented to the Planning Commission and City Council. After several months of reviewing the CPAC recommendations, the Planning Commission in December 2003 made some modifications to the CPAC's recommended land use scenario.

The City Council met 11 times from February through August 2004 to consider the CPAC and Planning Commission recommendations, review relevant data, and formulate broad goals, policies, and a diagram to guide growth and change in the City until 2025. In September 2004, the City Council established an ad-hoc General Plan Committee consisting of three Planning Commissioners and three City Council members to work with City staff and consultants to ensure that the *General Plan* would be completed expeditiously and with ample public participation, and to ensure open communication, transparency, and coordination among all parties interested in the creation of the *Plan*. All of the CPAC, Planning Commission, City Council, and General Plan Committee workshops, meetings, and hearings were open to the public and included significant, meaningful, and often extensive citizen input and participation.

Goals summarize how conservation, development, and future growth should occur by identifying physical, economic and social ends that the community wishes to achieve.

Policies establish basic courses of action for the Planning Commission and City Council to follow in working to achieve community goals, by directly guiding the response of elected and appointed officials to development proposals and related community actions.

Actions need to be undertaken by the City to implement policies.

Plan Format

The comprehensive and involved process of creating what is really a totally new (not just updated) *General Plan* – based on a new community vision and smart growth principles – resulted in a new set of goals, policies, and actions to guide future decision-making in Ventura that truly reflect the planning objectives of the community. These policy directives are organized by subject area in *General Plan* Chapters 1 through 10, which follow the organizational framework established in the *Ventura Vision* (see Table 1). Each topic is introduced with an overarching goal that carries forward the *Vision*, a description of issues needing resolution and methods for remedying them, and finally measurable policies and actions to achieve those solutions. Each of the policies contained within the Plan are intended to be understood and read with the following preface: “It is the intent of the City of San Buenaventura to...”. All of the actions are summarized in table form in Appendix A, along with the City department or division responsible for implementing each action and timeframe for completion. Also included in the Plan are the legally binding Appendices B through E. Attachment A is provided as a reference, while Attachment B is provided to serve as guidelines for future development until an update to the Zoning Ordinance is completed.

**Table 1
General Plan Organization**

Vision/General Plan Chapter	Required/ <i>Optional</i> Elements	Examples of Topics Covered
1. Our Natural Community	Conservation Open Space	Open space, hillsides, watersheds, riparian areas, sensitive plants and animals
2. Our Prosperous Community	<i>Economic Development</i>	Commercial and industrial growth, economic diversification, job opportunities, tourism
3. Our Well-Planned and Designed Community	Land Use/ <i>Design</i> Housing <i>Park & Recreation</i>	Development patterns, neighborhoods, visual character, urban design, streetscapes, demographics, housing needs, affordability, constraints on production
4. Our Accessible Community	Circulation	Traffic, street network, parking, transit services, bike routes
5. Our Sustainable Infrastructure	Land Use	Water supply, wastewater treatment, drainage
6. Our Active Community	Land Use <i>Park & Recreation</i>	Park and recreation facilities, youth and senior programs
7. Our Healthy and Safe Community	Safety Noise Land Use	Development in hazardous areas, hazardous waste management, seismicity, flood control, water quality, brownfields, noise, police, fire, air quality
8. Our Educated Community	Land Use	Schools and libraries
9. Our Creative Community	<i>Culture</i>	Arts, events, community programs, cultural and historic resources
10. Our Involved Community	<i>Citizen Input</i>	Participation in governance

The format of the *General Plan* satisfies the State requirement that every general plan include policies for seven “elements,” as follows:

Land use – establishes the general distribution and intensity of land uses, including housing, commerce, industry, open space, education, and public facilities.

Circulation – identifies the location and type of existing and proposed highways, arterial and collector roadways, bicycle routes, and other transportation facilities.

Conservation – addresses treatment of natural and cultural resources, including watersheds, wetlands, trees, rivers and barrancas, and cultural and historic landmarks.

Housing – assesses current and projected housing needs of all segments of the community and identifies land to provide adequate housing to meet those needs. Although the City’s Housing Element and Technical Report is contained in a separate document to facilitate the frequent updating required by the State, the goals, policies and programs of the Housing Element must be and are consistent with the goals, policies, and actions of the *2005 Ventura General Plan*. (See Chapter 3, page 3-28, for 2004 Housing Element Goals and Policies.)

Noise – appraises noise sources in the community and develops means to mitigate nuisances.

Open Space – details techniques for preserving open space areas for natural resources, outdoor recreation, public health and safety, and agricultural activities.

Safety – establishes policies to protect the community from risks associated with seismic, geologic, flood, fire, and other hazards.

The *General Plan* also contains a number of special elements that aren’t required by State law but are integral to the unique identity of Ventura. These cover a range of topics including education, recreation, arts and culture, and community involvement in local government. Another chapter treats the very important subject of the local economy, providing guidance to citizens, City staff and policy makers regarding strategies and priorities for economic development in Ventura.



California Coastal Act

The *General Plan* also satisfies State requirements for the City's **Local Coastal Program** in accordance with the California Coastal Act (*Public Resources Code § 30000 et seq.*). Actions in the *General Plan* that affect coastal resources are intended to become part of the Land Use Plan of the Local Coastal Program, which will be accomplished through specific or community plans for those areas. These actions are identified with the logo of the California Coastal Commission (which oversees all Local Coastal Programs). The basic goals of the State for the coastal zone are to:

- Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of the private property owners.

- Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

(Public Resources Code § 30001.5)





"As age comes on, one source of enjoyment after another is closed, but Nature's sources never fail. Like a generous host, she offers her brimming cups in endless variety, served in a grand hall, the sky its ceiling, the mountains its walls, decorated with glorious paintings and enlivened with bands of music ever playing."

— John Muir
20th Century Naturalist

1. OUR NATURAL COMMUNITY

Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.

Natural Context

Ventura's natural setting is one of its greatest assets, and preserving the environment is a top community priority. Situated between the ocean, hills, and two rivers, the city affords its residents and visitors with a significant amount of accessible, beautiful, and biologically diverse open space. Although a number of programs are in place to protect coastal and watershed ecosystems and to maintain and preserve existing open lands, some natural features in and around the city have been compromised by the impacts of human activity.

As in many communities across the nation, concern is growing in Ventura about human impacts on natural resources. The historic spread of local development has given rise to grassroots efforts aimed at preserving Ventura's viable agricultural land, open space, and hillsides. The 1995 Save Our Agricultural Resources initiative (see Appendix B) and the 2001 Hillside Voter Participation Area (Appendix C) measure require voter approval before the city can expand into open space areas. The Ventura Hillsides Conservancy formed in 2003 seeks to preserve local hillsides, canyons, and open space.

Ventura, Oxnard, Ventura County, and the County Local Agency Formation Commission have adopted agreements to preserve agricultural and open space land located between the cities. A change that amends these greenbelts requires the approval of all signatories.

Protecting Ventura's fragile natural resources is a fundamental focus of the *2005 Ventura General Plan*. Policies and actions in this chapter intend to ensure that coastal, hillside, and watershed features are preserved, remain visible and accessible, and demarcate boundaries for urban development to define and enhance the city's identity.



The community cherishes the shoreline as one of Ventura's best features. Coastal facilities in the city include:

- Emma Wood State Beach
- Ventura Seaside Park and Fairgrounds
- Surfers Point at Seaside Park
- Beachfront Promenade Park
- San Buenaventura State Beach
- Pierpont Community Beach
- Marina Beach/Cove Port District Beach
- Channel Islands National Park Headquarters
- Surfers Knoll
- Santa Clara River Mouth

Coastal Resources

Ventura boasts seven miles of beautiful sand beaches and valuable shoreline habitat. This “string of pearls” has long been identified by the community as one of the city’s most prized features. At its eastern end, the Ventura Harbor offers opportunities for residents and visitors to explore the local marine environment, including the Channel Islands National Park and Marine Sanctuary. Elsewhere along the coast, shoreline and dune habitat provide nesting, feeding, and mating grounds for a wide variety of wildlife, including threatened or endangered species such as the western snowy plover and the least tern.

Shoreline conservation programs underway include the Surfers Point Managed Shoreline Retreat, San Buenaventura State Beach restoration, Ventura Harbor wetland rehabilitation, and coastline water quality monitoring. The City will continue to invest in restoration to enhance the shoreline ecosystem, with the actions in this chapter augmenting current efforts.



Hillsides

The hills of the Transverse Range rise 1,200 feet above Ventura, providing an important visual backdrop that frames the City. Not only do these hills provide residents and visitors with scenic vistas, they are also part of a larger integrated ecosystem comprised by the hillsides, coastal areas, rivers and barrancas that together provide a rich habitat for many species. It is vital to the community that these hillsides that lie outside the city limits (with a County land use designation of either Open Space or Agriculture), are protected and preserved.

These hillsides, by definition, are coterminous with the Hillside Voter Participation Area, and comprise the Hillside Open Space community as depicted on the General Plan Diagram (page 3-22). Because the Hillside Voter Participation Area measure prohibits the extension of City urban services to the hillsides through 2030 without voter approval, the General Plan Diagram identifies the hillsides affected by the measure with a Planning Designation of Open Space. The full text and map of the Hillside Voter Participation Area appears in Appendix C (as required by the act). This chapter calls working with land conservation organizations to establish a Ventura hillsides preserve, and Chapter 6, *Our Active Community*, contains actions to work with the County to create public trails in the hillsides.

Definitions for “Hillside Open Space,” “Hillside Area,” “hillsides,” and “Hillside Voter Participation Area” can be found in the Glossary (Attachment A).





Rivers and Barrancas

The Ventura River flows south to the Pacific Ocean along the western edge of the city, and the Santa Clara River bisects the Oxnard coastal plain south of Ventura. A series of seasonal watercourses called barrancas traverse the city in narrow incised drainage channels running down from the hillsides. The rivers and barrancas and their larger watersheds provide undeveloped open space, riparian vegetation, wildlife habitat and corridors, recreational opportunities, and aesthetic beauty.

Where local watercourses have not been channelized, riparian trees and shrubs grow in fringing woodlands and thickets. Several sensitive bird species breed in these areas, including the least Bell's vireo, willow flycatcher, yellow warbler, and yellow-breasted chat. Steelhead and rainbow trout seasonally inhabit both the Ventura and Santa Clara Rivers.

Riparian and freshwater marsh areas in Ventura represent only a remnant of pre-human coverage, but the City has initiated conservation and restoration efforts such as the Ventura River Estuary Program to help reverse this trend. The estuaries at the mouths of the Ventura and Santa Clara Rivers serve as breeding grounds and feeding areas for migratory and resident shorebirds and waterfowl, as well as home to many terrestrial animals, fish, and free-swimming invertebrates.


Actions in this chapter – such as maintaining adequate buffers from watercourses, requiring


restoration of natural drainage features, and prohibiting the placement of manmade materials in drainages – can protect and improve water and habitat quality in local watersheds. The bolder action of removing concrete channel structures would further enhance natural functions and aesthetics.


Resource Conservation


As Ventura continues to grow, conserving resources, increasing energy efficiency, and achieving environmental sustainability become ever more important. The City desires to incorporate green building measures into the design, construction, and maintenance of public and private buildings which can result in significant cost savings and promote overall health and productivity of residents, workers, and visitors to the city. Raising conservation awareness can help minimize waste and pollution released into the natural environment. Improving energy efficiency in buildings, expanding recycling programs, and reducing transportation-related energy consumption will make the city a greener place. The policies and actions in this chapter provide clear direction to guide conservation, green practices, and responsible use of resources.


Policy 1A: Reduce beach and hillside erosion and threats to coastal ecosystem health.

Action 1.1: Adhere to the policies and directives of the California Coastal Act in reviewing and permitting any proposed development in the Coastal Zone. 

Action 1.2: Prohibit non-coastal-dependent energy facilities within the Coastal Zone, and require any coastal-dependent facilities including pipelines and public utility structures to avoid coastal resources (including recreation, habitat, and archaeological areas) to the extent feasible, or to minimize any impacts if development in such areas is unavoidable. 

Action 1.3: Work with the State Department of Parks and Recreation, Ventura County Watershed Protection Agency, and the Ventura Port District to determine and carry out appropriate methods for protecting and restoring coastal resources, including by supplying sand at beaches under the Beach Erosion Authority for Control Operations and Nourishment (BEACON) South Central Coast Beach Enhancement program. 


Action 1.4: Require new coastal development to provide non-structural shoreline protection that avoids adverse impacts to coastal processes and nearby beaches. 


Action 1.5: Collect suitable material from dredging and development, and add it to beaches as needed and feasible. 


Action 1.6: Support continued efforts to decommission Matilija Dam to improve the sand supply to local beaches. 


Action 1.7: Update the Hillside Management Program to address and be consistent with the Planning Designations as defined and depicted on the General Plan Diagram.

Policy 1B: Increase the area of open space protected from development impacts.

Action 1.8: Buffer barrancas and creeks that retain natural soil slopes from development according to State and Federal guidelines. 

Action 1.9: Prohibit placement of material in watercourses other than native plants and required flood control structures, and remove debris periodically. 

Action 1.10: Remove concrete channel structures as funding allows, and where doing so will fit the context of the surrounding area and not create unacceptable flood or erosion potential. 

Action 1.11: Require that sensitive wetland and coastal areas be preserved as undeveloped open space wherever feasible and that future developments result in no net loss of wetlands or “natural” coastal areas. 

Action 1.12: Update the provisions of the Hillside Management Program as necessary to ensure protection of open space lands.

Action 1.13: Recommend that the City's Sphere of Influence boundary be coterminous with the existing City limits in the hillsides in order to preserve the hillsides as open space.

Action 1.14: Work with established land conservation organizations toward establishing a Ventura hillsides preserve.

Action 1.15: Actively seek local, State, and federal funding sources to achieve preservation of the hillsides.

Policy 1C: Improve protection for native plants and animals.

Action 1.16: Comply with directives from regulatory authorities to update and enforce stormwater quality and watershed protection measures that limit impacts to aquatic ecosystems and that preserve and restore the beneficial uses of natural watercourses and wetlands in the city.

Action 1.17: Require development to mitigate its impacts on wildlife through the development review process.

Action 1.18: Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping.

Action 1.19: Require projects near watercourses, shoreline areas, and other sensitive habitat areas to include surveys for State and/or federally listed sensitive species and to provide appropriate

buffers and other mitigation necessary to protect habitat for listed species.

Action 1.20: Conduct coastal dredging in accordance with the U.S. Army Corps of Engineers and California Department of Fish and Game requirements in order to avoid impacts to sensitive fish and bird species.

Action 1.21: Work with State Parks on restoring the Alessandro Lagoon and pursue funding cooperatively.

Action 1.22: Adopt development code provisions to protect mature trees, as defined by minimum height, canopy, and/or trunk diameter.

Action 1.23: Require, where appropriate, the preservation of healthy tree windrows associated with current and former agricultural uses, and incorporate trees into the design of new developments.

Action 1.24: Require new development to maintain all indigenous tree species or provide adequately sized replacement native trees on a 3:1 basis.


Policy 1D: Expand the use of green practices.

Action 1.25: Purchase and use recycled materials and alternative and renewable energy sources as feasible in City operations.


Action 1.26: Reduce pesticide use in City operations.


Action 1.27: Utilize green waste as biomass/compost in City operations.

Action 1.28: Purchase low-emission City vehicles, and convert existing gasoline-powered fleet vehicles to cleaner fuels as technology becomes available.

Action 1.29: Require all City funded projects that enter design and construction after January 1, 2006 to meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED™ Certified rating in accordance with the City's Green Building Standards for Private and Municipal Construction Projects. 

Action 1.30: Provide information to businesses about how to reduce waste and pollution and conserve resources.

Action 1.31: Provide incentives for green building projects in both the public and private sectors to comply with either the LEED™ Rating System, California Green Builder, or the Residential Built Green program and to pursue registration and certification; incentives include “Head-of-the-Line” discretionary processing and “Head-of-the-Line” building permit processing. 

Action 1.32: Apply for grants, rebates, and other funding to install solar panels on all City-owned structures to provide at least half of their electric energy requirements. 

Action 1.33: Publicly acknowledge individuals and businesses that implement green construction and building practices.



"Every increment of construction should be done in such a way as to heal the city."

— Christopher Alexander
Author of *A Pattern Language*, 1977

CITY OF
VENTURA

OUR PROSPEROUS COMMUNITY
ventura's general plan

2. OUR PROSPEROUS COMMUNITY

Our goal is to attract and retain enterprises that provide high-value, high wage jobs; to diversify the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.

Adapting in the 21st Century

Great communities are prosperous communities. A successful city brings people, institutions, ideas, and capital together in creative ways that enrich the lives of those who live and work there. In today's global economy, high-wage high-value jobs are the foundation of the prosperity that instills a city with the financial resources necessary to provide high quality of life and excellent community amenities.

Ventura has been blessed with a history of prosperity, thanks in large part to success in harnessing the area's natural assets for economic benefit. For most of the 20th Century, Ventura was sustained largely by its role as the hub of the region's oil and agriculture industries. These two sectors not only provided a stable source of jobs and business opportunities, but also helped to shape Ventura's role as the legal, governmental, and cultural center of the County.

In the 21st Century, however, Venturans can't take continued prosperity for granted. Competition occurs regionally, nationally, and globally for innovative businesses, top talent, and

good jobs. The community must build on its resources and constantly be on the lookout for new economic opportunities.

County government will likely remain the city's largest employer, providing an important element of economic stability, but government employment is not likely to grow significantly. Oil and agriculture will continue to be important, but their roles are diminishing. While Ventura is a regional center for healthcare, that industry will continue to face intense pressures to reduce costs. Still, the City of Ventura is positioned to move into an era dominated by innovation and reliant on emerging technologies. Cities and regions that excel in the "New Economy" promote high tech industries and boast a high quality of life. Likewise, to remain competitive, Ventura must continue to support economic development, but also create a more attractive living environment, including by providing appropriate housing for all segments of the local workforce. Efforts to boost economic development must be supported by a high quality of life, including a thriving cultural arts scene, award winning schools, and an engaged community. Tourism is also a strong market for Ventura. The beaches, museums, downtown, harbor and the nearby Channel Islands National Park attract more than 1.5 million visitors a year.

The policies and actions in this chapter seek to identify business niches that can thrive locally to diversify the economic base and ensure future community prosperity.

Economic Challenges

Ventura faces a variety of interrelated challenges to continued economic vitality, including:

1. Capturing a share of high-value job markets, such as biotechnology, computer software, communications, entertainment, multimedia, education, and business and financial services.
2. Diversifying the local economy to reduce dependence on the service, retail, and government sectors.
3. Building on the success of the tourism, manufacturing, business, and financial services sectors through marketing and job training programs that will ensure retention and attraction of these enterprises.
4. Finding appropriate locations for commercial and industrial land, including through revitalization opportunities in the Westside and Downtown and possibly via annexations of sites in the North Ventura Avenue and 101 Business Corridor areas.
5. Expanding the retail base, because sales tax represents a major City revenue source.
6. Providing housing for the full range of workforce households at all income levels.
7. Providing adequate infrastructure and financing resources.

Meeting all of these challenges in an integrated, strategic manner will be necessary to achieve long-term economic stability and success. The City must endeavor to identify the businesses most likely to remain and grow in an area that has very high costs – especially for housing – but also has outstanding community amenities, including good weather, a spectacular natural setting, and a safe and desirable community fabric.

The *Ventura Vision* calls for targeting industries that demonstrate the greatest promise for long-term community prosperity by:

- Providing high-wage, high skilled jobs,
- Possessing a local competitive advantage in the global economy,
- Being committed to local responsibility,
- Growing from local ownership, control or management,
- Practicing environmental leadership in their markets, and
- Strengthening the community's creative, cultural identity.

The *Vision* also offers principles for the City to pursue in charting future strategies for economic development:

- Encourage a broad range of high-quality employment and entrepreneurial opportunities.
- Encourage private economic prosperity that can support public services and quality-of-life amenities.

- Develop a vital, prosperous, and stable economy while maintaining a “small-town” flavor.
- Encourage the public and private sectors to work together to achieve prosperity.
- Participate constructively in regional economic development efforts.

Implementing these strategies will not be simple or easy. For one reason, California’s current tax system contains provisions that result in some of the lowest-paying economic sectors providing the city with the most tax revenue, and vice versa.

Pillars for Prosperity

Community prosperity is not something that a city government can create by itself. Any successful economic development effort requires the participation of many partners, including community-based business organizations, educational and training institutions, venture capitalists, individual entrepreneurs and business owners, networks of suppliers, and other government agencies that have a mission to enhance prosperity.

Together, the City and its economic partners must ensure that the building blocks for community prosperity are in place. These foundations include organizations and institutions that can coordinate local economic development efforts, as well as land and other economic infrastructure required to make Ventura an attractive business location.

This organizational infrastructure is evolving in Ventura. Business groups such as the Chamber of Commerce and the Ventura County Economic Development Association (a countywide group) are already active, but a wider network is needed to assemble the resources and capacity of entrepreneurs, venture capitalists, educators, and other stakeholders in building a healthy business climate. Greater synergy is needed among the area’s higher education institutions – including California State University Channel Islands, Ventura College, Brooks Institute, and satellite campuses of other colleges and universities.

Appropriate and sufficient land will also be necessary to ensure continued economic prosperity over the next 20 years, even as we seek to protect open space and combat sprawl. Demand for land to support retail and office development is likely to outstrip current supply unless allowable building intensities are significantly increased. While some increased density is likely, and some older industrial land may be recycled for new business uses, the City must take care to reserve sufficient land for these purposes – especially in an environment where short-term pressure is likely to encourage conversion of land to commuter housing.

Thus, the strategy for community prosperity must be coordinated with area-specific planning efforts, especially on the Westside (where industrial land is likely to be recycled), Downtown (which must stress office, studio, and retail business growth as well as an emerging residential component), and in the 101 Corridor between Mills Road and

Johnson Drive (where most of the city's business activity now takes place). The City will advance on a set of defined focused areas:

Auto Center – efforts over the short term will focus on making the area a regional retail destination. The City will strengthen its partnership with Auto Center dealers to realize beautification projects and facilitate land use entitlements for additional dealerships.

McGrath Property – the 76-acre site provides Ventura with the very best opportunity to attract new industry with high-value, high-wage jobs. The City and property owners will work on securing project entitlement approvals and recruiting desired tenants. The objective is to attract targeted industries and provide the impetus for initial site development over the short-term.

Westside – the feasibility of establishing a redevelopment project area will be considered by the City and Westside citizens. Such legal designation would provide the resources needed to leverage and implement planned initiatives in various Westside plans. Brownfield reuse efforts will also continue to secure funding for much needed site assessment and remediation activities.

Upper North Avenue – the objective is to transform this area from an oilfield industrial area to a dynamic economic engine. Development efforts will address reuse of the former USA Petroleum site, including and evaluation of the

site's potential to emerge as a component of a campus expansion opportunity for Brooks Institute. Keys to this effort are site remediation, compatibility issues, and future annexation to the City.

Downtown – proposed initiatives include well defined design standards in the updated Downtown Specific Plan, enhanced efforts to market the Downtown Cultural District, formation of a downtown management entity, and attracting uses that create “around-the-clock” activity.

Anticipating Our Economic Future – Ventura's economic growth is built on a foundation of concerted efforts that fuel innovation, collaboration, and continuous learning. The focus will be on attracting high technology and knowledge-based businesses including biotechnology, non-durable manufacturing, and business and financial services. Continuous learning opportunities for job seekers, workers, and employers will acknowledge demographic pressures and rapidly changing skill needs. Through specific strategies, the community will develop leaders for tomorrow, and attract and retain new graduates and skilled employees. Critical players will include the Workforce Investment Board, Ventura College, California State Channel Islands, and the Brooks Institute.

The policies and actions in this chapter attempt to provide the means to support these targeted efforts to achieve a stable and balanced economic base.


Policy 2A: Establish a clear economic strategy.

Action 2.1: Track economic indicators for changes that may affect City land resources, tax base, or employment base, such as terms and conditions of sale or lease of available office, retail, and manufacturing space.


Action 2.2: Prepare an economic base analysis that identifies opportunities to capture retail sales in sectors where resident purchasing has leaked to other jurisdictions.

Action 2.3: Maintain and update an Economic Development Strategy to implement City economic goals and objectives.

Policy 2B: Make the local economic climate more supportive of businesses investment.

Action 2.4: Map priority locations for commercial and industrial development and revitalization, including a range of parcel sizes targeted for high-technology, non-durables manufacturing, finance, business services, tourism, and retail uses. 

Action 2.5: Share economic and demographic information with organizations that may refer businesses to Ventura.

Action 2.6: Encourage intensification and diversification of uses and properties in districts, corridors, and neighborhood centers, including through assembly of vacant and underutilized parcels. 


Action 2.7: Partner with local commerce groups to recruit companies and pursue funding for business development and land re-utilization.

Action 2.8: Carry out Housing Element programs that provide housing to all segments of the local workforce.

Action 2.9: Expedite review for childcare facilities that will provide support to local employees.


Policy 2C: Encourage niche industries.

Action 2.10: Expedite review of the entitlement process for installation of infrastructure necessary to support high technology and multimedia companies.


Action 2.11: Allow mixed-use development in commercial and industrial districts as appropriate. 


Action 2.12: Allow uses such as conference centers with resort amenities on appropriately sized and located parcels. 


Action 2.13: Market the city to businesses that link agriculture with high technology, such as biotechnology enterprises.


Action 2.14: Partner with local farms to promote farmers markets and high quality locally grown food. 


Policy 2D: Expand tourism opportunities.


Action 2.15: Provide incentives for use of waterfront parcels for recreation, visitor-serving commerce, restaurant, marina, and fishing uses. 

Action 2.16: Work with the State to create year-round commercial opportunities at the fairgrounds. 

Action 2.17: Partner with the Harbor District and National Park Service to promote Channel Islands tours and develop a marine learning center. 

Action 2.18: Prioritize uses within the Harbor master plan area as follows: (1) coastal dependent, (2) commercial fishing, (3) coastal access, and (4) visitor serving commercial and recreational uses. 

Action 2.19: Partner with hotels and the Chamber of Commerce to promote city golf courses. 

Action 2.20: Promote outdoor recreation as part of an enhanced visitor opportunities strategy. 



"Communities should be designed to serve the cycle of the day and the cycle of the lifetime."

— Andres Duany
Architect & Town Planner

3. OUR WELL PLANNED & DESIGNED COMMUNITY

Our goal is to protect our hillsides, farmlands and open spaces; enhance Ventura's historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping and urban design.

Our City

Ventura is a unique coastal community, proud of our heritage and dedicated to being a national model for effectively managing growth to protect our natural environment and continue to be a great place for us to live.

It is our public responsibility to plan and shape the physical realm to achieve these goals. Past policies, particularly the 1989 Comprehensive Plan, reined in rapid outward suburban sprawl. The 1992 Downtown Specific Plan set the direction for revitalization of the historic heart of our community. Voter-approved measures clearly underscored a mandate to protect agricultural resources and open space, particularly in our hillsides.

Guided by the Ventura Vision of 2000, the centerpiece for this General Plan is creating a "well-planned and designed community." The policies build on the foundation of the past.

This plan also represents an historic commitment to *smart* growth:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable communities
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development toward existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Source: U.S. Environmental Protection Agency

Infill First

Ventura today is the product of decades of earlier growth and development. These patterns have largely established our community's character and will continue to do so in the future. The passage of SOAR, the Hillside Voter Protection Area, and other land-use constraints, along with natural boundaries, such as the ocean and the rivers, make it abundantly clear that before we expand outward any further, we must pursue an "Infill First" strategy. Such a strategy will help avoid sacrificing farmland and sensitive areas in our hillsides and along our rivers.

"**Smart growth** is about being good stewards of our communities and of our rural lands, parks, and forests. It is about ensuring that the best of the past is preserved, while creating new communities that are attractive, vital, and enduring."
--Michael Leavitt, EPA Administrator

Our “Infill First” strategy for Ventura means avoiding suburban sprawl by directing new development to vacant land in the City and Sphere of Influence (with the exception of SOAR land), and by focusing new public and private investment in carefully selected districts, corridors, and neighborhood centers where concentrated development and adaptive reuse will improve the standard of living and quality of life for the entire community.

Recognizing that the rate of future population growth is not subject to City control, this plan has been analyzed (in the accompanying Environmental Impact Report) on the basis of estimates of what new homes and other development might be expected to take place over the next twenty years (see Table 3-2). Looking at the rate of growth over the past decade and recognizing the challenges to “infill” development compared to “greenfield” expansion, a projection of roughly 8,300 additional housing units and approximately 5 million square feet of non-residential development has been used for the plan’s 20 year planning horizon. Table 3-2 provides estimates of the amount of development that could reasonably be expected to occur in the City and Sphere of Influence.

The actual distribution of future growth in the City may vary based on market forces and other factors. The districts, corridors, and neighborhood center areas, shown on Figure 3-1 Infill Areas, could accommodate more development and/or a different mix of

development than shown in Table 3-2. To demonstrate this, Table 3-1 shows the potential development based on the overall carrying capacity of the land.

Distribution of growth in the districts and corridors is based on the following general assumptions:

- Development in the Downtown and Harbor Districts will conform to the plans for those areas,
- The Downtown area and, to a lesser extent, the Ventura Avenue corridor will be the focus of future residential and commercial growth, and
- The Arundell, North Avenue, and Upper North Avenue areas will be the focus of future economic growth, potential expansion of the Brooks Institute, with some residential uses.

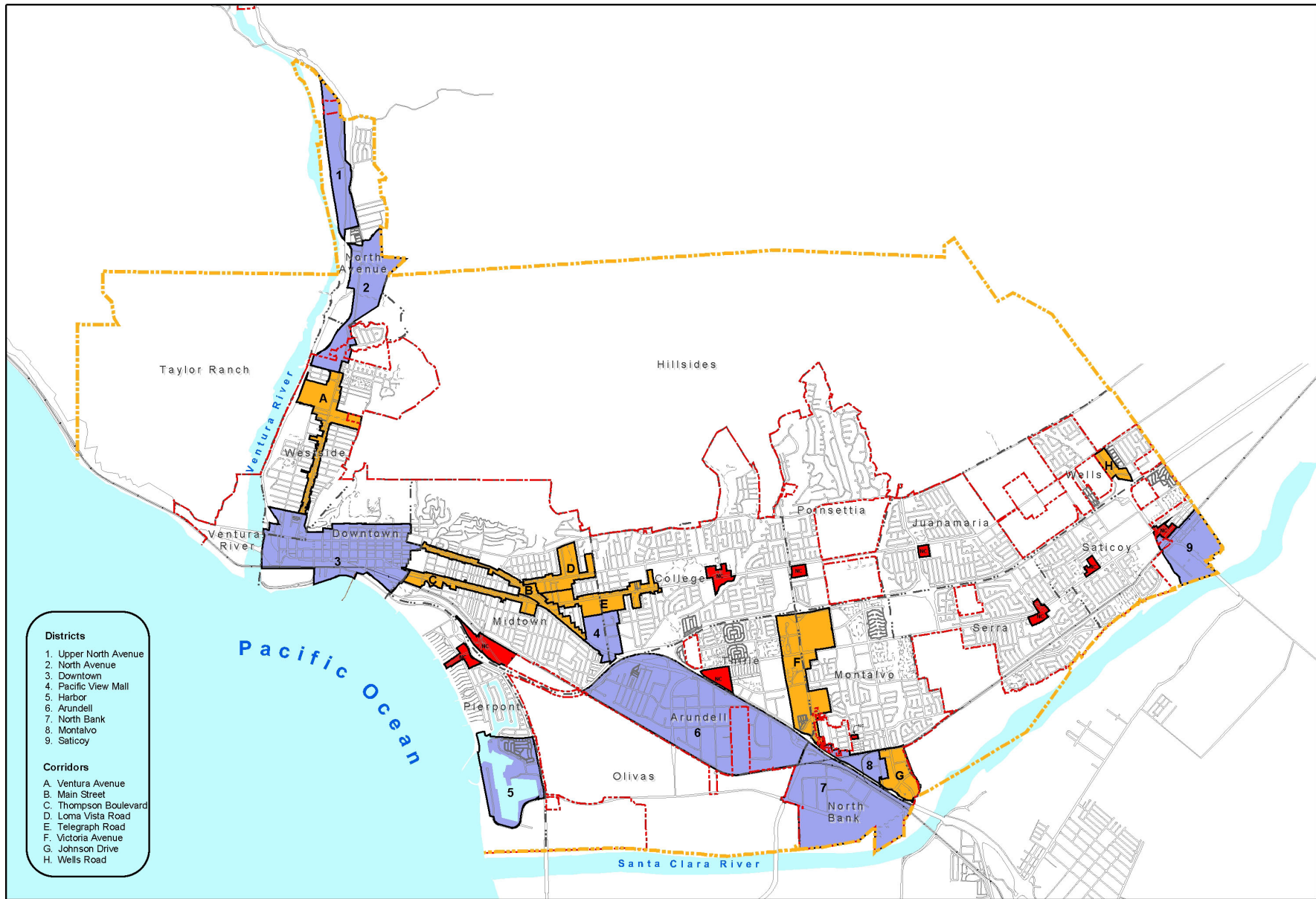
Table 3-1. Potential Development Based on Carrying Capacity of Land Area

Planning Designation	Allowed Density (du/acre)	Existing Development 2004					General Plan Capacity			
		Single Family Units	Multi Family Units	Comm./Ind. Sq. Ft.	Parcels	Acres	Vacant		Additional Potential ³	
							Parcels	Acres	Units	Sq. Ft.
Neighborhood Low	0-8	19,425	3,335	49,386	22,511	4,629	108	426	1,221	
Neighborhood Medium	9-20	1,163	8,965	149,513	4,414	1,061	32	116	4,859	
Neighborhood High	21-54	814	2,468	194,143	1,634	303	8	16	8,477	
Commerce ¹		257	490	4,995,248	1,366	808	95	108	7,892	22,328,276
Industry ²		29	31	8,299,840	1,037	1,401	89	392	4,724	34,215,483
Public & Institutional		4	0	54,422	66	571				
Park & Open Space		6	0	15,491	264	11,693				
Agriculture		4	0	19,550	154	6,857				
Downtown Specific Plan	21-54	332	1,543	1,795,401	1,174	307	45	20	2,500	450,000
Harbor District		0	310	350,160	10	254	1	21	300	876,100
Total		22,034	17,142	15,923,154	32,630	27,884	378	1099	29,910	57,869,859

1. Commerce residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 25% of floor area would be commercial (with the remainder residential).
 2. Industry residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 75% of floor area would be industrial (with the remainder residential).
 3. "Additional Potential" assumes a historic buildout rate of 70% for both residential and non-residential.

CHAPTER 3

Table 3-2. Predicted Development Intensity & Pattern	Residential Development (units)	Non-Residential Development (square feet)				
		Retail	Office	Industrial	Hotel	Total
DISTRICTS						
Upper North Avenue	100	10,000	50,000	150,000	-	210,000
North Avenue	50	10,000	50,000	250,000	-	310,000
Downtown Specific Plan	1,600	100,000	200,000	-	150,000	450,000
Pacific View Mall	25	25,000	-	-	-	25,000
Harbor	300	315,000	-	-	230,000	545,000
Arundell	200	25,000	300,000	1,000,000	-	1,325,000
North Bank	50	300,000	50,000	300,000	-	650,000
Montalvo	50	-	50,000	25,000	-	75,000
Saticoy	50	-	-	25,000	-	25,000
Subtotals (Districts)	2,425	785,000	700,000	1,750,000	380,000	3,615,000
CORRIDORS						
Ventura Avenue	800	40,000	100,000	50,000	-	190,000
Main Street	100	15,000	40,000	-	-	55,000
Thompson Boulevard	300	15,000	40,000	-	-	55,000
Loma Vista Road	25	15,000	40,000	-	-	55,000
Telegraph Road	250	15,000	40,000	-	-	55,000
Victoria Avenue	50	15,000	40,000	-	-	55,000
Johnson Drive	150	50,000	20,000	-	-	70,000
Wells Road	50	15,000	20,000	-	-	35,000
Subtotals (Corridors)	1,725	180,000	340,000	50,000	0	570,000
SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS						
101/126 Agriculture	200	-	-	-	-	-
Wells/Saticoy	1,050	-	-	-	-	-
Pierpont	100	30,000	-	-	-	30,000
Other Neighborhood Centers	100	-	-	-	-	-
Second Units	300	-	-	-	-	-
Underutilized	250	-	-	-	-	-
Vacant	450	165,000	50,000	-	-	215,000
Subtotals (Other Infill)	2,450	195,000	50,000	0	0	245,000
TOTAL INFILL	6,600	1,160,000	1,090,000	1,800,000	380,000	4,430,000
PLANNED AND PENDING DEVELOPMENTS						
Downtown	50	1,072	-	-	150,000	151,072
Ventura Avenue/Westside	238	7,086	-	27,000	-	34,086
Midtown	34	13,751	-	-	-	13,751
College (Telegraph/Loma Vista)	4	2,718	8,843	-	-	11,567
Telephone Road Corridor	256	-	54,785	-	-	54,785
Montalvo/Victoria	296	-	4,300	-	-	4,300
Saticoy/East End	840	7,950	5,600	-	-	13,550
Arundell	-	41,640	42,614	18,080	-	102,334
Olivas	-	7,160	7,066	390,053	-	404,279
Subtotals (Planned/Pending)	1,718	81,377	123,214	435,133	150,000	789,724
TOTAL (Infill+SOI/Other+Pending)	8,318	1,241,377	1,213,214	2,235,133	530,000	5,219,724



SOURCE: City of Ventura

Infill Sites

- Corridor
- Neighborhood Center (NC)
- District
- City Limits
- Planning Boundary
- Planning Neighborhoods

Figure 3-1
Infill Areas

Footnotes for Table 3-2:

Growth estimates for the Arundell community consider the likely development of the 75-acre McGrath property with a mix of uses and development of other vacant lands. Growth estimates for the North Bank area consider the possibility of a large retailer in that area. Estimates of growth in the SOI/Other Infill sites are based on the following general assumptions: (a) 101/126 Orchard site will develop similarly to a project recently proposed for that site; (b) Wells/Saticoy sites will develop in accordance with ongoing planning efforts for those areas; (c) the Pierpont area will develop generally in accordance with a conceptual project recently considered by the City; (d) Second Units will be added at a rate of 15/year; (e) roughly half of underutilized lands identified in the Housing Element will be re-developed over the next 20 years; (f) all vacant lands outside the districts and corridors will be developed in accordance with the proposed planning designations. Planned and Pending Developments based upon the City's 2004 Pending Projects list. Building areas do not include self storage facilities.

The following potential projects not included in the 2004 Planned and Pending Developments list have been included in the future development totals: (1) 150,000 square feet of industrial development in the North Bank area; (2) 165,000 square feet of retail development along Wells Road in the Saticoy area; (3) 50,000 square feet of office development on a 3.5-acre site along Ralston Drive. The Auto Center industrial project is included in the North Bank district; the other two projects are included in the "vacant" category. The square footage associated with these projects has been added to the projections of future growth to provide a conservative analysis of possible future impacts.

Together Table 3-2 and Figure 3-1, Infill Areas, offer a sense of how much growth Ventura might experience by 2025, and a picture of where such change is likely to occur. Precisely how and when development happens and what resources are conserved will be determined by the actions presented in the ten chapters of the *General Plan*, and by the specific land development standards. This plan is one of many tools the City will use to control where and how any future development takes place.

21st Century Tool Kit

The City has a wide array of tools at its disposal to achieve our “Infill First” strategy in ways that respect Ventura’s heritage and result in beautiful buildings, blocks, streetscapes, and public places that enhance and enrich quality of life for the entire community. Shaping the City’s physical form in the 21st Century will be achieved most effectively and aesthetically by combining Planning Designations with a transect-based approach, and with a new form-based Development Code. Together these can strongly influence the design and functioning of Ventura’s distinct and unique neighborhoods, districts, and corridors.

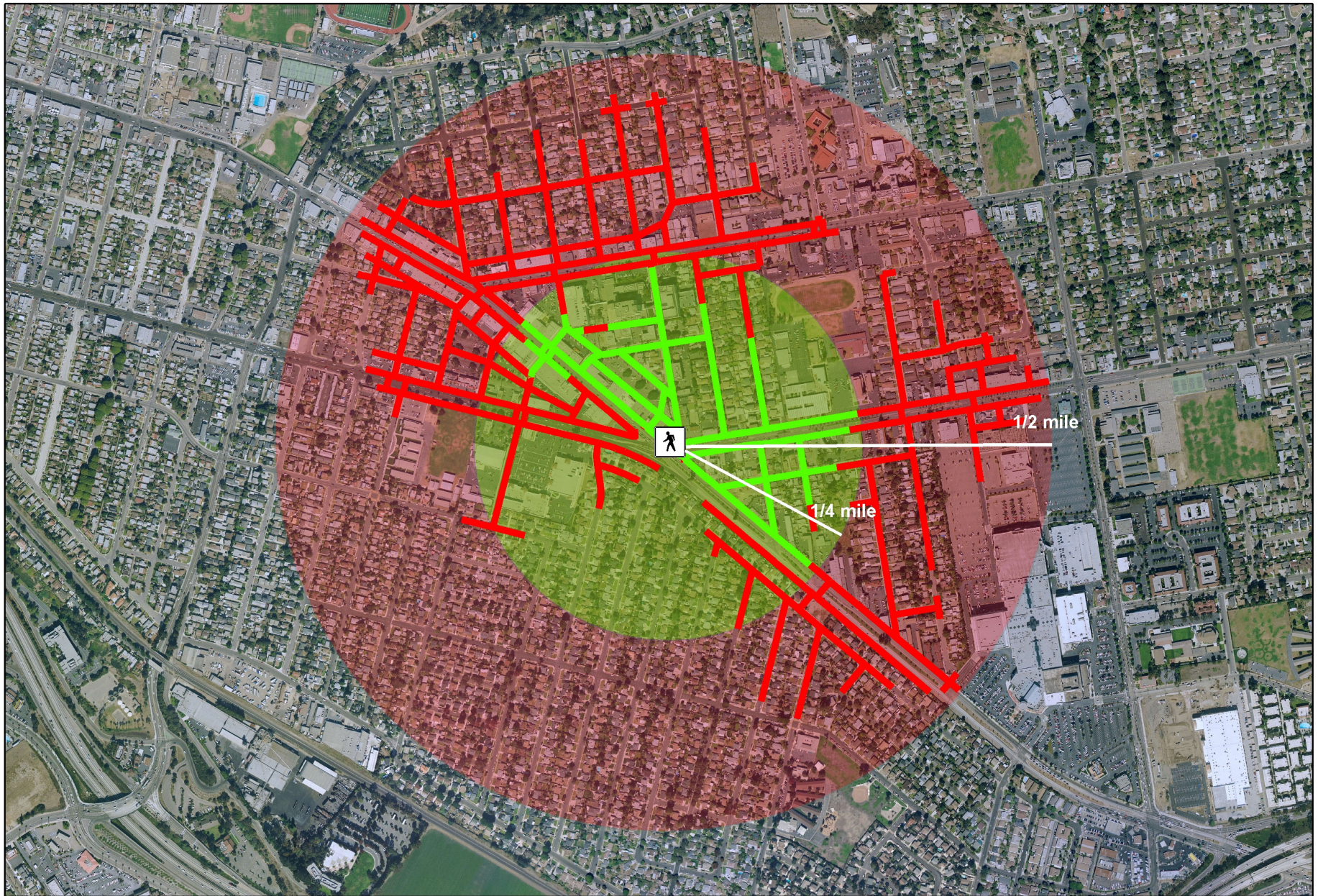
The policies and actions in this chapter seek to enrich Ventura’s urban fabric through appropriate design that showcases the attractive features of neighborhoods, districts, and corridors. To promote high-quality infill, the policies and actions encourage neighborhood centers, pedestrian access, established and desirable building types, and dynamic, neighborhood-serving nodes of mixed-use development along primary streets and corridors. This chapter specifically calls for detailed attention to community design through a form-based approach.

Neighborhoods: The Basic Building Blocks of Community

Like any great city, Ventura has grown around the basic unit of the neighborhood. A true neighborhood is not a subdivision of similar

houses disconnected from surrounding places. Instead it is an identifiable area containing a neighborhood center with a pedestrian-friendly mix of uses and a palette of housing types for people in all stages of their lives. Neighborhoods are often defined by a quarter-mile “pedestrian shed” (see Figure 3-2), in which most residents’ daily needs can be met within a five-minute walk. The organic nature of neighborhoods and their interdependency is what makes them viable for generations. Neighborhoods are not static places that resist change, but rather evolve naturally through periods of transformation to accommodate new residents’ needs and desires.






“In a neighborhood, everything that is needed is there and everything that is there is needed.”
- Anonymous



SOURCE: City of Ventura, Created for the Midtown Ventura Design Charette, March 2005

Figure 3-2

Pedestrian Shed, Theoretical versus Actual

- | | | | | | |
|---|---------------------------------|---|---------------------------------------|---|----------------------------------|
|  | Northeast corner of Five Points |  | Theoretical 5 minute walk (1/4 mile) |  | Actual 5 minute walk (1/4 mile) |
| | |  | Theoretical 10 minute walk (1/2 mile) |  | Actual 10 minute walk (1/2 mile) |

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

The City is rich in a variety of neighborhoods, most of which are within one of Ventura's distinct communities. A total of 17 communities were identified in the 1989 Comprehensive Plan and have been carried forward, with some modifications to allow for a more detailed approach to describe Ventura's geography. Figure 3-3 illustrates 19 distinct communities, some of which are composed of a group of neighborhoods, each boasting their own unique attractions and potential. The oldest settled area is nearest the ocean, with newer areas found eastward, with the exception of Saticoy. Some of Ventura's communities have neighborhood centers established around parks, community gathering places, or civic buildings, and contain or are near services they share with surrounding areas, such as schools, libraries, post offices, and specialty shopping.

Ventura also has residential subdivisions and commercial and industrial districts that could evolve into true neighborhoods. A long-term strategy should be developed to gradually transform these areas that do not yet follow the neighborhood pattern. Existing subdivisions could be linked by pedestrian routes to new small-scale retail and service centers. Congested commercial areas could be redesigned as mixed-use centers on a grid of streets with walkable blocks that connect with surrounding neighborhoods and central plazas. These streets could be lined with buildings containing upper level housing and lower level commercial, office, and civic spaces that hide internal parking structures. Industrial sites that are fast converting

to light industry, high tech manufacturing, and assembly could become factory villages with green space, multiple types of housing, small-scale retail to serve workers, and spin-off businesses.

Ventura's 19 communities (Figure 3-3) can each be enriched by using the *transect* (see discussion page 3-10) as a lens to understanding the ways in which it functions and by applying form-based development controls to respect and enhance its character to ensure that, where appropriate, each community provides one, if not more, walkable neighborhoods.



SOURCE: City of Ventura
 --- City Limits
 --- Planning Communities

Figure 3-3
 Planning Communities

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

Taylor Ranch

This area is essentially undeveloped, with agriculture as the primary activity. Taylor Ranch is within the City's Planning Area, including a portion within the Coastal Zone Boundary.

Ventura River

This area includes the Ventura River Basin, is within the Coastal Zone Boundary, and with Emma Wood State Beach Park, its major activity is recreation offering day use and overnight camping. Opportunities exist for passive recreation and nature study.

Hillside Open Space

Within the City's Planning Area, is undeveloped, and designated Open Space. Plant communities include chaparral, riparian willow forest, and oak woodland. This area has tremendous potential for passive recreation including scenic trails with panoramic views. This area is coterminous with the Hillside Voter Participation Area or "HVPA" (see Chapter 1 and Appendix C).

North Avenue

Within the City's Planning Area. Historically, largely oilfield industrial. Includes both the Upper North Avenue and North Avenue districts, and is home to the Brooks Institute, which is world renown for its professional photographic and motion picture education. Opportunities exist to strengthen the economy of this area and provide for the expansion of the Brooks Institute into a campus-village including spin-off businesses with a mix of housing types and transit options for all ages.

Westside

Includes the Ventura Avenue corridor and is home to several neighborhood centers that are surrounded by well-connected neighborhood blocks. Opportunities exist to realize the potential of neighborhood improvements initiated in ongoing and past grassroots efforts, such as the Westside Revitalization Plan. This community includes "Hillside Areas" (see definition in Attachment A), which are subject to the Hillside Management Program that provides necessary development criteria in order to retain the natural qualities and minimize potential hazards.

Downtown

The area is regulated by the Downtown Specific Plan. This community is both an urban core with opportunity to grow economically stronger, and the historic center of the City. Civic uses include City Hall, Seaside Park, Grant Park, the Ventura County Museum, San Buenaventura Mission, and is home to a number of historic sites and landmarks. Additional opportunity to enhance the area's already strong cultural climate, including art, cookery, music, performance, and entertainment. Tremendous potential to create "around-the-clock activity" leading to increased vitality. This community includes "Hillside Areas".

Midtown

Includes the Main, Thompson, and Loma Vista corridors, a portion of the Telegraph corridor, as well as the Seaward/Alessandro neighborhood center. Home to the Pacific View Mall, the City's Bus Transfer Center, Ventura High School. Blanche Reynolds Park, Ocean Avenue Park,

and Memorial Park. Includes a small amount of agriculture. Opportunities exist to realize potential improvements initiated in ongoing and past grassroots efforts, such as Midtown by Design, and more recently the Midtown Urban Design Charrette. This community includes “Hillside Areas”.

Pierpont

Within the Coastal Zone Boundary, a unique-beach oriented predominantly residential community, with high-quality beachfront homes. Includes the Harbor district and the Pierpont neighborhood center. Home to the Ventura Harbor, Seaward Elementary School, a mobile home park, and Marina Park. Currently offers highway retail such as motels, hotels, and fast food, but opportunity exists to offer residents and visitors with more attractive and improved neighborhood and coastal oriented services and to develop a specific plan for the Harbor district.

College

Includes a portion of the Telegraph corridor, and the College/Day neighborhood center. Major civic uses are Arroyo Verde and Camino Real Park, Ventura Community College and Buena High School. This community includes “Hillside Areas”.

Thille

Includes the Gateway neighborhood center and shares the Victoria corridor with Montalvo to the east. Contains mix of housing types built mostly between 1960 and 1980, with some newer development in the 1990’s and early 2000’s. Its

primary civic use is the County Square Linear Park

Arundell

This community contains the main industrial and warehouse district of Ventura, but also has mixed-use areas with retail, restaurants, and offices within walking distance of many workers. Callens Road, the historic center of this community, has great potential to expand and increase the mix of uses it contains, including residential. A significant vacant parcel, the 75-acre McGrath property, offers great economic opportunity to attract new industry that provides high value, high wage jobs to the City.

Olivas

Predominantly agricultural. Its major civic use is the Olivas Park Golf Course and is home to the Olivas Adobe. Contains some commercial and industrial.

North Bank

This community contains a portion regulated by the Auto Center Specific Plan. Its major civic use the Buenaventura Golf Course. Predominantly industrial, with some agriculture. Opportunity to enhance the area as a regional retail destination, while providing workforce serving retail uses.

Poinsettia

Includes the Victoria Plaza neighborhood center. Its primary civic uses include elementary and middle schools. Predominantly residential, with some housing in the Hillside Area, and a significant amount of agricultural operations.

Montalvo

Includes the Johnson Drive corridor, Bristol neighborhood center, and shares the Victoria corridor with Thille to the west. Its major civic use is the County Government Center (equal size to 12 downtown blocks), but also the Rancho Ventura Linear Park and the Barranca Vista Park. Contains mix of housing types and is home to the Metrolink Station.

and a mix of housing types at various intensities. Its major civic uses are the Fritz Huntsinger Youth Sports Complex, Saticoy Regional Golf Course and the Saticoy neighborhood park.

Serra

Includes the Telephone/Petit neighborhood center, and is home to the City's newest civic use – the Community Park, set to open Fall 2005. Also includes the Chumash Park, Junipero Serra Park, North Bank Linear Park, and Bristol Bay Linear Park. Contains a significant amount of agricultural land.

Juanamaria

Includes the Kimball/Telegraph neighborhood center. Primary civic use is Hobert Park; this community contains some agricultural land.

Wells

Includes the Wells corridor. The Brown Barranca runs through the northerly portion of this area. Contains agricultural land.

Saticoy

Includes the Telephone/Cachuma and Saticoy neighborhood centers and the Saticoy district. Developed originally as a rural town in the late 1800s, Saticoy has the full range of transect characteristics: from the Santa Clara river and the rural eastern edge, to its neighborhood centers,

Planning Designations and Transect Zones

Land in the City's Planning Area is divided into eight basic Planning Designations on the General Plan Diagram (page 3-22). Each acknowledges a particular predominant development pattern that exhibits certain desirable characteristics, such as building types and functions that can be measured and described.

The wide range of building forms in Ventura offers great potential for compatible infill and viable mixed-use projects in existing neighborhoods, districts, corridors, and neighborhood centers. The wealth of building types includes attached and detached housing, duplexes, courtyard bungalows, second units (often over garages), lofts (some live-work), urban villas, neighborhood shopfronts, concentrated retail developments, and civic buildings. Public buildings retain special importance by serving as prominent landmarks that shape the visual character of the city.

Streetscapes set the tone for quality of life in Ventura by providing the shared outdoor living space of the community. Although the city's distinct neighborhoods, commercial and industrial districts, and agricultural areas are linked by corridors that have evolved primarily to accommodate motor vehicles, opportunities abound to make those streets more livable and to focus activities in neighborhood centers that emphasize walking, biking, and public gathering, and thereby ease traffic and reinforce community vitality. Accordingly, new development needs to

be high quality, compact, and walkable, and it should incorporate design diversity that increases lifestyle choices and bolsters commerce and industry.

Determining which building types are most appropriate in specific locations requires shifting away from conventional zoning that emphasizes use toward a form-based approach that prioritizes function, appearance, and compatibility with surrounding context. A powerful tool for understanding this context is the *Transect*, which depicts the continuum from rural to urban conditions (see Figure 3-4).

The transect is a tool that can be used by the community to understand and describe the full range of unique environmental and built characteristics within each of Ventura's neighborhoods. Using the six parenthetical transect zones to better understand the broad Planning Designations of the General Plan Diagram, a finer-grained (site specific) set of development standards can be created to ensure that new development is in keeping with local preferences for building.

This new Development Code will better accommodate the diversity of lifestyles Ventura desires – from the *rural* farm to the *sub-urban* house and yard to the *urban core* with apartments above shops – and will contribute to the identity and character desired by the community. Common elements that the transect will help measure and describe, and that the Development Code will prescribe, include the types and

arrangements of buildings, their “intensity” of lot coverage, height and mass, the details of streets, public and private frontages and the requirements for and character of open spaces. In general it will prescribe individual neighborhood preferences for urban design and building characteristics, including standards.

In many cases, area specific codes, applying the Planning Designations including districts, corridors, and neighborhood centers, will be developed as part of community or specific plans that establish a detailed strategy for public and private investment and policies to promote the appropriate preservation and development of community desired character.

The following descriptions of the Planning Designations include a parenthetical reference to the transect zones they encompass that will be used as guidance in interpreting the planning designations while drafting detailed plans and codes:

"A **transect** is a geographical cross-section of a region used to reveal a sequence of environments. For human environments, this cross-section can be used to identify a set of habitats that vary by their level and intensity of urban character, a continuum that ranges from rural to urban. In transect planning, this range of environments is the basis for organizing the components of the built world: building, lot, land use, street, and all of the other physical elements of the human habitat."
 --SmartCode, Volume 6.5, 2005

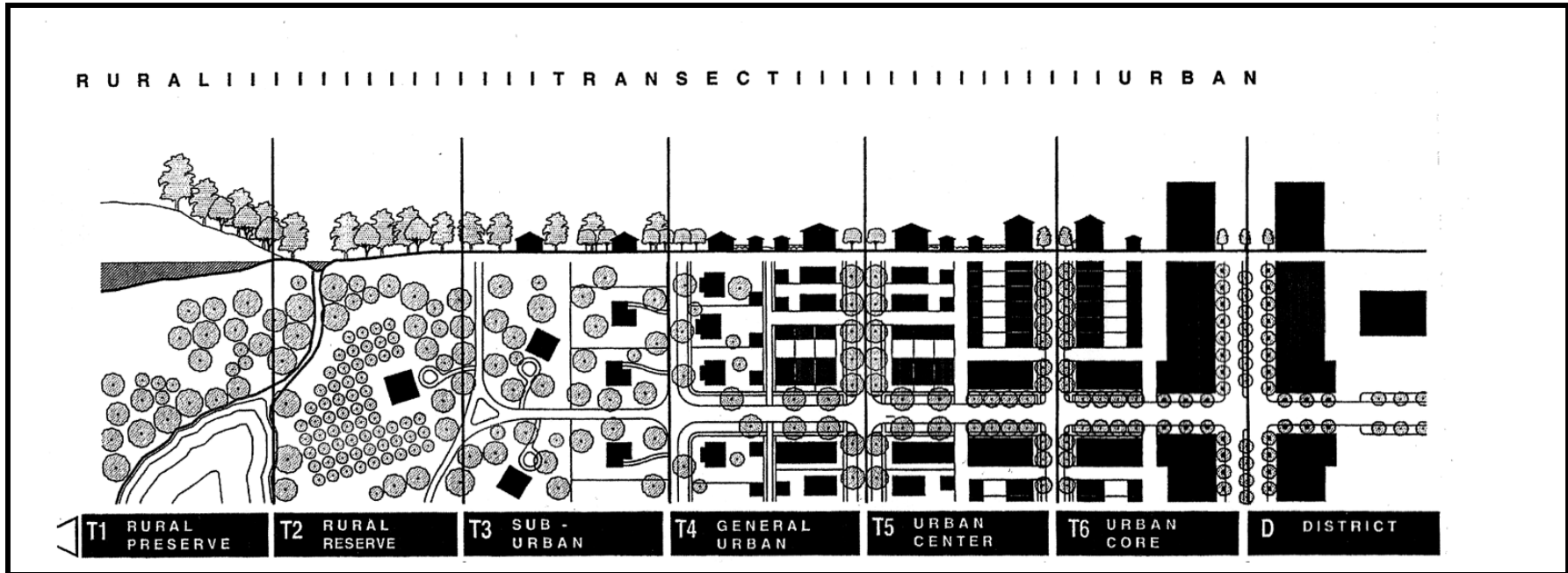
"All architecture should be beautiful. All towns should be beautiful. Beauty nurtures the soul and the spirit. It makes life worth living."
 -Camillo Sitte

- **Neighborhood Low – (T3 Sub-Urban and T4 General Urban)**
 emphasizes detached houses with some attached units in a small mix of building types from 0 up to 8 dwelling units per acre. Predominantly residential, with opportunity for limited home occupation and neighborhood services sensitively located along corridors and at intersections.
- **Neighborhood Medium – (T3 Sub-Urban, T4 General Urban and T5 Urban Center)**
 anticipates a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre. Predominantly residential with small scale commercial at key locations, primarily at intersections and adjacent to corridors.
- **Neighborhood High – (T3 Sub-Urban through T6 Urban Core)**
 accommodates a broader mix of building types, primarily attached, from 21 to 54 dwelling units per acre; A mix of residential, commercial, office, and entertainment that includes mixed-use buildings.
- **Commerce – (T4 General Urban through T6 Urban Core, neighborhood center downtown, regional center, town center or village center)**
 encourages a wide range of building types of anywhere from two to six stories (depending on neighborhood characteristics) that house a mix of functions, including commercial, entertainment, office and housing.
- **Industry – (T2 Rural through T6 Urban Core)**
 encourages intensive manufacturing,

processing, warehousing and similar uses, as well as light, clean industries and support offices; also encourages workplace-serving retail functions and work-live residences where such secondary functions would complement and be compatible with industrial uses. Primarily large-scale buildings. Also can be developed as Transit Oriented Development, employment center or working village with a mix of uses.

- **Public and Institutional – (T1 Preserve through T6 Urban Core)**
 accommodates civic functions such as government offices, hospitals, libraries, schools and public green space.
- **Agriculture – (T2 Rural)**
 predominantly commercial cultivation of food and plants and raising of animals.
Pursuant to SOAR: The Agricultural use (not to be considered until after the Year 2030) category identifies those lands that are designated for agricultural use on the General Plan Diagram. The target date of 2030 associated with the Agricultural Use designation indicates a review date after which agriculturally designated lands may be reconsidered for urban uses. However, during the life of this Plan as amended by initiative, it is intended that only agricultural uses are permitted on these lands, except as such lands may be appropriate to public open space and recreational usage. Furthermore, any updates to this Plan are not intended to imply that development would necessarily be appropriate at that time.
- **Parks and Open Space – (T1 Preserve through T6 Urban Core)**
 designate lands to public recreation and leisure and visual resources, and can range from neighborhood tot lots and pocket parks to urban squares and plazas and playgrounds to large regional parks and natural preserves.

Figure 3-4. The Transect



Transect: a system of ordering human habitats in a range from the most natural to the most urban. For convenience, the Transect is divided into six zones which describe the physical character of place at any scale, according to the intensity of land use and urbanism. The T-Zones are T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core.

Natural Zone (T1): consists of lands approximating or reverting to a wilderness condition, includes lands unsuitable for settlement due to topography, hydrology, or vegetation.

Rural Zone (T2): consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.

Sub-Urban Zone (T3): though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.

General Urban (T4): has a denser and primary residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, side yard and rowhouses. Setbacks and street tree settings are variable.

Urban Center (T5): is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.

Urban Core (T6): is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.

Source: Duany, Plater Zyberk & Company's SmartCode, Volume 6.5, Spring 2005

The General Plan Diagram (page 3-22) also depicts the Downtown, Auto Center, and Saticoy Village Specific Plan areas, which are subject to detailed standards for form and use. In addition, the Diagram identifies Districts, Corridors, and Neighborhood Centers – where the development of housing alongside commercial uses is specifically encouraged. These Districts, Corridors, and Neighborhood Centers make up the growth priority areas as the City’s “Infill First” strategy (See Figure 3-1 Infill Areas).

Districts, Corridors, and Neighborhood Centers

One of the primary objectives for infill in Ventura is to produce mixed-use development that places most people’s daily needs within walking distance of their dwellings. This may include encouraging “flex space” where a single building functions as both living and working area for the owner, combining housing and commercial uses in the same structures, or sensitively integrating small-scale retail, service, and entertainment within convenient distance of residential areas. Mixed-use places inherently reduce automobile trips and improve the pedestrian experience, resulting in safer neighborhoods, healthier citizens, and better access to everyday needs. The City’s corridors and districts already encompass significant mixed-use development. Opportunities exist to augment those areas in ways that complement and enhance existing urban form and streetscapes to better serve Ventura’s residents.

Districts

Districts consist of streets or areas emphasizing specific types of activities and exhibiting distinct characteristics. A neighborhood or parts of neighborhoods can form a district. A thoroughfare may also be a district, such as when a major shopping avenue runs between adjoining neighborhoods. The following nine districts are depicted on the General Plan Diagram:

1. Upper North Avenue – home to a mix of industrial uses, including an abandoned oil refinery and Brooks Institute. Tremendous opportunities exist for the remediation and reuse of the former USA Petroleum site, as well as for the expansion of the Brooks Institute as a campus village, surrounded by a green edge to define the upper limits of Ventura.
2. North Avenue – an area with oilfield, industrial, and residential development, which has potential to fully develop into a more balanced mix of building types and uses with unique character, to serve as a major neighborhood anchor for northwest Ventura.
3. Downtown – the most intensely developed area of the city and its urban core. The Downtown Specific Plan regulates this area. Proposed initiatives include well-defined design standards via the Downtown Specific Plan update; enhanced efforts to market the Downtown Cultural District; formation of a

downtown management entity; and attracting uses that create “around-the-clock” activity.

4. Pacific View Mall – an enclosed shopping center and adjacent commercial uses. Large expanses of surface parking paired with significant building mass offer opportunity for the reintroduction of the block pattern and a reinvention of single-use retail into a much more sustainable mix of high intensity uses.
5. Harbor – an area with visitor serving uses, marine facilities, boating and commercial and recreational fishing activities, as well mixed-use places. A specific plan (based on the draft Harbor Master Plan) is being prepared for the Harbor District that will ensure a mix of uses, including residential, and highly defined public frontages and shared civic space for increased accessibility to ocean-front amenities.
6. Arundell – is currently an industrial center with a mix of small-scale industrial uses, business park development, and limited retail services. The McGrath Property – is a 76-acre site of undeveloped land that could provide the catalyst for Ventura’s redefinition of 21st Century light industry, manufacturing, research and development, and technological innovation. It is centrally located in the Arundell area, which is ripe for redevelopment into a new form of community plan and building that incorporates large-scale employment, workforce housing and neighborhood commercial in an economically diverse setting.
7. North Bank – a combination of automobile retail, regulated by the Auto Center Specific Plan, and industrial/business park uses. Auto Center – efforts over the short term will focus on making the area a regional retail destination. The City will strengthen its partnership with Auto Center dealers to realize beautification projects and facilitate land use entitlements for additional dealerships, as well as nurture creative partnerships to discover potential for unique attractions of regional interest.
8. Montalvo – an area of industrial and heavier commercial uses, and currently home to the Metrolink Station. Because of the strategic location of this area between east and west Ventura and its transportation-rich infrastructure, it needs a strong plan for connectivity and a strategic mix of uses for evolution that is economically sustainable.
9. Saticoy – a mix of homes, older industrial and agricultural operations, and the planned site for the County maintenance yard. The Saticoy Village Specific Plan governs a small portion of this area. A larger effort should ensure Saticoy’s seamless connection with adjacent areas, including a greenspace and circulation plan.

Corridors

Corridors, which can be natural or urban, often form boundaries, as well as connections, between neighborhoods and/or districts. Natural corridors can be those such as streams, barrancas, canyons, or green parkways. Urban corridors can be transportation thoroughfares that frequently encompass major access routes, especially ones with commercial destinations, including transit routes and rail lines. The following eight urban corridors are depicted on the General Plan Diagram. Each has the potential to evolve into a vibrant mixed-use City street with a distinct character borrowed from the neighborhoods that share it:

- A. Ventura Avenue – a mix of older, small-scale commercial, industrial, and residential uses, with potential to grow even more vibrant by building on existing strengths, including its historic role as a major “working center.” Using the warehouse model and diversity of building materials as a cue, “The Avenue” could harness cultural expression and become an eclectic center for the emerging arts and manufacturing crafts.
- B. Main Street – currently a commerce-oriented area with a limited amount of mixed use development, this corridor displays the broadest range of architectural types and styles in the city, as well as the widest spectrum of transect characteristics. It has the most potential for increased mixed use and housing with improved streetscape and pedestrian enhancement to slow traffic.
- C. Thompson Boulevard – a commercial thoroughfare in need of streetscape improvements and pedestrian amenities, this corridor is much like Main Street in that it boasts tremendous history as a “gateway to Ventura” and epitomizes a beach town character. It is a natural for a major transit or streetcar corridor, where nodes of mixed-use development and pedestrian and bike enhancement could support parallel neighborhoods and increase access to the ocean.
- D. Loma Vista Road – a mix of commercial and residential development at varying scales, with a high concentration of medical facilities, this is the ideal place for Ventura to focus on creating a concentration of medical and research-centered business, with a high intensity of workforce housing and services housed in large-scale mixed-use buildings of high-tech character and serviced by increased transit.
- E. Telegraph Road – a sub-urban-scale commercial area with some detached homes and multifamily buildings. The City’s bus transfer station is located along this corridor, creating the perfect opportunity for a multi-modal connection with an intense node of housing and employment. The streetscape could change character along its length, with a mixture of intensities of development.
- F. Victoria Avenue – currently a wide artery with high traffic volumes and shopping centers, Victoria needs effective traffic management

and pedestrian and streetscape improvements with strong attention to additional mobility options. Actions in this General Plan, along with the new Development Code, will call for revitalizing this corridor by redesigning the current array of single-use shopping centers and retail parcels with a mix of building types, uses, and public and private frontages. By eliminating "big box", mega-block, auto-oriented strip development, and the traffic patterns it generates, Victoria Avenue could create tremendous opportunity for healthy economic investment in walkable blocks, connected to better serve surrounding neighborhoods. Creative solutions, including dedicating transit or streetcar lanes, wider sidewalks, and bike lanes could transform Victoria's image into a regional thoroughfare of great and sophisticated diversity. All new commercial development within the Victoria Avenue corridor must follow this approach.

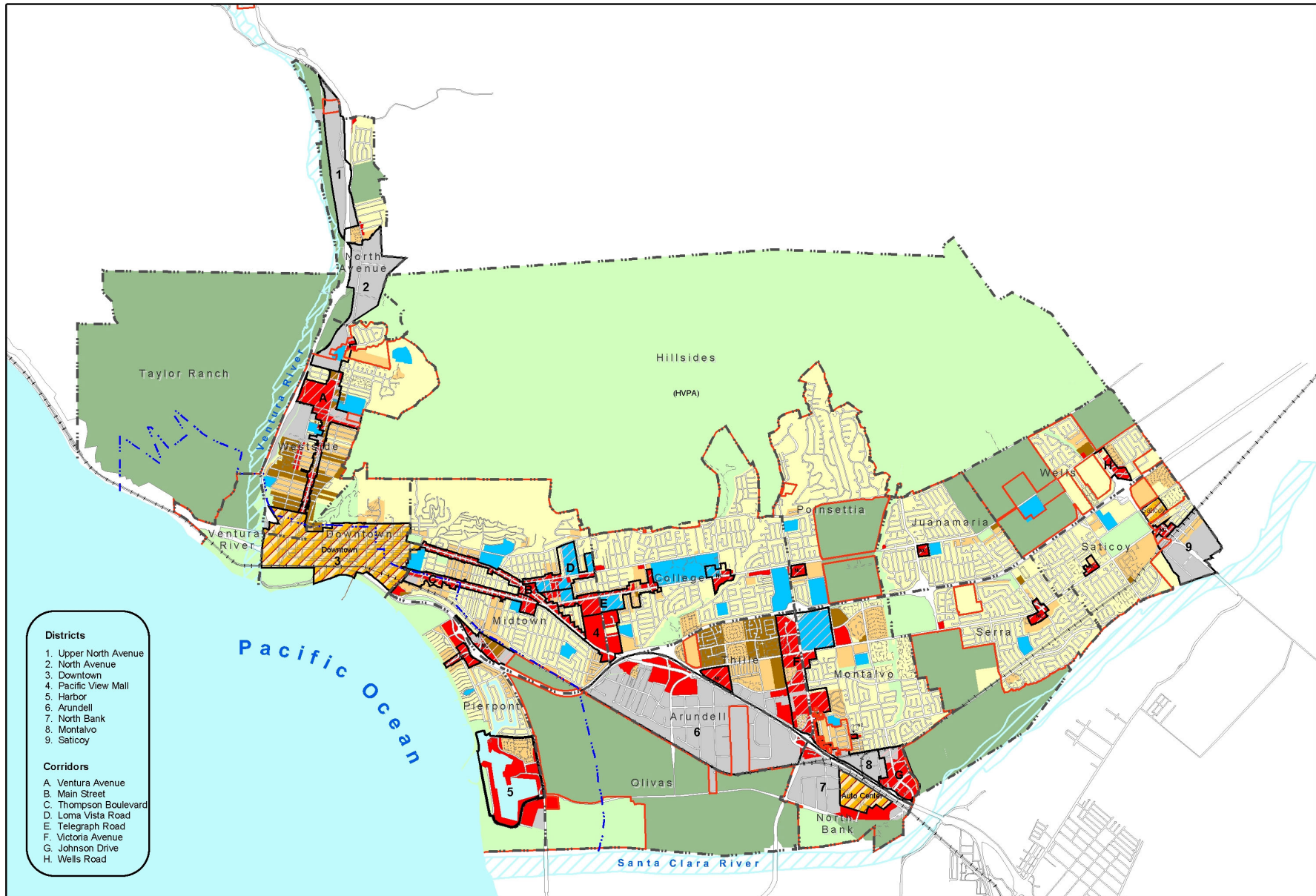
- G. Johnson Drive – a connector between eastern Ventura and Highway 101 with sub-urban scale retail. Opportunities exist for high-quality, mixed-uses (such as child-care, restaurants, offices, light industrial, and housing) with ground floor commercial space to strengthen its economic presence and provide a visual gateway.
- H. Wells Road – a mix of older industrial uses and newer sub-urban commercial and residential development. Well's Road should be returned to the neighborhoods it serves, so that new development can

emulate the country charm that existed prior to its widening. Traffic calming in appropriate locations would encourage neighborhood connectivity, and end the current trend toward walls and buildings that turn their back to the street. This would also encourage redevelopment of the old neighborhood centers.

Neighborhood Centers

Community evolves from individual conversations and the best places to grow community are in individual neighborhoods. Every neighborhood should have at least one center where people can meet by chance at a local coffee shop, market, bookstore, diner, or even hardware store. *Our Involved Community* needs places to gather to have meaningful conversations and share civic information. Ventura's existing neighborhood centers have the opportunity to become such places. The General Plan Diagram identifies 10 neighborhood centers – where the development of housing alongside commercial uses is specifically encouraged. These centers include:

- (1) Pierpont, (2) Seaward/Alessandro, (3) College/Day, (4) Gateway Plaza, (5) Victoria Plaza, (6) Bristol, (7) Kimball/Telegraph, (8) Petit/Telephone, (9) Telephone/Cachuma, and (10) Saticoy.



- Districts**
1. Upper North Avenue
 2. North Avenue
 3. Downtown
 4. Pacific View Mall
 5. Harbor
 6. Arundell
 7. North Bank
 8. Montalvo
 9. Saticoy
- Corridors**
- A. Ventura Avenue
 - B. Main Street
 - C. Thompson Boulevard
 - D. Loma Vista Road
 - E. Telegraph Road
 - F. Victoria Avenue
 - G. Johnson Drive
 - H. Wells Road

Note: Areas prone to flooding are shown on Figure 7-1 in Chapter 7.

Figure 3-5

GENERAL PLAN DIAGRAM

- | | | | | |
|--|--|---|---|---|
| <p>Neighborhood</p> <ul style="list-style-type: none"> Low (up to 8 du/ac) Medium (9-20 du/ac) High (21-54 du/ac) | <ul style="list-style-type: none"> Commerce Industry Public and Institutional | <ul style="list-style-type: none"> Agriculture Parks and Open Space Specific Plan Area | <ul style="list-style-type: none"> Corridors, Neighborhood Centers (NC) Districts | <ul style="list-style-type: none"> City Limits Planning Communities California Coastal Zone Boundary |
|--|--|---|---|---|

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

Special Topics

Agricultural Lands

During the 20th Century, the value of agricultural land in Ventura became secondary to that for development. However, this pattern is not irreversible, and protecting green land to save the aesthetic beauty of open space, preserve the cultural landscape of the community's heritage, and conserve land for environmental quality are high priorities in Ventura. In fact, the land's historic role for food production may soon be more highly valued once again, as prime agricultural areas continue to disappear to development at an astounding rate.

Ventura is fortunate to retain much of its rural landscape. Agriculture still plays an important role in the economy of the City and County of Ventura. Significant yields are made possible by the presence of high quality soils, adequate water supply, favorable climate, long growing season, and level topography. Mechanisms such as the California Land Conservation Act (more popularly known as the Williamson Act), the Save Our Agricultural Resources (SOAR) initiative (see Appendix B), and greenbelt agreements with neighboring jurisdictions continue to help maintain a balance between urban growth and agricultural preservation. The SOAR initiative that was adopted by the voters in 1995, and that, by its own terms, remains in full legal effect until 2030, refers to specific policies from the 1989 Comprehensive Plan that are still in effect and, as such, have been carried forward into this Plan under Policy 3D and Action 3.20 in addition to

being incorporated in this General Plan as set forth in Appendix B.

A primary agricultural concern is the potential conflict with adjacent urban uses over pesticides, dust, odors, noise, and the visual impact of large greenhouses. Other issues of importance to agricultural producers include restrictions on farm-related activities, access to water, and provision of farmworker housing. Paralleling these concerns is a community interest in sustainability, the ability to provide for the needs of future generations. The policies and actions in this chapter intend to sustain viable farm operations in areas designated for agricultural use.

Growth Management

Growth management seeks to preserve public good, improve social equity, and minimize adverse impacts of development while still accommodating new housing and business attraction. The effects of growth management policies on housing prices are complex due to the idiosyncrasies of local real estate markets. Properly designed, growth management programs can plan for all development needs, such as open space, access to public transportation, and walkable neighborhoods.

The City's Residential Growth Management Program (originally established in 1979 to ensure that housing development would not outpace needed infrastructure) has not always contributed to housing affordability or quality design. This General Plan calls for revising the Residential



Subsequent to the adoption of the **SOAR** initiative, there have been two general plan amendments, which redesignated individual agricultural properties through a vote of the electorate as required by SOAR. These remain in full legal effect and have been carried forward into this Plan. These include the new Community Park at Kimball Road and the southeast corner of Montgomery and Bristol (see Appendix E and F).

Growth Management Program with an integrated set of growth management tools. Such tools not only include the adoption of a new form-based Development Code, but also community or specific plans based on availability of infrastructure and resources.


Long Term Potential Expansion Strategy


Indeed, the community has indicated that before the City expands any further, the first priority for achieving planning goals should be in the vacant and underutilized areas of the City. Yet, even the most successful effort to achieve community planning goals through infill may need to be supplemented at some point by expanding into areas outside the city limits. Such expansion may not only be necessary to fulfill development objectives; it also may be needed to provide open space, parklands, and natural areas to be preserved and restored. To address this, citizens discussed during the preparation of this General Plan which areas, if any, should be possible expansion areas. These areas were identified because they embody opportunities for achieving a variety of community vision objectives that may not be feasible within existing city limits. The community further went on to agree upon a set of rules about how these areas should be planned. These areas were analyzed in the environmental impact report prepared for this General Plan, and a “long term potential expansion strategy” will be formulated to guide the process of prioritizing any potential future expansion areas to fulfill General Plan objectives that may not be able to be achieved by our “Infill First” approach. Should


any areas be selected for future planning, a specific plan, a public vote (if required pursuant to SOAR), and an amendment with the regulatory planning framework would have to occur.


The policies and actions in this chapter call for measured and appropriate growth in Ventura by prioritizing areas appropriate for additional development based on community values and infrastructure potential.


Policy 3A: Sustain and complement cherished community characteristics.


Action 3.1: Preserve the stock of existing homes by carrying out Housing Element programs. 

Action 3.2: Enhance the appearance of districts, corridors, and gateways (including views from highways) through controls on building placement, design elements, and signage. 

Action 3.3: Require preservation of public view sheds and solar access. 


Action: 3.4 Require all shoreline development (including anti-erosion or other protective structures) to provide public access to and along the coast, unless it would duplicate adequate access existing nearby, adversely affect agriculture, or be inconsistent with public safety, military security, or protection of fragile coastal resources. 


Action 3.5: Establish land development incentives to upgrade the appearance of poorly maintained or otherwise unattractive sites, and enforce existing land maintenance regulations. 


Action 3.6: Expand and maintain the City's urban forest and thoroughfare landscaping, using native species, in accordance with the City's Park and Development Guidelines and Irrigation and Landscape Guidelines. 


Action 3.7: Evaluate whether lot coverage standards should be changed based on neighborhood characteristics.

Policy 3B: Integrate uses in building forms that increase choice and encourage community vitality.

Action 3.8: Adopt new development code provisions that designate neighborhood centers, as depicted on the General Plan Diagram, for a mixture of residences and small-scale, local-serving businesses. 

Action 3.9: Adopt new development code provisions that designate areas within districts and corridors for mixed-use development that combines businesses with housing, and focuses on the redesign of single-use shopping centers and retilers parcels into walkable, well connected blocks, with a mix of building types, uses, and public and private frontages. 

Action 3.10: Allow intensification of commercial areas through conversion of surface parking to building area under a district-wide parking management strategy in the Downtown Specific Plan. 

Action 3.11: Expand the downtown redevelopment area to include parcels around future transit areas and along freeway frontage. 

Action 3.12: The City will work with the hospitals on the new Development Code treatment for the Loma Vista corridor, which includes both hospitals.

Action 3.13: Assess whether the City's Affordable Housing Programs respond to current needs, and modify them as necessary within State mandated Housing Element updates.

Specific Plan Requirements

Specific Plans must include a statement of its relationship to the General Plan and specify all of the following:


1. distribution, location, and extent of uses
2. distribution, location, extent, and intensity of public and private transportation, sewage, water, drainage, solid waste disposal, energy
3. standards and criteria by which development will proceed and standards for conservation, development, and utilization of natural resources
4. program of implementation measures, including regulations, programs, public works projects, and financing
5. any other subjects that are necessary


(§65450-65452)


Policy 3C: Maximize use of land in the city before considering expansion.

Action 3.14: Utilize infill, to the extent possible, development to accommodate the targeted number and type of housing units described in the Housing Element.


Action 3.15: Adopt new development code provisions that ensure compliance with Housing Element objectives.

Action 3.16: Renew and modify greenbelt agreements as necessary to direct development to already urbanized areas. 

Action 3.17: Continue to support the Guidelines for Orderly Development as a means of implementing the General Plan, and encourage adherence to these Guidelines by all the cities, the County of Ventura, and the Local Agency Formation Commission (LAFCO); and work with other nearby cities and agencies to avoid urban sprawl and preserve the rural character in areas outside the urban edge. 


Action 3.18: Complete community or specific plans, subject to funding, for areas such as Westside, Midtown, Downtown, Wells, Saticoy, Pierpont, Harbor, Loma Vista/Medical District, Victoria Corridor, and others as appropriate. These plans will set clear development standards for public and private investments, foster neighborhood partnerships, and be updated as needed. 


Action 3.19: Preparation of the new Development Code will take into account existing or proposed

community or specific plans to ensure efficient use of City resources and ample citizen input. 


Policy 3D: Continue to preserve agricultural and other open space lands within the City's Planning Area.

Action 3.20: Pursuant to SOAR, adopt development code provisions to "preserve agricultural and open space lands as a desirable means of shaping the City's internal and external form and size, and of serving the needs of the residents.

Action 3.21: Adopt performance standards for non-farm activities in agricultural areas that protect and support farm operations, including requiring non-farm uses to provide all appropriate buffers as determined by the Agriculture Commissioner's Office. 


Action 3.22: Offer incentives for agricultural production operations to develop systems of raw product and product processing locally. 


Policy 3E: Ensure the appropriateness of urban form through modified development review.

Action 3.23: Develop and adopt a form-based Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation. 

Action 3.24: Revise the Residential Growth Management Program (RGMP) with an integrated set of growth management tools including:

- community or specific plans and development codes based on availability of infrastructure and transit that regulate community form and character by directing new residential development to appropriate locations and in ways that integrate with and enhance existing neighborhoods, districts and corridors;
- appropriate mechanisms to ensure that new residential development produces high-quality designs and a range of housing types across all income levels; and,
- numeric limitations linked to the implementation of community or specific plans and development codes and the availability of appropriate infrastructure and resources; within those limitations, the RGMP should provide greater flexibility for timing new residential development.

Action 3.25: Establish first priority growth areas to include the districts, corridors, and neighborhood centers as identified on the General Plan Diagram; and second priority areas to include vacant undeveloped land when a community plan has been prepared for such (within the City limits). 

Action 3.26: Establish and administer a system for the gradual growth of the City through identification of areas set aside for long-term preservation, for controlled growth, and for encouraged growth. 

Action 3.27: Require the use of techniques such as digital simulation and modeling to assist in project review.

Action 3.28: Revise the planning processes to be more user-friendly to both applicants and neighborhood residents in order to implement City policies more efficiently.

Policies and actions related to the preservation of **historic architecture and resources** are contained in Chapter 9.

2000-2006 HOUSING ELEMENT GOALS AND POLICIES, City Council Adopted Resolution 2004-014. Adopted April 12, 2004

Goal 1

Maintain and improve the quality of existing housing and residential neighborhoods in Ventura.

Policy 1.1 Encourage citizen involvement in addressing the maintenance and improvement of the housing stock and neighborhood quality.

Policy 1.2 Continue to preserve and maintain the City's historical and architecturally significant buildings and neighborhoods.

Policy 1.3 Encourage homeowners and landlords to maintain properties in sound condition through the City's residential rehabilitation assistance programs and code enforcement efforts.

Policy 1.4 Cooperate with housing providers in the acquisition, rehabilitation, and maintenance of older residential properties as long-term affordable housing.

Policy 1.5 Permit the conversion of apartments to condominiums only when such conversion would not

adversely affect the overall supply and availability of rental units, particularly units occupied by lower- and moderate-income households.

Policy 1.6 Continue to support the provision of rental assistance to lower-income households, and encourage property owners to list units with the Housing Authority.

Policy 1.7 Continue to preserve the affordability of mobile homes through the Rent Stabilization Ordinance. Support the acquisition and ownership of mobile home parks by non-profit housing providers and resident organizations.

Policy 1.8 Preserve the existing stock of affordable housing, including mobilehomes, through City regulations, as well as financial and other forms of assistance.

Goal 2

Facilitate the provision of a range of housing types to meet the diverse needs of the community.

Policy 2.1 Provide high quality housing for current and future residents with a diverse range of income levels.

- | | | | |
|-------------------|--|--------------------|--|
| Policy 2.2 | <p>Promote housing that is developed under modern sustainable community standards.</p> <p>Provide expanded housing opportunities for the City's workforce. Promote the City's affordable housing programs with employers in Ventura.</p> | Policy 2.6 | <p>Support a variety of housing types to address the needs of agricultural workers, including affordable rentals, mobilehome parks, single room occupancy hotels (SROs), and group housing for migrant laborers.</p> |
| Policy 2.3 | <p>Continue to offer and promote homeownership assistance programs to lower- and moderate-income households to purchase both new and existing housing. Pursue participation in other homeownership programs available in the private market.</p> | Policy 2.7 | <p>Facilitate the provision of housing to address Ventura's growing senior population, including senior housing with supportive services, assisted living facilities, and second units.</p> |
| Policy 2.4 | <p>Continue to provide financial and regulatory incentives to non-profits, private housing developers, and public agencies for the construction of the types of housing required to meet identified needs.</p> | Policy 2.8 | <p>Encourage the provision of housing adaptable to the physically disabled through integration of universal design features in new development, and compliance with Title 24 of the California Health and Safety Code.</p> |
| Policy 2.5 | <p>Support the provision of quality rental housing with three or more bedrooms to accommodate large families, and encourage room additions in the existing housing stock to address household overcrowding.</p> | Policy 2.9 | <p>Encourage the provision of supportive housing for persons with mental illness to address the severe shortage of housing for this special needs population.</p> |
| | | Policy 2.10 | <p>Support efforts by non-profits to expand transitional and emergency housing in Ventura, including support of grant applications and assistance in identification of suitable sites.</p> |

Policy 2.11 Evaluate adoption of an inclusionary housing ordinance as a means of integrating affordable units within new residential development: 1) Require affordable units to be provided on or off-site, with allowance for payment of an in-lieu fee at the discretion of the City; 2) Evaluate the financial impact of inclusionary requirements on development, and assess incentive-based alternative strategies for provision of affordable housing.

Policy 2.12 Facilitate the provision of second units as a means of providing affordable rental housing in existing neighborhoods. Ensure compatibility with the primary unit and surrounding neighborhood.

Policy 2.13 Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

Policy 2.14 Promote and facilitate non-traditional housing types and options, including co-housing, assisted living facilities, live-work spaces, and artist lofts.

Policy 2.15 Direct City-controlled housing funds towards programs that address the needs of very low- and low-income households.

Policy 2.16 Prioritize affordable housing opportunities and assistance for public service employees.

Policy 2.17 Annually monitor the City's progress in meeting its housing needs for all income levels.

Goal 3

Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.

Policy 3.1 Maintain an up-to-date inventory of vacant and underutilized parcels and provide to interested developers in conjunction with information on available development incentives. Within redevelopment project areas, provide assistance in land assembly in support of affordable housing.

Policy 3.2 Implement smart growth principles by rewarding quality infill projects that utilize existing infrastructure.

Policy 3.3 Encourage efficient utilization of the City’s limited land resources by encouraging development at the upper end of the permitted Zoning Code/Comprehensive Plan density.

Policy 3.4 Utilize the Urban Infill Overlay Zone and Downtown Specific Plan as a tool to facilitate higher density residential and mixed-use development.

Policy 3.5 Explore residential reuse opportunities on obsolete commercial properties, such as older motels and underutilized historic structures.

Policy 3.6 Pursue use of publicly owned land, such as public parking lots, for development of affordable housing.

Policy 3.7 Identify opportunities for housing development that achieves other community goals such as neighborhood improvement, recreation opportunities, and the preservation of sensitive lands and neighborhood character.

Policy 3.8 Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential developments

(horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use).

Policy 3.9 Promote higher density housing as part of mixed-use developments along parts of Thompson Boulevard and Main Street in Midtown Ventura, as well as other areas such as Westside, Downtown and East Ventura.

Policy 3.10 Promote mixed-use developments on the Westside of Ventura.

Policy 3.11 Ensure that the updated Land Use Element designates adequate sites for housing for executives to enhance the City’s ability to attract businesses with higher paying jobs.

Goal 4

Mitigate or remove any potential governmental constraints to housing production and affordability.

Policy 4.1 Provide regulatory and/or financial incentives, where appropriate, to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

- Policy 4.2** Utilize the Affordable Housing Program to provide incentives for production of affordable units, including streamlined permit processing, reduced fees and exemption from the required competition for RGMP allocations.
- Policy 4.3** Amend the City's Residential Growth Management Plan (RGMP) to better facilitate housing production, while discouraging sprawl and maintaining quality of life goals.
- Policy 4.4** Undertake a comprehensive review of the City's residential development project review procedures and establish modified procedures as appropriate to streamline processing times, while maintaining adequate levels of public review.
- Policy 4.5** Provide flexibility in development standards to accommodate new models and approaches to providing affordable housing, such as co-housing, live/work units and assisted living facilities.

Goal 5

Promote equal opportunity for all residents to reside in the housing of their choice.

- Policy 5.1** Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical or mental disability, or other such factors.
- Policy 5.2** Continue to support organizations that offer fair housing and mediation services to Ventura residents.
- Policy 5.3** Promote housing that meets the special needs of large families, elderly persons, agricultural workers, and the disabled.
- Policy 5.4** Continue to enforce notification and provide relocation assistance for lower-income persons displaced due to demolition, reuse, condominium conversion, or rehabilitation as a result of code enforcement.



DORNA GRAMATA



DORNA GRAMATA

"Restore human legs as a means of travel. Pedestrians rely on food for fuel and need no special parking facilities."
— Lewis Mumford
Author of *The City in History*, 1961

4. OUR ACCESSIBLE COMMUNITY

Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian and transit opportunities in the City and surrounding region.

An Integrated Mobility System

Central to the well-being of Ventura's citizens and visitors is *mobility*, the ability to get from one place to another. Mobility depends on the range, efficiency, and connectivity of the various components that comprise the transportation network – sidewalks, bicycle routes, and thoroughfares, as well as transit services – and that enable people to access the things they need, from the most basic to the extraordinary (See Figures 4-1 Bicycle Facilities, 4-2 Bus and Rail Routes, and 4-3 Roadway Classification Plan). Ventura is a community that recognizes that thoroughfares serve a variety of functions and are not simply conduits for automobile traffic.

Balancing automobile use with other means of travel is essential to maintaining social and physical health. Safe and enjoyable routes for pedestrians and bicyclists should connect every part of the city, and neighborhoods need to be linked by ample and convenient transit service along corridors. Ventura also must be connected to the larger region by a variety of transportation modes.

Thoroughfares have a tremendous effect on neighborhood character and therefore quality of life for both residents and visitors.

Thoroughfares are essentially the stage of public life where a diversity of citizens interact. They can create places of remembrance, chance encounters, and discovery. Ensuring that Ventura thoroughfares are *great places* requires improving design and quality as well as connectivity. In some cases, city thoroughfares are over-engineered to accommodate the worst-case scenario.

Slowing down automobiles, especially in residential neighborhoods, is a desire shared by many residents. Vehicle travel should be directed toward routes that minimize congestion, avoid conflicts with walkers and bicyclists, and keep residential neighborhoods free of excessive cut-through traffic. Additionally, in some areas of the city, suburban patterns have resulted in less connectivity than is desired by the community. Transportation modes and land uses in the city need to be distributed so that residents have close and easy access to meet their basic needs and travel destinations.

Traffic congestion is a major concern among Ventura residents. Although traffic on local roads is generally free-flowing, a few key intersections and road segments experience congestion during peak traffic hours. Simply widening roads to add lanes will not solve traffic congestion. Instead, the system needs integrated solutions that improve mobility for all

The essential qualities of a properly functioning mobility system are:

1. Well connected, interesting components
2. Convenient accessibility
3. Integrated linkage of all modes
4. Comfort and safety
5. Design reflecting natural and urban context

means of travel. While walking, biking, and transit use are already popular, these alternative modes need to be enhanced and better linked. For example, bus and rail systems serve Ventura, but not thoroughly enough to provide a reasonable alternative to auto use for most travelers. And while pedestrian access exists in most areas of Ventura, the network lacks continuous routes in some key locations.

As expressed in the *Ventura Vision*, a top community priority is to minimize automobile use through a fully integrated multi-modal transportation system. The policies and actions in this chapter aim to achieve this objective.

Travel Modes

Walking

Sidewalks are arguably the most important component of the city's mobility system. As with circulation in general, the utility of pedestrian systems is inextricably linked to land use patterns. Combined with urban design elements, land use patterns influence how much walking can safely and effectively occur in the community. Circulation systems that are designed with pedestrians in mind tend to increase outdoor activity and community interaction, while those oriented toward motor vehicles tend to create disincentives to walking.

Ventura's pedestrian system consists of sidewalks, access ramps, crosswalks, linear park paths, and overpasses and tunnels. Special corridors such as the Beachfront Promenade, California Plaza, and Figueroa Plaza have been designated especially for pedestrians. The pedestrian system also includes neighborhood and park path systems, and dedicated trail facilities that are shared with bicyclists and other users.

Pedestrian paths need to be interesting, enjoyable, and lead to a destination, from the most simple – such as a pocket park – to more grand points of arrival, such as major civic spaces. Creating a network of paths that connect key features such as parks, schools, civic facilities, shops, and services is vital to the success of reducing dependence on the

automobile. Those most in need of pedestrian access include children, teenagers, and the elderly, as well as those who cannot afford a car or choose not to drive.

The main deficiency of Ventura's pedestrian system is its discontinuity. Some sections of thoroughfares lack sidewalks, and pedestrian connections between some key use areas are in need of repair. Crosswalks are prohibited along some corridors, and pedestrian signal phases are not always long enough for all walkers. Traffic-calming measures also are needed to improve walkability in many neighborhoods. Citizens have placed a high emphasis on improving the pedestrian network, recommending specific improvements such as:

- narrowing selected thoroughfare segments,
- improving sidewalks and road crossings,
- lengthening pedestrian signal phases,
- adding marked crossings at key intersections,
- developing safe and attractive walkways from Downtown and Midtown to the beach,
- ensuring that new development provides ample pedestrian access,
- creating trails along watercourses and through the hillsides, and
- improving pedestrian facilities near schools.

Figure 4-1 illustrates the three State defined classes of bikeway facilities:

- Bike Path (Class I) – Class I bike paths are separated from roads by distance or barriers, and cross-traffic by motor vehicles is minimized.
- Bike Lane (Class II) – Class II bikeways are roadway lanes reserved for bicycles. These lanes are painted with pavement lines and markings and are signed.
- Bike Route (Class III) – Class III bike routes share existing roads and provide continuity to other bikeways or designated preferred routes through high traffic areas. There are no separate lanes, and bike routes are established by placing signs that direct cyclists and warn drivers of the presence of bicyclists.

Policies and actions in this chapter intend to improve pedestrian access through this range of methods.

Biking

Because bicycles are an integral component of the city’s mobility system, they are allowed on *all* city thoroughfares. The City has adopted a General Bikeway Plan intended to create a safe, accessible, and interconnected network of bike paths, lanes, and routes that will ensure Ventura becomes and remains a truly bicycle-friendly community. The General Bikeway Plan is a flexible, comprehensive, and long-range guide for bicycle transportation and recreation planning, design, and budget decision-making. Accordingly, it is designed to:

- refine and implement City bicycle-related policies,
- establish bikeway design standards,
- enhance bicycle safety and education programs,
- set priorities and phasing for improvements and amenities depicted on the Select System of Bikeways map, and
- identify funding means and opportunities for interagency cooperation.

The City places high emphasis on improving the local bicycle network by following the recommendations of the General Bikeway Plan, which include:

- connecting schools, parks, activity areas, housing areas, and employment centers with bike paths and lanes, particularly in areas without thoroughfares,
- constructing additional Class I or Class II bikeways in a number of locations, including along the Santa Clara River and the coast to connect to the Ventura River Trail,
- installing bicycle racks,
- updating bicycle facility standards to ensure proper design and maintenance,
- constructing improvements to resolve bicycle/automobile conflicts,
- establishing a highly visible route identification and signage program that fits the character of the community, and
- mitigating impacts on bicyclists from new development and during and following construction of roadway projects.

Policies and actions in this chapter seek to improve bicycle access and safety by carrying out these recommendations.

Public Transit – Bus & Rail

Transit service in Ventura includes bus and rail operations (see Figure 4-2). South Coast Area Transit (SCAT) provides local bus service, Ventura Intercity Transit Authority (VISTA) runs regional routes, and Greyhound offers statewide and national connections. Metrolink provides rail service to and from Los Angeles – although on a very limited schedule, while Amtrak trains that stop in Ventura run between San Luis Obispo and San Diego.

Although local bus routes connect most activity centers, the East End is not well served, and more frequent service is needed to key destinations such as the beach and downtown. Metrolink and Amtrak need to be linked to each other and accessed by local bus routes. An agreement between the City and the Ventura County Transportation Commission calls for identifying a permanent Metrolink site, and the best way to integrate all of these services is with a major multi-modal transit center that also accommodates potential additional future alternative transportation modes.

SCAT buses are equipped with wheelchair lifts and adjustable steps to ensure access for all riders. SCAT also offers discounted fares for seniors and disabled riders, as well as dial-a-ride service. However, seniors and mobility-impaired persons also desire frequent fixed-route service in smaller vehicles, and all riders need upgraded amenities at a number of stops. Bus routes also need increased frequency and

stops to make transit a viable alternative to driving.

Other transit system needs include:

- reduced-emission vehicles,
- continued use of schedule synchronization to accommodate route transfers, and
- service to regional destinations such as California State University Channel Islands and airports.

Policies and actions in this Chapter aim to improve transit efficiency, encourage ridesharing, and preserve long-term transit options.



The Automobile and Types of Roadways

The most basic component of the mobility system is the *thoroughfare*, used not only by people who drive, but also by people who ride the bus, bike and walk. Thoroughfares encompass sidewalks, bicycle lanes, travel lanes, and are the most utilized means of travel in Ventura. This system is organized into the following classifications: local thoroughfares, collectors, and arterials (see Figure 4-3, Roadway Classification Plan – also known as “Circulation Plan”).

Local Thoroughfares

Local thoroughfares provide mobility within neighborhoods and are generally not shown on the Roadway Classification Plan. Local thoroughfares include *alleys*, *lanes*, and “*yield*” *streets*.

Collectors

Collectors serve as links between local thoroughfares. Collectors may front residential and neighborhood-serving commercial uses. Collectors can be configured as *boulevards*, *avenues*, *streets*, and *main streets*.

Arterials

Arterials are the primary mechanism for cross-town travel and serve the major centers of activity. These roads typically carry a high proportion of the total urban area travel. Arterials can be configured as *boulevards*, *avenues*, and *streets*.

Collector and arterial thoroughfare segments in the City are characterized in two ways that describe their physical features: *design* classification and *functional* classification. Design Classification defines the number of travel lanes using the following categories: Primary Arterial (6 lanes or more), Secondary Arterial (4 lanes), and Collector (2 lanes), as shown on the Roadway Classification Plan, Figure 4-3. Functional Classification describes how a thoroughfare is used: essentially as a *boulevard*, *avenue*, *street*, or *main street*.

Functional Classification also identifies whether roadways have medians, parking, bike lanes, and other streetscape attributes needed to achieve objectives other than just moving traffic, such as accommodating pedestrians, bicycles, and adjoining land uses and public spaces. Table 4-1 shows the design and functional classifications for thoroughfares in the City.

Ventura is mainly connected by 2-lane and 4-lane thoroughfares. The classification for each type of road segment represents a balance between vehicle capacity, pedestrian and bicycle access, parking requirements, streetscape character, and right-of-way limitations.

Boulevard

A multi-lane and generally urban corridor with a central, planted median.

Avenue

Avenues are typically multi-lane, short distance connectors, with a painted median, used in both residential and commercial areas, and often terminate at prominent buildings or plazas.

Table 4-1 Thoroughfare Sizes and Types

	Street Sizes (Engineering Design Classification)		
	Primary Arterial (6 or more lane roadway)	Secondary Arterial (4 lane roadway)	Collector (2 lane roadway)
Existing			
Future Widening			
Future Extension			
	Thoroughfare Types (Functional Classification)		
	Boulevard	Boulevard	Boulevard
	Avenue	Avenue	Avenue
		Street	Street
			Main Street

Source: Definitions for Design Classifications are the City's modifications to the American Association of State Highway and Transportation Officials (AASHTO) standards. Definitions for Functional Classifications are the City's modifications to the Traditional Neighborhood Development Street Design Guidelines.

Street

Street typically allows two way travel and may be multi-lane and does not have a central median and generally provides access to predominantly residential areas.

Main Street

Main streets have 2 vehicle lanes. Their main purpose is to provide low-speed access to commercial, mixed-uses, and higher density neighborhoods.

Consistency between the design and functional classifications is determined based on the number of through lanes. Temporary improvements, such as restriping to change the number of lanes are allowed, however a permanent improvement that moves the curbs and changes the number of lanes would require an amendment to this plan.

The *Ventura Vision* offers several key recommendations to improve the city thoroughfare system:

- add or enhance north-south arterials;
- consider an additional Santa Clara River bridge, Portola Avenue overcrossing of U.S. 101, and Johnson Drive overcrossing of Route 126; and
- soften the barrier impact of U.S. 101 by working with Caltrans to improve signage, aesthetics, undercrossings, and overcrossings.

Policies, actions, and the Roadway Classification Plan work together to address these recommendations. To improve the safety and functioning of the thoroughfare network and to maintain its compatibility with the character of the community, the policies and actions in this

chapter also call for upgrading problem thoroughfares and intersections, improving and constructing freeway ramps, and connecting unfinished roadways. Additional actions intend to protect views from scenic routes, including State-designated scenic highways.


Policy 4A: Ensure that the transportation system is safe and easily accessible to all travelers.

Action 4.1: Direct city transportation investment to efforts that improve user safety and keep the circulation system structurally sound and adequately maintained. First priority for capital funding will go to our pavement management program to return Ventura streets to excellent condition.


Action 4.2: Develop a prioritized list of projects needed to improve safety for all travel modes and provide needed connections and multiple route options.

Action 4.3: Provide transportation services that meet the special mobility needs of the community including youth, elderly, and disabled persons.


Action 4.4: Combine education with enforcement to instill safe and courteous use of the shared public roadway.

Action 4.5: Utilize existing roadways to meet mobility needs, and only consider additional travel lanes when other alternatives are not feasible. 

Action 4.6: Require new development to be designed with interconnected transportation modes and routes to complete a grid network.


Action 4.7: Update the traffic mitigation fee program to fund necessary citywide circulation system and mobility improvements needed in conjunction with new development. 


Action 4.8: Implement the City's Neighborhood Traffic Management Program and update as necessary to improve livability in residential areas.

Action 4.9: Identify, designate, and enforce truck routes to minimize the impact of truck traffic on residential neighborhoods. 


Action 4.10: Modify traffic signal timing to ensure safety and minimize delay for all users.

Action 4.11: Refine level of service standards to encourage use of alternative modes of transportation while meeting state and regional mandates.


Action 4.12: Design roadway improvements and facility modifications to minimize the potential for conflict between pedestrians, bicycles, and automobiles. 


Action 4.13: Require project proponents to analyze traffic impacts and provide adequate mitigation in the form of needed improvements, in-lieu fee, or a combination thereof. 


Policy 4B: Help reduce dependence on the automobile.


Action 4.14: Provide development incentives to encourage projects that reduce automobile trips. 

Action 4.15: Encourage the placement of facilities that house or serve elderly, disabled, or socioeconomically disadvantaged persons in areas with existing public transportation services and pedestrian and bicycle amenities.

Action 4.16: Install roadway, transit, and alternative transportation improvements along existing or planned multi-modal corridors, including primary bike and transit routes, and at land use intensity nodes. 


Action 4.17: Prepare and periodically update a Mobility Plan that integrates a variety of travel alternatives to minimize reliance on any single mode. 


Action 4.18: Promote the development and use of recreational trails as transportation routes to connect housing with services, entertainment, and employment. 


Action 4.19: Adopt new development code provisions that establish vehicle trip reduction requirements for all development. 


Action 4.20: Develop a transportation demand management program to shift travel behavior toward alternative modes and services.


Action 4.21: Require new development to provide pedestrian and bicycle access and

facilities as appropriate, including connected paths along the shoreline and watercourses. 

Action 4.22: Update the General Bikeway Plan as needed to encourage bicycle use as a viable transportation alternative to the automobile and include the bikeway plan as part of a new Mobility Plan. 

Action 4.23: Upgrade and add bicycle lanes when conducting roadway maintenance as feasible. 

Action 4.24: Require sidewalks wide enough to encourage walking that include ramps and other features needed to ensure access for mobility-impaired persons. 


Action 4.25: Adopt new development code provisions that require the construction of sidewalks in all future projects. 

Action 4.26: Establish a parking management program to protect the livability of residential neighborhoods, as needed.

Action 4.27: Extend stubbed-end streets through future developments, where appropriate, to provide necessary circulation within a developing area and for adequate internal circulation within and between neighborhoods. Require new developments in the North Avenue area, where applicable, to extend Norway Drive and Floral Drive to connect to Canada Larga Road; and connect the existing segments of Floral Drive. Designate

the extension of Cedar Street between Warner Street and south of Franklin Lane and the linking of the Cameron Street segments in the Westside community as high priority projects.


Policy 4C: Increase transit efficiency and options.


Action 4.28: Require all new development to provide for citywide improvements to transit stops that have sufficient quality and amenities, including shelters and benches, to encourage ridership. 

Action 4.29: Develop incentives to encourage City employees and local employers to use transit, rideshare, walk, or bike.

Action 4.30: Work with public transit agencies to provide information to riders at transit stops, libraries, lodging, and event facilities.

Action 4.31: Work with public and private transit providers to enhance public transit service.


Action 4.32: Coordinate with public transit systems for the provision of additional routes as demand and funding allow. 

Action 4.33: Work with Amtrak, Metrolink, and Union Pacific to maximize efficiency of passenger and freight rail service to the City and to integrate and coordinate passenger rail service with other transportation modes. 

Action 4.34: Lobby for additional transportation funding and changes to Federal, State, and regional transportation policy that support local decision-making.

Action 4.35: The City shall pursue funding and site location for a multi-modal transit facility in coordination with VCTC, SCAT, U.P.R.R., Metrolink, Greyhound Bus Lines, and other forms of transportation.


Policy 4D: Protect views along scenic routes.


Action 4.36: Require development along the following roadways – including noise mitigation, landscaping, and advertising – to respect and preserve views of the community and its natural context. 

- State Route 33
- U.S. HWY 101
- Anchors Way
- Brakey Road
- Fairgrounds Loop
- Ferro Drive
- Figueroa Street
- Harbor Boulevard
- Main Street
- Navigator Drive
- North Bank Drive
- Poli Street/Foothill Road
- Olivas Park Drive
- Schooner Drive
- Spinnaker Drive
- Summit Drive

- Telegraph Road – east of Victoria Avenue
- Victoria Avenue – south of U.S. 101
- Wells Road

Action 4.37: Request that State Route 126 and 33, and U.S. HWY 101 be designated as State Scenic Highways.

Action 4.38: Continue to work with Caltrans to soften the barrier impact of U.S. HWY 101 by improving signage, aesthetics and undercrossings and overcrossings. 

Action 4.39: Maintain street trees along scenic thoroughfares, and replace unhealthy or missing trees along arterials and collectors throughout the City. 

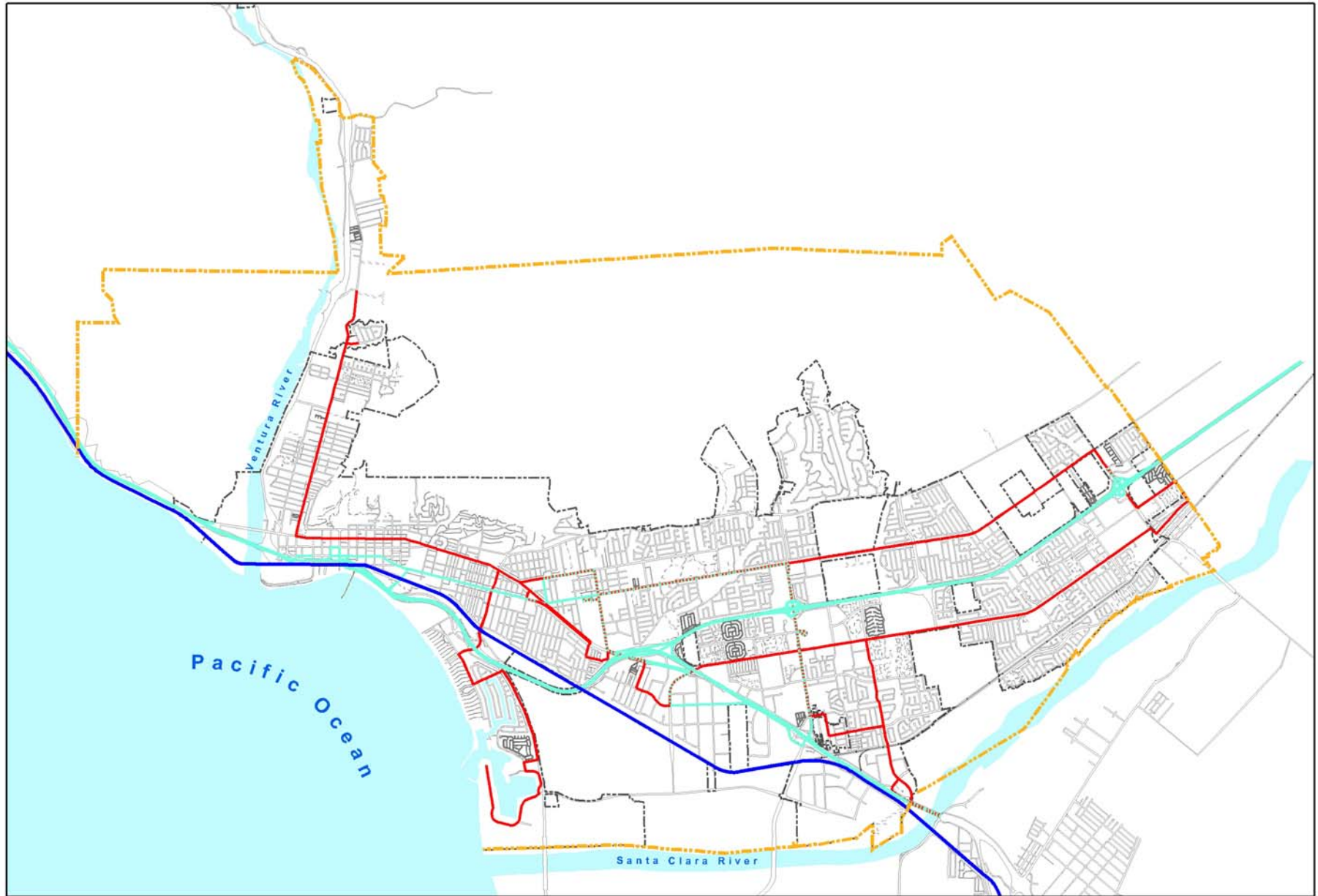


Note: Bike facilities shown on this figure are taken from the 1999 General Bikeway Plan and may change as updates to the General Bikeway Plan are completed.

Figure 4-1
Bicycle Facilities









This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

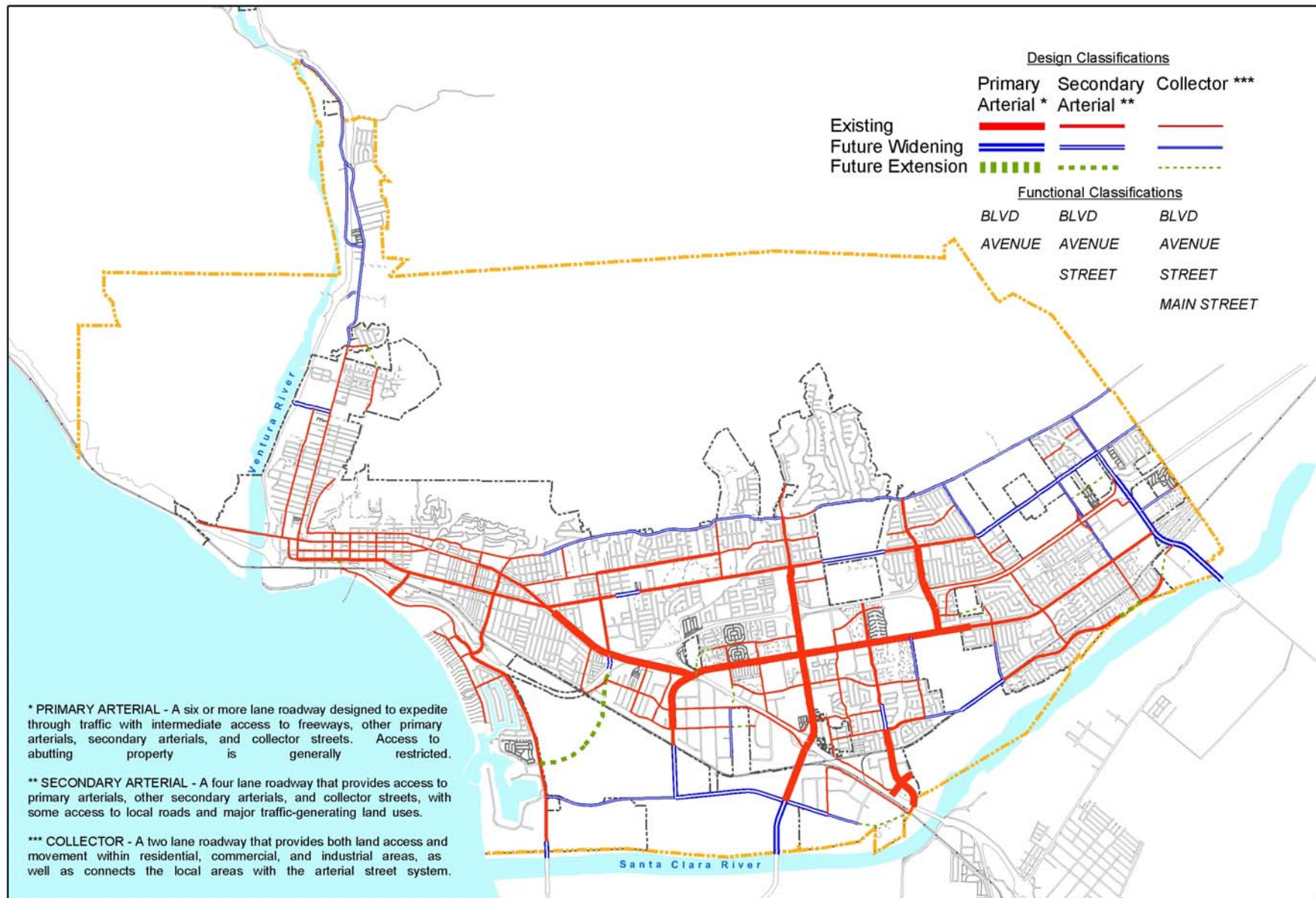


Note: Bus and Rail routes shown on this figure are current as of August 8, 2005 and may change as determined by each operator.

Figure 4-2
Bus and Rail Routes

- | | | |
|---------------|---|---|
| Routes | | Other |
| SCAT |  |  City Limits |
| VISTA |  |  Planning Boundary |
| SCAT & VISTA |  | |
| RAIL |  | |

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



- - - City Limits
- - - Planning Boundary

Note: Future extensions shown are conceptual in nature, unless a specific alignment has been approved by the City Council.

Figure 4-3
Roadway Classification Plan



"Now, I truly believe, that we in this generation, must come to terms with nature, and I think we're challenged as mankind has never been challenged before to prove our maturity and our mastery, not of nature, but of ourselves."

— Rachel Carson
Biologist, Writer, Ecologist 1907-1964

5. OUR SUSTAINABLE INFRASTRUCTURE

Our goal is to safeguard public health, well-being and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.

Essential Support Systems

Infrastructure is an extremely important though largely unnoticed foundation of quality of life in Ventura. Efficient water supply, wastewater treatment, and drainage systems are vital to most daily activities. These facilities on which the community depends need regular maintenance, and they frequently require upgrading both to meet the demands of a growing population and to be sensitive to environmental resources.

To ensure that citizens get high-quality drinking water, the City owns and operates a State-certified laboratory where water quality is tested continuously. Each City treatment plant is also run by State-certified operators who monitor water quality. As a result, City water exceeds State and federal water quality requirements.

The City employs conservation measures and emerging technology in its effort to achieve a high standard for wastewater treatment while protecting natural systems. As a result, treatment capability historically has outpaced community needs, with even peak flows typically reaching only 75 percent of plant capacity. Even so, further expanding the use of reclaimed water and

reducing water consumption will be vital to maintaining long-term water supplies.

Much of the storm drain system is aging and in need of repair or replacement, especially corrugated metal pipes in some of the older areas of Ventura. Collecting adequate fees that truly reflect the cost of serving development can help support City efforts to preclude additional deficiencies, and relying on and complementing natural drainage features can both help avoid the need for expensive and environmentally damaging channelization and improve the functioning of the overall drainage system.

Water Supply

The City provides drinking water, and water for fire protection, to households and businesses in Ventura through a complex system with more than 500 miles of distribution mains, 3 water treatment plants, 22 booster pump stations, 25 treated water reservoirs, and 13 wells. Five distinct sources provide surface and ground water to the City supply system:

- Casitas Municipal Water District
- Ventura River surface water intake, subsurface water and wells (Foster Park)
- Mound groundwater basin
- Oxnard Plain groundwater basin (Fox Canyon Aquifer)
- Santa Paula groundwater basin

The City also holds a State Water Project entitlement of 10,000 acre-feet per year;



however, new facilities would need to be constructed to transport this water to the City. The City updates its Urban Water Management Plan every two years (instead of every five years as required by State law) as part of its ongoing effort to ensure that City-managed water supplies will continue to accommodate demand in Ventura.

Meeting future water demands requires saving and reusing every drop possible. The City utilizes recycled water from its reclamation facility (a tertiary wastewater treatment plant) near the Harbor to augment the municipal water supply. Recycled water is used to irrigate City and private landscaping in the area and the Buenaventura and Olivas Park municipal golf courses. The remaining effluent is discharged to the Santa Clara River Estuary.

Largely as a result of conservation efforts, water consumption per city resident has generally declined (see Table 5-1). Projections anticipate that the City will continue to be able to meet consumer needs. Policies and actions in this chapter seek to refine demand management practices and conservation programs to further reduce per capita water use so that Ventura can sustain water resources for many more generations.

**Table 5-1
Historic and Projected Water Production (Acre Feet)**

Year	Estimated Population Served	Per Capita Use ¹	Treated Water Production	Raw Water Production	Total Water Production
Historic					
1980	73,774	0.236	17,381	4,766	22,147
1990	94,856	0.177	16,831	2,317	19,148
1995	99,668	0.165	16,428	1,602	18,030
1996	100,482	0.180	18,038	1,500	19,538
1997	101,096	0.178	18,002	1,829	19,831
1998	101,610	0.165	16,775	1,769	18,544
1999	102,224	0.192	19,658	1,067	20,725
2000	103,238	0.198	20,437	1,129	21,566
2001	104,153	0.173	18,071	889	18,960
2002	105,267	0.180	18,965	968	19,933
2003	106,782	0.183	19,510	846	20,356
Projected					
2005	109,465	0.179	19,594	1,000	20,594
2010	115,774	0.179	20,724	1,000	21,724
2015	122,447	0.179	21,918	1,000	22,918
2020	129,504	0.179	23,181	1,000	24,181

Sources: City of Ventura Urban Water Management Plan, Dec. 2000, City of Ventura 2004 Biennial Water Supply Report, as amended, September 2004.

¹ Per Capita use excludes raw water.

Wastewater Treatment

Ventura residents generate millions of gallons of wastewater each day, which is carried by more than 450 miles of sewer mains and 12 lift stations to the water reclamation facility in the Harbor area near the mouth of the Santa Clara River. While most residents receive sewer service directly from the City, three other sanitary sewer agencies with their own treatment facilities provide service to some citizens in the Montalvo, Saticoy, and North Ventura Avenue areas. As shown in Table 5-2, all local treatment facilities operate well below capacity.

About two-thirds of the wastewater treated locally is discharged to the Santa Clara River Estuary, as allowed by the Regional Water Quality Control Board. The remaining effluent is either transferred to recycling ponds, where some is delivered as reclaimed water, or it percolates to underground aquifers or evaporates. The policies and actions in this chapter call for improving treatment system efficiency to reclaim and reuse as much water as possible.

Table 5-2 Treatment Facilities

Treatment Facilities	Treatment Type	Capacity	Average Daily Flow
Ventura Water Reclamation Facility	Tertiary	14 MGD	9.0 MGD (68% capacity)
Montalvo Municipal Improvement District Treatment Plant	Secondary	0.36 MGD	0.242 MGD (67% capacity)
Saticoy Sanitary District Treatment Plant	Secondary ²	0.25 MGD	0.16 MGD (64% capacity)
Ojai Valley Sanitary District Treatment Plant	Tertiary	3 MGD	2.0 MGD (71% capacity)

² Includes nutrient removal prior to percolation.
Source: Individual agencies listed





Storm Drainage

Storm runoff travels from the hills above Ventura through the City until it is absorbed into the ground or reaches the Ventura River, the Santa Clara River, or the Pacific Ocean. To convey the occasional high flows associated with storms, the Ventura County Flood Control District oversees about 20 natural or concrete lined barrancas that serve as the major drainage courses for local watersheds. The City has about 20 miles of off-street drain system designed to convey runoff from all but the most severe of storms, in which case water also runs off via city streets.

Maintaining the barrancas and other watercourses that are not already lined with concrete as natural flood channels can help reduce peak flows by limiting water velocity. Incorporating natural features into drainage systems rather than hard treatment devices also can improve water quality and reduce maintenance costs. The policies and actions in this chapter seek to prevent increases in future storm water impacts by incorporating natural drainage and flood control features such as wildlife ponds and wetlands – instead of cement retention basins – into the storm drain system where possible. Such less intensive approaches not only cost less, but they also preserve environmental resources and protect water quality.


Policy 5A: Follow an approach that contributes to resource conservation.

Action 5.1: Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available. 


Action 5.2: Use natural features such as bioswales, wildlife ponds, and wetlands for flood control and water quality treatment when feasible. 

Action 5.3: Demonstrate low water use techniques at community gardens and city-owned facilities.


Action 5.4: Update the Urban Water Management plan as necessary in compliance with the State 1983 Urban Water Management Planning Act.


Action 5.5: Provide incentives for new residences and businesses to incorporate recycling and waste diversion practices, pursuant to guidelines provided by the Environmental Services Office. 


Policy 5B: Improve services in ways that respect and even benefit the environment.


Action 5.6: Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development. 

Action 5.7: Require project proponents to conduct evaluations of the existing water distribution system, pump station, and storage


requirements in order to determine if there are any system deficiencies or needed improvements for the proposed development. 


Action 5.8: Locate new development in or close to developed areas with adequate public services, where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. 


Action 5.9: Update development fee and assessment district requirements as appropriate to cover the true costs associated with development. 


Action 5.10: Utilize existing waste source reduction requirements, and continue to expand and improve composting and recycling options. 


Action 5.11: Increase emergency water supply capacity through cooperative tie-ins with neighboring suppliers.


Action 5.12: Apply new technologies to increase the efficiency of the wastewater treatment system. 

Action 5.13: Increase frequency of city street sweeping, and post schedules at key points within each neighborhood. 

Action 5.14: Develop a financing program for the replacement of failing corrugated metal storm drain pipes in the City. 

Action 5.15: Establish assessment districts or other financing mechanisms to address storm drain system deficiencies in areas where new development is anticipated and deficiencies exist. 

Action 5.16: Require new developments to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels. 

Action 5.17: Require stormwater treatment measures within new development to reduce the amount of urban pollutant runoff in the Ventura and Santa Clara Rivers and other watercourses. 

Action 5.18: Work with the Ventura Regional Sanitation District and the County to expand the capacity of existing landfills, site new landfills, and/or develop alternative means of disposal that will provide sufficient capacity for solid waste generated in the City.



"Leave all the afternoon for exercise and recreation, which are as necessary as reading. I will rather say more necessary because health is worth more than learning."

— Thomas Jefferson
3rd President of the United States
1801-1809

6. OUR ACTIVE COMMUNITY

Our goal is to add to and enhance our parks and open spaces to provide enriching recreation options for the entire community.

Higher Standards

For many people, spending time outdoors and participating in recreational activities represent some of life’s most cherished rewards. Ventura’s superb public park, open space, and recreation system offers a myriad of ways to partake in these privileges. The city offers 34 developed parks, 45 miles of linear park and trail network, stellar beaches, specialized play and sports facilities and programs, communitywide events, senior and youth activities, and two 18-hole tournament class public golf courses. Figure 6-1 at the end of this chapter shows the locations of various public facilities in the city.

The City is committed to ensuring that its citizens have ample access to high quality spaces for leisure and active recreation. The City’s adopted standard of 10 acres per 1,000 residents has created far more park area than would be possible under the basic State level of 3 acres per 1,000, and also tops the more ambitious National Park and Recreation Association benchmarks for specific park types (see Table 6-1). The City continues to create customized facilities like the Community Park (approved by the voters pursuant to SOAR) to expand opportunities for local residents to enjoy healthy, active lifestyles.

Park Type	Standards	
	City of Ventura	National Park & Recreation Association
Neighborhood	2 acres	1.5 acres
Community	3 acres	2.5 acres
Citywide	5 acres	5 acres
Total	10 acres	9 acres

Sources: City of Ventura, www.nrpa.org.



City Parks and Open Space

The public park and open space system in Ventura includes neighborhood, community, citywide, and linear parks. As shown in Table 6-2, the City oversees nearly 600 acres of developed park facilities, plus the linear park network, which provides important connections among watersheds for both people and wildlife.



As the City continually strives to improve the quality of leisure and recreation opportunities for everyone in the community, it must address a number of challenges such as:

- modernizing existing facilities,
- finding appropriate land for new facilities,
- developing useful and enjoyable public spaces, such as plazas and mini-parks in urban settings,
- formalizing shared use arrangements for non-City facilities like school playfields,
- meeting increasing demand for athletic courts, fields and pools,
- provide opportunities for passive recreation, and
- providing services needed by youth, seniors, and residents with special needs.



Neighborhood Parks

Typically less than 8 acres each, these smaller parks primarily serve specific residential areas in the community. The 18 neighborhood parks in Ventura cover about 73 total acres. Any future development outside the current city limits will have to provide new neighborhood parks to serve the added population.

Community Parks

These parks are designed to offer specialized opportunities and facilities to residents of more than one neighborhood. Amenities in community parks may include formal athletic fields, courts, recreation buildings, preschool and youth play structures, group and individual picnic areas, and landscaped areas for informal activity or leisure.

Citywide Parks

These parks feature recreational opportunities that draw a wide range of age and interest groups from throughout the city. They offer a variety of attractive amenities, such as large open spaces, unique natural resources, interpretive centers, cultural amenities, group picnic areas, sports facilities, and equestrian, bicycling, and hiking trails. The Ventura Community Park also serves some citywide park functions and attracts visitors from outside the city with its high-quality playing fields and aquatic center.

Linear Parks

Ventura's unique linear park network intersperses trails and picnic areas among a mostly undeveloped web of barranca and riverbanks that provide valuable wildlife habitat and migration corridors. The linear parks also merge with a number of neighborhood and community parks, complementing developed recreation areas with natural riparian qualities. Extending trails through the linear park network can create additional opportunities for low-impact contact with nature, and in some cases even provide pleasant non-automobile commuting options.

Table 6-2 City Park Facilities

Park	Park Size (in acres)				
	Neighborhood Parks	Community Parks	Citywide Parks	Special Use Facilities	Total
Albinger Archaeological Museum				0.9	0.9
Arroyo Verde Park	2.0	23.0	104.3		129.3
Barranca Vista Park	8.7				8.7
Blanche Reynolds Park	3.4				3.4
Camino Real Park			38.2		38.2
Cemetery Memorial Park	7.1				7.1
Chumash Park	6.1				6.1
Downtown Mini-Park	0.4				0.4
Eastwood Park				0.7	0.7
Fritz Huntsinger Youth Sports Complex	4.3	14.0			18.3
Grant Park			107.3		107.3
Harry A. Lyon Park			10.7		10.7
Hobert Park	7.1				7.1
Juanamaria Park	5.0				5.0
Junipero Serra Park	2.7				2.7
Linear Park Network				46.0	46.0
Marina Park			15.3		15.3
Marion Cannon Park	5.0				5.0
Mission Park	1.5				1.5
Ocean Avenue Park	1.3				1.3
Olivas Adobe Historical Park				22.5	22.5
Ortega Adobe Historic Residence				0.3	0.3
Plaza Park	3.7				3.7
Promenade Park	1.0				1.0
Seaside Wilderness Park ^{1, 2}				24.0	24.0
Surfers Point at Seaside Park ¹				3.4	3.4
Ventura Community Park		100.0			100.0
Westpark	1.5	5.8			7.3
Total	60.8	142.7	275.8	97.8	577.1

Sources: City of Ventura, 2004. Note: several parks serve functions in more than one category.
¹ Acreage varies with ocean high levels.
² Acreage varies with fluctuations in Ventura River level.

As with most parks in the city, resources for linear park system improvements typically come through conditions placed on adjacent development. City regulations establish standards for park width, landscaping, fencing, lighting, and tree rows that apply specifically along barrancas, freeways, rivers, the shoreline, harbor, hillsides, and utility rights-of-way.



Recreation Programs


The City operates four neighborhood centers where recreation programs and senior services are available: the Ventura Avenue Adult Center, Senior Recreation Center, Barranca Vista Center, and Westpark Community Center. The City also offers a wide range of sports programs, including youth and adult sports programs, classes, aquatics, and corporate games. Other City-sponsored recreational activities include arts and environmental education, community gardening, recreation programs for special needs residents, and after-school activities and summer camps.


A variety of other recreation opportunities are available in Ventura in addition to City programs. Foremost among these are all of the activities possible at State beaches and developed waterfront areas. Other local non-City facilities include the County Fairgrounds and local golf courses. In addition, joint-use agreements allow city residents to use sports fields, pools, and gymnasiums during certain times at public schools and Ventura College.


The policies and actions in this chapter seek to further expand local park and recreation choices by:


- identifying sites for new parks,
- increasing public access to open space, including via linear park trails,
- collaborating with schools and other local agencies and organizations,
- ensuring universal and equal access to parks and recreation facilities, and
- allowing appropriate revenue-generating activities at City parks.


Policy 6A: Expand the park and trail network to link shoreline, hillside, and watershed areas.


Action 6.1: Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs, and require them in new development. 

Action 6.2: Require higher density development to provide pocket parks, tot lots, seating plazas, and other aesthetic green spaces. 

Action 6.3: Work with the County to plan and develop trails that link the City with surrounding open space and natural areas, and require development projects to include trails when appropriate. 


Action 6.4: Request Flood Control District approval of public access along unchannelized watercourses for hiking. 

Action 6.5: Seek landowner permission to allow public access on properties adjacent to open space where needed to connect trails. 

Action 6.6: Update plans for and complete the linear park system as resources allow. 

Action 6.7: Work with the County of Ventura to initiate efforts to create public trails in the hillsides.


Action 6.8: Update and require periodic reviews of the Park and Recreation Workbook as necessary to reflect City objectives and community needs.

Action 6.9: Require dedication of land identified as part of the City's Linear Park System in conjunction with new development. 

Action 6.10: Evaluate and incorporate, as feasible, linear park segments in the General Bikeway Plan.

Action 6.11: Update standards for citywide public parks and open space to include an expanded menu of shared park types, and identify locations and potential funding sources for acquiring new facilities in existing neighborhoods.

Action 6.12: Update and carry out the Grant Park Master Plan.

Action 6.13: Foster the partnership between the City and Fair Board to improve Seaside Park. 

Policy 6B: Ensure equal access to facilities and programs.


Action 6.14: Improve facilities at City parks to respond to the requirements of special needs groups.


Action 6.15: Adjust and subsidize fees to ensure that all residents have the opportunity to participate in recreation programs.

Action 6.16: Update the project fee schedule as necessary to ensure that development provides its fair share of park and recreation facilities.

Policy 6C: Provide additional gathering spaces and recreation opportunities.

Action 6.17: Update and create new agreements for joint use of school and City recreational and park facilities.

Action 6.18: Offer programs that highlight natural assets, such as surfing, sailing, kayaking, climbing, gardening, and bird watching. 

Action 6.19: Provide additional boating and swimming access as feasible. 

Action 6.20: Earmark funds for adequate maintenance and rehabilitation of existing skatepark facilities, and identify locations and funding for new development of advanced level skatepark facilities.

Policy 6D: Increase funding and support for park and recreation programs.

Action 6.21: Promote the use of City facilities for special events, such as festivals, tournaments, and races.

Action 6.22: Enter into concession or service agreements where appropriate to supplement City services.



- 🚓 Police Station
- 👮 Elementary School
- 📖 Library
- 🚒 Fire Stations
- 🎓 Middle School
- 🏠 Recreational Facilities
- 🏥 Hospitals
- 🎓 High School
- 🏡 Linear Park
- 🏛️ Government Center
- 🎓 Community College
- 🌳 Parks
- 🏌️ Golf Courses
- City Limits
- Planning Area

Figure 6-1
Public Facilities

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



"A city, like a living thing, is a united and continuous whole."

— Plutarch
ca. 50-120 AD, author of *Moralia*

CITY OF
VENTURA

OUR HEALTHY & SAFE COMMUNITY
ventura's general plan

7. OUR HEALTHY AND SAFE COMMUNITY

Our goal is to build effective community partnerships that protect and improve the social well-being and security of all our citizens.

Community Wellness

Keeping the small town feel of Ventura depends on working together as a community to look out for the well being of all residents, especially those most at risk. Community wellness requires comprehensive preventative care, as well as careful preparation for and response to dangers within the built environment and to risks posed by natural processes (see Figure 7-1).

Adequate shelter, sufficient medical services, walkable neighborhoods, and proper nutrition create an essential foundation for a healthy community. Reducing as much as possible the threat to people and property from earthquakes, landslides, floods, and fires further enhance the collective wellness of the city. In addition, a healthy Ventura community requires thorough protection from crime, and freedom from pollution, unwanted noise, and the threat of hazardous materials.

Alquist-Priolo designation requires a geologic investigation prior to the approval of a development permit to determine if a specific site within the zone is threatened by surface displacement from future fault movement.

Geologic and Flood Hazards

Ventura lies in an active geologic region and is therefore subject to a variety of seismic hazards, including ground shaking, liquefaction, and slope failure. State law requires the City to regulate development in mapped seismic hazard zones. Major faults in the city include the Ventura-Foothill (a State-designated Alquist-Priolo Earthquake Fault Zone), Oak Ridge, McGrath, Red Mountain and Country Club Faults. Areas closest to these faults are most likely to experience ground shaking or rupture in the event of an earthquake. Liquefaction during an earthquake is most likely to occur in areas with loose, granular soils where the water table lies within 50 feet of the surface. As the soil liquefies, buildings and other objects may tilt or sink.

Hillside stability varies based on slope, soil, rock type and groundwater depth. The hills north of Poli Street/Foothill Road have experienced many historic landslides and are prone to future movement. The City Hillside Management Program limits development in the area to minimize dangers from landsliding, erosion, flooding, and fire, and to retain natural and scenic character.

The Federal Emergency Management Agency regulates development along watercourses based on the likelihood of flooding: the basic benchmark – the 100-year flood – has a one percent chance of occurring in any given year. Although the mapped 100-year flood hazard areas for local rivers and barrancas are fairly limited in size, the largest recorded flood events along the Ventura

and Santa Clara Rivers, both following heavy rains in 1969, exceeded the 100-year flood zone. The policies and actions in this Chapter intend to limit harm from geologic and flood events by requiring detailed risk analyses and mitigation prior to development of sites in hazard prone areas.

Fire and Emergency Response

The Ventura Fire Department responds to fire, medical, and disaster calls from six stations in the city. The Department's goal is to reach the scene within 4 minutes 90% of the time. The Department has a reciprocal agreement with the County Fire Protection District to ensure that Ventura residents receive the swiftest service possible. The Department also has a responsibility to provide disaster preparedness for the City. Particular fire department concerns in the City include:



- the need for reliable and sustainable source of fire service revenue,
- lengthy response times to areas farthest from existing stations (See Figure 7-2),
- firefighter and support staffing levels that are far below the .98 firefighter per 1,000 population averages of other municipal fire departments with comparable city size, age, and population,
- the threat of wildland fire entering urban area, and
- the lack of fire protection systems in older structures.

The policies and actions in this Chapter aim to optimize firefighting and emergency response capabilities through oversight of new development, improved facilities, and added staff.



Police Protection

Ventura Police response to crimes in progress or alarm soundings averages less than six minutes, and less than sixteen minutes for most other calls. While the local crime rate is slightly higher than State average, the Department hopes to better engage the community in policing efforts to lower crime levels. As part of a Strategic Planning Process, the Department has established the following goals:

- reduce crime and the fear of crime
- improve the quality of life in neighborhoods
- enhance community and police partnerships
- develop personnel
- continued accountability

One-time grant funding has helped add officers dedicated to community crime prevention, gang control, and youth mentoring programs. As these grants end the City must face the challenge of funding these services. Actions in this Chapter seek to improve the full range of police services to maximize community safety by increasing staffing, outreach efforts, and public access to police services.

Noise

Noise is generally defined as unwanted sound. Its effects can range from annoyance to nuisances to health problems. State law requires the City to identify and address noise sources and establish projected noise levels for roadways, railroads, industrial uses, and other significant generators. The Noise Contours map (Figure 7-3) is used to help guide land use in a way that minimizes exposure of residents to excessive noise.

Vehicle traffic is by far the greatest source of noise affecting Ventura residents. Other sources include the Seaside Park raceway, the Grant Park shooting range, and railroad, commercial, and industrial activity. Homes, schools, hotels, and hospitals are considered sensitive receptors where excessive noise can interfere with normal activities.

Noise intensity is customarily measured on the decibel scale, an index of loudness. Sounds as faint as 10 decibels (dB) are barely audible, while noise over 120 dB can be painful or damaging to hearing (Table 7-1 shows some typical noise levels). A sound 10 dB higher than another is perceived as about twice as loud. A 5 dB change is readily noticeable, but a 3 dB difference is barely perceptible.

As shown in Table 7-2, normally acceptable outdoor noise in residential areas may reach 65 decibels. The Ldn label in the table indicates that sound is averaged over time to account for the fact that sources like traffic or aircraft may cause fluctuations of more than 20 dB over a few

seconds. CNEL refers to the fact that 5 dB is added to noise after 7 p.m. and 10 dB added from 10 p.m. to 7 a.m., when quieter conditions make sound more noticeable.

The State Building Code requires an acoustical study whenever outdoor noise would exceed 60 decibels at a proposed duplex, multifamily residence, hotel, motel or other attached dwelling. The study must show that the proposed project design would result in interior noise levels of 45 dB or less.

Although future increases in traffic are not expected to produce a significant change in perceived noise levels, other specific sound generators have been identified as problems in the community. The policies and actions in this chapter look to reduce the exposure of people in Ventura to these noise sources.

Table 7-1. Typical Noise Levels

Type of Noise or Environment	Decibels
Recording Studio	20
Soft Whisper; Quiet Bedroom	30
Busy Open-plan Office	55
Normal Conversation	60-65
Automobile at 20 mph 25 ft. away	65
Vacuum Cleaner 10 ft. away	70
Dump Truck at 50 mph 50 ft. away	90
Train Horn 100 ft. away	105
Claw Hammer; Jet Takeoff 200 ft. away	120
Shotgun at shooter's ear	140

**Table 7-2
Acceptable Noise Levels**

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE Ldn or CNEL, dBA						
	55	60	65	70	75	80	85
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
RESIDENTIAL - MULTI-FAMILY	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
TRANSIENT LODGING - MOTELS, HOTELS	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
PLAYGROUNDS, NEIGHBORHOOD PARKS	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]
INDUSTRIAL, MANUFACTURING, UTILITIES, AGRICULTURE	[Yellow bar from 55 to 60]		[Cyan bar from 60 to 70]		[Dark Cyan bar from 70 to 75]		[Black bar from 75 to 80]

NORMALLY ACCEPTABLE
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE
New construction or development should generally not be undertaken.

Source: General Plan Guidelines, California Office of Planning and Research

Hazardous Materials

Hazardous materials include medical and industrial wastes, pesticides, herbicides, radioactive materials, and combustible fuels. Improper use, storage, transport, or disposal of these materials may result in harm to humans, surface or ground water degradation, air pollution, fire, or explosion. Most of the several hundred facilities in Ventura that use or store hazardous materials lie along Ventura Avenue or in the Arundell industrial district.

The Fire Department maintains a team specially trained and equipped to respond to hazardous materials emergencies. Additional equipment and personnel for large-scale hazardous materials incidents is available from the County Fire Protection District, the City of Oxnard, and the U.S. Naval Construction Battalion Center in Port Hueneme.

The Westside and North Avenue neighborhoods include about 30 brownfields: sites that may possess contaminated soils but also have potential for reuse. Cleanup of these sites will make them more attractive for redevelopment that can improve the neighborhoods and generate employment and tax revenue. The City has established a Brownfield Assessment Demonstration Pilot Program to fund site assessments and initiate remediation. The policies and actions in this chapter intend to minimize the risk of adverse health effects of hazardous materials by regulating their location and seeking funding for cleanup of brownfield sites to encourage their reuse.

Policy 7A: Encourage wellness through care and prevention.

Action 7.1: Work with interested parties to identify appropriate locations for assisted-living, hospice, and other care-provision facilities.

Action 7.2: Provide technical assistance to local organizations that deliver health and social services to seniors, homeless persons, low-income citizens, and other groups with special needs.


Action 7.3: Participate in school and agency programs to:


- provide healthy meals,
- combat tobacco, alcohol, and drug dependency,
- distribute city park and recreation materials through the schools, and
- distribute information about the benefits of proper nutrition and exercise.

Action 7.4: Enhance or create ordinances which increase control over ABC licensed premises.


Action 7.5: Investigate the creation of new land use fees to enhance funding of alcohol related enforcement, prevention and training efforts.

Policy 7B: Minimize risks from geologic and flood hazards.


Action 7.6: Adopt updated editions of the California Construction Codes and International Codes as published by the State of California and the International Code Council respectively. 


Action 7.7: Require project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site: 

- with slopes greater than 10 percent or that otherwise have potential for landsliding,
- along bluffs, dunes, beaches, or other coastal features
- in an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault,
- in areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils,
- in areas within 100-year flood zones, in conformance with all Federal Emergency Management Agency regulations.


Action 7.8: To the extent feasible, require new critical facilities (hospital, police, fire, and emergency service facilities, and utility “lifeline” facilities) to be located outside of fault and tsunami hazard zones, and require critical facilities within hazard zones to incorporate construction principles that resist damage and facilitate evacuation on short notice. 


Action 7.9: Maintain and implement the Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan.

Action 7.10: Require proponents of any new developments within the 100-year floodplain to implement measures, as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards (e.g., by raising the finished floor elevation outside the floodplain). 

Action 7.11: Prohibit grading for vehicle access and parking or operation of vehicles within any floodway. 

Policy 7C: Optimize firefighting and emergency response capabilities.

Action 7.12: Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance. 

Action 7.13: Resolve extended response time problems by: 

- adding a fire station at the Pierpont/Harbor area,
- relocating Fire Station #4 to the Community Park site,
- increasing firefighting and support staff resources,
- reviewing and conditioning annexations and development applications, and
- require the funding of new services from fees, assessments, or taxes as new subdivisions are developed.

Action 7.14: Educate and reinforce City staff understanding of the Standardized Emergency Management System for the State of California.


Policy 7D: Improve community safety through enhanced police service.

Action 7.15: Increase public access to police services by:

- increasing police staffing to coincide with increasing population, development, and calls for service,
- increasing community participation by creating a Volunteers in Policing Program, and,
- require the funding of new services from fees, assessments, or taxes as new subdivisions are developed.


Action 7.16: Provide education about specific safety concerns such as gang activity, senior-targeted fraud, and property crimes.

Action: 7.17: Establish a nexus between police department resources and increased demands associated with new development.


Action 7.18: Continue to operate the Downtown police storefront. 


Action 7.19: Expand Police Department headquarters as necessary to accommodate staff growth.


Policy 7D: Minimize exposure to air pollution and hazardous substances.

Action 7.20: Require air pollution point sources to be located at safe distances from sensitive sites such as homes and schools. 

Action 7.21: Require analysis of individual development projects in accordance with the most current version of the Ventura County Air Pollution Control District Air Quality Assessment Guidelines and, when significant impacts are

identified, require implementation of air pollutant mitigation measures determined to be feasible at the time of project approval. 

Action 7.22: In accordance with Ordinance 93-37, require payment of fees to fund regional transportation demand management (TDM) programs for all projects generating emissions in excess of Ventura County Air Pollution Control District adopted levels. 


Action 7.23: Require individual contractors to implement the construction mitigation measures included in the most recent version of the Ventura County Air Pollution Control District Air Quality Assessment Guidelines. 

Action 7.24: Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, medical facilities) within or adjacent to industrially designated areas if an analysis provided by the proponent demonstrates that the health risk will not be significant.


Action 7.25: Adopt new development code provisions that ensure uses in mixed-use projects do not pose significant health effects.


Action 7.26: Seek funding for cleanup of sites within the Brownfield Assessment Demonstration Pilot Program and other contaminated areas in West Ventura.


Action 7.27: Require proponents of projects on or immediately adjacent to lands in industrial,

commercial, or agricultural use to perform soil and groundwater contamination assessments in accordance with American Society for Testing and Materials standards, and if contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development under the supervision of the County Environmental Health Division, County Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination). 


Action 7.28: Educate residents and businesses about how to reduce or eliminate the use of hazardous materials, including by using safer non-toxic equivalents.

Action 7.29: Require non-agricultural development to provide all necessary buffers, as determined by the Agriculture Commissioner's Office, from agricultural operations to minimize the potential for pesticide drift. 


Action 7.30: Require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation. 


Action 7.31: Work toward voluntary reduction or elimination of aerial and synthetic chemical application in cooperation with local agricultural interests and the Ventura County agricultural commissioner. 


Policy 7E: Minimize the harmful effects of noise.


Action 7.32: Require acoustical analyses for new residential developments within the mapped 60 decibel (dBA) CNEL contour, or within any area designated for commercial or industrial use, and require mitigation necessary to ensure that: 


- Exterior noise in exterior spaces of new residences and other noise sensitive uses that are used for recreation (such as patios and gardens) does not exceed 65 dBA CNEL, and
- Interior noise in habitable rooms of new residences does not exceed 45 dBA CNEL with all windows closed.


Action 7.33: As funding becomes available, construct sound walls along U.S. 101, SR 126, and SR 33 in areas where existing residences are exposed to exterior noise exceeding 65 dBA CNEL. 

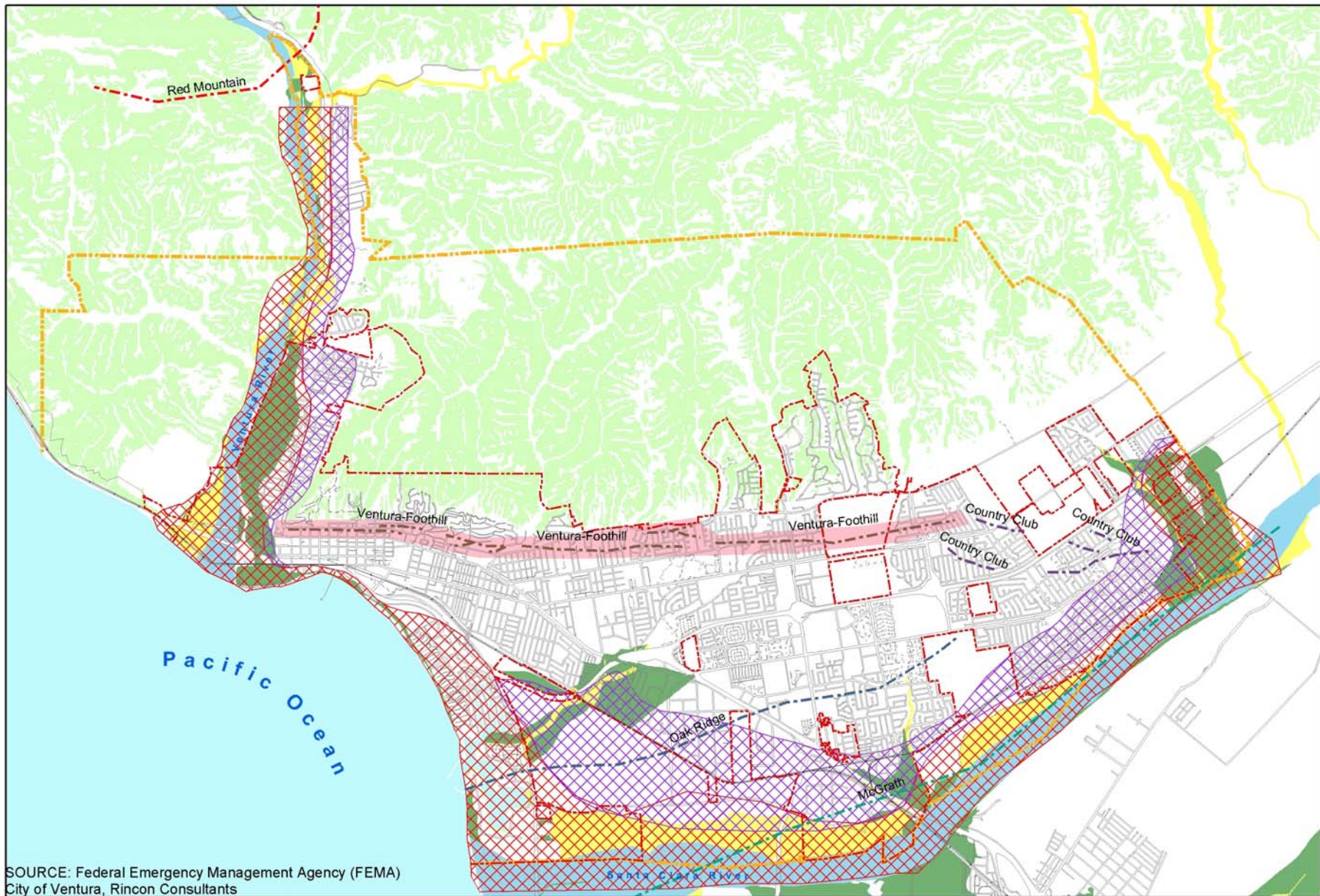
Action 7.34: Request that sound levels associated with concerts at the County Fairgrounds be limited to 70 dBA at the eastern edge of that property. 

Action 7.35: Request the termination of auto racing at the County fairgrounds. 

Action 7.36: Amend the noise ordinance to restrict leaf blowing, amplified music, trash collection, and other activities that generate complaints. 

Action 7.37: Use rubberized asphalt or other sound reducing material for paving and re-paving of City streets. 

Action 7.38: Update the Noise Ordinance to provide standards for residential projects and residential components of mixed-use projects within commercial and industrial districts. 



SOURCE: Federal Emergency Management Agency (FEMA)
City of Ventura, Rincon Consultants

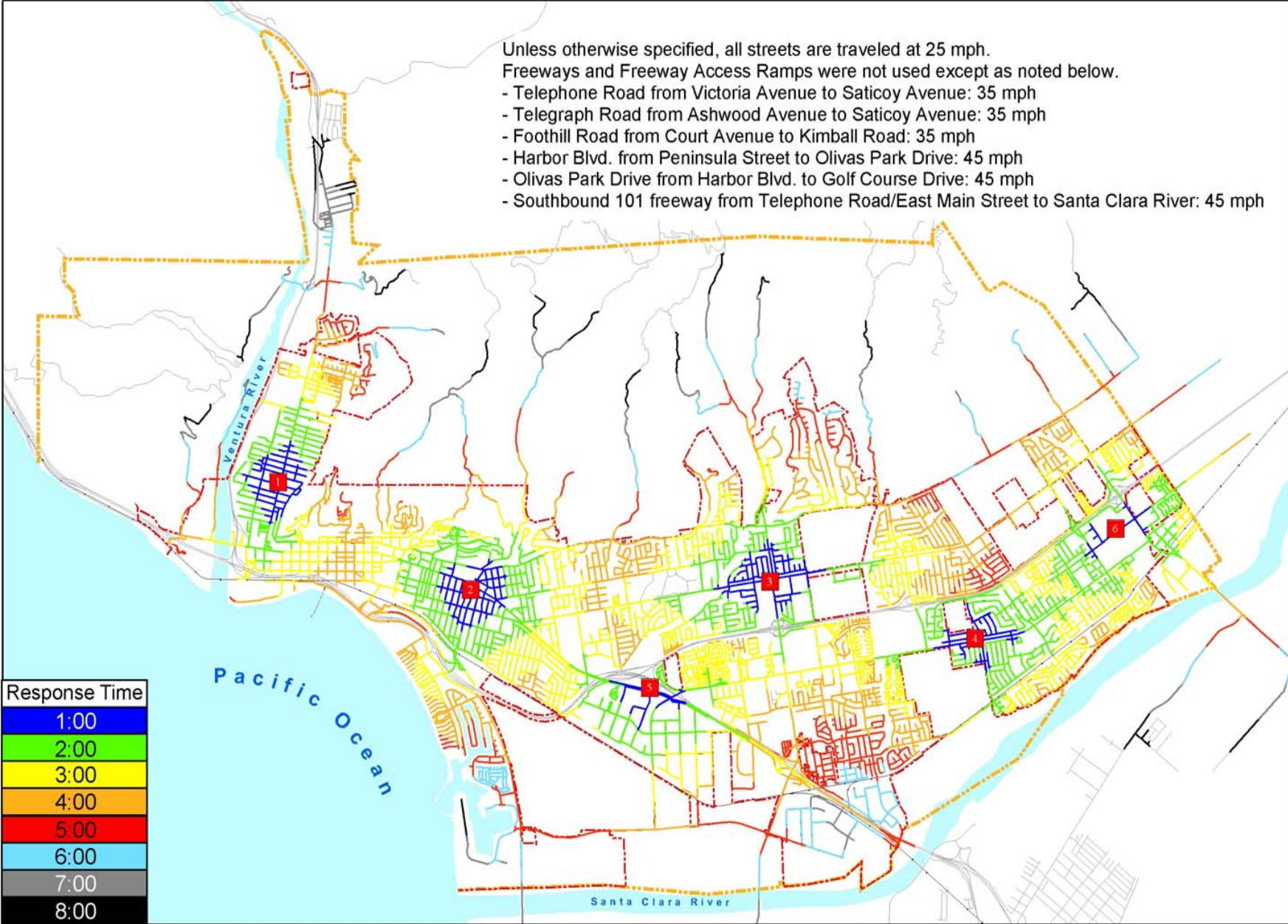
Figure 7-1
Natural Hazards

- | | | | |
|----------------------------------|-------------------------------------|-------------------------------------|---------------------------------------|
| FEMA Flood Hazard Zones | Liquefaction Zones | Major Fault Systems | Other |
| Yellow box: A (100-yr floodzone) | Red cross-hatch: High Water Table | Blue dashed line: Country Club | Red dashed line: City Limits |
| Green box: B (500-yr floodzone) | Purple cross-hatch: Low Water Table | Green dashed line: McGrath | Orange dashed line: Planning Boundary |
| Blue box: Floodway | | Black dashed line: Oak Ridge | Light green box: >30% Slope |
| | | Red dashed line: Red Mountain | |
| | | Black dashed line: Ventura-Foothill | |

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

Unless otherwise specified, all streets are traveled at 25 mph.
 Freeways and Freeway Access Ramps were not used except as noted below.

- Telephone Road from Victoria Avenue to Saticoy Avenue: 35 mph
- Telegraph Road from Ashwood Avenue to Saticoy Avenue: 35 mph
- Foothill Road from Court Avenue to Kimball Road: 35 mph
- Harbor Blvd. from Peninsula Street to Olivas Park Drive: 45 mph
- Olivas Park Drive from Harbor Blvd. to Golf Course Drive: 45 mph
- Southbound 101 freeway from Telephone Road/East Main Street to Santa Clara River: 45 mph



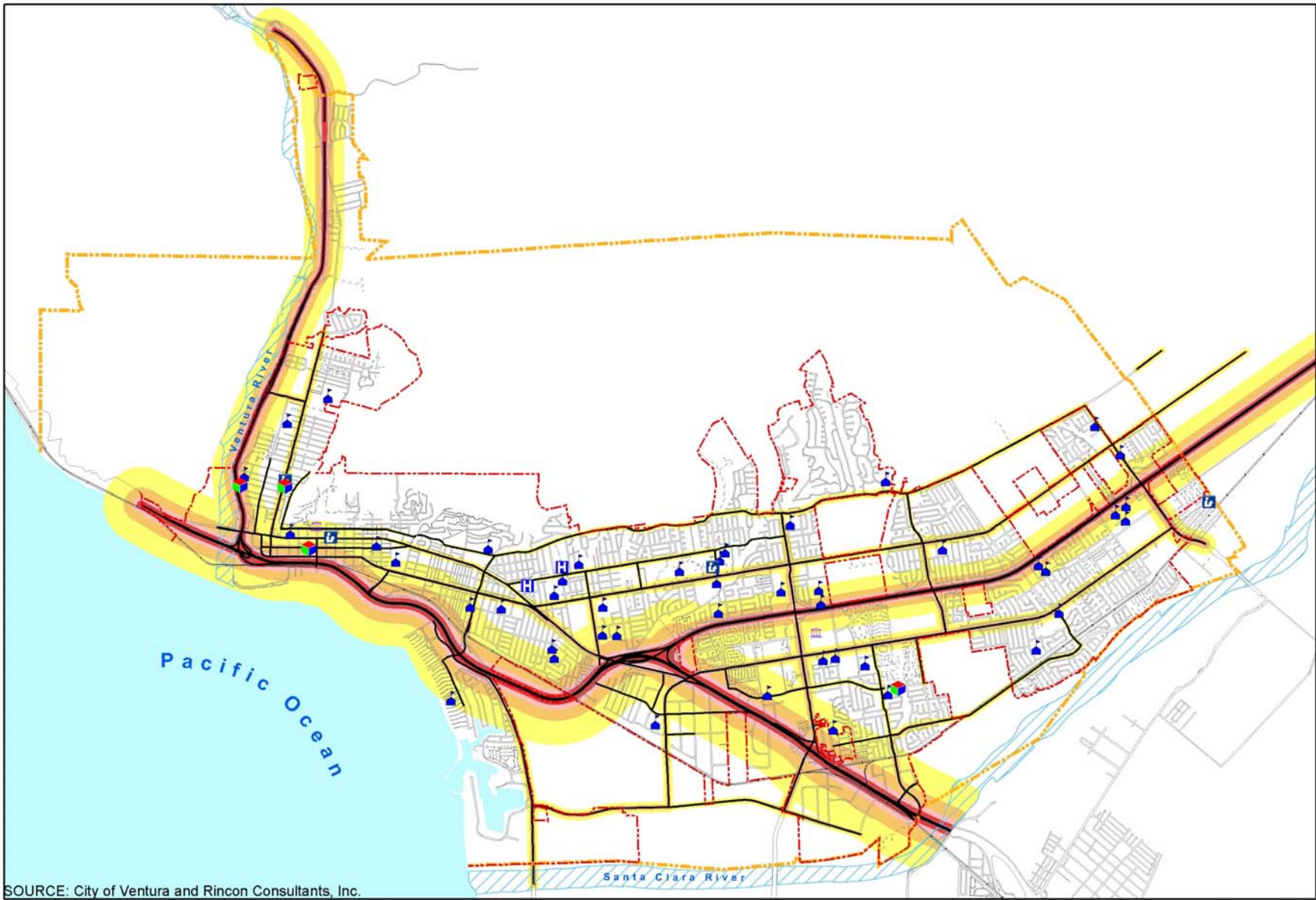
Response Time	
1:00	Blue
2:00	Green
3:00	Yellow
4:00	Orange
5:00	Red
6:00	Light Blue
7:00	Grey
8:00	Dark Grey

SOURCE: City of Ventura

- City Limits
- Planning Boundary
- Existing Fire Stations 1-6

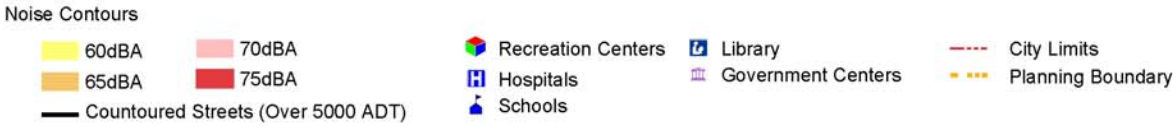
Figure 7-2
Fire Response Time

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



SOURCE: City of Ventura and Rincon Consultants, Inc.

Figure 7-3
Noise Contours



This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



"A vigorous culture capable of making corrective, stabilizing changes depends heavily on its educated people, and especially upon their critical capacities and depth of understanding."

— Jane Jacobs
Dark Age Ahead

CITY OF
VENTURA

OUR EDUCATED COMMUNITY
ventura's general plan

8. OUR EDUCATED COMMUNITY

Our goal is to encourage academic excellence and life-long learning resources to promote a highly-educated citizenry.

Lifelong Learning

Education is more important than ever before as the foundation for the vitality of informed community participation in Ventura. The *Ventura Vision* calls for the city to be “a community dedicated to educational excellence and an emphasis on lifelong learning.” A truly educated community is key to achieving most of the goals in this General Plan because:

- In the 21st Century information economy a highly educated and skilled workforce is vital to community prosperity,
- Education and the institutions that provide it are critical to achieving environmental and cultural leadership, and
- An educated and informed citizenry is essential to sound planning and decision-making.

While Ventura has a comparatively well-educated population (see Table 8-1), the high costs of doing business and finding housing in the city will force even greater emphasis on businesses and jobs that require ever-higher levels of skill. The need and desire for lifelong learning will require relentlessly expanding educational resources and access to them in the years ahead. Plus, the assets that strong educational institutions provide

are necessary to bring a rich cultural life to the community as well.

Ventura can build on an impressive base of well-regarded public schools, array of private alternatives, major community college, satellite university campuses, expanding media-training institute, law school, and three branch libraries, among other educational resources. The key to becoming renowned as a local “learning community” lies in creating stronger linkages between these existing resources and integrating them into the physical and social landscape of our community.

Leveraging our Assets

Excellence in public education is the top priority for the Ventura Unified School District (whose boundaries extend beyond the city). In Ventura, the District manages 16 elementary schools, four middle schools, three high schools, and one continuation high school, plus independent study and adult education programs.

In addition to District schools, the city also is home to more than a dozen private schools (see Table 8-2), serving 13 percent of elementary and high school students living in Ventura, according to the 2000 Census. Figure 6-1 shows school locations in the city.

**Table 8-1
Education Level**

Schooling Completed	Percent of Population
High School	21.7
Some College	28.2
Associate Degree only	9.6
Bachelors Degree only	15.4
Graduate Degree	9.3
High School Diploma & Above	84.1
Associate Degree & Above	34.2

Source: 2001 Ventura County Economic Outlook

**Table 8-2
Private Schools**

School	Grades
First Baptist Day	K-5
St. Augustine Academy	4-12
Sacred Heart	K-8
Ventura Missionary Christian Day	K-8
College Heights Christian	K-8
St. Bonaventure High School	9-12
Holy Cross	K-8
Our Lady of The Assumption	K-8
St. Paul's Parish Day	K-8
Grace Lutheran Christian Day	K-6
Jameson	K-12
Ventura County Christian	K-12
Hill Road Montessori Preschool	K-3
Wells Road Baptist Academy	K-12

Most public schools operate at or near capacity (see Table 8-3), and continuing growth in Ventura requires the District to search for sites for new schools (see Table 8-4). Developers of new projects are required to dedicate land or pay fees for school purposes, and any major annexation of land outside the city is likely to have to provide a school site to serve new resident children. Still, the scarcity and cost of suitable sites means that greater thought will need to be given to shared facility use and other non-traditional approaches to expanding capacity.

Table 8-3. Ventura Unified School District Enrollment

Schools – No.	Students	Capacity
Elementary – 17	8,093	95%
Middle – 4	4,304	93%
High - 3	4,820	85%
TOTAL	17,217	92%

Source: Ventura Unified School District, 2003

Table 8-4. Public School Demand

School Type	Students/School	School Needs	Acres Needed ¹
Elementary	600	4	40
Middle	1,000	1	20
High	2,000	1	40
TOTAL		6	100

1. Assumes 10 acres for elementary schools, 20 acres for middle schools, and 40 acres for high schools.

Source: Ventura Unified School District, 2003

Ventura is increasingly becoming recognized as a center for higher education. Ventura College is a highly respected two-year school with more than 12,000 students, providing everything from a

distinguished transfer opportunity for the University of California to certificates and associates degrees in important fields such as manufacturing and nursing. Students also can obtain four-year degrees in certain fields at the UCSB Ventura Center. Brooks Institute of Photography provides education in photojournalism, filmmaking, and related fields, providing the city with a significant cultural asset. Residents can earn graduate degrees in law, public policy, and education at the Ventura campuses of California Lutheran University, Azusa Pacific University, the Ventura College of Law, and the Southern California Institute of Law. The opening of the nearby California State University Channel Islands has drawn many students and faculty to live in Ventura, especially those in creative fields.

Combined, these institutions of higher learning provide Ventura with tremendous educational assets. Through the policies and actions in this chapter, the City is committed to nurturing these institutions, creating synergy among them, and instilling both cultural and economic opportunities.

Libraries of the Future

The County public library system in Ventura currently operates three branch libraries that serve about 200,000 visits annually (see Table 8-5). But in a digital age where more and more content is available online, the traditional book borrowing function is becoming outmoded. Library administrators and staff, the City’s Library Advisory Commission, and patrons have all pointed to needs for adding library space, extending operating hours, and updating and expanding learning resources.

At a more fundamental level, the ideas of what constitutes a library and how it fits the patterns of a learning community need to be reexamined. Integration with school libraries, including the Ventura College Learning Center, is a top priority for this reevaluation, as embodied in the policies and actions in this chapter.

City and Community Programs

Traditional classroom settings alone cannot provide the complete set of educational skills and experience needed by people of all ages. The City provides a variety of learning opportunities, including youth and adult art programs, environmental education, adaptive recreation programs, youth after-school activities, and summer camps. Community organizations also provide a range of classes and experiences, including tours, museums, lectures, and hands-on activities. Expanding venues for such activities and promoting participation in them are key challenges.

Policies and actions in this chapter seek to expand lifelong learning opportunities for everyone in the community.

Table 8-5. Local Libraries

Library	Card-Holders	2003-2004 Patronage	Hours Open Weekly	Facility Size (sq. ft.)
E. P. Foster	48,195	366,134	54	31,000
H. P. Wright			39	12,000
Avenue			25	3,000

Source: Ventura County Library Administration, 2005

Policy 8A: Reach out to institutions and educators to advance lifelong learning.

Action 8.1: Work closely with schools, colleges, and libraries to provide input into site and facility planning.


Action 8.2: Organize a regional education summit to generate interest in and ideas about learning opportunities.


Action 8.3: Adopt joint-use agreements with libraries, schools, and other institutions to maximize use of educational facilities.

Action 8.4: Distribute information about local educational programs.

Policy 8B: Increase the availability and diversity of learning resources.

Action 8.5: Install infrastructure for wireless technology and computer networking in City facilities.

Action 8.6: Establish educational centers at City parks. 

Action 8.7: Work with the State Parks Department to establish a marine learning center at the Harbor. 

Action 8.8: Work with the Ventura Unified School District to ensure that school facilities can be provided to serve new development.

Policy 8C: Reshape public libraries as 21st Century learning centers.

Action 8.9: Complete a new analysis of community needs, rethinking the role of public libraries in light of the ongoing advances in information technology and the changing ways that individuals and families seek out information and life-long learning opportunities.

Action 8.10: Reassess the formal and informal relationships between our current three branch public libraries and school libraries – including the new Ventura College Learning Resource Center – as well as joint use of facilities for a broader range or compatible public, cultural, and educational uses.

Action 8.11: Develop a Master Plan for Facilities, Programs, and Partnerships to create an accessible, robust, and vibrant library for the 21st Century system, taking into consideration that circulation of books is no longer the dominant function but will continue to be an important part of a linked network of learning centers.

Action 8.12: Develop formal partnerships, funding, capital strategies, and joint use agreements to implement the new libraries Master Plan.



"Whatever you can do, or dream you can,
begin it. Boldness has genius, power and
magic in it."

— Johann Wolfgang von Goethe

CITY OF
VENTURA

OUR CREATIVE COMMUNITY
ventura's general plan

9. OUR CREATIVE COMMUNITY

Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life.

A Rich Foundation

Local history, artistic expression, and cultural diversity play vital roles in making Ventura a vibrant and interesting place. The heritage of Chumash civilization, which developed over the course of about 9,000 years, and influences of Mexican settlement establish a rich tableau for the modern development of the city. Art in museums, galleries, and public places, as well as space and energy devoted to the creation of artwork and crafts connect the community in complex and fundamental ways. Cultural expression in the form of festivals and informal gatherings provide additional and essential bonds that strengthen the community.

Historic Context

Abundant food and water, temperate climate, and ample material for tool manufacturing attracted early local inhabitants. Chumash peoples were living in a string of coastal villages when Spanish explorers arrived in 1542. Shisholop village (at the south end of present-day Figueroa Street) was a thriving Chumash provincial capital at the time of the Spanish arrival. Other Chumash villages and burial sites have been found in what are now the North Avenue and Saticoy neighborhoods, as well as north of the Ventura River. Mexican settlers began to arrive in earnest

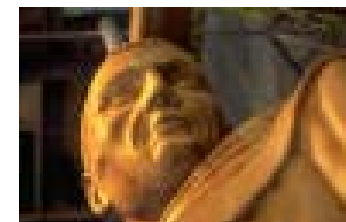
**Table 9-1
Key Historical and Cultural Sites**

Site	Description
Albinger Museum	Artifacts spanning 3,500 years excavated from a site next to the Mission are on display in this former adobe at 113 East Main Street.
Downtown	Downtown Ventura is home to a variety of 19 th Century buildings that house restaurants and retail establishments in a small-town setting with a variety of cultural amenities.
Olivas Adobe Park	Completed in 1849 for the Raymundo ranching family, the well-preserved hacienda at 4200 Olivas Park Road is utilized as concert and banquet facility.
Ortega Adobe	Built in 1857, the adobe is only remaining example of the middle class homes that once lined West Main Street. The building has since been used as a police station and restaurant.
San Buenaventura Mission	Built in 1782, the Mission anchors the western part of the downtown area and is still used for regular Catholic services.
Santa Gertrudis Chapel	The Chapel was originally completed around 1809. The site is located along Highway 33 near Foster Park.
San Miguel Chapel	The site is located at Thompson Boulevard and Palm Street. The original chapel dated back to the early 1800s.
Ventura County Museum of History and Art	The museum at 100 East Main Street houses exhibits featuring local artists and historical artifacts. Expansion plans include a 200-seat auditorium and a gallery with touring exhibits.

Source: City of Ventura

after the founding of Mission San Buenaventura in 1782.

More than 90 historic sites have been identified in the planning area (which includes areas outside the city). Notable ones include the Mission, the Ortega and Olivas Adobes, and the locations of the Santa Gertrudis and San Miguel Chapels (See Table 9-1 and Figure 9-1). Many of the existing buildings in Ventura were constructed between 1880 and 1940, a period that coincided with development of the railroads and harbor. City



Hall (formerly the County Courthouse) and the Mission aqueduct are listed as landmarks on the National Register of Historic Places, and structures in the following historic districts are protected by City architectural controls:

- the grounds within the Mission District,
- the Mitchell block (south of Thompson Boulevard between Chestnut and Fir Streets),
- the Selwyn Shaw block (north of Poli Street between Ann and Hemlock Streets), and
- the Simpson Tract (west of Ventura Avenue between Simpson and Prospect Streets).



Arts and Culture

When the City first adopted a Community Cultural Plan in 1992, Ventura's creative community was in its fledgling stage. Few of the now-thriving professional art and cultural organizations existed (see Table 9-2). A burgeoning visual artist community had made the city its home, but was fairly invisible except to the more intrepid arts supporters and collectors.

Since completion of that plan, the City has either implemented or initiated all of its recommendations, which were developed through extensive public involvement. As a result, the growth of the cultural community has been extraordinary. Now Ventura is home to a wealth of active artists and arts organizations. From 1994-2004, the budgets of arts organizations in Downtown Ventura alone increased from \$500,000 to more than \$4 million.

Ventura also now has a complement of major cultural institutions unique for a city of its size, including the Ventura Music Festival, the Rubicon Theatre Company, the Ventura County Museum of History and Art, and Focus on the Masters. The individual artists who live and work in the city continue to comprise a major part of its cultural fabric, and are highlighted in popular cultural events like the Downtown ArtWalks.

A strong focus of the City's general is to build the arts infrastructure of Ventura. A strong cultural infrastructure is the foundation of a healthy arts

ecosystem: this includes *places* (for arts creation, sales, exhibition, performance, rehearsal, living), *people* (artists, audiences, patrons), and *organizations* (production, support, and presentation).

In keeping with the community's respect for its roots, the Ventura arts scene remains authentic, no small feat in today's competitive environment. While many communities focus on importing Broadway shows or big-name art exhibits to increase their profile, Ventura successfully continues to highlight local artists, architecture, culture, history, and the environment – the unique threads that together comprise the rich tapestry of the Ventura community. Policies and actions in this chapter call for continuing to build the cultural foundations of the community by involving everyone in the production, support, and presentation of art and cultural programs, installing art in public places, providing working and display space for local artists, and identifying a site for an arts and cultural center.





**Table 9-2
Art and Cultural Institutions**

Name	Description	Years in Operation	Annual Patronage
Buenaventura Arts Association	Fine art gallery in downtown Ventura.	50	5,000
Channelaire Chorus	Women's chorus	42	2,500
City of Ventura Cultural Affairs Division	Supports local arts organizations; produces cultural programs (ArtWalks, Street Fairs, Music Under the Stars, Arts Education classes, grants, public art, etc.)	13	132,000
Focus on the Masters	Documentation of extraordinary artists (photographs, audio and video interviews)	10	15,000
Kids' Art	Ongoing, free kids' creative arts programs	12	350
Music 4 Kids	After school music instruction at Boys & Girls Clubs	4	800
Plexus Dance Theater	Professional modern dance performances	20	1,400
Rubicon Theater	Regional theater – classic and contemporary	6	37,000
San Buenaventura Foundation for the Arts	Arts umbrella organization - supports development of the Cultural Center and produces Arts Explosion	5	5,900
Ventura Area Theater Sports	Live improvisational theater in downtown Ventura	15	5,000
Ventura Artists' Union	Art gallery and weekly arts shows on California Plaza	15	17,000
Ventura College Opera Workshop	Opera and theater company at Ventura College	21	4,500
Ventura County Ballet	Ballet school with twice annual performances	6	11,000
Ventura County Master Chorale	Professional vocal music ensemble	23	6,000
Ventura County Museum of History and Art	Museum featuring exhibits on the history and art of Ventura County	26	55,000
Ventura Music Festival	Annual concert festival presenting international and local performers	11	9,000

Policy 9A: Increase public art and cultural expression throughout the community.

Action 9.1: Require works of art in public spaces per the City’s Public Art Program Ordinance.

Action 9.2: Sponsor and organize local art exhibits, performances, festivals, cultural events, and forums for local arts organizations and artists. 

Action 9.3: Expand outreach and publicity by: 

- promoting locally produced art and local cultural programs
- publishing a monthly calendar of local art and cultural features,
- distributing the *State of the Arts* quarterly report, and
- offering free or subsidized tickets to events.

Action 9.4: Support the creative sector through training and other professional development opportunities.

Action 9.5: Work with the schools to integrate arts education into the core curriculum.

Action 9.6: Promote the cultural and artistic expressions of Ventura’s underrepresented cultural groups.


Action 9.7: Offer ticket subsidy and distribution programs and facilitate transportation to cultural offerings.

Policy 9B: Meet diverse needs for performance, exhibition, and workspace.


Action 9.8: Increase the amount of live-work development, and allow its use for production, display, and sale of art.


Action 9.9: Work with community groups to locate sites for venues for theater, dance, music, and children’s programming.

Policy 9C: Integrate local history and heritage into urban form and daily life.


Action 9.10: Provide incentives for preserving structures and sites that are representative of the various periods of the city’s social and physical development. 


Action 9.11: Organize and promote multi-cultural programs and events that celebrate local history and diversity.


Action 9.12: Allow adaptive reuse of historic buildings. 


Action 9.13: Work with community groups to identify locations for facilities that celebrate local cultural heritage, such as a living history Chumash village and an agricultural history museum. 


Policy 9D: Ensure proper treatment of archeological and historic resources.


Action 9.14: Require archaeological assessments for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located. 

Action 9.15: Suspend development activity when archaeological resources are discovered, and require the developer to retain a qualified archaeologist to oversee handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate. 

Action 9.16: Pursue funding to preserve historic resources. 


Action 9.17: Provide incentives to owners of eligible structures to seek historic landmark status and invest in restoration efforts. 


Action 9.18: Require that modifications to historically-designated buildings maintain their character. 


Action 9.19: For any project in a historic district or that would affect any potential historic resource or structure more than 40 years old, require an assessment of eligibility for State and federal register and landmark status and appropriate mitigation to protect the resource. 


Action 9.20: Seek input from the City's Historic Preservation Commission on any proposed

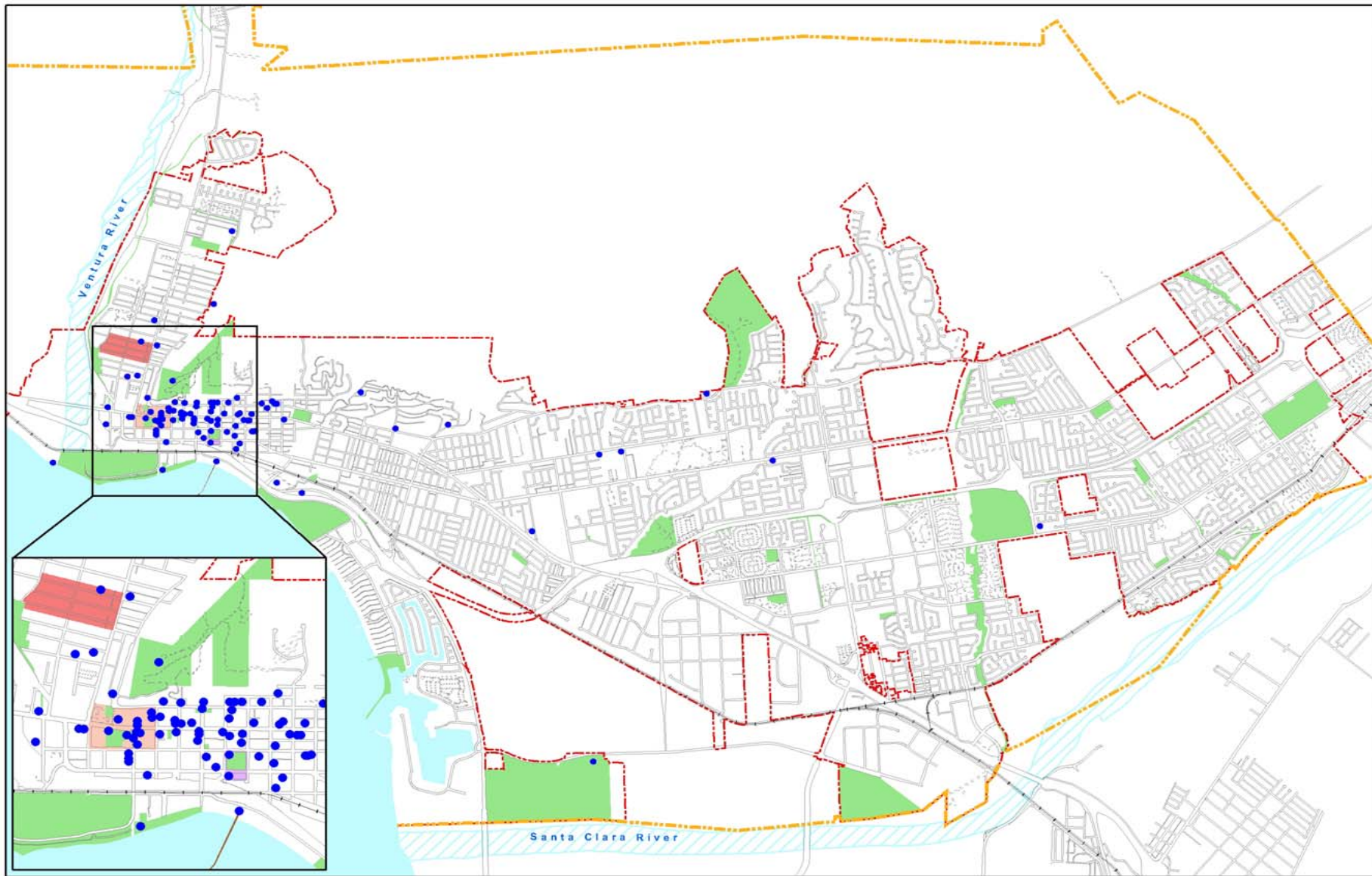
development that may affect any designated or potential landmark. 

Action 9.21: Update the inventory of historic properties. 

Action 9.22: Create a set of guidelines and/or policies directing staff, private property owners, developers, and the public regarding treatment of historic resources that will be readily available at the counter. 

Action 9.23: Complete and maintain historic resource surveys containing all the present and future components of the historic fabric within the built, natural, and cultural environments. 

Action 9.24: Create a historic preservation element. 



- Historical Sites
- City Limits
- Mission Historic District
- Mitchell Block Historic District
- Selwyn Shaw Historic District
- Simpson Tract Historic District
- Parks
- Planning Area

Figure 9-1
Historic Districts and Sites

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.



"Never believe that a few caring people can't change the world. For indeed, that's all who ever have."

— Margaret Mead
Renowned Anthropologist

10. OUR INVOLVED COMMUNITY

Our goal is to strive to work together as a community to achieve the Ventura Vision through civic engagement, partnerships, and volunteer service.

Civic Engagement

It is not enough to have a vision of smart growth for Ventura. Achieving that vision requires the active and ongoing participation of an engaged and active community. Fortunately, Ventura builds on a strong foundation: thousands of Ventura citizens are involved in their schools and places of worship and give their time to civic, cultural, and charitable organizations. City Commissions, the Community Councils, the Chamber of Commerce and other well-established avenues provide opportunities for community leadership.

This is what Alexis De Toqueville celebrated in his famous book, *Democracy in America*, calling our nation, “the one country in the world, day in and day out, that makes use of an unlimited freedom of association.” Yet today in Ventura, as all across America, there is concern about the health of our democracy. Sociologist Robert Putnam gained national attention with his research showing that “by almost every measure, Americans’ direct engagement in politics and government has fallen steadily and sharply over the last generation.”

Among the symptoms in Ventura have been a decline in voter turnout in recent local elections – (a 36% drop from 1995 through 2003.) Over those years, the ability to build consensus about future development has been undermined by sharply polarized divisions, showdowns at the ballot box, and often rancorous public hearings. The complaint often recurs that planning decisions are made without adequate notice or consideration of the views of those affected. Many citizens criticize the City decision-making process as convoluted and counterproductive.

Moreover, ongoing participation of an engaged community requires civic places where citizens can come together. It is not insignificant that a decline in public participation and the quality of civic discourse has paralleled the loss of civic places in our cities. Historically, governments provided open spaces and buildings that were at the center of a community, physically and symbolically. Town squares and plazas, often faced by a hall for formal gathering and civic engagement, have all but disappeared. The poverty of American public places was apparent after the Columbine High School shooting in Colorado, when citizens gathered to mourn, not in a shared place for people, but in a parking lot.

Nearly everyone agrees we can and should do better. The best model for doing this was the citywide effort to craft the *Ventura Vision*. Thousands participated in a year-long partnership encompassing City government, non-profit organizations, community groups, business,

schools and individual residents to chart the community's future.

The vision of an "involved community" was described in the *Ventura Vision* report as: seeking "broad community collaboration; more widely publicizing city government services, planning processes and policies; better involvement of typically under-represented groups such as youth, seniors and ethnic minorities in community planning; and developing public parks, plazas, neighborhood greenways and other spaces that promote civic interaction and events."

Since that vision was adopted by the City Council in 2000, the City has worked to implement it, building on existing community assets and strengthening the linkages and interconnections that already exist among people, organizations, and shared community goals. A remarkable example of broad community collaboration earned attention throughout Southern California in late 2004. Facing the prospect of winter flooding, the City undertook to evacuate homeless people living in the channel of the Ventura River. This was accomplished by a partnership involving non-profit social service agencies, faith-based organizations, City staff, business leaders, community volunteers and the affected homeless population.

There are many more models of successful community collaboration in Ventura, including: the restoration of the pier, the community's rich array of after-school programs, the implementation of the 1992 Cultural Plan, the 2004 Downtown

Charrette, the 2005 Midtown Design Charrette and the establishment of conservancies to preserve the Grant Park cross and Ventura's cherished hillsides.

City government has learned from these efforts to reach broadly and deeply into the community. Civic engagement and trust are built when City representatives actively seek to involve everyone in positive and transparent partnerships. That goal requires a continually evolving effort to promote participation:

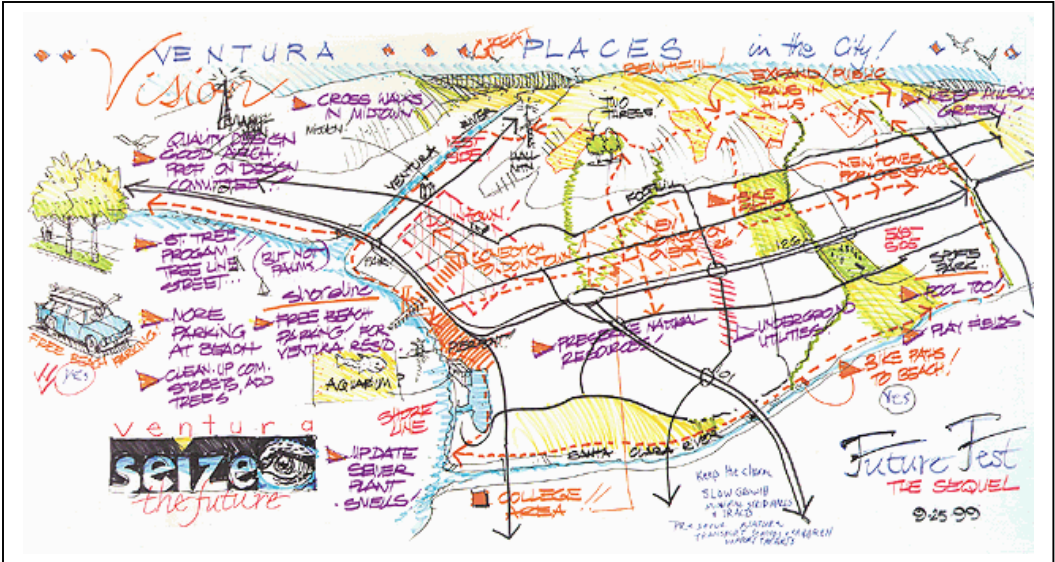
- through proactive and interactive media outreach in the press, on the web, on radio and television,
- by striving to include everyone in decision making and making it convenient for them to participate by seeking them out in their neighborhoods and gathering places like schools, houses of worship and public spaces, and
- through community dialogues, workshops, charrettes, town hall forums, and community councils, in addition to formal public hearings.

More effort needs to be put into building consensus about future growth and change upfront through community planning, rather than waiting until specific development projects are proposed. That effort will continue with the work to craft a citywide "form-based code" and concentrated planning efforts for specific neighborhoods and districts.

Focused attention should be paid to making our public decision-making processes easier to understand and participate in. Citizens have little time or patience for complicated planning and entitlement processes that drag on for years. By establishing clearer rules and public processes for applying them, the policies and actions in this chapter will enable more citizens to feel that they will be heard and their contributions valued. By involving a wider range of the community in clearly setting Ventura's planning goals and standards of quality, we can devote more time to achieving those goals and less time wrangling over specific proposals.

Ventura also needs to reestablish places for civic discourse. While the City will continue to encourage the use of our beautiful City Hall for its historic role of government by and for the people, we also need a hierarchy of civic spaces citywide that are strategically located in neighborhood centers and accessible by pedestrians (see Chapter Three, Action 3.8). Every neighborhood should have access to a physical location designated for public gathering and civic purposes.

Our long-range vision is to build an ethic and a fabric of robust civic engagement – what De Toqueville called “the habits of the heart.” His phrase evokes what the Ventura Vision called “direct engagement in public affairs” through “participation, hard work and collaboration . . . sustaining Ventura as an exceptional place.” The policies and actions in this chapter aim to do just that.



Policy 10A: Work collaboratively to increase citizen participation in public affairs. including the website, cable channels, newsletters, kiosks, and water billing statements.

Action 10.1: Conduct focused outreach efforts to encourage all members of the community – including youth, seniors, special needs groups, and non-English speakers – to participate in City activities.

Action 10.2: Obtain public participation by seeking out citizens in their neighborhoods and gathering places such as schools, houses of worship and public spaces.

Action 10.3: Invite civic, neighborhood, and non-profit groups to assist with City project and program planning and implementation.

Action 10.4: Provide incentives for City staff to participate in community and volunteer activities.

Action 10.5: Invite seniors to mentor youth and serve as guides at historical sites.

Action 10.6: Offer internships in City governance, and include youth representatives on public bodies.

Action 10.7: Continue to offer the Ambassadors program to obtain citizens assistance with City projects.

Policy 10B: Raise awareness of City operations and be clear about City objectives.


Action 10.8: Utilize the City website as a key source of information and expand it to serve as a tool for civic engagement.


Action 10.9: Publish an annual report that evaluates City performance in such areas as conservation, housing, and economic development.

Action 10.10: Continue to improve the user-friendliness of the media that communicate information about the City,

Policy 10 C: Work at the neighborhood level to promote citizen engagement.

Action 10.11: Establish a clear policy toward the scope, role, boundaries, and jurisdiction of neighborhood Community Councils citywide, with the objectives of strengthening their roles in decision-making.

Action 10.12: Establish stronger partnerships with neighborhood Community Councils to set area priorities for capital investment, community policing, City services, commercial investment, physical planning, education, and other concerns, to guide both City policies and day-to-day cooperation and problem-solving. 


Action 10.13: Recognizing that neighborhood empowerment must be balanced and sustained by overall City policies and citywide vision and resources – establish a citywide Neighborhood Community Congress where local neighborhood Community Councils can collaborate and learn from each other. 








Action 10.14: Establish clear liaison relationships to foster communication, training, and involvement efforts between the City, neighborhood Community Councils and other community partners, including the Ventura Unified School District and business, civic, cultural and religious groups.




"Individual commitment to a group effort, that is what makes a team work, a company work, a society work, a civilization work."






— Vince Lombardi
Author of *What It Takes To Be #1*, 2001

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Number	Action	Lead Entity	Timeframe
1.1	 Adhere to the policies and directives of the California Coastal Act in reviewing and permitting any proposed development in the Coastal Zone.	CD [CP]	Ongoing
1.2	 Prohibit non-coastal-dependent energy facilities within the Coastal Zone, and require any coastal-dependent facilities including pipelines and public utility structures to avoid coastal resources (including recreation, habitat, and archaeological areas) to the extent feasible, or to minimize any impacts if development in such areas is unavoidable.	CD [CP]	Ongoing
1.3	 Work with the State Department of Parks and Recreation, Ventura County Watershed Protection Agency, and the Ventura Port District to determine and carry out appropriate methods for protecting and restoring coastal resources, including by supplying sand at beaches under the Beach Erosion Authority for Control Operations and Nourishment (BEACON) South Central Coast Beach Enhancement program.	PW [E]	Ongoing
1.4	 Require new coastal development to provide non-structural shoreline protection that avoids adverse impacts to coastal processes and nearby beaches.	CD [CP]	Ongoing
1.5	 Collect suitable material from dredging and development, and add it to beaches as needed and feasible.	PW [E]	Ongoing
1.6	 Support continued efforts to decommission Matilija Dam to improve the sand supply to local beaches.	PW [U]	Long-term
1.7	 Update the Hillside Management Program to address and be consistent with the Planning Designations as defined and depicted on the General Plan Diagram.	CD [LRP]	Short-term

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Number	Action	Lead Entity	Timeframe
1.8	 Buffer barrancas and creeks that retain natural soil slopes from development according to state and Federal guidelines.	CD [LD]	Ongoing
1.9	 Prohibit placement of material in watercourses other than native plants and required flood control structures, and remove debris periodically.	PW [MS/P]	Ongoing
1.10	 Remove concrete channel structures as funding allows, and where doing so will fit the context of the surrounding area and not create unacceptable flood or erosion potential.	PW [MS/P]	Long-term
1.11	 Require that sensitive wetland and coastal areas be preserved as undeveloped open space wherever feasible and that future developments result in no net loss of wetlands or "natural" areas.	CD [LRP]	Short-term
1.12	Update the provisions of the Hillside Management Program as necessary to ensure protection of open space lands.	CD [LRP]	Mid-term
1.13	Recommend that the City's Sphere of Influence be coterminous with existing City limits in the hillsides in order to preserve the hillsides as open space.	CD [LRP]	Short-term
1.14	Work with established land conservation organizations toward establishing a Ventura hillsides preserve.	PW [P]	Long-term
1.15	Actively seek local, state, and Federal funding sources to achieve preservation of the hillsides.	PW [P]	Mid-term
1.16	 Comply with directives from regulatory authorities to update and enforce stormwater quality and watershed protection measures that limit impacts to aquatic ecosystems and that preserve and restore the beneficial uses of natural watercourses and wetlands in the city.	PW	Ongoing

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Number	Action	Lead Entity	Timeframe
1.17	Require development to mitigate its impacts on wildlife through the development review process.	CD [CP]	Ongoing
1.18	Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping.	CD [CP] PW [P]	Ongoing
1.19	Require projects near watercourses, shoreline areas, and other sensitive habitat areas to include surveys for State and/or federally listed sensitive species and to provide appropriate buffers and other mitigation necessary to protect habitat for listed species.	CD [LRP]	Long-term
1.20	Conduct coastal dredging in accordance with the U.S. Army Corps of Engineers and California Department of Fish and Game requirements in order to avoid impacts to sensitive fish and bird species.	PW [E]	Ongoing
1.21	Work with State Parks on restoring the Alessandro Lagoon and pursue funding cooperatively.	PW [P]	Long-term
1.22	Adopt development code provisions to protect mature trees as defined by minimum height, canopy, and/or tree trunk diameter.	CD [LRP]	Short-term
1.23	Require, where appropriate, the preservation of healthy tree windrows associated with current and former agricultural uses, and incorporate trees into the design of new developments.	CD [CP]	Short-term
1.24	Require new development to maintain all indigenous tree species or provide adequately sized replacement native trees on a 3:1 basis.	CD [CP]	Ongoing
1.25	Purchase and use recycled materials and alternative and renewable energy sources as feasible in	AS [P]	Ongoing

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Number	Action	Lead Entity	Timeframe
	City operations.		
1.26	 Reduce pesticide use in City operations.	PW [P]	Mid-term
1.27	Utilize green waste as biomass/compost in City operations.	PW [P]	Mid-term
1.28	Purchase low-emission City vehicles, and convert existing gasoline-powered fleet vehicles to cleaner fuels as technology becomes available.	PW [MS]	Mid-term
1.29	 Require all City funded projects that enter design and construction after January 1, 2006 to meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED™ Certified rating in accordance with the City's Green Building Standards for Private and Municipal Construction Projects.	FD [IS]	Short-term
1.30	Provide information to businesses about how to reduce waste and pollution and conserve resources.	PW [MS]	Short-term
1.31	 Provide incentives for green building projects in both the public and private sectors to comply with either the LEED™ Rating System, California Green Builder, or the Residential Built Green program and to pursue registration and certification; incentives include "Head-of-the-Line" discretionary processing and "Head-of-the-Line" building permit processing.	FD [IS]	Short-term
1.32	 Apply for grants, rebates, and other funding to install solar panels on all City-owned structures to provide at least half of their electric energy requirements.	PW	Ongoing






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Number	Action	Lead Entity	Timeframe
1.33	Publicly acknowledge individuals and businesses that implement green construction and building practices.	FD [IS]	Ongoing
2.1	Track economic indicators for changes that may affect City land resources, tax base, or employment base, such as terms and conditions of sale or lease of available office, retail, and manufacturing space.	CD [ED]	Ongoing
2.2	Prepare an economic base analysis that identifies opportunities to capture retail sales in sectors where resident purchasing has leaked to other jurisdictions.	CD [ED]	Short-term
2.3	Maintain and update an Economic Development Strategy to implement City economic goals and objectives.	CD [ED]	Ongoing
2.4	Map priority locations for commercial and industrial development and revitalization, including a range of parcel sizes targeted for high-technology, non-durables manufacturing, finance, business services, tourism, and retail uses.	CD	Short-term
2.5	Share economic and demographic information with organizations that may refer businesses to Ventura.	CD [ED]	Ongoing
2.6	Encourage intensification and diversification of uses and properties in districts, corridors, and neighborhood centers, including through assembly of vacant and underutilized parcels.	CD [ED]	Ongoing










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Number	Action	Lead Entity	Timeframe
2.7	Partner with local commerce groups to recruit companies and pursue funding for business development and land re-utilization.	CD [ED]	Ongoing
2.8	Carry out Housing Element programs that provide housing to all segments of the local workforce.	CD	Ongoing
2.9	Expedite review for childcare facilities that will provide support to local employees.	CD [CP]	Short-term
2.10	Expedite review of the entitlement process for installation of infrastructure necessary to support high technology and multimedia companies.	CA	Mid-term
2.11	 Allow mixed-use development in commercial and industrial districts as appropriate.	CD [LRP]	Short-term
2.12	 Allow uses such as conference centers with resort amenities on appropriately sized and located parcels.	CD [LRP]	Short-term
2.13	Market the city to businesses that link agriculture with high technology, such as biotechnology enterprises.	CD [ED]	Ongoing
2.14	 Partner with local farms to promote farmers markets and high quality locally grown food.	CS	Ongoing
2.15	 Provide incentives for use of waterfront parcels for recreation, visitor-serving commerce, restaurant, marina, and fishing uses.	CD [ED]	Short-term
2.16	 Work with the State to create year-round commercial opportunities at the fairgrounds.	CD [ED]	Long-term

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Number	Action	Lead Entity	Timeframe
2.17	 Partner with the Harbor District and National Park Service to promote Channel Islands tours and develop a marine learning center.	CS	Long-term
2.18	 Prioritize uses within the Harbor Specific Plan area as follows: (1) coastal dependent, (2) commercial fishing, (3) coastal access, and (4) visitor serving commercial and recreational uses.	CD	Short-term
2.19	 Partner with hotels and the Chamber of Commerce to promote city golf courses.	CS [GS/AS]	Long-term
2.20	 Promote outdoor recreation as part of an enhanced visitor opportunity strategy.	CS	Mid-term
3.1	 Preserve the stock of existing homes by carrying out Housing Element programs.	CD	Ongoing
3.2	 Enhance the appearance of districts, corridors, and gateways (including views from highways) through controls on building placement, design elements, and signage.	CD [LRP]	Short-term
3.3	 Require preservation of public view sheds and solar access.	CD [CP]	Short-term
3.4	 Require all shoreline development (including anti-erosion or other protective structures) to provide public access to and along the coast, unless it would duplicate adequate access existing nearby, adversely affect agriculture, or be inconsistent with public safety, military security, or protection of fragile coastal resources.	CD [CP]	Ongoing
3.5	 Establish land development incentives to upgrade the appearance of poorly maintained or	FD [IS]	Mid-term

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Number	Action	Lead Entity	Timeframe
	otherwise unattractive sites, and enforce existing land maintenance regulations.		
3.6	 Expand and maintain the City's urban forest and thoroughfare landscaping, using native species, in accordance with the City's Park and Development Guidelines and Irrigation and Landscape Guidelines.	PW [P]	Ongoing
3.7	Evaluate whether lot coverage standards should be changed based on neighborhood character.	CD [LRP]	Short-term
3.8	 Adopt new development code provisions that designate neighborhood centers, as depicted on the General Plan Diagram, for a mixture of residences and small-scale, local-serving businesses.	CD [LRP]	Short-term
3.9	 Adopt new development code provisions that designate areas within districts and corridors for mixed-use development that combines businesses with housing and focuses on the redesign of single-use shopping centers and retail parcels into walkable, well connected blocks, with a mix of building types, uses, and public and private frontages.	CD [LRP]	Short-term
3.10	 Allow intensification of commercial areas through conversion of surface parking to building area under a districtwide parking management strategy in the Downtown Specific Plan.	CD [LRP]	Short-term
3.11	 Expand the downtown redevelopment area to include parcels around future transit areas and along freeway frontage.	CD [RDA]	Mid-term
3.12	The City will work with the hospitals on the new Development Code treatment for the Loma Vista corridor, which includes both hospitals.	CD [LRP]	Short-term




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Number	Action	Lead Entity	Timeframe
3.13	Assess whether the City's Affordable Housing Programs respond to current needs, and modify them as necessary within State mandated Housing Element updates	CD	Ongoing
3.14	Utilize infill development, to the extent possible, to accommodate the targeted number and type of housing units described in the Housing Element	CD [LRP]	Ongoing
3.15	Adopt new development code provisions that ensure compliance with Housing Element objectives.	CD [LRP]	Short-term
3.16	Renew and modify greenbelt agreements as necessary to direct development to already urbanized areas.	CD [LRP]	Long-term
3.17	Continue to support the Guidelines for Orderly Development as a means of implementing the General Plan, and encourage adherence to these Guidelines by all the cities, the County of Ventura, and the Local Agency Formation Commission (LAFCO); and work with other nearby cities and agencies to avoid sprawl and preserve the rural character in areas outside the urban edge.	CD [LRP]	Ongoing
3.18	Complete community or specific plans, subject to funding, for areas such as Westside, Midtown, Downtown, Wells, Saticoy, Pierpont, Harbor, Loma Vista/Medical District, Victoria Corridor, and others as appropriate. These plans will set clear development standards for public and private investments, foster neighborhood partnerships, and be updated as needed.	CD [LRP]	Ongoing
3.19	Preparation of the new Development Code will take into account existing or proposed community or specific plans to ensure efficient use of City resources and ample citizen input.	CD [LRP]	Short-term

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Number	Action	Lead Entity	Timeframe
3.20	Pursuant to SOAR, adopt development code provisions to “preserve agricultural and open space lands as a desirable means of shaping the City’s internal and external form and size, and of serving the needs of the residents.”	CD [LRP]	Short-term
3.21	 Adopt performance standards for non-farm activities in agricultural areas that protect and support farm operations, including requiring non-farm uses to provide all necessary buffers as determined by the Agriculture Commissioner’s Office.	CD [LRP]	Short-term
3.22	 Offer incentives for agricultural production operations to develop systems of raw product and product processing locally.	CD [ED]	Mid-term
3.23	 Develop and adopt a form-based Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.	CD [LRP]	Short-term
3.24	Revise the Residential Growth Management Program (RGMP) with an integrated set of growth management tools including: <ul style="list-style-type: none"> Community or specific plans and development codes based on availability of infrastructure and transit that regulate community form and character by directing new residential development to appropriate locations and in ways that integrate with and enhance existing neighborhoods, districts and corridors; appropriate mechanisms to ensure that new residential development produces high-quality 	CD [LRP]	Short-term

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	<p>designs and a range of housing types across all income levels; and,</p> <ul style="list-style-type: none"> numeric limitations linked to the implementation of community or specific plans and development codes and the availability of appropriate infrastructure and resources; within those limitations, the RGMP should provide greater flexibility for timing new residential development. 		
3.25	Establish first priority growth areas to include the districts, corridors, and neighborhood centers as identified on the General Plan Diagram; and second priority areas to include vacant undeveloped land when a community plan has been prepared for such (within the City limits).	CD [LRP]	Short-term
3.26	Establish and administer a system for the gradual growth of the City through identification of areas set aside for long-term preservation, for controlled growth, and for encouraged growth.	CD [LRP]	Mid-term
3.27	Require the use of techniques such as digital simulation and modeling to assist in project review.	CD [CP]	Short-term
3.28	Revise the planning processes to be more user-friendly to both applicants and neighborhood residents in order to implement City policies more efficiently.	CD [CP]	Short-term
4. OUR ACCESSIBLE COMMUNITY			
4.1	Direct city transportation investment to efforts that improve user safety and keep the circulation system structurally sound and adequately maintained. First priority for capital funding will go to our pavement management program to return Ventura streets to excellent conditions.	PW [E]	Ongoing

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Number	Action	Lead Entity	Timeframe
4.2	Develop a prioritized list of projects needed to improve safety for all travel modes and provide needed connections and multiple route options.	PW [E]	Short-term
4.3	Provide transportation services that meet the special mobility needs of the community including youth, elderly, and disabled persons.	PW [E]	Ongoing
4.4	Combine education with enforcement to instill safe and courteous use of the shared public roadway.	CS	Ongoing
4.5	 Utilize existing roadways to meet mobility needs, and only consider additional travel lanes when other alternatives are not feasible.	CD [LRP]	Ongoing
4.6	Require new development to be designed with interconnected transportation modes and routes to complete a grid network.	CD [CP]	Short-term
4.7	 Update the traffic mitigation fee program to fund necessary citywide circulation system and mobility improvements needed in conjunction with new development.	CD [LD]	Short-term
4.8	Implement the City's Neighborhood Traffic Management Program and update as necessary to improve livability in residential areas.	PW [E]	Ongoing
4.9	 Identify, designate, and enforce truck routes to minimize the impact of truck traffic on residential neighborhoods.	PW [E]	Ongoing
4.10	Modify traffic signal timing to ensure safety and minimize delay for all users.	PW [E]	Short-term






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4.11	Refine level of service standards to encourage use of alternative modes of transportation while meeting state and regional mandates.	PW [E]	Short-term
4.12	Design roadway improvements and facility modifications to minimize the potential for conflict between pedestrians, bicycles, and automobiles.	PW [E]	Ongoing
4.13	Require project proponents to analyze traffic impacts and provide adequate mitigation in the form of needed improvements, in-lieu fee, or a combination thereof.	CD [LD]	Ongoing
4.14	Provide development incentives to encourage projects that reduce automobile trips.	CD [CP]	Short-term
4.15	Encourage the placement of facilities that house or serve elderly, disabled, or socioeconomically disadvantaged persons in areas with existing public transportation services and pedestrian and bicycle amenities.	CD [CP]	Ongoing
4.16	Install roadway, transit, and alternative transportation improvements along existing or planned multi-modal corridors, including primary bike and transit routes, and at land use intensity nodes.	PW [E]	Ongoing
4.17	Prepare and periodically update a Mobility Plan that integrates a variety of travel alternatives to minimize reliance on any single mode.	CD [LRP]	Short-term
4.18	Promote the development and use of recreational trails as transportation routes to connect housing with services, entertainment, and employment.	PW [P]	Ongoing
4.19	Adopt new development code provisions that establish vehicle trip reduction requirements for all development.	CD [LRP]	Short-term

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4.20	Develop a transportation demand management program to shift travel behavior toward alternative modes and services.	PW [E]	Mid-term
4.21	 Require new development to provide pedestrian and bicycle access and facilities as appropriate, including connected paths along the shoreline and watercourses.	PW [E/P]	Short-term
4.22	 Update the General Bikeway Plan as needed to encourage bicycle use as a viable transportation alternative to the automobile and include the bikeway plan as part of a new Mobility Plan.	PW [E]	Mid-term
4.23	 Upgrade and add bicycle lanes when conducting roadway maintenance as feasible.	PW [E]	Ongoing
4.24	 Require sidewalks wide enough to encourage walking that include ramps and other features needed to ensure access for mobility-impaired persons.	PW [E]	Short-term
4.25	 Adopt new development code provisions that require the construction of sidewalks in all future projects, where appropriate.	CD [LRP]	Short-term
4.26	Establish a parking management program to protect the livability of residential neighborhoods, as needed.	CD [LRP]	Short-term
4.27	Extend stubbed-end streets through future developments, where appropriate, to provide necessary circulation within a developing area and for adequate internal circulation within and between neighborhoods. Require new developments in the North Avenue area, where applicable, to extend Norway Drive and Floral Drive to connect to Canada Larga Road; and connect the existing segments of Floral Drive. Designate the extension of Cedar Street between Warner Street and	PW [E]	Mid-term

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	south of Franklin Lane and the linking of the Cameron Street segments in the Westside community as high priority projects.		
4.28	Require all new development to provide for citywide improvements to transit stops that have sufficient quality and amenities, including shelters and benches, to encourage ridership.	PW [E]	Short-term
4.29	Develop incentives to encourage City employees and local employers to use transit, rideshare, walk, or bike.	HR	Mid-term
4.30	Work with public transit agencies to provide information to riders at transit stops, libraries, lodging, and event facilities.	PW [E]	Ongoing
4.31	Work with public and private transit providers to enhance public transit service.	PW [E]	Mid-term
4.32	Coordinate with public transit systems for the provision of additional routes as demand and funding allow.	PW [E]	Long-term
4.33	Work with Amtrak, Metrolink, and Union Pacific to maximize efficiency of passenger and freight rail service to the City and to integrate and coordinate passenger rail service with other transportation modes.	PW [E]	Mid-term
4.34	Lobby for additional transportation funding and changes to Federal, State, and regional transportation policy that support local decision-making.	PW [E]	Ongoing
4.35	The City shall pursue funding and site location for a multi-modal transit facility in coordination with VCTC, SCAT, U.P.R.R., Metrolink, Greyhound Bus Lines, and other forms of	PW [E]	Mid-term

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	transportation.		
4.36	<p> Require development along the following roadways – including noise mitigation, landscaping, and advertising – to respect and preserve views of the community and its natural context.</p> <ul style="list-style-type: none"> • State Route 33 • U.S. HWY 101 • Anchors Way • Brakey Road • Fairgrounds Loop • Ferro Drive • Figueroa Street • Harbor Boulevard • Main Street • Navigator Drive • North Bank Drive • Poli Street/Foothill Road • Olivas Park Drive • Schooner Drive 	CD [CP]	Ongoing

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	<ul style="list-style-type: none"> Spinnaker Drive Summit Drive Telegraph Road – east of Victoria Avenue Victoria Avenue – south of U.S. 101 Wells Road 		
4.37	Request that State Route 126 and 33, and U.S. HWY 101 be designated as State Scenic Highways.	CD [LRP]	Short-term
4.38	Continue to work with Caltrans to soften the barrier impact of U.S. HWY 101 by improving signage, aesthetics and undercrossings and overcrossings.	PW [E/P]	Ongoing
4.39	Maintain street trees along scenic thoroughfares, and replace unhealthy or missing trees along arterials and collectors throughout the City.	PW [P]	Ongoing
5. OUR SUSTAINABLE INFRASTRUCTURE			
5.1	Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available.	CD [CP]	Ongoing
5.2	Use natural features such as bioswales, wildlife ponds, and wetlands for flood control and water quality treatment when feasible.	PW [MS/P]	Ongoing
5.3	Demonstrate low water use techniques at community gardens and city-owned facilities.	PW [U/P]	Mid-term

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5.4	Update the Urban Water Management plan as necessary in compliance with the State 1983 Urban Water Management Planning Act.	PW [U]	Ongoing
5.5	 Provide incentives for new residences and businesses to incorporate recycling and waste diversion practices, pursuant to guidelines provided by the Environmental Services Office.	PW [MS]	Ongoing
5.6	 Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development.	PW [U]	Ongoing
5.7	 Require project proponents to conduct evaluations of the existing water distribution system, pump station, and storage requirements in order to determine if there are any system deficiencies or needed improvements for the proposed development.	PW [U]	Ongoing
5.8	 Locate new development in or close to developed areas with adequate public services, where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.	CD [LRP]	Ongoing
5.9	 Update development fee and assessment district requirements as appropriate to cover the true costs associated with development.	AS	Mid-term
5.10	 Utilize existing waste source reduction requirements, and continue to expand and improve composting and recycling options.	PW [MS]	Mid-term
5.11	Increase emergency water supply capacity through cooperative tie-ins with neighboring suppliers.	PW [U]	Mid-term
5.12	 Apply new technologies to increase the efficiency of the wastewater treatment system.	PW [U]	Mid-term








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5.13	Increase frequency of city street sweeping, and post schedules at key points within each neighborhood.	PW [MS]	Mid-term
5.14	Develop a financing program for the replacement of failing corrugated metal storm drain pipes in the City.	PW [MS]	Short-term
5.15	Establish assessment districts or other financing mechanisms to address storm drain system deficiencies in areas where new development is anticipated and deficiencies exist.	PW [MS]	Mid-term
5.16	Require new developments to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels.	CD [LD]	Ongoing
5.17	Require stormwater treatment measures within new development to reduce the amount of urban pollutant runoff in the Ventura and Santa Clara Rivers and other watercourses.	CD [LD]	Ongoing
5.18	Work with the Ventura Regional Sanitation District and the County to expand the capacity of existing landfills, site new landfills, and/or develop alternative means of disposal that will provide sufficient capacity for solid waste generated in the City.	PW [MS]	Long-term

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6. OUR ACTIVE COMMUNITY			
6.1	 Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs, and require them in new development.	PW [P]	Long-term
6.2	 Require higher density development to provide pocket parks, tot lots, seating plazas, and other aesthetic green spaces.	CD [CP]	Short-term
6.3	 Work with the County to plan and develop trails that link the City with surrounding open space and natural areas, and require development projects to include trails when appropriate.	PW [P]	Ongoing
6.4	 Request Flood Control District approval of public access to unchannelized watercourses for hiking.	PW [P]	Mid-term
6.5	 Seek landowner permission to allow public access on properties adjacent to open space where needed to connect trails.	PW [P]	Ongoing
6.6	 Update plans for and complete the linear park system as resources allow.	PW [P]	Long-term
6.7	Work with the County of Ventura to initiate efforts to create public trails in the hillside area.	PW [P]	Mid-term
6.8	Update and require periodic reviews of the Park and Recreation Workbook as necessary to reflect City objectives and community needs.	PW [P]	Mid-term
6.9	 Require dedication of land identified as part of the City's Linear Park System in conjunction with new development.	PW [P]	Ongoing


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6.10	Evaluate and incorporate, as feasible, linear park segments in the General Bikeway Plan.	PW [E]	Ongoing
6.11	Update standards for citywide public parks and open space to include an expanded menu of shared park types, and identify locations and potential funding sources for acquiring new facilities in existing neighborhoods.	PW [P]	Short-term
6.12	Update and carry out the Grant Park Master Plan.	PW [P]	Mid-term
6.13	Foster the partnership between the City and Fair Board to improve Seaside Park.	CD [ED]	Ongoing
6.14	Improve facilities at City parks to respond to the requirements of special needs groups.	PW [P]	Mid-term
6.15	Adjust and subsidize fees to ensure that all residents have the opportunity to participate in recreation programs.	CS [CR]	Short-term
6.16	Update the project fee schedule as necessary to ensure that development provides its fair share of park and recreation facilities.	PW [P]	Short-term
6.17	Update and create new agreements for joint use of school and City recreational and park facilities.	CS [CR] PW [P]	Mid-term
6.18	Offer programs that highlight natural assets, such as surfing, sailing, kayaking, climbing, gardening, and bird watching.	CS [CR]	Ongoing
6.19	Provide additional boating and swimming access as feasible.	PW	Long-term

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Number	Action	Lead Entity	Timeframe
6.20	Earmark funds for adequate maintenance and rehabilitation of existing skatepark facilities, and identify locations and funding for new development of advanced level skatepark facilities.	PW [P]	Mid-term
6.21	Promote the use of City facilities for special events, such as festivals, tournaments, and races.	CS [CA]	Ongoing
6.22	Enter into concession or service agreements where appropriate to supplement City services.	PW	Ongoing
7. OUR HEALTHY AND SAFE COMMUNITY			
7.1	Work with interested parties to identify appropriate locations for assisted-living, hospice, and other care-provision facilities.	CS [SS]	Short-term
7.2	Provide technical assistance to local organizations that deliver health and social services to seniors, homeless persons, low-income citizens, and other groups with special needs.	CS [SS]	Ongoing
7.3	Participate in school and agency programs to: <ul style="list-style-type: none"> ◆ provide healthy meals, ◆ combat tobacco, alcohol, and drug dependency, ◆ distribute city park and recreation materials through schools, and ◆ distribute information about the benefits of proper nutrition and exercise. 	CS [SS]	Ongoing
7.4	Enhance or create ordinances which increase control over ABC licensed premises.	PD	Mid-term
7.5	Investigate the creation of new land use fees to enhance funding of alcohol related enforcement, prevention and training efforts.	PD	Mid-term

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Number	Action	Lead Entity	Timeframe
7.6	 Adopt updated editions of the California Construction Codes and International Codes as published by the State of California and the International Code Council respectively.	FD [IS]	Ongoing
7.7	 Require project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site: <ul style="list-style-type: none"> • with slopes greater than 10 percent or that otherwise have potential for landsliding, • along bluffs, dunes, beaches, or other coastal features • in an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault, • in areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils, • in areas within 100-year flood zones, in conformance with all Federal Emergency Management Agency regulations. 	CD [CP/LD]	Ongoing
7.8	 To the extent feasible, require new critical facilities (hospital, police, fire, and emergency service facilities, and utility “lifeline” facilities) to be located outside of fault and tsunami hazard zones, and require critical facilities within hazard zones to incorporate construction principles that resist damage and facilitate evacuation on short notice.	FD	Ongoing
7.9	Maintain and implement the Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan.	FD	Ongoing

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7.10	 Require proponents of any new developments within the 100-year floodplain to implement measures, as identified in the Floodplain Ordinance, to protect structures from 100-year flood hazards (e.g., by raising the finished floor elevation outside the floodplain).	FD [IS]	Ongoing
7.11	 Prohibit grading for vehicle access and parking or operation of vehicles within any floodway.	FD [IS]	Ongoing
7.12	 Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance.	CD [CP]	Ongoing
7.13	 Resolve extended response time problems by: <ul style="list-style-type: none"> • adding a fire station at the Pierpont/Harbor area, • relocating Fire Station #4 to the Community Park site, • increasing firefighting and support staff resources, • reviewing and conditioning annexations and development applications, and • require the funding of new services from fees, assessments, or taxes as new subdivisions are developed. 	FD	Long-term
7.14	Educate and reinforce City staff understanding of the Standardized Emergency Management System for the State of California.	FD	Ongoing
7.15	Increase public access to police services by: <ul style="list-style-type: none"> • increasing police staffing to coincide with increasing population, development, and calls for 	PD	Ongoing

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	service, <ul style="list-style-type: none"> • increasing community participation by creating a Volunteers in Policing Program, and • require the funding of new services from fees, assessments, or taxes as new subdivisions are developed. 		
7.16	Provide education about specific safety concerns such as gang activity, senior-targeted fraud, and property crimes.	PD	Ongoing
7.17	Establish a nexus between police department resources and increased service demands associated with new development.	PD	Mid-term
7.18	Continue to operate the Downtown police storefront.	PD	Ongoing
7.19	Expand Police Department headquarters as necessary to accommodate staff growth	PD	Mid-term
7.20	Require air pollution point sources to be located at safe distances from sensitive sites such as homes and schools.	FD [IS]	Short-term
7.21	Require analysis of individual development projects in accordance with the most current version of the Ventura County Air Pollution Control District Air Quality Assessment Guidelines and, when significant impacts are identified, require implementation of air pollutant mitigation measures determined to be feasible at the time of project approval.	FD [IS]	Ongoing
7.22	In accordance with Ordinance 93-37, require payment of fees to fund regional transportation demand	CD [LD]	Ongoing

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	management (TDM) programs for all projects generating emissions in excess of Ventura County Air Pollution Control District adopted levels.		
7.23	 Require individual contractors to implement the construction mitigation measures included in the most recent version of the Ventura County Air Pollution Control District Air Quality Assessment Guidelines.	PW [E]	Ongoing
7.24	Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, medical facilities) within or adjacent to industrially designated areas if an analysis provided by the proponent demonstrates that the health risk will not be significant.	CD [CP]	Ongoing
7.25	Adopt new development code provisions that ensure uses in mixed-use projects do not pose significant health effects.	CD [LRP]	Short-term
7.26	Seek funding for cleanup of sites within the Brownfield Assessment Demonstration Pilot Program and other contaminated areas in West Ventura.	CD [ED]	Mid-term
7.27	 Require proponents of projects on or immediately adjacent to lands in industrial, commercial, or agricultural use to perform soil and groundwater contamination assessments in accordance with American Society for Testing and Materials standards, and if contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development under the supervision of the County Environmental Health Division, County Department of Toxic Substances Control, or Regional Water Quality Control Board (depending	FD [IS]	Ongoing

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	upon the nature of any identified contamination).		
7.28	Educate residents and businesses about how to reduce or eliminate the use of hazardous materials, including by using safer non-toxic equivalents.	PW [MS]	Ongoing
7.29	Require non-agricultural development to provide buffers, as determined by the Agriculture Commissioner's Office, from agricultural operations to minimize the potential for pesticide drift.	CD [CP]	Short-term
7.30	Require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation.	FD [IS]	Ongoing
7.31	Work toward voluntary reduction or elimination of aerial and synthetic chemical application in cooperation with local agricultural interests and the Ventura County agricultural commissioner.	FD [IS]	Mid-term
7.32	Require acoustical analyses for new residential developments within the mapped 60 decibel (dBA) CNEL contour, or within any area designated for commercial or industrial use, and require mitigation necessary to ensure that: <ul style="list-style-type: none"> • Exterior noise in exterior spaces of new residences and other noise sensitive uses that are used for recreation (such as patios and gardens) does not exceed 65 dBA CNEL, and • Interior noise in habitable rooms of new residences does not exceed 45 dBA CNEL with all windows closed. 	FD [IS]	Ongoing

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7.33	 As funding becomes available, construct sound walls along U.S. 101, SR 126, and SR 33 in areas where existing residences are exposed to exterior noise exceeding 65 dBA CNEL.	PW [E]	Long-term
7.34	 Request that sound levels associated with concerts at the County Fairgrounds be limited to 70 dBA at the eastern edge of that property.	CS	Short-term
7.35	 Request the termination of auto racing at the County fairgrounds	CS	Short-term
7.36	 Amend the noise ordinance to restrict leaf blowing, amplified music, trash collection, and other activities that generate complaints.	FD [IS]	Short-term
7.37	 Use rubberized asphalt or other sound reducing material for paving and re-paving of City streets.	PW [E]	Ongoing
7.38	 Update the Noise Ordinance to provide standards for residential projects and residential components of mixed-use projects within commercial and industrial districts.	CD [LRP]	Short-term
8.1	Work closely with schools, colleges, and libraries to provide input into site and facility planning.	CS	Ongoing
8.2	Organize a regional education summit to generate interest in and ideas about learning opportunities.	CS	Mid-term
8.3	Adopt joint-use agreements with libraries, schools, and other institutions to maximize use of educational facilities.	CS	Mid-term
8.4	Distribute information about local educational programs.	CS	Mid-term



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Number	Action	Lead Entity	Timeframe
8.5	Install infrastructure for wireless technology and computer networking in City facilities.	AS	Short-term
8.6	Establish educational centers at City parks.	PW [P] CS	Mid-term
8.7	Work with the State Parks Department to establish a marine learning center at the Harbor.	PW [P]	Long-term
8.8	Work with the Ventura Unified School District to ensure that school facilities can be provided to serve new development.	CD [LRP]	Ongoing
8.9	Complete a new analysis of community needs, rethinking the role of public libraries in light of the ongoing advances in information technology and the changing ways that individuals and families seek out information and life-long learning opportunities.	CS	Mid-term
8.10	Reassess the formal and informal relationships between our current three branch public libraries and school libraries – including the new Ventura College Learning Resource Center – as well as joint use of facilities for a broader range or compatible public, cultural, and educational uses.	CS	Mid-term
8.11	Develop a Master Plan for Facilities, Programs, and Partnerships to create an accessible, robust, and vibrant library for the 21 st Century system, taking into consideration that circulation of books is no longer the dominant function but will continue to be an important part of a linked network of learning centers.	CS	Mid-term
8.12	Develop formal partnerships, funding, capital strategies, and joint use agreements to implement the	CS	Ongoing

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Number	Action	Lead Entity	Timeframe
	new libraries Master Plan.		
9. OUR CREATIVE COMMUNITY			
9.1	Require works of art in public spaces per the City's Public Art Program Ordinance.	CD [CP]	Mid-term
9.2	 Sponsor and organize local art exhibits, performances, festivals, cultural events, and forums for local arts organizations and artists.	CS	Ongoing
9.3	 Expand outreach and publicity by: <ul style="list-style-type: none"> ◆ promoting locally produced art and local cultural programs, ◆ publishing a monthly calendar of local art and cultural features, ◆ distributing the <i>State of the Arts</i> quarterly report, and ◆ offering free or subsidized tickets to events. 	CS	Ongoing
9.4	Support the creative sector through training and other professional development opportunities.	CS	Short-term
9.5	Work with the schools to integrate arts education into the core curriculum	CS	Short-term
9.6	Promote the cultural and artistic expressions of Ventura's underrepresented cultural groups.	CS	Mid-term
9.7	Offer ticket subsidy and distribution programs and facilitate transportation to cultural offerings.	CS	Ongoing
9.8	Increase the amount of live-work development, and allow its use for production, display, and sale of	CD [LRP]	Ongoing

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	art.		
9.9	Work with community groups to locate sites for venues for theater, dance, music, and children's programming.	CS [CR]	Mid-term
9.10	Provide incentives for preserving structures and sites that are representative of the various periods of the city's social and physical development.	CD [LRP]	Mid-term
9.11	Organize and promote multi-cultural programs and events that celebrate local history and diversity.	CS [CA]	Ongoing
9.12	Allow adaptive reuse of historic buildings.	CD [LRP]	Short-term
9.13	Work with community groups to identify locations for facilities that celebrate local cultural heritage, such as a living history Chumash village and an agricultural history museum.	CS [CA]	Long-term
9.14	Require archaeological assessments for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located.	CD [CP]	Ongoing
9.15	Suspend development activity when archaeological resources are discovered, and require the developer to retain a qualified archaeologist to oversee handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate.	CD [CP]	Ongoing
9.16	Pursue funding to preserve historic resources.	CS	Ongoing









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Number	Action	Lead Entity	Timeframe
9.17	 Provide incentives to owners of eligible structures to seek historic landmark status and invest in restoration efforts.	CD [LRP]	Short-term
9.18	 Require that modifications to historically-designated buildings maintain their character.	CD [CP]	Ongoing
9.19	 For any project in a historic district or that would affect any potential historic resource or structure more than 40 years old, require an assessment of eligibility for State and federal register and landmark status and appropriate mitigation to protect the resource.	CD [CP]	Ongoing
9.20	 Seek input from the City's Historic Preservation Commission on any proposed development that may affect any designated or potential landmark.	CD [CP]	Ongoing
9.21	 Update the inventory of historic properties.	CD [LRP]	Ongoing
9.22	 Create a set of guidelines and/or policies directing staff, private property owners, developers, and the public regarding treatment of historic resources that will be readily available at the counter.	CD [LRP]	Short-term
9.23	 Complete and maintain historic resource surveys containing all the present and future components of the historic fabric within the built, natural, and cultural environments.	CD [LRP]	Ongoing
9.24	 Create a historic preservation element.	CD [LRP]	Long-term
10. OUR INVOLVED COMMUNITY			
10.1	Conduct focused outreach efforts to encourage all members of the community – including youth, seniors, special needs groups, and non-English speakers – to participate in City activities.	CM [CE]	Short-term



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10.2	Obtain public participation by seeking out citizens in their neighborhoods and gathering places such as schools, houses of worship and public spaces.	CM [CE]	Ongoing
10.3	Invite civic, neighborhood, and non-profit groups to assist with City project and program planning and implementation.	CD	Ongoing
10.4	Provide incentives for City staff to participate in community and volunteer activities.	HR	Short-term
10.5	Invite seniors to mentor youth and serve as guides at historical sites.	CS	Short-term
10.6	Offer internships in City governance, and include youth representatives on public bodies.	CS	Mid-term
10.7	Continue to offer the Ambassadors program to obtain citizens assistance with City projects.	PW	Ongoing
10.8	Utilize the City website as a key source of information and expand it to serve as a tool for civic engagement.	CM [CE]	Short-term
10.9	Publish an annual report that evaluates City performance in such areas as conservation, housing, and economic development.	CD	Mid-term
10.10	Continue to improve the user-friendliness of the media that communicate information about the City, including the website, cable channels, newsletters, kiosks, and water billing statements.	CM [CE]	Short-term
10.11	Establish a clear policy toward the scope, role, boundaries, and jurisdiction of neighborhood Community Councils citywide, with the objectives of strengthening their roles in decision-making.	CD [LRP]	Mid-term

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10.12	 Establish stronger partnerships with neighborhood Community Councils to set area priorities for capital investment, community policing, City services, commercial investment, physical planning, education, and other concerns, to guide both City policies and day-to-day cooperation and problem-solving.	CD [LRP]	Ongoing
10.13	 Recognizing that neighborhood empowerment must be balanced and sustained by overall City policies and citywide vision and resources – establish a citywide Neighborhood Community Congress where local neighborhood Community Councils can collaborate and learn from each other.	CM[CE]	Mid-term
10.14	Establish clear liaison relationships to foster communication, training, and involvement efforts between the City, neighborhood Community Councils and other community partners, including the Ventura Unified School District and business, civic, cultural and religious groups.	CM [CE]	Short-term

ORDINANCE NO. 95-33

AN ORDINANCE OF THE PEOPLE OF THE CITY OF SAN BUENAVENTURA ADOPTING AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN WITH RESPECT TO THE PRESERVATION OF AGRICULTURAL LANDS.

The people of the City of San Buenaventura do hereby ordain as follows:

Section 1. Findings and Purpose.

A. The protection of existing agricultural and watershed lands is of critical importance to present and future residents of the City of San Buenaventura (City of Ventura). Agriculture has been and remains the major contributor to the economy of the City and County of Ventura, creating employment for many people, directly and indirectly, and generating substantial tax revenues for the City.

B. In particular, the City of Ventura and surrounding area, with its unique combination of soils, micro-climate and hydrology, has become one of the finest growing regions in the world. Vegetable and fruit production from the County of Ventura and in particular production from the soils and silt from the Santa Clara and Ventura rivers have achieved international acclaim, enhancing the City's economy and reputation.

C. Uncontrolled urban encroachment into agricultural and watershed areas will impair agriculture and threaten the public health, safety and welfare by causing increased traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities and inevitable conflicts between urban and agricultural uses.

D. The unique character of the City of Ventura and quality of life of City residents depend on the protection of a substantial amount of open space lands. The protection of such lands not only ensures the continued viability of agriculture, but also protects the available water supply and contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources.

E. The Resolution by which the City of Ventura adopted its Comprehensive Plan on August 28, 1989, Resolution No. 89-103, at page 4, contains in part the following “mitigation measures” in recognition of the importance of preserving agriculture resources:

“Any potential significant adverse impacts are mitigated by substantially limiting the amount of agricultural land converted from an agricultural land use designation limiting the amount of prime farmland converted, and by making the various agricultural land areas designated for potential development subject to conditions which narrowly limit the possible land use.”

F. The Comprehensive Plan sets out as Objective 4 (at II-9) the desire to:

“Continue to preserve agricultural and other open space lands within the City’s Planning Area.”

And, the Comprehensive Plan describes as the first Goal of its Resource Element (at II-3) the objective to:

“Preserve agricultural and open space lands as a desirable means of shaping the City’s internal and external form and size, and of serving the needs of residents.”

G. The purpose of this initiative is to ensure that the Goals and Objectives of the Comprehensive Plan are inviolable by transitory short-term political decisions and that agricultural, watershed and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people. Accordingly, the initiative ensures that until December 31, 2030, the general plan provisions governing agricultural land use designation and intent may not be change except by vote of the people. In addition, the initiative provides that any lands designated as “Agriculture Use”, referring to both “Agricultural Use (not to be reconsidered until after the Year 2010” and Agricultural/Institutional” on the City of Ventura’s General Plan “Land Use Plan Map” adopted by the City Council by Resolution 89-103 on August 28, 1989, as amended through February 1, 1995, will remain designated as Agricultural Use until December 31, 2030, unless the land is redesignated to another land use category by vote of the people, or redesignated by the City Council for the City of San Buenaventura pursuant to the procedures set forth in this initiative.

H. This initiative allows the City Council to redesignate agriculture lands only if certain findings can be made, including (among other things) that the land is proven to be unsuitable for any form of agriculture and redesignation is necessary to avoid an unconstitutional taking of property without just compensation.

Section 2. General Plan Amendment.

The Agricultural Lands Preservation Initiative hereby reaffirms and readopts until December 31, 2030, The “Agricultural Use” designations as defined in the City of San Buenaventura Comprehensive Plan adopted August 28, 1989, as amended through February 1, 1995, at pages III-25 and III-26, with the modification that the “target date” is extended from 2010 until after December 31, 2030.

The following terminology shall replace the current “Agricultural Use” designation defined at page III-25 of The Plan:

Agricultural Use

The Agricultural Use (not to be reconsidered until after the Year 2030) category identifies those lands that are designated for agricultural use on the Land Use Plan Map.

The target date of 2030 associated with the Agricultural Use designation indicates a review date after which agriculturally designated lands may be reconsidered for urban uses. However, during the life of this plan as amended by initiative, it is intended that only agricultural uses are permitted on these lands, except as such lands may be appropriate to public open space and recreational usage. Furthermore, any updates to this Plan are not intended to imply that development would necessarily be appropriate at that time.

In addition, the initiative hereby reaffirms and readopts until December 31, 2030, the “Agricultural” designations set forth on the of the City of Ventura Comprehensive Plan “Land Use Plan Map” adopted by the City Council on August 28, 1989, as amended through February 1, 1995, which map is incorporated herein by reference, modified, as appropriate, to delete the reference year 2010 and replace it with the reference year 2030.

Finally, the text of the Amendment Procedures of the City of Ventura Comprehensive Plan adopted August 28, 1989, as amended through February 1, 1995, (at XI-I) shall be amended to add a new subsection which provides:

Limitation on General Plan Amendments Relating to “Agricultural Use”

- a) Until December 31, 2030, the provisions and designations governing the intent for lands designated “Agricultural Use” of the Land Use Element and Resource Element adopted on August 28, 1989, as amended through February 1, 1995, shall not be amended unless such amendment is approved by vote of the people.
- b) All those lands designated as “Agricultural Use” in the City of Ventura Comprehensive Plan “Land Use Plan Map” adopted by the City Council on August 28, 1989 as amended through February 1, 1995, shall remain so designated until December 31, 2030 unless redesignated to another general plan land use category by vote of the people, or redesignated by the City Council pursuant to the procedures set forth in subsections c) or d), below.
- c) Except as provided in subsection d), below, land designated as “Agricultural Use” may be redesignated by the City Council to a land use other than “Agricultural Use” as defined by the Comprehensive Plan adopted by the City Council on August 28, 1989, as amended through February 1, 1995, only if the City Council makes all of the following findings supported by the evidence:
 - i) The land is immediately adjacent to areas developed in a manner comparable to the proposed use;
 - ii) Adequate public services and facilities are available and have the capacity and capability to accommodate the proposed use;
 - iii) The proposed use is compatible with agricultural uses, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area;
 - iv) The land proposed for redesignation has not been used for agricultural purposes in the past 2 years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions or other physical reasons; and

- v) The land proposed for redesignation pursuant to this subsection (c) does not exceed 40 acres for any one landowner in any calendar year, and one landowner may not obtain redesignation in the Comprehensive Plan of “Agricultural Use” land pursuant to this subsection (c) more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.
- d) Land designated as “Agricultural Use” on the Land Use Plan Map may be redesignated to another land use category by the City Council if each of the following conditions are satisfied:
 - i) The City Council makes a finding that the application of the provisions of Section 2 (a) would constitute an unconstitutional taking of the landowners’ property; and
 - ii) In permitting the redesignation, the City Council allows additional land uses only to the extent necessary to avoid said unconstitutional taking of the landowner’s property.
- e) Approval by a vote of the people is accomplished when a Comprehensive Plan amendment is placed on the ballot through any procedure provided for in the Election Code, and a majority of the voters vote in favor of it. Whenever the City Council adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this subsection, the City Council’s action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The City Council shall follow the provisions of the Election Code in all matters pertaining to such an election.

Section 3. Implementation.

A. Upon the effective date of this initiative, the initiative shall be deemed inserted in the City of Ventura’s Comprehensive Plan as an amendment thereof; except, that if the four amendments of the mandatory elements of the general plan permitted by state law for any given calendar year have already been utilized in 1995, prior to the effective date of this initiative, this Comprehensive Plan amendment shall be deemed inserted in the City’s General Plan on January 1, 1996. At such time as this Comprehensive Plan amendment is deemed inserted in the City’s Comprehensive Plan (hereinafter, the “insertion date”) any provisions of the City’s Zoning Ordinance inconsistent with that amendment shall not be enforced to the extent of the inconsistency. Within 180 days of the insertion date, the City shall complete

such revisions of its Comprehensive Plan, including, but not limited to, the Comprehensive Plan Land Use Plan Map adopted by the City Council on August 28, 1989, (as amended through February 1, 1995) and accompanying test, as are necessary to achieve consistency with all provisions of this initiative. Also, within 180 days of the insertion date, the City Council shall complete such revisions of its Zoning Ordinance and other land use regulations as are necessary to conform to and be consistent with all provisions of this initiative.

B. The provisions of this initiative shall prevail over any revisions to the City of Ventura's Comprehensive Plan as amended through February 1, 1995, or to the City of Ventura's Land Use Plan Map as amended through February 1, 1995 which conflict with the initiative. Except as provided in Section 4 below, upon the specific plans, tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this initiative.

Section 4. Exemptions for Certain Projects.

This initiative shall not apply to or affect any property owner whose property has acquired any of the following prior to its effective date:

- A. A vested right pursuant to state law;
- B. A validly approved and fully executed development agreement with the City; or
- C. Approval of a vesting tentative map.

Section 5. Severability.

If any portion of this initiative is declared invalid by a court, the remaining portions are to be considered valid.

Section 6. Amendment or Repeal.

This initiative may be amended or repealed only by the voters at a general election.

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SAN BUENAVENTURA)

I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, California, do hereby certify that the foregoing Ordinance was adopted by the voters of the City of San Buenaventura at the General Municipal Election held on November 7, 1995 and subsequently declared adopted by the City Council of the City of San Buenaventura on November 27, 1995. The Ordinance shall take effect December 7, 1995. This ordinance shall not be repealed or amended except by a vote of the people, unless provision is otherwise made in the original ordinance.

Dated this 30th day of November, 1995.

Barbara J. Kam, CMC
City Clerk

Ventura Hillside Voter Participation Measure

The people of the City of San Buenaventura do ordain as follows:

Section 1. Title

This measure shall be known as the Ventura Hillside Voter Participation Measure.

Section 2. Purpose

The overall purpose of this measure is to allow City voters to participate in the review process relating to non-exempt development projects that may be proposed in a certain portion of the “Hillside Area” of the City as defined in the City’s Comprehensive Plan Update to the Year 2010 (hereafter the “Comprehensive Plan”). The portion of the Hillside Area under consideration lies generally north of the City, constitutes an area approximately 9108 acres in size, and is further depicted as the “Hillside Voter Participation Area” indicated in Exhibit “A” attached hereto and made a part hereof. The proposed Hillside Voter Participation Area (also referred to from time to time hereafter as “HVP Area” or “HVPA”) is outside the Ventura City limits, but it is within the “Planning Area” of the City of San Buenaventura as further indicated on Exhibit “A.” The Comprehensive Plan Land Use Map currently designates the properties within the proposed Hillside Voter Participation Area as “Hillside Planned Residential” or “HPR” rather than “Agricultural” and, therefore, these properties are not subject to the Save Our Agricultural Resources (“SOAR”) Initiative adopted by the voters in 1995.

In the recent past, some property owners within the proposed Hillside Voter Participation Area have publicly presented initial proposals to develop those properties with a combination of residential uses and open space and recreational areas proposed to include, among other things, hiking and equestrian trails for use by the public. In the course of public meetings and informational workshops discussing these proposals, it has become apparent that there is a high level of public concern over potential issues of scenic resource protection, open space and recreational opportunities, infrastructure needs, traffic circulation, and other development-related issues arising from any proposed changes in the use of this important part of the City’s Planning Area. This measure, in recognition of this heightened public concern, is intended to provide the electorate of the City of San Buenaventura with an opportunity to vote on the approval of any such development proposals or any similar proposals to extend urban services to the Hillside Voter Participation Area or develop property in the Hillside Voter Participation Area with urbanized land uses.

More particularly, this measure proposes to amend the Comprehensive Plan of the City of San Buenaventura by adding a requirement that approvals for extensions of “urban services” (defined in the City’s Hillside Management Program as the provision of domestic water and sewers) or any proposed “urbanized uses of land” (as defined herein) in the Hillside Voter Participation Area cannot be granted without prior approval by a majority vote of the electorate.

Section 3. Comprehensive Plan Amendment

The following text shall be inserted into the Land Use Element of the Comprehensive Plan at page 111-8 thereof:

Hillside Voter Participation Area

The electorate of the City of Ventura has adopted a Hillside Voter Participation Area (Ventura HVP Area). Its purpose, principles, implementation procedures, and methodologies for amendment are set forth in this Comprehensive Plan amendment.

A. PURPOSE

The City of Ventura Hillside Area, with its unique topography, viewsheds, watershed lands; its unique microclimate and hydrology, and its diversity of plant and wildlife resources, is one of the finest scenic resources in the Southern California region. The Comprehensive Plan recognizes the unique and important qualities and potential of the Hillside Area in, among other provisions, the declaration of specialized Objectives and Policies for the Hillside Area in the Resources Element of the Plan and the Plan’s requirements for continuing operation of, and compliance with, the City’s Hillside Management Program.

This Comprehensive Plan amendment is intended to provide for an increased level of public awareness and participation in the development review process applicable to that portion of the Hillside Area described and depicted in Exhibit “A” as the “Hillside Voter Participation Area.” It is further intended to provide assurance to the public that any proposed development in the Hillside Voter Participation Area appropriately takes into account the Area’s unique combination of viewshed, watershed, open space, scenic area, and environmentally sensitive habitat, and that agricultural, viewshed, watershed, and open space lands in the Hillside Voter Participation Area are not converted to urban or other non-open space uses without public discussion and a vote of the people. Increasing citizen participation in the development review process through the establishment of a Hillside Voter Participation Area enhances the City’s sense of community, allows for development unique to the City of Ventura, and promotes the efficient use of the City’s infrastructure.

More specifically, this Comprehensive Plan amendment is intended to provide an opportunity for the public to be involved in insuring that any development projects proposed in the Hillside Voter Participation Area, shall, at a minimum:

1. Maintain the scenic character of the hillsides in areas of future development, by preserving significant natural landmarks and scenic ridgelines and slopes.
2. Provide increased recreational opportunities for existing and future hillside and other City residents, by improving access to existing parks and establishing additional parks or open, non-developed areas in conjunction with future hillside development.
3. Maximize public access to hillside open space and recreation areas, by establishing a system of linear parks and hiking trails along scenic ridges and barrancas.
4. Minimize the impact of hillside development on sensitive natural habitats and historical or archaeological resources.

B. PRINCIPLES

Inappropriate urban encroachment into Hillside open space, viewshed, watershed, scenic areas, and biological resource areas would have the potential to impact sensitive environmental areas, unwarrantedly intrude on open space, diminish the quality of life and threaten the public health, safety and welfare by leading to increased traffic congestion, associated air pollution, erosion, alteration of sensitive lands in watershed areas and causing potentially serious water problems, such as pollution, depletion and sedimentation of available water resources not only for the City of Ventura, but for its jurisdictional neighbors. Inappropriate urban encroachment could further result in the unwarranted extension of public services and facilities into sensitive areas.

The unique character of the City of Ventura and quality of life of City residents depends on the appropriate protection of the Hillside Area's substantial amount of open space, viewshed, watershed, scenic resources, and biological resources. The increased public awareness and involvement in the fate of such lands through the implementation of this Comprehensive Plan amendment will provide the public a special opportunity to assure that future generations of Ventura citizens will not be deprived of the benefits of access to a viable water supply, flood and erosion control, protection of viewsheds, wildlife, environmentally sensitive areas, open space and recreational areas, and irreplaceable natural resources.

C. IMPLEMENTATION

(1) There is hereby established a Ventura Hillside Voter Participation Area (Ventura HVP Area). The Ventura HVP Area is that portion of the Hillside Area delineated and depicted in Exhibit “A” of this Comprehensive Plan amendment (hereafter, the “HVP Area Map”). As shown on the HVP Area Map, the southern boundary of the HVP Area generally follows the northern segment of the City’s incorporated limit as established by the Local Agency Formation Commission for the City of Ventura, except as the HVP boundary line runs northerly of some small residential lots on or near Foothill Road west of Arroyo Verde Park as further depicted on Exhibit “A.” East of Harmon Barranca, the HVP Area boundary generally follows the alignment of Foothill Road eastward to the boundary of the City’s Planning Area. The northerly boundary of the HVP Area continues, generally, as the northern boundary of the City’s Planning Area. The westerly boundary of the HVP Area alternately follows the City limit boundary or Sphere of Influence boundary easterly of the North Avenue area. The foregoing narrative description is intended to be general in nature and all of the foregoing is more particularly depicted and described in Exhibit “A’

Insofar as the HVP Area boundary described and depicted in this Comprehensive Plan amendment, including Exhibit “A” hereto, is said or shown to be coterminous with either the City’s incorporated limit or the City’s Sphere of Influence boundary, or with the boundary of the City’s Planning Area, such references are intended to be, and shall be construed to be, the location of the City limit boundary or Sphere of Influence boundary or boundary of the City’s Planning Area. as applicable, as each of those boundaries are established for the City of Ventura as of January 1, 2001. Although the HVP Area boundary is established, in part, in generally the same location as the City limit boundary, or in some instances, the Sphere of Influence boundary, the establishment of the HVP Area boundary is not intended to and shall in no way inhibit the Local Agency Formation Commission from changing or altering the City limit boundary or Sphere of Influence boundary in accordance with State law. The boundary of the HVP Area, although incidentally coterminous as of one point in time with the City limit boundary or Sphere of Influence boundary or boundary of the City’s Planning Area, is independent from these boundaries in legal significance and purpose. While the City limit boundary or Sphere of Influence boundary may be, from time to time, altered by the Local Agency Formation Commission, or the boundary of the City’s Planning Area may be changed, the HVP Area boundary shall not be changed except as provided herein.

(2) Until December 31, 2030, the City of Ventura shall not extend urban services into, and shall not authorize urbanized uses of land within, the Ventura Hillside Voter Participation Area unless otherwise authorized by a vote of the people, except for the purpose of construction of public potable water facilities, public parks or other city government facilities or as otherwise provided or excepted herein. Upon the effective date of this Hillside Voter Participation Area Comprehensive

Plan amendment, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any Comprehensive Plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this Comprehensive Plan amendment, unless in accordance with the amendment procedures of Section 4 of this Comprehensive Plan amendment.

(3) “Urbanized uses of land” shall mean any development that would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems; or, would result in the creation of residential densities greater than one primary residential unit per 40 acres in area; or, would result in the establishment of commercial or industrial uses that are neither agriculturally-related nor related to the production of mineral resources.

(4) The Land Use Map is amended to reflect the existence of the Ventura Hillside Voter Participation Area as generally described in paragraph (1) above and as depicted in Exhibit “A,” attached hereto.

(5) The Hillside Voter Participation Area, as defined herein, may not be amended, altered, revoked or otherwise changed prior to December 31, 2030, except by vote of the people or by the City Council pursuant to the procedures set forth in Section 4 of this Comprehensive Plan amendment. For purposes of this Ordinance, approval by a vote of the people is accomplished when a Comprehensive Plan amendment is placed on the ballot through any procedure provided for in the Election Code, and a majority of the voters vote in favor of it. Whenever the City Council adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this subsection, the City Council’s action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The City Council shall follow the provisions of the Election Code in all matters pertaining to such an election.

Section 4. Changes to Area: Procedures.

Until December 31, 2030, the foregoing Purposes, Principles and Implementation provisions of this Comprehensive Plan amendment, and the Hillside Voter Participation Area may be amended only by a vote of the people commenced pursuant to the initiative process by the public, or pursuant to the procedures set forth below:

A. The City Council may amend the boundary of the Hillside Voter Participation Area depicted on Exhibit “A” if it finds such amendment to be in the public interest, provided that the amended boundary enlarges said Hillside Voter Participation Area established by this Comprehensive Plan amendment.

B. The City Council, following at least one public hearing for presentation by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend the Hillside Voter Participation Area described herein, based on substantial evidence in the record, if the City Council makes each of the following findings:

- (1) Application of the provisions of subsections (A) or (B) of the amendment procedures set forth in this Section 4 are unworkable and failure to amend the Hillside Voter Participation Area would constitute an unconstitutional taking of a landowner's property for which compensation would be required or would deprive the landowner of a vested right; and
- (2) The amendment and associated land use designations will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property or to give effect to the vested right.

C. The City Council, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may place any amendment to the Hillside Voter Participation Area or the provisions of this Comprehensive Plan amendment on the ballot pursuant to the mechanisms provided by state law.

D. The Comprehensive Plan may be reorganized and individual provisions, including the provisions of this ordinance, maybe renumbered or reordered in the course of ongoing updates of the Comprehensive Plan in accordance with the requirements of state law.

Section 5. No Changes to Save Our Agricultural Resources Initiative

Any restrictions imposed upon the City of San Buenaventura limiting the City's ability to redesignate, or allow development of, property designated "Agricultural" that are in effect as a result of the "SOAR" initiative approved by the voters in 1995 and adopted by the City Council as Ordinance No. 95-33 shall remain in full force and effect and shall not be amended, modified, altered, or abridged by the adoption of this ordinance.

Section 6. Exemptions:

The provisions of this ordinance do not apply to:

- A. Construction or reconstruction of, or related to, public potable water facilities, public parks or other city government facilities; or
- B. Construction or reconstruction of no more than one residential dwelling unit, and incidental uses or structures related thereto, on an individual parcel of land that is lawfully established of record as of the effective date of this Comprehensive Plan amendment and that is contiguous to the City's incorporation boundary but only to the extent that such a legally established parcel is developed with, or proposed to be developed with, no more than one residential dwelling unit; or
- C. Any development that would result in the creation of residential densities equal to or less than one primary residential unit per 40 acres in area; or, would result in the establishment of commercial or industrial uses that are agriculturally-related or related to the production of mineral resources; or
- D. Any development project that has obtained, as of the effective date of this Comprehensive Plan amendment, a vested right pursuant to state or local law; or
- E. Uses that are "incidental" (as the City's Zoning Ordinance defines "incidental uses") to uses lawfully established as of the effective date of this Comprehensive Plan amendment.

Section 7. Interpretation

This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. It is the intent of the voters that the provisions of this measure shall be interpreted by the City and others in a manner that promotes public participation in decision-making relating to future development proposals within in the Hillside Voter Participation Area.

Section 8. Insertion Date

A. Upon the effective date of this ordinance, Sections 3, 4, 5, 6, and 7 of this ordinance shall be deemed inserted in the Comprehensive Plan and the Land Use Map referred to in Part C of Section 3 shall be deemed amended even though the reprinting may not occur until it can be carried out by the staff of the City of San Buenaventura.

B. The Comprehensive Plan in effect at the time the City Council decided to place this measure on the ballot, and the Comprehensive Plan as amended by this ordinance, comprise an integrated, internally consistent and compatible statement of policies for the City of San Buenaventura. In order to ensure that the Comprehensive Plan remains an integrated, internally consistent and compatible statement of policies and to ensure that the actions of the voters in enacting this ordinance are given effect, any provision of the Comprehensive Plan that is adopted between July 23, 2001 and the effective date of this ordinance, to the extent that such provision is inconsistent with this ordinance, shall be amended as soon as possible and in the manner and time required by state law to ensure consistency between such provision and Section 3 of this ordinance. In the alternative, such interim-enacted inconsistent provisions shall be repealed.

Section 9. Amendment or Repeal

This ordinance may be amended or repealed only by the voters of the City of San Buenaventura at an election held in accordance with state law, except as expressly provided by Section 4 herein.

V E N T U R A C O M M U N I T Y P A R K S O A R A M E N D M E N T

The people of the City of San Buenaventura do ordain as follows:

Section 1. Title

This measure shall be known as the Ventura Community Park SOAR Amendment.

Section 2. Purpose

The purpose of this measure is to allow the City to develop a Community Park on a parcel of property located at the northwest corner of the intersection of Kimball Road and Telephone Road. The subject property, which is approximately 100 acres in size, is further described in Exhibit "A," attached hereto and made a part hereof, and is hereafter referred to as the "Property." Most of the Property is outside the Ventura City limits but within the "Planning Area" of the City of San Buenaventura and therefore covered by the City's Comprehensive Plan Update to the Year 2010 (hereafter the "Comprehensive Plan"). The Property is currently designated "Agricultural" under the Comprehensive Plan and, therefore, also subject to the 1995 Save Our Agricultural Resources ("SOAR") Initiative.

The City is proposing to develop the Property with community-oriented public park facilities that may include, among other things, athletic fields, an aquatic facility, a community center and other related buildings and structures for use by the public. If this measure is approved, the City may also construct and operate a fire station on a portion of the Property.

This initiative proposes to amend the Comprehensive Plan of the City of San Buenaventura, by changing the designation of the Property in the Comprehensive Plan Land Use Plan Map from "Agricultural" (or "A") to "Parks" (or "P"). This will allow the City of San Buenaventura to potentially develop the Property with a Community Park without being restricted by the SOAR Initiative.

Section 3. Comprehensive Plan Amendment

Part A.

The following paragraph titled “Parks Uses” is hereby added to the Land Use Element of the Comprehensive Plan, more particularly, to the provisions of the Serra Community Intent and Rationale Statement on page III-96, to read as follows:

“Parks Uses: The Parks Land Use Plan designation is applied to an approximately 100-acre site at the northwest corner of Kimball Road and Telephone Road for the purpose of developing a multi-purpose community-oriented public park on this site. It is further intended that this site should be zoned to the “P” (Parks) zone if and when it is annexed to the City. Design Review should be carried out by the City's Planning Commission prior to the development of any Recreation Services use types on the site to assure that the range of community park uses potentially permitted on the site by the "P" zone are well integrated on the site and compatible with adjacent land uses.”

Part B.

The Property is deleted from the discussion of “Agricultural Uses” in the Serra Community provisions of the Land Use Element of the Comprehensive Plan. To that end, the final paragraph with the heading “Agricultural Use” beginning at the bottom of page III-95 and ending at the top of page III-96 is hereby revised to read as follows:

“Agricultural Use: A 297-acre area between Telephone Road and the Southern Pacific Railroad and a 172-acre area between Bristol Road and the Santa Clara River are designated Agricultural Use, not to be reconsidered until after the Year 2010, to preserve their existing agricultural character.”

Part C.

The Land Use Plan Map incorporated in the Comprehensive Plan is hereby amended, and official copies thereof shall be revised by City staff, to reflect the foregoing amendments to the text of the Land Use Element.

Section 4. Zoning

Upon annexation to the City of San Buenaventura, the zoning classification for the Property shall be “P” (Parks) and the Official Zoning District Map incorporated in the Zoning Ordinance shall, by this Measure, be amended, and official copies thereof shall be revised by City staff, to reflect the foregoing zone change to the Property.

Section 5. Save Open-Space and Agricultural Resources

Any restrictions imposed upon the City of San Buenaventura limiting the City’s ability to redesignate, or allow development of, property designated “Agricultural” that are in effect on the day that this Initiative is approved by the voters shall remain in full force and effect except as to the Property. The City of San Buenaventura may allow development of a community park on the Property in accordance with this ordinance.

Section 6. Interpretation

This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. It is the intent of the voters that the provisions of this ordinance shall be interpreted by the City of San Buenaventura and others in a manner that facilitates the development of a community park on the Property in accordance with the purposes of this ordinance.

Section 7. Insertion Date

Part A. Upon the effective date of this ordinance, Part A and Part B of Section 3 of this ordinance shall be deemed inserted in the Comprehensive Plan and the Land Use Map referred to in Part C of Section 3 shall be deemed amended even though the reprinting may not occur until it can be carried out by the staff of the City of San Buenaventura.

Part B. The Comprehensive Plan in effect at the time the City Council decided to place this measure on the ballot, and the Comprehensive Plan as amended by this ordinance, comprise an integrated, internally consistent and compatible statement of policies for the City of San Buenaventura.

V E N T U R A C O M M U N I T Y P A R K S O A R A M E N D M E N T

In order to ensure that the Comprehensive Plan remains an integrated, internally consistent and compatible statement of policies and to ensure that the actions of the voters in enacting this ordinance are given effect, any provision of the Comprehensive Plan that is adopted between [the date the City Council decided to place this measure on the ballot] and the effective date of this ordinance, to the extent that such provision is inconsistent with this ordinance, shall be amended as soon as possible and in the manner and time required by state law to ensure consistency between such provision and Section 3 of this ordinance. In the alternative, such interim-enacted inconsistent provisions shall be repealed.

Section 8. Amendment or Repeal

Section 3 and Section 4 of this ordinance may be amended or repealed only by the voters of the City of San Buenaventura at an election held in accordance with state law.

The people of the City of San Buenaventura do ordain as follows:

Section 1. Title

This ordinance shall be known as the First Assembly of God Land Initiative.

Section 2. Purpose

The purpose of this ordinance is to allow the First Assembly of God (hereafter “Church”) to develop a property located at the northwest corner of the intersection of Montgomery Avenue and Northbank Drive. Such property is 25.59 acres and is further described in Exhibit A, attached hereto and made a part hereof, and is hereafter referred to as “Property”. The Church wishes to develop the Property in accordance with City of San Buenaventura Ordinance No 95-33 (commonly known as “SOAR”) guidelines for a sanctuary, related Church buildings, and athletic fields for use by the community of San Buenaventura.

Since the Property is within the sphere of influence of the City of San Buenaventura, this ordinance (1) amends the Comprehensive Plan Update to the Year 2010 (hereafter the “General Plan”) of the City of San Buenaventura, and (2) rezones the Property to the R-1 Single Family zone with a subzone of R-1-1AC. This will allow the City of San Buenaventura to annex the Property with a restricted land use that is compatible with the Church’s development of the Property.

Section 3. General Plan Amendment

Part A.

The second paragraph under the heading “Residential Uses” appearing on page III-94 of the General Plan describes the areas that may be used for low-density, single family homes in the Serra Community area of the City of San Buenaventura. The single family use (designated as SF in the General Plan) is the most restrictive land use that will allow the Church to build a sanctuary, related church buildings, and athletic fields. Section 4 of this initiative will further restrict the Property by pre-zoning the Property and requiring a minimum of one acre for each parcel. This will make the Property unattractive for single family development but still acceptable for the Church sanctuary, related Church buildings, and athletic fields. This ordinance adds the Church’s 25.59 acre parcel to the SF land use.

The second paragraph under the heading “Residential Uses” appearing on page III-94 of the General Plan is hereby amended to read as follows:

“The SF category is applied to an approximately 3-acre site at the southeast corner of Henderson and Petit Avenue, a 1.7-acre site southerly of Darling Road extended, and a 25.59-acre site located at the northwest corner of Montgomery Avenue and Northbank Drive.”

Part B.

The final paragraph with the heading “Agricultural Use” beginning at the bottom of page III-95 and ending at the top of page III-96 of the General Plan describes that portion of the Serra Community area of the City of San Buenaventura which may only be used for agricultural uses. This ordinance deletes the Church’s 25.59 acre parcel from the agricultural use category.

The final paragraph with the heading “Agricultural Use” beginning at the bottom of page III-95 and ending at the top of page III-96 of the General Plan is hereby amended to read as follows:

“Agricultural Use: A 100-acre site at the northwest corner of Kimball Road and Telephone, a 297-acre area between Telephone Road and the Southern Pacific Railroad except for the 25.59-acre site located at the northwest corner of Montgomery Avenue and Northbank Drive, and a 172-acre area between Bristol Road and the Santa Clara River are designated Agricultural Use, not to be reconsidered until after the Year 2010, to preserve their existing agricultural character.”

Part C.

The map of the Land Use Plan contained in the General Plan shall be redrafted to reflect the foregoing amendments.

Section 4. Zoning

The most restrictive zoning in the City of San Buenaventura which will allow the Church to build a sanctuary, related Church buildings, and athletic fields on the Property is an R-1 Single Family zone with a subzone of R-1-1AC. The R-1-1AC subzone restricts the Property by requiring a minimum of one acre for each parcel. This will make the Property unattractive for single family development but still acceptable for the Church's sanctuary, related Church buildings, and athletic fields.

Therefore, upon annexation of the Property to the City of San Buenaventura the zoning designation for the Property shall be the R-1 Single Family zone with a subzone of R-1-1AC.

Section 5. Save Open-Space and Agricultural Resources

Any restrictions imposed upon the City of San Buenaventura limiting the City's ability to annex property and allow development of such property shall remain in full force and effect except as to the 25.59-acres of the Property.

Section 6. Construction

This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. It is the intent of the voters that the provisions of this ordinance shall be interpreted by the City of San Buenaventura and others in a manner that facilitates the development of the Property in accordance with the purposes of this ordinance.

Section 7. Insertion Date

Part A. Upon the effective date of this ordinance, Part A and Part B of Section 3 of this ordinance shall be deemed inserted in the General Plan and the Land Use Map referred to in Part C of Section 3 shall be deemed amended even though the reprinting may not occur until deemed convenient by the City of San Buenaventura.

Part B. The General Plan in effect at the time the Notice of Intention to circulate this initiative was submitted to the City Clerk of the City of San Buenaventura, and the General Plan as amended by this ordinance, comprise an integrated, internally consistent and compatible statement of policies for the City of San Buenaventura. In order to ensure that the General Plan remains an integrated, internally consistent and compatible statement of policies and to ensure that the actions of the voters in enacting this ordinance are given effect, any provision of the General Plan that is adopted between the Notice of Intention and the effective date of this ordinance, to the extent that such provision is inconsistent with this ordinance, shall be amended as soon as possible and in the manner and time required by state law to ensure consistency between such provision and Section 3 of this ordinance. In the alternative, such interim-enacted inconsistent provisions shall be repealed.

Section 8. Amendment or Repeal

Section 3 and Section 4 of this ordinance may be amended or repealed only by the voters of the City of San Buenaventura at an election held in accordance with state law.

EXHIBIT "A"

PARCEL 1:

That portion of Subdivision 98 of Rancho Santa Paula y Saticoy, in the county of Ventura, state of California, as per map recorded in book "A" pag3 290 of Miscellaneous Records (Transcribed Records from Santa Barbara County), in the office of the county recorder of said county, described as follows:

Beginning at the point of intersection of the centerline of the right of way of the Southern Pacific Railroad and the boundary line between Subdivisions 98 and 99 of said Rancho Santa Paula y Saticoy; thence from said point of beginning,

1st: - North 10° 30' West 9.482 chains, more or less, to the southeast corner of that certain Parcel of land conveyed to Charles H. Fowler, by deed dated March 18, 1892, recorded in book 36 page 86 of Deeds; thence,

2nd: - South 79° 30' West 19.25 chains, along the south line of said lands of Charles H. Fowler, to the northeast corner of that certain Parcel of land as conveyed to Emma J. Tyler, by deed dated June 20, 1894, recorded in book 43 page 90 of Deeds; thence,

3rd: - South 10° 30' East 18.982 chains, more or less, along the east line of said lands of Emma J. Tyler, to a point in the centerline of the right of way of the Southern Pacific Railroad; thence along same,

4th: - North 53° 15' East 22.57 chains, more or less, to the point of beginning.

EXCEPT a strip of parcel of land 50 feet wide lying adjoining and immediately west of the east line of the above described land, conveyed to the County of Ventura, as a public highway, by deed recorded July 12, 1889, in book 28 page 338 of Deeds.

ALSO EXCEPT that portion thereof conveyed to the Southern Pacific Railroad Company by deed recorded January 27, 1887 in book 18 page 146 of Deeds.

RESERVING unto the grantor herein, all oil, gas and mineral rights in and to said land, without however, any right of surface entry in and to a depth of 500 feet.

PARCEL 3:

That certain parcel in Lot 99 of the Rancho Santa Paula y Saticoy, marked "not a part of this subdivision" on the map of Tract No. 1333-1, in the City of San Buenaventura, county of Ventura, state of California, as per map recorded in book 30 page 51 of Maps, in the office of the county recorder of said county, and lying northwesterly of the Southern Pacific Railroad right of way, easterly of Bristol Road and southwesterly of Montgomery Avenue, as shown on said map.

RESERVING unto the grantor herein, all oil, gas and mineral rights in and to said land, without however, any right of surface entry in and to a depth of 500 feet from the surface thereof.



"The desire for community is a constant of human nature."

— Steven Price
Urban Advantage
Berkeley, California

CITY OF
VENTURA

A T T A C H M E N T S

ventura's general plan

21ST CENTURY TOOL KIT

Prelude

The 2005 Ventura General Plan envisions a new direction to protect and preserve its citizens' quality of life. This direction is based on the recognition that zoning and land development, as practiced for the past several decades, has not served our citizens, our city, or our environment as well as it should.

Currently, the two most successful movements created to alleviate this situation are "Smart Growth" and "New Urbanism." Smart Growth is a government initiated approach against sprawl that addresses underlying policy from the top-down, and is primarily marketed by government and similar agencies. New Urbanism is a grass roots, market response to outdated zoning and land use policy as it impacts development and the physical properties of the public realm. Its chief advocates are architects and town designers.

Smart Growth grew out of early New Urbanist work, and both are concerned with the real outcomes of the built environment and how it affects communities environmentally, economically, culturally, and socially.

The Ahwahnee Principles and the Charter for the New Urbanism, listed below, were created early on as "constitutions" that governed these movements. Both are valuable tools that Ventura would be wise to include in its 21st Century Tool Kit to understand and solve long-standing problems associated with growth and change.

AHWAHNEE PRINCIPLES**Preamble:**

Existing patterns of urban and suburban development seriously impair our quality of life. The symptoms are: more congestion and air pollution resulting from our increased dependence on automobiles, the loss of precious open space, the need for costly improvements to roads and public services, the inequitable distribution of economic resources, and the loss of a sense of community. By drawing upon the best from the past and the present, we can plan communities that will more successfully serve the needs of those who live and work within them. Such planning should adhere to certain fundamental principles.

Community Principles

1. All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.

2. Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
3. As many activities as possible should be located within easy walking distance of transit stops.
4. A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
5. Businesses within the community should provide a range of job types for the community's residents.
6. The location and character of the community should be consistent with a larger transit network.
7. The community should have a center focus that combines commercial, civic, cultural and recreational uses.
8. The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
9. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.
10. Each community or cluster of communities should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
11. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
12. Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
13. The community design should help conserve resources and minimize waste.
14. Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.
15. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

Regional Principles

1. The regional land-use planning structure should be integrated within a larger transportation network built around transit rather than freeways.
2. Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.
3. Regional institutions and services (government, stadiums, museums, etc.) should be located in the urban core.
4. Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

Implementation Principles

1. The general plan should be updated to incorporate the above principles.
2. Rather than allowing developer-initiated, piecemeal development, local governments should take charge of the planning process. General plans should designate where new growth, infill or redevelopment will be allowed to occur.

3. Prior to any development, a specific plan should be prepared based on these planning principles.
4. Plans should be developed through an open process and participants in the process should be provided visual models of all planning proposals.

CONGRESS FOR THE NEW URBANISM

THE CONGRESS FOR THE NEW URBANISM views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one interrelated community building challenge.

WE STAND for the restoration of existing urban centers and towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy.

WE RECOGNIZE that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent supportive physical framework.

WE ADVOCATE the restructuring of public policy and development practices to support the following principles: neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.

WE REPRESENT a broad-based citizenry, composed of public and private sector leaders, community activists, and multidisciplinary professionals. We are committed to reestablishing the relationship between the art of building and the making of community, through citizen-based participatory planning and design.

WE DEDICATE ourselves to reclaiming our homes, blocks, streets, parks, neighborhoods, districts, towns, cities, regions, and environment.

We assert the following principles to guide public policy, development practice, urban planning, and design:

The region: Metropolis, city, and town

1. Metropolitan regions are finite places with geographic boundaries derived from topography, watersheds, coastlines, farmlands, regional parks, and river basins. The metropolis is made of multiple centers that are cities, towns, and villages, each with its own identifiable center and edges.
2. The metropolitan region is a fundamental economic unit of the contemporary world. Governmental cooperation, public policy, physical planning, and economic strategies must reflect this new reality.
3. The metropolis has a necessary and fragile relationship to its agrarian hinterland and natural landscapes. The relationship is environmental, economic, and cultural. Farmland and nature are as important to the metropolis as the garden is to the house.
4. Development patterns should not blur or eradicate the edges of the metropolis. Infill development within existing urban areas conserves environmental resources, economic investment, and social fabric, while reclaiming marginal and abandoned areas. Metropolitan regions should develop strategies to encourage such infill development over peripheral expansion.
5. Where appropriate, new development contiguous to urban boundaries should be organized as neighborhoods and districts, and be integrated with the existing urban pattern. Noncontiguous development should be organized as towns and villages with their own urban edges, and planned for a jobs/housing balance, not as bedroom suburbs.
6. The development and redevelopment of towns and cities should respect historical patterns, precedents, and boundaries.
7. Cities and towns should bring into proximity a broad spectrum of public and private uses to support a regional economy that benefits people of all incomes. Affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
8. The physical organization of the region should be supported by a framework of transportation alternatives. Transit, pedestrian, and bicycle systems should maximize access and mobility throughout the region while reducing dependence upon the automobile.
9. Revenues and resources can be shared more cooperatively among the municipalities and centers within regions to avoid destructive competition for tax base and to promote rational coordination of transportation, recreation, public services, housing, and community institutions.

The neighborhood, the district, and the corridor

1. The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
2. Neighborhoods should be compact, pedestrian-friendly, and mixed-use. Districts generally emphasize a special single use, and should follow the principles of neighborhood design when possible. Corridors are regional connectors of neighborhoods and districts; they range from boulevards and rail lines to rivers and parkways.
3. Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.
4. Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
5. Transit corridors, when properly planned and coordinated, can help organize metropolitan structure and revitalize urban centers. In contrast, highway corridors should not displace investment from existing centers.
6. Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
7. Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods, and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.
8. The economic health and harmonious evolution of neighborhoods, districts, and corridors can be improved through graphic urban design codes that serve as predictable guides for change.
9. A range of parks, from tot-lots and village greens to ball fields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

The block, the street, and the building

1. A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.
2. Individual architectural projects should be seamlessly linked to their surroundings. This issue transcends style.
3. The revitalization of urban places depends on safety and security. The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.
4. In the contemporary metropolis, development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.
5. Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.
6. Architecture and landscape design should grow from local climate, topography, history, and building practice.
7. Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is different from that of other buildings and places that constitute the fabric of the city.
8. All buildings should provide their inhabitants with a clear sense of location, weather and time. Natural methods of heating and cooling can be more resource-efficient than mechanical systems.
9. Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society.

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For information, visit www.cnu.org

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GLOSSARY OF TERMS IN THE 2005 VENTURA GENERAL PLAN

Abbreviations

ADT: Average number of vehicle trips per day
 CEQA: California Environmental Quality Act
 CIP: Capital Improvements Program
 CNEL: Community Noise Equivalent Level
 dB: Decibel
 DOF: California Department of Finance
 EIR: Environmental Impact Report
 FAR: Floor Area Ratio
 FEMA: Federal Emergency Management Agency
 LAFCo: Local Agency Formation Commission
 Ldn: Day and Night Average Sound Level
 Leq: Sound Energy Equivalent Level
 LOS: Traffic Intersection Level of Service
 RDA: City of Ventura Redevelopment Agency
 SCAG: Southern California Association of Governments
 SOI: Sphere of Influence
 TDM: Transportation Demand Management
 TOD: Transit-Oriented Development
 VCOG: Ventura County Council of Governments

Definitions

Acre: Approximately 43,560 square feet.

Acres, Gross: The entire acreage of a site calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net: The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Action: A strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and action statements establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Adaptive Reuse: The conversion of obsolescent or historic buildings from their original or most recent use to a new use; for example, the conversion of former hospital or school buildings to residential use, or the conversion of a historic single-family home to office use.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household’s ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Alley: A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Ambient: Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Annex, v: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Aquifer: An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arterial: Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Bicycle Lane (Class II): A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I): A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III): A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Buffer: An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height. For example, a rowhouse is a type, not a style.

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

California Environmental Quality Act (CEQA): Law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified before taking action on the proposed project.

Capital Improvements Program (CIP): A program that schedules permanent City improvements at least five years ahead to fit projected fiscal capability. The CIP is reviewed annually.

Channelization: The straightening and/or deepening of a watercourse for purposes of runoff control or ease of navigation; often includes lining banks with retaining material such as concrete.

Character: Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Charrette: An interactive, multi-day public process in which the community works together with planning and design professionals and City staff and officials to create and support a feasible plan for a specific area of the City that will produce positive and transformative community change.

City: When capitalized, refers to the governmental entity; “city” refers to the geographic area.

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, recreation, government, transit, and municipal parking.

Clustered Development: Buildings placed close together with the purpose of retaining open space area.

Co-housing: A residential development with dwelling units for grouped around a common kitchen, gathering room, and child-care facilities. Co-housing developments normally are organized as condominiums.

Collector: Relatively-low-speed (25-30 mph), relatively low-volume (5,000-10,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Commerce; Commercial: The buying and selling of commodities and services.

Community Noise Equivalent Level (CNEL): A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park: Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Corridor: Linear features that may form boundaries, as well as connections, between neighborhoods. Corridors frequently encompass major access routes, especially ones with commercial destinations. Corridors also can incorporate parks or natural features such as streams or canyons.

dB: Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Density, Residential: The number of permanent residential dwelling units per gross acres of land.

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Design Review: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

Detention Basin: A structure constructed to retard flood runoff and minimize the effect of sudden floods. Water is temporarily stored and released through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Basins often are planted with grass and used for open space or recreation in periods of dry weather.

Developer: An individual or business that prepares raw land for the construction of buildings or causes to be built physical space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses, including: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Development Fee: (See "Impact Fee.")

District: An area of the city that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, and/or land uses. A neighborhood or parts of neighborhoods can form a district. Districts consist of streets or areas emphasizing specific types of activities. A corridor may also be a district, as when a major shopping avenue runs between adjoining neighborhoods.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Encourage, v: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, v: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environment: The existing physical conditions in an area that will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.

Environmental Impact Report (EIR): A report required by CEQA that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Flood, 100-Year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a one percent chance of occurring in any given year.

Floodplain: The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

General Plan: A compendium of city or county policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required by the State of California Government Code Section 65301 and adopted by the City Council.

Gateway: A point along the edge of a city at which a person gains a sense of having left the environs and entered the city.

Goal: A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green: A whole-building and systems approach to siting, design, construction, and operation that employs techniques that minimize environmental impacts and reduce the energy consumption of buildings while contributing to the health and productivity of occupants.

Hazardous Material: Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Hillside Area: All that area north of Foothill and Poli Street, and east of Cedar Street and within City limits. This area is subject to the Hillside Management Program.

Hillside Open Space: One of the 19 distinct communities within the City's Planning Area; coterminous with the Hillside Voter Participation Area; generally referred to as "hillsides".

Hillside Voter Participation Area or HVPA: The area subject to the "Hillside Voter Participation Act" (also known as Measure "P") as set forth in Appendix X and coterminous with the "Hillside Open Space" area depicted on the Land Use Diagram.

Hillsides: Synonymous and coterminous with HVPA and "Hillside Open Space".

Historic: Noteworthy for significance in local, state, or national history or culture, architecture or design, or housing works of art, memorabilia, or artifacts.

Household: Persons who occupy a housing unit.

Housing Element: A separately published State-mandated general plan element that assesses existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. The Housing Elements is updated every five years.

Housing Unit: A rooms or a rooms intended for occupancy, separate from any other living space, with direct access from outside or through a common area.

Impact: The direct or indirect effect of human action on existing physical, social, or economic conditions.

Impact or Development Fee: A fee levied on the developer of a project as compensation for otherwise-unmitigated impacts the project will produce, not to exceed the estimated reasonable cost of providing the service for which the fee is charged.

Industry/Industrial: The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Infill: Development of vacant and/or underutilized land within areas already largely developed with urban uses.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, and other utilities.

In-lieu Fee: Payment that substitutes for required dedication of land or provision of structures or amenities.

Institutional: Uses such as hospitals, museums, schools, places of worship, and nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial activities.

Landmark: (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Ldn: Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Leq: The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Level of Service, Intersection (LOS): A scale that measures the amount of traffic an intersection is capable of handling. Levels range from A, representing free-flow, to F corresponding to significant stoppage.

Liquefaction: The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state, which can lead to ground failure during an earthquake.

Live-Work: A dwelling unit that contains, to a limited extent, a commercial component. A live-work unit is a fee-simple unit on its own lot with the commercial component limited to the ground level. (see Work-Live)

Local Agency Formation Commission (LAFCo): A commission in each county that reviews and evaluates proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. LAFCo members include two county supervisors, two city council members, and one member representing the general public.

Local Coastal Program (LCP): A combination of City land use plans, zoning regulations, and zoning district maps that control land use in the Coastal Zone established under the California Coastal Act of 1976.

Local Street: Relatively low-volume, low-speed streets (not shown on the Roadway Classifications map), whose primary purpose is to provide access to fronting properties.

Lot: A legally-recognized parcel with frontage on a public or City-approved private street.

Low Income: Households with annual income 80 percent of the County median or less.

Maintain: Keep in an existing state. (See "Preserve.")

Median: The dividing area between opposing lanes of traffic.

Mitigate: Alleviate or avoid to the extent feasible.

Mixed Use: Properties on which various uses, such as office, commercial, and institutional, are combined with residences in a single building or site in an integrated development project with significant functional interrelationships and a coherent physical design. A single site may include contiguous properties.

Neighborhood: The basic building blocks of a community that together comprise the city. Each neighborhood is limited in physical area, with a defined edge and a center. The size of a neighborhood is usually based on the distance that a person can walk in five minutes from the center to the edge – a quarter-mile. Neighborhoods have a fine-grained mix of land uses, providing places to live, work, shop, and be entertained.

Neighborhood Center: The focal point of a neighborhood, commonly featuring places for work, shopping, services, entertainment, leisure, recreation, and social and civic interaction.

Neighborhood Park: A facility intended to serve the recreation needs of people living or working within a one-half mile radius of the park.

Noise: Sound that is undesirable because it interferes with speech and hearing, is intense enough to damage hearing, or is otherwise annoying.

Noise Contour: A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require mitigation in residential development.

Office: Professional or consulting services in fields such as accounting, architecture, design, engineering, finance, law, insurance, medicine, real estate, and similar types of work.

Open Space: An area of land or water that is essentially unimproved and devoted to outdoor recreation and/or the preservation of natural resources.

Outdoor Recreation: Recreation in an urbanized outdoor setting (active recreation) or open-space outdoor setting (passive recreation).

- (a) *Active outdoor recreation* includes participant sports or other activities conducted in open or partially enclosed or screened recreational activities facilities. Typical uses include driving ranges, miniature golf courses, golf courses, amusement parks, swimming pools, and tennis courts and usually rely on permanent above-ground improvements, including, but not limited to, playing fields or courts, restrooms, and tables.
- (b) *Passive outdoor recreation* includes recreational activities, usually of an individual or small group nature, such as sunbathing, walking, hiking, bird watching, or nature study, conducted in an open-space setting and which, generally, do not rely on the use of permanent aboveground improvements or involve motorized vehicle use.

Parcel: A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parks: Open space lands whose primary purpose is recreation.

Parkway: The area between curb and sidewalk, usually planted with ground cover and/or trees.

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a neighborhood or extent of a community. A standard Pedestrian Shed is one quarter of a mile radius or 1,320 feet. With transit available or proposed, a long Pedestrian Shed has an average walking distance of ½-mile or 2,640 feet. Pedestrian Sheds should be conceived as oriented toward a central destination containing one or more important intersections, meeting places, civic spaces, civic buildings, and the capacity to accommodate a T5 Transect Zone in the future. Sometimes called a Walkshed.

Planning Area: The land area addressed by the General Plan, which includes the City Limits, potentially annexable land in the Sphere of Influence, and neighboring open space and agricultural areas of Ventura County that the City desires to remain in rural condition.

Policy: A statement of principle that anticipates specific actions to be undertaken to meet City goals.

Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Preserve: Keep intact and safe from destruction or decay.

Protect: Maintain and preserve beneficial uses in their present condition.

Public and Quasi-public Facilities: Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Art: Signs, other monuments, sculptures, murals, statues, fountains, and other artistic installations in spaces accessible to the general public that accentuate or draw attention to a particular place or feature of the city, provide a focal point for public gathering, and/or serve a specific function, such as to provide seating.

Recreation, Active: A type of recreation that requires organized play areas, such as softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive: Recreation that does not require organized play areas.

Recycling: The process of extracting and reusing materials from waste products.

Redevelop: To demolish existing buildings, or increase the overall floor area existing on a property, or both, irrespective of whether a change occurs in land use.

Redevelopment Agency: The City division created under California Redevelopment Law for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Park: A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Restore: Renew, rebuild, or reconstruct to a former state.

Ridesharing: Vehicle travel other than driving alone.

Ridgeline: A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way: Land intended to be occupied by transportation and public use facilities such as roadways, railroads, and utility lines.

Riparian: Areas adjacent to perennial and intermittent streams delineated by the existence of plant species normally found near fresh water.

Runoff: The portion of precipitation that does not percolate into the ground.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Sidewalk: the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Specific Plan: A legal tool allowed by State Government Code Section 65450 et seq. that prescribes detailed regulations, conditions, programs, and/or proposed legislation for a defined area of the city.

Sphere of Influence: The probable ultimate physical boundaries and service area of the city, as determined by LAFCo.

Streetscape: the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, and streetlights, etc.).

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a land into defined lots or condominiums that can be separately conveyed by sale or lease.

Sustainable: Meeting the needs of the present without compromising the ability of future generations to meet their needs, and successfully balancing economic, environmental, and social equity concerns.

Tourism: The business of providing services for persons traveling for pleasure.

Transect: a system of ordering human habitats in a range from the most natural to the most urban. Based upon six Transect Zones that describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transit-Oriented Development (TOD): Relatively high-density development located within an easy walk of a major transit stop, generally with a mix of residential, employment, and shopping designed primarily for pedestrians.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis.

Transportation Demand Management (TDM): Strategies for reducing the number of vehicle trips by increasing ridesharing, transit use, walking, and biking.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation.

Truck Route: A route required for all vehicles exceeding set weight or axle limits, which follows major arterials through commercial or industrial areas and avoids sensitive areas.

Underutilized: Non-vacant properties that have not been fully developed with improvements that reach the allowed density and/or floor area.

Urban Design: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Use Permit: The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Very Low Income: Households with annual income 50 percent of the County median or less.

View Corridor: The line of sight of an observer looking toward an object of significance (e.g., ridgeline, river, historic building, etc.).

Viewshed: The area within view from a defined point.

Watercourse: Presently or once naturally perennially or intermittently flowing water, including rivers, streams, barrancas, and creeks. Includes waterways that have been channelized, but not ditches or underground drainage and sewage systems.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; also, the entire region drained by a watercourse.

Wetlands: Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Federal agencies establish hydrology, vegetation, and soil criteria to define wetlands.

Work-Live: A dwelling unit that contains a commercial component. A Work-Live unit is a fee-simple unit on a lot with the commercial component anywhere within the unit. (see Live-Work)

Yield Street: A street whereby by two vehicles, going in opposite directions, one car will often have to pull over slightly and yield to the other vehicle, depending on how many cars are parked on the street. A standard residential street.

Zoning: The regulation of building forms and land uses throughout the city.

Westside Community Plan

Revised Draft

October 2012

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Introduction

Community Vision

TO CREATE AN INTERCONNECTED, REVITALIZED WESTSIDE COMMUNITY THAT IMPROVES OVER TIME BY PRESERVING NEIGHBORHOOD HERITAGE, SUPPORTING AND EXPANDING THE VIBRANT ARTS COMMUNITY, REQUIRING WELL DESIGNED DEVELOPMENT, INCREASING URBAN PLAZAS AND GREEN SPACES, ENHANCING MULTI-MODAL TRAVEL OPTIONS, AND EXPANDING JOBS, WITH AN EMPHASIS ON GREEN TECHNOLOGY AND HIGH TECH SECTOR OPPORTUNITIES.

Setting

The proposed Westside Community Plan area consists of approximately 900 acres excluding ROW, located on the western edge of the City. The Plan area is generally bounded by the steep hillsides to the east, Highway 33 to the west, Park Row Avenue on the south, and Ottawa Street on the North and the adjacent North Avenue District as identified in the 2005 General Plan. The Plan area is divided into eastern and western halves by Ventura Avenue.

The southerly border of the Westside Plan begins immediately north of the Downtown Ventura area, and is approximately 26 miles south of the City of Santa Barbara. State Route 33 connects the Westside area to unincorporated Ventura County and Ojai to the north, and to Highway 101 which connects the greater Ventura City area to Los Angeles to the south, and Santa Barbara County to the north.

History

The City of Ventura was originally settled by native Chumash tribes who lived undisturbed until the arrival of Spanish missionaries. In 1782, missionaries led by Junipero Serra established the San Buenaventura Mission south of the Plan area, the original aqueduct of which runs to the north end of the Plan area.

Because Ventura was not easily accessible, the City experienced little economic or population growth until a railway connection and port were established in the 1880s that catalyzed development. Oil was discovered in Ventura in 1885. In the early 1900s, the first oil field was created on the Westside, known as the Ventura Avenue Oil Field. The subsequent oil boom resulted in a period of intense growth for the Westside Community and the adjacent North Avenue area, and established the pattern of development. This period of industrial development was influential in shaping the community's character. By the 1920s, both the Westside Community and adjacent North Avenue areas had approximately 113 oil wells. The oil boom also resulted in the establishment of other support industries, such as wire yards and machine shops. The Westside Community area was developed with workforce housing. By the 1970s, oil production rates began to decline, taking much of the employment base out of the area. A large refinery located near Stanley Avenue was demolished, and one of the larger companies in the area, VETCO, sold their headquarters to KINKO'S, signaling a shift to lighter industrial uses in the area.

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Built Environment, Context and Character

The Westside area is characterized by an interconnected, pedestrian-scale grid of workforce housing neighborhoods dating back to the early part of the 20th century. Several disconnected alleyways and frequently spaced narrow residential streets provide residents with pedestrian-oriented paths to access Ventura Avenue, the planning area's primary roadway. Along Ventura Avenue, commercial development ranges from small single-story shops to larger two-story mixed-use buildings with a regular pattern of small nodes that have historically served as gathering places. However, there are often abrupt transitions between industrial and residential land uses, coupled with a discontinuous pattern of industrial land uses along Ventura Avenue and Olive Street with a resulting inconsistent pattern of building massing and scale North of Stanley Avenue along Ventura Avenue of the Westside area. The primary connection between Ventura Avenue and State Route 33 for the Westside is Stanley Avenue. Stanley Avenue is home to the Ventura Unified School District headquarters and bus operations center, Ventura Community College District headquarters, as well as industrial uses and several mixed-use development proposals.

Implementation

This Community Plan is intended to implement the City's General Plan at the neighborhood level. While this Community Plan provides further direction on requirements and development standards for new development, policies and actions of the General Plan remain applicable and in effect. The Westside Community Planning Project includes a proposal to study adoption of a redevelopment project area per California Redevelopment Law (CRL). Implementation of policies and public improvements included within the Community Plan will occur through redevelopment tax increment financing, Capital Improvement Program financing and leveraged private investment, among other financing opportunities.

Plan Preparation Process

Civic engagement is critical to successful planning efforts. The Westside Community Plan is the result of an extensive public participation process that began in 1996 with the series of 'Take Part Westside' public workshops, which led to a community vision for revitalization of the Westside area. In 1999, the *Westside Urban Design Plan* incorporated key elements and established design guidelines supportive of the 'Take Part Westside' vision.

In the year 2000, the *Ventura Vision* plan, which ultimately guided formulation of the 2005 Ventura General Plan, incorporated the goals and objectives developed during the Westside vision process. That same year, the *Westside Economic Strategy* assessed the Westside's economic strengths, weaknesses, and opportunities and summarized the existing conditions of the areas land uses. These efforts culminated in the 2001 Westside Workshop and *Conceptual Land Use Plan*.

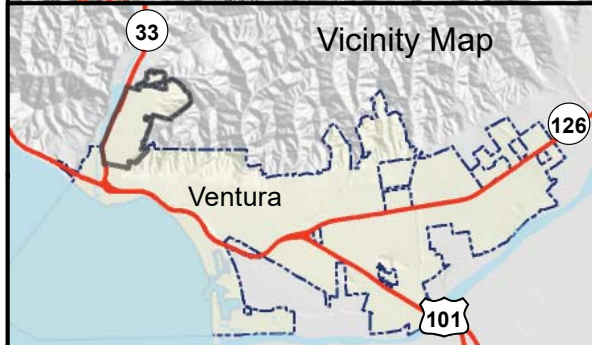
Beginning in 2006, the City also sponsored well-attended public workshops over several months to gather and incorporate meaningful public input. Students from the City and Regional Planning Department at California Polytechnic State

Westside Community Plan

University, San Luis Obispo, assisted City staff with many of these workshops and assembling background data for the Community Plan including a comprehensive survey of parcels in the project area, and survey of community members preferences regarding building type and scale.

In the Fall of 2010, a preliminary draft Westside Community Plan was circulated for public review and feedback including extensive workshops and feedback sessions with community groups, city commissions and members of the public. The result of that feedback was contained in the Draft Westside Community Plan of April 2011. Continued review by the Planning Commission City Council and specialized workshops in the summer of 2011 resulted in the current Draft Westside Community Plan.

Westside Community Plan



Westside Planning Area

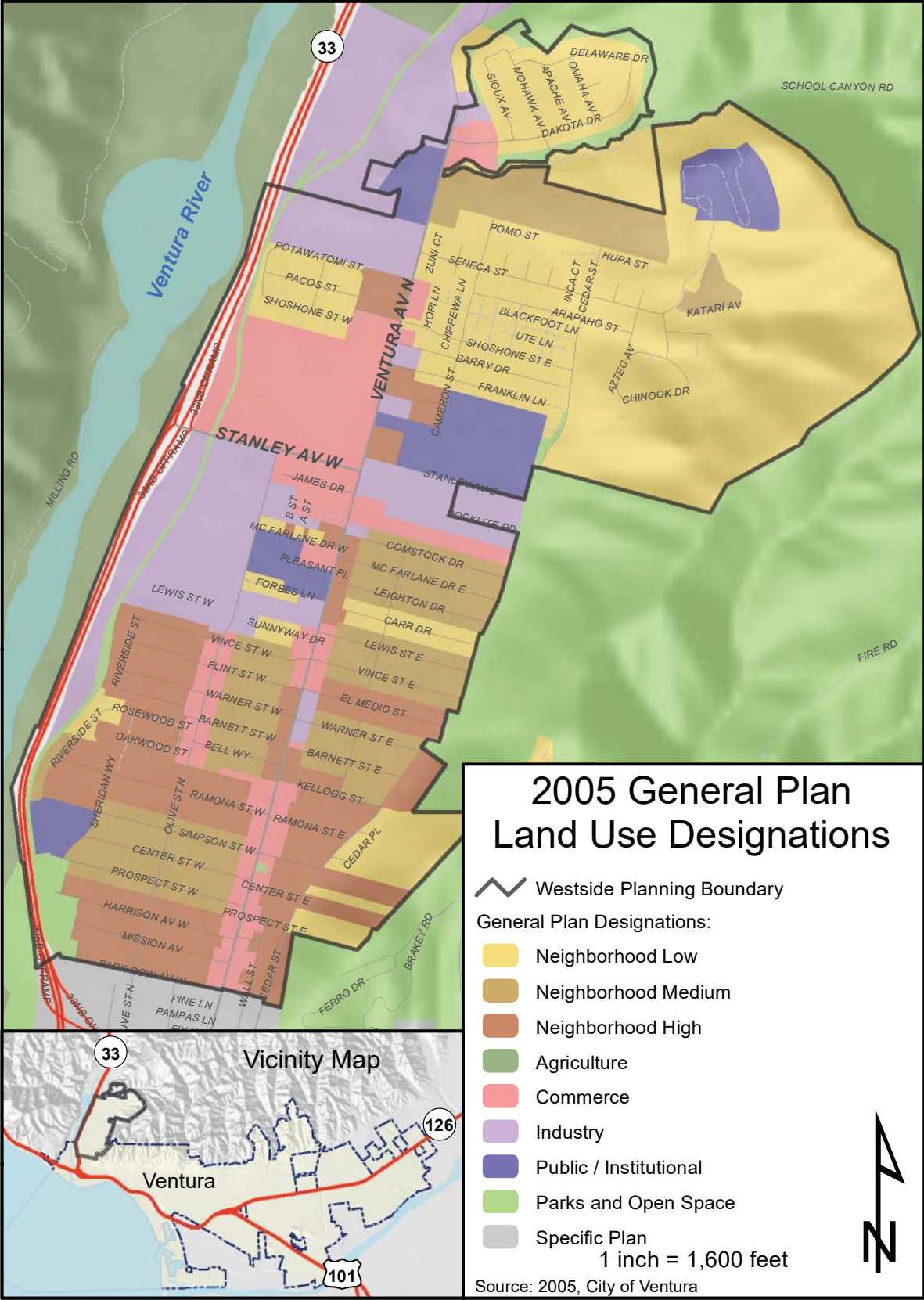
 Westside Planning Boundary

1 inch = 1,600 feet

Source: City of Ventura



Westside Community Plan



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12.1 Our Natural Community

The natural setting framing the Westside Community Planning area is one of the areas greatest assets. The Pacific Ocean is located less than one mile south of the Westside Community area. To the east and west, the Westside sits between the Ventura County hillsides and the Ventura River. Drainage channels from this area feed the Ventura River, which eventually empties into the Pacific Ocean. Revitalization of the Westside Community area must consider the potential human impact on the river and hillside environments and also focus on the benefits these natural areas provide for the community, such as contributing to larger ecosystems, adding aesthetic value, and providing recreational opportunities. On a regional level, the Westside Community has a primary interest in participating in the implementation of the Vision Plan for Lower Ventura River Parkway completed in April 2012, to preserve and enhance the Ventura River.

Goal: Support the native ecology, endangered species, and opportunities for recreational uses in and along the Ventura River.

Policy 12 A: Participate with stakeholders and agencies to protect natural resources and enhance the Ventura River.

Action 12.1.1: Assist and work regionally with the County and Ventura River stakeholders in the implementation of the Ventura River Parkway for watershed and recreation planning.

Action 12.1.2: Upon adoption of the Ventura River Multi-Species Habitat Conservation Plan, new development shall coordinate with Federal, State and Local resource agencies to facilitate recovery of endangered species in the Ventura River Watershed.

Policy 12 B: Follow a development approach that contributes to resource conservation in the Westside Community.

Action 12.1.3: In partnership with other stakeholders, conduct an inventory of existing conditions and hydrological resources at the regional and watershed scale and formulate a plan to mitigate hydrological impacts of development to water quality of local surface drainage in developed areas adjacent to the Ventura river.

Action 12.1.4: Provide bio-filtering and groundwater recharging through low impact development (LID) and other careful design of new development in the Westside Community.

Action 12.1.5: Require new development to install city approved trash excluders in stormwater inlets to reduce trash outflow to the Ventura River.



Lower Ventura River Parkway Plan provides planning tool for local governments and land owners to create a parkway:

- compatible with recreational use,
- promotes sustainable land stewardship,
- respects river function, and
- enhances regional ecosystems

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12.2 Our Prosperous Community

Positioned along two major north-south arterials at Ventura Avenue and State Route 33, the Westside Community is located at the western edge of the city with opportunities for neighborhood serving retail and business to serve this segment of the population. The Westside has historically provided an excellent location for oil production support businesses as well as a wide variety of construction materials manufacturing and distribution firms. In recent years the local labor force has expanded to include many who are employed in technology sectors and the growing artist community. The industrial land located within the Westside is well suited for potential transition to green and high technology industries for economic prosperity in the first half of the 21st Century.

Proposed neighborhood linkages and revitalization of a jobs-producing industrial base is a Plan objective. Improved connectivity of the urban form can promote retail and transitioning industrial areas and create shopping and business service opportunities for the west side of Ventura. A variety of retail, shopping, educational, creative arts, and industrial opportunities are called for throughout the Plan. An opportunity exists to enhance retail along Ventura Avenue while promoting green and high-tech industrial opportunities in obsolete or converting industrial portions of the Plan area around Stanley Avenue. This Plan intends the historical Westside neighborhood to remain the town center of the area, complete with residential, retail and office space and several pedestrian nodes to facilitate community interaction and placemaking. Existing smaller industrial businesses are to be preserved to protect the jobs that they provide. The City of Ventura recognizes that prosperity is to be shared with all segments of the community and that services and jobs for struggling families, the disadvantaged, or disabled are part of what makes a community integrated, healthy and safe. This Plan aspires to protect economic interests of all residents by preserving and encouraging diversity in employment opportunities.

GOAL: Increase local shopping opportunities, diversify the local economy, and create job opportunities in the Westside areas.

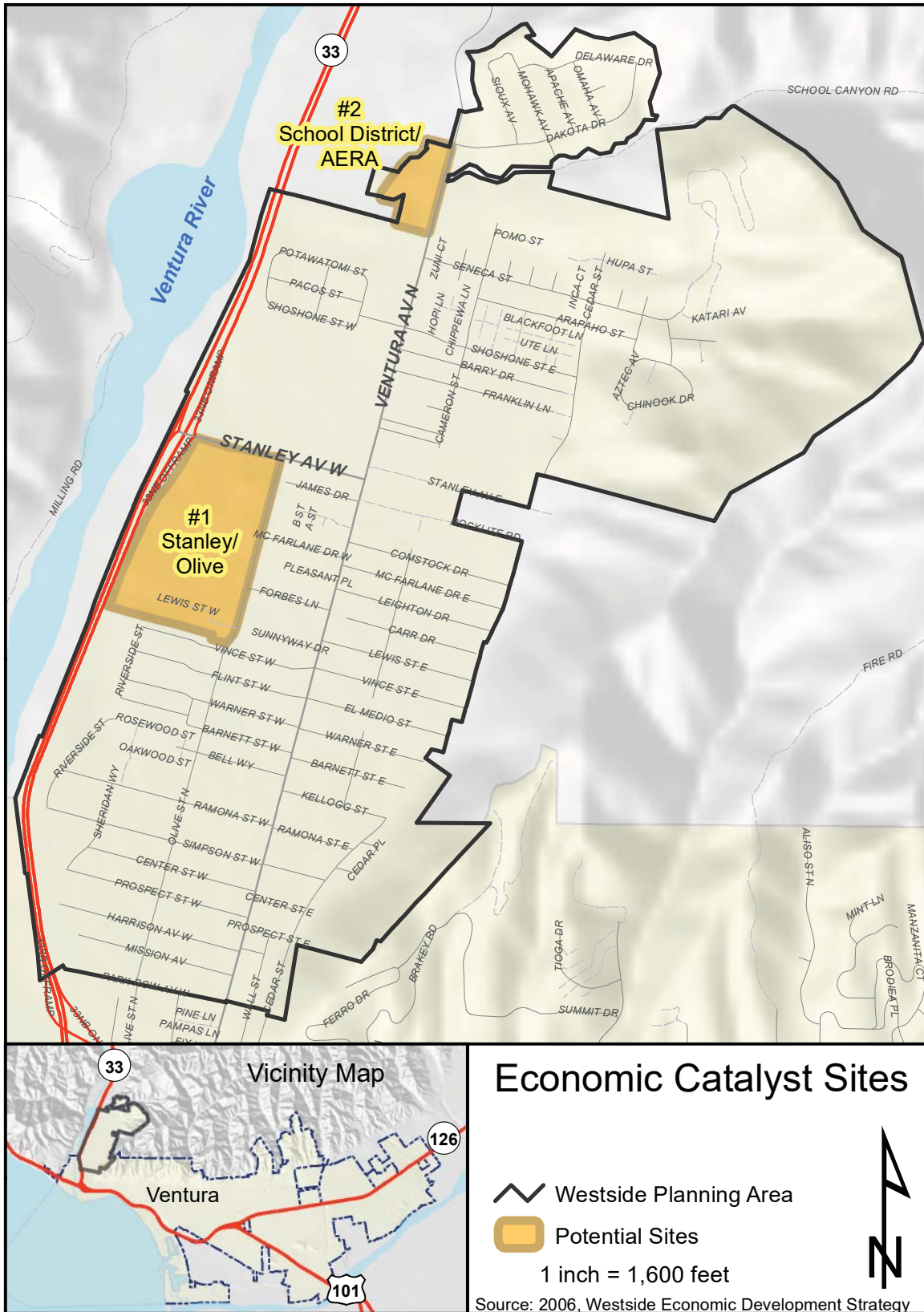
GOAL: Provide for a variety of Westside Community workforce and transitional housing opportunities.

GOAL: Encourage diverse and equitable neighborhoods that provide housing options for a full range of incomes, physical abilities and ages.

Policy 12 C: Stimulate private investment for revitalization of underutilized parcels in the Westside Community Plan area.

Action 12.2.1: Identify federal, state and local funding sources for the Westside Community Planning project area to stimulate economic development and generate leverage funds for development opportunity sites in the area.

Westside Community Plan



Action 12.2.2: Stimulate investment in two catalyst sites for their revitalization through available public and private financing along Olive at Stanley Avenue (Stanley/Olive); and portions of AERA and Ventura Unified School District parcels west of Ventura Avenue at Shell Road (School District/AERA) as follows:

- Catalyst Site #1: Industrial area south of Stanley Avenue, along Olive Street to be focus of economic development efforts to encourage traditional, green and high technology job recruitment to the City.
- Catalyst Site #2: School District/AERA: Portions of 90 acre site that includes approximately 4.5 acre Avenue School site to be considered for mixed-use development to provide transition between industrial uses to the north and newer residential and commercial uses to the south.

Policy 12 D: Support economic growth and the creation of traditional, green and high technology jobs through business retention, expansion, and formation.

Action: 12.2.3: Design and conduct a business-marketing program to publicize the key attributes of a Westside location to the business community.

Action 12.2.4: Collaborate with countywide, regional, and statewide economic development organizations to heighten awareness among targeted industries about the characteristics of business sites in the Westside.

Action 12.2.5: Establish a strategic vision that outlines Ventura Avenue as one of the City's Business Corridors and includes an emphasis on green industries.

Action 12.2.6: Consider the creation of an incentive program that targets businesses within desirable high-tech, green and creative industries to establish or relocate in the Westside Community.

Policy 12 E: Identify and designate Westside sites that are compatible with development opportunities for technology businesses and professional services firms to provide jobs.

Action 12.2.7: Establish a cohesive strategy for redevelopment of former oil industrial areas along Stanley Avenue and Olive Street.

Action 12.2.8: Expressly preserve underutilized sites on the Westside for job producing uses with respect to the whole community planning area.

***Action 12.2.9: Designate suitable locations and development standards for industrial and service commercial businesses in the Westside Community. Action implemented through Regulating Code designation.

***Action 12.2.10 Zone or maintain at least 96 acres for industrial and service commercial development, based on economic market analysis to inform the Plan. Action implemented through Regulating Code designation of Special District Industrial and Urban Center/Urban General.

Westside Community Plan

Action 12.2.11: Pursue funding for brownfield site assessment and remediation to facilitate reuse of obsolete industrial parcels in the Westside Community.

Action 12.2.12: Locate sites or developments that could potentially house a green technology incubator and partner with other organizations for implementation.

Action 12.2.13: Respect and preserve oil production, high value job base and maintain existing land use, but anticipate long range industrial mixed use development of the Avenue School site. (Catalyst #2)

Policy 12 F: Collaborate with workforce training agencies and services programs to ensure Westside local worker access to new jobs.

Action 12.2.14: Coordinate with the California Employment Development Department, the County Human Services Agency, the Ventura Workforce Investment Board, Regional Occupation Program, and other workforce training agencies to provide well tailored employment training programs to meet the needs of businesses locating in the Westside and resident workers seeking new employment opportunities.

Policy 12 G: Prioritize and promote expansion of local-serving retail and service businesses to improve shopping opportunities in the Westside Community.

***Action 12.2.15: Zone locations for local-serving retail commercial businesses. Action implemented through Regulating Code designation.

***Action 12.2.16: Zone suitable sites for future retail commercial development to serve growth in Westside market demand. Action implemented through Regulating Code designation.

Policy 12 H: Promote development of Westside housing opportunities commensurate with the incomes generated by local businesses, at both upper and lower income levels.

Action 12.2.17: Encourage mixed use development to achieve a mix of housing types for a range of household income levels and options for seniors, families with children, and persons with disabilities in the community.

Policy 12 I: Encourage high quality, sustainable and green development project designs that reflect environmental quality and consideration of long- term benefit over short-term gain.

***Action 12.2.18: Expand the range of building and site design options that are permitted in order to further reduce the environmental footprint of new development in the community. Action implemented through Regulating Code.

***Action 12.2.19 Establish cost-effective private property design standards to provide visual buffers to screen industrial business operations from public

right-of-ways. Action implemented through Regulating Code.

Action 12.2.20 Identify funding or incentive programs to assist property owners in property improvements to screen industrial operations and reduce off-site visual impacts.

Policy: 12 J: Establish flexible form-based standards conducive to successful mixed-use development that provide residential and business opportunities at all economic levels.

***Action 12.2.21: Allow commercial businesses to be located where they benefit from traffic flow and visibility in order to capture market support from outside the Westside Community. Action implemented through Regulating Code.

***Action 12.2.22: Allow for shared parking in mixed-use projects to reduce the overall costs of development and defray the cost to commercial development. Action implemented through Regulating Code.

***Action 12.2.23: Collocate residential housing types that are compatible with the noise, lighting and traffic flows of business development in mixed-use projects. Action implemented through Regulating Code.

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12.3 Our Well Planned Community

Residents of the Westside want to enhance the quality of life within their neighborhoods. Revitalization of the public realm and redevelopment of commercial and industrial areas should be of the highest design to promote sense of place and local cultural identity, animation of the public realm, and foster connectivity. New development should also provide public amenities such as parks and protection of adjacent natural resources to meet larger citywide goals. These citywide goals include creating walkable, bikeable, compact neighborhoods with a wide diversity of housing types and neighborhood serving uses in order to increase housing choices, with strong urban design to address infill development in the residential areas and a strategy to increase parks. Greater intensity and mixed-uses are called for along Ventura Avenue. This Plan attempts to balance the public purpose of citywide initiatives to implement an infill strategy for Districts, neighborhood centers and along corridors within existing neighborhoods.

The future development of the Westside will be largely based on the success of revitalization efforts along Ventura Avenue and key areas that can serve as catalysts for other infill development. These areas include: the existing mixed use areas of Olive Street and the commercial corridor along Ventura Avenue with a focus on access and connectivity to spur economic activity; neighborhood centers within walking distance of surrounding communities, linked by multi-modal transit options and pedestrian-oriented design. Successful investment in these areas will strengthen the economic forces that encourage other infill development to occur.

The Westside includes the Ventura Avenue Corridor and is home to several neighborhood centers that are surrounded by well-connected neighborhood blocks. Opportunities exist to realize the revitalized potential of the neighborhood through improved linkages to expand mobility, enhanced pedestrian amenities along streetscapes, and contextually appropriate height and massing of new development along mixed-use corridors.

GOAL: Encourage Traditional Neighborhood Design in existing and new Westside neighborhoods.

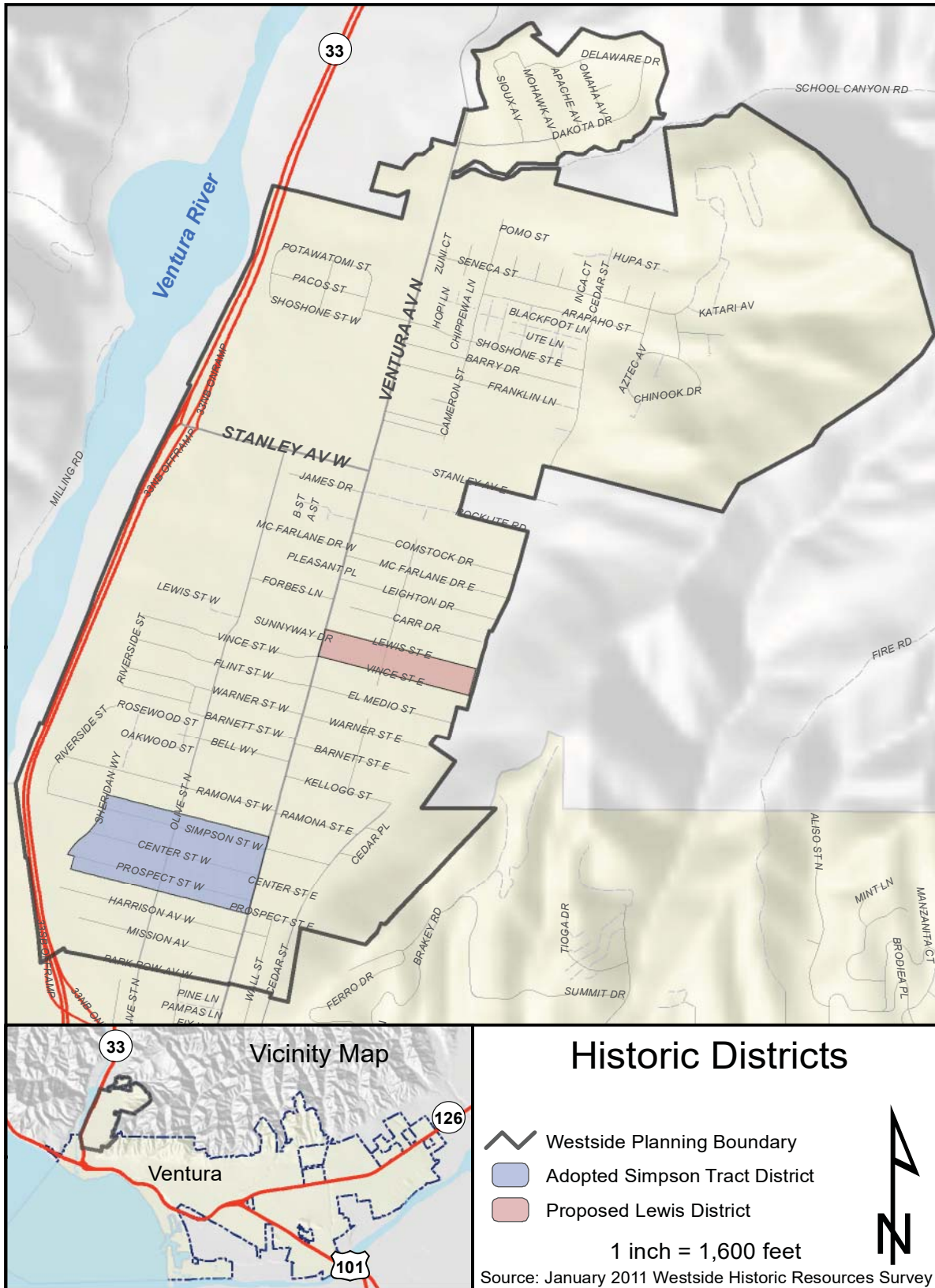
GOAL: Enhance Ventura Avenue with plazas and green spaces that can accommodate gathering areas, trees and public art.

GOAL: Emphasize Neighborhood Preservation by valuing existing residential, industrial and artistic characteristics of the Westside community.

Policy 12 K: Develop public squares through dedication of pedestrian oriented space in new development along the Ventura Avenue Corridor.

Action 12.3.1: Install gateway monumentation within the right-of-way at the intersections of Ventura Avenue at Park Avenue, Ventura Avenue at Stanley Avenue, and Stanley Avenue at Olive Street.

Westside Community Plan



Westside Community Plan

Action 12.3.2: Create more intensive core ¼ mile pedestrian development areas along Ventura Avenue between Park Row to Kellogg; Warner to Lewis and around Stanley Avenue to Shoshone.



Cameron Street Park Exhibit

Policy 12L: Preserve existing Westside neighborhood character and integrate local history and cultural heritage into urban form and daily life.

Action 12.3.3: Coordinate with neighborhoods and the Historic Preservation Committee to designate a historic district between Lewis and Vince Streets and adopt design guidelines as identified in 2011 Westside Historic Preservation Survey.

Action 12.3.4: Maintain the scale of new buildings compatible with existing neighborhoods.

Action 12.3.5: Provide a transition in the buildings and urban form of the edges between the Downtown Specific Plan and Westside Plan.

Action 12.3.6: Work with Ventura Unified School District to facilitate reuse of Avenue School into a community amenity.

Action 12.3.7: Maintain the existing historically built character with regard to the increments of building, blocks, and neighborhoods that form the Westside.

Westside Community Plan

Policy 12 M: Integrate the design principles of Traditional Neighborhood Development into Westside community-scale and building-scale plan.

Action 12.3.8: Develop more mixed-use type buildings and live/work units along Ventura Avenue and other adjacent streets.

***Action 12.3.9: Preserve existing neighborhood housing types and provide more opportunities for owner occupied housing via a mix of housing types including live/work. Action implemented through Regulating Code building types; however occupancy not regulated.

***Action 12.3.10: Create development standards that allow existing neighborhoods to change over time to reflect the community design features of this Community Plan. Action implemented through Regulating Code.

***Action 12.3.11: Revise allowable park standards to accommodate urban greens and green spaces within urbanized area. *** Action implemented through Regulating Code.

Action 12.3.12: Encourage and create more alley commercial loading areas.

Policy 12 N: Revitalize former and present industrial sites in the Westside Industrial area south of Stanley Avenue.

***Action 12.3.13: Establish a cohesive strategy for redevelopment of former oil industrial areas along Stanley Avenue and Olive Street to accommodate traditional, green and high technology sector industries. Action implemented through Regulating Code.

***Action 12.3.14: Renovate uses on Ventura Avenue south of Stanley, including a combination of residential and mixed-use development. Some of the mixed-use development could include and/or retain light industrial use. Action implemented through Regulating Code.

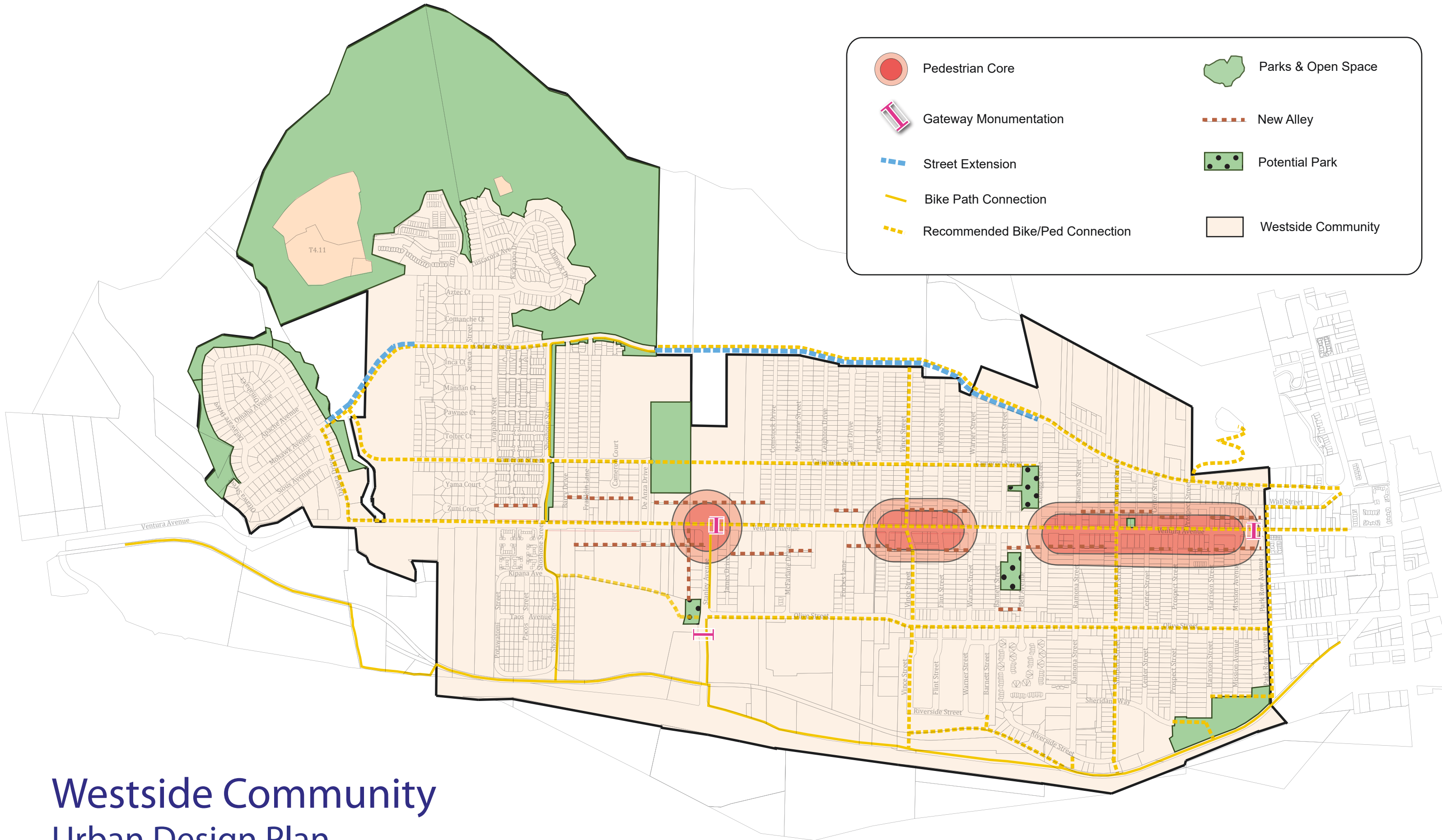
***Action 12.3.15: Adopt 'flex-shed' industrial building type to accommodate future industrial and mixed-use development. Action implemented through Regulating Code.

Policy 12 O: Enhance the streetscape of the Westside.

Action 12.3.16: Protect existing trees and plant new trees, especially along Ventura Avenue.

Action 12.3.17: Add trees, streetscape improvements, public art, and architectural elements along Ventura and Olive Avenues.

Action 12.3.18: Explore with Westside property owners the placement of neighborhood street trees on private parcels.



Westside Community Urban Design Plan

Westside Community Plan

12.4 Our Accessible Community

Mobility is the ability for people, goods and services to circulate from one place to another. Efficient mobility is essential for a vibrant economy, social interaction and safety. Transportation enhancements necessary to improve mobility in the Westside Community area include public streetscape design, community gateways, bike paths, improved connectors and transit through neighborhood streets.

Pedestrian and bicycle mobility are key components for the future of the Westside Community area. Along Ventura Avenue, the corridor will be a place where pedestrian mobility is the preferred and necessary mode to activate the public realm and invigorate the corridor. Streetscape improvements are necessary to provide an enhanced and safe pedestrian experience. Public transit options that provide safe linkages from the neighborhoods to the Ventura Avenue transit trunk lines will also be necessary to maintain accessibility for residents from their home to the commercial corridor or places of work. Within neighborhoods, the Plan calls for providing improvements and linkages to bicycle facilities. It also calls for connections in the street grid where it may be experiencing blockages that inhibit mobility through the neighborhood.

Additionally, the community has a strong desire to access the unincorporated hillsides along Cedar Street for recreational benefits, but existing landslide instability and multi-jurisdictional authorities will require collaborative, long-term vision and work plan to achieve.

GOAL: Encourage various modes of travel by providing infrastructure for buses, bikes and pedestrians as well as cars and improved connections from the Ventura River Trail to neighborhoods to the hillsides.

GOAL: Improve parking along Ventura Avenue for commercial business customers.

Policy 12 P: Improve roadway design along Ventura Avenue to enhance pedestrian safety, facilitate safe crossing of pedestrians and bicyclists, and improve parking. Ensure that the Westside circulation system is interconnected and usable by all modes of transportation.

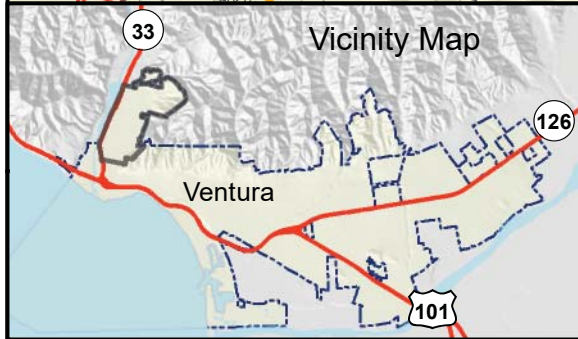
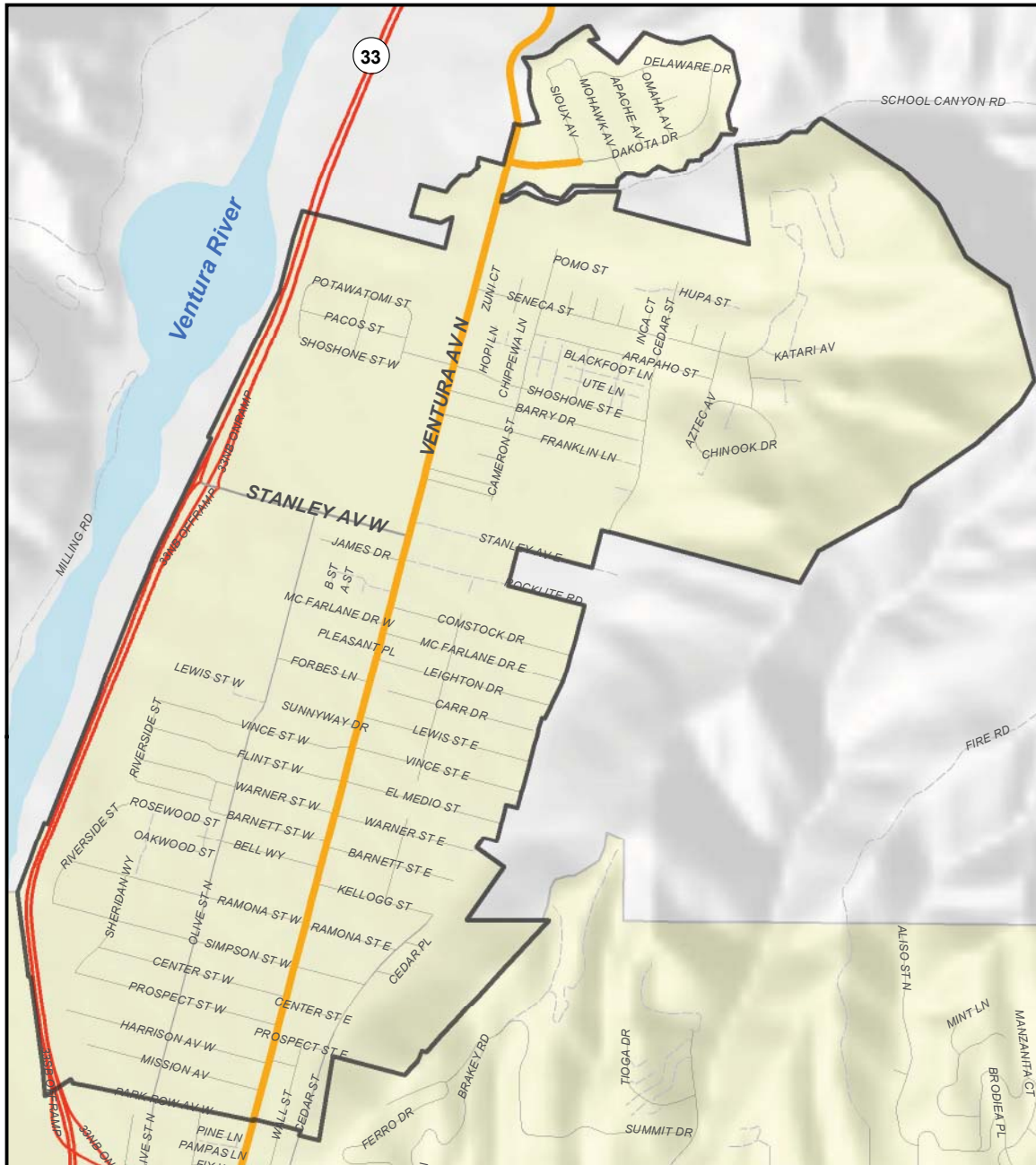
Action 12.4.1: Develop street standards that emphasize the safe and efficient movement of vehicles, pedestrian safety, streetscapes, and compatibility with adjoining urban features and incorporate naturalistic 'green street' design elements into the streetscapes.

Action 12.4.2: Where appropriate reinstate the Neighborhood Traffic Management program and consider implementation on a block by block or neighborhood by neighborhood basis to slow traffic through residential neighborhoods.



Action 12.4.3: Extend Cedar Street to Mohawk Avenue.

Action 12.4.4: City Public Works will utilize tools such as improved signage, signalization and curb extensions to provide improved bicycle and pedestrian

Westside Community Plan



Gold Coast Bus Routes

-  Westside Planning Boundary
-  Gold Coast Bus Route 6 & 16

1 inch = 1,600 feet

Source: 2011, Gold Coast Transit



safety crossings across Ventura Avenue at locations such as Vince, Warner, McFarland and DeAnza when funding is available.

Action 12.4.5: Consider restricting commercial truck loading along Ventura Avenue to ensure parking for customers and facilitate pedestrian and bicycle mobility.

Action 12.4.6: Work with local schools and the community on a Safe Routes to Schools program.

Policy 12 Q: Improve bike and pedestrian connections to the Ventura River Trail and through the neighborhoods.

Action 12.4.7: Develop a bicycle and pedestrian accessible extension of Olive Street from Stanley Avenue to Shoshone Street.

Action 12.4.8: Develop connections from the regional Ventura River Trail bike trail to adjoining neighborhoods consistent with the Bicycle Master Plan and explore connections at Simpson Street and Riverside Drive among other potential locations.

Action 12.4.9: Develop bicycle/pedestrian boulevards along Cameron Street, Vince Street, Simpson Street, and Park Row to facilitate east-west mobility and improve access to the Ventura River Trail.

Action 12.4.10: Connect portions of Cedar Street for multi-modal access, including bicycles, pedestrians, and automobiles.

Action 12.4.11: Integrate bicycle trails into the Westside Community to serve both as transportation corridors and as recreational amenities.

Policy 12 R: Restore and enhance connection to the local beach.

Action 12.4.12 Create a safe and attractive pedestrian and bicycle crossing at Olive Street and the Stanley Avenue/Highway 33 off ramp as specified in the Bicycle Master Plan.

Action 12.4.13: Create a safe and attractive extension of the southern end of the Ventura River Bicycle Path at Rex Street, so it crosses Highway 33 on/off -ramp as specified in the Bicycle Master Plan.

Policy 12S: Develop an access strategy connecting the Westside Community to the hillsides along Cedar Street

Action 12.4.14: Working with local residents, property owners, the Ventura Hillside Conservancy, and City and County officials, develop a workplan to stabilize the hillsides and prevent landslides above Cedar Street, Vince Street, Carr Drive, El Medio Street, Lewis Street and Warner Street to ensure public safety.

Action 12.4.15: Where the hillside has been stabilized, develop a workplan to connect Westside residents to Grant Park by creating pedestrian trails where possible and where elevation grades will permit along Cedar Street corridor.

Westside Community Plan

Policy 12T: Enhance the mobility grid network through new and existing alleys.

Action 12.4.16: Develop a long-range master Westside Community circulation plan for alleys and streets to establish the urban form to guide future redevelopment.

***Action 12.4.17: Identify blocks in the lower Westside planning area likely to experience future redevelopment and most suitable for creation of alley structure to provide connectivity within neighborhoods; include this as development standard in the Development Code. Action implemented through Regulating Code.

Action 12.4.18: Reconnect existing alleys to link portions of neighborhoods to Ventura Avenue.

Policy 12 U: Reduce dependence on the automobile in the Westside Community.

Action 12.4.19: Prepare a Westside Parking Study to assess supply and demand and recommend revised parking standards for the Westside.

Action 12.4.20: Provide for shared parking and transportation improvements.

Action 12.4.21: Require all new development to contribute toward a Transportation Demand Management (TDM) fund to be used to develop community, City, and regional transportation programs that reduce transportation related air pollutants.

Action 12.4.22: Facilitate the establishment of a Westside car-sharing service by preparing a feasibility study when funding is available, such as from the TDM fund.

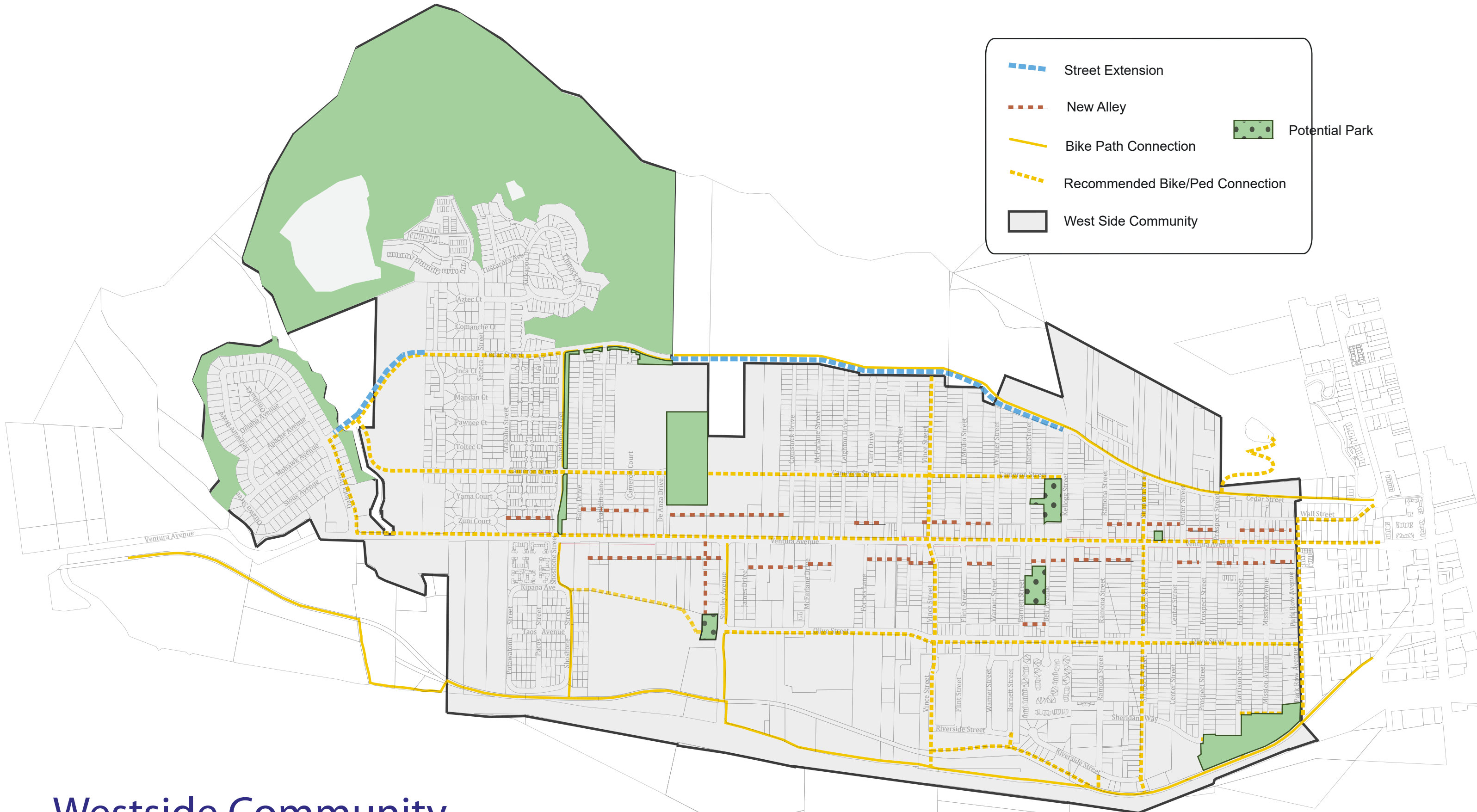
***Action 12.4.23: Require all new development and existing development, where feasible, to provide bike racks that meet League of American Bicyclists standards for public use and bike lockers and shower facilities for employee use. Action implemented through Regulating Code.







Policy 12 V: Improve Westside Community public transit and transportation options.

Action 12.4.24: In consultation with VCTC/Gold Coast Transit, complete a long-range transit study to establish Westside Community transit needs and identify viable long-term funding mechanisms.

Action 12.4.25: Subject to available long-term funding, establish secondary transit circulation on Olive Avenue and other streets as needed to facilitate access to primary transit trunk lines along Ventura Avenue.

Action 12.4.26: Coordinate with VCTC/Gold Coast Transit to relocate transit stops to areas subject to the most intense urban centers as designated in the Regulating Code.



-  Street Extension
-  New Alley
-  Bike Path Connection
-  Recommended Bike/Ped Connection
-  West Side Community
-  Potential Park

Westside Community Circulation Plan

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12.5 Our Sustainable Infrastructure

Sustainable development is an integrated approach to development that attempts to maximize efficient and effective long-range management of land and community resources. Revitalization in the Westside Community will be focused toward Ventura Avenue, some industrial land reuse, and opportunities in existing residential neighborhoods, both proactive measures to encourage development to incorporate green design.

A sufficient water supply, effective wastewater treatment system, and an efficient drainage system are vital components of a community's well-being. It is the responsibility of the City to ensure that infill growth has adequate public facilities and services as well as preserves and enhances valuable resources such as hydrological resources through effective groundwater management and participation in regional efforts such as the Lower Ventura River Parkway plan.

GOAL: Minimize the impacts of new development on Westside infrastructure and the Ventura River Watershed through advancing sustainable planning and design practices.

Policy 12 W. Incorporate green design and infrastructure solutions into the urban landscape using low impact development techniques to protect and preserve water resources.

Action 12.5.1: Require new development and redevelopment to implement Low Impact Development stormwater techniques as outlined in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures to retain, treat and infiltrate stormwater runoff.

Policy 12 X: Require new development in the Westside Community to provide necessary public infrastructure to sustain anticipated development and maintain current services.

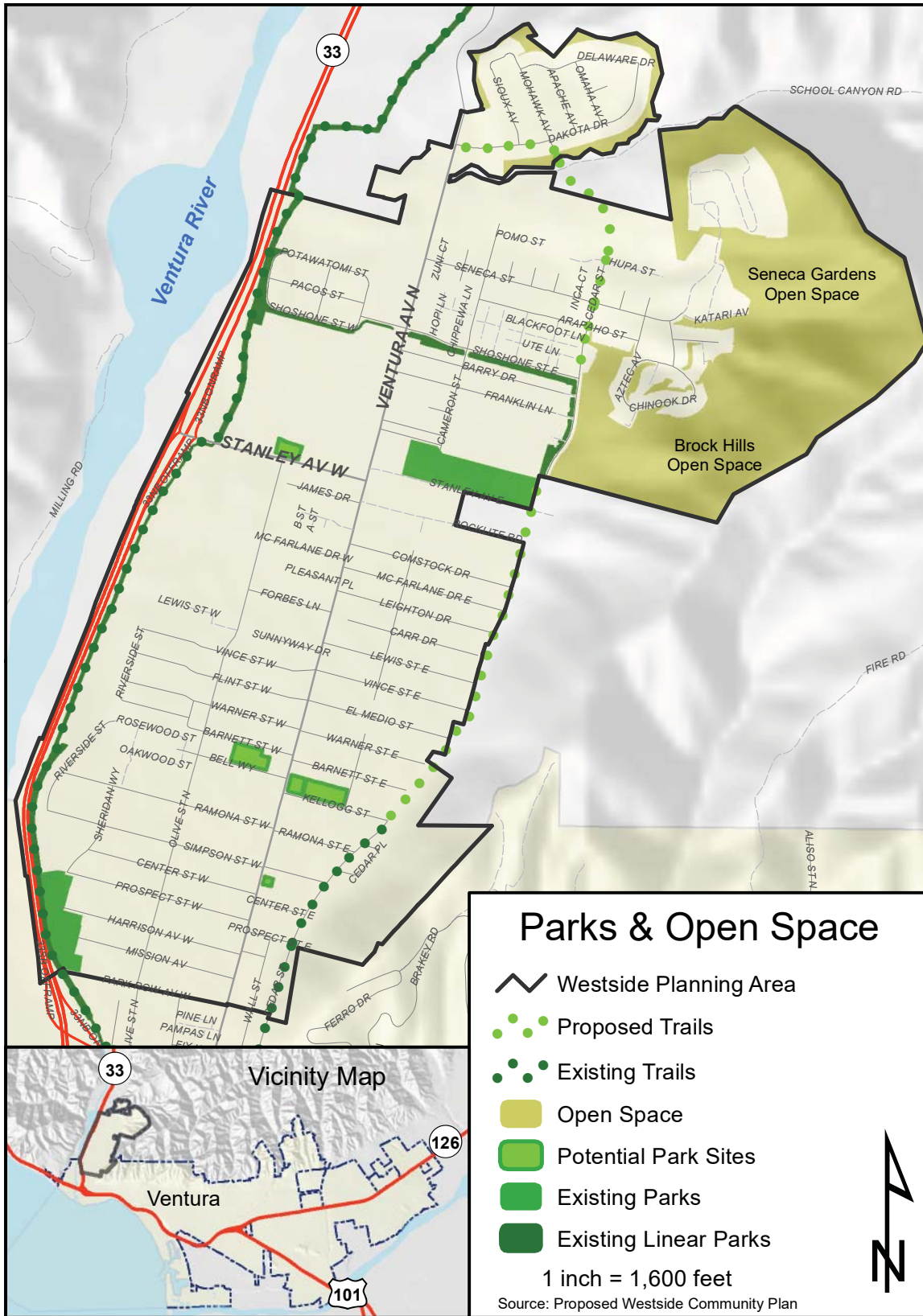
Action 12.5.2: Promote a natural means of drainage from the Westside to the Ventura River in new development where feasible in existing developed areas.

Action 12.5.3: Install infrastructure for wireless technology and computer networking that is accessible from various public locations along the Ventura Avenue corridor.

Action 12.5.4: Update the 2005 Westside/Downtown Sewer Main Capacity Deficiency Fee Nexus Study, downstream wastewater capacity studies and Capital Improvement Deficiency Study (CIDS) fees for the Westside Community to determine adequate capacity, supply, fireflow and/or infrastructure improvements.

Action 12.5.5: New development shall fund a hydraulic analysis to evaluate and determine water capacity, supply and infrastructure improvements which shall be constructed prior to occupancy.

Westside Community Plan



12.6 Our Active Community

The City of Ventura is committed to ensuring that citizens have plentiful access to high quality spaces for active and passive recreation. In the Westside area, that requires improvements to aging facilities and enhanced connectivity to larger amenities adjacent to the project area. Parks provide gathering places where residents and visitors share the area's natural amenities and enjoy recreational activities and cultural events. The City values the social benefit of youth-oriented programs such as tutoring, recreation, education, and classes focused on the arts that are provided through joint partnerships with the Ventura Unified School District and community organizations. As existing infill development occurs within the community, additional or expanded facilities and programs are desired to meet community needs and maintain existing service to residents. This Plan calls for modernization of existing facilities, shared use agreements with partner agencies, and providing services to youth and seniors. Additionally, leisure time will be enhanced through attention to creating more enjoyable public spaces such as plazas in the urban setting.

The natural setting framing the Westside area is one of its greatest assets in providing open space amenities to area residents. This Plan calls for participating in joint community efforts; providing recreational and educational opportunities including hiking and bicycle trails to complement the existing Ventura River Trail; and connecting the Westside to Grant Park.

GOAL: Create new park space and increase passive and active recreational opportunities at Westpark, Harry A. Lyon Park, along the Ventura River Trail and Brock Linear Park.

Policy 12 Y: Design Westside Community facilities to provide multiple community benefits, including daytime activities for seniors, weekend athletic programs and public gathering spaces.

Action 12.6.1: Encourage public-private partnership and seek funding mechanisms for planning, design and construction of the Westside Community pool at Harry Lyon park.

Action 12.6.2: Build out the Westpark Master Plan for recreation facilities.

Action 12.6.3: Plan, design and seek funding to install passive green space fronting the Adult Center on Ventura Avenue.

Action 12.6.4: Seek opportunity site to develop public park and/or open space.

Action 12.6.5: Consider redesignating the General Plan Land Use of the approximately 2 acre site located at the northeast corner of Kellogg Street and Ventura Avenue, the approximately 1 acre city-owned site on the north side of Stanley Avenue, and the approximately 1.6 acre site located at Bell Way near Olive Street to Parks and Open Space.

Westside Community Plan

Action 12.6.6: Permit a Transfer of Development Rights (TDR) opportunity between City property and private property to develop a park.

Action 12.6.7: Pursue funding mechanisms to finance acquisition, construction, operation and maintenance of a new park facility.

Action 12.6.8: Develop joint use agreements with the Ventura Unified School District for joint use of school parks and recreational space and fund. The City shall coordinate and fund a pilot program for joint use at one or more of the Ventura Unified School District facilities in the Westside Community.

Action 12.6.9: Form partnerships to allow cooperative community gardens in neighborhoods and public facilities.

Action 12.6.10: Pursue opportunities for development of vacant or underutilized lots as neighborhood greenspace.

Policy 12 Z: Expand the park and trail network opportunities in the Westside to link the community to the hillside, Ventura river, and connection to the Ventura shoreline.

Action 12.6.11: Pursue partnerships, engineering solutions, safety and funding measures to establish a trail connection to Grant Park from the Westside neighborhoods.

Refer to Policy 12S Actions 12.4.14 & 12.4.15 on page 26 of Our Accessible Community regarding hillside accessibility strategy.

12.7 Our Healthy and Safe Community

Cumulatively, there are significant natural and manmade risks in the Plan area that must be planned for appropriately in order to create a safe and healthy urban environment. While the natural setting surrounding the community is one of its most notable assets, it also presents threats, as the Westside Community planning area is located between steep erosive hillsides with high risk of wildfire. Landslides and liquefaction are pressing issues on the hillsides to the east of Cedar Avenue. In addition to placement within the 100-year flood zone, the Ventura River and its northern dams and connecting creeks pose high risk of flooding. Because of the historical prominence of the oil industry on the Westside, there are contaminated Brownfield sites and gas conveyance lines running beneath the Plan area. Additionally, seismic fault lines run to the north and south of the area, which necessitates careful attention to applicable building code requirements. Potential risks to life and property must be minimized through innovative programs, model mitigation measures, and mindful urban design. State Route 33 adjacent to the project area generates noise to neighboring residential neighborhoods, requiring mitigation in project design. Crime and public safety is a growing concern among the residents of the Westside.

GOAL: Reduce threats to public health and safety throughout the Westside Community through regulation of hazardous conditions and enhanced public safety services and facilities.

Policy 12 AA: Minimize the Westside Community exposure to floods, landslides and hazardous substances.

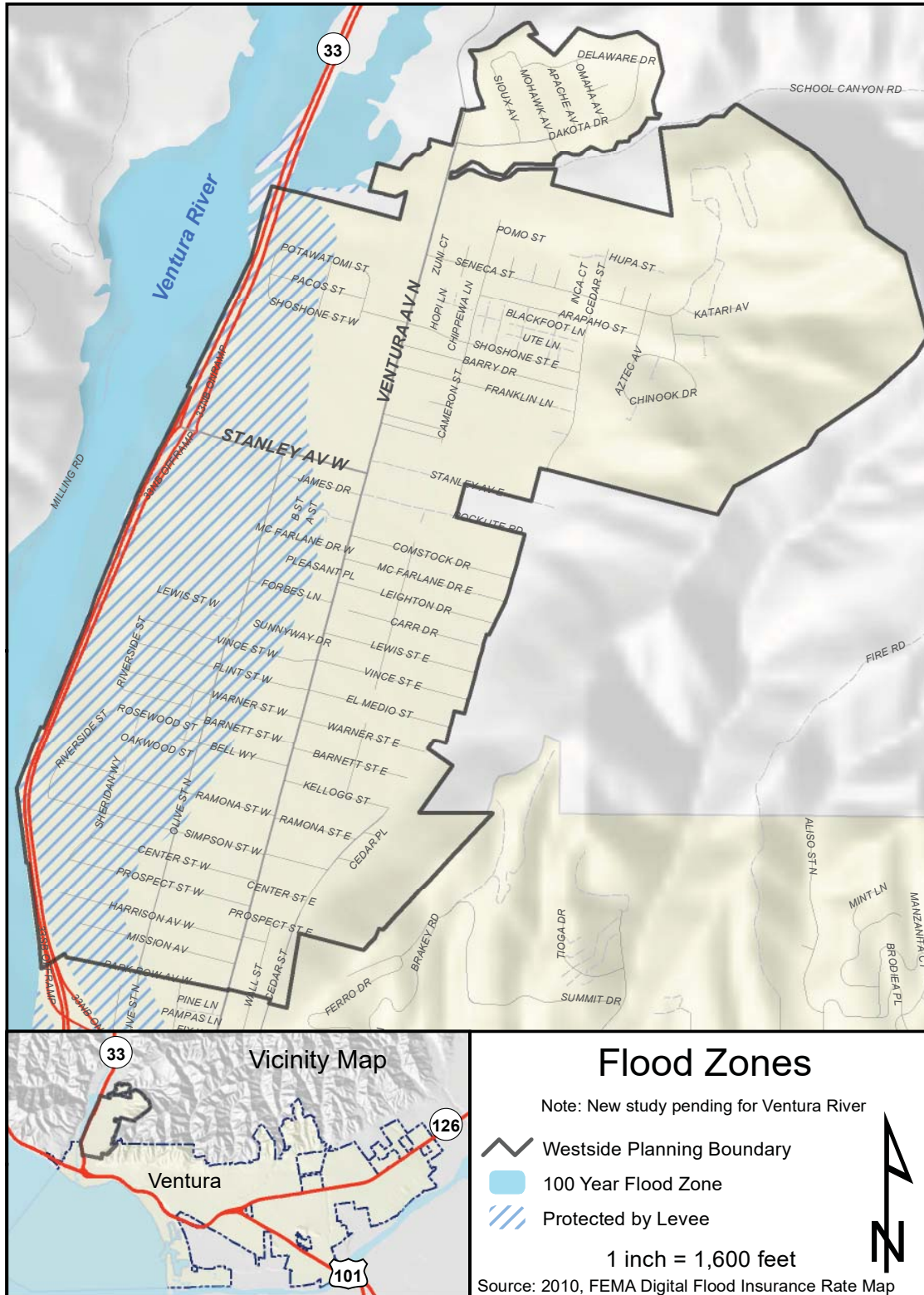
Action 12.7.1: Require proponents of any new development within the Ventura River 100-year floodplain to implement measures, as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards (e.g. by raising the finished floor elevation outside the floodplain).

Action 12.7.2: Develop urban standards to accommodate future findings of updated Flood Insurance Study of Ventura River and Army Corp of Engineers levy study.

Action 12.7.3: Seek grant funding through FEMA's Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM), Flood Mitigation Assistance (FMA), Repetitive Flood Claims (RFC), and Severe Repetitive Loss (SRL) programs to provide funding for eligible mitigation activities that reduce disaster losses and protect life and property from future disaster damages. (Note Flood hazard is required analysis in the Environmental Impact Report.)

Action 12.7.4: Monitor the use and storage of hazardous substances in the industrial areas to alleviate the risk of watercourse contamination along the Ventura River through development review and National Pollution Discharge Elimination System (NPDES) monitoring requirements.

Westside Community Plan



Refer to Policy 12S Actions 12.4.12 & 12.4.13 on page 26 of Our Accessible Community regarding hillside landslide strategy.

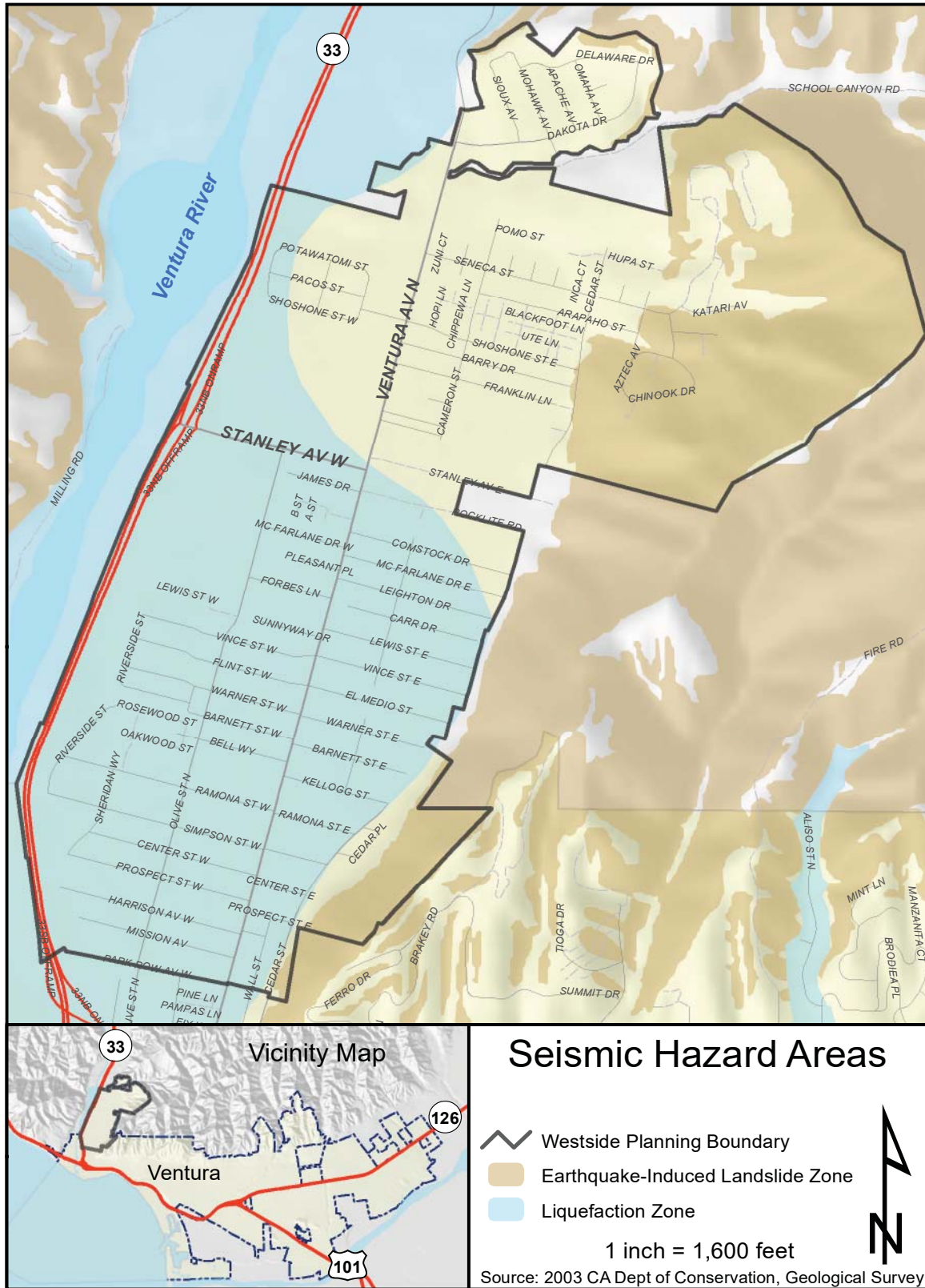
Policy 12.BB: Develop a public safety strategy and provide necessary public safety personnel to serve the Westside Area.

Action 12.7.5: Require new development to pay their fair share to fund additional public safety facilities and services for police and fire.

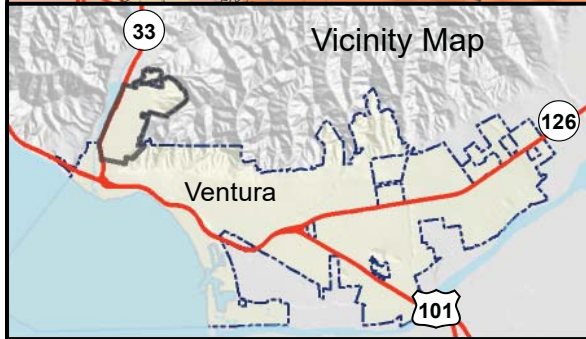
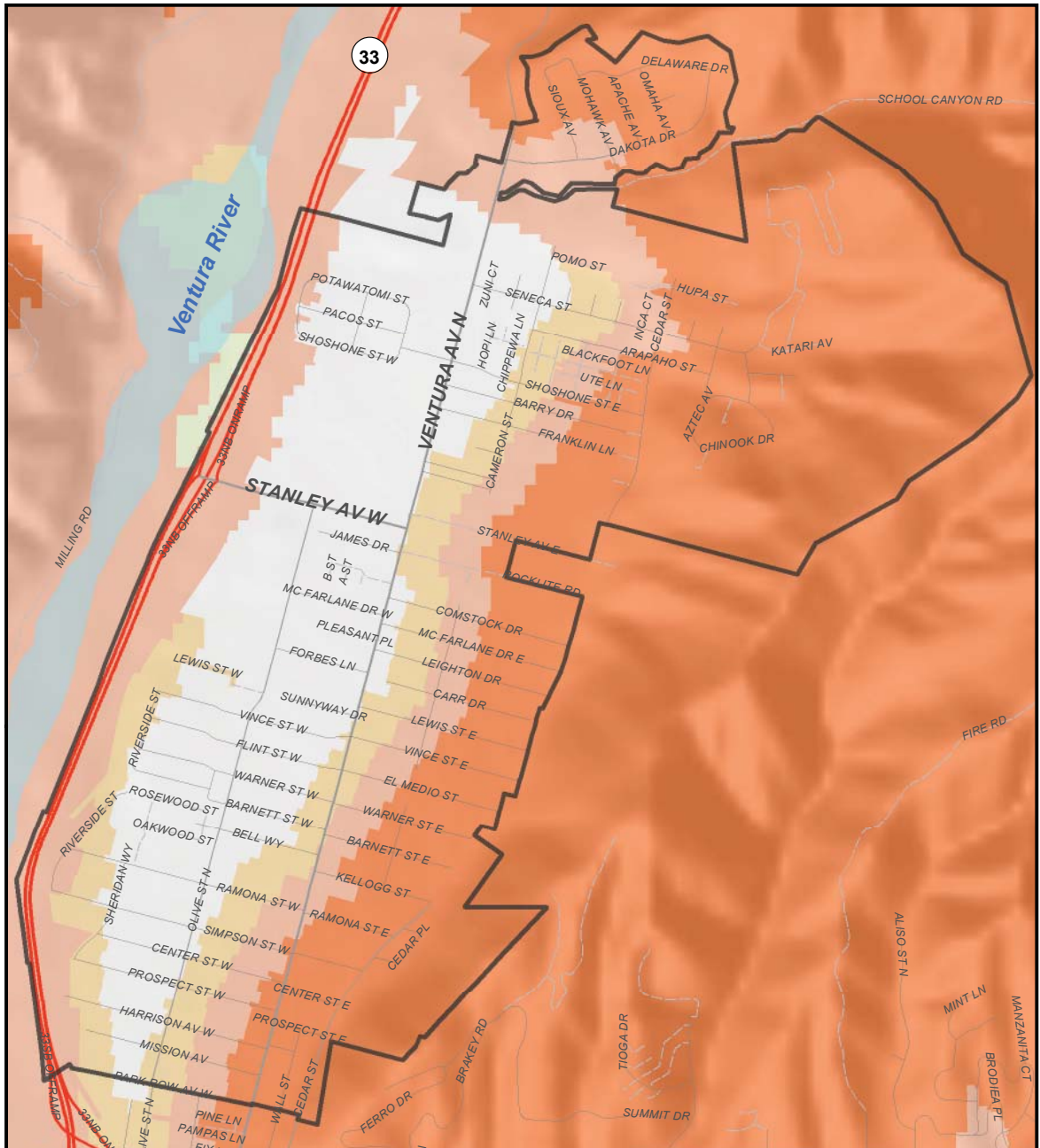
Action 12.7.6: Integrate features such as public visibility, night-time public use, low-level lighting, or other crime prevention measures, into the design of commercial and public buildings in order to create a safe environment, particularly in mixed-use areas.

Action 12.7.8: Pursue public, private and grant funding to add code enforcement personnel in order to provide enhanced services to Westside public places, recognizing the relationship of crime to poorly maintained areas.

Westside Community Plan



Westside Community Plan



Wildfire Risk Zones

- Westside Planning Boundary
- Very High
- High
- Moderate
- Non-Wildland/Non-Urban

1 inch = 1,600 feet

Source: 2007, CA Dept of Forestry & Fire Prevention

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12.8 Our Educated Community

The majority of students in the Westside project area attend Sheridan Way, E.P. Foster Elementary Schools, and De Anza Middle School. It is important to support a well-educated, active, and culturally sensitive community. Providing a variety of learning opportunities enriches the lives of children and helps to assure their economic independence. Strategies for increasing adult education and job training should be pursued. To meet the growing needs of the community, a potential expansion and relocation of the Avenue Library can also offer increased educational opportunities.

GOAL: Provide learning opportunities for adults and children through community partnerships.

Policy 12 CC: Partner with the Ventura Unified School District, Ventura Community College, Ventura County Library and other education organizations to provide an adult education and training program in the Westside Community.

Action 12.8.1: As a short-term strategy, coordinate with Ventura Unified School District for shared use of campus facilities for adult education and training programs.

Action 12.8.2: Seek grant funding and local sponsorships to develop and promote a Westside adult education and training program.

Action 12.8.3: In the long-term, find a permanent location for a Westside adult education and training center within a Pedestrian Core Node, such as Stanley and Ventura Avenue, or the old Avenue School at 2717 Ventura Avenue.

Action 12.8.4: Explore relocation and expansion of the neighborhood library facility from the current location at 606 North Ventura Avenue, near higher density neighborhood development, school or park.

Policy 12 DD: As the population increases in the Westside Community, the City shall coordinate with Ventura Unified School District for necessary school facilities, including a possible new elementary school to serve new development.

Westside Community Plan

Existing Westside Community Muruals



Sheridan Way Elementary



Westpark Campus



JR CB Shop

12.9 Our Creative Community

The arts build civic pride and cultural diversity and are a large part of the identity of the Westside community, which is home to many local Ventura artists. Community arts programs in the area are built on local historical foundations and cultural contributions of Westside residents. In particular, the local community seeks to enhance and foster the Latino Culture as a foundation of the Westside. As a community identifier, generous provisions for public arts should be made to weave arts into everyday life and enhance the newly revitalized areas.

GOAL: Protect the cultural heritage, with particular attention to the Latino influence on the Westside and promote creativity and civic art in the Westside community to improve the quality of the built environment and animate the public realm.

Policy 12 EE: Increase Westside public art and cultural expression throughout the community.

Action 12.9.1: As a public-private partnership, fund, develop and implement a Westside Mural Program to include the following:

1. Identify, map and encourage protection of existing community murals.
2. Outreach with stakeholders groups such as Bell Arts Factory, CAUSE, and Westside Community Council to promote and collaborate new mural installations.
3. Coordinate with the City's Community Partnerships and Community Development Departments to process murals through the Public Arts Commission and Design Review Committee, as appropriate, pursuant to the Interim Mural Guidelines.

Action 12.9.2: Promote and expand the City's Artwalk as a major event in the Westside Community.

Policy 12 FF: Meet the Westside Community needs for performance, exhibition, and workspace.

Action 12.9.3: Partner with community-based organizations to facilitate the promotion of artists and arts-based activities in the Westside Community.

Action 12.9.4: Continue City programming of cultural activities translation of City publications into Spanish, and Latino arts marketing workshops.

Action 12.9.5: Encourage community gathering and cultural activities such as farmer's markets in public spaces.

Community Ideas for Cultural Events

- De Colores festival,
- movie screenings through Starlight Cinema at Westpark,
- City grant support for the Dia de los Muertos celebration,
- the Ventura Big Read, and
- inclusion of Mexican folk music at City event series

Westside Community Plan

Policy 12 GG: Encourage the expansion of Westside Community facilities and business opportunities for local artists.

Action 12.9.6: Identify locations for, and support the development of, workspaces for local artists, including live/work development, venues for display of the art, including cultural performances, and business spaces for vendors that supply the local arts community, including the photography and motion picture arts and sciences taught at Brooks Institute.

Action 12.9.7: Encourage Brooks Institute to take a strong role in arts development in the community, including possibly offering scholarships to local residents and hosting or sponsoring arts and cultural events in the community.

APN: 068-0-142-030 Site Address:

IN CITY

Owner Name 1: BLANK PURSUANT - CA GC6254.21

PROPERTY TAXES

Owner Name 2: BLANK

PARCEL MAP

Mailing Address: BLANK

CITY MAP

City/State/ZIP: BLANK

FIND BUSINESSES

Tax Rate Area Code: 05090

Lot Size (Sq.Ft.): 366775

Year Built:

Base Year:

Lot Width:

Total Units:

Date of Sale: 28-FEB-1994

Lot Depth:

Building Size (Sq.Ft.):

Transfer Tax:

Frontage:

Document No.:

Tract:

Document Type:

Block:

Document Date:

Lot:

Effective Date:

Lot Sub-Number:

Non-Tax Code:

Map Number: 3 MR 3

Condo Ref. Plan:

Net Assessed Value (\$): 0

Condo Building:

Floor 1, 2, 3 Area:

Balcony Area:

Porch Area:

Basement Area:

Addition 1, 2 Area:

Other Area:

Garage Area:

Carport Area:

Patio Area:

Enclosed Patio Area:

Pool Area:

Deck Area:

Office Area:

Mezzanine Area:

Retail Area:

Shop Area:

Storage Area:

Warehouse Area:

Fireplace Count:

Land Value (\$):

Improvement Value (\$):

Mineral Rights Value (\$):

Trees/Vines Value (\$):

Trade Fixtures Value (\$):

Personal Prop. Value (\$):

Unit Trade Fix. Value(\$):

Unit Per. Prop. Value(\$):

Condo Unit Number:

Mobile Home Valued Flag:

Mobile Home Model Year:

Mobile Home Size:

Mobile Home Space:

MH Park:

Bedroom Count:

Bathroom Count:

Family Room / Den Count:

Dining Room Count:

Utility Room Count:

Other Room Count:

Total Room Count:

Exemption Code 1:

Exemption Value 1 (\$):

Site Use Code: 4823 Site Use Desc: NONTAXABLE - GAS UTILITY COMPANY

The above parcel details reflect July 1, 2022 data provided to the City of San Buenaventura by the Ventura County Assessor's Office.

The Assessors Parcel Number (APN) is subject to change at any time, as is any of the associated parcel information.

While reasonable effort has been made to ensure the accuracy of the data contained herein, no guarantee can be made as to its accuracy.

No decision that may result in the loss of life or property should be made on the basis of the information contained in this document.

Several parcel data fields available for many years were NOT included in the 2022 data file. These boxes are shown with gray labels above.

APN: 068-0-142-030

Information below was derived by comparing the shape of this parcel to those of other GIS features.

City Annexation: LAFCO 80-66: Island Reorg. No. 5 (19801212)

City Zoning: M-2 (100%)

Specific/Community/Corridor Plan: ---

Coastal Zone: ---

Hillside Management Zoning Overlay: ---

Land Use Designation: GP = Industry (100%)

General Plan Planning Community: Westside (100%)

FEMA Flood Zone: Area with Reduced Risk Due to Levee (100%)

Fire Hazard Severity Zone: Urban Unzoned (100%)

Alquist-Priolo Liquefaction Zone: YES (100%)

Alquist-Priolo Landslide Area: ---

Alquist-Priolo Fault Zone: ---

Alquist-Priolo Fault Line on Parcel: ---

Soil Number per 2017 VC Hydrology Manual: 5 (100%)

Water District: Casitas (100%)

Historic Resource Summary: nothing found

How to Contact Us: If you have questions about this product, please send email to GIS@cityofventura.ca.gov



Please see the next page.



2. Land Use and Community Character Element

The County of Ventura has land use regulatory authority over most unincorporated land in the county. In contrast, the County lacks land use authority within the city limits of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Ventura. The County lacks land use authority over land in the unincorporated area that is owned/managed by the state or federal government (e.g., state parks, national parks, 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 County has land use authority over land owned/managed by special districts in the unincorporated area (e.g., school districts, cemetery districts, water districts), subject to limited exceptions.

The purpose of the Land Use and Community Character Element is twofold. First, this Element includes policies establishing land use designations that identify the type and intensity of uses permissible in unincorporated areas. These designations are shown on the Land Use Diagram, which graphically illustrates the boundaries for distinct land use designations. The intent of these land use designations is also described through text and a table of accompanying development standards. Second, this Element includes a series of goals and policies identifying the County’s philosophy for future change, development, and natural resource protection. The focus of this section is to preserve agricultural, rural, and open space lands while directing growth to cities and unincorporated communities. Goals, policies, and implementation programs in this Element are organized under the following headings.

Section	Title	Page
2.1	Growth Management	2-2
2.2	Land Use Designations and Standards	2-13
2.3	Area Plans	2-47
2.4	Character and Design	2-50
2.5	Environmental Justice.....	2-51
2.6	Civic Engagement.....	2-54
2.7	Development Review and Inter-Agency Coordination.....	2-55
2.8	Military Compatibility	2-56
2.9	General Plan Maintenance	2-58
2.10	Implementation Programs.....	2-59

The Land Use and Community Character Element includes a series of diagrams (i.e., maps) to depict areas described in this element. These are as follows:

Figure	Title	Page
Figure 2-1	Urban and Existing Community Designated Areas	2-5
Figure 2-2	Area Plans	2-7
Figure 2-3	Areas of Interest	2-9
Figure 2-4	General Plan Land Use Diagram.....	2-15
Figure 2-5	General Plan Land Use Diagram, Southern Area	2-17
Figure 2-6	Designated Disadvantaged Communities	2-52

2.1 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. The County has adopted several regulatory measures to guide growth and development in the county, which are described below, as well as in Chapter 8, Agriculture Element. An overview of the annexation history and development trends in Ventura County is located in Section 3.3, “Annexation and Development Trends,” of the Background Report.

Guidelines for Orderly Development

Ventura County’s Guidelines for Orderly Development (Guidelines) are a set of policies that have been adopted by the County, all incorporated cities in the county, and the Ventura Local Agency Formation Commission (LAFCO). The Guidelines intend to: (1) clarify the relationship between the cities and the County with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use change requests. The Guidelines represent a unique, collaborative commitment to encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County.

The Guidelines were developed into their current form through the key milestones listed below:

- **1967:** Several cities and the County began adopting greenbelt agreements.
- **1969:** The Guidelines were adopted by the Ventura County Board of Supervisors and LAFCO as a set of policies related to growth and delivery of urban services.
- **1976:** The Guidelines were revised and adopted by the County, LAFCO, and all Ventura County incorporated cities except the City of Ojai. Changes to the Guidelines included the establishment of Areas of Influence, which were subsequently renamed Areas of Interest.

2. Land Use and Community Character Element

- **1983:** The Guidelines were revised and readopted by the County, LAFCO, and all incorporated cities in Ventura County. Revisions to the Guidelines included establishment of the Areas of Interest, with one city in each Area of Interest; establishment of Spheres of Influence for each city which identify where annexations could occur; and clarification of land use policies.
- **1995:** The Guidelines were revised and readopted by the County, LAFCO, and all incorporated cities in Ventura County. Changes to the Guidelines included defining “urban development” as referring to residential lots less than two acres in area; change in the County’s minimum lot size for the Rural land use designation from one to 2 acres; and clarified land use policies.

Greenbelt Agreements

Greenbelt agreements, also referred to as greenbelts, are voluntary agreements between the County and one or more cities to limit development of agricultural and/or open space areas within the unincorporated county. Greenbelts protect open space and agricultural lands to prevent premature conversion to uses incompatible with agricultural uses. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County covering approximately 164,000 acres collectively.

Save Open Space & Agricultural Resources (SOAR)

Ventura County voters first approved the countywide SOAR initiative in 1998. In general, and subject to certain exceptions, SOAR requires countywide voter approval of any 1) substantive change to the General Plan’s Agricultural, Open Space, or Rural land use goals or policies, and 2) re-designation of land with these General Plan land use designations. In November 2016, Ventura County voters renewed the County’s SOAR initiative and extended its provisions through 2050. Similarly, voters in eight of the county’s ten cities renewed SOAR initiatives adopted by the respective jurisdictions which are applicable within their boundaries. The County SOAR initiative’s Agricultural, Open Space and Rural goals and policies are included in this General Plan with only technical, non-substantive revisions for clarification and internal consistency with the rest of the General Plan.

LU-1

To ensure that the County can accommodate anticipated future growth and development while promoting orderly growth and development that enhances quality of life, maintains a safe and healthful environment, preserves valuable natural resources, and plans for adequate public facilities and services.

LU-1.1 Guidelines for Orderly Development

CAP

The County shall continue to promote orderly and compact development by:

- working with cities in Ventura County and the Ventura Local Agency Formation Commission (LAFCO) to promote and maintain reasonable city boundaries and Spheres of Influence to prevent growth-inducing urban development in unincorporated areas, and
- require unincorporated urban development to be located in areas designated as Existing Communities and unincorporated urban centers consistent with the Guidelines for Orderly Development and as defined in Policy LU-1.2.

(RDR, IGC)

LU-1.2

Area Designations

For purposes of planning within the county and as used in this General Plan, the County establishes the following area designations:

- **Urban.** Figure 2-1 indicates the boundary of the Urban area designation. All areas inside these boundaries are considered within the Urban area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-2 and associated policies for further information on this designation.
- **Existing Community.** Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-3 and associated policies for further information on this designation.
- **Area Plans.** Area Plans are an integral part of the County's General Plan, providing the basis for future land use development in specifically defined areas. These plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities. In the General Plan, the Area Plan designation defines the boundary for the specific geographic areas of the county that are covered by an adopted Area Plan. Area Plans shall be consistent with the General Land Use Diagram, although the Area Plans may be more specific. Figure 2-2 indicates the areas covered by the Area Plans in the county.
- An **Area of Interest** is part of a plan adopted by Ventura Local Agency Formation Commission (LAFCO) which divides the county into major geographic areas that are reflective of community and planning identity. Within each Area of Interest there should be no more than one city or unincorporated urban center, but there will not necessarily be a city or unincorporated urban center in each Area of Interest. Figure 2-3 shows the Area of Interest boundaries for the county.
- An **Unincorporated Urban Center** is an existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest. For example, the Community of Piru represents the focal center in the Piru Area of Interest.
- A **Sphere of Influence**, as used in this General Plan, is an area determined by the Ventura Local Agency Formation Commission (LAFCO) to represent the "probable" ultimate boundary of a city. LAFCO also recognizes Spheres of Influence for special districts, which are not discussed in this Element. The adoption of Spheres of Influence is required by Government Code Section 56425.

(RDR)

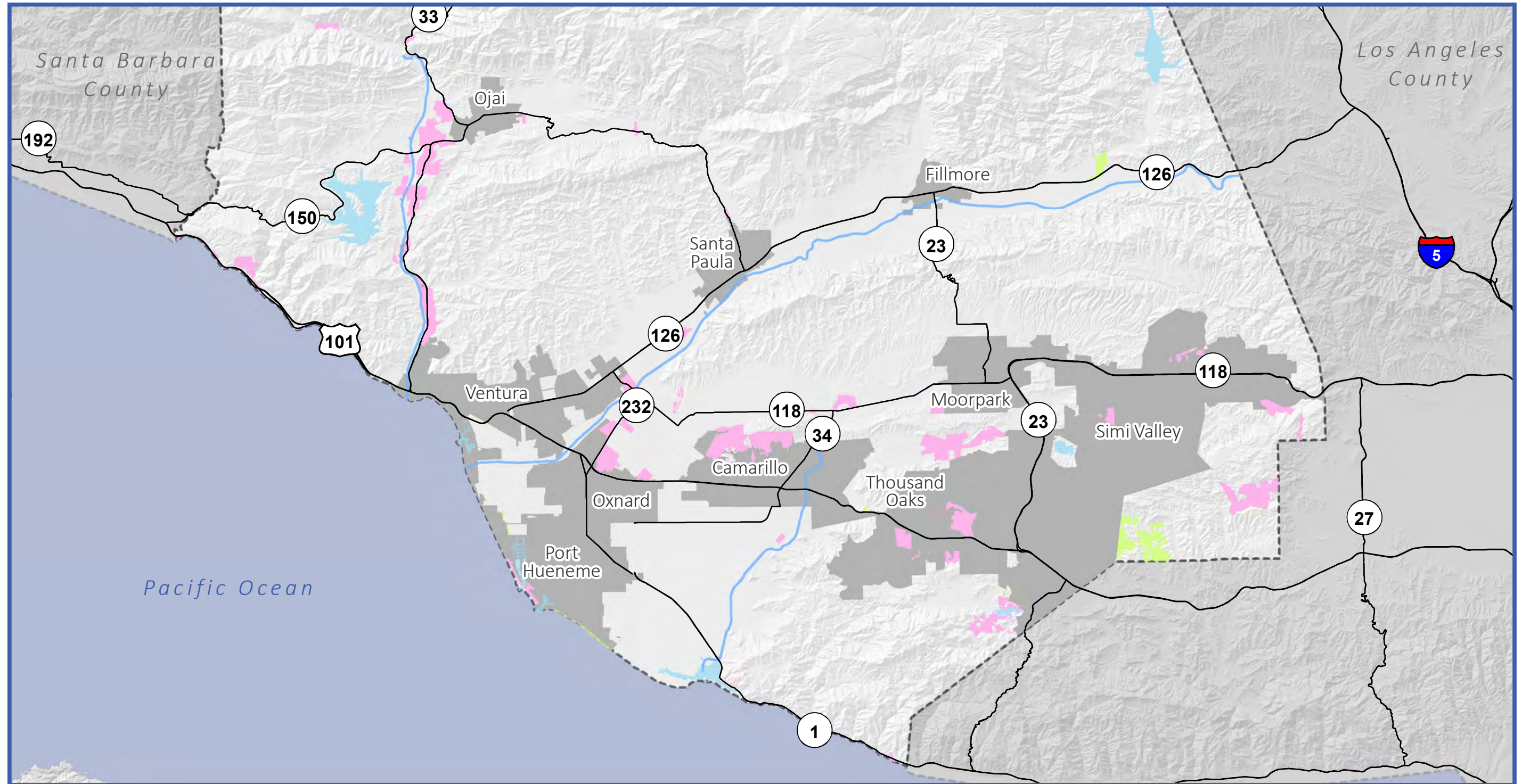


Figure 2-1: Urban and Existing Community Designated Areas

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.

Ventura County Boundary	Urban
Cities	Existing Community
Major Roadways	
Major Waterways	

0 5 10 Miles

Please see the next page.

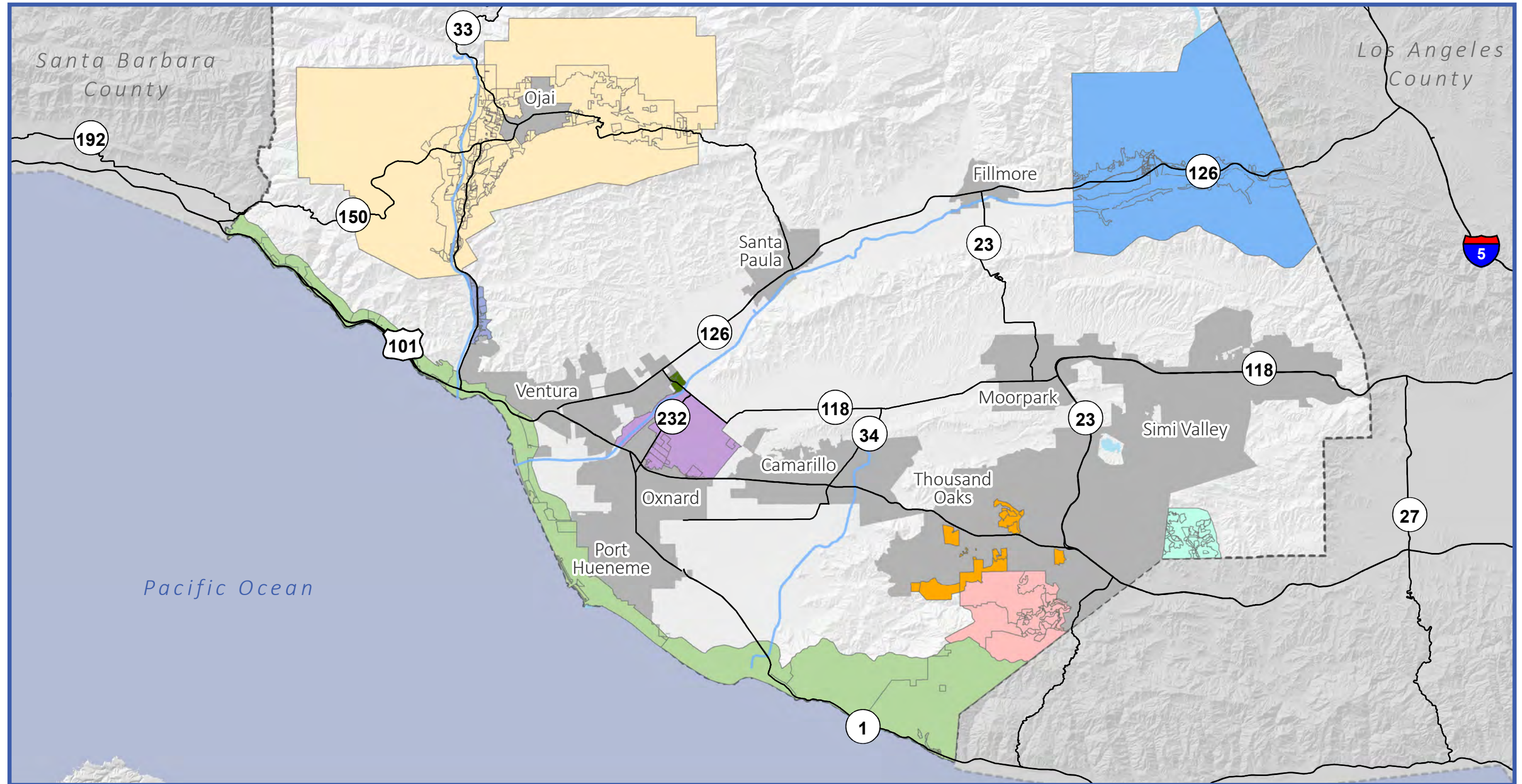


Figure 2-2: Area Plans

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.

0 5 10 Miles

 Ventura County Boundary
 Major Roadways
 Major Waterways

Area Plans	
 Coastal Area	 Ojai Valley
 El Rio/Del Norte	 Piru
 North Ventura Avenue	 Saticoy
 Oak Park	 Thousand Oaks
	 Lake Sherwood/Hidden Valley
	 Cities

Please see the next page.

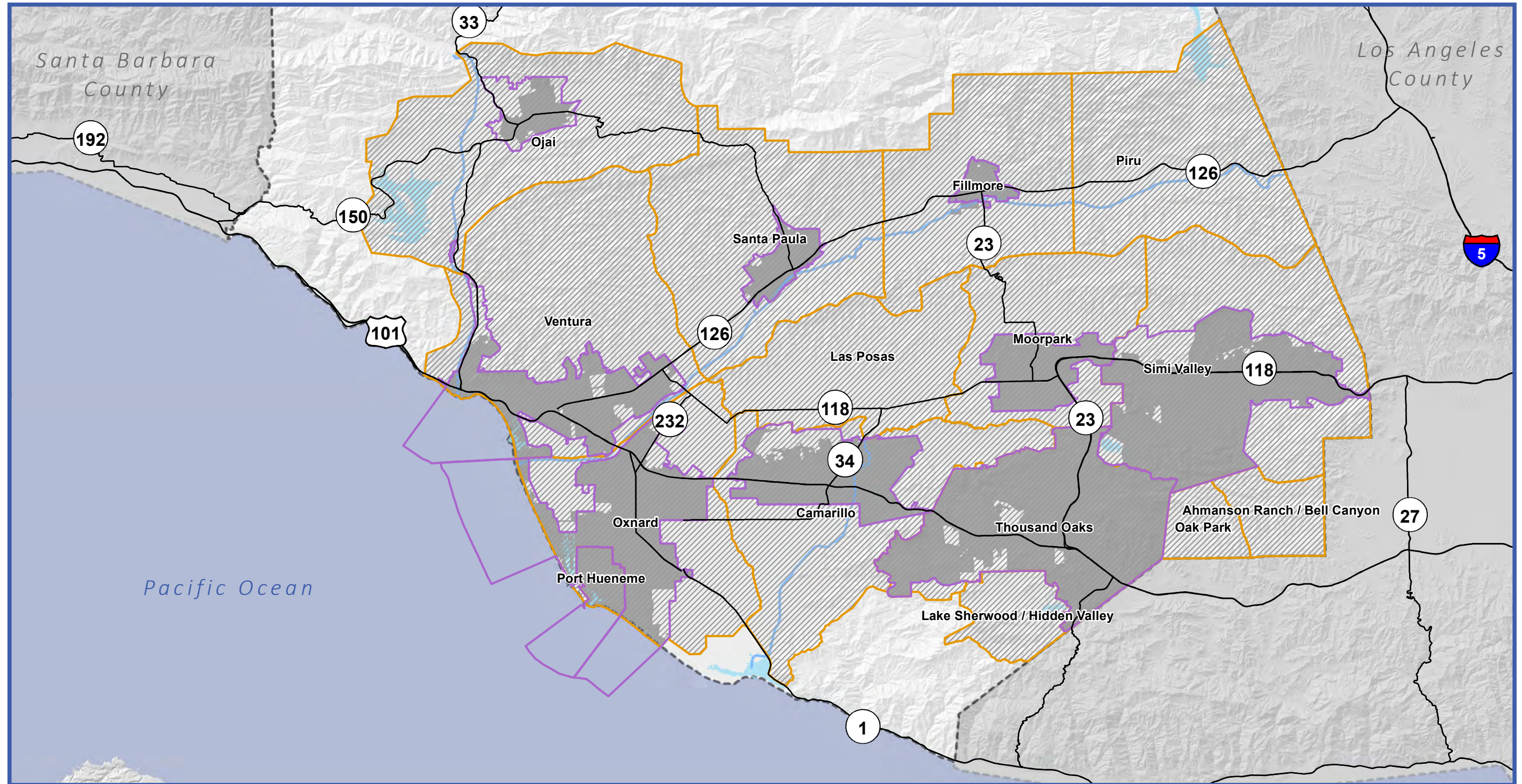


Figure 2-3: Areas of Interest and City Spheres of Influence (SOI)

Map Date: September 03, 2019
Source: Mintier Harnish, 2019.

0 5 10 Miles

Legend:

- Ventura County Boundary
- Cities
- Major Roadways
- Major Waterways
- Areas of Interest
- City Sphere of Influence (SOI)

Please see the next page.

2. Land Use and Community Character Element

LU-1.3 **Regional Housing Needs Allocations**

The County shall coordinate with Southern California Association of Governments (SCAG) to direct state regional housing needs allocations predominantly to cities to ensure consistency with the County's Save Open Space & Agricultural Resources (SOAR) initiative and the SCAG's Sustainable Communities Strategy. (RDR, IGC)

LU-1.4 **Land Use Patterns**

HC

The County shall ensure that new land use patterns emphasize efficient use of land and infrastructure, walkable neighborhoods, contemporary development practices, and sense of place consistent with the Guidelines for Orderly Development. (RDR)

LU-1.5 **Infill Development**

The County shall encourage infill development within Existing Communities and within or adjacent to existing development within unincorporated urban centers to maximize the efficient use of land and existing infrastructure. (RDR)

LU-1.6 **Accommodating Future Growth**

The County shall ensure that the General Plan designates adequate land for urban development to accommodate projected population and employment growth in the unincorporated areas as determined by the Board of Supervisors. (RDR)

LU-1.7 **Safe and Sanitary Homes Education and Outreach**

EJ

The County shall engage with agencies, non-profit organizations, landlords, property owners and tenants in Disadvantaged Communities to disseminate information to educate about indoor mold and lead hazards, methods for reduction, and prevention.

LU-2

To maintain an Urban designation that:

- recognizes areas within the county planned for urban development which are currently incorporated, or which are candidates for future incorporation ;
- direct urban development to existing cities and unincorporated urban centers within their own Area of Interest; and
- discourage outward expansion of urban development when suitable developable areas exist within cities and unincorporated urban centers.

LU-2.1 **Urban**

The Urban area designation, referred to in the Save Open Space & Agricultural Resources (SOAR) initiative, is used to depict existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres. This designation has been applied to all incorporated lands within a city's Sphere of Influence as established by the Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation. In this General Plan, this term is synonymous with the combination of the areas shown as "Cities" and "Unincorporated Urban Centers" on Figure 2-1. (RDR, MPSP)



This designation defines the boundary of Urban in the unincorporated areas of the county and the areas within these boundaries, as shown on Figure 2-1.

LU-3

To recognize and confine existing urban enclaves, which are within Existing Community boundaries, to limit the location of uses, densities, and zoning designations normally limited to Urban designated areas.

LU-3.1

Existing Community(ies)

The Existing Community area designation, referred to in SOAR, identifies existing urban residential, commercial, or industrial enclaves outside of incorporated areas and unincorporated urban centers. The Existing Community area designation recognizes existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses, contains these enclaves within specific areas so as to prevent further expansion, and limits the building intensity and land use to previously established levels. Thomas Aquinas College is newly designated in this initiative as Existing Community, with the intention that it be confined to its current boundaries with the understanding that it may continue to intensify its building for its educationally related purposes.

Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR) initiative. This term is considered synonymous with “Urban Enclave” as used in other planning documents. (RDR, MPSP)



This designation defines the boundary of the Existing Communities in the unincorporated areas of the county and the areas within these boundaries, as shown on Figure 2-1.

LU-3.2

Areas Appropriate for the Existing Community Designation

The County shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers within Existing Community designated boundaries. (MPSP)

LU-3.3

Range of Uses in the Existing Community Designation

The County shall recognize that the Existing Community area designation may cover the range of zones present in the area including, but not limited to, residential, commercial, and industrial, as well as the range of existing population densities and building intensities. The County shall allow the appropriate zoning, population densities, and building intensities based on the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in Appendix A. Because of the degree of specificity on the Existing Community Maps, the County shall require a General Plan amendment for any zone change within an Existing Community. (MPSP)

2.2 Land Use Designations and Standards

A central component of the Land Use Element is the inclusion of a diversity of land use designations to adequately classify and distinguish the various land uses needed within the county, as well as descriptions that distinguish between corresponding levels of intensity, density, and allowable uses as required by Government Code Section 65302(a)). The General Plan Land Use Diagram (see Figures 2-4 and 2-5) provides a graphical representation of the distribution of allowed land uses within the unincorporated areas of Ventura County. It gives direction for how, where, and what kind of development may occur. An overview of land use designations and their locations in the county is described and illustrated in section 3.5, “General Plan and Area Plan Land Use Designations,” of the Background Report.

LU-4

To ensure that land uses are appropriate and compatible with each other and guide development in a pattern that will minimize land use conflicts between adjacent land uses.

LU-4.1

General Plan Land Use Diagram

The County shall maintain and implement a Land Use Diagram for purposes of describing the types of allowed land uses by geographic location and the density and/or intensity of allowed uses within each designation.

The goals and locational descriptions set forth in this Element are general guidelines for determining whether land should be within a particular land use designation depicted on the General Plan Land Use Diagram (Figures 2-4 and 2-5). The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Diagram, whether or not such parcel meets all of the applicable criteria.

The General Plan Land Use Diagram covers the mainland areas of the county. The following designations apply to Anacapa and San Nicholas islands and are incorporated into the Land Use Diagram by reference.

- Anacapa Island is designated “OS” as Open Space
- San Nicholas Island is designated “P” as State, Federal, Other Public Lands

(RDR)



It is common for the County to update the Land Use and Circulation Diagrams over time. Please check with the Planning Division of the Ventura County Resource Management Agency to ensure you have the current version.

LU-4.2

Zoning Consistency

The County shall ensure that zoning designations are consistent with the General Land Use Diagrams (Figures 2-4 and 2-5) and the Zoning Consistency Matrix (Table 2-1). The County shall apply the following factors to determine the appropriate zone classification (from among those consistent with the appropriate land use designation):

- Recognizing the desirability of retaining existing uses and densities on the subject land;
- Recognizing the desirability of accommodating anticipated uses on the subject land;

- Maintaining continuity with neighboring zoning, land uses and parcel sizes;
- Implementing the recommendations of specific zoning and land use studies of the area in question;
- Recognizing and addressing the presence and significance of resources and hazards; and
- Evaluating the ability to provide public services and facilities.

(RDR)

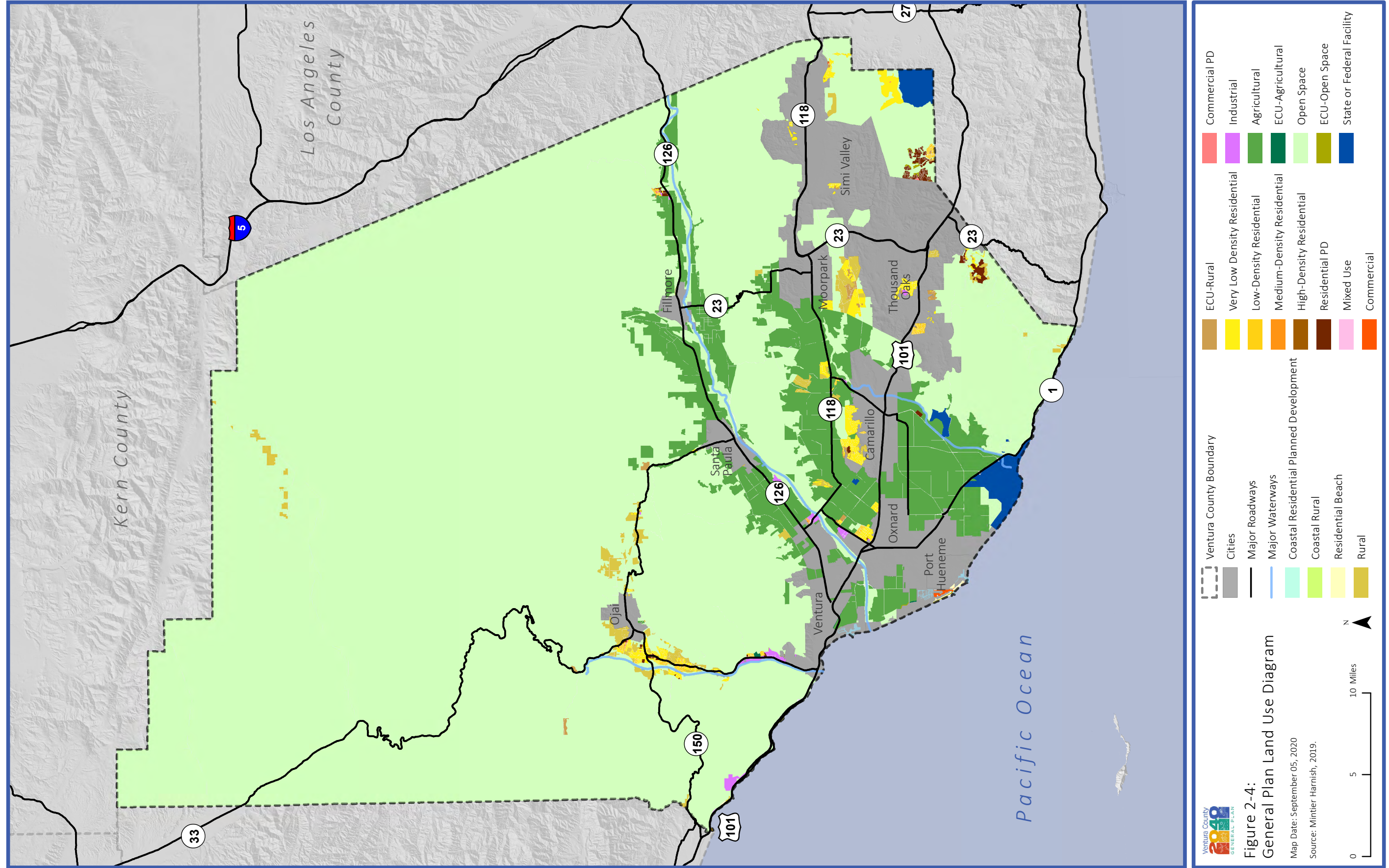
LU-4.3

Minimum Parcel Size

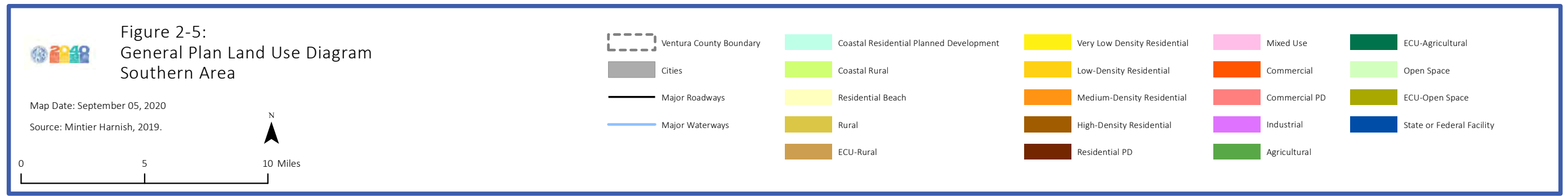
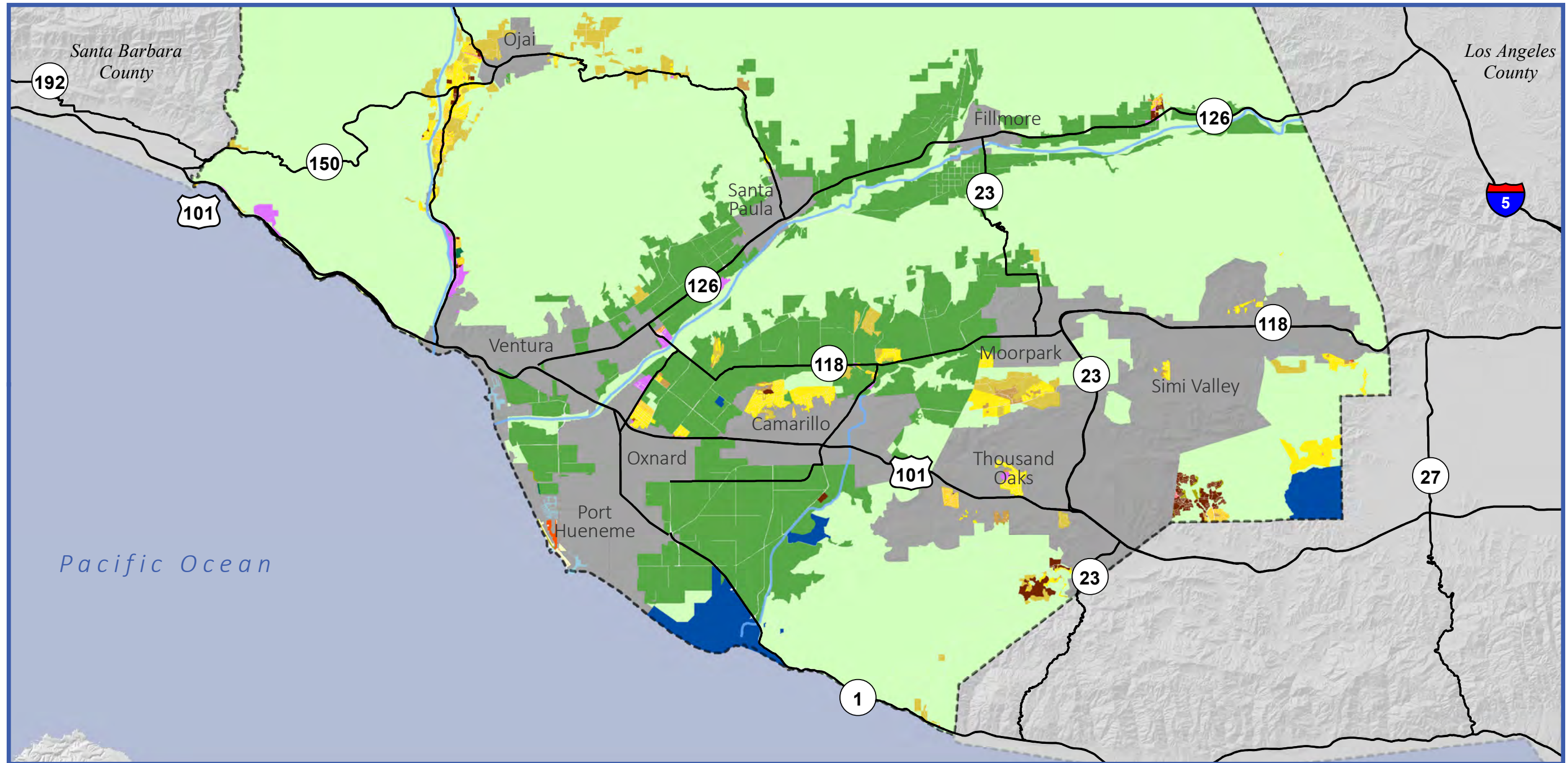
The County shall require subdivisions of land to meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A. Parcels smaller than the stated minimum may be allowed under the following circumstances:

- A parcel may be created for the sole purpose of transferring, by lease or sale, possession of an agricultural water well and the land around the well as may be necessary for its operation. Such parcels, and the wells they contain, shall be used for agricultural purposes only.
- Parcels for public purposes such as, but not limited to, fire, police, municipal water wells, flood control, and other public health and safety facilities.
- Affordable and elderly housing developments that are eligible for density bonuses as specified in Article 16 of the County Non-Coastal Zoning Ordinance may be granted a reduction from the minimum parcel size requirements in accordance with the provisions of Article 16 or pursuant to state law.
- Parcels designated as Cultural Heritage Sites may be granted a reduction from the minimum parcel size requirements in accordance with the Non-Coastal Zoning Ordinance.
- Parcels subdivided for resource conservation purposes in accordance with the conservation subdivision process established in the Ventura County Subdivision Ordinance.
- Parcels subdivided for the perpetual maintenance of biotic or wildlife habitat in accordance with California Government Code section 66418.2.
- Parcels of less than the prescribed minimum lot area may be allowed for farmworker housing complexes on land zoned Agricultural Exclusive (AE) within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres.

(RDR)



Please see the next page.



Please see the next page.

2. Land Use and Community Character Element

Table 2-1 General Plan Land Use Designations and Zoning Compatibility Matrix

General Plan Land Use Designations	Coastal and Non-Coastal Zones																																					
	AE	C1	CA	CC	CM	COS	CPD	CPD/CBD	CR	CR1	CR2	CRE	CRPD	CPD	IND	M1	M2	M3	OS	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP	REC	OS-REC				
Rural									■			■											■			■												
ECU-Rural									■			■											■			■			■									
Agricultural	■		■																																			
ECU-Agricultural	■		■																				■											■				
Open Space ^{1, 2}	■		■			■													■																	■		
ECU-Open Space ^{1, 2}	■		■			■													■																		■	
Very Low Density Residential																					■			■			■			■								
Low-Density Residential											■	■										■	■															
Medium-Density Residential												■								■								■						■				
Residential High-Density																												■										
Residential Planned Development													■																							■		

General Plan Land Use Designations	Coastal and Non-Coastal Zones																																			
	AE	C1	CA	CC	CM	COS	CPD	CPD/CBD	CR	CR1	CR2	CRE	CRPD	CPD	IND	M1	M2	M3	OS	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP	REC	OS-REC		
Coastal Residential Planned Development													■																							
Residential Beach																								■	■											
Mixed Use																				■												■				
Commercial		■		■			■	■						■																						
Commercial Planned Development							■	■																												
Industrial					■										■	■	■	■																		
Parks & Recreation ²																																		■		
State, Federal, Other Public Lands						■													■																	

Notes: ¹The minimum lot size is 10 acres, or 20 acres if contiguous with Agricultural.

²Parcels and corresponding zone classifications have not yet been identified for the new Parks and Recreation land use designation, Recreation zone classification or Open Space Parks and Recreation zone classification.

2. Land Use and Community Character Element

Table 2-2 Land Use Designation General Development Standards

Acronym	Land Use Designation	Maximum Density / Intensity	Minimum Lot Size	Max. Lot Coverage
Rural, Agricultural, and Open Space Designations				
RUR	Rural	1 du/2 ac	2 acres, or zone suffix equal to or more restrictive than 2 acres	25%
ECU-R	ECU-Rural	1 du/2 ac	2 acres	25%
AG	Agricultural	1 du/40 ac	40 acres	5%
ECU-A	ECU-Agricultural	1 du/40 ac	40 acres	5%
OS	Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
ECU-OS	ECU-Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
Residential Designations				
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*
Mixed Use, Commercial, and Industrial Designations				
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%
Other Designations				
PR	Parks & Recreation	n/a	None	5%
P	State, Federal, Other Public Lands	n/a	None	n/a

* Maximum lot coverage is per appropriate County Zoning classification.

LU-4.4

Nonconforming Parcel Size

The County shall not prohibit the use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum parcel size requirements of the applicable land use designation, solely by reason of such failure. However, this policy shall not be construed to permit the division of any parcel into two or more lots if any of the new lots fail to meet the minimum parcel size requirements. (RDR)

LU-4.5

Jobs-Housing Balance

The County shall evaluate employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees to assess the project's impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project. At such time as the Housing Impact Mitigation Fee Program is completed, this policy shall no longer apply. (RDR)

LU-4.6

Variances

The County may grant variances to minimum parcel size requirements and building intensity standards, height and setback standards applicable to a given property subject to the following conditions:

1. There are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location, or surroundings, which do not apply generally to comparable properties in the same vicinity and land use designation;
2. Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and land use designation;
3. Strict application of the minimum parcel size requirements and building intensity standards as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such requirements and standards; and
4. The granting of such variances will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment or valuation of neighboring properties.

Any such variance shall be processed in the same manner and subject to the same standards as a variance respecting zoning regulations. (RDR)

LU-5

To promote the effective implementation and use of the General Plan Land Use Diagram.

LU-5.1

General Plan Land Use Amendments

When reviewing proposed General Plan amendments to modify or change land use designations or the General Plan Land Use Diagram, the County shall consider if the proposal:

- maintains consistency with the General Plan Vision, Guiding Principles, and relevant goals, and policies;
- maintains consistency with the Guidelines for Orderly Development;
- minimizes the creation of a land use that is inconsistent with the policies, land uses, or development standards of surrounding parcels;

2. Land Use and Community Character Element

- enhances compatibility with existing or planned uses in the area;
- addresses new physical, social, or economic factors that are relevant and were not present at the time of the General Plan adoption;
- reduces the potential for undesired, growth-inducing precedent;
- demonstrates appropriate infrastructure and services are available, or amendment is conditioned on requirement to provide or appropriately fund needed infrastructure and services; and
- demonstrates acceptable effect on the fiscal health of the County.

(MPSP)

LU-5.2

Land Use Boundary Interpretation

The County Planning Director shall have the interpretative authority, subject to appeal to the Planning Commission and Board of Supervisors, of the alignment of all land use boundaries depicted on the General Plan Land Use Diagram, consistent with the goals and policies of the General Plan. To the extent feasible, the boundaries on the Land Use Diagram should follow natural or human-made boundaries (including parcel lines), such as:

- water courses
- ridge lines
- toes of slopes
- lines marking changes in vegetation
- lines marking changes in slope
- parcel boundaries
- roads
- rail lines
- utility corridors
- lines separating different land uses
- lines marking the separation between a group of large lots from a group of small lots
- lines marking features or designations referenced in the definitions and criteria of the various land use categories

(RDR)

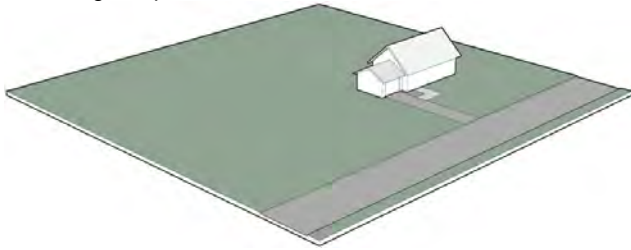
LU-5.3

Concurrent Zoning Change Processing

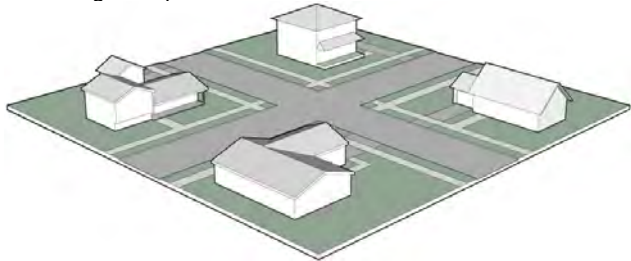
The County shall process zone changes, if necessary, concurrently with General Plan amendments to assure zoning consistency. (RDR)

Residential Density Examples

1 dwelling unit per acre



4 dwelling units per acre



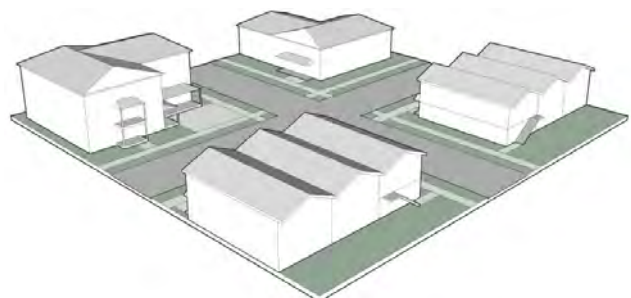
8 dwelling units per acre



12 dwelling units per acre



20 dwelling units per acre



Typical Uses

The land use descriptions on the following pages (both residential and non-residential) outline the range of uses that are typically found within each designation.

Residential Designations

Each land use designation in this section is described in terms of typical uses and basic development standards. Development standards for land use designations suitable for residential development as the principal use (e.g., Rural, Low/Medium/High Density Residential) are based on the **density** of the use, as expressed by the number of dwelling units per gross acre, and the **intensity** of use, as expressed by a minimum lot size standard. These development standards are described on the following pages (for each residential designation) and summarized in Table 2-2. Accessory dwelling units are not included in the calculation of residential density.

The drawings to the left illustrate the concept of residential density.

Non-Residential Designations

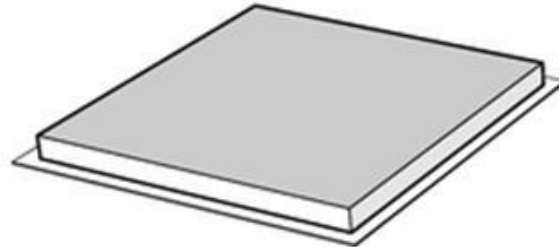
Standards of building intensity where the principle use is not residential (e.g., Agricultural, Open Space, Commercial, Industrial) development standards are based on the intensity of use, expressed as the maximum allowable lot coverage.

Lot coverage is the percent of the gross building footprint (area of the lot covered by the first floor of the building) to the net square footage of the lot. For example, a lot coverage of 100 percent will allow 10,000 square feet of gross building footprint area to be built on a lot with 10,000 net square feet of land area, regardless of the number of stories in the building. On the same lot, a lot coverage of 50 percent would allow 5,000 square feet of floor area, and a lot coverage of 25 percent would allow 2,500 square feet. These development standards are described on the following pages and summarized in Table 2-2.

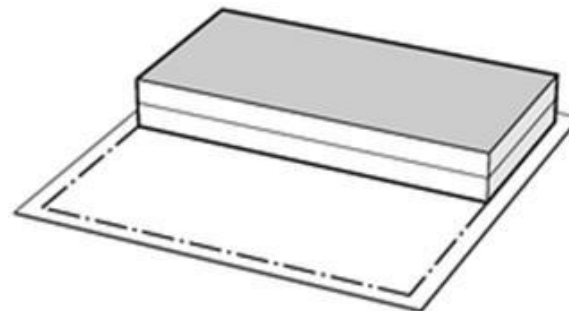
The drawings to the right illustrate this concept.

Lot Coverage Examples

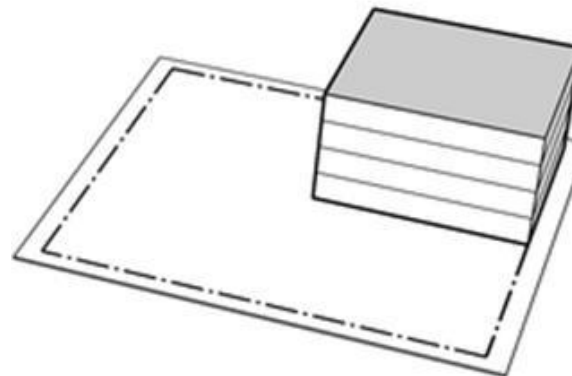
100% lot coverage



50% lot coverage



25% lot coverage

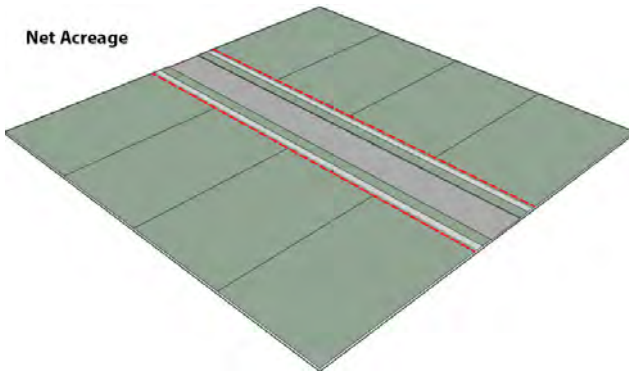


Gross versus Net Acreage Examples

Gross Acreage



Net Acreage



Gross versus Net Acreage (Lot Area)

The term “gross acre” includes all land within the boundaries of the lot (including, but not limited to, easements, streets, and rights-of-way) designated for a particular use. The gross acreage is defined as the total area, measured on a horizontal plane, within the lot lines of a lot. "Net lot area" means lot area less the area within any existing or proposed public or private street, road, or easement for ingress or egress, and less the area within any existing or proposed easement wherein the owner of the lot is prohibited from using the surface of the land.

The minimum lot area for subdivision purposes is expressed in “net” area for parcels of less than 10 acres, and “gross” area for parcels of 10 acres or more.

In areas with more commercial and industrial type development, net acreage may be 20 to 25 percent less for a given site than its gross acreage. In rural areas, the difference between net and gross can be as low as 5 percent.

The drawings to the left illustrate this concept.

RURAL, AGRICULTURAL, AND OPEN SPACE DESIGNATIONS

Ventura County contains many rural, agricultural, and open space areas that provide a variety of natural assets and resources that establish the essence of the county's quality of life. These resources provide opportunities for residents and visitors to enjoy the county's heritage and natural setting. The focus of this section is to provide guidance for the future of these resources in the county.

The acronym "ECU-" preceding a designation name refers to land use designations that apply only within the boundaries of an Existing Community or Urban land use designation. See Policy LU-1.2 for definition of Existing Community and Urban area designations.

RURAL LAND USE DESIGNATIONS

Rural (RUR)

The Rural designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of two acres or greater parcel size 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 Rural designation also identifies institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is used for recreational uses such as retreats, camps, recreational vehicle parks, and campgrounds.

The designation of areas for Rural land uses is intended to accommodate the need for low density rural residential development, which, in conjunction with the higher density development of the Urban designated land uses, will provide a full range of residential environments.

The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 2 acres
- Minimum Lot Size: 2 acres
- Maximum Lot Coverage: 25 percent

ECU-Rural (ECU-R)

This designation provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. The ECU-Rural designation generally applies to the outer edges of Existing Community and Urban Areas and around sensitive natural resources within the boundaries of an Existing Community designated area. Typical building types include large-lot single family homes in a rural setting.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 2 acres
- Minimum Lot Size: 2 acres
- Maximum Lot Coverage: 25 percent

AGRICULTURAL LAND USE DESIGNATIONS

Agricultural (AG)

The Agricultural designation is applied to lands which are suitable for the cultivation of crops and the raising of livestock. Because of the inherent importance of agriculture as a land use in and of itself, agriculture is not subsumed under the Open Space land use designation, but has been assigned a separate land use designation.

Under this designation, the County shall:

- Identify, preserve, and protect agricultural lands as a non-renewable resource within the county that are critical to the maintenance of the local agricultural economy and are important to the state and nation for the production of food, fiber, and ornamentals.
- Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
- Establish policies and regulations which restrict agricultural land to farming and related uses rather than other development purposes.
- Restrict the introduction of conflicting uses into farming areas.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 40 acres
- Minimum Lot Size: 40 acres
- Maximum Lot Coverage: 5 percent

2. Land Use and Community Character Element

ECU-Agricultural (ECU-A)

The ECU-Agricultural designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock within the boundaries of an Existing Community designated area.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 40 acres
- Minimum Lot Size: 40 acres
- Maximum Lot Coverage: 5 percent

OPEN SPACE LAND USE DESIGNATIONS

Open Space (OS)

The Open Space designation encompasses land, as defined under Section 65560 of the Government Code, as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section and which is designated on a local, regional or State open space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
- Open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.
- Open space to promote efficient municipal services and facilities by confining urban development to defined development areas.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per parcel
- Minimum Lot Size: 10 acres, or 20 acres if contiguous with Agricultural
- Maximum Lot Coverage: 5 percent

ECU-Open Space (ECU-OS)

This designation 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.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per parcel
- Minimum Lot Size: 10 acres, or 20 acres if contiguous with Agricultural
- Maximum Lot Coverage: 5 percent

RURAL, AGRICULTURAL, AND OPEN SPACE POLICY DIRECTION

LU-6

To provide appropriate land use designations that provide for the long-term preservation of the county's rural lifestyle, productive farmland and supporting services, and the vast open space resources that define the county.

LU-6.1

Agricultural Buffers

The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations. (RDR)

LU-6.2

Maximum Lot Coverage Exclusions - Agricultural Land Use Designation

The County shall exclude structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures from the Agricultural land use designation maximum lot coverage. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures. Additionally, greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes. (RDR)

2. Land Use and Community Character Element

LU-6.3 **Density Exceptions – Agricultural Land Use Designation**

The County shall exclude from the Agricultural land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code. (RDR)



Additional goals and policies on agricultural resources are in Chapter 8, Agriculture Element.

Goals and policies on farm-related housing are in Chapter 3, Housing Element.

RURAL LAND USE POLICY DIRECTION

LU-7

To recognize and plan for low- density rural residential and recreational development, while preserving resources, avoiding hazards, and providing adequate public facilities and services.

LU-7.1 **Areas Appropriate for the Rural Land Use Designation**

The County shall require that lands designated as Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development. (RDR)

LU-7.2 **Minimal Parcel Size for the Rural Land Use Designation**

The County shall require that the smallest minimum parcel size consistent with the Rural land use designation is two acres. The County may require larger minimum parcel sizes based on the parcel's Non-Costal Zoning Ordinance zoning classification. (RDR)

LU-7.3 **Maximum Lot Coverage Nonconforming Lots - Rural Land Use Designation**

The County shall require that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Rural designation, or 2,500 square feet plus 1 square foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater. (RDR)

AGRICULTURAL LAND USE POLICY DIRECTION

LU-8

To maintain an Agricultural designation that:

- Recognizes the farmlands within the county that are critical to the maintenance of the local agricultural economy and which are important to the state and nation for the production of food, fiber, and ornamentals;
- Preserves and protects agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber, and ornamentals;
- Promotes the economic viability of agricultural lands by assisting agricultural producers and establishing zoning policies that support long-term investments in agriculture;
- Maintains agricultural lands in parcel sizes which will assure that viable farming units are retained;
- Establishes policies and regulations which encourage agricultural land to remain in farming and related uses;
- Restricts the introduction of conflicting uses into farming areas;
- Subject to state law, the Guidelines for Orderly Development, and applicable zoning requirements, actively promotes infrastructure, sized not larger than necessary for the specific project, for farmworker housing to support the continuing viability of agriculture.

LU-8.1

Areas Appropriate for the Agricultural Land Use Designation

The County shall ensure that the Agricultural land use designation primarily includes lands that are designated as Prime Farmlands, Farmlands of Statewide Importance, or Unique Farmlands in the state's Important Farmland Inventory (IFI), although the County may not designate land as Agricultural if small areas of agricultural land are isolated from larger blocks of farming land. In such cases, the Agricultural land is to be assigned to the Open Space or Rural designation for consistency with surrounding properties. (MPSP)

LU-8.2

Land Uses Appropriate for the Agricultural Land Use Designation

The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses. (RDR)

LU-8.3

Minimal Parcel Size for the Agricultural Land Use Designation

The County shall ensure that the smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP)

2. Land Use and Community Character Element

LU-8.4

Maximum Lot Coverage Nonconforming Lots - Agricultural Land Use Designation

The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Agricultural designation, or 2,500 square feet plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater. Greater lot coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of “Crop and Orchard Production”. (RDR)

LU-8.5

Farmworker Housing

The County shall support the development of safe and quality farmworker housing that facilitates a reliable labor force and promotes efficient agricultural operations. Housing units shall include a variety of housing types, including group quarters and larger dwelling units that can accommodate a family. (RDR)

OPEN SPACE LAND USE POLICY DIRECTION

LU-9

To maintain an Open Space designation that:

- Preserves for the benefit of all county residents the continued wise use of the county's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources;
- Acknowledges the presence of certain hazardous features which urban development should avoid for public health and safety reasons, as well as for the possible loss of public improvements in these areas and the attendant financial costs to the public;
- Retains open space lands in a non-urbanized state so as to preserve the maximum number of future land use options;
- Retains open space lands for outdoor recreational activities, parks, trails and for scenic lands;
- Defines urban areas by providing contrasting but complementary areas which should be left non-urbanized;
- Recognizes the intrinsic value of open space lands and not regard such lands as "areas waiting for urbanization";
- Encourages Land Conservation Act (LCA) contracts on farming and grazing and open space lands; and
- Supports the productive agricultural activities of Open Space designated lands that are commonly used for agriculture, grazing, and ranching and that are important to the overall economy of Ventura County.

LU-9.1

Areas Appropriate for the Open Space Land Use Designation

The County shall ensure that the Open Space land use designation includes areas of land or water that are set aside for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, wetlands, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands. (MPSP)

2. Land Use and Community Character Element

- LU-9.2 Preservation of Areas for Public Health and Safety**
 The County shall designate areas of land or water which are set aside for public health and safety as Open Space, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality. (MPSP)
- LU-9.3 Minimal Parcel Size for the Open Space Land Use Designation**
 The County shall ensure that the smallest minimum parcel size consistent with the Open Space land use category is 10 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP)
- LU-9.4 Minimal Parcel Size for the Open Space Contiguous with Agricultural**
 The County shall require Open Space properties contiguous with Agricultural designated land to have a minimal parcel size of 20 acres. (RDR, MPSP)
- LU-9.5 Recreational Areas Appropriate for the Open Space Land Use Designation**
HC The County shall designate areas appropriate for recreational activities as Open Space, including, but not limited to, use and enjoyment of recreational trails and areas for hunting and fishing. Preservation of open space also serves to protect areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. (MPSP)
- LU-9.6 Undeveloped Areas Appropriate for the Open Space Land Use Designation**
 The County shall designate undeveloped natural areas as Open Space if they surround urban-designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development. (MPSP)
- LU-9.7 Natural Resource Areas Appropriate for the Open Space Land Use Designation**
 The County shall designate areas set aside for managed production of resources as Open Space, including, but not limited to, forest lands, rangeland, agricultural lands not otherwise designated Agricultural; areas required for the recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply. (MPSP)
- LU-9.8 Maximum Lot Coverage Nonconforming Lots – Open Space Land Use Designation**
 The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Open Space designation, or 2,500 square feet plus 1 square foot for each 22,334 square feet of lot area over 5,000 square feet, whichever is greater. Greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of “Crop and Orchard Production”. (RDR)

LU-9.9

Open Space Land Use Designation Interpretations

The County shall ensure that Open Space Interpretations granted prior to May 17, 1983 permitting parcel sizes less than those specified in the General Plan shall be considered conforming to the General Plan. Zoning which is consistent with the purpose and intent of the Open Space Interpretations shall be considered conforming to the General Plan. (RDR)

RESIDENTIAL DESIGNATIONS

The unincorporated county contains a wide array of housing types – from urban multifamily complexes along the coast and in some Existing Communities to rural residential uses on large acreages. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality-of-life of county residents. The focus of this section is to provide an appropriate range of residential land use designations that will guide the development of residential uses in keeping with the needs of the unincorporated county.

RESIDENTIAL LAND USE DESIGNATIONS

Very Low Density Residential (VLDR)

This designation 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.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 4 dwelling units per acre
- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: Not applicable

2. Land Use and Community Character Element

Low-Density Residential (LDR)

This designation 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.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 6 dwelling units per acre
- Minimum Lot Size: 6,000 square feet
- Maximum Lot Coverage: Not applicable

Medium-Density Residential (MDR)

This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.

Typical building types include one- to three-story attached single-family dwellings and lower density multifamily developments.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 13 dwelling units per acre
- Minimum Lot Size: 3,000 square feet
- Maximum Lot Coverage: Not applicable

Residential High Density (RHD)

This designation 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. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.

Typical building types include one- to three-story multifamily developments.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

Residential Planned Development (RPD)

The purpose of this designation is to provide areas for residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Using the RPD zoning, areas with this designation provide a flexible regulatory procedure to encourage:

- Compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses, co-housing developments, and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and
- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

Coastal Residential Planned Development (CRPD)

The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 36 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

Residential Beach (RB)

This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated area in the Coastal Zone.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 36 dwelling units per acre
- Minimum Lot Size: 1,500 square feet
- Maximum Lot Coverage: Not applicable

RESIDENTIAL LAND USE DESIGNATIONS POLICY DIRECTION

LU-10

To provide opportunities for a variety of residential types and densities in established Existing Communities, Urban areas, within a city's adopted Sphere of Influence, and Area Plans.

LU-10.1

Accessory Dwelling Units

The County shall permit accessory dwelling units as provided for in the Non-Coastal and Coastal Zoning Ordinances, even if such a dwelling would result in a density greater than the standard density specified for the residential land use designations. (RDR)

LU-10.2

Density Exceptions – Residential Land Use Designation

The County shall exclude from the Residential land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code . (RDR)

LU-10.3

Maximum Lot Coverage Nonconforming Lots - Residential Land Use Designations

The County shall ensure that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Residential designation, or 2,500 square feet plus 1 square foot for each 4,596 square feet of lot area over 5,000 square feet, whichever is greater.

LU-10.4

Range of Housing Choices

The County shall facilitate the creation of a variety of housing types that meet the needs of all residents. (RDR)

MIXED USE, COMMERCIAL, AND INDUSTRIAL DESIGNATIONS

To support the needs of the county's residents and visitors, a balanced set of commercial and industrial designations is needed. The industrial designation provides appropriate areas to provide employment, products processing, and warehousing. The mixed use and commercial designations provide an appropriate mix of commercial services designed to meet the everyday needs of the community.

MIXED USE LAND USE DESIGNATION

Mixed Use (MU)

This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.

The Mixed-Use designation is only allowed within areas designated as Existing Community, Urban areas, or Unincorporated Urban Centers under Policy LU-1.2. Areas designated as MU should be of a size sufficient to promote the economic success of future developments. Developments should be located on an arterial or higher roadway classification and shall include appropriate pedestrian and bicycle facilities. Typical building types include one- to three-story horizontal or vertical mixed-use structures. Development in the MU areas can have a mix of both residential and commercial uses, or a variety of commercial uses.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

COMMERCIAL LAND USE DESIGNATIONS

Commercial (C)

This designation provides for a mix of retail and service uses that are typically needed by residents in rural communities and surrounding agricultural operations. The Commercial designation is only allowed in areas designated as Existing Community, Urban areas, or Unincorporated Urban Centers under Policy LU-1.2. Developments in Commercial designated areas may include a mix of uses. Developments should be located on a County-defined Minor Collector or higher classification roadway (as shown on Figure 4-3 or 4-4) and should include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

Commercial Planned Development (CPD)

The purpose of this designation is to provide areas for vibrant commercial centers which will be developed utilizing modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Using the CPD zoning, 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.

The CPD designation is only allowed in areas designated as Existing Community, Urban areas, or Unincorporated Urban Centers under Policy LU-1.2.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

INDUSTRIAL LAND USE DESIGNATION

Industrial (I)

This designation 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. The Industrial designation should be 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 (as shown on Figure 4-3 or 4-4).

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: 50 percent

MIXED USE, COMMERCIAL, AND INDUSTRIAL LAND USE DESIGNATIONS POLICY DIRECTION

LU-11

To promote the development of mixed-use, commercial, and industrial uses in areas that are appropriate for these uses.

LU-11.1

Location

The County shall encourage mixed-use, commercial, and industrial development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development. (RDR)

LU-11.2

Applications Within Sphere of Influence

The County shall direct all applicants for commercial and industrial discretionary development located within a city's Sphere of Influence to that city for possible annexation and processing. (RDR)

LU-11.3

CAP

Design

The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. (RDR)

2. Land Use and Community Character Element

- LU-11.4** **Sustainable Technologies**
 CAP The County shall encourage discretionary development on commercial- and industrial-designated land to incorporate sustainable technologies, including energy- and water-efficient practices and low- or zero-carbon practices.
- LU-11.5** **Mixed-Use Development**
 The County shall require discretionary development on land designated mixed-use be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping. (RDR, PSP)
- LU-11.6** **Live-Work Development**
 The County shall encourage mixed-use developments to include live-work floor plans for residents who desire office, commercial, or studio space adjacent to their living space. (RDR)
- LU-11.7** **Density Exceptions – Mixed Use Land Use Designation**
 The County shall exclude from the Mixed Use land use maximum density farmworker dwellings and accessory dwelling units pursuant to section 65852.2 of the Government Code (RDR)
- LU-11.8** **Location of Retails Sales and Service Type Commercial and Office Facilities**
 The County shall encourage retail sales and service type commercial and office facilities to locate in shopping centers, established commercial areas, or planned mixed-use districts. (RDR)
- LU-11.9** **Alternative Energy and Alternative Fuel Production**
 The County shall allow the production of alternative energy and alternative fuels on land within the Industrial designation to reduce the reliance on petroleum-based fuel and greenhouse gas emissions. (RDR)

OTHER DESIGNATIONS

This group of designations is applied to extensive areas of the county where good conservation practices and interagency coordination are imperative. These designations identify and geographically locate resource areas of the county for their conservation, development, and utilization. These areas are characterized by minimal development and the limited availability of public services.

PARKS & RECREATION LAND USE DESIGNATION

Parks & Recreation (PR)

This designation provides for parks and recreation facilities and associated recreation uses. The Parks and Recreation (PR) designation is only allowed in areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2.

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.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: 5 percent

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION

State, Federal, Other Public Lands (P)

This designation applies to those 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 jurisdiction (i.e., beaches and tidelands). For all other areas 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.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: Not applicable

PARKS & RECREATION LAND USE DESIGNATION POLICY DIRECTION

LU-12

To provide parks and recreational facilities to serve all residents of Ventura County.

LU-12.1



Parks and Recreational Facilities

The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)



Additional policies on intergovernmental coordination are in Section 2.7, Development Review and Inter-Agency Coordination.

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION POLICY DIRECTION

LU-13

To maintain a designation that:

- Recognizes lands devoted to governmental uses which are under the authority of the state or federal government and over which the County has no effective land use jurisdiction.
 - Encourages the proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately-owned lands.
-

LU-13.1

Areas Appropriate for the State, Federal, Other Public Lands Land Use Designation

The County shall include state- or federally-owned lands on which a significant governmental use is located under the State, Federal, Other Public Lands land use designation, and which are under the control of the state or federal government. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction. All other areas are beyond the land use jurisdiction of the County. (MPSP)

LU-13.2

Process for Changing the State, Federal, Other Public Lands Land Use Designation

When land designated as State, Federal, Other Public Lands is transferred to a private party or another public entity, the County shall require that the land be re-designated to an appropriate land use designation through the General Plan amendment process. (RDR, MPSP)

CITY'S SPHERE OF INFLUENCE (SOI) POLICY DIRECTION

LU-14

To acknowledge the interests of cities and recognize the Ventura Local Agency Formation Commission (LAFCO) adopted Spheres of Influence as areas in which urbanization will likely occur under the authority of each city.

LU-14.1

Development Applications in a City's Sphere of Influence (SOI)

The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the appropriate city about submitting their application and shall discourage applicants from applying to the County. (RDR)

2.3 Area Plans

Area Plans are an integral part of the County General Plan, providing the basis for future land use development in specifically defined areas. "Area Plan" is a term for plans that focus on a particular region or community within the overall general plan area. Area Plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. In general, the purpose of an Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. The following nine adopted Area Plans each includes goals, policies, programs, and land use designations for the smaller, unincorporated communities they cover:

- Coastal Area
- El Rio/Del Norte
- Lake Sherwood/Hidden Valley
- North Ventura Avenue
- Oak Park
- Ojai Valley
- Piru
- Saticoy
- Thousand Oaks

This section addresses the goals and policies that apply to all Area Plans related to land use. The goals and policies that are specific to an area are in the separately contained Area Plan. A description of land use designations and locations of Area Plans in the county are illustrated in section 3.5. "General Plans and Area Plan Land Use Designations," of the Background Report.

LU-15

To provide a clear policy framework that enhances the communities within each Area Plan boundary.

LU-15.1

Area Plan Requirements

When the County comprehensively updates an Area Plan, the County shall ensure that the updated Area Plan includes specific policies and programs that address local issues, and a range of land use designations that accommodate the land uses appropriate to the area and commensurate with public infrastructure and services. Through the Area Plan Update process, the County shall ensure that all principles, goals, objectives, policies, and plan proposals set forth in the area plan are consistent with the County General Plan.

For consistency, the County shall organize the updated Area Plans using the following structure:

Introduction

- Purpose
- Area Plan Chronology
- Content and Organization

Local Setting

- Overview of Plan Area
- Community History

Area Plan Elements

- Land Use and Community Character
- Circulation, Transportation, and Mobility
- Public Facilities, Services, and Infrastructure
- Conservation and Open Space
- Hazards and Safety
- Water Resources

(MPSP)

LU-15.2

General Plan and Area Plan Consistency

Area Plans for specific geographic subareas of the County may be adopted as part of the County General Plan. Area Plans shall be consistent with the General Land Use Diagram (Figures 2-4 and 2-5), although the Area Plans may be more specific and provide additional direction and restrictions concerning future development and resource management. (MPSP)

LU-15.3

General Plan and Area Plan Hierarchy

Within locations covered by an area plan, where an inconsistency is identified between the General Plan and the Area Plan, the more restrictive of the two shall prevail. (RDR, MPSP)

- LU-15.4 Complete Communities**
The County shall encourage the development of an appropriately-scaled land use mix in each designated Area Plan where these plans include this type of use, and each designated Existing Community that contributes to an adequate economic base to fund capital improvements, including long-term maintenance, and to meet the daily needs of residents, including grocery stores, local-serving restaurants, community facilities, and civic centers. (RDR, MPSP)
- LU-15.5 Commercial and Industrial Land for Employment Uses**
The County shall provide sufficient commercially and industrially designated land to meet the employment needs of the community. (MPSP)
- LU-15.6 Neighborhood Configurations to Promote a Variety of Lifestyles**
The County shall encourage the development of neighborhood configurations that encourage a variety of lifestyles, a central community focus, and distinct identity. (MPSP, RDR)
- LU-15.7 Neighborhood Configurations to Preserve Natural Features**
The County shall encourage the development of neighborhood configurations that preserve the natural features of the site and minimize the requirements for grading. (RDR)
- LU-15.8 Nonconforming Uses in Residential Areas**
The County shall continue to work with land owners to eliminate nonconforming land uses in residential areas, as appropriate. (SO)
- LU-15.9 Area Plan Impacts on Jobs/Housing Balance**
The County shall require that as Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region. (RDR)

2.4 Character and Design

A key aspect of preserving agricultural, rural, and open space lands is actively investing in enhancing existing communities and urban areas. These are areas with adequate public services and infrastructure to support housing and employment centers. This section focuses on promoting attractive communities with a distinct sense of place. An overview of design standards based on zoning is located in section 3.6, “Existing Zoning,” of the Background Report.

LU-16

To enhance the character and design of unincorporated communities in the county in order to cultivate self-contained communities designed to meet the daily needs of Ventura County residents.

LU-16.1

Community Character and Quality of Life

The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR)

LU-16.2

Urban Design Standards for Commercial and Industrial Development

The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion. (RDR)

LU-16.3

Mixed Use Development

The County shall support compatible, mixed-land use development in areas designated as Area Plans and Existing Communities, where these plans include this type of use. (MPSP, RDR)

LU-16.4

Live/Work Spaces

In Area Plans and Existing Communities, the County shall encourage the development of flexible live-work spaces for residents who desire office, commercial, or studio space adjacent to their living space, where these plans include this type of use. (RDR)

LU-16.5



Multimodal Access to Commercial Development

The County shall encourage discretionary commercial development to promote ease of pedestrian/bicycle access to encourage walk-in business, while providing sufficient off-street parking. (RDR)

LU-16.6

Strip Commercial Development Concerns

The County shall discourage the development of new or expansion of existing strip commercial development. (RDR)

LU-16.7

Parking Location


The County shall encourage discretionary development to locate central gateways and building entrances in areas that are visible from the street to contribute to an active commercial center and locate parking in areas that are less visible from the street. (RDR)

LU-16.8

Residential Design that Complements the Natural Environment

The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR)

2. Land Use and Community Character Element

LU-16.9 **Building Orientation and Landscaping**
 The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR)

LU-16.10 **Visual Access for Rural Development**
 The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR)

2.5 Environmental Justice

Pursuant to Senate Bill (SB) 1000 (2016), general plans adopted after January 1, 2018, must include an environmental justice element or include goals, policies, and objectives in other element(s) of the general plan addressing health risks within “designated disadvantaged communities.” Designated disadvantaged communities are identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or are low-income areas that are disproportionately affected by pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Household incomes for “low-income areas” are at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code. Designated disadvantaged communities in Ventura County are shown on Figure 2-6.

SB 244 (2011) requires cities, counties, and local agency formation commissions (LAFCO) to identify disadvantaged unincorporated communities and provide an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or deficiencies. SB 244 defines a “disadvantaged unincorporated community” as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

For the Ventura County 2040 General Plan, environmental justice is addressed as a cross-cutting topic, with goals and policies incorporated throughout the General Plan as it relates to each element.

Ventura County has established a Guiding Principle on environmental justice issues. As stated in Chapter 1, Ventura County is “Commit[ted] 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.”

There are two major components of environmental justice. One is meaningful involvement in the decision-making process, and the second is the actual planning, siting, development, and operations of public facilities and infrastructure. An overview of environmental justice disadvantaged unincorporated communities in the county is located in Section 3.11, “Environmental Justice and Disadvantaged Communities,” of the Background Report.

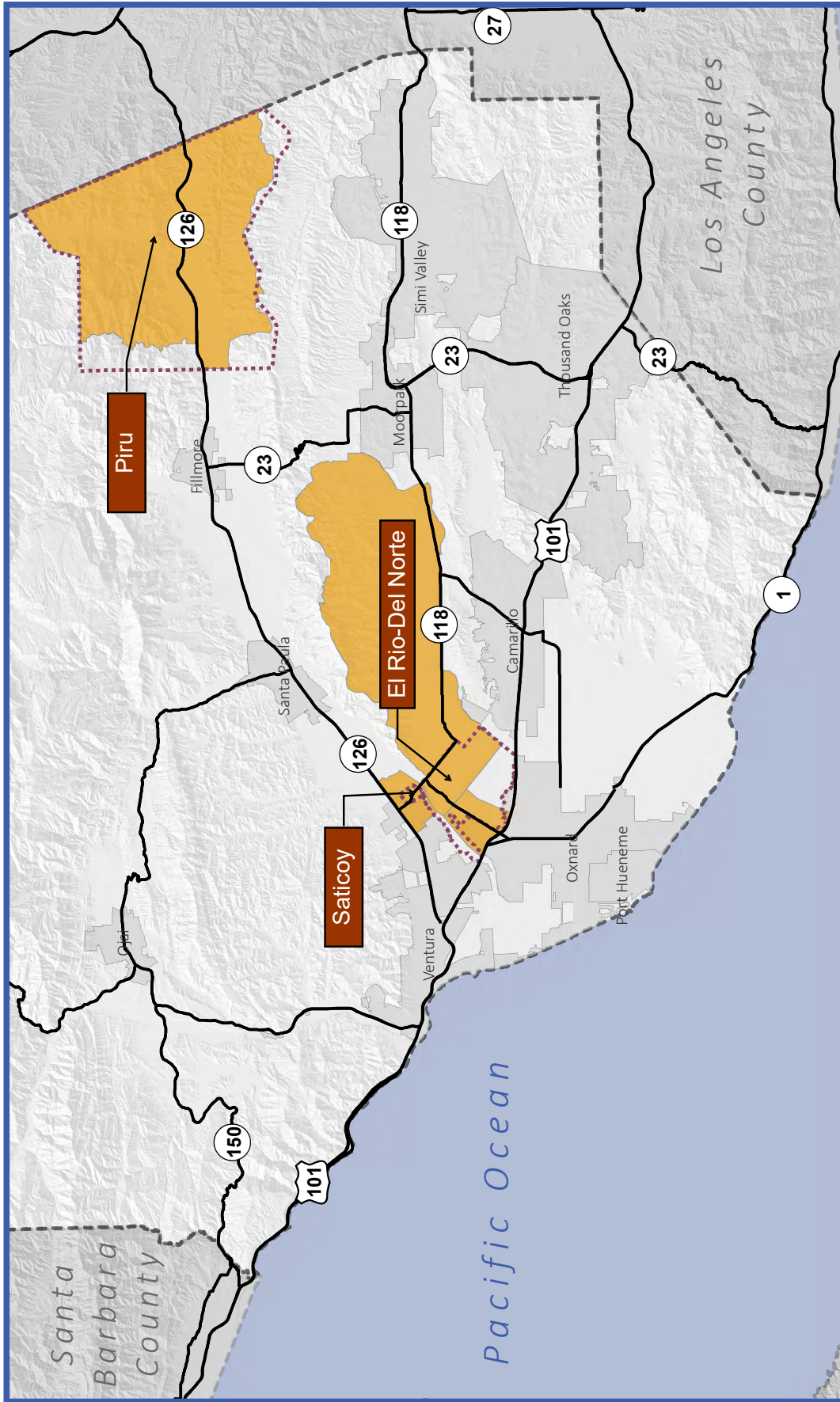
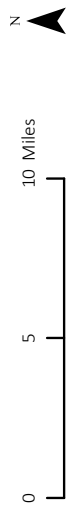


Figure 2-6
Designated Disadvantaged Communities

Map Date: September 09, 2020
 Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.



- Senate Bill 1000 (2016) (Source: 2010 Decennial Census, US Census Bureau)
- Unincorporated areas within Senate Bill 1000 Eligible Census Tracts
- Cities

LU-17

Within designated disadvantaged communities, to plan for and provide public facilities, services, and infrastructure that provide fair treatment and quality of life to all people regardless of race, color, national origin, or income.

LU-17.1



Providing Equitable Public Services

Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to the equitable provision of public services and infrastructure such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life. (MPSP, FB, PSR, SO, JP)

LU-17.2



Siting of Uses

Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to potential health impacts associated with land use decisions to reduce the adverse health effects of hazardous materials, industrial activities, and other uses that may negatively impact health or quality of life for affected county residents. (RDR, MPSP, PSR)

LU-17.3



Environmental Protection

The County shall apply environmental protection measures equally among geographic and socioeconomic sectors within designated disadvantaged communities of the county. (RDR, MPSP, PSR)

LU-17.4



New Incompatible Land Uses

The County shall not approve new discretionary projects within or in the immediate vicinity of existing residential areas, especially designated disadvantaged communities, introducing a new incompatible land use that could have substantial adverse health impacts on an area's residents. (RDR, MPSP, PSR)

LU-17.5



Placement of New Residential Uses

Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included. (RDR, MPSP, PSR)

LU-17.6



Negative Impacts from Potential Hazards

Within designated disadvantaged communities, the County shall work to reduce or prevent negative impacts associated with environmental hazards, including industrial and roadway-generated pollution, to people who are living and working in close proximity to these uses. (RDR, MPSP)

LU-17.7



Brownfield Remediation

Within designated disadvantaged communities, the County shall promote the remediation and reuse of contaminated brownfield sites to spur economic development, expand natural open spaces and parks, community gardens, and other similar health-promoting community revitalization activities. (MPSP)

LU-17.8



Limit Concentrations of Unhealthy Food Providers

Within designated disadvantaged communities, the County shall encourage farmer's markets and healthier food options within neighborhoods or near child-oriented uses (e.g., schools, family day care, parks). (RDR)

2.6 Civic Engagement

The state enacted Senate Bill (SB) 1000 (2016) in response to increasing concerns about vulnerable communities in California experiencing environmental injustice. A key requirement of SB 1000 is that the County must identify objectives and policies to promote increased access to the public decision-making process. While technical analysis can provide insight into the needs of an area, these practices can fall short without full participation by the individuals and groups that will be most affected by a decision. By enacting SB 1000, the state expressed the expectation for the County to ensure that these individuals and groups have a seat at the table to engage in meaningful dialogue and collaboration. An overview of SB 1000 is located in section 3.11, “environmental Justice and Disadvantaged Communities,” of the Background Report.

LU-18

To promote meaningful dialogue and collaboration between members of designated disadvantaged communities and decision-makers to advance social and economic equity.

LU-18.1

EJ

Communication Channels

Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers, including County staff and elected and appointed representatives. (SO)

LU-18.2

EJ

Input on Proposed Planning Activities

Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (SO)

LU-18.3

EJ

Times and Locations of Public Engagement Opportunities

Within designated disadvantaged communities, the County shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. (SO)

LU-18.4

EJ

Variety of Public Communication Methods

Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community. (PI)

LU-18.5

EJ

CAP

Participation in Climate Change Planning

The County shall encourage stakeholders in designated disadvantaged communities who are vulnerable to sea level rise or other climate change impacts to have the opportunity to learn about and participate in the decision-making process for adaptation planning within Ventura County. (PI)

2.7 Development Review and Inter-Agency Coordination

There are many local, regional, state, and federal agencies that have land use planning, permitting, or development review authority in Ventura County. It is critical that there is clear direction on which agency is responsible at each step of the process and that there is coordination among agencies to ensure regulatory compliance, increase efficiency for development projects, and eliminate redundancies among agencies. A description of plans, policies and regulations relating to other agencies with permitting and review authority is located in sections 3.9, “Other Agency Plans,” of the Background Report.



Additional policies on Inter-Agency Coordination are in Section 2.8, Military Compatibility.

LU-19

To enhance inter-agency coordination to achieve mutually beneficial land use conservation and development.

LU-19.1

County and City Cooperation

The County shall work cooperatively with all cities in the county to enhance consistency among planning processes and to ensure that each jurisdiction’s general plan is compatible with the Ventura County General Plan, the Guidelines for Orderly Development, and adopted greenbelt agreements. (IGC, MPSP)

LU-19.2

Policy Consultation within Spheres of Influence

For General Plan amendments and other policy changes that may impact growth or the provision of public services within city Spheres of Influence, the County shall engage in meaningful consultation with the appropriate city early on in the process. (IGC, MPSP)

LU-19.3

Development Incentives and Streamlined Review

The County shall support expanded incentives and CEQA streamlining opportunities for projects that are consistent with the following:

- this General Plan,
- Save Open Space and Agricultural Resources (SOAR) Initiative,
- Guidelines for Orderly Development, and
- the adopted Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS).

(RDR, MPSP, IGC)

LU-19.4

Consultation with State and Federal Agencies

The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities. (IGC)

LU-19.5

Consultation with California State University Channel Islands

The County shall notify and consult with California State University Channel Islands (CSUCI) Office of the President and CSUCI Site Authority prior to adopting any County-initiated land use regulation, policy, or plan that may impact the University, or residents living within the jurisdiction of the CSUCI Site Authority.

LU-20

To encourage the protection and use of state- and federally-owned beaches, hillsides, woodlands, grasslands, rivers, streams, wetlands, estuaries, and cultural resources for the education and enjoyment of Ventura County residents and visitors.

LU-20.1

Recreational Access and Use

The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service. (IGC)

LU-20.2

Coastal Access from Federal and State Lands

The County shall encourage federal and state agencies to consider existing uses in the area (residential, visitor-serving, and public) at beach and coastal sites so that access is optimized, potential conflicts are minimized, and existing qualities maintained. (IGC)

LU-20.3

Day-Use Opportunities

The County shall encourage federal and state agencies to provide improved day-use recreational facilities in the county. (IGC)

2.8 Military Compatibility

Ventura County is home to several significant military installations and operations areas. These facilities are not only critical to the nation's defense, but also provide significant economic benefits and land use challenges. The locations of military installations are described and illustrated in section 3.10, "Military Institutions and Installations," of the Background Report.

Naval Base Ventura County (NBVC) consists of three operating facilities – Point Mugu, Port Hueneme, and San Nicolas Island – that encompass a diverse set of specialties, including three warfare centers (Naval Air Warfare Center – Weapons Division, Naval Surface Water Center – Port Hueneme Division, and Naval Facilities Engineering and Expeditionary Warfare Center). NBVC is also home to deployable units, including the Pacific Seabees and the West Coast E-2 Hawkeyes. The 204-acre Channel Islands Air National Guard Station is located adjacent to Naval Base Ventura County-Point Mugu. Additionally, the Instrument Route-200 (IR-200) military training route passes through Ventura County connecting the Point Mugu Sea Range and the Naval Air Weapons Station (NAWS) China Lake.

Compatibility between military installations, adjacent land uses, and local communities is essential to protect military missions, the health of local economies and industries, and the quality of life for county residents. In order to achieve compatibility, the military and local governments must be collaborative and cooperative in their planning efforts. The policies in this section are intended to support that collaboration.



Further information on Military Compatibility can be found in Chapter 7, Hazards and Safety Element and in these documents:

- Air Installations Compatible Use Zones (AICUZ) report for Naval Base Ventura County, Point Mugu
- Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)

LU-21

To ensure that County plans and policies are consistent with state laws concerning military compatibility and the recommendations contained in the Naval Base Ventura County Joint Land Use Study as they relate to land use and communications.

LU-21.1

Joint Land Use Study (JLUS) Coordination Committee

The County shall participate in the Naval Base Ventura County (NBVC), Joint Land Use Study (JLUS) Coordination Committee responsible for the efficient and effective coordination among JLUS partners and implementation of Joint Land Use Study (JLUS) recommendations to enhance long-term coordination on military compatibility issues. (IGC)

LU-21.2

Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)

The County shall utilize the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) and the strategies contained therein that list Ventura County as a “Responsible” entity to guide land use and resource management decisions and plan updates and the NBVC Air Installations Compatible Use Zones (AICUZ) study to guide land use limitation and standards in the airport safety and noise zones. (MPSP)

LU-21.3

Military Compatibility Areas

The County shall utilize the Military Compatibility Areas (MCA), as defined in the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) and the NBVC Air Installations Compatible Use Zones (AICUZ) study, to guide land use and resource management decisions and plan updates. (MPSP)

LU-21.4

Enhance Communications

The County shall work to enhance communication and coordination with Naval Base Ventura County (NBVC) and other jurisdictions in the county to enhance public knowledge and access to information regarding military operations and compatibility challenges while adhering to operational security requirements. (IGC, PI)

LU-21.5

Infrastructure Expansion Coordination

The County shall notify and coordinate with Naval Base Ventura County (NBVC) Public Works Department on County-initiated major infrastructure expansion plans (e.g., mainline/trunk facilities) within the Military Compatibility Area (MCA) that may impact NBVC infrastructure or services. (SO, IGC)

LU-21.6

Stormwater Infrastructure Improvement Coordination

The County shall notify and coordinate with the Naval Base Ventura County (NBVC) Public Works Department on County-initiated major stormwater infrastructure (mainline/trunk facilities) improvement or expansion plans in the Calleguas Creek Watershed. (SO, IGC)

LU-21.7

Capital Improvement Coordination

The County shall coordinate with the Naval Base Ventura County (NBVC) and cities of Oxnard and Port Hueneme when updating its Capital Improvement Program for projects related to improvement projects on Victoria Avenue. (MPSP, IGC)

2.9 General Plan Maintenance

The General Plan is a living document that must reflect the County's needs and desires, which evolve over time. The effectiveness of the General Plan ultimately depends on how the County implements and maintains the General Plan over its lifetime. State law requires that most actions of local government affecting the physical environment be consistent with the general plan and sets out guidelines for general plan monitoring, updating, and amending. This section ensures that the County maintains a high level of attention to the General Plan by providing for regular review and updating to ensure that County regulations and ordinances are consistent with the General Plan.

LU-22

To provide a clear framework for the ongoing administration, maintenance, and implementation of the Ventura County 2040 General Plan.

LU-22.1

Five-Year General Plan Review

The County shall conduct a thorough review of the General Plan every five years from the date of final approval, and revise and update as necessary. This review can include the following:

- Modify, add, or delete goals, policies, or programs to reflect notable changes in the county over the previous period;
- Remove or modify programs that have been completed or require additional time;
- Modify or add new goals, policies, or programs to reflect changing needs within the county;
- Modify to reflect applicable changes in state law; and
- Modify as needed to comply with state housing law.

(PSR)

LU-22.2



Implementation Program Monitoring

The County shall maintain and annually review the General Plan Implementation Programs before the preparation of the County's Annual Budget. As part of this process, the County shall update the prioritization of programs based on applicability, relevance, timing of initiation, and availability of funding. (PSR, SO)

LU-22.3

Taking of Property Without Just Compensation

Notwithstanding any policy or provision of the General Plan, the Board of Supervisors, based on the advice of the County Counsel and upon making a finding that the application of a policy or provision of the General Plan will effect an unconstitutional taking of property without just compensation, may take any action or approve any project to the extent necessary to avoid such an unconstitutional taking. This provision does not apply to any General Plan amendment, including but not limited to any property land use re-designation, that is subject to the County of Ventura Save Open-Space and Agricultural Resources initiative measure - 2050 (Appendix C). (RDR)

2.10 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>A Guidelines for Orderly Development Implementation</p> <p>The County shall continue to implement the Guidelines for Orderly Development and work with cities to promote orderly and compact development, increased options for affordable housing, minimize vehicle miles traveled, and limit sprawl development.</p> <p>CAP</p>	LU-1.1	RMA CEO					■
<p>B General Plan Consistency</p> <p>The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan, including the Zoning Ordinances and Building Code.</p>	LU-1.6 LU-4.2 LU-5.3 LU-15.2	RMA All County agencies, as necessary	■				
<p>C Expansion of Allowed Housing Types</p> <p>The County shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development.</p>	LU-10.4	RMA	■				
<p>D Technical Assistance Grants</p> <p>To the extent that federal and state grants are available, the County shall continue to administer loan and technical assistance programs to small businesses and micro-enterprise to develop new and strengthen existing economic opportunities in the county, with a focus on job creation and retention.</p>	LU-11.1 LU-15.5	CEO n/a					■
<p>E Update Non-Coastal Zoning Ordinance for Alternative Fuel Productions</p> <p>The County shall update the Non-Coastal Zoning Ordinance to allow for the production of alternative fuels in the industrial zone.</p>	LU-11.9	RMA n/a	■				

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
F Comprehensive Area Plan Updates The County shall review and periodically prepare a comprehensive update to each of the Area Plans to ensure that they reflect community needs and expectations.	LU-15.1	RMA					
		All County agencies, as necessary					
	Coastal Area			■			■
	El Rio/Del Norte		■				■
	Lake Sherwood/Hidden Valley			■			■
	North Ventura Avenue			■			■
	Oak Park					■	
	Ojai Valley			■			■
	Piru					■	■
	Saticoy					■	■
Thousand Oaks				■		■	
G Update Coastal Area Plan The County shall move General Plan policies specific to the Coastal Zone to the Coastal Area Plan as part of the next Coastal Area Plan update.	LU-15.1	RMA		■			
		n/a					
H Limit Alcohol and Tobacco Outlets The County shall explore establishing zoning code limitations on the density of alcohol and tobacco outlets near sensitive receptors such as schools, childcare facilities, senior housing, parks, etc., and especially in designated disadvantaged communities, that is consistent with State law.	LU-17.2	RMA	■				
	LU-17.4	n/a					

EJ

2. Land Use and Community Character Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
I Develop Memorandum of Understanding The County should collaborate through the Naval Base Ventura County (NBVC) and Joint Land Use Study (JLUS) Coordination Committee to facilitate the development of a formal Memorandum of Understanding (MOU) that delineates the roles and responsibilities for each partner agency in the JLUS Study Area, including the County, NBVC, and incorporated cities. This document should contain information such as: <ul style="list-style-type: none"> ■ Point of contact and contact information for each agency, ■ Role in addressing compatibility issues with the base, ■ Responsibility in addressing compatibility issues, ■ Community and military response times, and ■ Triggers for coordination and communication, e.g., infrastructure planning, water resources planning, economic development. 	LU-21.1	CEO	■				
	LU-21.2						
	LU-21.3	n/a					
	LU-21.4						
	LU-21.5						
	LU-21.6						
	LU-21.7						

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>J Develop a JLUS Resource Management Reference Guide The County shall cooperate with Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) partners in the development of a reference guide providing information about the various agencies in the JLUS Study Area with their respective responsibilities. It shall be tailored to existing JLUS issues and contain:</p> <ul style="list-style-type: none"> ■ Map(s) identifying the important resources in the area, and ■ County and JLUS partner contact information for the agency representative that will help in cases of community-military compatibility. 	LU-21.1 LU-21.2 LU-21.3 LU-21.4	RMA <hr/> CEO		■			
<p>K Update Plans and Amend Regulations with AICUZ Recommended Land Uses The County should amend the Zoning Ordinance and/or Initial Study Assessment Guidelines, if necessary, to incorporate the Air Installations Compatible Use Zones (AICUZ) recommended land use limitations and standards in the safety and noise zones. (MPSP)</p>	LU-21.2 LU-21.3	RMA <hr/> n/a		■			
<p>L Amend Zoning Ordinance The County should amend the Zoning Ordinances, if necessary, to comply with the Federal Aviation Administration (FAA) vertical obstruction guidelines, more specifically with the Navy’s Airfield Imaginary Surfaces of the airfields located in the area. These surfaces are more restrictive and provide for greater safety of the public, pilots, and aircraft. The Navy’s Airfield Imaginary Surfaces include slopes and heights that are allowable from various distances from the airfield.</p>	LU-21.2 LU-21.3	RMA <hr/> AIR		■			■

2. Land Use and Community Character Element

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
M Military Compatibility Areas (MCA) The County shall update the Non-Coastal Zoning Ordinance and the Coastal Zoning Ordinance, if necessary, to delineate and establish the Military Compatibility Areas and Subzones illustrated on Figures 5 through 7 of the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS).	LU-21.3	RMA n/a	■				■
N Acquisition of Land Near Airfield The County shall support the acquisition of conservation easements that protect operations at Naval Base Ventura County, Point Mugu, while maintaining agricultural production capabilities.	LU-21.3	CEO AIR					■
O Five-year General Plan Review The County shall conduct a thorough review of the General Plan, (including the Background Report) every five years from the date of final approval.	LU-22.1	RMA Other County Agencies	■	■	■		■
P Annual General Plan Implementation Review The County shall review the General Plan annually, focusing on the status and progress of program implementation. The County shall prepare a report to the Board of Supervisors summarizing the status of implementation programs and any recommendations for General Plan amendments.	LU-22.2	RMA All County agencies, as necessary					■

CAP

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>Q Identify Designated Disadvantaged Communities in Oxnard and Ventura Planning Areas</p> <p>Within one-year of 2040 General Plan adoption, the County shall research the southwestern and northwestern Oxnard Planning Area and along the Ventura Avenue in the Ventura Planning Area using Cal EPA CalEnviroScreen to identify Designated Disadvantaged Communities (DDCs). Upon identification of DDCs, the General Plan maps and list of low income and disadvantaged communities in the General Plan will be updated. In addition, the Background Report will be updated to reflect the existing conditions and description of these DDCs.</p> <p>EJ</p>	LU-17.1	RMA	■				
	LU-17.2						
	LU-17.3	All County agencies, as necessary					
	LU-17.4						
	LU-17.5						
	LU-17.6						
	LU-17.7						
	LU-17.8						
<p>R Review of Designated Disadvantaged Communities</p> <p>Every five years from the adoption of the 2040 General Plan, the County shall review changes to the CalEPA designations of disadvantaged communities as well as changes in localized income data and pollution burdens and amend, as necessary, the maps and lists of low income and disadvantaged communities in the General Plan.</p> <p>EJ</p>	LU-17.1	RMA					■
	LU-17.2						
	LU-17.3	n/a					
	LU-17.4						
	LU-17.5						
	LU-17.6						
	LU-17.7						
	LU-17.8						



[🏠 Planning Home \(/divisions/planning\)](/divisions/planning)

There are two broad types of permits: ministerial and discretionary. A ministerial permit is a permit that is granted based upon determinations that the proposed project complies with established standards set forth in either the Coastal or Non-Coastal Zoning Ordinances. These determinations are arrived at objectively, involve little or no personal judgment, and are issued by the Planning Director or his/her designee. This type of permit is commonly referred to as an “over the counter” approval. Some tree trimming and tree removal permits as well as film permits are ministerial. In addition, Zoning Clearances issued over the counter are also considered ministerial. Click here to access the [Zoning Clearance Application Packet \(/docs/images/pdf/planning/zoning/Zoning_Clearance_Application.pdf\)](/docs/images/pdf/planning/zoning/Zoning_Clearance_Application.pdf) and [instructions \(/docs/images/pdf/planning/zoning/Zoning_Clearance_Instructions_Plan\)](/docs/images/pdf/planning/zoning/Zoning_Clearance_Instructions_Plan). This application packet has been standardized for most Zoning Clearances issued by the County of Ventura and should be uploaded under the documents tab of the [Citizen Access web portal \(https://vcca.ventura.org/vcca.aspx\)](https://vcca.ventura.org/vcca.aspx).

***Note-** All ZC applications should be submitted through the Citizen Access web portal. The portal can be accessed at: Applications <https://vcca.ventura.org/vcca.aspx> (<https://vcca.ventura.org/vcca.aspx>). Please refer to the Planning Division’s Remote Zoning Clearance Permit Processing webpage at [\(/remote-zoning-clearance-permit-processing\)](/remote-zoning-clearance-permit-processing)<https://vcrma.org/remote-zoning-clearance-permit-processing>

Hearings and Agendas

General Plan & Area Plans

Permit Applications

Programs

CEQA Environmental Review

Conservation Tools and Ideas

Active Long Range Planning Projects

Recently Completed Long Range Planning Projects

Public Information



Ordinance with the development standards for the various project types.

Forms & Application Packet

- [Zoning Clearance Application Instructions \(/docs/images/pdf/planning/zoning/Zoning_Clearance_Instructions_Plan_Requirements_v.7.7.21.pdf\)](/docs/images/pdf/planning/zoning/Zoning_Clearance_Instructions_Plan_Requirements_v.7.7.21.pdf)
 - [Zoning Clearance Application Packet \(/docs/images/pdf/planning/zoning/Zoning_Clearance_Application.pdf\)](/docs/images/pdf/planning/zoning/Zoning_Clearance_Application.pdf)
 - [Agent Authorization Form- Property Owner \(https://docs.vcrma.org/images/pdf/planning/permits/AUTHORIZATION_OF_AGENT_FORM-OWNER.pdf\)](https://docs.vcrma.org/images/pdf/planning/permits/AUTHORIZATION_OF_AGENT_FORM-OWNER.pdf)
 - [Agent Authorization Form- Permittee \(chrome-extension://efaidnbmnnnibpcajpcgclclefindmkaj/https://docs.vcrma.org/images/pdf/planning/permits/AUTHORIZATION_OF_AGENT_FORM-PERMITTEE.pdf\)](https://efaidnbmnnnibpcajpcgclclefindmkaj/https://docs.vcrma.org/images/pdf/planning/permits/AUTHORIZATION_OF_AGENT_FORM-PERMITTEE.pdf) (A notarized letter from the permittee may be submitted in lieu of this form)
-

- [Film Permit \(/film-permits\)](/film-permits)
-

- [Tree Permit \(/tree-permits-and-the-tree-protection-ordinance\)](/tree-permits-and-the-tree-protection-ordinance)
-

Residential Structures

- [Home Addition \(/home-addition\)](/home-addition)
-

- [Patio Cover \(/attached-patio-cover\)](/attached-patio-cover)
-



bill-9)

-
- **Single Family Home** (</single-family-home>)
-
- **Storage Shed** (</storage-shed-residential-and-other-accessory-structures>)
-
- **Swimming Pool/Spa** (</pools-spas>)
-

Agricultural Structures

- **Barns** (</barns>)
-
- **Farmworker Dwelling Unit** (<https://vcrma.org/en/farmworker-housing>)
-
- **Greenhouse** (</greenhouse>)
-
- **Storage Sheds** (</storage-sheds-agricultural>)
-

Limited Term Trailer Permit Zoning Clearance
(/docs/images/pdf/planning/zoning/Final_Limited_Term_Trailer_Permit_Zoning_Clearance_application.pdf)



The primary goal of the Resource Management Agency is to protect the health, safety and welfare of the general public through administration and enforcement of County ordinances, Board policy, and state and federal laws regarding land use, and commercial and environmental regulation. Please [click here \(/about-us\)](/about-us) for more information.

DISCLOSURE

Please be advised that any communication submitted to the County of Ventura , any Board members , staff or County consultants is a public record under the [Brown Act \(/the-brown-act\)](/the-brown-act) and California Public Records Act. This means that any information contained in the communication, including personal information, may be subject to public disclosure.

TOUCH

800 S. Victoria Ave.
 Ventura, Ca. 93009
 805 654-2494
 [Contact RMA \(https://vcrma.org/fast-find/contact-rma\)](https://vcrma.org/fast-find/contact-rma)
 [Tell Us How We're Doing \(/we-value-your-opinion\)](/we-value-your-opinion)
 [Accessibility Statement \(/accessibility\)](/accessibility)

Language

Select Language



**Guidelines for Energy Project
Applications Requiring CEQA Compliance:
*Pre-filing and Proponent's Environmental Assessments***

November 2019

Version 1.0

Energy Division
Infrastructure Permitting and CEQA Unit
California Public Utilities Commission



Guidelines for Energy Project Applications Requiring CEQA Compliance:

Pre-filing and Proponent’s Environmental Assessments

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Foreword

November 12, 2019

To: Applicants Filing Proponent’s Environmental Assessments for Energy Infrastructure Projects at the California Public Utilities Commission (CPUC or Commission)

From: Merideth Sterkel (Program Manager, Infrastructure Planning and Permitting) and Mary Jo Borak and Lon Maier, Supervisors, Infrastructure Permitting and California Environmental Quality Act, Energy Division, CPUC

Subject: Introducing revisions to the Pre-filing Guidelines for Energy Infrastructure Projects and a Unified and Updated Electric and Gas PEA Checklist

We are pleased to release a 2019 revision to the California Environmental Quality Act (CEQA) Proponent’s Environmental Assessments (PEA) Checklist. This substantially revised document is now entitled “Guidelines for Energy Project Applications Requiring CEQA Compliance: Pre-filing and Proponent’s Environmental Assessments” (Guidelines). Future updates to this document will be made as determined necessary. The CPUC’s Rules of Practice and Procedure Sections 2.4 provide that all applications to the CPUC for authority to undertake projects that are not statutorily or categorically exempt from CEQA requirements shall include an Applicant-prepared PEA.

Updates Overview

Prior versions of the Working Draft PEA Checklist were published in 2008 and 2012. For this 2019 update, extensive revisions were made to all sections based on our experience with the prior checklist versions. All electric and natural gas projects are now addressed in a single PEA Checklist, and the following updates were made:

- **CEQA Statute and Guidelines 2019 Updates:** The PEA Checklist is updated pursuant to the 2019 CEQA Statutes and Guidelines, including new energy and wildfire resource areas.
- **Pre-filing Consultation Guidelines:** Pre-filing guidelines are now provided since the pre-filing and PEA development processes are intertwined.
- **Unified PEA Checklist for Energy Projects:** All electric and natural gas projects are now addressed in a single PEA Checklist.
- **Additional CEQA Impact Questions:** Questions are included for the following PEA Checklist sections: 5.4, Biological Resources; 5.6, Energy; 5.9, Hazards, Hazardous Materials, and Public Safety; 5.16, Recreation; 5.17, Transportation; and 5.19, Utilities and Service Systems.
- **CPUC Draft Environmental Measures:** Draft measures are provided in PEA Checklist Attachment 4 for Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Utilities and Service Systems and Wildfire.

Purpose of the Guidelines Document

The purpose and objective of the PEA Checklist included within this Guidelines document has not changed, which is to provide project Proponents (Applicants) with detailed guidance about information our CEQA Unit Staff expect in sufficient PEAs. The document details the information Applicants must provide the CPUC to complete environmental reviews that satisfy CEQA requirements. Specifically, the Pre-filing Consultation Guidelines and PEA Checklist, together, are intended to achieve the following objectives:

1. Provide useful guidance to Applicants, CPUC staff, and outside consultants regarding the type and detail of information needed to quickly and efficiently deem an application complete;

2. Ensure PEAs provide reviewers with a detailed project description and associated information sufficient to deem an application complete, avoid lengthy review periods and numerous data requests for the purpose of augmenting a PEA, and avoid unnecessary PEA production costs;
3. Increase the level of consistency between PEAs submitted and provide for more consistent review by CPUC CEQA Unit Staff and outside consultants; and
4. Promote transparency and reduce the potential for conflicts between utility and CPUC Staff about the types, scope, and thoroughness of data expected for data adequacy purposes.

The Guidelines document provides detailed instructions to Applicants for use during the Pre-filing process and PEA development. The document is intended to fully inform Applicants and focus the role of outside consultants, thus, enabling Applicants to submit more complete, useful, and immediately data-adequate PEAs.

Benefits of High Quality and Complete PEAs

CPUC CEQA Unit Staff seek to complete the environmental review process required under CEQA as quickly and efficiently as possible. Table 1 shows the average duration in months of CPUC applications that require CEQA documents. While there are tensions between speed and quality in all project management, the achievement of expeditious environmental reviews can result in lower project costs to ratepayers. Our staff have reviewed the timelines for 108 past CPUC applications that required review pursuant to CEQA and determined that the average length of time from application filing to PEA deemed complete is four months, regardless of the type of CEQA document. The goal for our agency is to deem PEAs complete within 30 days. The faster PEAs are deemed complete, the sooner staff can prepare the CEQA document. With each delay to PEA completeness, the fundamental project purpose and need and baseline circumstances may shift, requiring refreshing of the data. The Guidelines document will improve the initial accuracy of PEAs and reduce the time required to deem PEAs complete. Once an application is formally filed, the Applicant will receive a notification letter from CPUC CEQA Unit Staff when the PEA is deemed complete.

Table 1. Average Duration in Months of CPUC Applications that Require CEQA Documents (1996–2019)

	I: Application Filed to PEA Deemed Complete	II: PEA Deemed Complete to Draft Environmental Document Circulated	III: Draft Environmental Document to Final Released	IV: Final Released to Proposed Decision	V: Proposed Decision to Final Decision (with Certification of CEQA Document)	I-V: Overall Duration ⁽¹⁾
Environmental Impact Report (EIR; n=49)	5	13	7	5	2	29
Initial Study/ Mitigated Negative Declaration (IS/MND; n=56)	4	8	3	4	1	19
All Document Types (n=108)	4	8	4	5	2	23
Range: All Document Types	1-9	5-18	2-10	1-7	1-2	12-38

Note:

(1) The overall duration is not a sum of the average durations for each step. The overall duration was calculated using “n,” the number of applications with data available for the date of application filing and final decision date. Not all projects had data available for each step. The data include several instances where the CEQA document was developed in conjunction with a NEPA document, e.g., an EIR/Environmental Impact Statement or IS/MND/Environmental Assessment/Finding of No Significant Impact was prepared instead of an EIR or MND, respectively. The above data is not inclusive of projects that had averages and ranges that are statistically abnormal.

Lessons Learned about the PEA Process

In the past, Applicants have filed PEAs using the checklist to ensure the correct information was provided but have not followed the format and organization of the PEA checklist and sometimes chose not to engage in Pre-filing activities with our staff. To achieve the objectives and benefits listed above, Applicants will file all future PEAs in the same organizational format as the updated checklist and adhere to the Pre-filing Consultation Guidelines in coordination with CPUC CEQA Unit Staff.

The Guidelines document describes the level effort required for the assessments necessary to not only finalize a CEQA document but ensure its legal defensibility. While final design and survey information is preferred, the PEA may incorporate preliminary design and survey data as appropriate and in consultation with CEQA Unit Staff during Pre-filing. We recognize that projects are fact specific, and deviations from the Pre-filing Consultation Guidelines and PEA Checklist are inevitable but providing concise and accurate information as soon as possible is paramount. Any deviations from these Guidelines must include clear justification and should be discussed and submitted during the Pre-filing Consultation process to avoid subsequent delays.

The PEA Checklist is written with the assumption that an Environmental Impact Report will be prepared, however, a Mitigated Negative Declaration or other form of CEQA document (e.g., exemption) may be appropriate. This determination, however, must be made in consultation with CPUC CEQA Unit Staff during Pre-filing and prior to submittal of the Draft PEA.

Future Modifications and Improvements

Like the predecessor PEA checklists, this is a working document that will be modified over time based on experience and changes to the CEQA Statute and Guidelines. To meet the above stated objectives and maintain consistency with CEQA. We expect Applicants, their consultants, CPUC consultants, and the CPUC to engage in a regular and ongoing dialogue about specific improvements to the CEQA process overall, and these Guidelines in particular.

We look forward to working with Applicants during the Pre-filing Consultation process to ensure that the level of effort that goes into preparing PEAs can be effectively and efficiently transferred into the CEQA document prepared by CPUC Staff and consultants. Applicants are invited to debrief with our staff about the efficacy of these Guidelines.

Merideth Sterkel

/s/

Program Manager, Infrastructure Planning and Permitting
California Public Utilities Commission

Mary Jo Borak

/s/

Supervisor, Infrastructure Permitting and CEQA Unit
California Public Utilities Commission

Lonn Maier

/s/

Supervisor, Infrastructure Permitting and CEQA Unit
California Public Utilities Commission

Pre-Filing Consultation Guidelines

The following Pre-filing Consultation Guidelines apply to all PEAs filed with applications to the CPUC and outline a process for Applicants to engage with CPUC CEQA Unit Staff about upcoming projects that will require environmental review pursuant to CEQA. The CPUC is typically the Lead Agency for large projects by investor-owned gas and electric utilities. The CPUC's CEQA Unit Staff are experienced with developing robust CEQA documents for long, linear energy projects. The PEA Checklist, starting in the next section, is based upon that experience.

Pre-filing Consultation Process

During Pre-filing Consultation, Applicants and CPUC Staff meet to discuss the upcoming application. Successful projects will commence Pre-filing Consultation no less than six months prior to application filing at the CPUC. When the application is formally filed at the CPUC, the Application and the PEA are submitted to the CPUC Docket Office.

1. Meetings with CPUC Staff

To initiate Pre-filing Consultation, Applicants will request and attend a meeting with CPUC CEQA Unit Staff at least six months prior to application filing.

- a. Applicants can request a Pre-Filing Consultation meeting via email or letter. Initial contact via telephone may occur, but staff request written documentation of Pre-filing Consultation commencement.
- b. For the initial meeting, Applicants will provide staff with a summary of the proposed project including maps and basic GIS data at least one week prior to the meeting.
- c. Applicants will receive initial feedback on the scope of the proposed project and PEA. Staff will work with Applicants to establish a schedule for subsequent Pre-filing meetings and milestones.

2. Consultant Resources

CPUC CEQA Unit Staff will initiate the consultant contract immediately following the initial Pre-filing Consultation meeting. CPUC's consultant contract resources will be executed prior to Applicant filing of the Draft PEA. The consultant contract is critical to the Pre-filing Consultation process. Applicants are encouraged to request updates about the status of the contract. The CPUC may use its on-call consulting resources contract for these purposes. If CEQA Unit Staff determine that their on-call consulting resources are not appropriate due to the anticipated project scope, staff may initiate a request for proposals process to engage consulting resources, and the resulting contracting process will be completed and consultant contract in place prior to Draft PEA filing.

3. Draft PEA Provided Prior to PEA Filing

A complete Draft PEA will be filed at least three months prior to application filing. CPUC CEQA Unit Staff and the CPUC consultant team will review and provide comments on the Draft PEA to the Applicant early in the three-month period to allow time for Applicant revisions to the PEA.

4. Project Site Visits

One or more site visits will be scheduled with CPUC CEQA Unit Staff and their consultant at the time of Draft PEA filing (or prior). Appropriate federal, state, and local agencies will also be engaged at this time.

5. Consultation with Public Agencies

The Applicant and CPUC CEQA Unit Staff will jointly reach out and conduct consultation meetings with public agencies and other interested parties in the project area. CPUC CEQA Unit Staff may also choose to conduct separate consultation meetings if needed.

If a federal agency will be a co-lead pursuant to the National Environmental Policy Act and coordinating with the CPUC during the environmental review process, the Applicant and CPUC CEQA Unit Staff will ensure that the agency has the opportunity to comment on the Draft PEA and participate jointly with the CPUC throughout the application review process. Applicant and Commission CEQA Unit Staff coordination with the federal agency (if applicable) will likely need to occur more than six months in advance of application filing.

6. Alternatives Development

PEAs will be drafted with the assumption that an Environmental Impact Report (EIR) will be prepared. Applicants will include a reasonable range of alternatives in the PEA (even though a Mitigated Negative Declaration [MND] may ultimately be prepared), including sufficient information about each alternative. In some situations, CPUC CEQA Unit Staff and project Applicants may agree during Pre-filing Consultation that an MND is likely and a reasonable range of alternatives is not required for the PEA. This determination, however, must be made in consultation with CEQA Unit Staff during Pre-filing and is not final. The type of document to be prepared may change based on public scoping results and other findings during the environmental review process.

CEQA Unit Staff will provide feedback on the range of alternatives prior to Draft PEA filing (if possible) based on their review of the Draft PEA. It is critical that Applicants receive feedback from CEQA Unit Staff about the range of alternatives prior to filing the PEA. Applicants will ensure that each alternative is described and evaluated in the PEA with an equal level of detail as the proposed project unless otherwise instructed in writing by CEQA Unit Staff.

7. Format of PEA Submittal

Each PEA submittal will include the completed PEA Checklist tables. Each PEA submittal will be formatted and organized as shown in the Example PEA Table of Contents provided in the PEA Checklist unless otherwise directed by CPUC CEQA Unit Staff in writing prior to application filing. The example PEA Table of Contents is modeled after typical CPUC EIRs.

8. Transmission and Distribution System Information

A key component of CEQA projects analyzed during CPUC environmental reviews is the context of the project within the larger transmission and distribution system. Detailed descriptions of the regional transmission system, including GIS data, to which the proposed project would interconnect are required. The required level of detail about interconnecting systems is project specific and will be specified by CEQA Unit Staff in writing during Pre-filing Consultation. Detailed distribution system information may also be required.

9. Data and Technical Adequacy

Applicants will focus PEA development efforts on providing thorough, up-to-date data and technical reports required for CPUC CEQA Unit Staff to complete the environmental document and alternatives analysis.

The Applicant-drafted PEA Executive Summary, Introduction, Project Description, Description of Alternatives, and other chapters typically found in past CPUC EIRs and Initial Study/MNDs will be *thorough*—emulate the level of detail provided in typical CPUC EIRs. The setting sections provided for

PEA Chapter 5, Environmental Analysis, will also be thorough. Applicants will ensure that the PEA text, graphics, and file formats can be efficiently converted into CPUC's CEQA document with minimal revision, reformatting, and redevelopment by CPUC Staff and consultants.

The impact analyses and determinations provided for Chapter 5, Environmental Analysis, and Chapter 6, Comparison of Alternatives, need not be as thorough as those to be prepared by the CPUC for its CEQA document. These two sections are expected to be revised and redeveloped by CPUC Staff and consultants. Other sections of the CEQA document will only be revised and redeveloped by CPUC Staff and consultants if determined to be necessary after PEA filing.

10. Applicant Proposed Measures

The Pre-filing Consultation process can support the development Applicant Proposed Measures (APMs); measures that Applicants incorporate into the PEA project description to avoid or reduce what otherwise may be considered significant impacts. APMs that use phrases, such as, "as practicable," "as needed," or other conditional language will be superseded by Mitigation Measures if required to avoid or reduce a potentially significant impact. CPUC CEQA Unit Staff and their consultant team may review and provide comments on the Draft PEA APMs during Pre-filing Consultation.

Applicants will carefully consider each CPUC Draft Environmental Measure identified in Chapter 5 of this PEA Checklist. The measures may be applied to the proposed project if appropriate and may be subject to modification by the CPUC during its environmental review.¹

11. PEA Checklist Deviations

CPUC CEQA Unit Staff understand that the PEA Checklist requires Applicants to develop a significant quantity of information. There are times when it is appropriate to deviate from the PEA Checklist. Deviations to the Pre-Filing Consultation Guidelines or the PEA Checklist contents may be approved by the CPUC's CEQA Unit Staff. Staff approval will be in writing and will occur prior to Applicant filing of the Draft PEA. Note that any deviations approved in writing by staff during the Pre-filing period may be reversed or modified after application and PEA filing and at any time throughout the environmental review period at the discretion of CPUC CEQA Unit Staff.

12. Submittal of Confidential Information

CPUC Staff are available during Pre-filing Consultation to discuss concerns that Applicants may have about confidentiality. However, the CEQA process requires public disclosure about projects, and such disclosure can often appear to conflict with Applicant requests for confidentiality. CPUC CEQA Unit Staff will rely on CPUC adopted confidentiality procedures to resolve confidentiality concerns. Applicants that expect aspects of a PEA filing to be confidential must follow CPUC confidentiality procedures. Applicants may mark information as confidential if allowed pursuant to General Order 66 or latest applicable Commission rule (e.g., see Public Records Act Proceeding Rulemaking (R.14-11-001)).

13. Additional CEQA Impact Questions

Additional CEQA Impact Questions that are specific to the types of projects evaluated by the Commission's CEQA Unit are identified in the PEA Checklist to be considered in addition to the checklist items in CEQA Guidelines Appendix G.

The next section of this Guidelines document provides the PEA Checklist for all energy project applications that require CEQA compliance.

¹ At this time, the CPUC environmental measures are in draft format, see PEA Checklist Attachment 4. They may be formally incorporated into Chapter 5 of future versions of the PEA Checklist.

Proponent's Environmental Assessment (PEA) Checklist

The PEA Checklist provides project Applicants (e.g., projects involving electric transmission lines, electric substations or switching stations, natural gas transmission pipelines, and underground natural gas storage facilities) with detailed guidance regarding the level of detail CPUC CEQA Unit Staff expect to deem PEAs complete. Applicants will prepare their PEAs using the same section headers and numbering as provided in the PEA Checklist. Applicants will also provide supporting data that is specific to each item within the PEA Checklist. As noted in the Pre-Filing Consultation Guidelines, the PEA Checklist is written with the assumption that an EIR will be prepared. PEA contents may not need to support the development of an EIR, but this determination can only be made in consultation with CPUC CEQA Unit Staff as described in the Pre-Filing Consultation Guidelines.

Formatting and Basic PEA Data Needs, Including GIS Data

1. Provide **editable and fully functional source files** in electronic format for all PDF files, hardcopies, maps, images, and diagrams. Files will be provided in their original file format as well as the output file format. All Excel and other spreadsheet files or modeling files will include all underlying formulas/modeling details. All modeling files must be fully functional.
2. Details about the types of **GIS data and maps** to be submitted are provided in Attachment 1. GIS data not specified in this checklist may also be requested depending on the Proposed Project and alternatives.
3. The Applicant is responsible for ensuring that all project features, including project components and temporary and permanent work areas, are included within all **survey boundaries** (e.g., biological and cultural resources).
4. Excel spreadsheets with **emissions calculations** will be provided that are complete with all project assumptions, values, and formulas used to prepare emissions calculations in the PEA. Accompanying PDF files with the same information will be provided as Appendix B to the PEA (see List of Appendices below).
5. Applicants will provide in an Excel spreadsheet a comprehensive **mailing list** that includes the names and addresses of all affected landowners and residents, including unit numbers for multi-unit properties for both the proposed project and alternatives.
 - a. An affected resident or landowner is defined as one whose place of residence or property is:
 - i. Crossed by or abuts any component of the proposed project or an alternative including any permanent or temporary disturbance area (either above or below ground) and any extra work area (e.g., staging or parking area); or
 - ii. Located within approximately 1,000 feet² of the edge of any construction work area.
 - b. Include in the following information for each resident in a spreadsheet, at minimum: parcel APN number, owner name and mailing address, and parcel physical address. If individual occupant names, facility names, or business names are available, also provide these names and addresses in the spreadsheet. A sample mailing list format is provided in Table 2.

² Notice to all property owners within 300 feet of a Proposed Project is required at the time of application filing under GO 131-D. Commission notices of CEQA document preparation may be mailed to residents and property owners greater than 300 feet from a Proposed Project to ensure adequate notification (e.g., 1,000 feet) and the extent of notification will be determined on a project specific basis. Appropriate notice expectations will be discussed during Pre-filing (e.g., with respect to visual impact areas and other types of impacts specific to the Proposed Project and its study area).

Table 2. Sample Project Mailing List

Category	Company/ Agency	Name	Mailing Address	Phone Number	Email	APN	Source
State Agency	California Resources Agency	John Doe	1234 California Street City, CA 98765	(333) 456-7899	johndoe@email.com	123-456-789	County Assessor
Individual	n/a	Jane Doe	222 Main Street City, CA 97531	(909) 876-5432	janedoe@email.com	101-202-303	Public meeting on Month, Day 2019

6. **PEA Organization:** This PEA Checklist is organized to include each of the chapters and sections found in typical CPUC EIRs. The following sections will serve as the outline for all Draft PEAs submitted during Pre-filing and all PEAs filed with the CPUC Docket Office. PEAs will include each chapter and section identified (in matching numerical order) unless otherwise directed by CPUC CEQA Unit Staff in writing prior to filing.

Cover

A single sheet with the following information:	Applicant Notes, Comments
Title "Proponent's Environmental Assessment" and filing date	
Proponent Name (the Applicant)	
Name of the proposed project ³	
Technical subheading summarizing the type of project and its major components, in one sentence or about 40 words, for example: A new 1,120 MVA, 500/115kV substation, 10 miles of new singled-circuit 500kV transmission lines, 25 miles of new and replaced double-circuit 115kV power lines, and upgrades at three existing substations are proposed.	
Location of the proposed project (all counties and municipalities or map figure for the cover that shows the areas crossed)	
Proceeding for which the PEA was prepared and CPUC Docket number (if known) or simply leave a blank where the Docket number would go	
Primary Contact's name, address, telephone number, and email address for both the project Applicant(s) and entities that prepared the PEA	
See example PEA cover in Figure 1.	

³ If approved by the California Independent System Operator (CAISO), the project name listed will match the name specified in the CAISO approval. If multiple names apply, list all versions.

Figure 1. Example PEA Cover



Proponent's Environmental Assessment for California Utility Company's Evergreen Electric Substation and Transmission Line Project

May 1, 2019 (PEA filing date)

A new 230 kV substation, 10 miles of new single-circuit 230kV transmission lines, and upgrades at two existing substations are proposed.

The Proposed Project would be located primarily in __ County but would also cross __ and __ counties and areas within the City of __.

Application A.19-05-01 to the California Public Utilities Commission

*Prepared by California Environmental
Consulting
1234 Avenue
City, CA Zip Code
Primary Contact's Name
Position
Phone Number
Email*

*Prepared for California Utility Company
1234 Avenue
City, CA Zip Code
Primary Contact's Name
Position
Phone Number
Email*

Table of Contents

Sections

Order	The format of the PEA will be organized as follows:	Applicant Notes, Comments
--	Cover	
--	Table of Contents, List of Tables, List of Figures, List of Appendices	
1	Executive Summary	
2	Introduction	
3	Proposed Project Description	
4	Description of Alternatives	
5	Environmental Analysis	
5.1	Aesthetics	
5.2	Agriculture and Forestry	
5.3	Air Quality	
5.4	Biological Resources	
5.5	Cultural Resources	
5.6	Energy	
5.7	Geology, Soils, and Paleontological Resources	
5.8	Greenhouse Gas Emissions	
5.9	Hazards, Hazardous Materials, and Public Safety	
5.10	Hydrology and Water Quality	
5.11	Land Use and Planning	
5.12	Mineral Resources	
5.13	Noise	
5.14	Population and Housing	
5.15	Public Services	
5.16	Recreation	
5.17	Transportation	
5.18	Tribal Cultural Resources	
5.19	Utilities and Service Systems	
5.20	Wildfire	
5.21	Mandatory Findings of Significance	
6	Comparison of Alternatives	

7	Cumulative Impacts and Other CEQA Considerations	
8	List of Preparers	
9	References ⁴	
--	Appendices	

Required PEA Appendices and Supporting Materials

Order	Title	Applicant Notes, Comments
Appendix A	Detailed Maps and Design Drawings	
Appendix B	Emissions Calculations	
Appendix C	Biological Resources Technical Reports (see Attachment 2)	
Appendix D	Cultural Resources Studies (see Attachment 3)	
Appendix E	Detailed Tribal Consultation Report ⁵	
Appendix F	Environmental Data Resources Report, Phase I Environmental Site Assessment, or similar hazardous materials report	
Appendix G	Agency Consultation and Public Outreach Report and Records of Correspondence	
Appendix H	Construction Fire Prevention Plan ⁶	

Potentially Required⁷ Appendices and Supporting Materials

Order	Title	Applicant Notes, Comments
Appendix I	Noise Technical Studies	
Appendix J	Traffic Studies	
Appendix K	Geotechnical Investigations (may preliminary at time of PEA filing)	
Appendix L	Hazardous Substance Control and Emergency Response Plan / Hazardous Waste and Spill Prevention Plan	

⁴ References will be organized by section but contained in a single chapter called, "References."

⁵ Include summary and timing of all correspondence to and from any Tribes and the State Historic Preservation Office/Native American Heritage Commission, including Sacred Lands File search results, and full description of any issues identified by Tribes in their interactions with the Applicant.

⁶ The Construction Fire Prevention Plan will be provided to federal, state, and local fire agencies for review and comment as applicable to where components of the proposed project would be located. CPUC will approve the final Construction Fire Prevention Plan. Record of the request for review and comment and any comments received from these agencies will be provided to CPUC CEQA Unit Staff.

⁷ Anticipated Appendix and study requirements should be discussed with CPUC CEQA Unit Staff during Pre-filing.

Appendix M	Erosion and Sedimentation Control Best Management Practice Plan / Draft Storm Water Pollution Prevention Plan (may be preliminary at time of PEA filing)	
Appendix N	FAA Notice and Criteria Tool Results	
Appendix O	Revegetation or Site Restoration Plan	
Appendix P	Health and Safety Plan	
Appendix Q	Existing Easements ⁸	
Appendix R	Blasting Plan (may be preliminary at time of PEA filing)	
Appendix S	Traffic Control/Management Plan (may be preliminary at time of PEA filing)	
Appendix T	Worker Environmental Awareness Program (may preliminary at time of PEA filing)	
Appendix U	Helicopter Use and Safety Plan (may be preliminary at time of PEA filing)	
Appendix V	Electric and Magnetic Fields Management Plan (may be part of the Application rather than the PEA)	

⁸ Easements should be provided military lands, conservation easements, or other lands where the real estate agreement specifies the range of activities that can be conducted

1 Executive Summary

This section will include, but is not limited to, the following:	PEA Section and Page Number ⁹	Applicant Notes, Comments
1.1: Proposed Project Summary. Provide a summary of the proposed project and its underlying purpose and basic objectives.		
1.2: Land Ownership and Right-of-Way Requirements. Provide a summary of the existing and proposed land ownership and rights-of-way for the proposed project.		
1.3: Areas of Controversy. Identify areas of anticipated controversy and public concern regarding the project.		
1.4: Summary of Impacts <ul style="list-style-type: none"> a) Identify all impacts expected by the Applicant to be potentially significant. Identify and discuss Applicant Proposed Measures here and provide a reference to the full listing of Applicant Proposed Measures provided in the table described in Section 3.11 of this PEA Checklist. b) Identify any significant and unavoidable impacts that may occur. 		
1.5: Summary of Alternatives. Summarize alternatives that were considered by the Applicant and the process and criteria that were used to select the proposed project.		
1.6: Pre-filing Consultation and Public Outreach Summary. Briefly summarize Pre-filing consultation and public outreach efforts that occurred and identify any significant outcomes that were incorporated into the proposed project.		
1.7: Conclusions. Provide a summary of the major PEA conclusions.		
1.8: Remaining Issues. Describe any major issues that must still be resolved.		

⁹ The *PEA Section and Page Number* column and *Applicant Notes, Comments* column are intended to be filled out and provided with PEA submittals. The PEA Checklist is provided in Word to all Applicants to allow column resizing as appropriate to reduce PEA checklist length when completed for submittal. Landscape formatting may also be appropriate for completed PEA Checklist tables.

2 Introduction

2.1 Project Background

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>2.1.1: Purpose and Need</p> <ul style="list-style-type: none"> a) Explain why the proposed project is needed. b) Describe localities the proposed project would serve and how the project would fit into the local and regional utility system. c) If the proposed project was identified by the California Independent System Operator (CAISO), thoroughly describe the CAISO’s consideration of the proposed project and provide the following information: <ul style="list-style-type: none"> i. Include references to all CAISO Transmission Planning Processes that considered the proposed project. ii. Explain if the proposed project is considered an economic, reliability, or policy-driven project or a combination thereof. iii. Identify whether and how the Participating Transmission Owner recommended the project in response to a CAISO identified need, if applicable. iv. Identify if the CAISO approved the original scope of the project or an alternative and the rationale for their approval either for the original scope or an alternative. v. Identify how and whether the proposed project would exceed, combine, or modify in any way the CAISO identified project need. vi. If the Applicant was selected as part of a competitive bid process, identify the factors that contributed to the selection and CAISO’s requirements for in-service date. d) If the project was not considered by the CAISO, explain why. 		
<p>(Natural Gas Storage Only)</p> <ul style="list-style-type: none"> e) Provide storage capacity or storage capacity increase in billion cubic feet. If the project does not increase capacity, make this statement. f) Describe how existing storage facilities will work in conjunction with the proposed project. Describe the purchasing process (injection, etc.) and transportation arrangements this facility will have with its customers. 		
<p>2.1.2: Project Objectives</p> <ul style="list-style-type: none"> a) Identify and describe the basic project objectives.¹⁰ The objectives will include reasons for constructing the project based on its 		

¹⁰ Tangential project goals should not be included as basic project objectives, such as, minimizing environmental impacts, using existing ROWs and disturbed land to the maximum extent feasible, ensuring safety during construction and operation, building on property already controlled by the Applicant/existing site control. Goals of this type do not describe the underlying purpose or basic objectives but, rather, are good general practices for all projects.

<p>purpose and need (i.e., address a specific reliability issue). The description of the project objectives will be sufficiently detailed to permit CPUC to independently evaluate the project need and benefits to accurately consider them in light of the potential environmental impacts. The basic project objectives will be used to guide the alternatives screening process, when applicable.</p> <p>b) Explain how implementing the project will achieve the basic project objectives and underlying purpose and need.</p> <p>c) Discuss the reasons why attainment of each basic objective is necessary or desirable.</p>		
<p>2.1.3: Project Applicant(s). Identify the project Applicant(s) and ownership of each component of the proposed project. Describe each Applicant’s utility services and their local and regional service territories.</p>		

2.2 Pre-filing Consultation and Public Outreach¹¹

<p>This section will include, but is not limited to, the following:</p>	<p>PEA Section and Page Number</p>	<p>Applicant Notes, Comments</p>
<p>2.2.1: Pre-filing Consultation and Public Outreach</p> <p>a) Describe all Pre-filing consultation and public outreach that occurred, such as, but not limited to:</p> <ul style="list-style-type: none"> i. CAISO ii. Public agencies with jurisdiction over project areas or resources that may occur in the project area iii. Native American tribes affiliated with the project area iv. Private landowners and homeowner associations v. Developers for large housing or commercial projects near the project area vi. Other utility owners and operators vii. Federal, state, and local fire management agencies <p>b) Provide meeting dates, attendees, and discussion summaries, including any preliminary concerns and how they were addressed and any project alternatives that were suggested.</p> <p>c) Clearly identify any significant outcomes of consultation that were incorporated into the proposed project.</p> <p>d) Clearly identify any developments that could coincide or conflict with project activities (i.e., developments within or adjacent to a proposed ROW).</p>		
<p>2.2.2: Records of Consultation and Public Outreach. Provide contact information, notification materials, meeting dates and materials, meeting notes, and records of communication organized by entity as an Appendix to the PEA (Appendix G).</p>		

¹¹ CPUC CEQA Unit Staff request that consultation and public outreach that occurs during the Pre-filing period and throughout environmental review include the assigned CPUC Staff person and CPUC consultant.

2.3 Environmental Review Process

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
2.3.1: Environmental Review Process. Provide a summary of the anticipated environmental review process and schedule.		
2.3.2: CEQA Review a) Explain why CPUC is the appropriate CEQA Lead agency. b) Identify other state agencies and any federal agencies that may have discretionary permitting authority over any aspect of the proposed project. c) Identify all potential involvement by federal, state, and local agencies not expected to have discretionary permitting authority (i.e., ministerial actions). d) Summarize the results of any preliminary outreach with these agencies as well as future plans for outreach.		
2.3.3: NEPA Review (if applicable). If review according to the National Environmental Policy Act (NEPA) is expected, explain the portions of the project that will require the NEPA review process. Discuss which agency is anticipated to be the NEPA Lead agency if discretionary approval by more than one federal agency is required.		
2.3.4: Pre-filing CEQA and NEPA Coordination. Describe the results of Pre-filing coordination with CEQA and NEPA review agencies (refer to CPUC’s Pre-Filing Consultation Guidelines). Identify major outcomes of the Pre-filing coordination process and how the information was incorporated into the PEA, including suggestions on the type of environmental documents and joint or separate processes based on discussions with agency staff.		

2.4 Document Organization

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
2.4: PEA Organization. Summarize the contents of the PEA and provide an annotated list of its sections.		

3 Proposed Project Description¹²

3.1 Project Overview

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.1: Project Overview</p> <ul style="list-style-type: none"> a) Provide a concise summary of the proposed project and components in a few paragraphs. b) Described the geographical location of the proposed project (i.e., county, city, etc.). c) Provide an overview map of the proposed project location. 		

3.2 Existing and Proposed System

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.2.1: Existing System</p> <ul style="list-style-type: none"> a) Identify and describe the existing utility system that would be modified by the proposed project, including connected facilities to provide context. Include detailed information about substations, transmission lines, distribution lines, compressor stations, metering stations, valve stations, nearby renewable generation and energy storage facilities, telecommunications facilities, control systems, SCADA systems, etc. b) Provide information on users and the area served by the existing system features. c) Explain how the proposed project would fit into the existing local and regional systems. d) Provide a schematic diagram of the existing system features. e) Provide detailed maps and associated GIS data for existing facilities that would be modified by the proposed project. 		
<p>3.2.2: Proposed Project System</p> <ul style="list-style-type: none"> a) Describe the whole of the proposed project by component, including all new facilities and any modifications, upgrades, or expansions to existing facilities and any interrelated activities that are part of the whole of the action. b) Clearly identify system features that would be added, modified, removed, disconnected and left in place, etc. c) Identify the expected capacities of the proposed facilities, highlighting any changes from the existing system. If the project would not change existing capacities, make this statement. For electrical projects, provide the anticipated capacity increase in amps or megawatts or in the typical units for the types of facilities proposed. For gas projects, provide the total volume of gas to be 		

¹² Applicant review of the Administrative Draft Project Description or sections of the Administrative Draft Project Description prepared for the CEQA document may be requested by CPUC CEQA Unit Staff to ensure technical accuracy.

<p>delivered by the proposed facilities, anticipated system capacity increase (typically in million cubic feet per day), expected customers, delivery points and corresponding volumes, and the anticipated maximum allowable operating pressure(s).</p> <p>d) Describe the initial buildout and eventual full buildout of the proposed project facilities. For example, if an electrical substation or gas compressor station would be installed to accommodate additional demand in the future, then include the designs for both the initial construction based on current demand and the design for all infrastructure that could ultimately be installed within the planned footprint of an electric substation or compressor station.</p> <p>e) Explain whether the electric line or gas pipeline will create a second system tie or loop for reliability.</p> <p>f) Provide information on users and the area served by the proposed system features, highlighting any differences from the existing system.</p> <p>g) Provide a schematic diagram of the proposed system features.</p> <p>h) Provide detailed maps and associated GIS data for proposed facilities that would be installed, modified, or relocated by the proposed project.</p>		
<p>3.2.3: System Reliability. Explain whether the electric line or gas pipeline will create a second system tie or loop for reliability. Clearly explain and show how the proposed project relates to and supports the existing utility systems.</p>		
<p>3.2.4: Planning Area. Describe the system planning area served or to be served by the project. Clearly define the Applicant’s term for the planning area (e.g., Electrical Needs Area or Distribution Planning Area).</p>		

3.3 Project Components

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
Required for all Project Types		
3.3.1: Preliminary Design and Engineering		
<p>a) Provide preliminary design and engineering information for all above-ground and below-ground facilities for the proposed project. The approximate locations, maximum dimensions of facilities, and limits of areas that would be needed to construct and operate the facilities should be clearly defined.¹³</p> <p>b) Provide preliminary design drawings for project features and explain the level of completeness (i.e., percentage).</p> <p>c) Provide detailed project maps (approximately 1:3,000 scale) and associated GIS data of all facility locations and boundaries with attributes and spatial geometry that corresponds to information in the Project Description.</p>		

¹³ Refer to Attachment 1 for mapping and GIS data requirements for the project layout and design.

<p>3.3.2: Segments, Components, and Phases</p> <ul style="list-style-type: none"> a) Define all project segments, components, and phases for the proposed project. b) Provide the length/area of each segment or component, and the timing of each development phase. c) Provide an overview map showing each segment and provide associated GIS data (may be combined with other mapping efforts). 		
<p>3.3.3: Existing Facilities</p> <ul style="list-style-type: none"> a) Identify the types of existing facilities that would be removed or modified by the proposed project (i.e., conductor/cable, poles/towers, substations, switching stations, gas storage facilities, gas pipelines, service buildings, communication systems, etc.). b) Describe the existing facilities by project segment and/or component, and provide information regarding existing dimensions, areas/footprints, quantities, locations, spans, etc. c) Distinguish between above-ground and below-ground facilities and provide both depth and height ranges for each type of facility. For poles/towers, provide the installation method (i.e., foundation type or direct bury), and maximum above-ground heights and below-ground depths. d) Explain what would happen to the existing facilities. Would they be replaced, completely removed, modified, or abandoned? Explain why. e) Identify the names, types, materials, and capacity/volumes ranges (i.e., minimum and maximum) of existing facilities that would be installed or modified by the proposed project. f) Provide diagrams with dimensions representing existing facilities to provide context on how the proposed facilities would be different. g) Briefly describe the surface colors, textures, light reflectivity, and any lighting of existing facilities. 		
<p>3.3.4: Proposed Facilities</p> <ul style="list-style-type: none"> a) Identify the types of proposed facilities to be installed or modified by the proposed project (e.g., conductor/cable, poles/towers, substations, switching stations, gas storage facilities, gas pipelines, service buildings, communication systems). b) Describe the proposed facilities by project segment and/or component, and provide information regarding maximum dimensions, areas/footprints, quantities, locations, spans, etc. c) Distinguish between above-ground and below-ground facilities and provide both depth and height ranges for each type of facility. For poles/towers, provide the installation method (i.e., foundation type or direct bury), and maximum above-ground heights and below-ground depths. 		

<ul style="list-style-type: none"> d) Identify where facilities would be different (e.g., where unique or larger poles would be located, large guy supports or snub poles). e) Provide details about civil engineering requirements (i.e., permanent roads, foundations, pads, drainage systems, detention basins, spill containment, etc.). f) Distinguish between permanent facilities and any temporary facilities (i.e., poles, shoo-fly lines, mobile substations, mobile compressors, transformers, capacitors, switch racks, compressors, valves, driveways, and lighting). g) Identify the names, types, materials, and capacity/volumes ranges (i.e., minimum and maximum) of proposed facilities that would be installed or modified by the proposed project. h) Provide diagrams with dimensions representing existing facilities. i) Briefly describe the surface colors, textures, light reflectivity, and any lighting of proposed facilities. 		
<p>3.3.5: Other Potentially Required Facilities</p> <ul style="list-style-type: none"> a) Identify and describe in detail any other actions or facilities that may be required to complete the project. For example, consider the following questions: <ul style="list-style-type: none"> i. Could the project require the relocation (temporary or permanent), modification, or replacement of unconnected utilities or other types of infrastructure by the Applicant or any other entity? ii. Could the project require aviation lighting and/or marking? iii. Could the project require additional civil engineering requirements to address site conditions or slope stabilization issues, such as pads and retaining walls, etc.? b) Provide the location of each facility and a description of the facility. 		
<p>3.3.6: Future Expansions and Equipment Lifespans</p> <ul style="list-style-type: none"> a) Provide detailed information about the current and reasonably foreseeable plans for expansion and future phases of development. b) Provide the expected usable life of all facilities. c) Describe all reasonably foreseeable consequences of the proposed project (e.g., future ability to upgrade gas compressor station to match added pipeline capacity). 		
<p>Required for Certain Project Types</p>		
<p>3.3.7: Below-ground Conductor/Cable Installations (as Applicable)</p> <ul style="list-style-type: none"> a) Describe the type of line to be installed (e.g., single circuit cross-linked polyethylene-insulated solid-dielectric, copper-conductor cables). b) Describe the type of casing the cable would be installed in (e.g., concrete-encased duct bank system) and provide the dimensions of the casing. 		

<p>c) Describe the types of infrastructure would likely be installed within the duct bank (e.g., transmission, fiber optics, etc.).</p>		
<p>3.3.8: Electric Substations and Switching Stations (as Applicable)</p> <p>a) Provide the number of transformer banks that will be added at initial and full buildout of the substation. Identify the transformer voltage and number of each transformer type.</p> <p>b) Identify any gas insulated switchgear that will be installed within the substation.</p> <p>c) Describe any operation and maintenance facilities, telecommunications equipment, and SCADA equipment that would be installed within the substation.</p>		
<p>3.3.9: Gas Pipelines (as Applicable). For each segment:</p> <p>a) Identify pipe diameter, number and length of exposed sections, classes and types of pipe to be installed, pressure of pipe, and cathodic protection for each linear segment.</p> <p>b) Describe new and existing inspection facilities (e.g., pig launcher sites).</p> <p>c) Describe system cross ties and laterals/taps.</p> <p>d) Identify the spacing between each valve station.</p> <p>e) Describe the compressor station, if needed, for any new or existing pipeline.</p> <p>f) Describe all pipelines and interconnections with existing and proposed facilities:</p> <ul style="list-style-type: none"> i. Number of interconnections and locations and sizes; ii. All below-ground and above-ground installations; and iii. All remote facility locations for metering, telemetry, control. 		
<p>3.3.10: Gas Storage Facilities – Background and Resource Information (as Applicable)</p> <p>a) Provide detailed background information on the natural gas formation contributing to the existing or proposed natural gas facility, including the following:</p> <ul style="list-style-type: none"> i. Description of overlying stratigraphy, especially caps ii. Description of production, injection, and intervening strata iii. Types of rock iv. Description of types of rocks in formation, including permeability or fractures v. Thickness of strata <p>b) Provide a graphic and/or table showing formation thicknesses.</p> <p>c) Identify and describe any potential gas migration pathways, such as faults, permeable contacts, abandoned wells, underground water or other pipelines.</p> <p>d) Provide a summary and detailed cross-section diagrams of the geologic formations and structures of the oil/gas field or area.</p> <p>e) Provide the first well drilling and production history, abandonment procedures, inspections, etc.</p> <p>f) Describe production zones, including depth, types of formations, and characteristics of field/area.</p>		

<p>g) Describe the existing and proposed storage capacity and limiting factors, such as injection or withdrawal capacities.</p> <p>h) Describe existing simulation studies that were used to predict the reservoir pressure response under gas injection and withdrawal operations, and simulation studies for how the system would change as proposed. Provide the studies as a PEA Appendix.</p> <p>i) Provide the history of the oil/gas field or area.</p>		
<p>3.3.11: Gas Storage Facilities – Well-Head Sites (as Applicable). Describe the location, depth, size and completion information for all existing, abandoned, proposed production and injection, monitoring, and test wells.</p>		
<p>3.3.12: Gas Storage Facilities – Production and Injection (as Applicable)</p> <p>a) Provide the proposed storage capacity of production and injection wells.</p> <p>b) Provide production and injection pressures, depths, and rates.</p> <p>c) Provide production and injection cycles by day, week, and year.</p> <p>d) Describe existing and proposed withdrawal/production wells (i.e., size, depth, formations, etc.).</p> <p>e) Describe existing and proposed cushion gas requirements.</p> <p>f) Describe any cushion gas injection—formation the well is completed in (cushion gas formation), and injection information.</p>		
<p>3.3.13: Gas Storage Facilities – Electrical Energy (as Applicable). Describe all existing and proposed electric lines, telecommunications facilities, and other utilities/facilities (e.g., administrative offices, service buildings, and non-hazardous storage), and chemical storage associated with the proposed project.</p>		
<p>3.3.14: Telecommunication Lines (as Applicable)</p> <p>a) Identify the type of cable that is proposed and length in linear miles by segment.</p> <p>b) Identify any antenna and node facilities that are part of the project.</p> <p>c) For below-ground telecommunication lines, provide the depth of cable and type of conduit.</p> <p>d) For above-ground telecommunication lines, provide:</p> <ul style="list-style-type: none"> i. Types of poles that will be installed (if new poles are required) ii. Where existing poles will be used iii. Any additional infrastructure (e.g., guy wires) or pole changes required to support the additional cable on existing poles 		

3.4 Land Ownership, Rights-of-Way, and Easements

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.4.1: Land Ownership. Describe existing land ownership where each project component would be located. State whether the proposed</p>		

project would be located on property(ies) owned by the Applicant or if additional property would be required.		
<p>3.4.2: Existing Rights-of-Way or Easements</p> <p>a) Identify and describe existing rights-of-way (ROWs) or easements where project components would be located. Provide the approximately lengths and widths in each project area.</p> <p>b) Clearly state if project facilities would be replaced, modified, or relocated within existing ROWs or easements.</p>		
<p>3.4.3: New or Modified Rights-of-Way or Easements</p> <p>a) Describe new permanent or modified ROWs or easements that would be required. Provide the approximately lengths and widths in each project area.</p> <p>b) Describe how any new permanent or modified ROWs or easements would be acquired.</p> <p>c) Provide site plans identifying all properties/parcels and partial properties/parcels that may require acquisition and the anticipated ROWs or easements. Provide associated GIS data.</p> <p>d) Describe any development restrictions within new ROWs or easements, e.g., building clearances and height restrictions, etc.</p> <p>e) Describe any relocation or demolition of commercial or residential property/structures that may be necessary.</p>		
<p>3.4.4: Temporary Rights-of-Way or Easements</p> <p>f) Describe temporary ROWs or easements that would be required to access project areas, including ROWs or easements for temporary construction areas (i.e., staging areas or landing zones).</p> <p>g) Explain where temporary construction areas would be located with existing ROWs or easements for the project or otherwise available to the Applicant without a temporary ROW or easement.</p> <p>h) Describe how any temporary ROWs or easements would be acquired.</p>		

3.5 Construction

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
3.5.1 Construction Access (All Projects)		
<p>3.5.1.1: Existing Access Roads</p> <p>a) Provide the lengths, widths, ownership details (both public and private roads), and surface characteristics (i.e., paved, graveled, bare soil) of existing access roads that would be used during construction. Provide the area of existing roads that would be used (see example in Table 3 below).</p> <p>b) Describe any road modifications or stabilization that would be required prior to construction, including on the adjacent road</p>		

shoulders or slopes. Identify any roads that would be expanded and provide the proposed width increases. c) Describe any procedures to address incidental road damage cause by project activities following construction. d) Provide detailed maps and associated GIS data for all existing access roads.		
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Table 3. Access Roads

Type of Road	Description	Area Proposed Project
Existing Dirt Road	Typically double track. May have been graded previously. No other preparation required, although a few sections may need to be re-graded and crushed rock applied in very limited areas for traction.	_____ acres
New Permanent	Would be xx feet wide, bladed. No other preparation required although crushed rock may need to be applied in very limited areas for traction.	_____ acres
Overland Access	No preparation required. Typically grassy areas that are relatively flat. No restoration would be necessary.	_____ acres

<p>3.5.1.2: New Access Roads</p> a) Identify any new access roads that would be developed for project construction purposes, such as where any blading, grading, or gravel placement could occur to provide equipment access outside of a designated workspace. ¹⁴ b) Provide lengths, widths, and development methods for new access roads. c) Identify any temporary or permanent gates that would be installed. d) Clearly identify any roads that would be temporary and fully restored following construction. Otherwise it will be assumed the new access road is a permanent feature. e) Provide detailed maps and associated GIS data for all new access roads.		
<p>3.5.1.3: Overland Access Routes</p> a) Identify any overland access routes that would be used during construction, such as where vehicles and equipment would travel over existing vegetation and where blading, grading, or gravel placement would occur. b) Provide lengths and widths for new access roads. c) Provide detailed maps and associated GIS data for all overland access routes.		
<p>3.5.1.4: Watercourse Crossings</p> a) Identify all temporary watercourse crossings that would be required during construction. Provide specific methods and procedures for temporary watercourse crossings.		

¹⁴ Temporary roads that would not require these activities should be considered an overland route.

<ul style="list-style-type: none"> b) Describe any bridges or culverts that replacement or installation of would be required for construction access. c) Provide details about the location, design and construction methods. 		
<p>3.5.1.5: Helicopter Access. If helicopters would be used during construction:</p> <ul style="list-style-type: none"> a) Describe the types and quantities of helicopters that would be used during construction (e.g., light, medium, heavy, or sky crane), and a description of the activities that each helicopter would be used for. b) Identify areas for helicopter takeoff and landing. c) Describe helicopter refueling procedures and locations. d) Describe flight paths, payloads, and expected hours and durations of helicopter operation. e) Describe any safety procedures or requirements unique to helicopter operations, such as but not limited to obtaining a Congested Area Plan from the Federal Aviation Administration (FAA). 		
<p>3.5.2 Staging Areas (All Projects)</p>		
<p>3.5.2.1: Staging Area Locations</p> <ul style="list-style-type: none"> a) Identify the locations of all staging area(s). Provide a map and GIS data for each.¹⁵ b) Provide the size (in acres) for each staging area and the total staging area requirements for the project. 		
<p>3.5.2.2: Staging Area Preparation</p> <ul style="list-style-type: none"> a) Describe any site preparation required, if known, or generally describe what might be required (i.e., vegetation removal, new access road, installation of rock base, etc.). b) Describe what the staging area would be used for (i.e., material and equipment storage, field office, reporting location for workers, parking area for vehicles and equipment, etc.). c) Describe how the staging area would be secured. Would a fence be installed? If so, describe the type and extent of the fencing. d) Describe how power to the site would be provided if required (i.e., tap into existing distribution, use of diesel generators, etc.). e) Describe any temporary lightning facilities for the site. f) Describe any grading activities and/or slope stabilization issues. 		

¹⁵ While not all potential local site staging areas will be known prior to selection of a contractor, it is expected that approximate area and likely locations of staging areas be disclosed. The identification of extra or optional staging areas should be considered to reduce the risk of changes after project approval that could necessitate further CEQA review.

3.5.3 Construction Work Areas (All Projects)		
3.5.3.1: Construction Work Areas		
<p>a) Describe known work areas that may be required for specific construction activities (e.g., pole assembly, hillside construction)¹⁶</p> <p>b) Describe the types of activities that would be performed at each work area. Work areas may include but are not necessarily limited to:</p> <ul style="list-style-type: none"> i. Helicopter landing zones and touchdown areas ii. Vehicle and equipment parking, passing, or turnaround areas iii. Railroad, bridge, or watercourse crossings iv. Temporary work pads for facility installation, modification, or removal v. Excavations and associated equipment work areas vi. Temporary guard structures vii. Pull-and-tension/stringing sites viii. Jack and bore pits, drilling areas and pull-back areas for horizontal directional drills ix. Retaining walls 		
3.5.3.2 Work Area Disturbance		
<p>a) Provide the dimensions of each work area including the maximum area that would be disturbed during construction (e.g., 100 feet by 200 feet) (see example in Table 4 below).</p> <p>b) Provide a table with temporary and permanent disturbance at each work area (in square feet or acres), and the total area of temporary and permanent disturbance for the entire project (in acres).</p>		
3.5.3.3: Temporary Power. Identify how power would be provided at work area (i.e., tap into existing distribution, use of diesel generators, etc.). Provide the disturbance area for any temporary power lines.		
3.5.4 Site Preparation (All Projects)		
3.5.4.1: Surveying and Staking. Describe initial surveying and staking procedures for site preparation and access.		
3.5.4.2: Utilities		
<p>a) Describe the process for identifying any underground utilities prior to construction (i.e., underground service alerts, etc.).</p> <p>b) Describe the process for relocating any existing overhead or underground utilities that aren't directly connected to the project system.</p> <p>c) Describe the process for installing any temporary power or other utility lines for construction.</p>		

¹⁶ Understanding that each specific work area may not be determined until the final work plan is submitted by the construction contractor, estimate total area likely to be disturbed.

Table 4. Work Areas

Proposed Project (approximate metrics)	
Pole Diameter:	
• Wood	_____ inches
• Self-Supporting Steel	_____ inches
Lattice Tower Base Dimension:	
• Self-Supporting Lattice Structure	_____ feet
Auger Hole Depth:	
• Wood	_____ to _____ feet
• Self-Supporting Steel	_____ to _____ feet
Permanent Footprint per Pole/Tower:	
• Wood	_____ sq. feet
• Self-Supporting Steel	_____ sq. feet
• Self-Supporting Steel Tower	_____ sq. feet
Number of Poles/Towers:	
• Wood	_____
• Self-Supporting Steel	_____
• Self-Supporting Steel Tower	_____
Average Work Area around Pole/Towers (e.g., for old pole removal and new pole installation):	
• Tangent structure work areas	_____ sq. feet
• Dead End / Angle structure work areas	_____ sq. feet
Total Permanent Footprint for Poles/Towers	
	Approximately _____ acres

<p>3.5.4.3: Vegetation Clearing</p> <p>a) Describe what types of vegetation clearing may be required (e.g., tree removal, brush removal, flammable fuels removal) and why (e.g., to provide access, etc.).</p> <p>b) Provide calculations of temporary and permanent disturbance of each vegetation community and include all areas of vegetation removal in the GIS database. Distinguish between disturbance that would occur in previously developed areas (i.e., paved, graveled, or otherwise urbanized), and naturally vegetated areas.</p> <p>c) Describe how each type of vegetation removal would be accomplished.</p> <p>d) Describe the types of equipment that would be used for vegetation removal.</p>		
<p>3.5.4.4: Tree Trimming Removal</p> <p>a) For electrical projects, distinguish between tree trimming as required under CPUC General Order 95-D and tree removal.</p> <p>b) Identify the types, locations, approximate numbers, and sizes of trees that may need to be removed or trimmed substantially.</p> <p>c) Identify potentially protected trees that may be removed or substantially trimmed, such as but not limited to riparian trees, oaks trees, Joshua trees, or palm trees.</p>		

<p>d) Describe the types of equipment that would typically be used for tree removal.</p>		
<p>3.5.4.5: Work Area Stabilization. Describe the processes to stabilize temporary work areas and access roads including the materials that would be used (e.g., gravel).</p>		
<p>3.5.4.6: Grading</p> <p>a) Describe any earth moving or substantial grading activities (i.e., grading below a 6-inch depth) that would be required and identify locations where it would occur.</p> <p>b) Provide estimated volumes of grading (in cubic yards) including total cut, total fill, cut that would be reused, cut that would be hauled away, and clean fill that would be hauled to the site.</p>		
<p>3.5.5 Transmission Line Construction (Above Ground)</p>		
<p>3.5.5.1: Poles/Towers</p> <p>a) Describe the process and equipment for removing poles, towers, and associated foundations for the proposed project (where applicable). Describe how they would be disconnected, demolished, and removed from the site. Describe backfilling procedures and where the material would be obtained.</p> <p>b) Describe the process and equipment for installing or otherwise modifying poles and towers for the proposed project. Describe how they would be put into place and connected to the system. Identify any special construction methods (e.g., helicopter installation) at specific locations or specific types of poles/towers.</p> <p>c) Describe how foundations, if any, would be installed. Provide a description of the construction method(s), approximate average depth and diameter of excavation, approximate volume of soil to be excavated, approximate volume of concrete or other backfill required, etc. for foundations. Describe what would be done with soil removed from a hole/foundation site.</p> <p>d) Describe how the poles/towers and associated hardware would be delivered to the site and assembled.</p> <p>e) Describe any pole topping procedures that would occur, identify specific locations and reasons, and describe how each facility would be modified. Describe any special methods that would be required to top poles that may be difficult to access.</p>		
<p>3.5.5.2: Aboveground and Underground Conductor/Cable</p> <p>a) Provide a process-based description of how new conductor/cable would be installed and how old conductor/cable would be removed, if applicable.</p> <p>b) Identify where conductor/cable stringing/installation activities would occur.</p> <p>c) Provide a diagram of the general sequencing and equipment that would be used.</p> <p>d) Describe the conductor/cable splicing process.</p>		

<p>e) Provide the general or average distance between pull-and-tension sites. Describe the approximate dimensions and where pull-and-tension sites would generally be required (as indicated by the designated work areas), such as the approximate distance to pole/tower height ratio, at set distances, or at significant direction changes. Describe the equipment that would be required at these sites.</p> <p>f) For underground conductor/cable installations, describe all specialized construction methods that would be used for installing underground conductor or cable. If vaults are required, provide their dimensions and location/spacing along the alignment. Provide a detailed description for how the vaults would be delivered to the site and installed.</p> <p>g) Describe any safety precautions or areas where special methodology would be required (e.g., crossing roadways, stream crossing).</p>		
<p>3.5.5.3: Telecommunications. Identify the procedures for installation of proposed telecommunication cables and associated infrastructure.</p>		
<p>3.5.5.4: Guard Structures. Identify the types of guard structures that would be used at crossings of utility lines, roads, railroads, highways, etc. Describe the different types of guard structures or methods that may be used (i.e., buried poles and netting, poles secured to a weighted object, bucket trucks, etc.). Describe any pole installation and removal procedures associated with guard structures. Describe guard structure installation and removal process and duration that guard structures would remain in place.</p>		
<p>3.5.5.5: Blasting</p> <p>a) Describe any blasting that may be required to construct the project.</p> <p>b) If blasting may be required, provide a Blasting Plan that identifies the blasting locations; types and amounts of blasting agent to be used at each location; estimated impact radii; and, noise estimates. The Blasting Plan should be provided as an Appendix to the PEA.</p> <p>c) Provide a map identifying the locations where blasting may be required with estimated impact radii. Provide associated GIS data.</p>		
<p>3.5.6 Transmission Line Construction (Below Ground)</p>		
<p>3.5.6.1: Trenching</p> <p>a) Describe the approximate dimensions of the trench (e.g., depth, width).</p> <p>b) Provide the total approximate volume of material to be removed from the trench, the amount to be used as backfill, and any amount to subsequently be removed/disposed of offsite in cubic yards.</p> <p>c) Describe the methods used for making the trench (e.g., saw cutter to cut the pavement, backhoe to remove, etc.).</p> <p>d) Provide off-site disposal location, if known, or describe possible option(s).</p> <p>e) Describe if dewatering would be anticipated and if so, how the trench would be dewatered, the anticipated flows of the water,</p>		

<p>whether there would be treatment, and how the water would be disposed of.</p> <ul style="list-style-type: none"> f) Describe the process for testing excavated soil or groundwater for the presence of pre-existing environmental contaminants that could be exposed from trenching operations. g) If a pre-existing hazardous waste were encountered, describe the process of removal and disposal. h) Describe the state of the ground surface after backfilling the trench. i) Describe standard Best Management Practices to be implemented. 		
<p>3.5.6.2: Trenchless Techniques (Microtunnel, Jack and Bore, Horizontal Directional Drilling)</p>		
<ul style="list-style-type: none"> a) Identify any locations/features for which the Applicant expects to use a trenchless (i.e., microtunneling, jack and bore, horizontal directional drilling) crossing method and which method is planned for each crossing. b) Describe the methodology of the trenchless technique. c) Provide the approximate location and dimensions of the sending and receiving pits. d) Describe the methodology of excavating and shoring the pits. e) Provide the total volume of material to be removed from the pits, the amount to be used as backfill, and the amount subsequently to be removed/disposed of offsite in cubic yards. f) Describe process for safe handling of drilling mud and bore lubricants. g) Describe the process for detecting and avoiding “fracturing-out” during horizontal directional drilling operations. h) Describe the process for avoiding contact between drilling mud/lubricants and stream beds. i) If engineered fill would be used as backfill, indicate the type of engineered backfill and the amount that would be typically used (e.g., the top 2 feet would be filled with thermal-select backfill). j) Describe if dewatering is anticipated and, if so, how the pits would be dewatered, the anticipated flows of the water, whether there would be treatment, and how the water would be disposed of. k) Describe the process for testing excavated soil or groundwater for the presence of pre-existing environmental contaminants. Describe the process of disposing of any pre-existing hazardous waste that is encountered during excavation. l) Describe any standard BMPs that would be implemented for trenchless construction. 		
<p>3.5.7 Substation, Switching Stations, Gas Compressor Stations</p>		
<p>3.5.7.1: Installation or Facility Modification. Describe the process and equipment for removing, installing, or modifying any substations, switching stations, or compressor stations including:</p> <ul style="list-style-type: none"> a) Transformers/ electric components b) Gas components c) Control and operation buildings d) Driveways 		

e) Fences f) Gates g) Communication systems (SCADA) h) Grounding systems		
3.5.7.2: Civil Works. Describe the process and equipment required to construct any slope stabilization, drainage, retention basins, and spill containment required for the facility.		
3.5.8 Gas Pipelines		
3.5.8.1: Gas Pipeline Construction. Describe the process for proposed pipeline construction including site development, trenching and trenchless techniques, pipe installation, and backfilling.		
3.5.8.2: Water Crossings. Describe water feature crossings that will occur during trenching, the method of trenching through stream crossings, and the process for avoiding impacts to the water features required for pipeline construction. Identify all locations where the pipeline will cross water features. Cite to any associated geotechnical or hydrological investigations completed and provide a full copy of each report as an Appendix to the PEA. ¹⁷		
3.5.8.3: Gas Pipeline Other Requirements a) Describe hydrostatic testing process including pressures, timing, source of flushing water, discharge of water. b) Describe energy dissipation basin, and the size and length of segments to be tested. c) Describe pig launching locations and any inline inspection techniques used during or immediately post construction.		
3.5.9 Gas Storage Facilities		
3.5.9.1: Gas Storage Construction a) Describe the process for constructing the gas storage facility including constructing well pads and drilling wells. b) Describe the specific construction equipment that would be used, such as the type of drill rig (i.e., size, diesel, electric, etc.), depth of drilling, well-drilling schedule and equipment.		
3.5.9.2: Drilling Muds and Fluids. Describe the use of any drilling muds, fluids, and other drilling materials. Provided estimated types and quantities.		
3.5.10 Public Safety and Traffic Control (All Projects)		
3.5.10.1: Public Safety a) Describe specific public safety considerations during construction and best management practices to appropriately manage public safety. Clearly state when and where they each safety measure would be applied.		

¹⁷ If a geotechnical study is not available at the time of PEA filing, provide the best information available.

<p>b) Identify procedures for managing work sites in urban areas, covering open excavations securely, installing barriers, installing guard structures, etc.</p> <p>c) Identify specific project areas where public access may be restricted for safety purposes and provide the approximate durations and timing of restricted access at each location.</p>		
3.5.10.2: Traffic Control		
<p>a) Describe traffic control procedures that would be implemented during construction.</p> <p>b) Identify the locations, process, and timing for closing any sidewalks, lanes, roads, trails, paths, or driveways to manage public access.</p> <p>c) Identify temporary detour routes and locations.</p> <p>d) Provide a preliminary Traffic Control Plan(s) for the project.</p>		
<p>3.5.10.3: Security. Describe any security measures, such as fencing, lighting, alarms, etc. that may be required. State if security personnel will be stationed at project areas and anticipated duration of security.</p>		
<p>3.5.10.4: Livestock. Describe any livestock fencing or guards that may be necessary to prevent livestock from entering project areas. State if the fencing would be electrified and if so, how it would be powered.</p>		
3.5.11 Dust, Erosion, and Runoff Controls (All Projects)		
<p>3.5.11.1: Dust. Describe specific best management practices that would be implemented to manage fugitive dust.</p>		
<p>3.5.11.2: Erosion. Describe specific best management practices that would be implemented to manage erosion.</p>		
<p>3.5.11.3: Runoff. Describe specific best management practices that would be implemented to manage stormwater runoff and sediment.</p>		
3.5.12 Water Use and Dewatering (All Projects)		
<p>3.5.12.1: Water Use. Describe the estimated volumes of water that would be used by construction activity (e.g., dust control, compaction, etc.). State if recycled or reclaimed water would be used and provide estimated volumes. Identify the anticipated sources where the water would be acquired or purchased. Identify if the source of water is groundwater and the quantity of groundwater that could be used.</p>		
<p>3.5.12.2: Dewatering</p> <p>a) Describe dewatering procedures during construction, including pumping, storing, testing, permitted discharging, and disposal requirements that would be followed.</p> <p>b) Describe the types of equipment and workspace considerations to be used to dewater, store, transport, or discharge extracted water.</p>		
3.5.13 Hazardous Materials and Management (All Projects)		
3.5.13.1: Hazardous Materials		
<p>a) Describe the types, uses, and volumes of all hazardous materials that would be used during construction.</p> <p>b) State if herbicides or pesticides may be used during construction.</p>		

<p>c) If a pre-existing hazardous waste were encountered, describe the process of removal and disposal.</p>		
<p>3.5.13.2: Hazardous Materials Management</p>		
<p>a) Identify specific best management practices that would be followed for transporting, storing, and handling hazardous materials. b) Identify specific best management practices that would be followed in the event of an incidental leak or spill of hazardous materials. c) Provide a Hazardous Substance Control and Emergency Response Plan / Hazardous Waste and Spill Prevention Plan as an Appendix to the PEA, if appropriate.</p>		
<p>3.5.14 Waste Generation and Management (All Projects)</p>		
<p>3.5.14.1: Solid Waste</p>		
<p>a) Describe solid waste streams from existing and proposed facilities during construction. b) Identify procedures to be implemented to manage solid waste, including collection, containment, storage, treatment, and disposal. c) Provide estimated total volumes of solid waste by construction activity or project component. d) Describe the recycling potential of solid waste materials and provide estimated volumes of recyclable materials by construction activity or project component. e) Identify the locations of appropriate disposal and recycling facilities where solid wastes would be transported.</p>		
<p>3.5.14.2: Liquid Waste</p>		
<p>a) Describe liquid waste streams during construction (i.e., sanitary waste, drilling fluids, contaminated water, etc.) b) Describe procedures to be implemented to manage liquid waste, including collection, containment, storage, treatment, and disposal. c) Provide estimated volumes of liquid waste generated by construction activity or project component. d) Identify the locations of appropriate disposal facilities where liquid wastes would be transported.</p>		
<p>3.5.14.3: Hazardous Waste</p>		
<p>a) Describe potentially hazardous waste streams during construction and procedures to be implemented to manage hazardous wastes, including collection, containment, storage, treatment, and disposal. b) If large volumes of hazardous waste are anticipated, such as from a pre-existing contaminant in the soil that must be collected and disposed of, provide estimated volumes of hazardous waste that would be generated by construction activity or project component. c) Identify the locations of appropriate disposal facilities where hazardous wastes would be transported.</p>		
<p>3.5.15 Fire Prevention and Response (All Projects)</p>		
<p>3.5.15.1: Fire Prevention and Response Procedures. Describe fire prevention and response procedures that would be implemented during</p>		

construction. Provide a Construction Fire Prevention Plan or specific procedures as an Appendix to the PEA.		
3.5.15.2: Fire Breaks. Identify any fire breaks (i.e., vegetation clearance) requirements around specific project activities (i.e., hot work). Ensure that such clearance buffers are included in the limits of the defined work areas, and the vegetation removal in that area is attributed to Fire Prevention and Response (refer to 3.5.4.3: Vegetation Clearing).		

3.6 Construction Workforce, Equipment, Traffic, and Schedule

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.6.1: Construction Workforce</p> <p>a) Provide the estimated number of construction crew members. In the absence of project-specific data, provide estimates based on past projects of a similar size and type.</p> <p>b) Describe the crew deployment. Would crews work concurrently (i.e., multiple crews at different sites); would they be phased? How many crews could be working at the same time and where?</p> <p>c) Describe the different types of activities to be undertaken during construction, the number of crew members for each activity (i.e. trenching, grading, etc.), and number and types of equipment expected to be used for the activity. Include a written description of the activity. See example in Table 5.</p>		
<p>3.6.2: Construction Equipment. Provide a tabular list of the types of equipment expected to be used during construction of the proposed project including the horsepower. Define the equipment that would be used by each phase as shown in the example table below (Table 5).</p>		

Table 5. Construction Equipment and Workforce

Work Activity				Activity Production				
Equipment Description	Estimated Horse-power	Probable Fuel Type	Equipment Quantity	Estimated Workforce	Estimated Start Date	Estimated End Date	Duration of Use (Hrs./Day)	Estimated Production
Survey				4	January 2020	December 2020		358 Miles
1-Ton Truck, 4x4	300	Diesel	2		January 2020	December 2020	10	1 Mile/Day
Staging Yards				5	DOP			
1-Ton Truck, 4x4	300	Diesel	1		Duration of Project			4
R/T Forklift	350	Diesel	1					5
Boom/Crane Truck	350	Diesel	1					5
Water Truck	300	Diesel	2					10
Jet A Fuel Truck	300	Diesel	1					4
Truck, Semi-Tractor	500	Diesel	1					6
Road Work				6	January 2020	March 2020		426 Miles
1-Ton Truck, 4x4	300	Diesel	2		January 2020	March 2020	5	
Backhoe/Front Loader	350	Diesel	1		January 2020	March 2020	7	
Track Type Dozer	350	Diesel	1		January 2020	March 2020	7	
Motor Grader	350	Diesel	1		January 2020	March 2020	5	
Water Truck	300	Diesel	2		January 2020	March 2020	10	
Drum Type Compactor	250	Diesel	1		January 2020	March 2020	5	
Excavator	300	Diesel	1		January 2020	February 2020	7	
Lowboy Truck/Trailer	500	Diesel	1		January 2020	February 2020	4	

<p>3.6.3: Construction Traffic</p> <p>a) Describe how the construction crews and their equipment would be transported to and from the proposed project site.</p> <p>b) Provide vehicle type, number of vehicles, and estimated hours of operation per day, week, and month for each construction activity and phase.</p> <p>c) Provide estimated vehicle trips and vehicles miles traveled (VMT) for each construction activity and phase. Provide separate values for construction crews commuting, haul trips, and other types of construction traffic.</p>		
<p>3.6.4: Construction Schedule</p> <p>a) Provide the proposed construction schedule (e.g., month and year) for each segment or project component, and for each construction activity and phase.</p> <p>b) Provide and explain the sequencing of construction activities, and if they would or would not occur concurrently.</p> <p>c) Provide the total duration of each construction activity and phase in days or weeks.</p> <p>d) Identify seasonal considerations that may affect the construction schedule, such as weather or anticipated wildlife restrictions, etc. The proposed construction should account for such factors.</p>		
<p>3.6.5: Work Schedule</p> <p>a) Describe the anticipated work schedule, including the days of the week and hours of the day when work would occur. Clearly state if work would occur at night or on weekends and identify when and where this could occur.</p> <p>b) Provide the estimated number of days or weeks that construction activities would occur at each type of work area. For example, construction at a stationary facility or staging area may occur for the entire duration of construction, but construction at individual work areas along a linear project would be limited to a few hours, days or weeks, and only a fraction of the total construction period.</p>		

3.7 Post-Construction

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.7.1: Configuring and Testing. Describe the process and duration for post-construction configuring and testing of facilities. Describe the number of personnel and types of equipment that would be involved.</p>		
<p>3.7.2: Landscaping. Describe any landscaping that would be installed. Provide a conceptual landscape plan that identifies the locations and types of plantings that will be used. Identify whether plantings will include container plants or seeds. Include any water required for landscaping in the description of water use above.</p>		

3.7.3 Demobilization and Site Restoration		
3.7.3.1: Demobilization. Describe the process for demobilization after construction activities, but prior to leaving the work site. For example, describe final processes for removing stationary equipment and materials, etc.		
3.7.3.2: Site Restoration. Describe how cleanup and post-construction restoration would be performed (i.e., personnel, equipment, and methods) on all project ROWs, sites, and extra work areas. Things to consider include, but are not limited to, restoration of the following: a) Restoring natural drainage patterns b) Recontouring disturbed soil c) Removing construction debris d) Vegetation e) Permanent and semi-permanent erosion control measures f) Restoration of all disturbed areas and access roads, including restoration of any public trails that are used as access, as well as any damaged sidewalks, agricultural infrastructure, or landscaping, etc. g) Road repaving and striping, including proposed timing of road restoration for underground construction within public roadways		

3.8 Operation and Maintenance

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
3.8.1: Regulations and Standards a) Identify and describe all regulations and standards applicable to operation and maintenance of project facilities. b) Provide a copy of any applicable Wildfire Management Plan and describe any special procedures for wildfire management.		
3.8.2: System Controls and Operation Staff a) Describe the systems and methods that the Applicant would use for monitoring and control of project facilities (e.g., on-site control rooms, remote facilities, standard monitoring and protection equipment, pressure sensors, automatic shut-off valves, and site and equipment specific for monitoring and control such as at natural gas well pads). b) If new full-time staff would be required for operation and/or maintenance, provide the number of positions and purpose.		
3.8.3: Inspection Programs a) Describe the existing and proposed inspection programs for each project component, including the type, frequency, and timing of scheduled inspections (i.e., aerial inspection, ground inspection, pipeline inline inspections). b) Describe any enhanced inspections, such as within any High Fire Threat Districts consistent with applicable Wildfire Management Plan requirements.		

<p>c) Describe the inspection processes, such as the methods, number of crew members, and how access would occur (i.e., walk, vehicle, all-terrain vehicle, helicopter, drone, etc.). If new access would be required, describe any restoration that would be provided for the access roads.</p>		
<p>3.8.4: Maintenance Programs</p> <p>a) Describe the existing and proposed maintenance programs for each project component.</p> <p>b) Describe scheduled maintenance or facility replacement after the designated lifespan of the equipment.</p> <p>c) Identify typical parts and materials that require regular maintenance and describe the repair procedures.</p> <p>d) Describe any access road maintenance that would occur.</p> <p>e) Describe maintenance for surface or color treatment.</p> <p>f) Describe cathodic protection maintenance that would occur.</p> <p>g) Describe ongoing landscaping maintenance that would occur.</p>		
<p>3.8.5: Vegetation Management Programs</p> <p>a) Describe vegetation management programs within and surrounding project facilities. Distinguish between any different types of vegetation management.</p> <p>b) Describe any enhanced vegetation management, such as within any High Fire Threat Districts consistent with any applicable Wildfire Management Plan requirements. Identify the areas where enhanced vegetation management would be conducted.</p>		

3.9 Decommissioning

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.9.1: Decommissioning. Provide detailed information about the current and reasonably foreseeable plans for the disposal, recycling, or future abandonment of all project facilities.</p>		

3.10 Anticipated Permits and Approvals

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.10.1: Anticipated Permits and Approvals. Identify all necessary federal, state, regional, and local permits that may be required for the project. For each permit, list the responsible agency and district/office representative with contact information, type of permit or approval, and status of each permit with date filed or planned to file. For example:</p> <p>a) Federal Permits and Approvals</p> <ul style="list-style-type: none"> i. U.S. Fish and Wildlife Service ii. U.S. Army Corps of Engineers iii. Federal Aviation Administration iv. U.S. Forest Service 		

<ul style="list-style-type: none"> v. U.S. Department of Transportation – Office of Pipeline Safety vi. U.S. Environmental Protection Agency (Resource Conservation and Recovery Act; Comprehensive Environmental Response, Compensation, and Liability Act) <p>b) State and Regional Permits</p> <ul style="list-style-type: none"> i. California Department of Fish and Wildlife ii. California Department of Transportation iii. California State Lands Commission iv. California Coastal Commission v. State Historic Preservation Office, Native American Heritage Commission vi. State Water Resources Control Board vii. California Division of Oil, Gas and Geothermal Resources viii. Regional Air Quality Management District ix. Regional Water Quality Control Board (National Pollutant Discharge Elimination System General Industrial Storm Water Discharge Permit) x. Habitat Conservation Plan Authority (if applicable) <p>See also Table 6 of example permitting requirements and processes.</p>		
<p>3.10.2: Rights-of-Way or Easement Applications. Demonstrate that applications for ROWs or other proposed land use have been or soon will be filed with federal, state, or other land-managing agencies that have jurisdiction over land that would be affected by the project (if any). Discuss permitting plans and timeframes and provide the contact information at the federal agency(ies) approached.</p>		

3.11 Applicant Proposed Measures

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.11 Applicant Proposed Measures</p> <ul style="list-style-type: none"> a) Provide a table with the full text of any Applicant Proposed Measure. Where applicable, provide a copy of Applicant procedures, plans, and standards referenced in the Applicant Proposed Measures. b) Within Chapter 5, describe the basis for selecting a particular Applicant Proposed Measure and how the Applicant Proposed Measure would reduce the impacts of the project.¹⁸ c) Carefully consider each CPUC Draft Environmental Measure identified in Chapter 5 of this PEA Checklist. The CPUC Draft Environmental Measures will be applied to the proposed project where applicable. 		

¹⁸ Applicant Proposed Measures that use phrases, such as, “as practicable” or other conditional language are not acceptable and will be superseded by Mitigation Measures if required to avoid or reduce a potentially significant impact.

Table 6. Example Permitting Requirements and Processes

Note: In addition to the CPCN or PTC, the applicant may also be required to secure resource agency permits for the project.

Disclaimer: Below is a general list of permits required for transmission projects. Permit requirements for individual projects may vary slightly depending on project conditions.

Agency	Permit	Regulation	Protected Resource	Trigger	Application Process	Timing
<i>Federal</i>						
Army Corps of Engineers	404 Permit	Clean Water Act	Waters of the United States (including wetlands)	Placement of dredge or fill material into waters of the U.S., including wetlands. If project impacts less than 0.5 acres a nationalwide permit (NWP) is typically issued	NWP: prepare a preconstruction notification (PCN) along with the draft Corps's application (Engineer Form 4345). Information in the PCN includes, but is not limited to: results of wetland delineation including areas of waters of the U.S.; temporary and permanent impacts to waters of the U.S. and discussion of avoidance; construction techniques, timeline, and equipment that would be used; special status species that potentially occur in the project area, and discussion of mitigation (if applicable) to replace wetlands	NWP: takes approximately nine months from the date of application submittal (depending on level of impacts and level of consultation required by other agencies). Initial review is 30 days after which application is deemed complete or additional information is requested.
				If project would impact more than 0.5 acres a regional or individual permit may be required.	Regional or Individual Permit: Same requirements as NWP as well as preparation and submittal of 404(b)(1) Alternatives analysis which identifies the Least Environmentally Damaging Practicable Alternative (LEDPA). Public notice also required	Regional or Individual Permit: An additional three to six months may be required on top of the nine months expected for an NWP. A 30 day public notice is also required to inform the public about the project before the Corps issues the permit.
USFWS	Section 7 Consultation	Federal Endangered Species Act	Federally Listed Species	Potential impact to a federally listed threatened or endangered species	Biological Assessment (BA) prepared and submitted to Corps. BA contains information on each species and describes potential for "take" of species and/or habitat.	The timeline for processing and receiving a formal Biological Opinion (BO) from USFWS can be six months to a year from when the Corps has initiated consultation and depending on the level of impact to listed species. The typical timeline for issuance of a BO is no less than 135 days after acceptance of the BA as complete.
US Department of Agriculture, Forest Service	Special Use Authorization	National Forest Management Act/NEPA	National Forest lands	Use of federal lands managed by the USDA Forest Service for a transmission line. Typically constitutes a Major Federal Action which in turn triggers NEPA analysis.	Special Use Authorization Application: prepare a special use application for consideration by the Forest Service. Prior to submitting a proposal, applicant is required to arrange a preapplication meeting at the local Forest Service office. Application typically includes project plan, operating plans, liability insurance, licenses/registrations and other documents. If it is determined that NEPA is required either an EA or EIS would be prepared. The NEPA document may be prepared jointly with the CEQA document.	Review of Special Use Authorization applications is often dependent upon what level of NEPA analysis is required. An EA is typically 9-12 months, and EIS is generally 18 months. NEPA process may occur concurrently with CEQA process.
US Department of the Interior, Bureau of Land Management	Right-of-Way Grant	Federal Land Policy and Management Act/NEPA	Federal Lands	Use of federal lands managed by the BLM for a transmission line. Typically constitutes a Major Federal Action which in turn triggers NEPA analysis.	Right-of-Way Application: Contact the BLM office with management responsibility. Obtain an application form "Application for Transportation and Utility Systems and Facilities on Federal Lands". Arrange a pre-application meeting with a BLM Realty Specialist or appropriate staff member. Submit completed application to the appropriate BLM office. If it is determined that NEPA is required either an EA or EIS would be prepared. The NEPA document may be prepared jointly with the CEQA document.	BLM attempts to review completed applications within 60 days of submittal. Full timing is often dependent upon what level of NEPA analysis is required. An EA is typically 9-12 months, and EIS is generally 18 months. NEPA process may occur concurrently with CEQA process.

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Agency	Permit	Regulation	Protected Resource	Trigger	Application Process	Timing
<i>State (continued)</i>						
State Historic Preservation Officer (SHPO)	Section 106 National Historic Preservation Act (NHPA)	National Historic Preservation Act	Cultural and/or historical resources	Required if there are potential impacts to cultural and/or historical resources that are listed or eligible for listing on the National Register of Historic Places.	Information on cultural and historical resources gathered during the draft CEQA document preparation is included in a 106 Technical Report and submitted to the Corps along with the Area of Potential Effect (APE) map. The information is then evaluated by the Corps' cultural resources evaluator for potential adverse effects within the APE. Depending upon the level of potential adverse effect, the Corps then forwards its finding to SHPO for concurrence or begins the process for a Memorandum of Agreement (MOA). Native American consultation is also mandatory for the 106 process but can begin during preparation of the environmental document. All letters and correspondence for the Native American consultation must be provided to the Corps. Consultation with federally-recognized tribes may require a more extensive consultation.	Once SHPO has received the Corps' determination, it has approximately 60 days to agree or request additional information. However, SHPO has recently become more involved in projects and this timeframe is only an estimate and if a potential adverse effect to cultural or historical resources could occur, the SHPO process can take up to a year or more. Depending on the level of impacts to cultural resources, the Corps may determine no effect and issue the permit before receiving concurrence from SHPO.
California State Lands Commission (CSLC)	Right of Way Lease Agreement	Division 6 of the California Public Resources Code	California Sovereign Lands	May be triggered if the transmission line crosses state lands under the jurisdiction of the CSLC, which includes the beds of 1) more than 120 rivers, streams and sloughs; 2) nearly 40 non-tidal navigable lakes, such as Lake Tahoe and Clear Lake; 3) the tidal navigable bays and lagoons; and 4) the tide and submerged lands adjacent to the entire coast and offshore islands of the State from the mean high tide line to three nautical miles offshore.	Leases or permits may be issued to qualified applicants and the Commission shall have broad discretion in all aspects of leasing including category of lease or permit and which use, method or amount of rental is most appropriate, whether competitive bidding should be used in awarding a lease, what term should apply, how rental should be adjusted during the term, whether bonding and insurance should be required and in what amounts, whether an applicant is qualified based on what it deems to be in the best interest of the State.	Most coordination should be done concurrently with the CEQA process to ensure that any CSLC-required issues are addressed under CEQA. Once a final route/alternative is selected, the lease process may take two to three months for final Commission approval.
<i>Local / Other</i>						
Air Quality Management District or Air Pollution Control District	Permit to Construct	Federal Clean Air Act	Air Quality	Depends on the air district involved; may not be required for most transmission projects. Some air districts have a trigger level based on disturbed acreage.	Application forms need to be prepared and submitted to the local AQMD or APCD	Typically 30 to 90 days after submittal of a complete application.

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¹⁹ Permitting is project specific. This table is provided for discussion purposes.

3.12 Project Description Graphics, Mapbook, and GIS Requirements

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>3.12.1: Graphics. Provide diagrams of the following as applicable:</p> <ul style="list-style-type: none"> a) All pole, tower, pipe, vault, conduit, and retaining wall types b) For poles, provide typical drawings with approximate diameter at the base and tip; for towers, estimate the width at base and top. c) A typical detail for any proposed underground duct banks and vaults d) All substation, switchyard, building, and facility layouts e) Trenching, drilling, pole installation, pipe installation, vault installation, roadway construction, facility removal, helicopter uses, conductor installation, traffic control, and other construction activities where a diagram would assist the reader in visualizing the work area and construction approach f) Typical profile views of proposed aboveground facilities and existing facilities to be modified within the existing and proposed ROW (e.g., typical cross-section of existing and proposed facilities by project segment). g) Photos of representative existing and proposed structures 		
<p>3.12.2: Mapbook. Provide a detailed mapbook on an aerial imagery basemap at a scale between 1:3000 and 1:6000 (or as appropriate and legible) that show mileposts, roadways, and all project components and work areas including:</p> <ul style="list-style-type: none"> a) All proposed above-ground and underground structure/facility locations (e.g., poles, conductor, substations, compressor stations, telecommunication lines, vaults, duct bank, lighting, markers, etc.) b) All existing structures/facilities that would be modified or removed c) Identify by milepost where existing ROW will be used and where new ROW or land acquisition will be required. d) All permanent work areas including permanent facility access e) All access roads including, existing, temporary, and new permanent access f) All temporary work areas including staging, material storage, field offices, material laydown, temporary work areas for above ground (e.g., pole installation) and underground facility construction (e.g., trenching and duct banks), helicopter landing zones, pull and tension sites, guard structures, shoo flies etc. g) Areas where special construction methods (e.g., jack and bore, HDD, blasting, retaining walls etc.) may need to be employed 		

<ul style="list-style-type: none"> h) Areas where vegetation removal may occur i) Areas to be heavily graded and where slope stabilization measures would be employed including any retaining walls 		
<p>3.12.3: GIS Data. Provide GIS data for all features and ROW shown on the detailed mapbook.</p>		
<p>3.12.4: GIS Requirements. Provide the following information for each pole/tower that would be installed and for each pole/tower that would be removed:</p> <ul style="list-style-type: none"> a) Unique ID number and type of pole (e.g., wood, steel, etc.) or tower (e.g., self-supporting lattice) both in a table and in the attributes of the GIS data provided b) Identify pole/tower heights and conductor sizes in the attributes of the GIS data provided. 		
<p>3.12.5: Natural Gas Facilities GIS Data. For natural gas facilities, provide GIS data for system cross ties and all laterals/taps, valve stations, and new and existing inspection facilities (e.g., pig launcher sites).</p>		

4 Description of Alternatives

All Applicants will assume that alternatives will be required for the environmental analysis and that an EIR will be prepared unless otherwise instructed by CPUC CEQA Unit Staff in writing prior to application filing. See PEA Requirements at the beginning of this checklist document. The consideration and discussion of alternatives will adhere to CEQA Guidelines Section 15126.6. The description of alternatives will be provided in this chapter of the PEA, and the comparison of each alternative to the proposed project is provided in PEA Chapter 6. The amount of detail required for the description of various alternatives to the proposed project and what may be considered a reasonable range of alternatives will be discussed with CPUC during Pre-filing.

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>4.1 Alternatives Considered. Identify alternatives to the proposed project.²⁰ Include the following:</p> <ul style="list-style-type: none"> a) All alternatives to the proposed project that were suggested, considered, or studied by the CAISO or by CAISO stakeholders b) Alternatives suggested by the public or agencies during public outreach efforts conducted by the Applicant c) Reduced footprint alternatives, including, e.g., smaller diameter pipelines and space for fewer electric transformers d) Project phasing options (e.g., evaluate the full build out for environmental clearance but consider an initial, smaller buildout that would only be expanded [in phases] if needed) e) Alternative facility and construction activity sites (e.g., substation, compressor station, drilling sites, well-head sites, staging areas) f) Renewable, energy conservation, energy efficiency, demand response, distributed energy resources, and energy storage alternatives g) Alternatives that would avoid or limit the construction of new transmission-voltage facilities or new gas transmission pipelines h) Other technological alternatives (e.g., conductor type) i) Route alternatives and route variations j) Alternative engineering or technological approaches (e.g., alternative types of facilities, or materials, or configurations) k) Assign an identification label and brief, descriptive title to each alternative described in this PEA chapter (e.g., Alternative A: No Project; Alternative B: Reduced Footprint 500/115-kV Substation; Alternative C: Ringo Hills 16-inch Pipeline Alignment; Alternative D1: Lincoln Street Route Variation; etc.). Each alternative will be easily identifiable by reading the brief title. <p>Provide a description of each alternative. The description of each alternative will discuss to what extent it would be potentially feasible,</p>		

²⁰ Reduced footprint alternatives; siting alternatives; renewable, energy conservation, energy efficiency, demand response, distributed energy resources, and energy storage alternatives; and non-wires alternatives (electric projects only) are typically required. For linear projects, route alternatives and route variations are typically required as well.

<p>meet the project’s underlying purpose, meet most of the basic project objectives, and avoid or reduce one or more potentially significant impacts. If the Applicant believes that an alternative is infeasible or the implementation is remote and speculative (CEQA Guidelines Section 15126.6(f)(3), clearly explain why.</p> <p>If significant environmental effects are possible without mitigation, alternatives will be provided in the PEA that are capable of avoiding or reducing any potentially significant environmental effects, even if the alternative(s) substantially impede the attainment of some project objectives or are costlier.²¹</p>		
<p>4.2 No Project Alternative. Include a thorough description of the No Project Alternative. The No Project Alternative needs to describe the range of actions that are reasonably foreseeable if the proposed project is not approved. The No Project Alternative will be described to meet the requirements of CEQA Guidelines Section 15126.6(e).</p>		
<p>4.3 Rejected Alternatives. Provide a detailed discussion of all alternatives considered by the Applicant that were not selected by the Applicant for a full description in the PEA and analysis in PEA Chapter 5. The detailed discussion will include the following:</p> <ul style="list-style-type: none"> a) Description of the alternative and its components b) Map of any alternative sites or routes c) Discussion about the extent to which the alternative would meet the underlying purpose of the project and its basic objectives d) Discussion about the feasibility of implementing the alternative e) Discussion of whether the alternative would reduce or avoid any significant environmental impacts of the proposed project f) Discussion of any new significant impacts that could occur from implementation of the alternative g) Description of why the alternative was rejected h) Any comments from the public or agencies about the alternative during PEA preparation 		
<p>For Natural Gas Storage Projects:</p>		
<p>4.4 Natural Gas Storage Alternatives. In addition to the requirements included above, alternatives to be considered for proposed natural gas storage projects include the following, where applicable:</p> <ul style="list-style-type: none"> a) Alternative reservoir locations considered for gas storage including other field locations and other potential storage areas b) Alternative pipelines, road, and utility siting c) Alternative suction gas requirements, and injection/withdrawal options 		

²¹ CPUC CEQA Unit Staff will determine whether an alternative could *substantially* reduce one or more potentially significant impacts of the proposed project (CEQA Guidelines Section 15125.5). Applicants are strongly advised to provide more rather than less alternatives for CPUC’s consideration or as determined during Pre-filing.

5 Environmental Analysis

Include a description of the environmental setting, regulatory setting, and impact analysis for each resource area. The resource areas addressed will include each environmental factor (resource area) identified in the most recent adopted version of the CEQA Guidelines Appendix G checklist and any additional relevant resource areas and impact questions that are defined in this PEA checklist.

1. Environmental Setting
 - a. For each resource area, the PEA will include a detailed description of the natural and built environment in the vicinity of the proposed project area (e.g., topography, land use patterns, biological environment, etc.) as applicable to the resource area. Both regional and local environmental setting information will be provided.
 - b. All setting information provided will relate in some way to the impacts of the proposed project discussed in the PEA's impacts analysis, however CPUC's impacts analysis may be more thorough, which may necessitate additional setting information than the Applicant might otherwise provide.
2. Regulatory Setting
 - a. Organized by federal, State, regional, and local sections
 - b. Describe the policy or regulation and briefly explain why it is applicable to the proposed project.
 - i. Identify in the setting all laws, regulations, and policies that would be applicable for CPUC's exclusive jurisdiction over the siting and design of electric and gas facilities. Public utilities under CPUC's jurisdiction are expected to consult with local agencies regarding land use matters. Local laws, regulations, and policies will be considered for the consideration of potential impacts during CPUC's CEQA review (e.g., encroachment, grading, erosion control, scenic corridors, overhead line undergrounding, tree removal, fire protection, permanent and temporary noise limits, zoning requirements, general plan polices, and all local and regional laws, regulations, and policies).
3. Impact Questions
 - a. Includes all impact questions in the current version of CEQA Guidelines, Appendix G.
 - b. Additional impact questions that are frequently relevant to utility projects are provided in Attachment 4, CPUC Draft Environmental Measures.
4. Impact Analyses
 - a. Discussion organized by CEQA Guidelines, Appendix G impact items and any Additional CEQA Impact Questions in the PEA Checklist. Assess all potential environmental impacts and make determinations, such as, No Impact, Less than Significant, Less than Significant with Mitigation, Significant and Unavoidable, or Beneficial Impact with respect to construction, operations, and maintenance activities.
 - b. The impact analyses provided in PEA Chapter 5, Environmental Analysis, need not be as thorough as those to be prepared by CPUC for the CEQA environmental document. A preliminary determination will be provided but with only brief justification unless otherwise directed by CPUC Staff in writing during Pre-filing.
5. CPUC Draft Environmental Measures
 - a. CPUC Draft Environmental Measures are provided for some of the resource areas in Attachment 4, CPUC Draft Environmental Measures. The measures may be applied to the proposed project as written or modified by the CPUC during its environmental review if the measure would avoid or reduce a potentially significant impact.

- b. The CPUC Draft Environmental Measures should be discussed with the CPUC’s CEQA Unit Staff during Pre-filing, especially with respect to the development of Applicant Proposed Measures.
- c. In general, impact avoidance is preferred to the reduction of potentially significant impacts.

Additional requirements specific to each resource area are identified in the following sections.

5.1 Aesthetics

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.1.1 Environmental Setting		
5.1.1.1: Landscape Setting. Briefly described the regional and local landscape setting.		
5.1.1.2: Scenic Resources. Identify and describe any vistas, scenic highways, national scenic areas, or other scenic resources within and surrounding the project area (approximately 5-mile buffer but may be greater if necessary). Scenic resources may also include but are not limited to historic structures, trees, or other resources that contribute to the scenic values where the project would be located.		
<p>5.1.1.3: Viewshed Analysis</p> <ul style="list-style-type: none"> a) Conduct a viewshed analysis for the project area (approximately 5-mile buffer but may be greater if necessary). b) Describe the project viewshed, including important visibility characteristics for the project site, such as viewing distance, viewing angle, and intervening topography, vegetation, or structures. c) Provide a supporting map (or maps) showing project area, landscape units, topography (i.e., hillshade), and the results of the viewshed analysis. Provide associated GIS data. 		
5.1.1.4: Landscape Units. Identify and describe landscape units (geographic zones) within and surrounding the project area (approximately 5-mile buffer but may be greater if necessary) that categorizes different landscape types and visual characteristics, with consideration to topography, vegetation, and existing land uses. Landscape units should be developed based on the existing landscape characteristics rather than the project’s features or segments.		
5.1.1.5: Viewers and Viewer Sensitivity. Identify and described the types of viewers expected within the viewshed and landscape units. Describe visual sensitivity to general visual change based on viewing conditions, use of the area, feedback from the public about the project, and landscape characteristics.		

<p>5.1.1.6: Representative Viewpoints</p> <p>a) Identify representative viewpoints from publicly accessible locations (up to approximately 5-mile buffer but may be greater if appropriate). The number and location of the viewpoints must represent a range of views of the project site from major roads, highways, trails, parks, vistas, landmarks, and other scenic resources near the project site. Multiple viewpoints should be included where the project site would be visible from sensitive scenic resources to provide context on different viewing distances, perspectives, and directions.</p> <p>b) Provide the following information for each viewpoint:</p> <ul style="list-style-type: none"> i. Number, title, and brief description of the location ii. Types of viewers iii. Viewing direction(s) and distance(s) to the nearest proposed project features iv. Description of the existing visual conditions and visibility of the project site as seen from the viewpoint and shown in the representative photographs <p>c) Provide a supporting map (or maps) showing project features and representative viewpoints with arrows indicating the viewing direction(s). Provide associated GIS data (may be combined with GIS data request below for representative photographs).</p>		
<p>5.1.1.7: Representative Photographs</p> <p>a) Provide high resolution photographs taken from the representative viewpoints in the directions of all proposed project features.²² Multiple photographs should be provided where project features may be visible in different viewing directions from the same location.</p> <p>b) Provide the following information for each photograph:</p> <ul style="list-style-type: none"> i. Capture time and date ii. Camera body and lens model iii. Lens focal length and camera height when taken <p>c) Provide GIS data associated with each photograph location that includes coordinates (<1 meter resolution), elevations, and viewing directions, as well as the associated viewpoint.</p>		
<p>5.1.1.8: Visual Resource Management Areas</p> <p>a) Identify any visual resource management areas within and surrounding the project area (approximately 5-mile buffer).</p> <p>b) Describe any project areas within visual resource management areas.</p>		

²² All representative photographs should be taken using a digital single-lens reflex camera with standard 50-millimeter lens equivalent, which represents an approximately 40-degree horizontal view angle. The precise photograph coordinates and elevations should be collected using a high accuracy GPS unit.

c) Provide a supporting map (or maps) showing project features and visual resource management areas. Provide associated GIS data.		
5.1.2 Regulatory Setting		
5.1.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding aesthetics and visual resource management.		
5.1.3 Impact Questions		
5.1.3.1: Impact Questions. The impact questions include all aesthetic impact questions in the current version of CEQA Guidelines, Appendix G. 5.1.3.2: Additional CEQA Impact Questions: None.		
5.1.4 Impact Analysis		
5.1.4.1: Visual Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines Appendix G for this resource area and any additional impact questions listed above.		
The following information will be included in the PEA or a technical Appendix to support the aesthetic impact analysis:		
5.1.4.2: Analysis of Selected Viewpoints. Identify the methodology and assumptions that were applied in selecting key observation points for visual simulation. It is recommended that viewpoints are selected where viewers may be sensitive to visual change (public views) and in areas that are visually sensitive, or heavily trafficked or visited. ²³		
5.1.4.3: Visual Simulation		
a) Identify methodology and assumptions for completing the visual simulations. The simulations should include photorealistic 3-D models of project features and any land changes within the KOP view. The visual simulations should depict conditions: <ul style="list-style-type: none"> i. Immediately following construction, and ii. After vegetation establishment in all areas of temporary impact to illustrate the visual impact from vegetation removal. b) Provide high resolution images for the visual simulations.		
5.1.4.4: Analysis of Visual Change		
a) Identify the methodology and assumptions for completing the visual change analysis. ²⁴ The methodology should be consistent with applicable visual resource management criteria. b) Provide a description of the visual change for each selected viewpoint. Describe any conditions that would change over time, such as vegetation growth.		

²³ The KOP selection process should be discussed with CPUC during Pre-filing

²⁴ The visual impact assessment methodology should be discussed with CPUC during Pre-filing

c) Describe the effects of visual change that would result in the entire project area, as indicated by the selected viewpoints that were simulated and analyzed.		
5.1.4.5: Lighting and Marking. Identify all new sources of permanent lighting. Identify any proposed structures or lines that could require FAA notification. Identify any structures or line segments that could require lighting and marking based on flight patterns and FAA or military requirements. Provide supporting documentation in an Appendix (e.g., FAA notice and criteria tool results).		
5.1.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.2 Agriculture and Forestry Resources

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.2.1 Environmental Setting		
5.2.1.1: Agricultural Resources and GIS		
a) Identify all agricultural resources that occur within the project area including: <ul style="list-style-type: none"> i. Areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ii. Areas under Williamson Act contracts and provide information on the status of the Williamson Act contract iii. Any areas zoned for agricultural use in local plans iv. Areas subject to active agricultural use b) Provide GIS data for agricultural resources within the proposed project area.		
5.2.1.2: Forestry Resources and GIS		
a) Identify all forestry resources within the project area including: <ul style="list-style-type: none"> i. Forest land as defined in Public Resources Code 12220(g)25 ii. Timberland as defined in Public Resource Code section 4526 iii. Timberland zoned Timberland Production as defined in Government Code section 51104(g) b) Provide GIS data for all forestry resources within the proposed project area.		
5.2.2 Regulatory Setting		
5.2.2: Agriculture and Forestry Regulations. Identify all federal, state, and local policies for protection of agricultural and forestry resources that apply to the proposed project.		

²⁵ Forest land is defined in Public Resources Code as, “land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

5.2.3 Impact Questions		
5.2.3.1: Agriculture and Forestry Impact Questions. The impact questions include all agriculture and forestry impact questions in the current version of CEQA Guidelines, Appendix G.		
5.2.3.2: Additional CEQA Impact Questions: None.		
5.2.4 Impact Analyses		
5.2.4.1: Agriculture and Forestry Impacts. Provide an impact analysis for each checklist item identified in CEQA Guidelines Appendix G for this resource area and any additional impact questions listed above.		
Incorporate the following discussions into the analysis of impacts:		
5.2.4.2: Prime Farmland Soil Impacts. Calculate the acreage of Prime Farmland soils that would be affected by construction and operation and maintenance.		
5.2.4.3. Williamson Act Impacts. Describe the approach to resolve potential conflicts with Williamson Act contract (if applicable)		
5.2.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.3 Air Quality

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.3.1 Environmental Setting		
5.3.1.1: Air Quality Plans Identify and describe all applicable air quality plans and attainment areas. Identify the air basin(s) for the project area. If the project is located in more than one attainment area and/or air basin, provide the extent in each attainment area and air basin.		
5.3.1.2: Air Quality. Describe existing air quality in the project area. a) Identify existing air quality exceedance of National Ambient Air Quality Standards and California Ambient Air Quality Standards in the air basin. b) Provide the number of days that air quality in the area exceeds state and federal air standards for each criteria pollutant that where air quality standards are exceeded. c) Provide air quality data from the nearest representative air monitoring station(s).		
5.3.1.3: Sensitive Receptor Locations. Identify the location and types of each sensitive receptor locations ²⁶ within 1,000 feet of the project area. Provide GIS data for sensitive receptor locations.		

²⁶ Sensitive Receptor locations may include hospitals, schools, and day care centers, and such other locations as the air district board or California Air Resources Board may determine (California Health and Safety Code § 42705.5(a)(5)).

5.3.2 Regulatory Setting		
5.3.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding aesthetics and visual resource management.		
5.3.2.2: Air Permits. Identify and list all necessary air permits.		
5.3.3 Impact Questions		
5.3.3.1: Impact Questions. The impact questions include all air quality impact questions in the current version of CEQA Guidelines, Appendix G.		
5.3.3.2: Additional CEQA Impact Questions: None.		
5.3.4 Impact Analysis		
5.3.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines Appendix G for this resource area and any additional impact questions listed above.		
The following information will be presented in the PEA or a technical Appendix to support the air quality impact analysis:		
5.3.4.2: Air Quality Emissions Modeling. Model project emissions using the most recent version of CalEEMod and/or a current version of other applicable modeling program. Provide all model input and output data sheets in Microsoft Excel format to allow CPUC to evaluate whether project data was entered into the modeling program accurately. The assumptions used in the air quality modeling must be consistent with all PEA information about the project’s schedule, workforce, and equipment. The following information will be addressed in the emissions modeling, Air Quality Appendix, and PEA:		
<ul style="list-style-type: none"> a) Quantify the expected emissions of criteria pollutants from all project-related sources. Quantify emissions for both construction and operation (e.g., compressor equipment). b) Identify manufacturer’s specifications for all proposed new emission sources. For proposed new, additional, or modified compressor units, include the horsepower, type, and energy source. c) Describe any emission control systems that are included in the air quality analysis (e.g., installation of filters, use of EPA Tier II, III, or IV equipment, use of electric engines, etc.). d) When multiple air basins may be affected by the project, model air emissions within each air basin and provide a narrative (supported by calculations) that clearly describes the assumptions around the project activities considered for each air basin. Provide modeled emissions by attainment area or air basin (supported by calculations). 		

5.3.4.3: Air Quality Emissions Summary. Provide a table summarizing the air quality emissions for the project and applicable thresholds for each applicable attainment area. Include a summary of uncontrolled emissions (prior to application of any APMs) and controlled emissions (after application of APMs). Clearly identify the assumptions that were applied in the controlled emissions estimates.		
5.3.4.4: Health Risk Assessment. Complete a Health Risk Assessment when air quality emissions have the potential to lead to human health impacts ²⁷ . If health impacts are not anticipated from project emissions, the analysis should clearly describe why emissions would not lead to health impacts.		
5.3.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.4 Biological Resources

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.4.1 Environmental Setting		
5.4.1.1: Biological Resources Technical Report. Provide a Biological Resources Technical Report as an Appendix to the PEA that includes all information specified in Attachment 2.		
The following biological resources information will be presented in the PEA:		
5.4.1.2: Survey Area (Local Setting). Identify and describe the biological resources survey area as documented in the Biological Resources Technical Report. All temporary and permanent project areas must be within the survey area.		
5.4.1.3: Vegetation Communities and Land Cover <ul style="list-style-type: none"> a) Identify, describe, and quantify vegetation communities and land cover types within the biological resources survey area. b) Clearly identify any sensitive natural vegetation communities that meet the definition of a biological resource under CEQA (i.e., rare, designated, or otherwise protected), such as, but not limited to, riparian habitat. c) Provide a supporting map (or maps) showing project features and vegetation communities and land cover type. 		

²⁷ Refer to Office of Environmental Health Hazard Assessment (OEHHA) most recent guidance for preparation of Health Risk Assessments to determine whether a Health Risk Assessment is required for the project. The need for an HRA should also be discussed with CPUC during Pre-filing.

<p>5.4.1.4: Aquatic Features</p> <ul style="list-style-type: none"> a) Identify, describe, and quantify aquatic features within the biological resources survey area that may provide potentially suitable aquatic habitat for rare and special-status species. b) Identify and quantify potentially jurisdictional aquatic features and delineated wetlands, according to the Wetland Delineation Report and Biological Resources Technical Report. c) Provide a supporting map (or maps) showing project features and aquatic resources. 		
<p>5.4.1.5: Habitat Assessment. Identify rare and special-status species with potential to occur in the project region (approximately a 5-mile buffer but may be larger if necessary). For each species, provide the following information:</p> <ul style="list-style-type: none"> a) Common and scientific name b) Status and/or rank c) Habitat characteristics (i.e., vegetation communities, elevations, seasonal changes, etc.) d) Blooming characteristics for plants e) Breeding and other dispersal (range) behavior for wildlife f) Potential to occur within the survey area (i.e., Present, High Potential, Moderate Potential, Low Potential, or Not Expected), with justification based on the results of the records search, survey findings, and presence of potentially suitable habitat g) Specific types and locations of potentially suitable habitat that correspond to the vegetation communities and land cover and aquatic features 		
<p>5.4.1.6: Critical Habitat</p> <ul style="list-style-type: none"> a) Identify and describe any critical habitat for rare or special-status species within and surrounding the project area (approximately a 5-mile buffer). b) Provide a supporting map (or maps) showing project features and critical habitat. 		
<p>5.4.1.7: Native Wildlife Corridors and Nursery Sites</p> <ul style="list-style-type: none"> a) Identify and describe regional and local wildlife corridors within and surrounding the project area (approximately a 5-mile buffer), including but not limited to, landscape and aquatic features that connect suitable habitat in regions otherwise fragmented by terrain, changes in vegetation, or human development. b) Identify and describe regional and local native wildlife nursery sites within and surrounding the project area (approximately a 5-mile buffer), as identified through the records search, surveys, and habitat assessment. 		

<p>c) Provide a supporting map (or maps) showing project features, native wildlife corridors, and native nursery sites.</p>		
<p>5.4.1.8: Biological Resource Management Areas</p>		
<p>a) Identify any biological resource management areas (i.e., conservation or mitigation areas, HCP or NCCP boundaries, etc.) within and surrounding the project area (approximately 5-mile buffer).</p> <p>b) Identify and quantify any project areas within biological resource management areas.</p> <p>c) Provide a supporting map (or maps) showing project features and biological resource management areas.</p>		
<p>5.4.2 Regulatory Setting</p>		
<p>5.4.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding biological resources.</p>		
<p>5.4.2.2: Habitat Conservation Plan. Provide a copy of any relevant Habitat Conservation Plan.</p>		
<p>5.4.3 Impact Questions</p>		
<p>5.4.3.1: Impact Questions. The impact questions include all biological resource impact questions in the current version of CEQA Guidelines, Appendix G.</p> <p>5.4.3.2: Additional CEQA Impact Question: Would the project create a substantial collision or electrocution risk for birds or bats?</p>		
<p>5.4.4 Impact Analysis</p>		
<p>5.4.4.1: Impact Analysis Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for Biological Resources and any additional impact questions listed above.</p>		
<p>The following information will be included in the impact analysis:</p>		
<p>5.4.4.2: Quantify Habitat Impacts. Provide the area of impact in acres by each habitat type. Quantify temporary and permanent impacts. For all temporary impacts provide the following:</p> <p>a) Description of the restoration and revegetation approach</p> <p>b) Vegetation species that would be planted within the area of temporary disturbance</p> <p>c) Procedures to reduce invasive weed encroachment within areas of temporary disturbance</p> <p>d) Expected timeframe for restoration of the site</p>		
<p>5.4.4.3: Special-Status Species Impacts. Identify anticipated impacts on special-status species. Identify any take permits that are anticipated for the project. If an existing habitat conservation plan (HCP) or natural communities conservation plan (NCCP) would be used for the project, provide current accounting of take coverage included in the HCP/NCCP</p>		

to demonstrate that there is sufficient habitat coverage remaining under the existing permit.		
<p>5.4.4.4: Wetland Impacts. Quantify the area (in acres) of temporary and permanent impacts on wetlands. Include the following details:</p> <ul style="list-style-type: none"> a) Provide a table identifying all wetlands, by milepost and length, crossed by the project and the total acreage of each wetland type that would be affected by construction. b) Discuss construction and restoration methods proposed for crossing wetlands. c) If wetlands would be filled or permanently lost, describe proposed measures to compensate for permanent wetland losses. d) If forested wetlands would be affected, describe proposed measures to restore forested wetlands following construction. 		
<p>5.4.4.5: Avian Impacts. Describe avian obstructions and risk of electrocution from the project. Describe any standards that will be implemented as part of the project to reduce the risk of collision and electrocution.</p>		
5.4.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.5 Cultural Resources²⁸

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.5.1 Environmental Setting		
<p>5.5.1.1: Cultural Resource Reports. Provide a cultural resource inventory and evaluation report that addresses the technical requirement provided in Attachment 3.</p>		
<p>5.5.1.2: Cultural Resources Summary. Summarize cultural resource survey and inventory results and survey methods. Do not provide any confidential cultural resource information within the PEA chapter.</p>		
<p>5.5.1.3: Cultural Resource Survey Boundaries. Provide a map with mileposts showing the boundaries of all survey areas in the report. Provide the GIS data for the survey area. Provide confidential GIS data for the resource locations and boundaries separately under confidential cover.</p>		
5.5.2 Regulatory Setting		
<p>5.5.2.1: Regulatory Setting. Identify applicable federal and state regulations for protection of cultural resources.</p>		

²⁸ For a description and evaluation of cultural resources specific to Tribes, see Section 5.18, Tribal Cultural Resources.

5.5.3 Impact Questions		
5.5.3.1: Impact Questions. The impact questions include all cultural resource impact questions in the current version of CEQA Guidelines, Appendix G.		
5.5.3.2: Additional CEQA Impact Questions: None.		
5.5.4 Impact Analysis		
5.5.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis		
5.5.4.2: Human Remains. Describe the potential for encountering human remains or grave goods during the trenching or any other phase of construction. Describe the procedures that would be used if human remains are encountered.		
5.5.4.3: Resource Avoidance. Describe avoidance procedures that would be implemented to avoid known resources.		
5.5.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.6 Energy

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.6.1 Environmental Setting		
5.6.1.1: Existing Energy Use. Identify energy use of existing infrastructure if the proposed project would replace or upgrade an existing facility.		
5.6.2 Regulatory Setting		
5.6.2.1: Regulatory Setting. Identify applicable federal, state, or local regulations or policies applicable to energy use for the proposed project.		
5.6.3 Impact Questions		
5.6.3.1: Impact Questions: The impact questions include all energy impact questions in the current version of CEQA Guidelines, Appendix G.		
5.6.3.2: Additional CEQA Impact Question: Would the project add capacity for the purpose of serving a non-renewable energy resource?		

5.6.4 Impact Analysis		
5.6.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.6.4.2: Nonrenewable Energy. Identify renewable and non-renewable energy projects that may interconnected to or be supplied by the proposed project.		
5.6.4.3: Fuels and Energy Use a) Provide an estimation of the amount of fuels (gasoline, diesel, helicopter fuel, etc.) that would be used during construction and operation and maintenance of the project. Fuel estimates should be consistent with Air Quality calculations supporting the PEA. b) Provide the following information on energy use: i. Total energy requirements of the project by fuel type and end use ii. Energy conservation equipment and design features iii. Identification of energy supplies that would serve the project		
5.6.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.7 Geology, Soils, and Paleontological Resources

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.7.1 Environmental Setting		
5.7.1.1: Regional and Local Geologic Setting. Briefly describe the regional and local physiography, topography, and geologic setting in the project area.		
5.7.1.2: Seismic Hazards a) Provide the following information on potential seismic hazards in the project area: i. Identify and describe regional and local seismic risk including any active faults within and surrounding the project area (will be a 10-mile buffer unless otherwise instructed in writing by CEQA Unit Staff during Pre-filing) ii. Identify any areas that are prone to seismic-induced landslides iii. Provide the liquefaction potential for the project area b) Provide a supporting map (or maps) showing project features and major faults, areas of landslide risk, and areas at high risk of liquefaction. Provide GIS data for all faults, landslides, and areas of high liquefaction potential.		

<p>5.7.1.3: Geologic Units. Identify and describe the types of geologic units in the project area. Include the following information for each geologic unit:</p> <ul style="list-style-type: none"> a) Summarize the geologic units within the project area. b) Identify any previous landslides in the area and any areas that are at risk of landslide. c) Identify any unstable geologic units. d) Provide a supporting map (or maps) showing project features and geologic units. Clearly identify any areas with potentially hazardous geologic conditions. Provide associated GIS data. 		
<p>5.7.1.4: Soils. Identify and describe the types of soils in the project area.</p> <ul style="list-style-type: none"> a) Summarize the soils within the project area. b) Clearly identify any soils types that could be unstable (e.g., at risk of lateral spreading, subsidence, liquefaction, or collapse). c) Provide information on erosion susceptibility for each soil type that occurs in the project area. d) Provide a supporting map (or maps) showing project features and soils. Provide associated GIS data. 		
<p>5.7.1.5: Paleontological Report. Provide a paleontological report that includes the following:</p> <ul style="list-style-type: none"> a) Information on any documented fossil collection localities within the project area and a 500-foot buffer. b) A paleontological resource sensitivity analysis based on published geological mapping and the resource sensitivity of each rock type. c) Supporting maps and GIS data. 		
5.7.2 Regulatory Setting		
<p>5.7.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding geology, soils, and paleontological resources.</p>		
5.7.3 Impact Questions		
<p>5.7.3.1: Impact Questions. The impact questions include all geology, soils, and paleontological resource impact questions in the current version of CEQA Guidelines, Appendix G.</p> <p>5.7.3.2: Additional CEQA Impact Questions: None.</p>		
5.7.4 Impact Analysis		
<p>5.7.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.</p>		
<p>Include the following information in the impact analysis:</p>		

5.7.4.2: Geotechnical Requirements. Identify any geotechnical requirements that would be implemented to address effects from unstable geologic units or soils. Describe how the recommendation would be applied (i.e., when and where).		
5.7.4.3: Paleontological Resources. Identify the potential to disturb paleontological resources based on the depth of proposed excavation and paleontological sensitivity of geologic units within the project area.		
5.7.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.8 Greenhouse Gas Emissions

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.8.1 Environmental Setting		
5.8.1.1: GHG Setting. Provide a description of the setting for greenhouse gases (GHGs). The setting should consider any GHG emissions from existing infrastructure that would be upgraded or replaced by the proposed project.		
5.8.2 Regulatory Setting		
5.8.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards for greenhouse gases.		
5.8.3 Impact Questions		
5.8.3.1 Impact Questions. The impact questions include all greenhouse gas impact questions in the current version of CEQA Guidelines, Appendix G.		
5.8.3.2: Additional CEQA Impact Questions: None.		
5.8.4 Impact Analysis		
5.8.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.8.4.2: GHG Emissions. Provide a quantitative assessment of GHG emissions for construction and operation and maintenance of the proposed project. Provide model results and all model files. Modeling will be conducted using the latest version of the emissions model at the time of application filing (e.g., most recent version of CalEEMod). GHG emissions will be provided for the following conditions: <ul style="list-style-type: none"> a) Uncontrolled emissions (before APMs are applied) b) Controlled emissions considering application of APMs <ul style="list-style-type: none"> i. Based on the modeled GHG emissions, quantify the project’s contribution to and analyze the project’s effect on 		

<p>climate change. Identify and provide justification for the timeframe considered in the analysis.</p> <p>ii. Discuss any programs already in place to reduce GHG emissions on a system-wide level. This includes the Applicant’s voluntary compliance with the EPA SF6 reduction program, reductions from energy efficiency, demand response, LTPP, etc.</p> <p>iii. For any significant impacts, identify potential strategies that could be employed by the project to reduce GHGs during construction or operation and maintenance consistent with OPR Advisory on CEQA and Climate Change.</p>		
Natural Gas Storage		
5.8.4.3: Natural Gas Storage Accident Conditions. In addition to the requirements above, identify the potential GHG emissions that could result in the event of a gas leak.		
5.8.4.4: Monitoring and Contingency Plan. Provide a comprehensive monitoring plan that would be implemented during project operation to monitor for gas leaks. The plan should identify a monitoring schedule, description of monitoring activities, and actions to be implemented if gas leaks are observed.		
5.8.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.9 Hazards, Hazardous Materials, and Public Safety²⁹

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.9.1 Environmental Setting		
5.9.1.1: Hazardous Materials Report. Provide a Phase I Environmental Site Assessment or similar hazards report for the proposed project area. Describe any known hazardous materials locations within the project area and the status of the site.		
5.9.1.2: Airport Land Use Plan. Identify any airport land use plan(s) within the project area.		
5.9.1.3: Fire Hazard. Identify if the project occurs within federal, state, or local fire responsibility areas and identify the fire hazard severity rating for all project areas, including temporary work areas and access roads.		
5.9.1.4: Metallic Objects. For electrical projects, identify any metallic pipelines or cables within 25 feet of the project.		

²⁹ For fire risk specific to state responsibility areas or lands classified as very high fire hazard severity zones, see Section 5.20, Wildfire.

<p>5.9.1.5: Pipeline History (for Natural Gas Projects). Provide a narrative describing the history of the pipeline system(s) to which the project would connect, list of previous owner and operators, and detailed summary of the pipeline systems’ safety and inspection history.</p>		
<p>5.9.2 Regulatory Setting</p>		
<p>5.9.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards for hazards, hazardous materials, and public safety.</p>		
<p>5.9.2.2: Touch Thresholds. Identify applicable standards for protection of workers and the public from shock hazards.</p>		
<p>5.9.3 Impact Questions</p>		
<p>5.9.3.1: Impact Questions. The impact questions include all hazards and hazardous materials impact questions in the current version of CEQA Guidelines, Appendix G.</p> <p>5.9.3.2: Additional CEQA Impact Questions:</p> <ul style="list-style-type: none"> a) Would the project create a significant hazard to air traffic from the installation of new power lines and structures? b) Would the project create a significant hazard to the public or environment through the transport of heavy materials using helicopters? c) Would the project expose people to a significant risk of injury or death involving unexploded ordnance? d) Would the project expose workers or the public to excessive shock hazards? 		
<p>5.9.4 Impact Analysis</p>		
<p>5.9.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines Appendix G for this resource area and any additional impact questions listed above.</p>		
<p>Include the following information in the impact analysis:</p>		
<p>5.9.4.2: Hazardous Materials. Identify the hazardous materials (i.e., chemicals, solvents, lubricants, and fuels) that would be used during construction and operation of the project. Estimate the quantity of each hazardous material that would be stored on site during construction and operation.</p>		
<p>5.9.4.3: Air Traffic Hazards. If the project involves construction of above-ground structures (including structure replacement) within the airport land use plan area, provide a discussion of how the project would or would not conflict with height restrictions identified in the airport land use plan and how the project would comply with any FAA or military requirements for the above ground facilities.</p>		
<p>5.9.4.4: Accident or Upset Conditions. Describe how the project facilities would be designed, constructed, operated, and maintained to</p>		

minimize potential hazard to the public from the failure of project components as a result of accidents or natural catastrophes.		
5.9.4.5: Shock Hazard. For electricity projects, identify infrastructure that may be susceptible to induced current from the proposed project. Describe strategies (e.g., cathodic protection) that the project would employ to reduce shock hazards and avoid electrocution of workers or the public.		
For Natural Gas and Gas Storage:		
5.9.4.6: Health and Safety Plan. Include in the Health and Safety Plan, plans for addressing gas leaks, fires, etc. Identify sensitive receptors, methods of evacuation, and protection measures. The Plan will be provided as an Appendix to the PEA.		
5.9.4.7: Health Risk Assessment. Provide a Health Risk Assessment including risk from potential gas leaks, fires, etc. Identify sensitive receptors that would be affected and potential impacts on them if there is a gas release. ³⁰		
5.9.4.8: Gas Migration. Describe potential for and effects of gas migration through natural and manmade pathways. a) Provide Applicant Proposed Measures for avoiding gas emissions at the surface from gas migration pathways. b) Provide Applicant Proposed Measures for avoiding emissions of mercaptan and/or other odorizing agents.		
5.9.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.10 Hydrology and Water Quality

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.10.1 Environmental Setting		
5.10.1.1: Waterbodies. Identify by milepost all ephemeral, intermittent, and perennial surface waterbodies crossed by the project. For each, list its water quality classification, if applicable.		
5.10.1.2: Water Quality. Identify any downstream waters that are on the state 303(d) list and identify whether a total maximum daily load (TMDL) has been adopted or the date for adoption of a TMDL. Identify existing sources of impairment for downstream waters. Describe any management plans that are in place for downstream waters.		
5.10.1.3: Groundwater Basin. Identify all known EPA and state groundwater basins and aquifers crossed by the project.		

³⁰Refer to the requirements for Health Risk Assessments in Section 5.3.4.4.

<p>5.10.1.4: Groundwater Wells and Springs. Identify the locations of all known public and private groundwater supply wells and springs within 150 feet of the project area.</p>		
<p>5.10.1.5: Groundwater Management. Identify the groundwater management status of any groundwater resources in the project area and any groundwater resources that may be used by the project. Describe if groundwater resources in the basin have been adjudicated. Identify any sustainable groundwater management plan that has been adopted for groundwater resources in the project area or describe the status of groundwater management planning in the area.</p>		
<p>5.10.2 Regulatory Setting</p>		
<p>5.10.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding hydrologic and water quality.</p>		
<p>5.10.3 Impact Questions</p>		
<p>5.10.3.1: Impact Questions. The impact questions include all hydrology and water quality impact questions in the current version of CEQA Guidelines, Appendix G.</p>		
<p>5.10.3.2: Additional CEQA Impact Questions: None.</p>		
<p>5.10.4 Impact Analysis</p>		
<p>5.10.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in the current version of CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.</p>		
<p>Include the following information in the impact analysis:</p>		
<p>5.10.4.2: Hydrostatic Testing. Identify all potential sources of hydrostatic test water, quantity of water required, withdrawal methods, treatment of discharge, and any waste products generated.</p>		
<p>5.10.4.3: Water Quality Impacts. Describe impacts to surface water quality, including the potential for accelerated soil erosion, downstream sedimentation, and reduced surface water quality.</p>		
<p>5.10.4.4: Impermeable Surfaces. Describe increased run-off and impacts on groundwater recharge due to construction of impermeable surfaces. Provide the acreage of new impermeable surfaces that will be created as a result of the project.</p>		
<p>5.10.4.5: Waterbody Crossings. Identify by milepost all waterbody crossings. Provide the following information for crossing:</p> <ul style="list-style-type: none"> a) Identify whether the waterbody has contaminated waters or sediments. b) Describe the waterbody crossing method and any approaches to avoid the waterbody. c) Describe typical additional work area and staging area requirements at waterbody and wetland crossings. 		

d) Describe any dewatering or water diversion that will be required during construction near the waterbody. Identify treatment methods for any dewatering.		
e) Describe any proposed restoration methods for work near or within the waterbody.		
5.10.4.6: Groundwater Impacts. If water would be obtained from groundwater supplies, evaluate the project’s consistency with any applicable sustainable groundwater management plan.		
5.10.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.11 Land Use and Planning

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.11.1 Environmental Setting		
5.11.1.1: Land Use. Provide a description of land uses within the area traversed by the project route as designated in the local General Plan (e.g., residential, commercial, agricultural, open space, etc.).		
5.11.1.2: Special Land Uses. Identify by milepost and segment all special land uses within the project area including: a) All land administered by federal, state, or local agencies, or private conservation organizations b) Any designated coastal zone management areas c) Any designated or proposed candidate National or State Wild and Scenic Rivers crossed by the project d) Any national landmarks		
5.11.1.3: Habitat Conservation Plan. Provide a copy of any Habitat Conservation Plan applicable to the project area or proposed project. Also required for Section 5.4, Biological Resources.		
5.11.2 Regulatory Setting		
5.11.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards for land use and planning.		
5.11.3 Impact Questions		
5.11.3.1: Impact Questions. The impact questions include all land use questions in the current version of CEQA Guidelines, Appendix G.		
5.11.3.2: Additional CEQA Impact Questions: None.		
5.11.4 Impact Analysis		
5.11.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		

5.11.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.12 Mineral Resources

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.12.1 Environmental Setting		
5.12.1.1: Mineral Resources. Provide information on the following mineral resources within 0.5 mile of the proposed project area: a) Known mineral resources b) Active mining claims c) Active mines d) Resource recovery sites		
5.12.2 Regulatory Setting		
5.12.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards for minerals.		
5.12.3 Impact Questions		
5.12.3.1: Impact Questions. The impact questions include all mineral resource impact questions in the current version of CEQA Guidelines, Appendix G. 5.12.3.2: Additional CEQA Impact Questions: None.		
5.12.4 Impact Analysis		
5.12.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
5.12.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.13 Noise

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.13.1 Environmental Setting		
5.13.1.1: Noise Sensitive Land Uses. Identify all noise sensitive land uses within 1,000 feet of the proposed project. Provide GIS data for sensitive receptors within 1,000 feet of the project.		
5.13.1.2: Noise Setting. Provide the existing noise levels (Lmax, Lmin, Leq, and Ldn sound level and other applicable noise parameters) at noise sensitive areas near the proposed project. All noise measurement data and the methodology for collecting the data will be provided in a noise study as an Appendix to the PEA.		

5.13.2 Regulatory Setting		
5.13.2.1: Regulatory Setting. Identify applicable state, and local laws, policies, and standards for noise.		
5.13.3 Impact Questions		
5.13.3.1 Impact Questions. The impact questions include all noise questions in the current version of CEQA Guidelines, Appendix G.		
5.13.3.2: Additional CEQA Impact Questions: None.		
5.13.4 Impact Analysis		
5.13.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.13.4.2: Noise Levels		
<ul style="list-style-type: none"> a) Identify noise levels for each piece of equipment that could be used during construction. b) Provide a table that identifies each phase of construction, the equipment used in each construction phase, and the length of each phase at any single location (see example in Table 7 below). c) Estimate cumulative equipment noise levels for each phase of construction. d) Include phases of operation if noise levels during operation have the potential to frequently exceed pre-project existing conditions. e) Identify manufacturer’s specifications for equipment and describe approaches to reduce impacts from noise. 		

Table 7. Construction Noise Levels

Equipment Required	Equipment Noise Levels (Leq; 50 feet)	Phase Noise Level (Leq; 50 feet)	Phase Duration at Each Location	Receptor Nearest to Construction Phase	Noise Level at Nearest Receptor (Leq)	Exceeds Noise Standard at Nearest Receptor?	Distance to Not Exceed Standard
Site Preparation/Grading							
Dozer	78 dBA	82 dBA	5 days	Residence on Main Street; 100 feet from Substation Site	76 dBA	Yes	112 feet
Gradall	79 dBA						
Dump Truck	73 dBA						
Construct Tower Foundation							
Auger Rig	77 dBA	82 dBA	11 days	School on Education Avenue; 130 feet from Tower A12	73 dBA	No	N/A
Dump Truck	73 dBA						
Excavator	77 dBA						
Concrete Truck	75 dBA						

For Natural Gas:		
5.13.4.3: Compressor Station Noise. Provide site plans of compressor stations or other noisy, permanent equipment, showing the location of the nearest noise sensitive areas within 1 mile of the proposed ROW. If new compressor station sites are proposed, measure or estimate the existing ambient sound environment based on current land uses and		

activities. For existing compressor stations (operated at full load), include the results of a sound level survey at the site property line and nearby noise-sensitive areas. Include a plot plan that identifies the locations and duration of noise measurements.		
5.13.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.14 Population and Housing

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.14.1 Environmental Setting		
5.14.1.1: Population Estimates. Identify population trends for the areas (county, city, town, census designated place) where the project would take place.		
5.14.1.2: Housing Estimates. Identify housing estimates and projections in areas where the project would take place.		
5.14.1.3: Approved Housing Developments a) Provide the following information for all housing development projects within 1 mile of the proposed project that have been recently approved or may be approved around the PEA and application filing date: <ul style="list-style-type: none"> i. Project name ii. Location iii. Number of units and estimated population increase iv. Approval date and construction status v. Contact information for developer (provided in the public outreach Appendix) b) Ensure that the project information provided above is consistent with the PEA analysis of cumulative project impacts.		
5.14.2 Regulatory Setting		
5.14.2.1: Regulatory Setting. Identify any applicable federal, state or local laws or regulations that apply to the project.		
5.14.3 Impact Questions		
5.14.3.1: Impact Questions. The impact questions include all population and housing impact questions in the current version of CEQA Guidelines, Appendix G.		
5.14.3.2: Additional CEQA Impact Questions: None.		
5.14.4 Impact Analysis		
5.14.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		

Include the following information in the impact analysis:		
5.14.4.2: Impacts to Housing. Identify if any existing or proposed homes occur within the footprint of any proposed project elements or right-of-way. Describe housing impacts (e.g., demolition and relocation of residents) that may occur as a result of the proposed project.		
5.14.4.3: Workforce Impacts. Describe on-site manpower requirements, including the number of construction personnel who currently reside within the impact area, who would commute daily to the site from outside the impact area or would relocate temporarily within the impact area. Chapter 4 of this document can be referenced as applicable. Identify any permanent employment opportunities that would be create by the project and the workforce conditions in the area that the jobs would be created.		
5.14.4.4: Population Growth Inducing. Provide information on the project’s growth inducing impacts, if any. The information will include, but is not necessarily limited to, the following: a) Any economic or population growth in the surrounding environment that will directly or indirectly result from the project b) Any obstacles to population growth that the project would remove c) Any other activities directly or indirectly encouraged or facilitated by the project that would cause population growth leading to a significant effect on the environment, either individually or cumulatively		
5.14.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.15 Public Services

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.15.1 Environmental Setting		
5.15.1.1 Service Providers a) Identify the following service providers that serve the project area and provide a map showing the service facilities that could serve the project: i. Police ii. Fire (identify service providers within local and state responsibility areas) iii. Schools iv. Parks v. Hospitals		

b) Provide the documented performance objectives and data on existing emergency response times for service providers in the area (e.g., police or fire department response times).		
5.15.2 Regulatory Setting		
5.15.2.1 Regulatory Setting. Identify any applicable federal, state or local laws or regulations for public services that apply to the project.		
5.15.3 Impact Questions		
5.15.3.1: Impact Questions. The impact questions include all public services impact questions in the current version of CEQA Guidelines, Appendix G.		
5.15.3.2: Additional CEQA Impact Questions: None.		
5.15.4 Impact Analysis		
5.15.4.1 Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.15.4.2: Emergency Response Times		
<ul style="list-style-type: none"> a) Describe whether the project would impede ingress and egress of emergency vehicles during construction and operation. b) Include an analysis of impacts on emergency response times during project construction and operation, including impacts during any temporary road closures. Describe approaches to address impacts on emergency response times. 		
5.15.4.3: Displaced Population. If the project would create permanent employment or displace people, evaluate the impact of the new employment or relocated people on governmental facilities and services and describe plans to reduce the impact on public services.		
5.15.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.16 Recreation

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.16.1 Environmental Setting		
5.16.1.1: Recreational Setting		
<ul style="list-style-type: none"> a) Describe the regional and local recreation setting in the project area including: <ul style="list-style-type: none"> i. Any recreational facilities or areas within and surrounding the project area (approximately 0.5-mile buffer) including the recreational uses of each facility or area 		

<ul style="list-style-type: none"> ii. Any available data on use of the recreational facilities including volume of use b) Provide a map (or maps) showing project features and recreational facilities and provide associated GIS data. 		
5.16.2 Regulatory Setting		
5.16.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding recreation.		
5.16.3 Impact Questions		
5.16.3.1: Impact Questions. The impact questions include all recreation impact questions in the current version of CEQA Guidelines, Appendix G.		
5.16.3.2: Additional CEQA Impact Questions: <ul style="list-style-type: none"> a) Would the project reduce or prevent access to a designated recreation facility or area? b) Would the project substantially change the character of a recreational area by reducing the scenic, biological, cultural, geologic, or other important characteristics that contribute to the value of recreational facilities or areas? c) Would the project damage recreational trails or facilities? 		
5.16.4 Impact Analysis		
5.16.4.1: Impact Analysis: Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
5.16.4.2: Impact Details. Clearly identify the maximum extent of each impact, and when and where the impacts would or would not occur. Organize the impact assessment by project phase, project component, and/or geographic area, as necessary.		
5.16.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.17 Transportation

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.17.1 Environmental Setting		
5.17.1.1: Circulation System. Briefly describe the regional and local circulation system in the project area, including modes of transportation, types of roadways, and other facilities that contribute to the circulation system.		
5.17.1.2: Existing Roadways and Circulation <ul style="list-style-type: none"> a) Identify and describe existing roadways that may be used to access the project site and transport materials during 		

<p>construction or are otherwise adjacent to or crossed by linear project features. Provide the following information for each road:</p> <ul style="list-style-type: none"> i. Name of the road ii. Jurisdiction or ownership (i.e., State, County, City, private, etc.) iii. Number of lanes in both directions of travel iv. Existing traffic volume (if publicly available data is unavailable or significantly outdated, then it may be necessary to collect existing traffic counts for road segments where large volumes of construction traffic would be routed or where lane or road closures would occur) v. Closest project feature name and distance <p>b) Provide a supporting map (or maps) showing project features and the existing roadway network identifying each road described above. Provide associated GIS data. The GIS data should include all connected road segments within at least 5 miles of the project.</p>		
<p>5.17.1.3: Transit and Rail Services</p> <ul style="list-style-type: none"> a) Identify and describe transit and rail service providers in the region. b) Identify any rail or transit lines within 1,000 feet of the project area. c) Identify specific transit stops, and stations within 0.5 mile of the project. Provide the frequency of transit service. d) Provide a supporting map (or maps) showing project features and transit and rail services within 0.5 mile of the project area. Provide associated GIS data. 		
<p>5.17.1.4: Bicycle Facilities</p> <ul style="list-style-type: none"> a) Identify and describe any bicycle plans for the region. b) Identify specific bicycle facilities within 1,000 feet of the project area. c) Provide a supporting map (or maps) showing project features and bicycle facilities. Provide associated GIS data. 		
<p>5.17.1.5: Pedestrian Facilities</p> <ul style="list-style-type: none"> a) Identify and describe important pedestrian facilities near the project area that contribute to the circulation system, such as important walkways. b) Identify specific pedestrian facilities that would be near the project, including on the road segments identified per 5.17.1.2. c) Provide a supporting map (or maps) showing project features and important pedestrian facilities. Provide associated GIS data. 		

<p>5.17.1.6: Vehicle Miles Traveled (VMT). Provide the average VMT for the county(s) where the project is located.</p>		
<p>5.17.2 Regulatory Setting</p>		
<p>5.17.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards regarding transportation.</p>		
<p>5.17.3 Impact Questions</p>		
<p>5.17.3.1: Impact Questions. All impact questions for this resource area in the current version of CEQA Guidelines, Appendix G.</p> <p>5.17.3.2: Additional CEQA Impact Questions:</p> <p>a) Would the project create potentially hazardous conditions for people walking, bicycling, or driving or for public transit operations?</p> <p>b) Would the project interfere with walking or bicycling accessibility?</p> <p>c) Would the project substantially delay public transit?</p>		
<p>5.17.4 Impact Analysis</p>		
<p>5.17.4.1: Impact Analysis. Provide an impact analysis for each significance criteria identified in Appendix G of the CEQA Guidelines for transportation and any additional impact questions listed above³¹.</p>		
<p>Include the following information in the impact analysis:</p>		
<p>5.17.4.2: Vehicle Miles Traveled (VMT)</p> <p>a) Identify whether the project is within 0.5 mile of a major transit stop or a high-quality transit corridor.</p> <p>b) Identify the number of vehicle daily trips that would be generated by the project during construction and operation by light duty (e.g., worker vehicles) and heavy-duty vehicles (e.g., trucks). Provide the frequency of trip generation during operation.</p> <p>c) Quantify VMT generation for both project construction and operation.</p> <p>d) Provide an excel file with the VMT assumptions and model calculations, including all formulas and values.</p> <p>e) Evaluate the project VMT relative to the average VMT for the area in which the project is located.</p>		
<p>5.17.4.3: Traffic Impact Analysis. Provide a traffic impact study. The traffic impact study should be prepared in accordance with guidance from the relevant local jurisdiction or Caltrans, where appropriate.</p>		
<p>5.17.4.4: Hazards. Identify any traffic hazards that could result from construction and operation of the project. Identify any lane closures and traffic management that would be required to construct the project.</p>		

³¹ Discuss with CPUC during Pre-filing whether a traffic study is needed.

5.17.4.5: Accessibility. Identify any closures of bicycle lanes, pedestrian walkways, or transit stops during construction or operation of the project.		
5.17.4.6: Transit Delay. Identify any transit lines that could be delayed by construction and operation of the project. Provide the maximum extent of the delay in minutes and the duration of the delay.		
5.17.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.18 Tribal Cultural Resources³²

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.18.1 Environmental Setting		
5.18.1.1: Outreach to Tribes. Provide a list of all tribes that are on the Native American Heritage Commission (NAHC) list of tribes that are affiliated with the project area. Provide a discussion of outreach to Native American tribes, including tribes notified, responses received from tribes, and information of potential tribal cultural resources provided by tribes. Any information of potential locations of tribal cultural resources should be submitted in an Appendix under clearly marked confidential cover. Provide copies of all correspondence with tribes in an Appendix.		
5.18.1.2: Tribal Cultural Resources. Describe tribal cultural resources (TCRs) that are within the project area. a) Summarize the results of attempts to identify possible TCRs using publicly available documentary resources. The identification of TCRs using documentary sources should include review of archaeological site records and should begin during the preparation of the records search report (see Attachment 3). During the inventory phase, a formal site record would be prepared for any resource identified unless tribes object. b) Summarize attempts to identify TCRs by speaking directly with tribal representatives.		
5.18.1.3: Ethnographic Study. The ethnographic study should document the history of Native American use of the area and oral history of the area.		
5.18.2 Regulatory Setting		
5.18.2.1: Regulatory Setting. Identify any applicable federal, state or local laws or regulations for tribal cultural resources that apply to the project.		

³² For a description of historical resources and requirements for cultural resources that are not tribal cultural resources, refer to Section 5.5 Cultural Resources.

5.18.3 Impact Questions		
5.18.3.1: Impact Questions. The impact questions include all tribal cultural resources impact questions in the current version of CEQA Guidelines, Appendix G.		
5.18.3.2: Additional CEQA Impact Questions: None.		
5.18.4 Impact Analysis		
5.18.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.18.4.2: Information Provided by Tribes. Include an analysis of any impacts that were identified by the tribes during the Applicant’s outreach.		
5.18.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.19 Utilities and Service Systems

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.19.1 Environmental Setting		
5.19.1.1: Utility Providers. Identify existing utility providers and the associated infrastructure that serves the project area.		
5.19.1.2: Utility Lines. Describe existing utility infrastructure (e.g., water, gas, sewer, electrical, stormwater, telecommunications, etc.) that occurs in the project ROW. Provide GIS data and/or as-built engineering drawings to support the description of existing utilities and their locations.		
5.19.1.3: Approved Utility Projects. Identify utility projects that have been approved for construction within the project ROW but that have not yet been constructed. ³³		
5.19.1.4: Water Supplies. Identify water suppliers and the water source (e.g., aqueduct, well, recycled water, etc.). For each potential water supplier, provide data on the existing water capacity, supply, and demand.		
5.19.1.5: Landfills and Recycling. Identify local landfills that can accept construction waste and may service the project. Provide documentation of landfill capacity and estimated closure date. Identify any recycling centers in the area and opportunities for construction and demolition waste recycling.		

³³ Note that this project information should be consistent with the cumulative project description included in Chapter 7.

5.19.2 Regulatory Setting		
5.19.2.1: Regulatory Setting. Identify any applicable federal, state or local laws or regulations for utilities that apply to the project.		
5.19.3 Impact Questions		
5.19.3.1: Impact Questions. All impact questions for this resource area in the current version of CEQA Guidelines, Appendix G.		
5.19.3.2: Additional CEQA Impact Question: Would the project increase the rate of corrosion of adjacent utility lines as a result of alternating current impacts?		
5.19.4 Impact Analysis		
5.19.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.19.4.2: Utility Relocation. Identify any project conflicts with existing utility lines. If the project may require relocation of existing utilities, identify potential relocation areas and analyze the impacts of relocating the utilities. Provide a map showing the relocated utility lines and GIS data for all relocations.		
5.19.4.3: Waste		
<ul style="list-style-type: none"> a) Identify the waste generated by construction, operation, and demolition of the project. b) Describe how treated wood poles would be disposed of after removal, if applicable. c) Provide estimates for the total amount of waste materials to be generated by waste type and how much of it would be disposed of, reused, or recycled. 		
5.19.4.4: Water Supply		
<ul style="list-style-type: none"> a) Estimate the amount of water required for project construction and operation. Provide the potential water supply source(s). b) Evaluate the ability of the water supplier to meet the project demand under a multiple dry year scenario. c) Provide a discussion as to whether the proposed project meets the criteria for consideration as a project subject to Water Supply Assessment Requirements under Water Code Section 10912. d) If determined to be necessary under Water Code Section 10912, submit a Water Supply Assessment to support conclusions that the proposed water source can meet the project’s anticipated water demand, even in multiple dry year scenarios. Water Supply Assessments should be approved by 		

the water supplier and consider normal, single-dry, and multiple-dry year conditions.		
5.19.4.5: Cathodic Protection. Analyze the potential for existing utilities to experience corrosion due to proximity to the proposed project. Identify cathodic protection measures that could be implemented to reduce corrosion issues and where the measures may be applied.		
5.19.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.20 Wildfire

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
5.20.1 Environmental Setting		
<p>5.20.1.1: High Fire Risk Areas and State Responsibility Areas</p> <ul style="list-style-type: none"> a) Identify areas of high fire risk or State Responsibility Areas (SRAs) within the project area. Provide GIS data for the Wildland Urban Interface (WUI) and Fire Hazard Severity Zones (FHSZ) mapping along the project alignment. Include areas mapped by CPUC as moderate and high fire threat districts as well as areas mapped by CalFire. b) Identify any areas the utility has independently identified as High FHSZ known to occur within the proposed project vicinity. 		
<p>5.20.1.2: Fire Occurrence. Identify all recent (within the last 10 years) large fires that have occurred within the project vicinity. For each fire, identify the following:</p> <ul style="list-style-type: none"> a) Name of the fire b) Location of fire c) Ignition source and location of ignition d) Amount of land burned e) Boundary of fire area in GIS 		
<p>5.20.1.3: Fire Risk. Provide the following information for assessment of baseline fire risk in the area:</p> <ul style="list-style-type: none"> a) Provide fuel modeling using Scott Burgan fuel models, or other model of similar quality. b) Provide values of wind direction and speed, relative humidity, and temperature for representative weather stations along the alignment for the previous 10 years, gathered hourly. c) Digital elevation models for the topography in the project region showing the relationship between terrain and wind patterns, as well as localized topography to show the effects of terrain on wind flow, and on a more local area to show effect of slope on fire spread. 		

d) Describe vegetation fuels within the project vicinity and provide data in map format for the project vicinity. USDA Fire Effects Information System or similar data source should be consulted to determine high-risk vegetation types. Provide the mapped vegetation fuels data in GIS format.		
5.20.1.4: Values at Risk. Identify values at risk along the proposed alignment. Values at risk may include: Structures, improvements, rare habitat, other values at risk, (including utility-owned infrastructure) within 1000 feet of the project. Provide some indication as to its vulnerability (wood structures vs. all steel features). Communities and/or populations near the project should be identified with their proximity to the project defined.		
5.20.1.5: Evacuation Routes. Identify all evacuation routes that are adjacent to or within the project area. Identify any roads that lack a secondary point of access or exit (e.g., cul-de-sacs).		
5.20.2 Regulatory Setting		
5.20.2.1: Regulatory Setting. Identify applicable federal, state, and local laws, policies, and standards for wildfire.		
5.20.2.2: CPUC Standards. Identify any CPUC standards that apply to wildfire management of the new facilities.		
5.20.3 Impact Questions		
5.20.3.1: Impact Questions. All impact questions for this resource area in the current version of CEQA Guidelines, Appendix G.		
5.20.3.2: Additional CEQA Impact Questions: None.		
5.20.4 Impact Analysis		
5.20.4.1: Impact Analysis. Provide an impact analysis for each checklist item identified in CEQA Guidelines, Appendix G for this resource area and any additional impact questions listed above.		
Include the following information in the impact analysis:		
5.20.4.2: Fire Behavior Modeling. For any new electrical lines, provide modeling to support the analysis of wildfire risk.		
5.20.4.3: Wildfire Management. Describe approaches that would be implemented during operation and maintenance to manage wildfire risk in the area. Provide a copy of any Wildfire Management Plan.		
5.20.5 CPUC Draft Environmental Measures		
Refer to Attachment 4, CPUC Draft Environmental Measures.		

5.21 Mandatory Findings of Significance³⁴

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>5.21.1: Impact Assessment for Mandatory Findings of Significance. Provide an impact analysis for each of the mandatory findings of significance provided in Appendix G of the CEQA Guidelines. The impact analysis can reference relevant information and conclusion from the biological resources, cultural resources, air quality, hazards, and cumulative sections of the PEA, where applicable.</p>		

6 Comparison of Alternatives

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>6.1: Alternatives Comparison</p> <p>a) Compare the ability of each alternative described in Chapter 4 against the proposed project in terms of its ability to avoid or reduce a potentially significant impact. The alternatives addressed in this section will each be:</p> <ul style="list-style-type: none"> i. Potentially feasible ii. Meet the underlying purpose of the proposed project iii. Meet most of the basic project objectives, and iv. Avoid or reduce one or more potentially significant impacts. <p>b) The relative effect of the various potentially significant impacts may be compared using the following or similar descriptors and an accompanying analysis:</p> <ul style="list-style-type: none"> i. Short-term versus long-term impacts ii. Localized versus widespread impacts iii. Ability to fully mitigate impacts <p>c) Impacts that the Applicant believes would be less than significant with mitigation may also be included in the analysis, but only if the steps listed above fail to distinguish among the remaining few alternatives.</p>		
<p>6.2: Alternatives Ranking. Provide a detailed table that summarizes the Applicant's comparison results and ranks the alternatives in order of environmental superiority.³⁵</p>		

³⁴ PEAs need only include a Mandatory Findings of Significance section if CPUC CEQA Unit Staff determine that a Mitigated Negative Declaration may be the appropriate type of document to prepare for the project, as determined through Pre-filing consultation. If no such determination has been made, then a Mandatory Findings of Significance section and the requirements below are not required.

³⁵ If the proposed project does not rank #1 on the list, the Applicant should provide the rationale for selecting the proposed project.

7 Cumulative and Other CEQA Considerations

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
7.1 Cumulative Impacts		
<p>7.1.1: List of Cumulative Projects</p> <p>a) Provide a detailed table listing past, present, and reasonably foreseeable future projects within and surrounding the project area (approximately 2-mile buffer)³⁶. The following information should be provided for each project in the table:</p> <ul style="list-style-type: none"> i. Project name and type ii. Brief description of the project location(s) and associated actions iii. Distance to and name of the nearest project component iv. Project status and anticipated construction schedule v. Source of the project information and date last checked (for each individual project), including links to any public websites where the information was obtained so it can be reviewed and updated (the project information should be current when the PEA is filed) <p>b) Provide a supporting map (or maps) showing project features and cumulative project locations and/or linear features. Provide associated GIS data.</p>		
<p>7.1.2: Geographic Scope. Define the geographic scope of analysis for each resource topic. The geographic scope of analysis for each resource topic should consider the extent to which impacts can be cumulative. For example, the geographic scope for cumulative noise impacts would be more limited in scale than the geographic scope for biological resource impacts because noise attenuates rapidly with distance. Explain why the geographic scope is appropriate for each resource.</p>		
<p>7.1.3: Cumulative Impact Analysis. Provide an analysis of cumulative impacts for each resource topic included in Chapter 5. Evaluate whether the proposed project impacts are cumulatively considerable³⁷ for any significant cumulative impacts.</p>		
7.2 Growth-Inducing Impacts		
<p>7.2.1: Growth-Inducing Impacts. Provide an evaluation of the following potential growth-inducing impacts:</p>		

³⁶ Information on cumulative projects may be obtained from federal, state, and local agencies with jurisdiction over planning, transportation, and/or resource management in the area. Other projects the Applicant is involved in or aware of in the area should be included.

³⁷ "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

<p>a) Would the proposed project foster any economic or population growth, either directly or indirectly, in the surrounding environment?</p> <p>b) Would the proposed project cause any increase in population that could further tax existing community service facilities (i.e., schools, hospitals, fire, police, etc.)?</p> <p>c) Would the proposed project remove any obstacles to population growth?</p> <p>d) Would the proposed project encourage and facilitate other activities that would cause population growth that could significantly affect the environment, either individually or cumulatively?</p>		
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8 List of Preparers

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>8.1: List of Preparers. Provide a list of persons, their organizations, and their qualifications for all authors and reviewers of each section of the PEA.</p>		

9 References

This section will include, but is not limited to, the following:	PEA Section and Page Number	Applicant Notes, Comments
<p>9.1: Reference List</p> <p>a) Organize all references cited in the PEA by section within a single chapter called “References.”</p> <p>b) Within the References chapter, organize all of the Chapter 5 references under subheadings for each resource area section.</p>		
<p>9.2: Electronic References</p> <p>a) Provide complete electronic copies of all references cited in the PEA that cannot be readily obtained for free on the Internet. This includes any company-specific documentation (e.g., standards, policies, and other documents).</p> <p>b) If the reference can be obtained on the Internet, the Internet address will be provided.</p>		

PEA Checklist Attachments

Attachment 1: GIS Data Requirements

This Attachment includes specific requirements and format of GIS data that is intended to be applicable to all PEAs. The specific GIS data requirements may be updated on a project-specific basis during Pre-filing coordination with CPUC's CEQA Unit Staff.

1. GIS data will be provided in an appropriate format (i.e., point, line, polygon, raster) and scale to adequately verify assumptions in the PEA and supporting materials and determine the level of environmental impacts. At a minimum, all GIS data layers will include the following metadata properties:
 - a. The source (e.g., report reference), date, title, and preparer (name or company)
 - b. Description of the contents and any limitations of the data
 - c. Reference scale and accuracy of the data
 - d. Complete attributes that correspond to the detailed mapbook, project description, and figures presented in the PEA and/or supporting application materials, including unique IDs, labels, geometry, and other appropriate project details
2. Where precise boundaries of project features may change (e.g., staging areas and temporary construction work areas), the Applicant will provide GIS data layers with representative boundaries to evaluate potential environmental impacts as a worst-case scenario.
3. Provide GIS data for:
 - a. All proposed and alternative project facilities including but not limited to existing and proposed/alternative ROWs; substations and switching stations; pole/tower locations; conduit; vaults, pipelines; valves; compressor stations; metering stations; valve stations, gas wellheads; other project buildings, facilities, and components (both temporary and permanent); telecommunication and distribution lines modifications or upgrades related to the project; marker ball and lighting locations; and mileposts, facility perimeters, and other demarcations or segments as applicable
 - b. All proposed areas required for construction and construction planning, including all proposed and alternative disturbance areas (both permanent and temporary); access roads; geotechnical work areas; extra work areas (e.g., staging areas, parking areas, lay-down areas, work areas at and around specific pole/tower sites, pull and tension sites, helicopter landing areas); airport landing areas; underground installation areas (e.g. trenches, vaults, underground work areas); horizontal directional drilling, jack and bore, or tunnel areas; blasting areas; and any areas where special construction methods may need to be employed
 - c. Within the PEA checklist there are also specific requirements for environmental resources within Chapter 5. All environmental resource GIS data must meet the minimum mapping standards specified in this Attachment.

Attachment 2: Biological Resource Technical Report Standards

Definitions

The following biological resources will be considered within the scope of the PEA and the Biological Resources Technical Report:

Sensitive Vegetation Communities and Habitats

- a) Sensitive vegetation communities/habitats identified in local or regional plans, policies, or regulations, or designated by CDFW³⁸ or USFWS
- b) Areas that provide habitat for locally unique biotic species/communities (e.g., oak woodlands, grasslands, and forests)
- c) Habitat that contains or supports rare, endangered, or threatened wildlife or plant species as defined by CDFW and USFWS
- d) Habitat that supports CDFW Species of Special Concern
- e) Areas that provide habitat for rare or endangered species and that meet the definition in CEQA Guidelines Section 15380
- f) Existing game and wildlife refuges and reserves
- g) Lakes, wetlands, estuaries, lagoons, streams, and rivers
- h) Riparian corridors

Special-Status Species

- a) Species listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (ESA) (50 CFR § 17.12 [listed plants], 17.11 [listed animals] and various notices in the Federal Register [proposed species])
- b) Species that are candidates for possible future listing as threatened or endangered under the federal ESA (61 FR § 40, February 28, 1996)
- c) Species listed or proposed for listing by the State of California as threatened or endangered under the California ESA (14 CCR § 670.5)
- d) Plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.)
- e) Species that meet the definitions of rare and endangered under CEQA. CEQA Guidelines Section 15380 provides that a plant or animal species may be treated as “rare or endangered” even if not on one of the official lists.
- f) Plants considered by the California Native Plant Society (CNPS) to be “rare, threatened or endangered in California” (California Rare Plant Rank 1A, 1B, 2A, and 2B) as well as California Rare Plant Rank 3 and 4 plant species
- g) Species designated by CDFW as Fully Protected or as a Species of Special Concern
- h) Species protected under the Federal Bald and Golden Eagle Protection Act
- i) Birds of Conservation Concern or Watch List species
- j) Bats considered by the Western Bat Working Group to be “high” or “medium” priority (Western Bat Working Group 2015)

³⁸ CDFW’s Rarity Ranking follows NatureServe’s Heritage Methodology (Faber-Langendoen, et al. 2016) in which communities are given a G (global) and S (state) rank based on their degree of imperilment (as measured by rarity, trends, and threats). Communities with a Rarity Ranking of S1 (critically imperiled), S2 (imperiled), or S3 (vulnerable) are considered sensitive by CDFW.

Biological Resource Technical Report Minimum Requirements

Report Contents

The Biological Resource Technical Report will include the following information at a minimum.

- a) **Preliminary Agency Consultation.** Describe any pre-survey contact with agencies. Describe any agency approvals that were required for biologists or agency protocols that were applied to the survey effort. Provide copies of correspondence and meeting notes with the names and contact information for agency staff and the dates of consultation as an appendix to the Biological Resources Technical Report.
- b) **Records Search.** Provide the results of all database and literature searches for biological resources within and surrounding the project area. Identify all sources reviewed (e.g., CNDDDB, CNPS, USFWS, etc.).
- c) **Biological Resource Survey Method.** Identify agency survey requirements and protocols applicable to each biological survey that was conducted. Identify the areas where each survey occurred. Identify any limitations for the surveys (e.g., survey timing or climatic conditions) that could affect the survey results.
- d) **Vegetation Communities and Land Cover.** Identify all vegetation communities or land cover types (e.g., disturbed or developed) within the biological survey area. The biological survey area should include a 1,000-foot buffer from project facilities to support CPUC's evaluation of indirect effects.
- e) **Aquatic Resources.** Identify any wetlands, streams, lakes, reservoirs, estuarine, or other aquatic resources within the biological survey area. Provide a wetland delineation and all data sheets including National Wetlands Inventory maps (or the appropriate state wetland maps, if National Wetlands Inventory maps are not available) that show all proposed facilities and include milepost locations for proposed pipeline routes. Provide a copy of agency verification of the wetland delineation if the delineation has been verified by the U.S. Army Corps of Engineers or CDFW. If the delineation has not been verified, describe the process and timing for obtaining agency verification.
- f) **Habitat Assessments.** Evaluate the potential for suitable habitat in the biological survey area for each species identified in the database and literature search.
- g) **Native Wildlife Corridors and Nursery Sites.** Identify any wildlife corridors or nursery sites that occur within the biological survey area.
- h) **Survey Results.** Describe all survey results and include a copy of any focused (e.g., rare plant, protocol special-status wildlife) biological resources survey reports.

Mapping and GIS Data

Provide detailed maps (at approximately 1:3,000 scale or similar), and all associated GIS data for the Biological Resources Technical Report and any supporting biological survey reports, including:

- a) Biological survey area for each survey that was conducted
- b) Vegetation communities and land cover types
- c) Aquatic resource delineation
- d) Special-status plant locations
- e) Special-status wildlife locations
- f) Avian point count locations
- g) Critical habitat
- h) California Coastal Commission or Bay Conservation and Development Commission jurisdictional areas

Attachment 3: Cultural Resource Technical Report Standards

Cultural Resource Inventory Report

Provide a cultural resource inventory report that includes archaeological, unique archaeological, and built-environment resources within all areas that could be affected by the proposed project including areas of indirect effect. The inventory report will include the results of both a literature search and pedestrian survey. The contents will address the requirements in *Archaeological Resource Management Reports: Recommended Contents and Guidelines*. The methodology and results of the inventory should be sufficient to provide the reader with an understanding of the nature, character, and composition of newly discovered and previously identified cultural resources so that the required recommendations about the resource(s) CRHR eligibility are clearly understood. No information regarding the location of the cultural resources will be included in these descriptions. The required Department of Parks and Recreation (DPR) 523 forms, including location information and photographs of the resources, are to be included in a removable confidential appendix to the report.³⁹

The inventory report will meet the following requirements:

- a) The report should clearly discuss the methods used to identify unique archaeological resources (e.g., how the determination was made about the resources' eligibility).
- b) The report should identify large resources such as districts and landscapes where resources indicate their presence, even if federal agencies disagree. It is understood that often only a few contributing elements may be in the project area, and that the boundaries of the large resource may need to be revisited as part of future projects. It is acknowledged that boundaries of districts and landscapes can be difficult to define and there is not always good recorded data on these resources.
- c) In the case of archaeological resources, the report should discuss whether each one is also a unique archaeological resource and explain why or why not.
- d) Descriptions of resources should include spatial relationships to other nearby resources, raw materials sources, and natural features such as water sources and mountains.
- e) The evidence that indicates a particular function or age for a resource should be explicitly described with a clear explanation, not simply asserted.

Cultural Resource Evaluation Report

Provide a cultural resource evaluation report. The report contents required by the state of California are outlined in the *Archaeological Resource Management Reports: Recommended Contents and Guidelines*. The evaluation report should also include:

- a) Resource descriptions and evaluations together, and not in separate volumes or report sections. This will facilitate understanding of each resource.
- b) An evaluation of each potential or eligible California Register of Historical Resources (CRHR) resource within the public archaeology laboratory (PAL) for all seven aspects of integrity⁴⁰ using specific examples for each resource. This evaluation needs to be included in the evaluation

³⁹ Any aspect of the PEA and associated data that Applicants believe to be confidential will be provided in full but may be marked confidential if allowed pursuant to General Order 66 or latest applicable Commission rule (e.g., see Public Records Act Proceeding R.14-11-001).

⁴⁰ The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association, as defined in “*Types of Historical Resources and Criteria for Listing in the California Register of Historical Resources*” [14 CCR 4852(c)].

- report for all resources that could be affected by the project even if the resources were not previously evaluated. Previous evaluations should be reviewed to address change over time.
- c) An evaluation of each potential or eligible CRHR resource within the PAL under all four criteria using specific examples for each resource. This evaluation needs to be included in the evaluation report for all resources that could be affected by the project even if the resources were not previously evaluated. The cultural resources professional should make their own recommendation regarding eligibility, which does not need to agree with previous recommendations for CRHR or NRHP, as long as it is clearly explained.
 - d) For **prehistoric archaeological resources**, Criteria 1, 2 and 341 should be explicitly considered. Research efforts to search for important events and persons related to the resource must be described. This evaluation needs to be included in the evaluation report for all resources that could be affected by the project even if the resources were not previously evaluated. The cultural resources professional should make their own recommendation, which does not need to agree with previous recommendations for CRHR or NRHP eligibility, as long as it is clearly explained.
 - e) While **potential unique archaeological resources** could be identified in the records search report or inventory report, the justification for each individual resource to be considered a resource under CEQA should be presented in this report.
 - f) If surface information collected during survey is sufficient to make an eligibility recommendation, this reasoning should be outlined explicitly for each resource. This is particularly the case for resources that are believed to have buried subsurface components.
 - g) If archaeological testing or additional historical research was required in order to evaluate a resource, the evaluation report will be explicit about why the work was required, the results for each resource, and the subsequent eligibility recommendation.
 - h) For large projects with multiple similar resources where the eligibility justifications for similar resources are essentially identical, it is acceptable to discuss these resources as a group. However, eligibility justifications for each individual resource is preferred, so if the grouping strategy is used, the criteria used to group resources must be clearly justified.
 - i) Large resources such as districts and landscapes may be challenging to fully evaluate in the context of a single project. CPUC encourages the identification and evaluation of these resources with the understanding that often only a few contributing elements may be located within the project area, and that the boundaries of the large resource may need to be revisited as part of future projects. It is understood that a full evaluation of the resource may be beyond the scope of one project. Regardless, the potential for the project to affect any resources within a district or landscape must be defined.

⁴¹ Criteria for Designation on the California Register are as follows (defined in http://ohp.parks.ca.gov/?page_id=21238):

- Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- Criterion 2: Associated with the lives of persons important to local, California or national history.
- Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Attachment 4: CPUC Draft Environmental Measures

About this Attachment: The following CPUC Draft Environmental Measures are provided for consideration during PEA development. They should be discussed with the CPUC's CEQA Unit Staff during Pre-filing, especially with respect to the development of Applicant Proposed Measures. The CPUC Draft Environmental Measures may form the basis for mitigation measures in the CEQA document if appropriate to the analysis of potentially significant impacts. These and other CPUC Draft Environmental Measures may be formally incorporated into Chapter 5 of future versions of the PEA Checklist.

5.1 Aesthetics

Aesthetics Impact Reduction During Construction

All project sites will be maintained in a clean and orderly state. Construction staging areas will be sited away from public view where possible. Nighttime lighting will be directed away from residential areas and have shields to prevent light spillover effects. Upon completion of project construction, project staging and temporary work areas will be returned to pre-project conditions, including re-grading of the site and re-vegetation or re-paving of disturbed areas to match pre-existing contours and conditions.

5.3 Air Quality

Dust Control During Construction

The Applicant shall implement measures to control fugitive dust in compliance with all local air district(s) standards. Dust control measures shall include the following at a minimum:

- All exposed surfaces with the potential of dust-generating shall be watered or covered with coarse rock to reduce the potential for airborne dust from leaving the site.
- The simultaneous occurrence of more than two ground disturbing construction phases on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- Cover all haul trucks entering/leaving the site and trim their loads as necessary.
- Use wet power vacuum street sweepers to sweep all paved access road, parking areas, staging areas, and public roads adjacent to project sites on a daily basis (at minimum) during construction. The use of dry power sweeping is prohibited.
- All trucks and equipment, including their tires, shall be washed off prior to leaving project sites.
- Apply gravel or non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at project sites.
- Water and/or cover soil stockpiles daily.
- Vegetative ground cover shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- All vehicle speeds shall be limited to fifteen (15) miles per hour or less on unpaved areas.
- Implement dust monitoring in compliance with the standards of the local air district.
- Halt construction during any periods when wind speeds are in excess of 50 mph.

5.5 Cultural Resources

Human Remains (Construction and Maintenance)

Avoidance and protection of inadvertent discoveries that contain human remains shall be the preferred protection strategy with complete avoidance of such resources ensured by redesigning the project. If human remains are discovered during construction or maintenance activities, all work shall be diverted from the area of the discovery, and the CPUC shall be informed immediately. The Applicant shall contact the County Coroner to determine whether or not the remains are Native American. If the remains are determined to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC). The NAHC will then identify the person or persons it believes to be the most likely descendant of the deceased Native American, who in turn would make recommendations for the appropriate means of treating the human remains and any associated funerary objects.

If the remains are on federal land, the remains shall be treated in accordance with the Native American Graves Protection and Repatriation Act (NAGPRA). If the remains are not on federal land, the remains shall be treated in accordance with Health and Safety Code Section 7050.5, CEQA Section 15064.5(e), and Public Resources Code Section 5097.98.

5.8 Greenhouse Gas Emissions

Greenhouse Gas Emissions Reduction During Construction

The following measures shall be implemented to minimize greenhouse gas emissions from all construction sites:

- If suitable park-and-ride facilities are available in the project vicinity, construction workers shall be encouraged to carpool to the job site.
- The Applicant shall develop a carpool program to the job site.
- On road and off-road vehicle tire pressures shall be maintained to manufacturer specifications. Tires shall be checked and re-inflated at regular intervals.
- Demolition debris shall be recycled for reuse to the extent feasible.
- The contractor shall use line power instead of diesel generators at all construction sites where line power is available.
- The contractor shall maintain construction equipment per manufacturing specifications.

5.19 Utilities and Service Systems

Notify Utilities with Facilities Above and Below Ground

The Applicant shall notify all utility companies with utilities located within or crossing the project ROW to locate and mark existing underground utilities along the entire length of the project at least 14 days prior to construction. No subsurface work shall be conducted that would conflict with (i.e., directly impact or compromise the integrity of) a buried utility. In the event of a conflict, areas of subsurface excavation or pole installation shall be realigned vertically and/or horizontally, as appropriate, to avoid other utilities and provide adequate operational and safety buffering. In instances where separation between third-party utilities and underground excavations is less than 5 feet, the Applicant shall submit the intended construction methodology to the owner of the third-party utility for review and approval at least 30 days prior to construction. Construction methods shall be adjusted as necessary to assure that the integrity of existing utility lines is not compromised.

5.20 Wildfire

Construction Fire Prevention Plan

A project-specific Construction Fire Prevention Plan for both construction and operation of the project shall be submitted for review prior to initiation of construction. A draft copy of the Plan shall be provided to the CPUC and state and local fire agencies at least 90 days before the start of any construction activities in areas designated as Very High or High Fire Hazard Severity Zones. Plan reviewers shall also include

federal, state, or local agencies with jurisdiction over areas where the project is located. The final Plan shall be approved by the CPUC at least 30 days prior to the initiation of construction activities. The Plan shall be fully implemented throughout the construction period and include the following at a minimum:

- The purpose and applicability of the Plan
- Responsibilities and duties
- Preparedness training and drills
- Procedures for fire reporting, response, and prevention that include:
 - Identification of daily site-specific risk conditions
 - The tools and equipment needed on vehicles and to be on hand at sites
 - Reiteration of fire prevention and safety considerations during tailboard meetings
 - Daily monitoring of the red-flag warning system with appropriate restrictions on types and levels of permissible activity
- Coordination procedures with federal and local fire officials
- Crew training, including fire safety practices and restrictions
- Method(s) for verifying that all Plan protocols and requirements are being followed

A project Fire Marshal or similar qualified position shall be established to enforce all provisions of the Construction Fire Prevention Plan as well as perform other duties related to fire detection, prevention, and suppression for the project. Construction activities shall be monitored to ensure implementation and effectiveness of the Plan.

Fire Prevention Practices (Construction and Maintenance)

The Applicant shall implement ongoing fire patrols during the fire season as defined each year by local, state, and federal fire agencies. These dates vary from year to year, generally occurring from late spring through dry winter periods. During Red Flag Warning events, as issued daily by the National Weather Service, all construction/maintenance activities shall cease, with an exception for transmission line testing, repairs, unfinished work, or other specific activities which may be allowed if the facility/equipment poses a greater fire risk if left in its current state.

All construction/maintenance crews and inspectors shall be provided with radio and cellular telephone access that is operational in all work areas and access routes to allow for immediate reporting of fires. Communication pathways and equipment shall be tested and confirmed operational each day prior to initiating construction/maintenance activities at each work site. All fires shall be reported to the fire agencies with jurisdiction in the area immediately upon discovery of the ignition.

All construction/maintenance personnel shall be trained in fire-safe actions, initial attack firefighting, and fire reporting. All construction/maintenance personnel shall be trained and equipped to extinguish small fires in order to prevent them from growing into more serious threats. All construction/maintenance personnel shall carry at all times a laminated card and be provided a hard hat sticker that list pertinent telephone numbers for reporting fires and defining immediate steps to take if a fire starts. Information on laminated contact cards and hard hat stickers shall be updated and redistributed to all construction/maintenance personnel and outdated cards and hard hat stickers shall be destroyed prior to the initiation of construction/maintenance activities on the day the information change goes into effect.

Construction/maintenance personnel shall have fire suppression equipment on all construction vehicles. Construction/maintenance personnel shall be required to park vehicles away from dry vegetation. Water tanks and/or water trucks shall be sited or available at active project sites for fire protection during construction. The Applicant shall coordinate with applicable local fire departments prior to construction/maintenance activities to determine the appropriate amounts of fire equipment to be carried on vehicles and, should a fire occur, to coordinate fire suppression activities.

**GENERAL ORDER 177
ESTABLISHING RULES FOR APPLICATION, NOTIFICATION, AND
REPORTING REQUIREMENTS FOR
GAS INFRASTRUCTURE LOCATED IN CALIFORNIA**

(Adopted December 1, 2022 by Decision 22-12-021)

SECTION I. GENERAL

Pursuant to the provisions of Sections 451, 454, 701, 702, 761, 762, 768, 770, and 1001 of the Public Utilities Code:

IT IS HEREBY ORDERED that no gas utility as defined in Public Utilities Code Section 891, now subject, or which hereafter may become subject, to the jurisdiction of this California Public Utilities Commission, shall begin construction in this state of any new plant, or modification, alteration, or addition to an existing plant, or facilities, without first complying with the provisions of this General Order.

SECTION II. PURPOSE OF THIS GENERAL ORDER

The Commission has adopted General Order 177 to be responsive to:

- the requirements of the California Environmental Quality Act (CEQA) (Public Resources (Pub. Res.) Code § 21000 et seq.);
- the need for public notice and the opportunity for affected parties and members of the public to be heard by the Commission;
- the obligation of the utilities to serve their customers in a timely and efficient manner; and
- the need to review significant investments in gas infrastructure for consistency with California's long-term greenhouse gas emission reduction, air quality, equity, safety, and reliability goals.

SECTION III. DEFINITIONS

Criteria pollutant – A pollutant for which there is an established National Ambient Air Quality Standard (40 C.F.R. Part 50). The criteria pollutants are carbon monoxide (CO), particulate matter, ozone (O₃) sulfur dioxide (SO₂), lead (Pb), and nitrogen dioxide (NO₂).

Expansion of an existing gas storage field – This means the expansion of the property boundary of a Commission-authorized storage field to increase natural gas storage inventory capacity.

Negative Declaration – A written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and does not require the preparation of an environmental impact report.¹

Non-attainment area – The term “non-attainment area” means, for any air pollutant, an area which is designated “non-attainment” with respect to that pollutant within the meaning of Section 7407(d) of the Clean Air Act (CAA). CAA Section 7501(2).

Project – construction or physical modification of any gas plant with independent utility in the gas system, including compressor or regulator stations, any pipeline or pipeline extension, and any expansion of an existing gas storage field.²

Proponent’s Environmental Assessment (PEA) – A document prepared by an applicant which includes all information and studies required under the Commission’s Information and Criteria List adopted pursuant to Chapter 1200 of the Statutes of 1977 (Government Code Sections 65940 through 65942), which is published on the Commission’s website (Section 1701, Public Utilities Code).

¹ See Pub. Res. Code Sections 21064 and the guidelines for implementation of CEQA, California Code of Regulations, Title 14, Sections 15000 *et seq.*

² Does not include: (a) any installation of environmental monitoring equipment, or any soil or geological investigation, or work to determine feasibility of the use of a particular site for the proposed facilities that does not result in a serious or major disturbance to an environmental resource; (b) gas service pipelines connecting to customer facilities, service laterals, and/or service pipes, as used in utility Tariff Rule 16, or work on customer meters; (c) gas corporation office buildings; (d) replacement of an emergency diesel back-up generator with a lower-emission emergency back-up generator.

Sensitive Receptors - include but are not limited to any living quarters such as private homes, condominiums, apartments, retirement homes, prisons, dormitories, or other temporary or permanent housing; education institutions, including preschools and schools operating kindergarten or any of grades 1 to 12, inclusive; day care centers; and health care facilities, including hospitals, nursing homes, and long-term care and hospice facilities.

Serious, severe and extreme non-attainment areas - Non-attainment areas designated as “serious,” “severe” or “extreme” by the US Environment Protection Agency in the “Green Book” of National Ambient Air Quality Standards (NAAQS) based on the area’s design value for a specific criteria pollutant type.

Toxic air contaminant - an air pollutant which may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health, pursuant to Section 39655 of the California Health and Safety Code.

SECTION IV. NEED FOR COMMISSION AUTHORIZATION

A. Certificate of Public Convenience and Necessity (CPCN)

1. No gas corporation shall begin any gas project meeting the criteria below without first submitting an application for a CPCN:
 - a. project cost exceeds \$75 million;³ or
 - b. (1) the project is located within 1,000 feet of a sensitive receptor; and (2) operation of the completed project by the gas corporation requires a permit from the relevant

³ Applicants shall determine project costs using a cost estimate consistent with Association for the Advancement of Cost Engineering methodologies appropriate to the project’s stage of development and anticipated technical construction or scope change risk. Cost estimates shall include direct and indirect costs. Direct costs are costs for labor, material, services and other expenses incurred to design, engineer, plan, permit, execute and document a project. This includes the development costs, project management, material, construction, inspection, environmental and other project execution activities. Indirect costs are for Administrative & General, purchasing, warehousing, pension and benefits, payroll tax and other costs that are overhead in nature, as well as Allowance for Funds Used During Construction (AFUDC) and property taxes. Cost estimates shall take into consideration the design of the project, the expected duration of construction, an estimate of the effects of economic inflation, and any known engineering difficulties associated with the project.

local air quality district for: (a) an increase in levels of a toxic air contaminant;⁴ or (b) an increase in levels of a criteria air pollutant, if the area is listed as a serious, severe, or extreme non-attainment area for that pollutant.

2. The Commission may, via decision, change the \$75 million threshold in Section IV(A)(1) from time to time, as appropriate, based on changes to the Consumer Price Index, or for other reasons.

B. Compliance with Section IV(A)(1) is not required for any of the following exemptions:

- a. any plant, line, extension, repair, replacement, or modification of existing facilities or structures that is required pursuant to a California Geologic Energy Management Division (CalGEM) Emergency Order or regulation, the Pipeline and Hazardous Materials Safety Administration (PHMSA), this Commission, or any other regulatory agency for safety reasons; or
- b. projects that have a scheduled in-service date occurring before January 1, 2024 and projects for which an application for approval has been submitted to an air quality management district for compliance with an environmental rule prior to the effective date of this General Order; or,
- c. emergency projects (for example: repairs, upgrades, replacements, restorations) as defined by CEQA Guideline § 15269 and Pub. Res. Code §§ 21060.3 and 21080(b)(2) & (4) to ensure safe and reliable gas supplies.

SECTION V. NOTICE

A. Provision of Notice of a project requiring a CPCN

Notice of a project requiring a CPCN shall be provided as follows:⁵

⁴ Increase in levels of a toxic air contaminant is defined as an increase exceeding (1) de minimis levels or (2), where relevant, allowable limits set by the local air quality district.

⁵ To the extent possible, notices should be provided in a format accessible to the visually impaired.

1. By electronic service to the planning commission and the legislative body for each county or city or tribal land in which the proposed facility would be located, the California Energy Commission, the State Department of Transportation and its Division of Aeronautics, the Secretary of the California Natural Resources Agency, the Department of Fish and Wildlife, the Department of Health Services, the State Water Resources Control Board, the California Air Resources Board, and other interested parties having requested such notification. The utility shall also give notice to the following agencies and subdivisions in whose jurisdiction the proposed facility would be located: the Air Pollution Control District, the California Regional Water Quality Control Board, the State Department of Transportation's District Office, and any other State or Federal agency, including but not limited to PHMSA and CalGEM, which would have jurisdiction over the proposed construction;
2. By mail to all owners of land on which the proposed facility would be located and owners of property within 300 feet of the right-of-way as determined by the most recent local assessor's parcel roll available to the utility at the time notice is sent;
3. By advertisement, not less than once a week, two weeks successively, in a newspaper or newspapers of general circulation in the county or counties in which the proposed facilities will be located, the first publication to be not later than ten days after filing of the application; and
4. By posting a notice on-site and off-site where the project would be located. A copy of the notice shall be delivered to the Commission's Public Advisor and the Energy Division on the same day it is mailed. A declaration of mailing and posting as required by this subsection shall be filed with the Commission within five (5) days of completion;
5. By publishing the notice prominently on the website of the entity seeking a CPCN; and
6. By serving the notice to relevant service lists, including Rulemaking 20-01-007, or a successor proceeding, and the gas corporation's most recent general rate case application proceeding.

B. Contents of Notices

Each gas corporation shall consult with the Commission's Energy Division and Public Advisor to develop and approve a standard for the notice required by Section V(A) and Section V(C), which shall contain, at a minimum, the following information:⁶

1. The application number assigned by the Commission;
2. A concise description of the proposed project, its purpose and its location in terms clearly understandable to the average reader;
3. A summary of potential environmental impacts including criteria air pollutant, toxic air contaminant and greenhouse gas emissions from the proposed project and any measures taken or proposed by the utility to reduce potential environmental impacts;
4. Instructions on obtaining or reviewing a copy of the application, including the Proponent's Environmental Assessment (PEA) or available equivalent, from the utility;
5. The applicable procedure for protesting the application, including how to electronically file comments; and
6. A short summary of information provided to the Commission under Section VI below.

C. Notification Requirements for Claimed Exemptions

1. Gas corporations invoking exemptions (a) – (b) listed under Section IV(B) shall comply with the following notification requirements no later than 60 days prior to commencing the project. Gas corporations invoking exemption (c) shall comply with the following notification requirements no later than 60 days of initiating the project:
 - a. notify the Commission through the submittal of an information-only Tier 1 advice letter pursuant to General Order 96-B, or its successor;

⁶ Commission Staff shall post submitted notices to the Commission's webpage on Long Term Gas Planning within 30 days of receiving it.

- b. inform relevant governmental entities, including the planning commission and the legislative body for each county or city in which the proposed facility would be located, or the work would occur, any other agency that would have jurisdiction over the proposed action, and any other entities that have requested such notifications by direct mail, or otherwise requested means; and
 - c. notify the general public by direct mail to all owners and occupants of land on which the proposed facility or action would be located, and the owner and occupants of property within 300 feet of the facilities or action as determined by the most recent local assessor's parcel roll available to the utility at the time notice is sent.
2. Notices of exemptions shall contain, at a minimum, the following information:
 - a. Any relevant Commission application or advice letter number, and information on how to contact the Commission's Consumer Affairs Branch;
 - b. A concise description of the proposed project, its purpose and its location;
 - c. A summary of potential environmental impacts including emissions from the proposed facilities and any measures taken or proposed by the utility to reduce potential environmental impacts;
 - d. An explanation of why the project is exempted under General Order 177; and
 - e. Information on ways to obtain more information from the utility about the proposed project.

SECTION VI. INFORMATION REQUIRED FOR CPCN APPLICATIONS

- A. An application for a CPCN shall include or have attached to it the following:⁷
 1. Statement of the reasons why and facts showing that the completion and operation of the proposed facility is necessary to promote the safety, health, comfort, and convenience of the public, including:

⁷ CPCN applications for storage expansion projects are not required to include an analysis of non-pipeline alternatives, as outlined in Section VI(A)(4)(a), nor an analysis of alternative routes, as outlined in Sections VI(A)(4)(b), VI(A)(4)(d) and VI(A)(5)(c).

- a. an explanation of why existing facilities are inadequate or need repair to meet applicable safety or reliability standards;
 - b. need for the project when accounting for projected declines in gas demand over the project's estimated useful life;
 - c. impact of the proposed project on expected future gas demand;
 - d. estimated useful life of the project;
 - e. consistency with applicable long-term gas infrastructure orders adopted by the Commission including in the Commission's Long-Term Gas Planning proceeding (Rulemaking 20-01-007) and successor proceedings;
2. Safety and reliability information, including planned provisions for emergency operations and shutdowns, and affected infrastructure locations;
 3. Summary of the potential environmental impact of the proposed project, including in the context of the state's greenhouse gas emission reduction and carbon neutrality goals;
 4. Analysis of alternatives, including non-pipeline alternatives, and a demonstration that no reasonable alternatives to the proposed project exist.
 - a. Examination of non-pipeline alternatives shall consider:
 1. The customers to be served by the proposed project, and whether direct support for electrification, consumption reduction (energy efficiency, conservation and demand response), and/or alternative methods to provide necessary energy supplies for these customers could be accomplished at a lower cost and/or with lesser environmental impact than the proposed project;
 2. The potential environmental impacts of alternatives, including emissions; and
 3. An estimate of the costs of the environmental and health impacts of the project, as well as the direct and indirect costs of the project.

- b. Reasons for adoption of the route or location selected, including comparison with alternative routes or locations, the advantages and disadvantages of each, the comparative availability of alternate routes or locations, and justification for the proposed route or location;
 - c. If the proposed project is located within an Environmental and Social (ESJ) Community as defined in the most recent version of the Commission's ESJ Action Plan, the discussion of alternatives shall discuss whether it is possible to relocate the project and, if so, steps taken to locate the project outside such areas;
 - d. A listing of the governmental agencies with which proposed route reviews have been undertaken, including a written agency response to the applicant's written request for a brief position statement by each agency.⁸ In the absence of a written agency position statement, the utility may submit a statement of its understanding of the position of such agencies;
 - e. The discussion of alternatives shall include a cost analysis comparing the proposed project with any feasible alternatives, including non-pipeline alternatives, calculated over the lifetime of the project; and,
 - f. The discussion of alternatives shall consider pollution burden in the project location and shall discuss steps taken to minimize gas infrastructure density and/or ensure substantial economic benefits to local residents.
5. Basic project information, including:
- a. A schedule showing the program for right-of-way acquisition, design, material acquisition, construction, testing and operating dates;
 - b. Available site information, including maps and description; present, proposed, and ultimate development; as appropriate, geological, aesthetic, ecological, tsunami, seismic, water supply, population, and load center data;

⁸ Such listing shall include the Native American Heritage Commission, which shall constitute notice on California Indian Reservation Tribal governments.

- c. A map of suitable scale of the proposed routing showing details of the right-of-way in the vicinity of settled areas, parks, recreational areas, scenic areas, and existing electrical transmission lines within one mile of the proposed route;
 - d. Preliminary engineering and design information on the project; and,
 - e. A project implementation plan showing how the project would be contracted for and constructed. This plan shall show how all major tasks would be integrated and shall include a proposed timetable identifying the design, construction, completion, and operation dates for each major component of the plant, line, or extension.
6. Cost information:
- a. An estimate of “fully loaded” costs, including direct and indirect costs, taking into consideration the design of the project, the expected duration of construction, an estimate of the effects of economic inflation and any known engineering difficulties associated with the project, and including preliminary estimates of the costs of financing, construction, and operation, including fuel, maintenance, and dismantling or inactivation after the useful life of the plant, line, or extension;
 - b. A demonstration of the financial impact of the plant, line, or extension construction on the utility’s ratepayers, stockholders, and on the cost of the utility’s borrowed capital. The cost analyses shall be performed for the projected useful life of the plant, line, or extension, including dismantling or inactivation after the useful life of the plant, line, or extension;
 - c. A design and construction management and cost control plan which indicates, to the extent feasible, the contractual and working responsibilities and interrelationships between the utility’s management and other major parties involved in the project. This plan shall also include a construction progress information system and specific cost controls; and
 - d. An estimate of the guaranteed cost of capital investment benefit to the utility from the project.
7. Equity information:

- a. A detailed statement explaining how the project is consistent with the goals of the Commission's ESJ Action Plan; and,
 - b. A summary of outreach to, and engagement undertaken with, local communities (including relevant community-based organizations), likely to be impacted by the proposed project.
8. A PEA, prepared according to the most recent version of the Commission's *Guidelines for Energy Project Applications Requiring CEQA Compliance: Pre-filing and Proponent's Environmental Assessments* (PEA Guidelines).⁹
- B. No later than 30 days after the filing of the application, the Commission staff shall review it and notify the utility of any deficiencies in the information and data submitted in the application. The utility shall correct any deficiencies within 60 days thereafter or explain in writing to the Commission staff why it is unable to do so. It shall include in any such written response an estimate of when it will be able to correct the deficiencies. Upon correction of any deficiencies in the application, the Commission staff shall determine whether CEQA applies, and if so, whether a Negative Declaration or an EIR has been or will be prepared. The process required by CEQA, and Commission Rule 17.1, will be followed in addition to the Commission's standard decision-making process for applications. The Commission shall issue a decision within the time limits prescribed by Government Code Section 65920 et seq. (the Permit Streamlining Act).
- C. Pursuant to the most recent version of the Commission's PEA Guidelines, applicants shall initiate a pre-filing meeting with Commission CEQA Staff no later than 60 days prior to filing of the application to assist with ensuring the completeness of the CPCN filing. With the exception of CPCN applications filed within 120 days from issuance of the decision adopting this General Order, applicants shall submit a draft PEA to Commission CEQA Staff at least three months prior to application filing.

⁹ 2019 Version available as of September 13, 2022 at: <https://www.cpuc.ca.gov/-/media/cpuc-website/files/legacyfiles/c/6442463239-ceqa-pre-filing-guidelines-pea-checklist-nov-2019.pdf>.

Applicants may provide Section VI required information elements within the PEA so long as a clear mapping to the location of the required information within the PEA is also provided.

SECTION VII. COMPLAINTS AND PREEMPTION OF LOCAL AUTHORITY

- A. Complaints may be filed with the Commission for resolution of any alleged violations of this General Order pursuant to the Commission's Rules of Practice and Procedure. A complaint which does not allege that the matter has first been brought to Commission staff for informal resolution may be referred to staff to attempt to resolve the matter informally.
- B. This General Order clarifies that local jurisdictions acting pursuant to local authority are preempted from regulating gas utility facilities constructed by public utilities subject to the Commission's jurisdiction. However, in locating such projects, the public utilities shall consult with local agencies regarding land use matters. In instances where the public utilities and local agencies are unable to resolve their differences, the local agency should promptly file a complaint with the Commission.

SECTION VIII. REVIEW OF GAS INFRASTRUCTURE PROJECTS BY OTHER STATE OR FEDERAL AGENCIES

Nothing in this General Order shall be construed to preempt or otherwise limit the jurisdiction of state agencies other than this Commission, or federal agencies, to exercise the full range of their jurisdiction under state or federal law over facilities subject to this General Order.

SECTION IX. CEQA COMPLIANCE

Construction of facilities for which a CPCN is required pursuant to this General Order shall not commence without either a finding that it can be seen with certainty that there is no possibility that the construction of those facilities may have a significant effect on the environment or that the project is otherwise exempt from CEQA, or the adoption of a final EIR or Negative Declaration.

SECTION X. REPORT OF PLANNED GAS INVESTMENTS

- A. Subject to any new reporting requirements that may be established in Rulemaking 20-01-007, or a successor proceeding, every gas corporation is required to serve and file, in Rulemaking 20-01-007 or a successor proceeding, a Report of Planned Gas Investments for any project expected to exceed \$50 million or meeting the criteria in Section IV(A)(1)(b), using a 10-year forecast for investments, on or before March 1 of each year,

starting March 1, 2023.¹⁰ Gas corporations shall include in each annual report the planned investments meeting the criteria included in Section IV(A)(1) that they anticipate claiming as exempt under Section IV(B) above.

B. The report shall include the following:¹¹

1. A list of projects, arranged in chronological order by planned service date, for which a CPCN has been received but which have not yet been placed in-service;
2. A list of planned projects, arranged in chronological order by the planned in-service date, on which proposed route or corridor reviews are being undertaken with governmental agencies or for which applications have already been filed; and
3. A list of planned projects or planning corridors, arranged in chronological order by the planned in-service date, on which planning corridor or route reviews have not started, which will be needed during the forecast periods.

C. For each project listed in the report under Section X(B), the report should include the following information:

1. relevant size parameters (e.g., length in miles);
2. planned service date;
3. cities and counties involved; including whether the planned project is located with an ESJ community as defined in the Commission's ESJ Action Plan;

¹⁰ Cost estimates for purposes of this reporting threshold shall include direct and indirect costs. Direct costs are costs for labor, material, services and other expenses incurred to design, engineer, plan, permit, execute and document a project. This includes the development costs, project management, material, construction, inspection, environmental and other project execution activities. Indirect costs are for Administrative & General, purchasing, warehousing, pension and benefits, payroll tax and other costs that are overhead in nature, as well as AFUDC and property taxes. Cost estimates for reporting purposes shall take into consideration the design of the project, the expected duration of construction, an estimate of the effects of economic inflation, and any known engineering difficulties associated with the project.

¹¹ For planned investments meeting the criteria included in Section IV(A)(1) that they anticipate claiming as exempt under Section IV(B) above, gas corporations are not required to include in their annual reports information required under Section X(C)(6) and under Section X(D).

4. detailed description of the gas infrastructure project including information on what will be modified or constructed, what specific actions will be taken, and why the project will be conducted;
 5. the projected capital expenditure;
 6. cumulative environmental impact of successive projects of the same types, in the same place;
 7. a description of the cost drivers; and
 8. other relevant information.
- D. For each project listed in the report under Section X(B) that is expected to be in-service within five years of the date the report is submitted, the report should include the following additional information:
1. high level analysis of non-pipeline alternatives considered;¹²
 2. total projected quantified reliability cost savings over the expected life of the project;¹³
 3. projected construction expenditures; and
 4. projected operating costs over the expected life of the asset as of the year the report is filed (in both nominal and net-present value terms).

¹² Annual Reports of Planned Gas Investments served and filed by independent storage providers are not required to include the information required in Section X(D)(1).

¹³ Based on inclusion of an appropriate number of 1 in 10 days. The definition of the gas demand on a 1-in-10 winter day shall reflect the approach used by the gas utility in its design standard, including adjustment based on changing weather patterns, adapted to extend over the life of the project. Methods and assumptions used to make the projection shall be included in the application.

National Historic Landmarks

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List of NHLs by State

Please Note

This page contains a list of all National Historic Landmarks.

For copies of NHL nomination forms, please consult our **Search pages**.

Alabama (39)

Alabama (USS) - 01/14/86

Mobile, Mobile County, AL

Apalachicola Fort Site - 07/19/64

Russell County, AL

Barton Hall - 11/07/73

Colbert County, AL

Bethel Baptist Church, Parsonage, and Guard House - 04/05/05

Birmingham, Jefferson County, AL

Bottle Creek Site (Updated Documentation 04/05/05) - 04/19/94

Baldwin County, AL

Brown Chapel A.M.E. Church - 12/09/97

Selma, Dallas County, AL

City Hall - 11/07/73

Mobile, Mobile County, AL

Clayton, Henry D., House - 12/08/76

Barbour County, AL

Curry, J. L. M. , Home - 12/21/65

Talladega County, AL

Dexter Avenue Baptist Church - 05/30/74

Montgomery, Montgomery County, AL

Drum (USS) - 01/14/86

Mobile, Mobile County, AL

Episcopal Church of the Nativity - 06/21/90

Huntsville, Madison County, AL

First Confederate Capitol - 12/19/60

Montgomery, Montgomery County, AL

Fort Mitchell Site - 06/21/90

Russell County, AL

Fort Morgan - 12/19/60

Mobile Point, Baldwin County, AL

Fort Toulouse Site - 10/09/60

Elmore County, AL

Foster Auditorium - 04/05/05

Tuscaloosa, Tuscaloosa County, AL

Gaineswood - 11/07/73

Demopolis, Marengo County, AL

Government Street Presbyterian Church - 10/05/92

Mobile, Mobile County, AL

Ivy Green (Helen Keller Birthplace) - 03/31/92

Tuscumbia, Colbert County, AL

Kenworthy Hall - 08/18/04

Marion, Perry County, AL

Monroe County Courthouse - 01/13/2021

Monroeville, Monroe County, AL

Montgomery (Snagboat) - 06/30/89

Pickensville, Pickens County, AL

Montgomery Union Station and Trainshed - 12/08/76

Montgomery, Montgomery County, AL

Moundville Site - 07/19/64

Hale County, AL

Neutral Buoyancy Space Simulator - 10/03/85

Huntsville, Madison County, AL

Pettus, Edmund, Bridge - 02/27/13

Selma, Dallas County, AL

Propulsion and Structural Test Facility - 10/03/85

Huntsville, Madison County, AL

Redstone Test Stand - 10/03/85

Huntsville, Madison County, AL

St. Andrew's Church - 11/07/73

Prairieville, Hale County, AL

Saturn V Dynamic Test Stand - 10/03/85

Huntsville, Madison County, AL

Saturn V Space Vehicle - 02/10/87

Huntsville, Madison County, AL

Sixteenth Street Baptist Church - 02/20/06

Birmingham, Jefferson County, AL

Sloss Blast Furnaces - 05/29/81

Birmingham, Jefferson County, AL

Swayne Hall, Talladega College - 12/02/74

Talladega, Talladega County, AL

Tuskegee Institute - 06/23/65

Macon County, Alabama

U.S. Post Office and Courthouse (Frank M. Johnson Jr. Federal Building and U.S. Courthouse) - 07/21/15

Montgomery, AL

Wilson Dam - 11/13/66

Colbert and Lauderdale Counties, AL

Yancey, William L., Law Office (Withdrawal of Designation 03/05/86) - 11/07/73

Montgomery, Montgomery County, AL

Yuchi Town Site - 06/19/96

Russell County, AL

Properties Determined Eligible for National Historic Landmark Designation by the Secretary of the Interior

Alabama Old Mobile Site - 1/03/01

Mobile County, AL

Alaska (50)

Adak Army Base and Adak Naval Operating Base - 02/27/87

Adak Island, Aleutians West Census Area, AK

Alaska Native Brotherhood Hall - 06/02/78

Baranof Island, Sitka Borough, AK

Amalik Bay Archeological District - 04/04/05

King Salmon, Lake and Peninsula Borough, AK

American Flag Raising Site - 06/13/62

Baranof Island, Sitka Borough, AK

Anangula Site - 06/02/78

Ananiuliak Island, Aleutians West Census Area, AK

Attu Battlefield and U.S. Army and Navy Airfields on Attu - 02/04/85

Attu Island, Aleutians West Census Area, AK

Bering Expedition Landing Site - 06/02/78

Kayak Island, Valdez-Cordova Census Area, AK

Birnirk Site - 12/29/62

North Slope Borough, AK

Brooks River Archeological District - 04/19/93

Katmai National Park & Preserve, Bristol Bay Borough, AK

Cape Krusenstern Archeological District - 11/07/73

Northwest Arctic Borough, AK

Cape Nome Mining District Discovery Sites - 06/02/78

Nome Census Area, AK

Chaluka Site - 12/29/62

Umnak Island, Aleutians East Census Area, AK

Chilkoot Trail and Dyea Site - 06/16/78

Skagway-Hoonah-Angoon Census Area, AK

Church of the Holy Ascension - 04/15/70

Amaknak Island, Aleutians West Census Area, AK

Dry Creek Archeological Site - 06/02/78

Yukon-Koyukuk Census Area, AK

Dutch Harbor Naval Operating Base and Fort Mears, U.S. Army - 02/04/85

Amaknak Island, Aleutians West Census Area, AK

Eagle Historic District - 06/02/78

Eagle, Yukon-Koyukuk Census Area, AK

Fort Durham Site - 06/02/78

Juneau Borough, AK

Fort Glenn - 05/28/87

Aleutians West Census Area, AK

Fort William H. Seward - 06/02/78

Port Chilkoot, Haines Borough, AK

Gallagher Flint Station Archeological Site - 06/02/78

North Slope Borough, AK

Gambell Sites (Withdrawal of Designation - 01/13/89) - 12/29/62

Nome Census Area, AK

Holy Assumption Orthodox Church - 04/15/70

Kenai, Kenai Peninsula Borough, AK

Ipiutak Site - 01/20/61

North Slope Borough, AK

Iyatayet Site - 01/20/61

Nome, Nome Census Area, AK

Jackson, Sheldon, School - 08/07/01

Sitka, Sitka Borough, AK

Japanese Occupation Site, Kiska Island - 02/04/85

Kiska Island, Aleutians West Census Area, AK

Kake Cannery - 12/09/97

Kake, Wrangell-Petersburg Census Area, AK

Kennecott Mines - 06/23/86

Kennecott, Valdez-Cordova Census Area, AK

Kijik Archeological District -10/12/94

Lake Clark National Park & Preserve, Lake and Peninsula Borough, AK

Kodiak Naval Operating Base and Forts Greely and Abercrombie - 02/04/85

Kodiak Island Borough, AK

Ladd Field - 02/04/85

Fairbanks North Star Borough, AK

Leffingwell Camp Site - 06/02/78

Flaxman Island, North Slope Borough, AK

Nenana (River Steamboat) - 05/05/89

Fairbanks, Fairbanks North Star Borough, AK

New Russia Site - 06/02/78

Skagway-Hoonah-Angoon Census Area, AK

Old Sitka - 06/13/62

Sitka, Sitka Borough, AK

Onion Portage Archeological District - 06/02/78

Northwest Arctic Borough, AK

Palugvik Site - 12/29/62

Hawkins Island, Valdez-Cordova Census Area, AK

Russian-American Building #29 - 05/28/87

Baranof Island, Sitka Borough, AK

Russian-American Company Magazin - 06/13/62

Kodiak, Kodiak Island Borough, AK

Russian Bishop's House - 06/13/62

Baranof Island, Sitka Borough, AK

St. Michael's Cathedral - 06/13/62

Baranof Island, Sitka Borough, AK

Seal Island Historic District - 06/13/62

St. Paul Island, Aleutians West Census Area, AK

Sitka Naval Operating Base and U.S. Army Coastal Defenses - 08/11/86

Sitka, Sitka Borough, AK

Sitka Spruce Plantation - 06/02/78

Amaknak Island, Aleutians West Census Area, AK

Skagway Historic District and White Pass - 06/13/62

Skagway-Hoonah-Angoon Census Area, AK

Sourdough Lodge (Withdrawal of Designation 06/03/94) - 06/02/78

Skagway-Hoonah-Angoon Census Area, AK

Thomas, George C., Memorial Library 06/02/78

Fairbanks, Fairbanks North Star Borough, AK

Three Saints Bay Site - 06/02/78

Kodiak Island, Kodiak Island Borough, AK

Wales Site - 12/29/62

Nome Census Area, AK

Walrus Islands Archeological District - 12/23/16

Dillingham Census Area, AK

Yukon Island Main Site - 12/29/62

Yukon Island, Kenai Peninsula Borough, AK

Arizona (47)

1956 Grand Canyon TWA-United Airlines Aviation Accident Site - 04/22/14

Grand Canyon National Park, Coconino County, AZ

Air Force Facility Missile Site 8 (Titan II ICBM Site 571-7) - 04/19/94

Green Valley, Pima County, AZ

Awatovi Ruins - 07/19/64

Navajo County, AZ

Casa Malpais Site - 07/19/64

Apache County, AZ

Colter, Mary Jane, Buildings - 05/28/87

Coconino County, AZ

Desert Laboratory - 12/21/65

Pima County, AZ

Double Adobe Site - 01/20/61

Cochise County, AZ

El Tovar - 05/28/87

South Rim, Grand Canyon National Park, Coconino County, AZ

Fort Apache and Theodore Roosevelt School - 03/02/12

Fort Apache, Navajo County, AZ

Fort Bowie and Apache Pass - 12/19/60

Cochise County, AZ

Fort Huachuca - 05/11/76

Fort Huachuca, Cochise County, AZ

Gatlin Site - 07/19/64

Maricopa County, AZ

Grand Canyon Depot - 05/28/87

South Rim, Grand Canyon National Park, Coconino County, AZ

Grand Canyon Lodge - 05/28/87

North Rim, Grand Canyon National Park, Coconino County, AZ

Grand Canyon Park Operations Building - 05/28/87

South Rim, Grand Canyon National Park, Coconino County, AZ

Grand Canyon Power House - 05/28/87

South Rim, Grand Canyon National Park, Coconino County, AZ

Grand Canyon Village - 02/18/97

South Rim, Grand Canyon National Park, Coconino County, AZ

Hoover Dam (also in Nevada) - 08/20/85

Mohave County, AZ, and Clark County, NV

Hubbell Trading Post - 12/12/60

Ganado, Apache County, AZ

Jerome Historic District - 11/13/66

Jerome, Yavapai County, AZ

Kinishba Ruins - 07/19/64

Gila County, AZ

Klagetoh (Leegito) Chapter House - 01/13/2021

Klagetoh, Apache County, AZ

Lehner Mammoth-Kill Site - 05/28/67

Cochise County, AZ

Lowell Observatory - 12/21/65

Coconino County, AZ

Merriam, C. Hart, Base Camp Site - 12/21/65

Little Springs, Coconino County, AZ

Mission Los Santos Angeles de Guevavi - 06/21/90

Santa Cruz County, AZ

Murray Springs Clovis Site - 10/16/12

Cochise County, AZ

Navajo Nation Council Chamber - 08/18/04

Window Rock, Apache County, AZ

Old Oraibi - 07/19/64

Navajo County, AZ

Painted Desert Community Complex - 12/23/16

Petrified Forest National Park, Apache County, AZ

Painted Desert Inn - 05/28/87

Navajo County, AZ

Phelps Dodge General Office Building - 05/04/83

Bisbee, Cochise County, AZ

Point of Pines Sites - 07/19/64

Graham County, AZ

Poston Elementary School, Unit 1, Colorado River Relocation Center - 10/16/12

La Paz County, AZ

Pueblo Grande Ruin and Irrigation Sites - 07/19/64

Phoenix, Maricopa County, AZ

Roosevelt Dam (Withdrawal of Designation - 03/10/99) - 05/23/63

Gila and Maricopa Counties, AZ

Sage Memorial Hospital School of Nursing, Ganado Mission - 01/16/09

Ganado, Apache County, AZ

San Bernardino Ranch - 07/19/64

Cochise County, AZ

San Cayetano de Calabazas - 12/14/90

Santa Cruz County, AZ

San Xavier del Bac Mission - 10/09/60

Pima County, AZ

Sierra Bonita Ranch - 07/19/64

Cochise and Graham Counties, AZ

Snaketown - 07/19/64

Pinal County, AZ

Taliesin West - 05/20/82

Maricopa County, AZ

Tombstone Historic District - 07/04/61

Tombstone, Cochise County, AZ

Tumacacori Museum - 05/28/87

Tumacacori, Santa Cruz County, AZ

Ventana Cave - 01/20/61

Pima County, AZ

Winona Site - 07/19/64

Coconino County, AZ

Yuma Crossing and Associated Sites (also in California) - 11/13/66

Yuma, Yuma County, AZ, and Winterhaven, Imperial County, CA

Arkansas (17)

Arkansas Post - 10/09/60

Cross County, AR

Bates, Daisy House - 01/03/01

Little Rock, Pulaski County, AR

Bathhouse Row - 05/28/87

Hot Springs, Garland County, AR

Beginning Point of the Louisiana Purchase Land Survey - 04/19/93

Lee, Phillips, & Monroe Counties, AR

Camden Expedition Sites - 04/19/94

Clark, Cleveland, Grant, Hempstead, Nevada, Ouachita, and Pulaski Counties, AR

Centennial Baptist Church - 07/31/03

Helena, Phillips County, AR

City of Oakland (USS Hoga) (Tug) (Relocated from California) - 06/30/89

Little Rock, Pulaski County, AR

Eaker Site - 06/19/96

Mississippi County, AR

Fort Smith (Updated/Additional Documentation and Boundary Revision Approved 2/27/15) - 12/19/60

Fort Smith, Sebastian County, AR

Little Rock Central High School - 05/20/82

Little Rock, Pulaski County, AR

Menard-Hodges Site - 04/11/89

Nady, Arkansas County, AR

Nodena Site - 07/19/64

Mississippi County, AR

Old State House -12/09/97

Little Rock, Pulaski County, AR

Parkin Indian Mound - 07/19/64

Cross County, AR

Robinson, Joseph Taylor, House - 10/12/94

Little Rock, Pulaski County, AR

Rohwer Relocation Center Memorial Cemetery - 07/06/92

Desha County, AR

Toltec Mounds Site - 06/02/78

Lonoke County, AR

California (147)

Abbey, The, Joaquin Miller Home - 12/29/62

Oakland, Alameda County, CA

Ahwahnee, The - 05/28/87

Mariposa County, CA

Alcatraz Island - 01/17/86

San Francisco, San Francisco County, CA

Alma (Scow Schooner) - 06/07/88

San Francisco, San Francisco County, CA

Angelus Temple - 04/27/92

Los Angeles, Los Angeles County, CA

Anza House - 04/15/70

San Juan Bautista, San Benito County, CA

Aquatic Park - 05/28/87

San Francisco, San Francisco County, CA

Asilomar Conference Grounds - 02/27/87

Pacific Grove, Monterey County, CA

Balboa Park - 12/22/77

San Diego, San Diego County, CA

Balclutha (Square-Rigger) - 02/04/85

San Francisco, San Francisco County, CA

Baldwin Hills Village - 01/03/01

Los Angeles, Los Angeles County, CA

Bancroft, Hubert H., Ranch House - 12/29/62

Spring Valley, San Diego County, CA

Bank of Italy Building - 06/02/78

San Francisco, San Francisco County, CA

Barnsdall, Aline, Complex (Hollyhock House) - 03/29/07

Los Angeles, CA

Berkeley (Ferry) - 12/14/90

San Diego, San Diego County, CA

Big Four House - 07/04/61

Sacramento, Sacramento County, CA

Bodie Historic District - 07/04/61

Bodie, Mono County, CA

Borax Lake Site - 09/20/06

Clear Lake, Lake County, CA

Bradbury Building - 05/05/77

Los Angeles, Los Angeles County, CA

Burbank, Luther, House and Garden - 06/19/64

Santa Rosa, Sonoma County, CA

C. A. Thayer (Schooner) - 11/13/66

San Francisco, San Francisco County, CA

California Powder Works Bridge - 02/27/15

Santa Cruz County, CA

Carmel Mission - 10/09/60

Carmel, Monterey County, CA

Carrizo Plain Archeological District - 03/02/12

San Luis Obispo County, CA

Castro, Jose, House - 05/15/70

San Juan Bautista, San Benito County, CA

Chicano Park - 12/23/16

San Diego, San Diego County, CA

City of Oakland (USS Hoga) (Tug) (relocated to Arkansas) - 06/30/89

Suisun Bay, Benicia, Solano County, CA

Coloma - 07/04/61

El Dorado County, CA

Columbia Historic District - 07/04/61

Tuolumne County, CA

Coso Rock Art District (formerly Big and Little Petroglyph Canyons - name change and updated documentation 08/07/01) - 07/19/64

Inyo County, CA

Donner Camp Sites - 01/20/61

Nevada County, CA

Drakes Bay Historic and Archeological District - 10/16/12

Marin County, CA

Eames House (Case Study House #8) - 09/20/06

Pacific Palisades, Los Angeles County, CA

Elmshaven (Ellen White House) - 11/04/93

St. Helena, Napa County, CA

Estudillo House - 04/15/70

San Diego, San Diego County, CA

Eureka (Double-Ended Ferry) - 02/04/85

San Francisco, San Francisco County, CA

Fir (USCGC) (relocated from Benicia, CA) - 04/27/92

Benicia, Solano County, CA

First Church of Christ, Scientist - 12/22/77

Berkeley, Alameda County, CA

First Pacific Coast Salmon Cannery Site (Withdrawal of Designation - 07/14/2004) - 04/06/64

Broderick, Yolo County, CA

Flood, James C., Mansion - 11/13/66

San Francisco, San Francisco County, CA

Folsom Powerhouse - 05/29/81

Folsom, Sacramento County, CA

Fort Ross Commander's House - 11/05/61

Sonoma County, CA

Fort Ross Chapel (Withdrawal of Designation - 12/07/71) - 10/08/69

Jenner, Sonoma County, CA

Fort Ross Commander's House - 05/15/70

Sonoma County, CA

Fresno Sanitary Landfill - 08/07/01

Fresno, CA

Gamble House - 12/22/77

Pasadena, Los Angeles County, CA

Gonzalez House - 04/15/70

Santa Barbara, Santa Barbara County, CA

Guajome Ranch House - 04/15/70

San Diego County, CA

Hale Solar Laboratory - 12/20/89

Pasadena, Los Angeles County, CA

Hanna-Honeycomb House - 06/29/89

Stanford, Santa Clara County, CA

Harada House - 12/14/90

Riverside, Riverside County, CA

Hearst San Simeon Estate - 05/11/76

San Simeon, San Luis Obispo County, CA

Hercules (Tug) - 01/17/86

San Francisco, San Francisco County, CA

Hoover, Lou Henry and Herbert, House - 02/04/85

Palo Alto, Santa Clara County, CA

Hornet (CVS-12) (USS) - 12/04/91

Alameda Point, Alameda County, CA

Hotel del Coronado - 05/05/77

Coronado, San Diego County, CA

Hubble, Edwin, House - 12/08/76

San Marino, Los Angeles County, CA

Jeremiah O'Brien (Liberty Ship) 01/14/86

San Francisco, San Francisco County, CA

Knight's Ferry Bridge - 10/16/12

Stanislaus County, CA

La Purisima Mission - 04/15/70

Santa Barbara County, CA

Lake Merritt Wild Duck Refuge - 05/23/63

Oakland, Alameda County, CA

Lane Victory (Victory Ship) - 12/14/90

San Pedro, Los Angeles County, CA

Larkin House - 12/19/60

Monterey, Monterey County, CA

Las Flores Adobe - 10/18/68

San Diego County, CA

Le Conte Memorial Lodge - 05/28/87

Yosemite Calley, Mariposa County, CA

Lightship WAL-605, "Relief" - 12/20/89

Oakland, Alameda County, CA

Little Tokyo Historic District - 06/12/95

Los Angeles, Los Angeles County, CA

Locke Historic District - 12/14/90

Locke, Sacramento County, CA

London, Jack, Ranch - 12/29/62

Sonoma County, CA

Looff Carousel & Roller Coaster on the Santa Cruz Beach - 02/27/87

Santa Cruz, Santa Cruz County, CA

Los Alamos Ranch House - 04/15/70

Santa Barbara County, CA

Los Angeles Memorial Coliseum - 07/27/84

Los Angeles, Los Angeles County, CA

Los Cerritos Ranch House - 04/15/70

Long Beach, Los Angeles County, CA

Lower Klamath National Wildlife Refuge (also in Oregon) - 01/12/65

Siskiyou County, CA and Klamath County, OR

Manzanar War Relocation Center - 02/04/85

Inyo County, CA

Mare Island Naval Shipyard - 05/15/75

Vallejo, Solana County, CA

Marin County Civic Center - 07/17/91

San Raphael, Marin County, CA

Mendocino Woodlands Recreational Demonstration Area - 09/25/97

Mendocino County, CA

Mission Beach Roller Coaster - 02/27/87

San Diego, San Diego County, CA

Mission Inn - 05/05/77

Riverside, Riverside County, CA

Mission San Miguel Arcángel - 03/20/06

San Miguel, San Luis Obispo County, CA

Mission Santa Inès - 01/20/99

Solvang, Santa Barbara County, CA

Modjeska House - 12/14/90

Modjeska, Orange County, CA

Monterey Custom House - 12/19/60

Monterey, Monterey County, CA

Monterey Old Town Historic District - 04/15/70

Monterey, Monterey County, CA

Muir, John, House - 12/29/62

Martinez, Contra Costa County, CA

Neutra Studio and Residences (VDL Research House) - 12/23/16

Los Angeles, Los Angeles County, CA

New Almaden - 07/04/61

Santa Clara County, CA

Nixon, Richard M., Birthplace - 05/31/73

Yorba Linda, Orange County, CA

Norris, Frank, Cabin - 12/29/62

Santa Clara County, CA

Nuestra Señora Reina de la Paz - 10/08/12

Kern County, CA

Oak Grove Butterfield Stage Station - 11/05/61

San Diego County, CA

Old Mission Dam - 05/21/63

San Diego, San Diego County, CA

Old Sacramento Historic District - 01/12/65

Sacramento, Sacramento County, CA

Old Scripps Building - 05/20/82

La Jolla, San Diego County, CA

Our Lady of Guadalupe Mission Chapel - 12/23/16

San Jose, Santa Clara County, CA

Pampanito (USS) - 01/14/86

San Francisco, San Francisco County, CA

Paramount Theatre - 05/05/77

Oakland, Alameda County, CA

Parsons Memorial Lodge - 05/28/87

Tuolumne Meadows, Tuolumne County, CA

Petaluma Adobe - 04/15/70

Sonoma County, CA

Pioneer Deep Space Station - 10/03/85

Fort Irwin, San Bernardino County, CA

Point Reyes Lifeboat Station - 12/20/89

Point Reyes, Marin County, CA

Pony Express Terminal - 07/04/61

Sacramento, Sacramento County, CA

Potomac (Presidential Yacht) - 12/14/90

Oakland, Alameda County, CA

Presidio - 06/13/62

San Francisco, San Francisco County, CA

Ralph J. Scott (Fireboat) - 06/30/89

San Pedro, Los Angeles County, CA

Ralston, William C., Home - 11/13/66

Belmont, San Mateo County, CA

Rancho Camulos - 02/16/00

Piru, Ventura County, CA

Ranger's Club - 05/28/87

Yosemite Valley, Mariposa County, CA

Rock Magnetics Laboratory (Withdrawal of Designation - 03/08/99) - 10/12/94

Menlo Park, CA

Rogers Dry Lake - 10/03/85

Kern and San Bernardino Counties, CA

Room 307, Gilman Hall, University of California - 12/21/65

Berkeley, Alameda County, CA

Rose Bowl - 02/27/87

Pasadena, Los Angeles County, CA

Royal Presidio Chapel - 10/09/60

Monterey, Monterey County, CA

San Diego Mission Church - 04/15/70

San Diego County, CA

San Diego Presidio - 10/09/60

San Diego, San Diego County, CA

San Francisco Bay Discovery Site - 05/23/68

San Mateo County, CA

San Francisco Cable Cars - 01/29/64

San Francisco, San Francisco County, CA

San Francisco Civic Center - 02/27/87

San Francisco, San Francisco County, CA

San Francisco Old Mint - 07/04/61

San Francisco, San Francisco County, CA

San Francisco Port of Embarkation, U.S. Army - 02/04/85

San Francisco, San Francisco County, CA

San Juan Bautista Plaza Historic District - 04/15/70

San Juan Bautista, San Benito County, CA

San Luis Rey Mission Church - 04/15/70

San Diego County, CA

Santa Barbara County Courthouse - 04/05/05

Santa Barbara, Santa Barbara County, CA

Santa Barbara Mission - 10/09/60

Santa Barbara, Santa Barbara County, CA

Santa Monica Looff Hippodrome - 02/27/87

Santa Monica, Los Angeles County, CA

Scripps, George H., Memorial Marine Biological Laboratory - 05/20/82

La Jolla, San Diego County, CA

Sinclair, Upton, House - 11/11/71

Monrovia, Los Angeles County, CA

Sonoma Plaza - 12/19/60

Sonoma, Sonoma County, CA

Space Flight Operations Facility - 10/03/85

Pasadena, Los Angeles County, CA

Space Launch Complex 10 - 06/23/86

Lompoc, Santa Barbara County, CA

Stanford, Leland, House - 05/28/87

Sacramento, Sacramento County, CA

Star of India (Bark) - 11/13/66

San Diego, San Diego County, CA

Steedman Estate (Casa del Herrero) - 01/16/09

Santa Barbara, Santa Barbara County, CA

Sutter's Fort - 01/20/61

Sacramento, Sacramento County, CA

Swedenborgian Church - 08/18/04

San Francisco, San Francisco County, CA

Tao House - 07/17/71

Contra Costa County, CA

The Forty Acres - 10/06/08

Delano, Kern County, CA

Tolowat, Gunther Island Site 67 - 07/19/64

Humboldt County, CA

Tule Lake Segregation Center - 02/17/06

Newell, Modoc County, CA

Twenty-Five-Foot Space Simulator - 10/03/85

Pasadena, Los Angeles County, CA

Unitary Plan Wind Tunnel - 10/03/85

Moffett Field, Santa Clara County, CA

U.S. Immigration Station, Angel Island - 12/09/97

Tiburon Vicinity, Marin County, CA

United States Post Office and Court House (Court House for the Central District of California) - 10/16/12

Los Angeles, CA

U.S. Post Office and Court House (James R. Browning U.S. Court of Appeals) - 10/16/12

San Francisco, CA

Walker Pass - 07/04/61

Kern County, CA

Wapama (Steam Schooner) (Withdrawal of Designation - 02/27/2015) - 04/20/84

Richmond, Contra Costa County, CA

Warner's Ranch - 01/20/61

San Diego County, CA

Watts Towers - 12/14/90

Los Angeles, Los Angeles County, CA

Wawona Hotel and Thomas Hill Studio - 05/28/87

Wawona, Mariposa County, CA

Well No. 4, Pico Canyon Oil Field - 11/13/66

Los Angeles County, CA

Yuma Crossing and Associated Sites (also in Arizona) - 11/13/66

Winterhaven, Imperial County, CA, and Yuma, Yuma County, AZ

Properties Determined Eligible for National Historic Landmark Designation by the Secretary of the Interior

Saddle Rock Ranch Pictograph Site - 3/16/90

Malibu, Los Angeles County, CA

Colorado (26)

Bent's Old Fort - 12/19/60

Otero County, CO

Central City/Black Hawk Historic District - 07/04/61

Central City, Gilpin County, CO

Colorado Chautauqua - 02/10/06

Boulder, CO

Colorado Fuel and Iron Company Administrative Complex - 01/13/2021

Pueblo, CO

Cripple Creek Historic District - 07/04/61

Cripple Creek, Teller County, CO

Denver & Rio Grande Railroad San Juan Extension (Cumbres & Toltec Scenic Railroad) (also in Rio Arriba County, NM) - 10/16/12

Conejos and Archuleta County, CO

Denver Civic Center - 10/16/12

Denver, CO

Durango-Silverton Narrow-Gauge Railroad - 07/04/61

La Plata and San Juan Counties, CO

Georgetown-Silver Plume Historic District - 11/13/66

Clear Creek County, CO

Granada Relocation Center - 02/10/06

Granada, Prowers County, CO

Leadville Historic District - 07/04/61

Leadville, Lake County, CO

Lindenmeier Site - 01/20/61

Larimer County, CO

Lowry Ruin - 07/19/64

Montezuma County, CO

Ludlow Tent Colony Site - 01/16/09

Ludlow, Las Animas County, CO

Mesa Verde Administrative District - 05/29/87

Mesa Verde National Park, Montezuma County, CO

Philadelphia Toboggan Company Carousel #6 - 02/27/87

Burlington, Kit Carson County, CO

Pike's Peak - 07/04/61

El Paso County, CO

Pike's Stockade - 07/04/61

Conejos County, CO

Raton Pass (also in New Mexico) - 12/19/60

Las Animas County, CO and Colfax County, NM

Red Rocks Park and Mount Morrison Civilian Conservation Corps Camp - 07/21/15

Jefferson County, CO

Rocky Mountain National Park Administration Building - 01/03/01

Estes Park, Larimer County, CO

Shenandoah-Dives (Mayflower) Mill - 02/16/00

Silverton, San Juan County, CO

Silverton Historic District - 07/04/61

Silverton, San Juan County, CO

Telluride Historic District - 07/04/61

Telluride, San Miguel County, CO

Trujillo Homesteads - 02/01/12

Hooper, Alamosa County, CO

United States Air Force Academy, Cadet Area - 04/01/04

El Paso County, CO

Connecticut (64)

Alsop, Richard IV, House - 01/16/09

Middletown, Middlesex County, CT

Austin, A. Everett, House - 04/19/94

Hartford, Hartford County, CT

Barnard, Henry, House - 12/21/65

Hartford, Hartford County, CT

Birdcraft Sanctuary - 04/19/93

Fairfield, Fairfield County, CT

Bowen, Henry, C., House (Roseland) - 10/05/92

Woodstock, Windham County, CT

Bush-Holley House - 07/17/91

Greenwich, Fairfield County, CT

Buttolph-Williams House - 10/18/68

Wethersfield, Hartford County, CT

Charles W. Morgan (Bark) - 11/13/66

Mystic, New London County, CT

Cheney Brothers Historic District - 06/02/78

Manchester, Hartford County, CT

Chittenden, Russell Henry, House - 05/15/75

New Haven, New Haven County, CT

Coltsville Historic District (formerly known as Samuel Colt Home [Armsmear]) (Name Change, Boundary Change, and Additional Documentation Approved 10/06/08) - 11/13/66

Hartford, Hartford County, CT

Connecticut Agricultural Experiment Station - 07/19/64

New Haven, New Haven County, CT

Connecticut Hall, Yale University - 12/21/65

New Haven, New Haven County, CT

Connecticut State Capitol - 12/30/70

Hartford, Hartford County, CT

Crandall, Prudence, House - 07/17/91

Canterbury, Windham County, CT

Dana, James Dwight, House - 01/12/65

New Haven, New Haven County, CT

Deane, Silas, House - 11/28/72

Wethersfield, Hartford County, CT

Ellsworth, Oliver, Homestead - 12/20/89

Windsor, Hartford County, CT

Emma C. Berry - 10/12/94

Mystic, New London County, CT

First Church of Christ - 05/15/75

Farmington, Hartford County, CT

First Presbyterian Church - 1/13/2021

Fairfield County, CT

Fort Shantok Archeological District - 04/12/93

Montville, New London County, CT

Griswold, Florence, House and Museum - 04/19/93

Old Lyme, New London County, CT

Grove Street Cemetery - 02/16/00

New Haven, New Haven County, CT

Hill-Stead - 07/17/91 (Updated Documentation 01/13/2021)

Farmington, Hartford County, CT

Huntington, Samuel, Birthplace - 11/11/71

Scotland, Windham County, CT

Johnson, Philip, Glass House - 02/18/97

New Canaan, Fairfield County, CT

Kimberly Mansion - 05/30/74

Glastonbury, Hartford County, CT

L. A. Dunton - 11/04/93

Mystic, New London County, CT

Litchfield Historic District - 10/18/68

Litchfield, Litchfield County, CT

Lockwood-Mathews Mansion - 12/30/70

Norwalk, Fairfield County, CT

Marsh, Othniel C., House - 01/12/65

New Haven, New Haven County, CT

Mashantucket Pequot Reservation Archeological District - 04/12/93

Ledyard, New London County, CT

Mather, Stephen Tyng, Home - 11/27/63

Darien, Fairfield County, CT

Mendel, Lafayette B., House - 01/07/76

New Haven, New Haven County, CT

Merrill, James, House - 10/31/16

Stonington, New London County, CT

Monte Cristo Cottage - 07/17/71

New London, New London County, CT

Morley, Edward W., House - 05/15/75

West Hartford, Hartford County, CT

Nautilus (USS) - 05/20/82

Groton, New London County, CT

New Haven Green Historic District - 12/30/70

New Haven, New Haven County, CT

Norton, Charles H., House - 05/11/76

Plainville, Hartford County, CT

Old Newgate Prison - 11/28/72

Granby, Hartford County, CT

Old State House - 12/19/60

Hartford, Hartford County, CT

Palmer, Nathaniel, House - 06/19/96

Stonington, New London County, CT

Portland Brownstone Quarries - 05/16/00

Portland, Middlesex County, CT

Reeve, Tapping, House and Law School - 12/21/65

Litchfield, Litchfield County, CT

Remington, Frederic, House - 12/21/65

Ridgefield, Fairfield County, CT

Rogers, John, Studio - 12/21/65

Ridgefield, Fairfield County, CT

Russell, Samuel, Wadsworth House - 08/07/01

Middletown, CT

Sabino (Passenger Steamboat) - 10/05/92

Mystic, New London County, CT

Site of the First Telephone Exchange (Withdrawal of Designation - 1973) - 01/29/64

New Haven, New Haven County, CT

The Steward's House, Foreign Mission School - 10/31/16

Cornwall, Litchfield County, CT

Stanley-Whitman House - 10/09/60

Farmington, Hartford County, CT

Stowe, Harriet Beecher, House - 02/27/13

Hartford, Hartford County, CT

Sturges, Jonathan, House (The Cottage) - 04/19/94

Fairfield, Fairfield County, CT

Tarbell, Ida, House - 04/19/93

Easton, Fairfield County, CT

Trumbull, John, Birthplace - 12/21/65

Lebanon, New London County, CT

Twain, Mark, Home - 12/29/62

Hartford, Hartford County, CT

Webb, Joseph, House - 01/20/61

Wethersfield, Hartford County, CT

Webster, Noah, Birthplace - 12/29/62

Hartford, Hartford County, CT

Whitfield, Henry, House - 09/25/97

Guilford, New Haven County, CT

Williams, Austin F., Carriagehouse and House - 08/05/98

Farmington, Hartford County, CT

Williams, William, House - 11/11/71

Lebanon, New London County, CT

Wolcott, Oliver, House - 11/11/71

Litchfield, Litchfield County, CT

Yale Bowl - 02/27/87

New Haven, New Haven County, CT

Delaware (14)

Aspendale - 04/15/70

Kent County, Delaware

Broom, Jacob, House - 12/02/74

Montchanin, New Castle County, Delaware

Corbit Sharp House - 12/24/67

Odessa, New Castle County, Delaware

Dickinson, John, House - 01/20/61

Kent County, Delaware

Eleutherian Mills - 11/13/66

Greenville, New Castle County, Delaware

Fort Christina - 11/05/61

Wilmington, New Castle County, Delaware

Holy Trinity (Old Swedes) Church - 11/05/61

Wilmington, New Castle County, Delaware

Howard High School - 04/05/05

Wilmington, New Castle County, Delaware

Lightship Lv-118 (Overfalls) - 06/14/11

Lewes, Sussex County, Delaware

Lombardy Hall - 12/02/74

Wilmington, New Castle County, Delaware

New Castle Court House (Old Courthouse) (Updated Documentation 07/31/03) - 11/28/72

New Castle, New Castle County, Delaware

New Castle Historic District - 12/24/67

New Castle, New Castle County, Delaware

Read II, George, House - 12/23/16

New Castle, New Castle County, Delaware

Stonum - 11/07/73

New Castle, New Castle County, Delaware

District of Columbia (75)

Abbe, Cleveland, House - 05/15/75

Washington, District of Columbia

Administration Building, Carnegie Institution of Washington - 06/23/65

Washington, District of Columbia

American Federation of Labor Building - 05/30/74

Washington, District of Columbia

American Peace Society - 05/30/74

Washington, District of Columbia

Anderson House - 06/19/96

Washington, District of Columbia

Andrew Rankin Memorial Chapel, Frederick Douglass Memorial Hall, Founders Library, Howard University - 01/03/01

Washington, District of Columbia

Arts and Industries Building, Smithsonian Institution - 11/11/71

Washington, District of Columbia

Ashburton House - 11/07/73

Washington, District of Columbia

Baker, Newton D., House - 12/08/76

Washington, District of Columbia

Blair House - 10/26/73

Washington, District of Columbia

Borah, William E., Apartment, Windsor Lodge - 12/08/76

Washington, District of Columbia

Bruce, Blanche K., House - 05/15/75

Washington, District of Columbia

Carnegie Endowment for International Peace - 05/30/74

Washington, District of Columbia

Cary, Mary Ann Shadd, House - 12/08/76

Washington, District of Columbia

City Hall/D.C. Courthouse - 12/19/60

Washington, District of Columbia

Congressional Cemetery - 06/14/11

Washington, District of Columbia

Constitution Hall - 09/16/85

Washington, District of Columbia

Corcoran Gallery and School of Art - 04/27/92

Washington, District of Columbia

Coues, Elliot, House - 05/15/75

Washington, District of Columbia

Decatur House - 12/19/60

Washington, District of Columbia

Franklin School - 06/19/96

Washington, District of Columbia

Gallaudet College Historic District - 12/21/65

Washington, District of Columbia

General Federation of Women's Clubs Headquarters - 12/04/91

Washington, District of Columbia

General Post Office - 11/11/71

Washington, District of Columbia

Georgetown Historic District - 05/28/67

Washington, District of Columbia

Gompers, Samuel, House - 05/30/74

Washington, District of Columbia

Grimke, Charlotte Forten, House - 05/11/76

Washington, District of Columbia

Healy Hall, Georgetown University - 12/23/87

Washington, District of Columbia

Howard, General Oliver Otis, House - 05/30/74

Washington, District of Columbia

Hughes, Charles Evans, House - 11/28/72

Washington, District of Columbia

Johnson, Hiram W., House - 12/08/76

Washington, District of Columbia

Lafayette Building - 09/01/05

Washington, District of Columbia

Lafayette Square Historic District - 09/06/70

Washington, District of Columbia

Library of Congress - 12/21/65

Washington, District of Columbia

Mellon, Andrew, Building - 05/11/76

Washington, District of Columbia

Memorial Continental Hall - 11/28/72

Washington, District of Columbia

Meridian Hill Park - 04/19/94

Washington, District of Columbia

National Training School for Women and Girls - 07/17/91

Washington, District of Columbia

National War College - 11/28/72

Washington, District of Columbia

Octagon House - 12/19/60

Washington, District of Columbia

Old Naval Observatory - 01/12/65

Washington, District of Columbia

Old Patent Office - 01/12/65

Washington, District of Columbia

Pan American Union Headquarters - 1/13/2021

Washington, District of Columbia

Pension Building - 02/04/85

Washington, District of Columbia

Perkins, Francis, House - 07/17/91

Washington, District of Columbia

Philadelphia (Gundelo) - 01/20/61

Washington, District of Columbia

Red Cross (American National) Headquarters - 06/23/65

Washington, District of Columbia

Renwick Gallery - 11/11/71

Washington, District of Columbia

Richards, Zalmon, House - 12/21/65

Washington, District of Columbia

St. Elizabeths Hospital - 12/14/90

Washington, District of Columbia

St. John's Church - 12/19/60

Washington, District of Columbia

St. Luke's Episcopal Church - 05/11/76

Washington, District of Columbia

Sequoia (Presidential Yacht) Relocated from Virginia - 12/23/87

Washington, District of Columbia

Sewall-Belmont House - 05/30/74

Washington, District of Columbia

Sousa, John Philip, Junior High School - 08/07/01

Washington, District of Columbia

Smithsonian Building - 01/12/65

Washington, District of Columbia

State, War, and Navy Building- 11/11/71

Washington, District of Columbia

Supreme Court Building - 05/04/87

Washington, District of Columbia

Terrell, Mary Church, House - 05/15/75

Washington, District of Columbia

Tudor Place - 12/19/60

Washington, District of Columbia

Twelfth Street YMCA Building - 10/12/94

Washington, District of Columbia

Underwood, Oscar W., House - 12/08/76

Washington, District of Columbia

United Mine Workers of America Building - 04/05/05

Washington, District of Columbia

United States Capitol - 12/19/60

Washington, District of Columbia

United States Department of the Treasury - 11/11/71

Washington, District of Columbia

United States Marine Corps Barracks and Commandant's House - 05/11/76

Washington, District of Columbia

United States Soldier's Home - 11/07/73

Washington, District of Columbia

Volta Bureau - 11/28/72

Washington, District of Columbia

Washington Aqueduct (also in Maryland) - 11/07/73

Great Falls, Montgomery County, Maryland

Dalecarlia Reservoir, Washington, District of Columbia

Washington Navy Yard - 05/11/76

Washington, District of Columbia

White, David, House - 01/07/76

Washington, District of Columbia

White House - 12/19/60

Washington, District of Columbia

Wilson, Woodrow, House - 07/19/64

Washington, District of Columbia

Woodson, Carter G., House - 05/11/76

Washington, District of Columbia

Woodward, Robert Simpson, House - 01/07/76

Washington, District of Columbia

Florida (47)

Bethune, Mary McLeod, Home - 12/02/74

Daytona Beach, Volusia County, Florida

Bok Tower Gardens (Historic Bok Sanctuary) - 04/19/93

Lake Wales, Polk County, Florida

British Fort - 05/15/75

Franklin County, Florida

Cape Canaveral Air Force Station - 04/16/84

Brevard County, Florida

Cathedral of St. Augustine - 04/15/70

St. Augustine, St. Johns County, Florida

Crystal River Site - 06/21/90

Citrus County, Florida

Dade Battlefield - 11/07/73

Sumter County, Florida

Douglas, Marjory Stoneman, House - 02/27/15

Miami, Florida

Dudley Farm - 01/13/2021

Newberry, Alachua County, Florida

El Centro Español de Tampa - 06/03/88

Tampa, Hillsborough County, Florida

Ferdinand Magellan-United States Car No. 1 - 02/04/85

Miami, Miami-Dade County, Florida

Florida Southern College Historic District - 03/02/12

Lakeland, Polk County, Florida

Fort King Site - 02/24/04

Ocala, Marion County, Florida

Fort Mose Site - 10/12/94

St. Johns County, Florida

Fort San Carlos De Barrancas - 10/09/60

Pensacola, Escambia County, Florida

Fort San Marcos de Apalache - 11/13/66

St. Marks, Wakulla County, Florida

Fort Walton Mound - 07/19/64

Fort Walton Beach, Okaloosa County, Florida

Fort Zachary Taylor - 05/31/73

Key West, Monroe County, Florida

Freedom Tower - 10/06/08

Miami, Miami-Dade County, Florida

González Alvarez House - 04/15/70

St. Augustine, St. Johns County, Florida

Governor Stone (Schooner) (Relocated From Ft. Walton Beach, Florida) - 12/04/91

Panama City, Bay County, Florida

Hemingway, Ernest, House - 10/18/68

Key West, Monroe County, Florida

Hotel Ponce de Leon - 02/17/06

St. Augustine, St. Johns County, Florida

Hurston, Zora Neale, House - 12/04/91

Fort Pierce, St. Lucie County, Florida

Ingham (USCGC) (Moved From Mt. Pleasant, SC) - 04/27/92

Key West, Monroe County, Florida

Llambias House - 04/15/70

St. Augustine, St Johns County, Florida

Maple Leaf - 10/12/94

Jacksonville, Duval County, Florida

Mar-A-Lago - 12/23/80

Palm Beach, Palm Beach County, Florida

Miami Biltmore Hotel & Country Club - 06/19/96

Coral Gables, Miami-Dade County, Florida

The Miami Circle at Brickell Point Site - 01/16/09

Miami, Miami-Dade County, Florida

Mud Lake Canal - 09/20/06

Monroe County, Florida

Norman Film Manufacturing Company - 10/31/16

Jacksonville, Duval County, Florida

Okeechobee Battlefield - 07/04/61

Okeechobee County, Florida

Pelican Island National Wildlife Refuge - 05/23/63

Indian River County, Florida

Pensacola Naval Air Station Historic District - 12/08/76

Pensacola, Escambia County, Florida

Plaza Ferdinand VII - 10/09/60

Pensacola, Escambia County, Florida

Ponce de Leon Inlet Light Station - 08/05/98

Ponce Inlet, Volusia County, Florida

Rawlings, Marjorie Kinnan, House And Farm Yard - 09/20/06

Cross Creek, Alachua County, Florida

Research Studio (Maitland Art Center), The - 08/25/14

Maitland, Orange County, Florida

Safety Harbor Site - 07/19/64

Pinellas County, Florida

St. Augustine Town Plan Historic District - 04/15/70

St. Augustine, St. Johns County, Florida

San Luis de Talimali (Formerly Known As San Luis de Apalache) (Updated Documentation 2004) - 10/09/60

Leon County, Florida

Tampa Bay Hotel - 05/11/76

Tampa, Hillsborough County, Florida

Vizcaya - 04/19/94

Miami, Miami-Dade County, Florida

White Hall (Henry M. Flagler House) - 02/16/00

Palm Beach, Palm Beach County, Florida

Windover Archeological Site - 05/28/87

Titusville, Brevard County, Florida

Ybor City Historic District - 12/14/90

Tampa, Hillsborough County, Florida

Properties Determined Eligible for National Historic Landmark Designation by the Secretary of the Interior

Hialeah Park Race Track - 01/11/88

Hialeah, Miami-Dade County, Florida

Georgia (50)

Andalusia Farm (Flannery O'Connor Home) - 1/27/2022

Milledgeville, Baldwin County, GA

Bellevue - 11/07/73

La Grange, Troup County, GA

Benet, Stephen Vincent, House - 11/11/71

Augusta, Richmond County, GA

Calhoun Mine - 11/07/73

Lumpkin County, GA

Carmichael House - 11/07/73

Macon, Bibb County, GA

Central of Georgia Railroad Shops and Terminal - 12/08/76

Savannah, Chatham County, GA

Chieftains - 11/07/73

Rome, Floyd County, GA

College Hill - 11/11/71

Augusta, Richmond County, GA

Columbus Historic Riverfront Industrial District - 06/02/78

Columbus, Muscogee County, GA

Dixie Coca-Cola Bottling Company Plant - 05/04/83

Atlanta, Fulton County, GA

Dorchester Academy Boys' Dormitory - 09/20/06

Midway, Liberty County, GA

Etowah Mounds - 07/19/64

Bartlow County, GA

Fort James Jackson - 02/16/00

Savannah, Chatham County, GA

Fox Theatre - 05/11/76

Atlanta, Fulton County, GA

Governor's Mansion - 07/11/73

Milledgeville, Baldwin County, GA

Grady, Henry W., House - 05/11/76

Athens, Clarke County, GA

Green-Meldrim House - 05/11/76

Savannah, Chatham County, GA

Harris, Joel Chandler, House - 12/19/62

Atlanta, Fulton County, GA

Hay House - 11/07/73

Macon, Bibb County, GA

Herndon Home - 02/16/00

Atlanta, Fulton County, GA

Historic Augusta Canal and Industrial District - 12/22/77

Augusta, Richmond County, GA

Jekyll Island Historic District - 06/02/78

Jekyll Island, Glynn County, GA

King, Martin Luther, Jr., Historic District - 05/05/77

Atlanta, Fulton County, GA

Kolomoki Mounds - 07/19/64

Early County, GA

Lapham-Patterson House - 11/07/73

Thomasville, Thomas County, GA

Liberty Hall - 05/04/83

Crawfordville, Taliaferro County, GA

Low, Juliette Gordon, Historic District (Revised Documentation - 03/21/06) - 06/23/65

Savannah, Chatham County, GA

New Echota - 11/07/73

Gordon, Gordon county, GA

Old Medical College - 06/19/96

Augusta, Richmond County, GA

Octagon House - 11/07/73

Columbus, Muscogee County, GA

Owens-Thomas House - 05/11/76

Savannah, Chatham County, GA

Pine Mountain State Park - 09/26/97

Harris County, GA

Ross, John, House - 11/07/73

Rossville, Walker County, GA

St. Catherine's Island - 12/16/69

Liberty County, GA

Savannah Historic District - 11/13/66

Savannah, Chatham County, GA

Scarbrough, William, House - 11/07/73

Savannah, Chatham County, GA

Springer Opera House - 06/02/78

Columbus, Muscogee County, GA

Stallings Island - 01/20/61

Columbia County, GA

State Capitol - 11/07/73

Atlanta, Fulton County, GA

Stone Hall, Atlanta University - 12/02/74

Atlanta, Fulton County, GA

Sweet Auburn Historic District - 12/08/76

Atlanta, Fulton County, GA

Telfair Academy of Arts and Sciences - 05/11/76

Savannah, Chatham County, GA

Toombs, Robert, House - 11/07/73

Washington, Wilkes County, GA

Traveler's Rest - 01/29/64

Stephens County, GA

Tupper-Barnett House - 11/07/73

Washington, Wilkes County, GA

U.S. Post Office and Courthouse (Elbert Parr Tuttle U.S. Court of Appeals Building) - 07/21/15

Atlanta, GA

Walton, George, House - 12/21/81

Augusta, Richmond County, GA

Warm Springs Historic District - 01/16/80

Meriwether County, GA

Watson, Thomas E., House - 05/11/76

Thomson, McDuffie County, GA

Wilson, Woodrow, Boyhood Home - 10/06/08

Augusta, Richmond County, GA

Hawaii (33)

Arizona (USS) - 05/05/89

Pearl Harbor Naval Base, Honolulu, Honolulu County, HI

Bowfin (USS) - 01/14/86

Pearl Harbor Naval Base, Honolulu, Honolulu County, HI

Cincpac Headquarters - 05/28/87

Pearl Harbor Naval Base, Honolulu, Honolulu County, HI

Cook Landing Site - 12/29/62

Waimea, Kauai County, HI

Falls of Clyde (Four-Masted Oil Tanker) - 04/11/89

Honolulu, Honolulu County, HI

Hickam Field - 09/16/85

Hickam Air Force Base, Honolulu, Honolulu County, HI

Hokukano-Ualapue Complex - 12/29/62

Molokai, Maui County, HI

Honokohau Settlement - 12/29/62

Hawaii County, HI

Huilua Fishpond - 12/29/62

Honolulu County, HI

Iolani Palace - 12/29/62

Honolulu, Honolulu County, HI

Kalaupapa Leprosy Settlement - 01/07/76 (Updated Documentation 01/13/2021)

Molokai Island, Kalawao County, HI

Kamakahonu - 12/29/62

Kailua-Kona, Hawaii County, HI

Kaneohe Naval Air Station - 05/28/87

Honolulu County, HI

Kaunolu Village Site - 12/29/62

Lanai Island, Maui County, HI

Kawaiahao Church and Mission Houses - 12/29/62

Honolulu, Honolulu County, HI

Keauhou Holua Slide - 12/29/62

Keauhou, Hawaii County, HI

Lahaina Historic District - 12/29/62

Lahaina, Maui County, HI

Loaloa Heiau - 12/29/62

Maui County, HI

Mauna Kea Adz Quarry - 12/29/62

Hawaii County, HI

Mookini Heiau - 12/29/62

Hawaii County, HI

Old Sugar Mill of Koloa - 12/29/62

Koloa, Kauai County, HI

Opana Radar Site - 04/19/94

Honolulu County, HI

Palm Circle - 05/28/87

Honolulu, Honolulu County, HI

Piilanihale Heiau - 01/29/64

Maui County, HI

Puukohola Heiau - 12/29/62

Hawaii County, HI

Puu O Mahuka Heiau - 12/29/62

Honolulu County, HI

Russian Fort - 12/29/62

Kauai County, HI

South Point Complex - 12/29/62

Hawaii County, HI

United States Naval Base, Pearl Harbor - 01/29/64

Pearl Harbor Naval Base, Honolulu, Honolulu County, HI

Utah (USS) - 05/05/89

Pearl Harbor Naval Base, Honolulu, Honolulu County, HI

Wailua Complex of Heiaus - 12/29/62

Kauai County, HI

Washington Place - 03/29/07

Honolulu, HI

Wheeler Field - 05/28/87

Wheeler Air Force Base, Honolulu County, HI

Idaho (10)

Assay Office - 05/30/61

Boise, Ada County, ID

Bear River Massacre Site - 06/21/90

Preston, Fanklin County, ID

Camas Meadows Battle Sites - 04/11/89

Kilgore, Clark County, ID

Cataldo Mission - 07/04/61

Cataldo, Kootenai County, ID

City of Rocks - 07/19/64

Cassia County, ID

Experimental Breeder Reactor No. 1 - 12/21/65

Butte County, ID

Fort Hall - 01/20/61

Bannock County, ID

Lemhi Pass (also in Montana) - 10/09/60

Lemhi County, ID, and Beaverhead County, MT

Lolo Trail (also in Montana) - 10/09/60

Clearwater and Idaho Counties, ID, and Missoula County, MT

Weippe Prairie - 5/23/66

Clearwater County, ID

Illinois (89)

Abbott, Robert S., House - 12/08/76

Chicago, Cook County, IL

Adler Planetarium - 02/27/87

Chicago, Cook County, IL

Auditorium Building - 05/15/75

Chicago, Cook County, IL

Bishop Hill Colony - 04/27/84

Bishop Hill, Henry County, IL

Cahokia Mounds - 07/19/64

St. Clair County, IL

Carson, Pirie, Scott, and Company Store - 05/15/75

Chicago, Cook County, IL

Charnley, James, House - 08/05/98

Chicago, Cook County, IL

Chicago Board of Trade Building - 06/02/78

Chicago, Cook County, IL

Church of the Holy Family - 04/15/70

Cahokia, St. Clair County, IL

Columbus Park - 07/31/03

Chicago, Cook County, IL

Compton, Arthur H., House - 05/11/76

Chicago, Cook County, IL

Coonley, Avery, House - 12/30/70

Riverside, Cook County, IL

Crow Island School - 12/14/90

Winnetka, Cook County, IL

Dana, Susan Lawrence, House - 01/07/76

Springfield, Sangamon County, IL

Davis, David, House - 05/15/75

Bloomington, McLean County, IL

Dawes, Charles G., House - 12/08/76

Evanston, Cook County, IL

Deere, John, Home and Shop - 07/19/64

Ogle County, IL

DePriest, Oscar Stanton, House - 05/15/75

Chicago, Cook County, IL

Du Sable, Jean Baptiste Point, Homesite - 05/11/76

Chicago, Cook County, IL

Eads Bridge (also in Missouri) - 01/29/64

East St. Louis, St. Clair County, IL and St. Louis City, MO

Farm Creek Section - 12/09/97

East Peoria Vicinity, Tazewell County, IL

Farnsworth House - 02/17/06

Plano, Kendall County, IL

Farson, John, House - 06/19/96

Chicago, Cook County, IL

Fort de Chartres - 10/09/60

Randolph County, IL

Fort Sheridan Historic District - 04/20/84

Lake County, IL

Gerber, Henry, House - 07/21/15

Chicago, Cook County, IL

Glessner, John J., House - 01/07/76

Chicago, Cook County, IL

Goldenrod (Showboat) (Relocated from St. Charles, MO) - 12/24/67

Kampsville, Calhoun County, IL

Grant, Ulysses S., Home - 12/19/60

Galena, Jo Daviess County, IL

Grant Park Stadium (Withdrawal of Designation - 02/17/06) - 02/27/87

Chicago, Cook County, IL

Grosse Point Light Station - 01/20/99

Evanston, Cook County, IL

Haymarket Martyrs' Monument - 02/18/97

Forest Park, Cook County, IL

Hegeler-Carus Mansion - 03/29/07

LaSalle, IL

Heller, Isidore H., House - 08/18/04

Chicago, Cook County, IL

Heurtley, Arthur, House - 02/16/00

Oak Park, Cook County, IL

Hull House - 06/23/65

Chicago, Cook County, IL

Illinois and Michigan Canal Locks and Towpath - 01/29/64

Will County, IL

Jarrot, Nicholas, Mansion - 08/07/01

Cahokia, St. Clair City, IL

Kennicott Grove - 01/07/76

Glenview, Cook County, IL

Kincaid Site - 07/19/64

Massac and Pope Counties, IL

Leiter II Building - 01/07/76

Chicago, Cook County, IL

Lillie, Frank R., House - 05/11/76

Chicago, Cook County, IL

Lincoln, Abraham, Home - 12/19/60

Springfield, Sangamon County, IL

Lincoln Park Lily Pool - 02/17/06

Chicago, Cook County, IL

Lincoln Tomb - 12/19/60

Springfield, Sangamon County, IL

Lindsay, Vachel, House - 11/11/71

Springfield, Sangamon County, IL

Lovejoy, Owen, House - 02/18/97

Princeton, Bureau County, IL

Marquette Building - 01/07/76

Chicago, Cook County, IL

Marshall Field Company Store - 06/02/78

Chicago, Cook County, IL

Mazon Creek Fossil Beds - 09/25/97

Grundy County, IL

Menard, Pierre, House - 04/15/70

Randolph County, IL

Millikan, Robert A., House - 05/11/76

Chicago, Cook County, IL

Modoc Rock Shelter - 01/20/61

Randolph County, IL

Montgomery Ward Company Complex - 06/02/78

Chicago, Cook County, IL

Morrow Plots, University of Illinois - 05/23/68

Urbana, Champaign County, IL

Nauvoo Historic District - 01/20/61

Nauvoo, Hancock County, IL

New Philadelphia Townsite - 01/16/09

Barry, Pike County, IL

Old Kaskaskia Village - 07/19/64

LaSalle County, IL

Old Main, Knox College - 07/04/61

Galesburg, Knox County, IL

Old State Capitol - 07/04/61

Springfield, Sangamon County, IL

Old Stone Gate, Chicago Union Stockyards - 05/29/81

Chicago, Cook County, IL

Orchestra Hall - 04/19/94

Chicago, Cook County, IL

President (Riverboat) (Withdrawal of Designation - 07/13/11) - 12/20/89

St. Elmo, IL

Principia College Historic District - 04/19/93

Elsah, Jersey County, IL

Pullman Historic District - 12/30/70

Chicago, Cook County, IL

Reliance Building - 01/07/76

Chicago, Cook County, IL

Riverside Historic District - 05/22/70

Riverside, Cook County, IL

Robie, Frederick C., House - 11/27/63

Chicago, Cook County, IL

Rock Island Arsenal - 06/07/88

Rock Island, Rock Island County, IL

Rookery Building - 05/15/75

Chicago, Cook County, IL

Room 405, George Herbert Jones Laboratory, University of Chicago - 05/28/67

Chicago, Cook County, IL

Sears, Roebuck, and Company - 06/02/78

Chicago, Cook County, IL

Second Presbyterian Church - 02/27/13

Chicago, Cook County, IL

Shedd Aquarium - 02/27/87

Chicago, Cook County, IL

Site of First Self-Sustaining Nuclear Reaction - 01/12/65

Chicago, Cook County, IL

South Dearborn Street-Printing House Row North - 01/07/76

Chicago, Cook County, IL

S. R. Crown Hall - 08/07/01

Chicago, Cook County, IL

Starved Rock - 10/09/60

LaSalle County, IL

Stevenson, Adlai E., II, Farm - 04/22/14

Mettawa, Lake County, IL

Taft, Lorado, Midway Studios - 12/21/65

Chicago, Cook County, IL

Tomek House - 01/20/99

Riverside, Cook County, IL

Trumbull, Lyman, House - 05/15/75

Alton, Madison County, IL

U-505 (German Submarine) - 06/29/89

Chicago, Cook County, IL

Unity Temple - 12/30/70

Oak Park, Cook County, IL

University of Illinois Observatory - 12/20/89

Urbana, Champaign County, IL

Wayside, The - 11/13/66

Winnetka, Cook County, IL

Wells-Barnett, Ida B., House - 05/30/74

Chicago, Cook County, IL

Willard, Frances, House - 06/23/65

Evanston, Cook County, IL

Williams, Daniel Hale, House - 05/15/75

Chicago, Cook County, IL

Wright, Frank Lloyd, Home and Studio - 01/07/76

Oak Park, Cook County, IL

Wrigley Field - 09/17/2020

Chicago, Cook County, IL

Properties Determined Eligible for National Historic Landmark Designation by the Secretary of the Interior

Illinois Cominsky Park (Demolished) - 2/27/87

Chicago, Cook County, IL

Indiana (43)

Akima Pinšišwa Awiiki (Chief Jean-Baptiste de Richardville House) - 03/02/12

Fort Wayne, Allen County, IN

Allen County Courthouse - 07/31/03

Fort Wayne, Allen County, IN

Angel Mounds - 01/29/64

Vanderburgh County, IN

Athenaeum (Das Deutsche Haus) - 10/31/16

Indianapolis, Marion County, IN

Auburn Cord Duesenberg Automobile Facility - 04/05/05

Auburn, Dkalb County, IN

Bailly, Joseph, Homestead - 12/29/62

Porter County, IN

Broad Ripple Park Carousel - 02/27/87

Indianapolis, Marion County, IN

Butler Fieldhouse - 02/27/87

Indianapolis, Marion County, IN

Cannelton Cotton Mill - 07/17/91

Cannelton, Perry County, IN

Coffin, Levi, House - 06/23/65

Fountain City, Wayne County, IN

Debs, Eugene V., Home - 11/13/66

Terre Haute, Vigo County, IN

Donald B. (Rowboat) (Relocated to Ohio) - 12/20/89

Vevay, Switzerland County, IN

Duck Creek Aqueduct - 08/25/14

Metamora, Franklin County, IN

Eleutherian College Classroom and Chapel Building - 02/18/97

Lancaster, Jefferson County, IN

First Baptist Church - 05/16/00

Columbus, Bartholomew County, IN

First Christian Church - 01/03/01

Columbus, Bartholomew County, IN

Fort Ouiatenon Archeological District - 1/13/2021

Lafayette, Tippecanoe County, IN

Gaff, Thomas, House (Hillforest) - 10/05/92

Aurora, Dearborn County, IN

Grouseland - 12/19/60

Vincennes, Knox County, IN

Harrison, Benjamin, Home - 1/29/64

Indianapolis, Marion County, IN

Indiana War Memorials Historic District (formerly known as Indiana World War Memorial Plaza Historic District) (Updated Documentation, Boundary and Name Change Approved 12/23/16) - 10/11/94

Indianapolis, Marion County, IN

Indianapolis Motor Speedway - 02/27/87

Speedway, Marion County, IN

Irwin Union Bank and Trust - 05/16/00

Columbus, Bartholomew County, IN

Lanier Mansion - 04/19/94

Madison, Jefferson County, IN

Lincoln Boyhood Home - 12/19/60

Spencer County, IN

Madame C.J. Walker Manufacturing Company - 07/17/91

Indianapolis, Marion County, IN

Madison Historic District - 03/20/06

Madison, Jefferson County, IN

McDowell, Mabel, Elementary School - 01/03/01

Columbus, Bartholomew County, IN

Miller House - 05/16/00

Columbus, Bartholomew County, IN

New Harmony Historic District - 06/23/65

New Harmony, Posey County, IN

North Christian Church - 05/16/00

Columbus, Bartholomew County, IN

Oldfields - 07/31/03

Indianapolis, Marion County, IN

The Republic - 10/16/12

Columbus, Bartholomew County, IN

Riley, James Whitcomb, House - 12/29/62

Indianapolis, Marion County, IN

Samara (John E. and Catherine E. Christian House) - 02/27/15

West Lafayette, IN

Shrewsbury, Charles, House - 04/19/94

Madison, Jefferson County, IN

Spencer Park Dentzel Carousel - 02/27/87

Logansport, Cass County, IN

Studebaker, Clement, House - 12/22/77

South Bend, St. Joseph County, IN

Tippecanoe Battlefield - 10/09/60

Tippecanoe County, IN

Wallace, General Lew, Study - 05/11/76

Crawfordsville, Montgomery County, IN

Wallace Circus Winter Headquarters - 02/27/87

Peru, Miami County, IN

Webster, Marie, House - 11/04/93

Marion, Grant County, IN

West Baden Springs Hotel - 02/27/87

West Baden Springs, Orange County, IN

West Union Bridge - 12/23/16

Parke County, IN

Iowa (27)

Amana Colonies - 06/23/65

Iowa County, IA

Blood Run Site (also in South Dakota) - 05/22/70

Lyon County, IA and Lincoln County, SD

Davis Oriole Earthlodge Site - 10/16/12

Mills County, IA

Dodge, Grenville M., House - 11/05/61

Council Bluffs, Pottawattamie County, IA

Dubuque County Jail - 05/28/87

Dubuque, Dubuque County, IA

Farm (The) House - 07/19/64

Ames, Story County, IA

Fort Des Moines Provisional Army Officer Training School - 05/30/74

Des Moines, Polk County, IA

George M. Verity (Towboat) - 12/20/89

Keokuk, Lee County, IA

Hepburn, William P., House - 12/08/76

Clarinda, Page County, IA

Hitchcock, Reverend George B., House - 02/17/06

Lewis, Cass County, IA

Hoover, Herbert, Birthplace - 06/23/65

West Branch, Cedar County, IA

Indian Village Site (Wittrock Area) - 07/19/64

O'Brien County, IA

Julien Dubuque's Mines - 11/04/93

Dubuque, Dubuque County, IA

Kimball Village Site - 12/23/16

Plymouth County, IA

Lone Star (Towboat) - 12/20/89

LeClaire, Scott County, IA

Merchants' National Bank - 01/07/76

Grinnell, Poweshiek County, IA

Old Capitol - 01/07/76

Iowa City, Johnson County, IA

Phipps Site - 07/19/64

Cherokee County, IA

Sergeant Floyd Monument - 06/30/60

Sioux City, Woodbury County, IA

Sergeant Floyd (Towboat) - 05/05/89

Sioux City, Woodbury County, IA

Surf Ballroom - 01/13/2021

Clear Lake, Cerro Gordo County, IA

Terrace Hill - 07/31/03

Des Moines, Polk County, IA

Toolesboro Mound Group - 05/23/66

Louisa County, IA

Van Allen and Company Department Store - 01/07/76

Clinton, Clinton County, IA

Weaver, James B., House - 05/15/75

Bloomfield, Davis County, IA

William M. Black (Dredge) - 04/27/92

Dubuque, Dubuque County, IA

Woodbury County Courthouse - 06/19/96

Sioux City, Woodbury County, IA

Kansas (26)

Black Jack Battlefield - 10/16/12

Douglas County, KS

Council Grove Historic District - 05/23/63

Council Grove, Morris County, KS

El Cuartelejo - 07/19/64

Scott County, KS

Fort Larned - 12/19/60

Pawnee County, KS

Fort Leavenworth - 12/19/60

Leavenworth, Leavenworth County, KS

Fort Scott - 07/19/64

Fort Scott, Bourbon County, KS

Haskell Institute - 07/04/61

Lawrence, Douglas County, KS

Hollenberg (Cottonwood) Pony Express Station - 11/05/61

Washington County, KS

Lecompton Constitution Hall - 05/30/74

Lecompton, Douglas County, KS

Lower Cimarron Springs (Updated Documentation and Name Change - 08/05/98) - 12/19/60

Grant County, KS

Marais Des Cygnes Massacre Site - 05/30/74

Linn County, KS

Medicine Lodge Peace Treaty Site - 08/04/69

Barber County, KS

Nation, Carry A., House - 05/11/76

Medicine Lodge, Barber County, KS

Nicodemus Historic District - 01/07/76

Nicodemus, Graham County, KS

Norman No. 1 Oil Well - 12/22/77

Neodesha, Wilson County, KS

Parker Carousel - 02/27/87

Abilene, Dickinson County, KS

Santa Fe Trail Remains - 05/23/63

Ford County, KS

Shawnee Mission - 05/23/68

Fairway, Johnson County, KS

Spring Hill Ranch - 02/18/97

Strong City Vicinity, Chase County, KS

Sumner Elementary School/Monroe Elementary School - 05/04/87

Topeka, Shawnee County, KS

Tobias-Thompson Complex - 07/04/64

Rice County, KS

Warkentin Farm - 12/14/90

Halsted, Harvey County, KS

Western Branch, National Home For Disabled Volunteer Soldiers - 06/17/11

Leavenworth, Leavenworth County, KS

White, William Allen, House - 05/11/76

Emporia, Lyon County, KS

Whiteford (Price) Site - 07/19/64

Saline County, KS

Wyandotte National Burying Ground (Eliza Burton Conley Burial Site) - 12/23/16

Kansas City, Wyandotte County, KS

Kentucky (32)

Beard, Daniel C., Boyhood Home - 06/23/65

Covington, Kenton County, KY

Belle Of Louisville (River Steamboat) - 06/30/89

Louisville, Jefferson County, KY

Burks' Distillery - 01/16/80

Marion County, KY

Camp Nelson Historic and Archeological District - 02/27/13

Jessamine County, KY

Churchill Downs - 10/21/86

Louisville, Jefferson County, KY

Clay, Henry, Home (Ashland) - 12/19/60

Lexington, Fayette County, KY

Covington and Cincinnati Suspension Bridge (also in Ohio) - 05/15/75

Covington, Kenton County, KY and Cincinnati, Hamilton County, OH

Fort Boonesborough - 06/19/96

Madison County, KY

Green River Shell Middens Archeological District - 05/05/94

Butler, Henderson, McLean, Muhlenberg, & Ohio Counties, KY

Indian Knoll - 09/23/64

Ohio County, KY

Jacobs Hall, Kentucky School for the Deaf - 12/21/65

Danville, Boyle County, KY

Keeneland Race Course - 09/24/86

Lexington, Fayette County, KY

Labrot & Graham's Old Oscar Pepper Distillery - 05/16/00

Versailles, Woodford County, KY

Liberty Hall - 11/11/71

Frankfort, Franklin County, KY

Lincoln Hall, Berea College - 12/02/74

Berea, Madison County, KY

Locust Grove - 06/23/86

Louisville, Jefferson County, KY

Louisville Water Company Pumping Station - 11/11/71

Louisville, Jefferson County, KY

Mayor Andrew Broaddus (Lifesaving Station) - 06/30/89

Louisville, Jefferson County, KY

McDowell, Dr. Ephraim, House - 01/12/65

Danville, Boyle County, KY

Middle Creek Battlefield - 10/05/92

Prestonsburg, Floyd County, KY

Mill Springs Battlefield - 04/19/94

Nancy, Pulaski and Wayne Counties, KY

Old Bank of Louisville - 11/11/71

Louisville, Jefferson County, KY

Old Morrison, Transylvania College - 12/21/65

Lexington, Fayette County, KY

Old State House - 11/11/71

Frankfort, Franklin County, KY

Perryville Battlefield - 12/19/60

Boyle County, KY

Pine Mountain Settlement School - 12/04/91

Bledsoe, Harlan County, KY

Shakertown at Pleasant Hill Historic District - 11/11/71

Mercer County, KY

Stagg, George T., Distillery - 02/27/13

Frankling County, KY

Taylor, Zachary, House - 07/04/61

Louisville, Jefferson County, KY

United States Marine Hospital - 09/25/97

Louisville, Jefferson County, KY

Wendover (Frontier Nursing Service Headquarters) - 07/17/91

Wendover, Leslie County, KY

Young, Whitney M., Birthplace and Boyhood Home - 04/27/84

Shelby County, KY

Louisiana (54)

The Cabildo - 10/09/60

New Orleans, Orleans Parish, LA

Cable, George Washington, House - 12/29/62

New Orleans, Orleans Parish, LA

Cabot (USS) (Relocated to Texas) - 06/29/90

New Orleans, Orleans Parish, LA

Chopin, Kate, House (Withdrawal of Designation - 12/23/16) - 04/19/93

Cloutierville, Natchitoches Parish, LA

Courthouse, The, and Lawyers' Row - 05/30/74

Clinton, East Feliciana Parish, LA

Delta Queen (River Steamboat) (Relocated to Tennessee) - 06/29/89

New Orleans, Orleans Parish, LA

Deluge (Fire Fighting Tug) - 06/30/89

New Orleans, Orleans Parish, LA

Dillard, James H., Home - 12/02/74

New Orleans, Orleans Parish, LA

Evergreen Plantation - 04/27/92

Wallace, St. John The Baptist Parish, LA

Fort De La Boulaye - 10/09/60

Plaquemines Parish, LA

Fort Jackson - 12/19/60

Plaquemines Parish, LA

Fort Jesup - 07/04/61

Sabine Parish, LA

Fort St. Philip - 12/19/60

Plaquemines Parish, LA

Gallier Hall - 05/30/74

New Orleans, Orleans Parish, LA

Gallier House - 05/30/74

New Orleans, Orleans Parish, LA

Garden District - 05/30/74

New Orleans, Orleans Parish, LA

Hermann-Grima House - 05/30/74

New Orleans, Orleans Parish, LA

Homeplace Plantation House - 04/15/70

St. Charles Parish, LA

Jackson Square - 10/09/60

New Orleans, Orleans Parish, LA

Kidd (USS) - 01/14/86

Baton Rouge, East Baton Rouge Parish, LA

Lafitte's Blacksmith Shop - 04/15/70

New Orleans, Orleans Parish, LA

Longue Vue House and Gardens - 04/05/05

New Orleans, Orleans Parish, LA

Los Adaes - 06/23/86

Robeline, Natchitoches Parish, LA

Louisiana State Bank Building - 05/04/83

New Orleans, Orleans Parish, LA

Louisiana State Capitol - 12/17/82

Baton Rouge, East Baton Rouge Parish, LA

Madame John's Legacy - 04/15/70

New Orleans, Orleans Parish, LA

Madewood Plantation House - 05/04/83

Assumption Parish, LA

Magnolia Plantation - 01/03/01

Natchitoches Parish, LA

Maison Olivier (formerly known as Acadian House) (Updated Documentation and Name Change - 12/23/16) - 05/30/74

St. Martinville, St. Martin Parish, LA

Marksville Prehistoric Indian Site - 07/19/64

Avoyelles Parish, LA

Mayor Girod House - 04/15/70

New Orleans, Orleans Parish, LA

Natchitoches Historic District - 04/16/84

Natchitoches Parish, LA

New Orleans Cotton Exchange Building - 12/22/77

New Orleans, Orleans Parish, LA

Oak Alley Plantation - 12/02/74

Vacherie, St. James Parish, LA

Oakland Plantation - 01/03/01

Natchitoches Parish, LA

Old Louisiana State Capitol - 05/30/74

Baton Rouge, East Baton Rouge Parish, LA

Parlange Plantation House - 05/30/74

Pointe Coupee Parish, LA

Pontalba Buildings - 05/30/74

New Orleans, Orleans Parish, LA

Port Hudson - 05/30/74

Port Hudson, East Feliciana Parish, LA

Poverty Point - 04/15/70

West Carroll Parish, LA

Presbytere, The - 04/15/70

New Orleans, Orleans Parish, LA

Rosedown Plantation - 04/05/05

St. Francisville, West Feliciana Parish, LA

St. Alphonsus Church - 06/19/96

New Orleans, Orleans Parish, LA

St. Charles Line, The - 08/25/14

New Orleans, Orleans Parish, LA

St. Mary's Assumption Church - 05/30/74

New Orleans, Orleans Parish, LA

St. Patrick's Church - 05/30/74

New Orleans, Orleans Parish, LA

San Francisco Plantation House - 05/30/74

Reserve, St. John The Baptist Parish, LA

Shadows-On-The-Teche - 05/30/74

New Iberia, Iberia Parish, LA

Shreveport Municipal Memorial Auditorium - 10/06/08

Shreveport, Caddo County, LA

Shreveport Waterworks Pumping Station - 12/17/82

Shreveport, Caddo Parish, LA

U.S. Court Of Appeals – Fifth Circuit (John Minor Wisdom U.S. Court Of Appeals Building) - 07/21/15

New Orleans, Orleans Parish, LA

United States Customhouse - 12/02/74

New Orleans, Orleans Parish, LA

United States Mint, New Orleans Branch - 05/15/75

New Orleans, Orleans Parish, LA

Ursuline Convent - 10/09/60

New Orleans, Orleans Parish, LA

Vieux Carre Historic District - 12/21/65

New Orleans, Orleans Parish, LA

White, Edward Douglass, House - 12/08/76

Lafourche Parish, LA

Yucca Plantation - 05/30/74

Melrose, Natchitoches Parish, LA

Maine (44)

American Eagle (Schooner) - 12/04/91

Rockland, Knox County, ME

Blaine, James G., House - 01/29/64

Augusta, Kennebec County, ME

Bowdoin (Arctic Exploration Schooner) -12/20/89

Castine, Kennebec County, ME

Camden Amphitheatre and Public Library - 02/27/13

Camden, Knox County, ME

Cleaveland, Parker, House - 5/16/00

Brunswick, Cumberland County, ME

Cushnoc Archeological Site - 04/12/93

Augusta, Kennebec County, ME

Dow, Neal, House - 05/30/74

Portland, Cumberland County, ME

Eagle Island (Admiral Robert E. Peary Summer Home) - 08/25/14

Harpwell, Cumberland County, ME

Fort Halifax - 10/18/68

Kennebec County, ME

Fort Kent - 11/07/73

Aroostock County, ME

Fort Knox - 12/30/70

Waldo County, ME

Fort Western - 11/07/73

Augusta, Kennebec County, ME

Gilman, Daniel Coit, Summer House - 12/21/65

Northeast Harbor, Hancock County, ME

Governor's House - 05/30/74

Togus, Kennebec County, ME

Grace Bailey (Schooner) - 12/04/91

Camden, Knox County, ME

Hamilton House - 12/30/70

South Berwick, York County, ME

Harpwell Meetinghouse - 10/18/68

Harpwell Center, Cumberland County, ME

Homer, Winslow, Studio - 12/21/65

Scarborough, Cumberland County, ME

Isaac H. Evans (Schooner) - 12/04/91

Rockland, Knox County, ME

J. & E. Riggin (Schooner) - 12/04/91

Rockland, Knox County, ME

Jewett, Sarah Orne, House - 07/17/91

South Berwick, York County, ME

Kennebec Arsenal - 02/16/00

Augusta, Kennebec County, ME

Lady Pepperrell House - 10/09/60

Kittery Point, York County, ME

Lewis R. French (Schooner) - 12/04/91

Rockland, Knox County, ME

McIntire Garrison House - 10/18/68

York County, ME

McLellan-Sweat Mansion - 12/30/70

Portland, Cumberland County, ME

Mercantile (Schooner) - 12/04/91

Camden, Knox County, ME

Morse-Libby Mansion - 12/30/70

Portland, Cumberland County, ME

Nickels-Sortwell House - 12/30/70

Wiscasset, Lincoln County, ME

Norridgewock Archeological District - 04/12/93

Madison and Starks, Somerset County, ME

Old York Gaol - 10/18/68

York, York County, ME

Olson House - 06/23/11

Cushing, Knox County, ME

Pemaquid Archeological Site - 04/12/93

Bristol, Lincoln County, ME

Pentagoet Archeological District - 04/12/93

Castine, Hancock County, ME

Perkins Homestead - 08/25/14

Newcastle, Lincoln County, ME

Portland Observatory - 02/17/06

Portland, Cumberland County, ME

Reed, Thomas B., House - 05/15/75

Portland, Cumberland County, ME

Robinson, Edwin Arlington, House - 11/11/71

Gardiner, Kennebec County, ME

Roseway (Schooner) (Relocated to Boston, MA) - 09/25/97

Camden, Knox County, ME

Sabbathday Lake Shaker Village - 05/30/74

New Gloucester, Androscoggin County, ME

Stephen Taber (Schooner) - 12/04/91

Rockland, Knox County, ME

Stowe, Harriet Beecher, House - 12/29/62

Brunswick, Cumberland County, ME

Tate House - 11/11/71

Portland, Cumberland County, ME

Victory Chimes - 09/25/97

Rockland, Knox County, ME

Wadsworth-Longfellow House - 12/29/62

Portland, Cumberland County, ME

Wickyup (Richard E. Byrd House) (Withdrawal of Designation - 03/05/86) - 08/29/70

East Sullivan, ME

Maryland (77)

Accokeek Creek Site - 07/19/64

Prince George's County, MD

Army Medical Museum and Library - 01/12/65

Silver Spring, Montgomery County, MD

Ball's Bluff Battlefield Historic District (also in Virginia) (Updated Documentation, Boundary and Name Change Approved 12/23/16) - 04/27/84

Loudoun County, Virginia, and Montgomery County, MD

Baltimore (Tug) - 11/04/93

Baltimore City, Baltimore County, MD

Baltimore and Ohio Transportation Museum and Mount Clare - 09/15/61

Baltimore City, Baltimore County, MD

Barton, Clara, House - 01/12/65

Glen Echo, Montgomery County, MD

Bollman Truss Railroad Bridge - 02/16/00

Savage, Howard County, MD

Brice House - 04/15/70

Annapolis, Anne Arundel County, MD

Carrollton Viaduct - 11/11/71

Baltimore City, Baltimore County, MD

Carson, Rachel, House - 12/04/91

Silver Spring, Montgomery County, MD

Casselman Bridge, National Road - 01/29/64

Grantsville, Garrett County, MD

Chambers, Whittaker, Farm - 05/17/88

Westminster, Carroll County, MD

Chase-Lloyd House - 04/15/70

Annapolis, Anne Arundel County, MD

Chestertown Historic District - 04/15/70

Chestertown, Kent County, MD

College of Medicine of Maryland - 09/25/97

Baltimore City, Baltimore County, MD

Colonial Annapolis Historic District - 06/23/65

Annapolis, Anne Arundel County, MD

USS *Constellation* (Frigate) (Updated Documentation - 07/13/11) - 05/23/63

Baltimore City, Baltimore County, MD

Doughoregan Manor - 11/11/71

Howard County, MD

Edna E. Lockwood - 04/19/94

St. Michaels, Talbot County, MD

Ellicott City Station - 10/18/68

Ellicott City, Howard County, MD

First Unitarian Church - 02/20/72

Baltimore City, Baltimore County, MD

Fort Frederick - 11/07/73

Washington County, MD

Frieda-Fromm-Reichmann Cottage - 01/13/2021

Montgomery County, MD

Gaithersburg Latitude Observatory - 12/20/89

Gaithersburg, Montgomery County, MD

Greenbelt, Maryland Historic District - 02/18/97

Greenbelt, Prince George's County, MD

Habre-De-Venture - 11/11/71

Port Tobacco, Charles County, MD

Hammond-Harwood House - 10/09/60

Annapolis, Anne Arundel County, MD

Hilda M. Willing - 04/19/94

Tilghman Island, Talbot County, MD

His Lordship's Kindness - 04/15/70

Prince George's County, MD

Homewood - 11/11/71

Baltimore City, Baltimore County, MD

Kathryn (Skipjack) (Relocated from Tilgham Island, MD) - 04/19/94

St. Michaels, Talbot County, MD

Kennedy Farm - 11/07/73

Samples Manor, Washington County, MD

Lightship No. 116, "Chesapeake" - 12/20/89

Baltimore City, Baltimore County, MD

London Town Publik House - 04/15/70

Anne Arundel County, MD

Lore, J.C. Oyster House - 08/07/01

Solomons, Calvert County, MD

Maryland Statehouse - 12/19/60

Annapolis, Anne Arundel County, MD

McCollum, Elmer V., House - 01/07/76

Baltimore City, Baltimore County, MD

Mencken, H.L., House - 07/28/83

Baltimore City, Baltimore County, MD

Minor Basilica of the Assumption of the Blessed Virgin Mary - 11/11/71

Baltimore City, Baltimore County, MD

Monocacy Battlefield - 11/08/73

Frederick County, MD

Montpelier - 04/15/70

Prince George's County, MD

Mount Clare - 04/15/70

Baltimore City, Baltimore County, MD

Mount Royal Station and Trainshed - 12/08/76

Baltimore City, Baltimore County, MD

Mount Vernon Place Historic District - 11/11/71

Baltimore City, Baltimore County, MD

Nellie Crockett - 04/19/94

Georgetown, Kent County, MD

Old Lock Pump House, Chesapeake and Delaware Canal - 01/12/65

Chesapeake City, Cecil County, MD

Paca, William, House - 11/11/71

Annapolis, Anne Arundel County, MD

Peale's Baltimore Museum - 12/21/65

Baltimore City, Baltimore County, MD

Phoenix Shot Tower - 11/11/71

Baltimore City, Baltimore County, MD

Poe, Edgar Allan, House - 11/11/71

Baltimore City, Baltimore County, MD

Rebecca T. Ruark - 07/31/03

Tilghman Island, Talbot County, MD

Remsen, Ira, House - 05/15/75

Baltimore City, Baltimore County, MD

Resurrection Manor (Withdrawal of Designation - 02/17/06) - 04/15/70

St. Mary's County, MD

Riversdale - 12/09/97

Riverdale, Prince George's County, MD

Rowland, Henry August, House - 05/15/75

Baltimore City, Baltimore County, MD

Savannah (Nuclear Ship) (Relocated from Newport News, Virginia) - 07/17/91

Baltimore, Baltimore County, MD

St. Mary's City Historic District - 08/04/69

St. Mary's County, MD

St. Mary's Seminary Chapel - 11/11/71

Baltimore City, Baltimore County, MD

Sheppard and Enoch Pratt Hospital and Gate House - 11/11/71

Towson, Baltimore County, MD

Shifferstadt - 12/23/16

Frederick, Frederick County, MD

Sion Hill - 04/27/92

Havre De Grace, Harford County, MD

Sotterley - 02/16/00

Hollywood, St. Mary's County, MD

Spacecraft Magnetic Test Facility - 10/03/85

Greenbelt, Prince George's County, MD

Star-Spangled Banner Flag House - 12/16/69

Baltimore City, Baltimore County, MD

Stewart, Peggy, House - 11/07/73

Annapolis, Anne Arundel County, MD

Taney (USCGC) - 06/07/88

Baltimore City, Baltimore County, MD

Thomas Point Shoal Light Station - 01/20/99

Anne Arundel County, MD

Thomas Viaduct, Baltimore & Ohio Railroad - 01/28/64

Baltimore and Howard Counties, MD

Tolson's Chapel and School - 01/13/2021

Washington County, MD

Torsk (USS) - 01/14/86

Baltimore City, Baltimore County, MD

Tulip Hill - 04/15/70

Anne Arundel County, MD

United States Naval Academy - 07/04/61

Annapolis, Anne Arundel County, MD

Washington Aqueduct (also in the District of Columbia) - 11/07/73

Great Falls, Montgomery County, MD to Dalecarlia Reservoir, Washington, DC

Welch, William Henry, House - 01/07/76

Baltimore City, Baltimore County, MD

West St. Mary's Manor - 04/15/70

St. Mary's County, MD

Whitehall - 10/09/60

Annapolis, Anne Arundel County, MD

William B. Tennison - 04/19/94

Solomons, Calvert County, MD

Wye House - 04/15/70

Talbot County, MD

Massachusetts (191)

Adams Academy - 04/19/94

Quincy, Norfolk County, MA

Adams, John Quincy, Birthplace - 12/19/60

Quincy, Norfolk County, MA

Adams, John, Birthplace - 12/19/60

Quincy, Norfolk County, MA

Adventure - 04/19/94

Gloucester, Essex County, MA

African Meeting House - 05/30/74

Boston, Suffolk County, MA

Alden, John and Priscilla, Family Sites - 10/06/08

Duxbury, Plymouth County, MA

American Antiquarian Society - 10/18/68

Worcester, Worcester County, MA

Appleton, Nathan, Residence - 12/22/77

Boston, Suffolk County, MA

Arnold Arboretum - 01/12/65

Boston, Suffolk County, MA

Arrowhead (Herman Melville House) - 12/29/62

Pittsfield, Berkshire County, MA

Ayer, Frederick, Mansion - 04/05/05

Boston, Suffolk, MA

Baldwin, Maria, House - 05/11/76

Cambridge, Middlesex County, MA

Beacon Hill Historic District (Additional Documentation Approved 3/29/2007) - 12/19/62

Boston, Suffolk County, MA

Beauport - 05/27/03

Gloucester, Essex County, MA

Bellamy, Edward, House - 11/11/71

Chicopee Falls, Hampden County, MA

Birkhoff, George D., House - 05/15/75

Cambridge, Middlesex County, MA

Blue Hill Meteorological Observatory - 12/20/89

East Milton, Norfolk County, MA

Boardman House - 11/05/61

Saugus, Essex County, MA

Boston Athenaeum - 12/21/65

Boston, Suffolk County, MA

Boston Common - 02/27/87

Boston, Suffolk County, MA

Boston Light - 01/29/64

Boston, Suffolk County, MA

Boston Manufacturing Company - 12/22/77

Waltham, Middlesex County, MA

Boston Naval Shipyard - 11/13/66

Boston, Suffolk County, MA

Boston Public Gardens - 02/27/87

Boston, Suffolk County, MA

Boston Public Library - 02/24/86

Boston, Suffolk County, MA

Bowditch, Nathaniel, Home - 01/12/65

Salem, Essex County, MA

Brandeis, Louis, House - 11/28/72

Chatham, Barnstable County, MA

Bridgman, Percy W., House - 05/15/75

Cambridge, Middlesex County, MA

Brook Farm - 07/23/65

Boston, Suffolk County, MA

Brookline Reservoir of the Cochituate Aqueduct - 02/27/15

Brookline, MA

Bryant, William Cullen, Homestead - 12/29/62

Cumington, Hampshire County, MA

Buckman Tavern - 01/20/61

Lexington, Middlesex County, MA

Bunker Hill Monument - 01/20/61

Boston, Suffolk County, MA

Cape Ann Light Station - 01/03/01

Essex County, MA

Capen, Parson, House - 10/09/60

Topsfield, Essex County, MA

Cassin Young (USS) - 01/14/86

Charlestown Navy Yard, Suffolk County, MA

Castle Hill - 08/05/98

Ipswich, Essex County, MA

Central Congregational Church - 10/16/12

Boston, Suffolk County, MA

Christ Church - 10/09/60

Cambridge, Middlesex County, MA

Coffin, Jethro, House - 10/18/68

Nantucket, Nantucket County, MA

Cole's Hill - 10/09/60

Plymouth, Plymouth County, MA

Constitution (Frigate) - 12/19/60

Charlestown Navy Yard, Suffolk County, MA

Converse Memorial Library - 12/23/87

Malden, Middlesex County, MA

Crane and Company Old Stone Mill Rag Room - 05/04/83

Dalton, Berkshire County, MA

Crane Memorial Library - 12/23/87

Quincy, Norfolk County, MA

Cuffe, Paul, Farm - 05/30/74

Westport, Bristol County, MA

Cushing, Caleb, House - 11/07/73

Newburyport, Essex County, MA

Daly, Reginald A., House - 01/07/76

Cambridge, Middlesex County, MA

Davis, William M., House - 01/07/76

Cambridge, Middlesex County, MA

Derby Summerhouse - 11/24/68

Danvers, Essex County, MA

Dickinson, Emily, Home - 12/29/62

Amherst, Hampshire County, MA

Dubois, William E. B., Boyhood Homesite - 05/11/76

Great Barrington, Berkshire County, MA

Elmwood - 12/29/62

Cambridge, Middlesex County, MA

Emerson, Ralph Waldo, Home - 12/29/62

Concord, Middlesex County, MA

Ernestina (Schooner) - 12/14/90

New Bedford, Bristol County, MA

Ether Dome, Massachusetts General Hospital - 01/12/65

Boston, Suffolk County, MA

Fairbanks House - 10/09/60

Dedham, Norfolk County, MA

Faneuil Hall - 10/09/60

Boston, Suffolk County, MA

Fenway Studios - 08/05/98

Boston, Suffolk County, MA

Fessenden, Reginald A., House - 01/07/76

Newton, Middlesex County, MA

First Church Of Christ, Lancaster - 12/30/70

Lancaster, Worcester County, MA

First Harrison Gray Otis House - 12/30/70

Boston, Suffolk County, MA

Flying Horses Carousel - 02/27/87

Oak Bluffs, Dukes County, MA

Forbes, Capt. R.B., House - 11/13/66

Milton, Norfolk County, MA

Fort Warren - 05/22/70

Suffolk County, MA

French, Daniel Chester, Home and Studio - 12/21/65

Berkshire County, MA

Fruitlands - 05/30/74

Harvard, Worcester County, MA

Fuller, Margaret, House - 05/30/74

Cambridge, Middlesex County, MA

Gardner-Pingree House - 12/30/70

Salem, Essex County, MA

Garrison, William Lloyd, House - 06/23/65

Boston, Suffolk County, MA

Gibson House - 08/07/01

Boston, Suffolk County, MA

Glover, General John, House - 11/28/72

Marblehead, Essex County, MA

Goddard Rocket Launching Site - 11/13/66

Auburn, Worcester County, MA

Gore Place (Additional Documentation - 02/18/97) - 12/30/70

Waltham, Middlesex County, MA

Gough, John B., House (Additional Documentation and Boundary Clarification Approved 6/23/11) - 05/30/74

Boylston, Worcester County, MA

Gray, Asa, House - 01/12/65

Cambridge, Middlesex County, MA

Gropius House - 05/16/00

Lincoln, Middlesex County, MA

H.H. Richardson Historic District – 12/23/87

North Easton, Bristol County, MA

Hamilton Hall - 12/30/70

Salem, Essex County, MA

Hancock-Clarke House - 07/17/71

Lexington, Middlesex County, MA

Hancock Shaker Village - 10/18/68

Berkshire County, MA

Harding, Chester, House - 12/21/65

Boston, Suffolk County, MA

Harvard Stadium - 02/27/87

Boston, Suffolk County, MA

Hastings, Oliver, House - 12/30/70

Cambridge, Middlesex County, MA

Holmes, Oliver Wendell, House - 11/28/72

Beverly, Essex County, MA

House of the Seven Gables Historic District - 03/29/07

Salem, Essex County, MA

Howe, Samuel Gridley and Julia Ward, House - 05/30/74

Boston, Suffolk County, MA

Jacob's Pillow Dance Festival - 05/27/03

Becket, Berkshire County, MA

Joseph P. Kennedy, Jr. (USS) - 06/29/89

Fall River, Bristol County, MA

Johnson, Nathan and Mary (Polly), Properties - 02/16/00

New Bedford, Bristol County, MA

Kennedy, John F., Birthplace - 07/19/64

Brookline, Norfolk County, MA

Kennedy Compound - 11/28/72

Hyannisport, Barnstable County, MA

King's Chapel - 10/09/60

Boston, Suffolk County, MA

Lee, Jeremiah, House - 10/09/60

Marblehead, Essex County, MA

Lexington Green - 01/20/61

Lexington, Middlesex County, MA

Liberty Farm - 05/30/74

Worcester, Worcester County, MA

Lightship No. 112, "Nantucket" - 12/20/89

Boston, Suffolk County, MA

Lincoln, General Benjamin, House - 11/28/72

Hingham, Plymouth County, MA

Lionfish (USS) - 01/14/86

Fall River, Bristol County, MA

Little, Arthur D., Inc., Building - 12/08/76

Cambridge, Middlesex County, MA

Lodge, Henry Cabot, Residence - 12/08/76

Nahant, Essex County, MA

Long Wharf and Custom House Block - 11/13/66

Boston, Suffolk County, MA

Longfellow House - 12/29/62

Cambridge, Middlesex County, MA

Lowell Locks and Canals Historic District - 12/22/77

Lowell, Middlesex County, MA

Lowell's Boat Shop - 06/21/90

Amesbury, Essex County, MA

Luna - 04/11/89

Boston, Suffolk County, MA

Mary Baker Eddy House - 1/13/2021

Lynn, Essex County, MA

Massachusetts (USS) - 01/14/86

Fall River, Bristol County, MA

Massachusetts General Hospital - 12/30/70

Boston, Suffolk County, MA

Massachusetts Hall, Harvard University - 10/09/60

Cambridge, Middlesex County, MA

Massachusetts Historical Society Building - 12/21/65

Boston, Suffolk County, MA

Massachusetts Statehouse - 12/19/60

Boston, Suffolk County, MA

Memorial Hall, Harvard University - 12/30/70

Cambridge, Middlesex County, MA

Minot, George R., House - 01/07/76

Brookline, Norfolk County, MA

Mission House - 10/18/68

Stockbridge, Berkshire County, MA

Mount, The (Edith Wharton Estate) - 11/11/71

Berkshire County, MA

Mount Auburn Cemetery - 05/27/03

Watertown, Middlesex County, MA

Nantucket Historic District (Updated and Additional Documentation Approved 10/16/12) - 11/13/66

Nantucket County, MA

Naumkeag - 03/29/07

Stockbridge, Berkshire County, MA

Nauset Archeological District - 04/19/93

Cape Cod National Seashore, Eastham County, MA

Nell, William C., Residence - 05/11/76

Boston, Suffolk County, MA

New Bedford Historic District - 11/13/66

New Bedford, Bristol County, MA

New England Conservatory of Music - 04/19/94

Boston, Suffolk County, MA

New England Hospital for Women and Children - 07/17/91

Roxbury, Suffolk County, MA

Norfolk County Courthouse - 11/28/72

Dedham, Norfolk County, MA

Old City Hall (Boston) - 12/30/70

Boston, Suffolk County, MA

Old Deerfield Historic District - 10/09/60

Deerfield, Franklin County, MA

Old Manse - 12/29/62

Concord, Middlesex County, MA

Old North Church - 01/20/61

Boston, Suffolk County, MA

Old Ship Meetinghouse - 10/09/60

Hingham, Plymouth County, MA

Old South Church In Boston - 12/30/70

Boston, Suffolk County, MA

Old South Meeting House - 10/09/60

Boston, Suffolk County, MA

Old State House - 10/09/60

Boston, Suffolk County, MA

Old West Church - 12/30/70

Boston, Suffolk County, MA

Olmsted, Frederick Law, House - 05/23/63

Brookline, Norfolk County, MA

Orchard House -12/29/62

Concord, Middlesex County, MA

Paine, Robert Treat, House - 06/30/89

Waltham, Middlesex County, MA

Parkman, Francis House - 12/29/62

Boston, Suffolk County, MA

Parsonage, The - 11/11/71

Natick, Middlesex County, MA

Peabody Museum of Salem - 12/21/65

Salem, Essex County, MA

Pierce-Nichols House - 10/18/68

Salem, Essex County, MA

Pierce-Hichborn, Moses, House - 10/18/68

Boston, Suffolk County, MA

Pinkham, Lydia, House - 08/25/14

Lynn, Essex County, MA

Prescott, William H., House - 12/29/62

Boston, Suffolk County, MA

PT 617 - 12/20/89

Fall River, Bristol County, MA

PT 796 - 01/14/86

Fall River, Bristol County, MA

Putnam, General Rufus, House - 11/28/72

Rutland, Worcester County, MA

Quincy Homestead - 04/05/05

Quincy, Norfolk County, MA

Quincy, Josiah, House - 09/25/97

Quincy, Norfolk County, MA

Quincy Market - 11/13/66

Boston, Suffolk County, MA

Red Top - 11/11/71

Belmont, Middlesex County, MA

Revere Beach Reservation - 05/27/03

Revere, Suffolk County, MA

Revere, Paul, House - 01/20/61

Boston, Suffolk County, MA

Richards, Ellen Swallow, Residence - 03/31/92

Jamaica Plain, Suffolk County, MA

Richards, Theodore W., House - 01/07/76

Cambridge, Middlesex County, MA

Roseway (Schooner) (Relocated from Camden, ME) - 09/25/97

Boston, Suffolk County, MA

Rotch, William J., Gothic Cottage - 02/17/06

New Bedford, Bristol County, MA

Rotch, William, Jr., House - 04/05/05

New Bedford, Bristol County, MA

Royall, Isaac, House - 10/09/60

Medford, Middlesex County, MA

Rumford, Count, Birthplace - 05/15/75

Woburn, Middlesex County, MA

St. Paul's Church - 12/30/70

Boston, Suffolk County, MA

Saugus Iron Works - 11/27/63

Saugus, Essex County, MA

Sears, David, House - 12/30/70

Boston, Suffolk County, MA

Sever Hall, Harvard University - 12/30/70

Cambridge, Middlesex County, MA

Shirley-Eustis House - 10/09/60

Roxbury, Suffolk County, MA

Spencer-Pierce-Little House - 10/18/68

Newbury, Essex County, MA

Springfield Armory - 12/19/60

Springfield, Hampden County, MA

Story, Joseph, House - 11/07/73

Salem, Essex County, MA

Stoughton, Mary Fisk, House - 06/29/89

Cambridge, Middlesex County, MA

Sumner, Charles, House - 11/07/73

Boston, Suffolk County, MA

Symphony Hall - 01/20/99

Boston, Suffolk County, MA

Thomson, Elihu, House - 01/07/76

Swampscott, Essex County, MA

Tremont Street Subway - 01/29/64

Boston, Suffolk County, MA

Trinity Church - 12/30/70

Boston, Suffolk County, MA

Trotter, William Monroe, House - 05/11/76

Dorchester, Suffolk County, MA

Tufts, Peter, House - 10/18/68

Medford, Middlesex County, MA

Union Oyster House - 05/27/03

Boston, Suffolk County, MA

United First Parish Church (Unitarian) of Quincy - 12/30/70

Quincy, Norfolk County, MA

United States Customhouse - 12/30/70

New Bedford, Bristol County, MA

University Hall, Harvard University - 12/30/70

Cambridge, Middlesex County, MA

The Vale - 12/30/70

Waltham, Middlesex County, MA

Walden Pond - 12/29/62

Middlesex County, MA

Ward, John, House - 10/18/68

Salem, Essex County, MA

Wayside, The, "Home of Authors" - 12/29/62

Concord, Middlesex County, MA

Webster, Daniel, Law Office - 05/30/74

Marshfield, Plymouth County, MA

Wesleyan Grove - 04/05/05

Oak Bluffs, Dukes County, MA

Western Railroad Stone Arch Bridges and Chester Factory Village Depot - 1/13/2021

Becket, Middlefield, and Chester, Berkshire County, MA

Whipple, John, House - 10/09/60

Ipswich, Essex County, MA

Whittier, John Greenleaf, Home - 12/29/62

Amesbury, Essex County, MA

Winn Memorial Library - 12/23/87

Woburn, Middlesex County, MA

Wright's Tavern - 01/20/61

Concord, Middlesex County, MA

Michigan (43)

SS *Badger* (Car Ferry) - 01/20/16

Ludington, Mason County, MI

Bay View - 12/23/87

Bay View, Emmet County, MI

Calumet Historic District - 03/28/89

Calumet, Houghton County, MI

City of *Milwaukee* (Great Lakes Car Ferry) - 12/14/90

Elberta, Benzie County, MI

***Columbia* (Excursion Steamer) - 07/06/92 (Relocated to Buffalo, New York)**

Ecorse, Wayne County, MI

Cranbrook - 06/29/89

Bloomfield Hills, Oakland County, MI

The Detroit Industry Murals, Detroit Institute of Arts - 04/22/14

Detroit, Wayne County, MI

Dow, Alden, House and Studio - 06/29/89

Midland, Midland County, MI

Dow, Herbert H., House - 05/11/76

Midland, Midland County, MI

Durant-Dort Carriage Company Office - 06/02/78

Flint, Genesee County, MI

Edison Institute (Greenfield Village & Henry Ford Museum) - 12/21/81

Dearborn, Wayne County, MI

Edson (USS) (Relocated from New York City, NY - 05/7/2013) - 06/21/90

Bay City, Bay County, MI

Fair Lane (Henry Ford Estate) - 11/13/66

Dearborn, Wayne County, MI

Fisher Building - 06/29/89

Detroit, Wayne County, MI

Ford Piquette Avenue Plant - 02/17/06

Detroit, Wayne County, MI

Ford River Rouge Complex - 06/02/78

Dearborn, Wayne County, MI

Fort Michilimackinac - 10/09/60

Mackinaw City, Cheboygan County, MI

Fox Theater (Detroit) - 06/29/89

Detroit, Wayne County, MI

General Motors Building - 06/02/78

Detroit, Wayne County, MI

General Motors Technical Center - 08/25/14

Warren, Macomb County, MI

Grand Hotel - 06/29/89

Mackinac Island, Mackinac County, MI

Guardian Building - 06/29/89

Detroit, Wayne County, MI

Hemingway, Ernest, Cottage - 10/18/68

Emmet County, MI

Highland Park Ford Plant - 06/02/78

Highland Park, Wayne County, MI

Lafayette Park - 07/21/15

Detroit, Wayne County, MI

Lightship No. 103, "Huron" - 12/20/89

Port Huron, St. Clair County, MI

Lincoln Motor Company Plant (Withdrawal of Designation - 04/04/05) - 06/02/78

Detroit, Wayne County, MI

Mackinac Island - 10/09/60

Mackinac County, MI

Marshall Historic District - 07/17/91

Marshall, Calhoun County, MI

McGregor Memorial Conference Center - 02/27/15

Detroit, MI

Meadow Brook Hall - 03/02/12

Rochester, Oakland County, MI

Michigan State Capitol - 10/05/92

Lansing, Ingham County, MI

Milwaukee Clipper (Passenger Steamship) - 04/11/89

Muskegon, Muskegon County, MI

Minong Copper Mining District - 1/13/2021

Isle Royale National Park, Keweenaw County, MI

North Manitou Island Lifesaving Station - 08/05/98

Sleeping Bear Dunes National Seashore, Leelanau County, MI

Norton Mound Group - 12/21/65

Kent County, MI

Parke-Davis Research Laboratory - 05/11/76

Detroit, Wayne County, MI

Pewabic Pottery - 12/04/91

Detroit, Wayne County, MI

Quincy Mining Company Historic District - 02/10/89

Houghton County, MI

Reo Motor Car Company Plant (Withdrawal of Designation - 03/05/86) - 06/16/78

Lansing, MI

St. Clair River Tunnel - 04/19/93

Port Huron, St. Clair County, MI

St. Ignace Mission - 10/09/60

St. Ignace, Mackinac County, MI

St. Mary's Falls Canal - 11/13/66

Sault Ste. Marie, Chippewa County, MI

Ste. Claire (Passenger Steamboat) (Relocated from Ecorse, MI) - 07/06/92

River Rouge, Wayne County, MI

Silversides (USS) - 01/14/86

Muskegon, Muskegon County, MI

Minnesota (25)

Christ Church Lutheran - 01/16/09

Minneapolis, Hennepin County, MN

Fitzgerald, F. Scott, House - 11/11/71

St. Paul, Ramsey County, MN

Fort Snelling - 12/19/60

Dakota and Hennepin Counties, MN

Grand Mound - 06/23/11

Koochiching County, MN

Hill, James J., House - 11/05/61

St. Paul, Ramsey County, MN

Hull-Rust-Mahoning Open Pit Iron Mine - 11/13/66

St. Louis County, MN

Kathio Site - 07/19/64

Vineland, Mille Lacs County, MN

Kelley, Oliver H., Homestead - 07/19/64

Shelburne County, MN

Kellogg, Frank B., House - 12/08/76

St. Paul, Ramsey County, MN

Lewis, Sinclair, Boyhood Home - 05/23/68

Sauk Centre, Stearns County, MN

Lindbergh, Charles A., Sr., House - 12/08/76

Morrison County, MN

Mayo Clinic Buildings - 08/11/69

Rochester, Olmsted County, MN

Mountain Iron Mine - 10/18/68

St. Louis County, MN

National Farmers' Bank - 01/07/76

Owatanna, Steele County, MN

Peavey-Haglin Experimental Concrete Grain Elevator - 12/21/81

St. Louis Park, Hennepin County, MN

Pillsbury A Mill - 11/13/66

Minneapolis, Hennepin County, MN

Rabideau Civilian Conservation Corps Camp - 02/17/06

Blackduck, Beltrami County, MN

Rolvaag, O.E., House - 08/04/69

Northfield, Rice County, MN

St. Croix Boom Site - 11/13/66

Washington County, MN

St. Croix Recreational Demonstration Area - 09/25/97

Pine County, MN

Soudan Iron Mine - 11/13/66

St. Louis County, MN

Split Rock Light Station - 06/23/11

Two Harbors, Lake County, MN

Veblen, Thorstein, Farmstead - 12/21/81

Rice County, MN

Volstead, Andrew J., House - 12/08/76

Granite Falls, Yellow Medicine County, MN

Washburn A Mill Complex - 05/04/83

Minneapolis, Hennepin County, MN

Mississippi (40)

Ammadelle - 05/30/74

Oxford, Lafayette County, MS

Anna Site - 09/14/93

Adams County, MS

Arlington - 05/30/74

Natchez, Adams County, MS

Auburn - 05/30/74

Natchez, Adams County, MS

Beauvoir - 11/07/73

Biloxi, Harrison County, MS

Champion Hill Battlefield - 05/05/77

Hinds County, MS

Commercial Bank And Banker's House - 05/30/74

Natchez, Adams County, MS

Dancing Rabbit Creek Treaty Site - 06/19/96

Noxubee County, MS

Dunleith - 12/02/74

Natchez, Adams County, MS

Emerald Mound Site - 12/20/89

Adams County, MS

Evers, Medgar and Myrlie, House - 12/23/16

Jackson, Hinds County, MS

Faulkner, William, House - 05/23/68

Oxford, Lafayette County, MS

Fort St. Pierre Site - 02/16/00

Warren County, MS

Grand Village of the Natchez - 07/19/64

Adams County, MS

Hester Site - 01/03/01

Monroe County, MS

Highland Park Dentzel Carousel - 02/27/87

Meridian, Lauderdale County, MS

Holly Bluff Site - 07/19/64

Yazoo County, MS

House on Ellicott's Hill - 05/30/74

Natchez, Adams County, MS

Jaketown Site - 12/14/90

Belzoni, Humphreys County, MS

Lamar, Lucius Q.C., House - 05/15/75

Oxford, Lafayette County, MS

Longwood - 12/16/69

Adams County, MS

Lyceum - The Circle Historic District - 10/06/08

Oxford, Lafayette County, MS

McLaran, Charles, House - 01/03/01

Columbus, Lowndes County, MS

Melrose - 05/30/74

Natchez, Adams County, MS

Mississippi Governor's Mansion - 04/24/75

Jackson, Hinds County, MS

Mississippi State Capitol - 10/31/16

Jackson, Hinds County, MS

Monmouth - 06/07/88

Natchez, Adams County, MS

Montgomery, I.T., House - 05/11/76

Mound Bayou, Bolivar County, MS

Oakland Memorial Chapel - 05/11/76

Alcorn, Claiborne County, MS

Old Mississippi State Capitol - 12/14/90

Jackson, Hinds County, MS

Pemberton's Headquarters - 12/08/76

Vicksburg, Warren County, MS

Port Gibson Battle Site - 04/05/05

Port Gibson, Claiborne County, MS

Rocket Propulsion Test Complex - 10/03/85

Hancock County, MS

Rosalie - 01/19/89

Natchez, Adams County, MS

Siege and Battle of Corinth Sites (also in Tennessee) - 05/06/91

Corinth, Alcorn County, MS, and Hardeman County, TN

Stanton Hall - 05/30/74

Natchez, Adams County, MS

Warren County Courthouse - 05/23/68

Vicksburg, Warren County, MS

Waverly - 05/30/74

Clay County, MS

Welty, Eudora, House - 08/18/04

Jackson, Hinds County, MS

Winterville Site - 09/14/93

Greenville, Washington County, MS

Missouri (36)

Anheuser-Busch Brewery - 11/13/66

St. Louis City, MO

Arrow Rock - 05/23/63

Arrow Rock, Saline County, MO

Bingham, George Caleb, House - 12/21/65

Arrow Rock, Saline County, MO

Bolduc, Louis, House - 04/15/70

Ste. Genevieve, Ste. Genevieve County, MO

Carrington Osage Village Site - 07/19/64

Vernon County, MO

Christ Church Cathedral - 10/12/94

St. Louis City, MO

Clark, "Champ", House - 12/08/76

Bowling Green, Pike County, MO

Eads Bridge (also in Illinois) - 01/29/64

St. Louis City, MO and East St. Louis, St. Clair County, IL

Erlanger, Joseph, House - 12/08/76

St. Louis City, MO

Field House - 03/29/07

St. Louis City, MO

Fort Osage - 11/05/61

Jackson County, MO

Gateway Arch - 05/28/87

St. Louis City, MO

Goldenrod (Showboat) (Relocated to Kampsville, Illinois) - 12/24/67

St. Louis City, MO

Graham Cave - 01/20/61

Montgomery County, MO

Inaugural (USS) (Withdrawal of Designation - 08/07/01) - 01/14/86

St. Louis City, MO

Joplin, Scott, Residence - 12/08/76

St. Louis City, MO

Liberty Memorial - 09/20/06

Kansas City, MO

Missouri Botanical Garden - 12/08/76

St. Louis City, MO

Mutual Musicians Association Building - 12/21/81

Kansas City, Jackson County, MO

Patee House - 11/05/61

St. Joseph, Buchanan County, MO

Pershing, General John J., Boyhood Home - 05/11/76

Laclede, Linn County, MO

Research Cave - 07/19/64

Callaway County, MO

Ste. Genevieve Historic District - 10/09/60

Ste. Genevieve, Ste. Genevieve County, MO

Sanborn Field and Soil Erosion Plots - 07/19/64

Columbia, Boone County, MO

Shelley House - 12/14/90

St. Louis City, MO

Tower Grove Park - 12/20/89

St. Louis City, MO

Truman, Harry S, Historic District (Additional Documentation and Boundary Change - 07/13/11) - 11/11/71

Independence, Jackson County, MO

Truman, Harry S, Farm Home - 02/04/85

Grandview, Jackson County, MO

Twain, Mark, Boyhood Home - 12/29/62

Hannibal, Marion County, MO

Union Station - 12/30/70

St. Louis City, MO

United States Customhouse and Post Office - 12/30/70

St. Louis City, MO

Utz Site - 07/19/64

Saline County, MO

Wainwright Building - 05/23/68

St. Louis City, MO

Washington University Hilltop Campus Historic District - 02/27/87

St. Louis City, MO

Watkins Mill - 11/13/66

Clay County, MO

Westminster College Gymnasium - 05/02/68

Fulton, Callaway County, MO

White Haven - 06/23/86

Grantwood Village, St. Louis County, MO

Wilder, Laura Ingalls, House – 07/17/91

Mansfield, Wright County, MO

Montana (28)

Bannack Historic District - 07/04/61

Bannack, Beaverhead County, MT

Butte-Anaconda Historic District (Revised Documentation - 03/21/06) -07/04/61

Butte, Silver Bow County, MT

Camp Disappointment - 05/23/66

Glacier County, MT

Chief Joseph Battleground of Bear's Paw - 06/07/88

Blaine County, MT

Chief Plenty Coups (Alek-Chea-Ahoosh) Home - 01/20/99

Pryor, Big Horn County, MT

Deer Medicine Rocks - 03/02/12

Rosebud County, MT

First Peoples Buffalo Jump - 07/21/15

Cascade County, MT

Fort Benton Historic District (Updated Documentation and Boundary Clarification - 03/02/12) - 11/05/61

Fort Benton, Chouteau County, MT

**Fort Union Trading Post (Updated/Additional Documentation and Boundary Revision Approved 2/27/15)
(also in Williams and McKenzie Counties, ND) - 07/04/61**

Roosevelt and Richland Counties, MT

Going-to-the-Sun Road - 02/18/97

Glacier National Park, Flathead and Glacier Counties, MT

Grant-Kohrs Ranch - 12/19/60

Powell County, MT

Great Falls Portage - 05/23/66

Cascade County, MT

**Great Northern Railway Buildings (Additional Documentation and Boundary Increase Approved
05/16/00) - 05/28/87**

Glacier National Park, Glacier and Flathead Counties, MT

Hagen Site - 07/19/64

Dawson County, MT

Lake McDonald Lodge - 05/28/87

Glacier National Park, Flathead County, MT

Lemhi Pass (also in Idaho) - 10/09/60

Beaverhead County, MT and Lemhi County, ID

Lolo Trail (also in Idaho) - 10/09/60

Missoula County, MT and Clearwater and Idaho Counties, ID

Northeast Entrance Station - 05/28/87

Yellowstone National Park, Park County, MT

Pictograph Cave - 07/19/64

Yellowstone County, MT

Pompey's Pillar - 07/23/65

Yellowstone County, MT

Rankin Ranch - 05/11/76

Avalanche Gulch, Broadwater County, MT

Rosebud Battlefield/Where The Girl Saved Her Brother - 10/06/08

Kirby, Big Horn County, MT

Russell, Charles M., House and Studio -12/21/65

Great Falls, Cascade County, MT

Three Forks of the Missouri - 10/09/60

Gallatin County, MT

Travelers Rest (Revised Documentation - 03/21/06) - 10/09/60

Missoula County, MT

Virginia City Historic District - 07/04/61

Virginia City, Madison County, MT

Wheeler, Burton K., House - 12/08/76

Butte, Silver Bow County, MT

Wolf Mountains Battlefield/Where Big Crow Walked Back and Forth - 10/06/08

Birney, Rosebud County, MT

Nebraska (22)

Ash Hollow Cave - 07/19/64

Garden County, NE

Bryan, William Jennings, House - 11/06/63

Lincoln, Lancaster County, NE

Captain Meriwether Lewis (Dustpan Dredge) - 04/11/89

Brownville, Nemaha County, NE

Cather, Willa, House - 11/11/71

Red Cloud, Webster County, NE

Coufal Site - 07/19/64

Howard County, NE

Father Flanagan's Boys' Home - 02/04/85

Boys Town, Douglas County, NE

Fort Atkinson - 07/04/61

Washington County, NE

Fort Robinson and Red Cloud Agency - 12/19/60

Dawes and Sioux Counties, NE

Hazard (USS) - 01/14/86

Omaha, Douglas County, NE

Leary Site - 07/19/64

Richardson County, NE

Morton, J. Sterling, House - 05/15/75

Nebraska City, Otoe County, NE

Nebraska State Capitol - 01/07/76

Lincoln, Lancaster County, NE

Norris, George W., House - 05/28/67

McCook, Red Willow County, NE

Omaha Union Station - 12/23/16

Omaha, Douglas County, NE

Palmer Site - 07/19/64

Howard County, NE

Picotte, Dr. Susan Laflesche, Memorial Hospital - 04/19/93

Walthill, Thurston County, NE

Pike Pawnee Village Site - 07/19/64

Webster County, NE

Robidoux Pass - 01/20/61

Scotts Bluff County, NE

Schultz Site - 07/19/64

Valley County, NE

Scout's Rest Ranch Headquarters - 1/13/2021

Lincoln County, NE

Signal Butte - 01/20/61

Scotts Bluff County, NE

Walker Gilmore Site - 07/19/64

Cass County, NE

Nevada (8)

Fort Churchill - 11/05/61

Lyon County, NV

Fort Ruby - 11/05/61

White Pine County, NV

Hoover Dam (also in Arizona) - 08/20/85

Clark County, NV and Mohave County, AZ

Leonard Rockshelter - 01/20/61

Pershing County, NV

McKeen Motor Car #70 (Virginia & Truckee Railway Motor Car #22) - 10/16/12

Carson City, NV

Nevada Northern Railway, East Ely Yards - 09/20/06

Ely, White Pine County, NV

Newlands, Francis G., Home - 05/23/63

Reno, Washoe County, NV

Virginia City Historic District - 07/04/61

Virginia City, Storey County, NV

New Hampshire (23)

Albacore (USS) - 04/11/89

Portsmouth, Rockingham County, NH

Bartlett, Josiah, House - 11/11/71

Kingston, Rockingham County, NH

Canterbury Shaker Village - 04/19/93

Canterbury, Merrimack County, NH

Chase, Salmon P., Birthplace and Boyhood Home - 05/15/75

Cornish, Sullivan County, NH

Cummings, E. E. , House - 11/11/71

Silver Lake, Carroll County, NH

The Epic of American Civilization Murals, Baker Library, Dartmouth College - 02/27/13

Hanover, Grafton County, NH

Frost, Robert, Homestead - 05/23/68

Rockingham County, NH

Harrisville Historic District - 12/22/77

Harrisville, Cheshire County, NH

Jackson, Richard, House - 10/18/68

Portsmouth, Rockingham County, NH

Jones, John Paul, House - 11/28/72

Portsmouth, Rockingham County, NH

Ladd-Gilman House - 12/02/74

Exeter, Rockingham County, NH

Langdon, Governor John, Mansion - 12/02/74

Portsmouth, Rockingham County, NH

MacDowell Colony - 12/29/62

Peterborough, Hillsborough County, NH

MacPheadris-Warner House - 10/09/60

Portsmouth, Rockingham County, NH

Moffatt-Ladd House - 10/18/68

Portsmouth, Rockingham County, NH

Mount Washington Hotel - 06/24/86

Carroll, Coos County, NH

Pierce, Franklin, Homestead - 07/04/61

Hillsborough, Hillsborough County, NH

Saint-Gaudens, Augustus, Memorial - 06/13/62

Cornish, Sullivan County, NH

Sullivan, John, House - 11/28/72

Durham, Strafford County, NH

Thornton, Matthew, House - 11/11/71

Derry Village, Rockingham County, NH

Webster, Daniel, Family Home - 05/30/74

W. Franklin, Merrimack County, NH

Wentworth-Coolidge Mansion - 10/18/68

Portsmouth, Rockingham County, NH

Wentworth-Gardner House - 10/18/68

Portsmouth, Rockingham County, NH

New Jersey (58)

Abbott Farm Historic District - 12/08/76

Trenton, Mercer County, NJ

All Saints' Memorial Church - 12/23/87

Navesink, Monmouth County, NJ

Atlantic City Convention Hall - 02/27/87

Atlantic City, Atlantic County, NJ

Ballantine, John, House - 02/04/85

Newark, Essex County, NJ

Baltusrol Golf Club - 08/25/14

Springfield, Union County, NJ

Botto, Pietro and Maria, House - 12/17/82

Haledon, Passaic County, NJ

Boxwood Hall - 11/28/72

Elizabeth, Union County, NJ

Burlington County Prison - 06/24/86

Mt. Holly, Burlington County, NJ

Camp Evans - 10/16/12

Wall Township, Monmouth County, NJ

Cape May Historic District - 05/11/76

Cape May, Cape May County, NJ

Clark Thread Company Historic District - 06/02/78

E. Newark, Hudson County, NJ

Cleveland, Grover, Home - 06/23/65

Princeton, Mercer County, NJ

Craftsman Farms - 12/14/90

Parsippany-Troy Hills, Morris County, NJ

Einstein, Albert, House - 01/07/76

Princeton, Mercer County, NJ

Factory, The, Speedwell Village - 05/30/74

Morristown, Morris County, NJ

Fort Hancock and Sandy Hook Proving Ground Historic District - 12/17/82

Sandy Hook, Monmouth County, NJ

Fortune, T. Thomas, House - 12/08/76

Red Bank, Monmouth County, NJ

Georgian Court - 02/04/85

Lakewood, Ocean County, NJ

Grace Church - 12/23/87

Newark, Essex County, NJ

Great Atlantic and Pacific Tea Company Warehouse - 06/02/78

Jersey City, Hudson County, NJ

Great Falls of the Passaic / Society for Establishing Useful Manufacturers H.D. - 05/11/76

Paterson, Passaic County, NJ

Hadrosaurus Foulkii Leidy Site - 10/12/94

Haddonfield, Camden County, NJ

Hangar No.1, Lakehurst Naval Air Station - 05/23/68

Ocean County, NJ

Henry, Joseph, House - 01/12/65

Princeton, Mercer County, NJ

Hermitage - 05/22/70

Hohokus, Bergen County, NJ

Hinchliffe Stadium - 02/25/13

Paterson, Passaic County, NJ

Holland Tunnel (also in New York) - 11/04/93

Jersey City, Hudson County, NJ and New York City, New York County, NY

Hopkinson, Francis, House – 07/17/71

Bordentown, Burlington County, NJ

Horn Antenna - 12/20/89

Holmdel, Monmouth County, NJ

Lawrenceville School - 02/24/86

Lawrenceville, Mercer County, NJ

Livingston, William, House - 11/28/72

Union, Union County, NJ

Lucy, The Margate Elephant - 05/11/76

Margate City, Atlantic County, NJ

Maybury Hill - 11/11/71

Princeton, Mercer County, NJ

Minisink Archeological Site (also in Pennsylvania) - 04/19/93

Delaware Water Gap NRA, Sussex County, NJ, and Pike County, PA

Monmouth Battlefield - 01/20/61

Monmouth County, NJ

Morven - 07/17/71

Princeton, Mercer County, NJ

Nassau Hall - 10/09/60

Princeton, Mercer County, NJ

Nast, Thomas, Home - 01/29/64

Morristown, Morris County, NJ

Navesink Light Station - 02/17/06

Highlands, Monmouth County, NJ

New St. Mary's Episcopal Church - 06/24/86

Burlington, Burlington County, NJ

Nicholson, Abel and Mary, House - 02/16/00

Salem, Salem County, NJ

Old Barracks - 11/28/72

Trenton, Mercer County, NJ

Old Queens, Rutgers University - 05/11/76

New Brunswick, Middlesex County, NJ

Palisades Interstate Park (also in New York) - 01/12/65

West Bank of the Hudson River, Bergen County, NJ and Orange and Rockland Counties, NY

Paulsdale - 12/04/91

Mt. Laurel Township, Burlington County, NJ

President's House - 07/17/71

Princeton, Mercer County, NJ

Princeton Battlefield - 01/20/61

Princeton, Mercer County, NJ

Prospect - 02/04/85

Princeton, Mercer County, NJ

Radburn - 04/05/05

Borough of Fairlawn, Bergen County, NJ

Red Bank Battlefield - 11/28/72

Gloucester County, NJ

Ringwood Manor - 11/13/66

Passaic County, NJ

Sandy Hook Light - 01/29/64

Sandy Hook, Monmouth County, NJ

Seabright Lawn Tennis and Cricket Club - 10/05/92

Rumson, Monmouth County, NJ

Shadow Lawn - 02/04/85

West Long Branch, Monmouth County, NJ

Stanton, Elizabeth Cady, House - 05/15/75

Tenafly, Bergen County, NJ

Trent, William, House - 04/15/70

Trenton, Mercer County, NJ

Washington's Crossing (also in Pennsylvania) - 01/20/61

Titusville, Mercer County, NJ and New Hope, Bucks County, PA

Whitman, Walt, House - 12/29/62

Camden, Camden County, NJ

New Mexico (46)

Abo - 06/13/62

Torrance County, NM

Acoma Pueblo - 10/09/60

Cibola County, NM

Bandelier CCC Historic District - 05/28/87

Los Alamos and Sandoval Counties, NM

Barrio de Analco Historic District - 10/18/68

Santa Fe, Santa Fe County, NM

Big Bead Mesa - 07/19/64

Sandoval County, NM

Blackwater Draw (formerly known as Anderson Basin) - 01/20/61

Roosevelt County, NM

Blumenschein, Ernest L., House - 12/21/65

Taos, Taos County, NM

Carlsbad Irrigation Project - 07/19/64

Eddy County, NM

Carson, Kit, House - 05/23/63

Taos, Taos County, NM

Denver & Rio Grande Railroad San Juan Extension (Cumbres & Toltec Scenic Railroad) (also in Colorado) - 10/16/12

Rio Arriba County, NM

El Santuario de Chimayo - 04/15/70

Chimayo, Santa Fe County, NM

Folsom Site - 01/20/61

Union County, NM

Fort Bayard - 03/19/04

Grant County, NM

Glorieta Pass Battlefield - 11/05/61

San Miquel and Santa Fe Counties, NM

Hawikuh - 10/09/60

Cibola County, NM

Las Trampas Historic District - 05/28/67

Las Trampas, Taos County, NM

Lincoln Historic District - 12/19/60

Lincoln, Lincoln County, NM

Los Alamos Scientific Laboratory - 12/21/65

Los Alamos, Los Alamos County, NM

Luhan, Mabel Dodge, House - 12/04/91

Taos, Taos County, NM

Manuelito Complex - 07/19/64

McKinley County, NM

Mesilla Plaza - 07/04/61

La Mesilla, Dona Ana County, NM

National Park Service Region III Headquarters Building - 05/28/87

Santa Fe, Santa Fe County, NM

O’Keeffe, Georgia, Home and Studio - 08/05/98

Abiquiu, Rio Arriba County, NM

Palace of the Governors - 10/09/60

Santa Fe, Santa Fe County, NM

Pecos Pueblo - 10/09/60

San Miquel County, NM

Puye Ruins - 05/23/66

Rio Arriba County, NM

Pyle, Ernie, House - 09/20/06

Albuquerque, Bernalillo County, NM

Quarai - 06/13/62

Torrance County, NM

Rabbit Ears - 05/23/63

Union County, NM

Raton Pass (also in Colorado) - 12/19/60

Colfax County, NM and Las Animas County, CO

San Estevan del Rey Mission Church - 04/15/70

Acoma, Cibola County, NM

San Francisco de Assisi Mission Church - 04/15/70

Ranchos de Taos, Taos County, NM

San Gabriel de Yunque-Ouinge - 07/19/64

Rio Arriba County, NM

San Jose de Gracia Church - 04/15/70

Las Trampas, Taos County, NM

San José de Los Jémez Mission and Gíusewa Pueblo Site - 10/16/12

Jémez Springs, Sandoval County, NM

San Lazaro - 07/19/64

Santa Fe County, NM

Sandia Cave - 01/20/61

Sandoval County, NM

Santa Fe Plaza - 12/19/60

Santa Fe, Santa Fe County, NM

Seton Village - 12/21/65

Santa Fe County, NM

Taos Pueblo - 10/09/60

Taos County, NM

Trinity Site - 12/21/65

Socorro County, NM

Village of Columbus and Camp Furlong - 05/15/75

Columbus, Luna County, NM

Wagon Mound - 05/23/63

Mora County, NM

Watrous (La Junta) - 05/23/63

Watrous, Mora County, NM

White Sands V-2 Launching Site - 10/03/85

Dona Ana County, NM

Zuni-Cibola Complex - 12/02/74

Valencia County, NM

New York (275)

Adams Power Plant Transformer House - 05/04/83

Niagara Falls, Niagara County, NY

Adirondack Forest Preserve - 05/23/63

St. Lawrence County, NY

African Burial Ground - 04/19/93

New York City, New York County, NY

American Stock Exchange - 06/02/78

New York City, New York County, NY

Anthony, Susan B., House - 06/23/65

Rochester, Monroe County, NY

Armour-Stiner House - 12/08/76

Irvington, Westchester County, NY

Armstrong, Edwin H., House (Withdrawal of Designation - 03/05/86) - 01/07/76

Yonkers, Westchester County, NY

Armstrong, Louis, House - 05/11/76

Corona, Queens County, NY

Arthur, Chester A., House - 01/12/65

New York City, New York County, NY

Austen, Alice, House - 04/19/93

Staten Island, Richmond County, NY

Bartow-Pell Mansion - 12/08/76

The Bronx, Bronx County, NY

Bayard-Condict Building - 12/08/76

New York City, New York County, NY

Bell Telephone Laboratories - 05/15/75

New York City, New York County, NY

Bennington Battlefield - 01/20/61

Rensselaer County, NY

Boston Post Road Historic District - 08/30/93

Rye, Westchester County, NY

Boughton Hill (Gannagaro) - 07/19/64

Ontario County, NY

Bronck House - 12/24/67

Greene County, NY

Bronson, Dr. Oliver, House and Estate - 07/31/03

Hudson, Columbia County, NY

Brooklyn Bridge - 01/29/64

King and New York Counties, NY

Brooklyn Heights Historic District - 01/12/65

Brooklyn, Kings County, NY

Brooklyn Historical Society Building - 07/17/91

Brooklyn, Kings County, NY

Brown, John, Farm and Gravesite - 08/05/98

Lake Placid, Essex County, NY

Buffalo and Erie County Historical Society Building - 02/27/87

Buffalo, Erie County, NY

Buffalo State Hospital - 06/24/86

Buffalo, Erie County, NY

Bunche, Ralph Johnson, House - 05/11/76

Queens, Queens County, NY

Burroughs, John, Riverby Study - 10/18/68

West Park, Ulster County, NY

Camp Pine Knot - 08/18/04

Hamilton County, NY

Camp Uncas - 10/06/08

Raquette Lake, Hamilton County, NY

Canfield Casino and Congress Park - 02/27/87

Saratoga Springs, Saratoga County, NY

Carnegie, Andrew, Mansion - 11/13/66

New York City, New York County, NY

Carnegie Hall - 12/29/62

New York City, New York County, NY

Central Park - 05/23/63

New York City, New York County, NY

Central Synagogue - 05/15/75

New York City, New York County, NY

Chautauqua Historic District - 06/29/89

Chautauqua, Chautauqua County, NY

Christeen (Sloop) - 12/04/91

Oyster Bay, Nassau County, NY

Chrysler Building - 12/08/76

New York City, New York County, NY

Church, Frederic E., House - 06/22/65

Church Hill, Columbia County, NY

Church of the Ascension - 12/23/87

New York City, New York County, NY

City Hall - 12/19/60

New York City, New York County, NY

Clermont - 11/28/72

Germantown, Columbia County, NY

Cobblestone Historic District - 04/19/93

Childs, Gaines Township, Orleans County, NY

Cole, Thomas, House - 06/23/65

Catskill, Greene County, NY

Colonial Niagara Historic District (originally Old Fort Niagara) - 10/09/60

Niagara County, NY

Columbia (Excursion Steamer) (Relocated from Michigan in 2015) - 07/06/92

Buffalo, Erie County, NY

Conference House - 05/23/66

Staten Island, Richmond County, NY

Conkling, Roscoe, House - 05/15/75

Utica, Oneida County, NY

Cook, Will Marion, House - 05/11/76

New York City, New York County, NY

Cooper Union - 07/04/61

New York City, New York County, NY

Copland, Aaron, House - 10/06/08

Cortlandt Manor, Westchester County, NY

Croton Aqueduct (Old) - 04/27/92

Croton to New York City, Westchester, Bronx, & New York Counties, NY

Dakota Apartments - 12/08/76

New York City, New York County, NY

Davis-Ferris Organ - 12/23/16

Village of Round Lake, Saratoga County, NY

De Wint House - 05/23/66

Tappan, Rockland County, NY

Delaware and Hudson Canal (also in Pennsylvania) - 10/10/68

Orange, Sullivan & Ulster Counties, NY, and Wayne County, PA

Draper, John W., House - 05/15/75

Hastings-on-Hudson, Westchester County, NY

Dutch Reformed Church - 11/05/61

Tarrytown, Westchester County, NY

Dutch Reformed Church, Newburgh - 08/07/01

Newburgh, NY

Dyckman House - 12/24/67

New York City, New York County, NY

Eagle Island Camp - 08/18/04

Saranac Inn, Franklin County, NY

Earl, Gardner, Memorial Chapel and Crematorium - 03/02/12

Troy, Rensselaer County, NY

Eastman, George, House - 11/13/66

Rochester, Monroe County, NY

Edson (USS) (Relocated to Bay City, MI - 05/07/2013) - 06/21/90

New York City, New York County, NY

Edward M. Cotter - 06/28/96

Buffalo, Erie County, NY

Eldridge Street Synagogue - 06/19/96

New York City, New York County, NY

Elephant Hotel - 04/05/05

Somers, Westchester County, NY

Ellington, Edward Kennedy "Duke", Residence - 05/11/76

New York City, New York County, NY

Empire State Building - 06/24/86

New York City, New York County, NY

Equitable Building - 06/02/78

New York City, New York County, NY

Erie Canal - 10/09/60

Montgomery County, NY

Farragut, Admiral David Glasgow, Gravesite - 10/16/12

Bronx, Bronx County, NY

Fillmore, Millard, House - 05/30/74

E. Aurora, Erie County, NY

Firefighter - 06/30/89

Staten Island, Richmond County, NY

First Presbyterian Church (Old Whalers) - 04/19/94

Sag Harbor, Suffolk County, NY

First Reformed Protestant Dutch Church of Kingston - 10/06/08

Kingston, Ulster County, NY

Fish, Hamilton, House - 05/15/75

New York City, New York County, NY

Flatiron Building - 06/29/89

New York City, New York County, NY

Floyd, William, House - 06/17/71

Westernville, Oneida County, NY

Fort Corchaug Archeological Site - 01/20/99

Southold Vicinity, Suffolk County, NY

Fort Crailo - 11/05/61

Rensselaer, Rensselaer County, NY

Fort Crown Point - 10/18/68

Essex County, NY

Fort Johnson - 11/28/72

Fort Johnson, Montgomery County, NY

Fort Klock - 11/28/72

Montgomery County, NY

Fort Massapeag Archeological Site - 04/19/93

Oyster Bay, Nassau County, NY

Fort Montgomery - 11/28/72

Orange County, NY

Fort Orange Archeological Site - 11/04/93

Albany, Albany County, NY

Fort St. Frederic - 10/09/60

Crown Point, Essex County, NY

Fort Stanwix - 11/23/62

Rome, Oneida County, NY

Fort Ticonderoga - 10/09/60

Essex County, NY

Founder's Hall - 05/30/74

New York City, New York County, NY

(The) Frick Collection and Frick Art Reference Library Building - 10/06/08

New York City, New York County, NY

General Electric Research Laboratory - 05/15/75

Schenectady, Schenectady County, NY

Geneseo Historic District - 07/17/91

Geneseo, Livingston County, NY

Gould, Jay, Estate - 11/13/66

Tarrytown, Westchester County, NY

Governors Island - 02/04/85

New York City, New York County, NY

Grace Church - 12/22/77

New York City, New York County, NY

Grand Central Terminal - 12/08/76

Wilton, Saratoga County, NY

Grant Cottage - 1/13/2021

Wilton, Saratoga County, NY

Green-Wood Cemetery - 09/20/06

Brooklyn, Kings County, NY

Guggenheim, Solomon R., Museum - 10/06/08

New York City, New York County, NY

Gurley, W. & L. E., Building - 05/04/83

Troy, Rensselaer County, NY

Hall, James, Office - 12/08/76

Albany, Albany County, NY

**Hamilton Grange (Boundary Revision Approved 10/16/12; Updated Documentation Approved 12/23/16)
-12/19/60**

New York City, New York County, NY

Harriman, E.H., Estate - 11/13/66

Harriman, Orange County, NY

Harmony Mills - 01/20/99

Cohoes, Albany County, NY

Hartford, John A., House - 12/22/77

Valhalla, Westchester County, NY

Hasbrouck, Jean, House- 12/24/67

New Paltz, Ulster County, NY

Haynes, Lemuel, House - 05/15/75

S. Granville, Washington County, NY

Henry Street Settlement and Neighborhood Playhouse - 05/30/74

New York City, New York County, NY

Henson, Matthew, Residence - 05/15/75

New York City, New York County, NY

The Hispanic Society of America Complex - 10/16/12

New York City, New York County, NY

Historic Track - 05/23/66

Goshen, Orange County, NY

Holland Land Office - 10/09/60

Batavia, Genesee County, NY

Holland Tunnel (also in New Jersey) - 11/04/93

New York City, New York County, NY and Jersey City, Hudson County, NJ

Hough, Franklin B., House - 05/23/63

Lowville, Lewis County, NY

Hudson River Historic District - 12/14/90

Dutchess and Columbia Counties, NY

Hudson River State Hospital, Main Building - 06/30/89

Poughkeepsie, Dutchess County, NY

Huguenot Street Historic District - 10/09/60

New Paltz, Ulster County, NY

Hurley Historic District - 11/05/61

Hurley, Ulster County, NY

Hyde Hall - 06/24/86

Otsego County, NY

Intrepid (USS) - 01/14/86

New York City, New York County, NY

Jay, John, Homestead - 05/29/81

Katonah, Westchester County, NY

Johnson, James Weldon, Residence - 05/11/76

New York City, New York County, NY

Johnson Hall - 10/09/60

Johnstown, Fulton County, NY

King Manor - 12/02/74

Jamaica, Queens County, NY

Kleinhans Music Hall - 06/30/89

Buffalo, Erie County, NY

Knox Headquarters - 11/28/72

Vails Gate & Cornwall, Orange County, NY

Lake Mohonk Mountain House - 06/24/86

Ulster County, NY

Lamoka - 01/20/61

Schuyler County, NY

Land Tortoise (Radeau) - 08/05/98

Lake George, Warren County, NY

Langmuir, Irving, House - 01/07/76

Schenectady, Schenectady County, NY

Lettie G. Howard (Schooner) - 04/11/89

New York City, New York County, NY

Lightship No. 87, "Ambrose" - 04/11/89

New York City, New York County, NY

Lindenwald - 07/04/61

Kinderhook, Columbia County, NY

Lorillard Snuff Mill - 12/22/77

The Bronx, Bronx County, NY

Low Memorial Library - 12/23/87

New York City, New York County, NY

Macy, R. H., and Company Store - 06/02/78

New York City, New York County, NY

Manitoga (Russel Wright House and Studio) - 02/17/06

Putnam County, NY

Martin, Darwin D., House - 02/24/86

Buffalo, Erie County, NY

McGraw Hill Building - 06/29/89

New York City, New York County, NY

McKay, Claude, Residence - 12/08/76

New York City, New York County, NY

Metropolitan Life Insurance Company Building - 06/02/78

New York City, New York County, NY

Metropolitan Museum of Art - 06/24/86

New York City, New York County, NY

Miller, Lewis, Cottage, Chautauqua Institution - 12/21/65

Chautauqua, Chautauqua County, NY

Mills, Florence, House (Withdrawal of Designation - 01/16/09) - 12/08/76

New York City, New York County, NY

Modesty - 08/07/01

Wes Sayville, NY

Mohawk Upper Castle Archeological District - 11/04/93

Danube Township, Herkimer County, NY

Montauk Point Lighthouse - 03/02/12

Montauk, Suffolk County, NY

Montgomery Place - 04/08/92

Annandale, Dutchess County, NY

Moran, Thomas, House - 12/21/65

East Hampton, Suffolk County, NY

Morgan, J. Pierpont, Library - 11/13/66

New York City, New York County, NY

Morrill Hall, Cornell University - 12/21/65

Ithaca, Tompkins County, NY

Morris-Jumel Mansion - 01/20/61

New York City, New York County, NY

Morse, Samuel F. B., House - 01/29/64

Poughkeepsie, Dutchess County, NY

Mount, William Sydney, House - 12/21/65

Stony Brook, Suffolk County, NY

Mount Lebanon Shaker Society - 06/23/65

New Lebanon, Columbia County, NY

Mullany, Kate, House - 04/01/98

Troy, Rensselaer County, NY

Nash (Harbor Tug) - 12/04/91

Oswego, Oswego County, NY

National City Bank Building - 06/02/78

New York City, New York County, NY

New York Amsterdam News Building - 05/11/76

New York City, New York County, NY

New York Botanical Gardens - 05/28/67

The Bronx, Bronx County, NY

New York Chamber of Commerce - 12/22/77

New York City, New York County, NY

New York Cotton Exchange - 12/22/77

New York City, New York County, NY

New York Life Building - 06/02/78

New York City, New York County, NY

New York Public Library - 12/21/65

New York City, New York County, NY

New York State Capitol - 01/29/79

Albany, Albany County, NY

New York State Barge Canal - 12/23/16

Albany, Erie, Herkimer, Madison, Monroe, Onondaga, Orleans, Oswego, Rennselaer, Saratoga, Schenectady, Seneca, Washington, and Wayne Counties, NY

New York State Inebriate Asylum - 12/09/97

Binghamton, Broome County, NY

New York Stock Exchange - 06/02/78

New York City, New York County, NY

New York Studio School of Drawing, Painting, and Sculpture - 04/27/92

New York City, New York County, NY

New York Yacht Club Building - 05/28/87

New York City, New York County, NY

News Building (The) - 06/29/89

New York City, New York County, NY

Newtown Battlefield - 11/28/72

Chemung County, NY

Niagara Reservation - 05/23/63

Niagara Falls, Niagara County, NY

Nott Memorial Hall - 06/24/86

Schenectady, Schenectady County, NY

Old Blenheim Bridge (Withdrawal of Designation - 07/21/15) - 01/29/64

North Blenheim, Schoharie County, NY

Old House - 11/05/61

Cutchogue, Suffolk County, NY

Old Main, Vassar College - 06/24/86

Poughkeepsie, Dutchess County, NY

Old Merchant's House - 06/23/65

New York City, New York County, NY

Old New York County Courthouse - 05/11/76

New York City, New York County, NY

Old Quaker Meetinghouse - 12/24/67

Flushing, Queens County, NY

Oneida Community Mansion House - 06/23/65

Oneida, Madison County, NY

Oriskany Battlefield - 11/23/62

Oneida County, NY

Owl's Nest - 11/11/71

Joshua's Rock, Warren County, NY

Paine, Thomas, Cottage - 11/28/72

New Rochelle, Westchester County, NY

Palisades Interstate Park (also in New Jersey) - 01/12/65

Orange and Rockland Counties, NY and West Bank of the Hudson River, Bergen County, NJ

Petrified Sea Gardens - 01/20/99

Saratoga Springs, Saratoga County, NY

Philipsburg Manor - 11/05/61

Upper Mills, Westchester County, NY

Philipse Manor Hall - 11/05/61

Yonkers, Westchester County, NY

Philosophy Hall - 07/31/03

New York City, New York County, NY

Plattsburgh Bay - 12/19/60

Clinton County, NY

Players Club, The - 12/29/62

New York City, New York County, NY

Playland Amusement Park - 02/27/87

Rye, Westchester County, NY

Plaza Hotel - 06/24/86

New York City, New York County, NY

Plymouth Church of the Pilgrims - 07/04/61

Brooklyn, Kings County, NY

Pollock, Jackson, House and Studio - 04/19/94

East Hampton, Suffolk County, NY

***Priscilla* - 02/17/06**

West Sayville, Suffolk County, NY

Prudential (Guaranty) Building - 05/15/75

Buffalo, Erie County, NY

Pupin Physics Laboratory, Columbia University - 12/21/65

New York City, New York County, NY

Quarters A, Brooklyn Navy Yard - 05/30/74

Brooklyn, Kings County, NY

Riis, Jacob, House (Withdrawal of Designation - 04/73) - 11/24/68

New York City, New York County, NY

Robeson, Paul, Residence - 12/08/76

New York City, New York County, NY

Robinson, John Roosevelt "Jackie", House - 05/11/76

Brooklyn, Kings County, NY

Rockefeller, John D., Estate - 05/11/76

Westchester County, NY

Rockefeller Center - 12/23/87

New York City, New York County, NY

Root, Elihu, House - 11/28/72

Clinton, Oneida County, NY

Rose Hill - 06/24/86

Seneca County, NY

Roycroft Campus - 02/24/86

East Aurora, Erie County, NY

Rudolph Oyster House - 08/07/01

West Sayville, NY

Sagamore Lodge - 05/16/00

Long Lake, Hamilton County, NY

Sailors' Snug Harbor - 12/08/76

New Brighton, Richmond County, NY

Santanoni Preserve - 05/16/00

Newcomb, Essex County, NY

Slater (USS) - 03/02/12

Albany, Albany County, NY

St. Ann-Holy Trinity Church - 12/23/87

Brooklyn, Kings County, NY

St. Bartholomew's Church and Community House - 10/31/16

New York City, New York County, NY

St. George's Episcopal Church - 12/08/76

New York City, New York County, NY

Stepping Stones (Bill and Lois Wilson House) - 10/16/12

Katonah, Westchester County, NY

Stonewall - 02/16/00

New York City, New York County, NY

St. Patrick's Cathedral - 12/08/76

New York City, New York County, NY

St. Paul's Cathedral - 12/23/87

Buffalo, Buffalo County, NY

St. Paul's Chapel - 10/09/60

New York City, New York County, NY

St. Peter's Episcopal Church - 01/16/80

Albany, Albany County, NY

Sanger, Margaret, Clinic - 09/14/93

New York City, New York County, NY

Saratoga Spa State Park - 02/27/87

Saratoga Springs, Saratoga County, NY

Schomburg Center for Research in Black Culture - 12/23/16

New York City, New York County, NY

Schuyler, Philip, Mansion - 12/24/67

Albany, Albany County, NY

Schuyler Flatts Archeological District - 11/04/93

Town of Colonie, Albany County, NY

Scott, General Winfield, House - 11/07/73

New York City, New York County, NY

Seventh Regiment Armory - 02/24/86

New York City, New York County, NY

Seward, William H., House - 01/29/64

Auburn, Cayuga County, NY

Sinclair, Harry F., House - 06/02/78

New York City, New York County, NY

Sixty-Ninth Regiment Armory - 06/19/96

New York City, New York County, NY

Slabsides - 11/24/68

Ulster County, NY

Smith, Alfred E., House - 11/28/72

New York City, New York County, NY

Smith, Gerrit, Estate - 01/03/01

Peterboro, Madison County, NY

Soho Cast-Iron Historic District - 06/02/78

New York City, New York County, NY

Sousa, John Philip, House - 05/23/66

Port Washington, Nassau County, NY

Springside - 08/11/69

Poughkeepsie, Dutchess County, NY

Stanton, Elizabeth Cady, House - 06/23/65

Seneca Falls, Seneca County, NY

Steepletop - 11/11/71

Columbia County, NY

Stewart, A.T., Company Store - 06/02/78

New York City, New York County, NY

Stony Point Battlefield - 01/20/61

Rockland County, NY

Sunnyside - 12/29/62

Westchester County, NY

Surrogate's Court - 12/22/77

New York City, New York County, NY

Tenement Building at 97 Orchard Street - 04/19/94

New York City, New York County, NY

The Sullivans (USS) - 01/14/86

Buffalo, Erie County, NY

The Town Hall - 03/02/12

New York City, New York County, NY

Third Judicial District Courthouse - 12/22/77

New York City, New York County, NY

Tiffany and Company Building - 06/02/78

New York City, New York County, NY

Tilden, Samuel J., House - 05/11/76

New York City, New York County, NY

Top Cottage - 12/09/97

Hyde Park, Dutchess County, NY

Triangle Shirtwaist Factory Building (Brown Building) - 07/17/91

New York City, New York County, NY

Trinity Church And Graveyard - 12/08/76

New York City, New York County, NY

Troy Savings Bank - 04/11/89

Troy, Rensselaer County, NY

Tubman, Harriet, Home for the Aged, Harriet Tubman Residence, Thompson A.M.E. Zion Church - 05/30/74

Auburn, Cayuga County, NY

Union Square - 12/09/97

New York City, New York County, NY

United Charities Building - 07/17/91

New York City, New York County, NY

United States Custom House - 12/08/76

New York City, New York County, NY

United States Military Academy - 12/19/60

West Point, Orange County, NY

University Heights Campus (Bronx Community College of the City University of New York) - 10/16/12

Bronx, Bronx County, NY

Utica State Hospital (Main Building) (Mohawk Valley Psychiatric Center) - 06/30/89

Utica, Oneida County, NY

Valcour Bay - 01/01/61

Clinton County, NY

Van Alen House - 12/24/67

Columbia County, NY

Van Cortlandt House - 12/24/67

The Bronx, Bronx County, NY

Van Cortlandt Manor - 11/05/61

Croton-on-Hudson, Westchester County, NY

Vassar College Observatory - 07/17/91

Poughkeepsie, Dutchess County, NY

Villa Lewaro - 05/11/76

Greenburgh, Westchester County, NY

Voorlezer's House, The - 11/05/61

Staten Island, Richmond County, NY

Wards Point Archeological Site - 04/19/93

Richmond County, NY

Washington's Headquarters - 01/20/61

Newburgh, Orange County, NY

Watervliet Arsenal - 11/13/66

Watervliet, Albany New York County, NY

Watson, Elkanah, House - 07/19/64

Port Kent, Essex County, NY

West Point Foundry Archeological Site - 01/13/2021

Cold Spring, Putnam County, NY

Willard Memorial Chapel-Welch Memorial Hall - 04/05/05

Auburn, Cayuga County, NY

Wood, Jethro, House - 07/19/64

Poplar Ridge, Cayuga County, NY

Woodchuck Lodge - 12/29/62

Delaware County, NY

Woodlawn Cemetery - 06/23/11

The Bronx, Bronx County, NY

Woolworth Building - 11/13/66

New York City, New York County, NY

Wyckoff-Bennett Homestead - 12/08/76

Brooklyn, Kings County, NY

Wyckoff House - 12/24/67

Brooklyn, Kings County, NY

Yaddo - 02/27/13

Saratoga Springs, Saratoga County, NY

North Carolina (39)

Bentonville Battlefield - 06/19/96

Johnston County, NC

Bethabara - 01/20/99

Winston-Salem, Forsyth County, NC

Bethania Historic District - 08/07/02

Bethania, NC

Biltmore Estate (Updated Documentation - 04/05/05) - 05/23/63

Asheville, Buncombe County, NC

Blackwell, W.T., and Company Tobacco Factory - 12/22/77

Durham, Durham County, NC

Blandwood - 06/07/88

Greensboro, Guilford County, NC

Cape Hatteras Light Station - 08/05/98

Buxton, Dare County, NC

Chowan County Courthouse - 04/15/70

Edenton, Chowan County, NC

Christ Episcopal Church - 12/23/87

Raleigh, Wake County, NC

Connemara, The Carl Sandburg Farm - 05/23/68

Henderson County, NC

Cooleemee - 06/02/78

Davie County, NC

Coolmore - 06/02/78

Edgecombe County, NC

Cupola House - 04/15/70

Edenton, Chowan County, NC

Daniels, Josephus, House - 12/08/76

Raleigh, Wake County, NC

Duke Homestead and Tobacco Factory - 11/13/66

Durham, Durham County, NC

Fort Fisher - 11/05/61

New Hanover County, NC

Guilford Court House Battlefield - 01/03/01

Greensboro, Guilford County, NC

Hardaway Site - 06/21/90

Stanley County, NC

Hayes Plantation - 11/07/73

Chowan County, NC

Helper, Hinton Rowan, House - 11/07/73

Davie County, NC

Market House - 11/07/73

Fayetteville, Cumberland County, NC

Monitor - 06/23/86

Dare County, NC

Murray, Pauli, Family Home - 12/23/16

Durham, Durham County, NC

Nash-Hooper House - 11/11/71

Hillsborough, Orange County, NC

North Carolina (USS) - 01/14/86

Wilmington, New Hanover County, NC

North Carolina Mutual Life Insurance Company - 05/15/75

Durham, Durham County, NC

Old East - 12/21/65

Chapel Hill, Orange County, NC

Old Salem Historic District (Updated Documentation and Boundary Change Approved 12/23/16) - 11/13/66

Winston-Salem, Forsyth County, NC

Palmer-Marsh House - 04/15/70

Bath, Beaufort County, NC

Pinehurst Historic District - 06/19/96

Pinehurst, Moore County, NC

Playmakers Theatre - 11/07/73

Chapel Hill, Orange County, NC

Reed Gold Mine - 05/23/66

Cabarrus County, NC

Salem Tavern - 01/29/64

Winston-Salem, Forsyth County, NC

Single Brothers' House - 04/15/70

Winston-Salem, Forsyth County, NC

State Capitol - 11/06/73

Raleigh, Wake County, NC

Town Creek Indian Mound - 07/19/64

Montgomery County, NC

Union Tavern - 05/15/75

Milton, Caswell County, NC

Wolfe, Thomas, House - 11/11/71

Asheville, Buncombe County, NC

Wright Brothers National Memorial Visitor Center - 01/03/01

Kill Devil Hills, Dare County, NC

North Dakota (7)

Biesterfeldt Site - 12/23/16

Ransom County, ND

Big Hidatsa Village Site - 07/19/64

Mercer County, ND

Fort Union Trading Post (Updated/Additional Documentation and Boundary Revision Approved 2/27/15) (also in Roosevelt and Richland Counties, MT) - 07/04/61

Williams and McKenzie Counties, ND

Frederick A. and Sophia Bagg Bonanza Farm - 04/05/05

Richland County, ND

Huff Archeological Site - 02/18/97

Morton County, ND

Lynch Knife River Flint Quarry - 07/13/11

Dunn County, ND

Menoken Indian Village Site (Revised Documentation - 04/05/05) - 07/19/64

Burleigh County, ND

Ohio (76)

Existing NHLs

Adena-Thomas Worthington House - 02/27/03

Chillicothe, Ross County, OH

Baum-Taft House - 01/07/76

Cincinnati, Hamilton County, OH

Beginning Point of the U.S. Public Land Survey (also in Pennsylvania) - 06/23/65

East Liverpool, Columbiana County, OH and Beaver County, PA

Carew Tower-Netherland Plaza Hotel - 04/19/94

Cincinnati, Hamilton County, OH

Central Branch, National Home for Disabled Volunteer Soldiers/Dayton Veterans Administration Home - 10/16/12

Dayton, Montgomery County, OH

Cincinnati Music Hall - 12/02/74

Cincinnati, Hamilton County, OH

Cincinnati Observatory - 12/09/97

Cincinnati, Hamilton County, OH

Cincinnati Union Terminal - 05/05/77

Cincinnati, Hamilton County, OH

Cincinnati Zoo Historic Structures - 02/27/87

Cincinnati, Hamilton County, OH

Cleveland Arcade - 05/15/75

Cleveland, Cuyahoga County, OH

Cod (USS) - 01/14/86

Cleveland, Cuyahoga County, OH

Cooke, Jay, Home - 11/13/66

Put-in-Bay, Ottawa County, OH

Covington and Cincinnati Suspension Bridge (also in Kentucky) - 05/15/75

Cincinnati, Hamilton County, OH and Covington, Kenton County, KY

Cutler, Manasseh, Hall, Ohio University - 12/21/65

Athens, Athens County, OH

Donald B. (Towboat) (Relocated from Indiana) - 12/20/89

Bellaire, Belmont County, OH

Dr. Bob's Home (Dr. Robert and Anne Smith House) - 10/16/12

Akron, Summit County, OH

Dunbar, Paul Laurence, House - 12/29/62

Dayton, Montgomery County, OH

Edison, Thomas A., Birthplace - 01/12/65

Milan, Erie County, OH

Eldean Bridge - 12/23/16

Miami County, OH

Evans, Wilson Bruce, House - 12/09/97

Oberlin, Lorain County, OH

Fallen Timbers Battlefield - 10/09/60

Lucas County, OH

Fort Ancient - 07/19/64

Warren County, OH

Fort Meigs - 08/04/69

Wood County, OH

Garfield, James A., Home (Updated Documentation Approved 10/31/16) - 01/28/64

Mentor, Lake County, OH

Giddings, Joshua R., Law Office - 05/30/74

Jefferson, Ashtabula County, OH

Glendale Historic District - 05/05/77

Glendale, Hamilton County, OH

Grant (U.S.) Boyhood Home - 02/04/85

Georgetown, Brown County, OH

Greenhills Historic District - 12/23/16

Greenhills, Hamilton County, OH

Harding, Warren G., Home - 06/23/65

Marion, Marion County, OH

Hawthorn Hill - 07/17/91

Oakwood, Montgomery County, OH

Hopeton Earthworks - 07/19/64

Ross County, OH

Hotel Breakers (Withdrawal of Designation - 08/07/01) - 02/27/87

Sandusky, Erie County, OH

Huffman Prairie Flying Field - 06/21/90

Greene County, OH

Johnson's Island Civil War Prison - 06/21/90

Sandusky, Ottawa County, OH

Kettering, Charles F., House - 12/22/77

Kettering, Montgomery County, OH

Kirtland Temple - 12/08/76

Kirtland, Lake County, OH

Langston, John Mercer, House - 05/15/75

Oberlin, Lorain County, OH

Langstroth Cottage - 12/21/81

Oxford, Butler County, OH

Libbey, Edward D., House - 05/04/83

Toledo, Lucas County, OH

Lundy, Benjamin, House - 05/30/74

Mt. Pleasant, Jefferson County, OH

Majestic (Showboat) - 12/20/89

Cincinnati, Hamilton County, OH

May 4, 1970, Kent State Shootings Site - 12/23/16

Kent, Portage County, OH

McGuffey, William H., Boyhood Home Site - 05/23/66

Coitsville Township, Mahoning County, OH

McGuffey, William H., House - 12/21/65

Oxford, Butler County, OH

McKinley, William, Tomb - 05/15/75

Canton, Stark County, OH

Mount Pleasant Historic District - 04/05/05

Mt. Pleasant, Jefferson County, OH

Miami and Erie Canal Deep Cut - 01/29/64

Allen County, OH

Newark Earthworks - 07/19/64

Newark, Licking County, OH

Oberlin College - 12/21/65

Oberlin, Lorain County, OH

Ohio and Erie Canal - 11/13/66

Valley View Village, Cuyahoga County, OH

Ohio Statehouse - 12/22/77

Columbus, Franklin County, OH

Ohio Theatre - 05/05/77

Columbus, Franklin County, OH

Parker, John P., House - 02/18/97

Ripley, Brown County, OH

Pendleton, George Hunt, House - 01/29/64

Cincinnati, Hamilton County, OH

Pennsylvania Railroad Depot and Baggage Room - 06/17/11

Dennison, Tuscarawas County, OH

People's Federal Savings and Loan Association - 12/22/77

Sidney, Shelby County, OH

Plum Street Temple - 05/15/75

Cincinnati, Hamilton County, OH

Rankin, John, House - 02/18/97

Ripley, Brown County, OH

Rickenbacker, Captain Edward V., House - 05/11/76

Columbus, Franklin County, OH

Rocket Engine Test Facility (Withdrawal of Designation - 04/04/05) - 10/03/85

Cleveland, Cuyahoga County, OH

S. Bridge, National Road - 01/29/64

Guernsey County, OH

Serpent Mound - 07/19/64

Adams County, OH

Sherman Birthplace - 01/29/64

Lancaster, Fairfield County, OH

Spacecraft Propulsion Research Facility (B-2) - 10/03/85

Sandusky, Erie County, OH

Spiegel Grove (Rutherford B. Hayes Home) - 01/29/64

Fremont, Sandusky County, OH

Spring Grove Cemetery - 03/29/07

Cincinnati, Hamilton County, OH

Stan Hywet Hall - 12/21/81

Akron, Summit County, OH

Sunwatch Site - 06/21/90

Dayton, Montgomery County, OH

Taft, William Howard, Home (formerly known as Alphonso Taft Home) (Updated Documentation and Name Change Approved 10/31/16) - 01/29/64

Cincinnati, Hamilton County, OH

Tytus, John B., House - 05/11/76

Middletown, Butler County, OH

Upton, Harriet Taylor, House - 10/05/92

Warren, Trumbull County, OH

Village of Mariemont - 03/29/07

Hamilton County, OH

W. P. Snyder Jr. (Towboat) - 06/29/89

Marietta, Washington County, OH

Wade, Benjamin F., Home (Withdrawal Of Designation - 1968/70) - 12/21/65

Jefferson, Ashtabula County, OH

Wright Cycle Company and Wright and Wright Printing - 06/21/90

Dayton, Montgomery County, OH

Wright Flyer III - 06/21/90

Dayton, Montgomery County, OH

Young, Colonel Charles, House - 05/30/74

Wilberforce, Greene County, OH

Zero Gravity Research Facility - 10/03/85

Cleveland, Cuyahoga County, OH

Zoar Historic District - 10/31/16

Zoar, Tuscarawas County, OH

Oklahoma (22)

Bizzell Library - 01/03/01

University of Oklahoma, Norman, Cleveland County, OK

Boley Historic District - 05/15/75

Boley, Okfuskee County, OK

Boston Avenue Methodist Episcopal Church, South - 01/20/99

Tulsa, Tulsa County, OK

Camp Nichols - 05/23/63

Cimarron County, OK

Cherokee National Capitol - 07/04/61

Tahlequah, Cherokee County, OK

Creek National Capitol - 07/04/61

Okmulgee, Okmulgee County, OK

Deer Creek Site - 04/16/64

Kay County, OK

Fort Gibson - 12/19/60

Muskogee County, OK

Fort Sill - 12/19/60

Comanche County, OK

Fort Washita - 06/23/65

Bryan County, OK

Guthrie Historic District - 01/20/99

Guthrie, Logan County, OK

Honey Springs Battlefield - 02/27/13

McIntosh and Muskogee Counties, OK

Marland, Ernest Whitworth, Mansion - 12/22/77

Ponca City, Kay County, OK

McLemore Site - 07/19/64

Washita County, OK

Murrell Home - 05/30/74

Park Hill, Cherokee County, OK

Platt National Park Historic District - 07/07/11

Sulphur, Murray County, OK

Price Tower - 03/29/07

Bartlesville, Washington County, OK

101 Ranch Historic District - 05/15/75

Marland, Kay County, OK

Sequoyah's Cabin - 12/21/65

Sequoyah County, OK

Stamper Site - 07/19/64

Texas County, OK

Washita Battlefield - 01/12/65

Roger Mills County, OK

Wheelock Academy - 12/21/65

McCurtain County, OK

Oregon (17)

Bonneville Dam Historic District (also in Washington) - 06/30/87

Multnomah County, OR and Skamania County, WA

Crater Lake Superintendent's Residence - 05/28/87

Klamath County, OR

Columbia River Highway - 05/16/00

Multnomah/Hood River/Wasco Counties, OR

Deady and Villard Halls, University of Oregon - 05/05/77

Eugene, Lane County, OR

Elmore, Samuel, Cannery (Withdrawal of Designation - 10/12/93) - 11/13/66

Astoria, Clatsop County, OR

Fort Astoria Site - 11/05/61

Astoria, Clatsop County, OR

Fort Rock Cave - 01/20/61

Lake County, OR

Kam Wah Chung Company Building - 09/20/05

John Day, Grant County, OR

Jacksonville Historic District - 11/13/66

Jacksonville, Jackson County, OR

Lightship WAL-604, "Columbia" - 12/20/89

Astoria, Clatsop County, OR

Lower Klamath National Wildlife Refuge (also in California) - 01/12/65

Siskiyou County, California and Klamath County, OR

Oregon Caves Chateau - 05/28/87

Josephine County, OR

Pioneer Courthouse - 05/05/77

Portland, Multnomah County, OR

Skidmore/Old Town Historic District (Updated Documentation Approved 10/06/08) - 05/05/77

Portland, Multnomah County, OR

Sunken Village Archeological Site - 12/20/89

Multnomah County, OR

Timberline Lodge - 12/22/77

Clackamas County, OR

Wallowa Lake Site - 05/05/89

Joseph, Wallowa County, OR

Watzek, Aubrey, House - 07/25/11

Portland, Multnomah County, OR

Pennsylvania (169)

1704 House - 12/24/67

Delaware County, PA

1762 Waterworks - 05/29/81

Bethlehem, Northampton County, PA

Academy of Music - 12/29/62

Philadelphia, Philadelphia County, PA

Acheson, Edward G., House - 05/11/76

Monongahela, Washington County, PA

Allegheny County Courthouse and Jail - 05/11/76

Pittsburgh, Allegheny County, PA

Allegheny Portage Railroad of the PA Canal - 12/29/62

Blair and Cambria Counties, PA

American Philosophical Society Hall - 01/12/65

Philadelphia, Philadelphia County, PA

Andalusia - 11/13/66

Bucks County, PA

Antes, Henry, House - 04/27/92

Upper Frederick Township, Montgomery County, PA

Arch Street Friends Meeting House - 06/23/11

Philadelphia, Philadelphia County, PA

Athenaeum - 12/08/76

Philadelphia, Philadelphia County, PA

Augustus Lutheran Church - 12/24/67

Trappe, Montgomery County, PA

Bartram, John, House - 10/09/60

Philadelphia, Philadelphia County, PA

Becuna (USS) - 01/14/86

Philadelphia, Philadelphia County, PA

Bedford Springs Hotel Historic District - 07/17/91

Bedford Township, Bedford County, PA

Beginning Point of the U.S. Public Land Survey (also in Ohio) - 06/23/65

Beaver County, PA and East Liverpool, Columbiana County, OH

Beth Sholom Synagogue - 03/29/07

Elkins Park, Montgomery County, PA

Boathouse Row - 02/27/87

Philadelphia, Philadelphia County, PA

Bomberger's Distillery - 01/16/80

Lebanon County, PA

Bost Building - 01/20/99

Homestead, Allegheny County, PA

Braddock Carnegie Library - 03/02/12

Braddock, Allegheny County, PA

Bradford, David, House - 07/28/83

Washington, Washington County, PA

Brandywine Battlefield - 01/20/61

Chadds Ford, Delaware County, PA

Bryn Athyn Historic District - 10/06/08

Bryh Athyn, Montgomery County, PA

Buchanan, James, House (Wheatland) - 07/04/61

Lancaster, Lancaster County, PA

Buck, Pearl S., House - 01/16/80

Bucks County, PA

Buckingham Friends Meeting House - 07/31/03

Buckingham Township, Bucks County, PA

Bushy Run Battlefield - 10/09/60

Westmoreland County, PA

Cambria Iron Company - 06/22/89

Cambria County, PA

Cameron, Simon, House - 05/15/75

Harrisburg, Dauphin County, PA

Carlisle Indian School - 07/04/61

Carlisle, Cumberland County, PA

Carpenters' Hall - 04/15/70

Philadelphia, Philadelphia County, PA

Carrie Blast Furnaces Number 6 and 7 - 09/20/06

Allegheny County, PA

Cedarcroft - 11/11/71

Chester County, PA

Chatham Village - 04/05/05

Pittsburgh, Allegheny County, PA

Christ Church - 04/15/70

Philadelphia, Philadelphia County, PA

Church of the Advocate - 06/19/96

Philadelphia, Philadelphia County, PA

Cliveden (Chew House) (Updated/Additional Documentation Approved 2/27/15) - 01/20/61

Philadelphia, Philadelphia County, PA

Colonial Germantown Historic District - 06/23/65

Philadelphia, Philadelphia County, PA

Coltrane, John, House - 01/20/99

Philadelphia, Philadelphia County, PA

Cope, Edward D., House - 05/15/75

Philadelphia, Philadelphia County, PA

Cornwall Iron Furnace - 11/03/66

Cornwall, Lebanon County, PA

Delaware Canal - 12/08/76

Northampton and Bucks Counties, PA

Delaware and Hudson Canal (also in New York) - 10/18/68

Wayne County, PA and Orange, Sullivan & Ulster Counties, NY

Drake Oil Well - 11/13/66

Venango County, PA

Dudley, Charles B., House (Withdrawal of Designation - 01/03/01) - 05/11/76

Altoona, Blair County, PA

Eakins, Thomas, House - 12/21/65

Philadelphia, Philadelphia County, PA

East Broad Top Railroad - 01/28/64

Rockhill Furnace, Huntingdon County, PA

Eastern State Penitentiary - 06/23/65

Philadelphia, Philadelphia County, PA

Eisenhower, Dwight D., Farmstead - 05/23/66

Gettysburg, Adams County, PA

Elfreth's Alley Historic District - 10/09/60

Philadelphia, Philadelphia County, PA

Emmanuel Episcopal Church - 02/16/00

Pittsburgh, Allegheny County, PA

Ephrata Cloister - 12/24/67

Ephrata, Lancaster County, PA

Esherick, Wharton, House and Studio - 04/19/93

Malvern, Chester County, PA

Espy, David, House - 07/28/83

Bedford, Bedford County, PA

Fairmount Water Works - 05/11/76

Philadelphia, Philadelphia County, PA

Fallingwater - 05/11/76

Mill Run, Fayette County, PA

First Bank of the United States - 05/04/87

Philadelphia, Philadelphia County, PA

Fonthill, Mercer Museum, and Moravian Pottery and Tile Works - 02/04/85

Doylestown, Bucks County, PA

Forks of the Ohio - 10/09/60

Pittsburgh, Allegheny County, PA

Fort Mifflin - 05/22/70

Philadelphia, Philadelphia County, PA

Founder's Hall, Girard College - 08/04/69

Philadelphia, Philadelphia County, PA

Friends Hospital - 01/20/99

Philadelphia, Philadelphia County, PA

Fulton, Robert, Birthplace - 01/29/64

Lancaster County, PA

Fulton Opera House - 01/29/64

Lancaster, Lancaster County, PA

Furness Library, School of Fine Arts, University of PA - 02/04/85

Philadelphia, Philadelphia County, PA

Gallatin, Albert, House - 01/12/65

Fayette County, PA

Gemeinhaus-De Schweinitz, Lewis Davis, Residence - 05/15/75

Bethlehem, Northampton County, PA

Germantown (Manheim) Cricket Club - 02/27/87

Philadelphia, Philadelphia County, PA

Graeme Park - 10/09/60

Montgomery County, PA

Grey Towers - 02/04/85

Glenside, Montgomery County, PA

Gruber Wagon Works - 12/22/77

Berks County, PA

Hagan, I.N. and Bernadine, House - 05/16/00

Chalk Hill (Stewart Township), Fayette County, PA

Harmony Historic District - 05/30/74

Harmony, Butler County, PA

Harper, Frances Ellen Watkins, House - 12/08/76

Philadelphia, Philadelphia County, PA

Harrisburg Station and Trainshed - 12/08/76

Harrisburg, Dauphin County, PA

Hershey, Milton S., Mansion - 05/04/83

Hershey, Dauphin County, PA

Hill-Keith-Physick House - 01/07/76

Philadelphia, Philadelphia County, PA

Historic Moravian Bethlehem Historic District - 10/16/12

Bethlehem, Northampton County, PA

Honey Hollow Watershed - 08/04/69

Bucks County, PA

Horseshoe Curve - 11/13/66

Blair County, PA

Institute of the Pennsylvania Hospital - 06/23/65

Philadelphia, Philadelphia County, PA

Insurance Company of North America (INA) Building - 06/02/78

Philadelphia, Philadelphia County, PA

Johnson House - 12/09/97

Philadelphia, Philadelphia County, PA

Keim Homestead - 12/23/16

Oley, Berks County, PA

Kennywood Park - 02/27/87

West Mifflin, Allegheny County, PA

Laurel Hill Cemetery - 08/05/98

Philadelphia, Philadelphia County, PA

Leap-the-Dips - 06/19/96

Altoona, Blair County, PA

Lemoyne, F. Julius, House - 09/25/97

Washington, Washington County, PA

Lesley, J. Peter, House - 10/12/94

Philadelphia, Philadelphia County, PA

Lightfoot Mill - 04/05/05

Chester Springs, Chester County, PA

Logan, James, Home - 01/12/65

Philadelphia, Philadelphia County, PA

Lukens Historic District - 04/19/94

Coatesville, Chester County, PA

Marshall, Humphry, House - 12/23/87

Marshalltown, Chester County, PA

Meadowcroft Rockshelter - 04/05/05

Jefferson Township, Washington County, PA

Meason, Isaac, House - 06/21/90

Dunbar Township, Fayette County, PA

Memorial Hall - 12/08/76

Philadelphia, Philadelphia County, PA

Merchants' Exchange Building - 08/07/01

Philadelphia, Philadelphia County, PA

Merion Cricket Club - 02/27/87

Haverford, Montgomery County, PA

Merion Friends Meeting House - 08/05/98

Merion Station, Montgomery County, PA

Merion Golf Club - 04/27/92

Ardmore, Haverford Township, Delaware County, PA

Mill Grove - 05/05/89

Audubon, Montgomery County, PA

Minisink Archeological Site (also in New Jersey) - 04/19/93

Pike County, PA and Delaware Water Gap NRA, Sussex County, NJ

Mother Bethel A.M.E. Church - 05/30/74

Philadelphia, Philadelphia County, PA

Mount Pleasant - 05/30/74

Philadelphia, Philadelphia County, PA

Musical Fund Society Hall (Withdrawal of Designation - 01/13/89) - 05/30/74

Philadelphia, Philadelphia County, PA

Nakashima, George, Woodworker Complex - 04/22/14

Solebury Township, Bucks County, PA

New Century Guild - 11/04/93

Philadelphia, Philadelphia County, PA

New Market - 11/13/66

Philadelphia, Philadelphia County, PA

Oakmont Country Club - 06/30/87

Allegheny County, PA

Old Economy - 06/23/65

Ambridge, Beaver County, PA

Old West, Dickinson College - 06/13/62

Carlisle, Cumberland County, PA

Olympia (USS) - 01/29/64

Philadelphia, Philadelphia County, PA

Packer, Asa, Mansion - 02/04/85

Jim Thorpe, Carbon County, PA

Peale, Charles Willson, House - 12/21/65

Philadelphia, Philadelphia County, PA

Pennsylvania Academy of the Fine Arts - 05/15/75

Philadelphia, Philadelphia County, PA

Pennsylvania Hospital - 06/22/65

Philadelphia, Philadelphia County, PA

Pennsylvania State Capitol Complex (Updated/Additional Documentation and Boundary Revision Approved 2/27/13) - 09/20/06

Harrisburg, Dauphin County, PA

Philadelphia City Hall - 12/08/76

Philadelphia, Philadelphia County, PA

Philadelphia Contributionship - 12/22/77

Philadelphia, Philadelphia County, PA

Philadelphia Savings Fund Society (PSFS) Building - 12/08/76

Philadelphia, Philadelphia County, PA

Philadelphia School of Design for Women - 11/04/93

Philadelphia, Philadelphia County, PA

Philadelphia's Masonic Temple - 02/04/85

Philadelphia, Philadelphia County, PA

Pinchot, Gifford, House - 05/23/63

Milford, Pike County, PA

Poe, Edgar Allan, House - 12/29/62

Philadelphia, Philadelphia County, PA

Powderly, Terence V., House - 05/23/66

Scranton, Lackawanna County, PA

Priestley, Joseph, House - 01/12/65

Northumberland, Northumberland County, PA

Printzhof, The - 11/05/61

Essington, Delaware County, PA

Pulpit Rocks - 11/04/93

Huntingdon Vicinity, Huntingdon County, PA

Quay, Matthew S., House - 05/15/75

Beaver, Beaver County, PA

Race Street Meetinghouse - 11/04/93

Philadelphia, Philadelphia County, PA

Reading Terminal and Trainshed - 12/08/76

Philadelphia, Philadelphia County, PA

Reynolds-Morris House - 12/24/67

Philadelphia, Philadelphia County, PA

Richards, Alfred Newton, Medical Research Laboratories and David Goddard Laboratories Building - 01/16/09

Philadelphia, Philadelphia County, PA

Rittenhousettown Historic District - 04/27/92

Philadelphia, Philadelphia County, PA

Schaeffer House - 07/25/11

Schaefferstown, Lebanon County, PA

St. James-The-Less Episcopal Church - 02/04/85

Philadelphia, Philadelphia County, PA

St. Mark's Episcopal Church (Jim Thorpe) - 12/23/87

Jim Thorpe, Carbon County, PA

St. Mark's Episcopal Church - 02/04/85

Philadelphia, Philadelphia County, PA

St. Peter's Church - 06/19/94

Philadelphia, Philadelphia County, PA

Searights Tollhouse, National Road -01/29/64

Fayette County, PA

Second Bank of the United States - 05/04/87

Philadelphia, Philadelphia County, PA

Smithfield Street Bridge - 05/11/76

Pittsburgh, Allegheny County, PA

Staple Bend Tunnel - 04/19/94

Conemaugh Township, Cambria County, PA

Stiegel-Coleman House - 11/13/66

Brickerville, Lancaster County, PA

Sully, Thomas, Residence - 12/21/65

Philadelphia, Philadelphia County, PA

Summerseat - 07/17/65

Morrisville, Bucks County, PA

Tanner, Henry O., Homesite - 05/11/76

Philadelphia, Philadelphia County, PA

Taylor, George, House - 07/17/71

Catasauqua, Lehigh County, PA

The College of Physicians of Philadelphia Building - 10/06/08

Philadelphia, Philadelphia County, PA

Thomas, M. Carey, Library - 07/17/91

Bryn Mawr, Montgomery County, PA

Union Canal Tunnel - 04/19/94

Lebanon, Lebanon County, PA

United States Naval Asylum - 01/07/76

Philadelphia, Philadelphia County, PA

Valley Forge - 01/20/61

Chester and Montgomery Counties, PA

Von Steuben, General Friedrich, Headquarters - 11/28/72

Chester County, PA

W. A. Young And Sons Foundry And Machine Shop - 12/23/16

Rices Landing, Greene County, PA

Wagner Free Institute of Science - 12/14/90

Philadelphia, Philadelphia County, PA

Walnut Street Theatre - 12/29/62

Philadelphia, Philadelphia County, PA

Wanamaker, John, Store - 06/02/78

Philadelphia, Philadelphia County, PA

Washington's Crossing (also in New Jersey) - 01/20/61

New Hope, Bucks County, PA and Titusville, Mercer County, NJ

Washington's Headquarters - 11/28/72

Montgomery County, PA

Waynesborough - 11/28/72

Paoli, Chester County, PA

Weiser, Conrad, House - 10/09/60

Berks County, PA

West, Benjamin, Birthplace - 12/21/65

Swarthmore, Delaware County, PA

Woodford - 12/24/67

Philadelphia, Philadelphia County, PA

Woodlands (Revised Documentation - 03/20/06) - 12/24/67

Philadelphia, Philadelphia County, PA

Woodmont - 08/05/98

Gladwyne, Montgomery County, PA

Woodville - 07/28/83

Allegheny County, PA

Wyck - 12/14/90

Philadelphia, Philadelphia County, PA

Wyeth, Andrew, Studio, and Kuerner Farm (formerly known as Kuerner Farm) (Additional Documentation, Boundary and Name Change Approved 08/25/14) - 06/23/11

Chadds Ford Township, Delaware County, PA

Wyeth, N. C., House and Studio - 12/09/97

Chadds Ford, Delaware County, PA

Rhode Island (45)

Aldrich, Nelson W., House - 12/08/76

Providence, Providence County, RI

Arcade - 05/11/76

Providence, Providence County, RI

Arnold, Eleazer, House - 10/18/68

Lincoln, Providence County, RI

Bell, Isaac, Jr., House - 09/25/97

Newport, Newport County, RI

Bellevue Avenue Historic District - 05/11/76

Newport, Newport County, RI

Block Island South East Light - 09/25/97

Block Island, Washington County, RI

Breakers, The - 10/12/94

Newport, Newport County, RI

Brick Market - 10/09/60

Newport, Newport County, RI

Brown, John, House - 10/18/68

Providence, Providence County, RI

Chateau-Sur-Mer - 02/17/06

Newport, Newport County, RI

Cocumscussoc Archeological Site - 04/12/93

North Kingstown, Washington County, RI

College Hill Historic District - 12/30/70

Providence, Providence County, RI

Corliss-Carrington House - 12/30/70

Providence, Providence County, RI

Crescent Park Loeff Carousel - 02/27/87

East Providence, Providence County, RI

The Elms - 06/19/96

Newport, Newport County, RI

First Baptist Meetinghouse - 10/09/60

Providence, Providence County, RI

Fleur De Lys (Providence Art Club) - 10/05/92

Providence, Providence County, RI

Flying Horse Carousel - 02/27/87

Westerly, Washington County, RI

Fort Adams - 12/08/87

Newport, Newport County, RI

Greene, General Nathanael, Homestead - 11/28/72

Anthony, Kent County, RI

Griswold, John N.A., House - 05/16/00

Newport, Newport County, RI

Hopkins, Governor Stephen, House - 11/11/71

Providence, Providence County, RI

Hunter House - 10/18/68

Newport, Newport County, RI

Ives, Thomas P., House - 12/30/70

Providence, Providence County, RI

King, Edward, House - 12/30/70

Newport, Newport County, RI

Kingscote - 06/19/96

Newport, Newport County, RI

Lippitt, Governor Henry, House - 05/11/76

Providence, Providence County, RI

Marble House - 02/17/06

Newport, Newport County, RI

Newport Casino - 02/27/87

Newport, Newport County, RI

Newport Historic District (Boundary Revision/Updated Documentation Approved 10/06/08) - 10/18/68

Newport, Newport County, RI

Nightingale-Brown House - 06/29/89

Providence, Providence County, RI

Ocean Drive Historic District - 05/11/76

Newport, Newport County, RI

Old Slater Mill - 11/13/66

Pawtucket, Providence County, RI

Old State House - 10/09/60

Newport, Newport County, RI

Original U.S. Naval War College - 01/29/64

Newport, Newport County, RI

Redwood Library - 10/09/60

Newport, Newport County, RI

Reynolds, Joseph, House - 07/28/83

Bristol, Bristol County, RI

Sherman, William Watts, House - 12/30/70

Newport, Newport County, RI

Site of Battle of Rhode Island - 05/30/74

Portsmouth, Newport County, RI

Stuart, Gilbert, Birthplace - 12/21/65

Saunderstown, Washington County, RI

Trinity Church - 10/18/68

Newport, Newport County, RI

United Congregational Church - 10/16/12

Newport, Newport County, RI

University Hall, Brown University - 06/13/62

Providence, Providence County, RI

Vernon House - 10/18/68

Newport, Newport County, RI

Wanton-Lyman-Hazard House - 10/09/60

Newport, Newport County, RI

South Carolina (76)

Aiken, William, House and Associated Railroad Structures - 11/04/63

Charleston, Charleston County, SC

Atalaya and Brookgreen Gardens - 10/05/92

Georgetown County, SC

Beaufort Historic District - 11/07/73

Beaufort, Beaufort County, SC

Bethesda Presbyterian Church - 02/04/85

Camden, Kershaw County, SC

Blacklock, William, House - 11/07/73

Charleston, Charleston County, SC

Borough House - 06/07/88

Stateburg, Sumter County, SC

Brewton, Miles, House - 10/09/60

Charleston, Charleston County, SC

Brewton, Robert, House - 10/09/60

Charleston, Charleston County, SC

Brick House Ruins - 04/15/70

Charleston County, SC

Burt-Stark Mansion - 10/05/92

Abbeville, Abbeville County, SC

Camden Battlefield - 01/20/61

Kershaw County, SC

Chapelle Administration Building - 12/08/76

Columbia, Richland County, SC

Charlesfort-Santa Elena Site - 01/03/01

Paris Island, Beaufort County, SC

Charleston Historic District - 10/09/60

Charleston, Charleston County, SC

Church of the Holy Cross - 11/07/73

Stateburg, Sumter County, SC

Clamagore (USS) - 06/29/89

Mount Pleasant, Charleston County, SC

Coker Experimental Farms - 07/19/64

Hartsville, Darlington County, SC

College of Charleston - 11/11/71

Charleston, Charleston County, SC

Drayton Hall - 10/09/60

Charleston County, SC

Exchange and Provost - 11/07/73

Charleston, Charleston County, SC

Farmers' and Exchange Bank - 11/07/73

Charleston, Charleston County, SC

Fig Island - 03/29/07

Charleston County, SC

Fireproof Building - 11/07/73

Charleston, Charleston County, SC

First Baptist Church - 11/07/73

Columbia, Richland County, SC

Fort Hill (John C. Calhoun House) - 12/19/60

Clemson, Pickens County, SC

Gibbes, William, House - 04/15/70

Charleston, Charleston County, SC

Graniteville Historic District - 06/02/78

Graniteville, Aiken County, SC

Hampton Plantation - 04/15/70

Charleston County, SC

Heyward, Dubose, House - 11/11/71

Charleston, Charleston County, SC

Heyward-Washington House - 04/15/70

Charleston, Charleston County, SC

Hibernian Hall - 11/07/73

Charleston, Charleston County, SC

Hopsewee - 11/11/71

Georgetown County, SC

Huguenot Church - 11/07/73

Charleston, Charleston County, SC

Ingham (USCGC) (Relocated to Key West, Florida) - 04/27/92

Mt. Pleasant, Charleston County, SC

Kahal Kadosh Beth Elohim - 06/19/80

Charleston, Charleston County, SC

Laffey (USS) - 01/14/86

Mt. Pleasant, Charleston County, SC

Lancaster County Courthouse - 11/07/73

Lancaster, Lancaster County, SC

Lancaster County Jail - 11/07/73

Lancaster, Lancaster County, SC

Manigault, Joseph, House - 11/07/73

Charleston, Charleston County, SC

Market Hall and Sheds - 11/07/73

Charleston, Charleston County, SC

Marshlands - 11/07/73

Beaufort, Beaufort County, SC

Middleburg Plantation - 04/15/70

Berkeley County, SC

Middleton Place - 11/11/71

Dorchester County, SC

Millford Plantation - 11/07/73

Sumter County, SC

Mills, Clark, Studio - 12/21/65

Charleston, Charleston County, SC

Mills, Robert, House - 11/07/73

Columbia, Richland County, SC

Mills Building, South Carolina State Hospital - 11/07/73

Columbia, Richland County, SC

Mulberry Plantation - 10/09/60

Moncks Corner, Berkeley County, SC

Mulberry Plantation (James and Mary Boykin Chesnut House) - 02/16/00

Camden, Kershaw County, SC

Ninety-Six and Star Fort - 11/07/73

Greenwood County, SC

Old Marine Hospital - 11/07/73

Charleston, Charleston County, SC

Parish House of the Circular Congregational Church - 11/07/73

Charleston, Charleston County, SC

Penn School Historic District - 12/02/74

Beaufort County, SC

Piedmont Manufacturing Company Number One (Withdrawal of Designation - 05/05/86) - 06/02/78

Piedmont, SC

Pompion Hill Chapel - 04/15/70

Huger, Berkeley County, SC

Powder Magazine - 09/27/89

Charleston, Charleston County, SC

Rainey, Joseph H., House - 04/20/84

Georgetown, Georgetown County, SC

Rhett, Robert Barnwell, House - 11/07/73

Charleston, Charleston County, SC

Roper, Robert William, House - 11/07/73

Charleston, Charleston County, SC

Russell, Nathaniel, House - 11/07/73

Charleston, Charleston County, SC

Rutledge, Edward, House - 11/11/71

Charleston, Charleston County, SC

Rutledge, John, House - 11/07/73

Charleston, Charleston County, SC

St. James' Church, Goose Creek - 04/15/70

Berkeley County, SC

St. James' Church, Santee - 04/15/70

Charleston County, SC

St. Michael's Episcopal Church - 10/09/60

Charleston, Charleston County, SC

St. Philip's Episcopal Church - 11/07/73

Charleston, Charleston County, SC

St. Stephen's Episcopal Church - 04/15/70

St. Stephens, Berkeley County, SC

Simmons-Edwards House - 11/07/73

Charleston, Charleston County, SC

Smalls, Robert, House - 05/30/73

Beaufort, Beaufort County, SC

Snee Farm - 11/07/73

Charleston County, SC

Snow's Island - 12/02/74

Florence County, SC

South Carolina State House - 05/11/76

Columbia, Richland County, SC

Stono River Slave Rebellion Site - 05/30/74

Charleston County, SC

Stuart, Colonel John, House - 11/07/73

Charleston, Charleston County, SC

Unitarian Church - 11/07/73

Charleston, Charleston County, SC

Vesey, Denmark, House - 05/11/76

Charleston, Charleston County, SC

Woodlands - 11/11/71

Bamberg County, SC

Yorktown (USS) - 01/14/86

Mt. Pleasant, Charleston County, SC

South Dakota (16)

Arzberger Site - 07/19/64

Hughes County, SD

Battle Mountain Sanitarium, National Home for Disabled Volunteer Soldiers - 06/17/11

Hot Springs, Fall River County, SD

Bear Butte - 12/21/81

Meade County, SD

Blood Run Site (also in Iowa) - 05/22/70

Lincoln County, SD, and Lyon County, IA

Bloom Site - 07/19/64

Hanson County, SD

Crow Creek Site - 07/19/64

Buffalo County, SD

Deadwood Historic District - 07/04/61

Deadwood, Lawrence County, SD

Fort Pierre Chouteau Site - 07/17/91

Fort Pierre, Stanley County, SD

Fort Thompson Mounds - 07/19/64

Buffalo County, SD

Frawley Ranch - 05/05/77

Lawrence County, SD

Langdeau Site - 07/19/64

Lyman County, SD

Mitchell Site - 07/19/64

Mitchell, Davison County, SD

Molstad Village - 07/19/64

Dewey County, SD

Vanderbilt Archeological Site - 02/18/97

Campbell County, SD

Verendrye Site - 07/17/91

Fort Pierre, Stanley County, SD

Wounded Knee (Updated Documentation - 03/31/2001) - 12/21/65

Shannon County, SD

Tennessee (31)

Beale Street Historic District - 05/23/66

Memphis, Shelby County, TN

Blount, William, Mansion - 01/12/65

Knoxville, Knox County, TN

Chucalissa Site - 04/19/94

Shelby County, TN

Delta Queen (River Steamboat) (Moved from Louisiana) - 06/29/89

Chattanooga, Hamilton County, TN

Fort Loudoun - 06/23/65

Monroe County, TN

Fort Pillow - 05/30/74

Fort Pillow, Lauderdale County, TN

Franklin Battlefield - 12/19/60

Williamson County, TN

Franklin, Isaac, Plantation (Withdrawal of Designation - 04/04/05) - 12/22/77

Sumner County, TN

George Peabody College for Teachers - 12/21/65

Nashville, Davidson County, TN

Graceland (Home of Elvis Presley) - 03/27/06

Memphis, Shelby County, TN

Hermitage Hotel - 07/28/20

Nashville, Davidson County, TN

Hermitage, The - 12/19/60

Davidson County, TN

Hiram Masonic Lodge No. 7 - 11/07/73

Franklin, Williamson County, TN

Jubilee Hall, Fisk University - 12/02/74

Nashville, Davidson County, TN

Long Island of the Holston - 10/09/60

Sullivan County, TN

Moccasin Bend Archeological District - 09/08/86

Chattanooga, Hamilton County, TN

Montgomery Bell Tunnel - 04/19/94

White Bluff, Cheatham County, TN

Mountain Branch, National Home for Disabled Volunteer Soldiers - 06/17/11

Johnson City, Washington County, TN

Nashville Union Station and Trainshed (Withdrawal of Designation - 07/31/03) - 12/08/76

Nashville, Davidson County, TN

Old First Presbyterian Church - 04/19/93

Nashville, Davidson County, TN

Pinson Mounds - 01/29/64

Madison County, TN

Polk, James K., House - 07/04/61

Columbia, Maury County, TN

Rattle and Snap - 11/11/71

Maury County, TN

Rhea County Courthouse - 12/08/76

Dayton, Rhea County, TN

Ryman Auditorium - 01/03/01

Nashville, Davidson County, TN

Shiloh Indian Mounds Site - 05/05/89

Shiloh NMP, Hardin County, TN

Siege and Battle of Corinth Sites (also in Mississippi) - 05/06/91

Hardeman County, TN and Corinth, Alcorn County, MS

Sun Record Company - 07/31/03

Memphis, Shelby County, TN

Sycamore Shoals - 07/19/64

Carter County, TN

Tennessee State Capitol - 11/11/71

Nashville, Davidson County, TN

Wynnewood - 11/11/71

Castalian Springs, Sumner County, TN

X-10 Reactor, Oak Ridge National Laboratory - 12/21/65

Oak Ridge, Roane County, TN

York, Alvin Cullom, Farm - 05/11/76

Fentress County, TN

Texas (49)

Alamo - 12/19/60

San Antonio, Bexar County, TX

Apollo Mission Control Center - 10/03/85

Houston, Harris County, TX

Bastrop State Park - 09/25/97

Bastrop, Bastrop County, TX

Cabot (USS) (Withdrawal of Designation - 08/07/01) - 06/21/90

Brownsville, Cameron County, TX

Dealey Plaza Historic District - 10/12/93

Dallas, Dallas County, TX

East End Historic District - 05/11/76

Galveston, Galveston County, TX

Elissa (Bark) - 12/14/90

Galveston, Galveston County, TX

Espada Aqueduct - 07/19/64

San Antonio, Bexar County, TX

Fair Park Texas Centennial Buildings - 09/24/86

Dallas, Dallas County, TX

Fort Belknap - 12/19/60

Young County, TX

Fort Brown - 12/19/60

Brownsville, Cameron County, TX

Fort Concho - 07/04/61

San Angelo, Tom Green County, TX

Fort Davis - 12/19/60

Jeff Davis County, TX

Fort Richardson - 11/27/63

Jack County, TX

Fort Sam Houston - 05/15/75

San Antonio, Bexar County, TX

Garner, John Nance, House - 12/08/76

Uvalde, Uvalde County, TX

Governor's Mansion - 12/02/74

Austin, Travis County, TX

HA. 19 (Midget Submarine) - 06/30/89

Fredericksburg, Gillespie County, TX

Hangar 9, Brooks Air Force Base - 12/08/76

San Antonio, Bexar County, TX

Harrell Site - 07/19/64

Young County, TX

Highland Park Shopping Village - 02/16/00

Highland Park, Dallas County, TX

Hueco Tanks - 01/13/2021

El Paso, El Paso County, TX

J A Ranch - 12/19/60

Armstrong County, TX

Johnson, Lyndon Baines, Boyhood Home - 05/23/66

Johnson City, Blanco County, TX

King Ranch - 11/05/61

Kenedy, Kleberg, Nueces & Willacy Counties, TX

Landergin Mesa - 07/19/64

Oldham County, TX

Lexington (USS) - 07/31/03

Corpus Christi, Nueces County, TX

Lower Pecos Canyonlands Archeological District - 1/13/2021

Comstock, Val Verde County, TX

Lubbock Lake Site - 12/22/77

Lubbock, Lubbock County, TX

Lucas Gusher, Spindletop Oil Field - 11/13/66

Jefferson County, TX

Majestic Theatre - 04/19/93

San Antonio, Bexar County, TX

Mission Concepción - 04/15/70

San Antonio, Bexar County, TX

Navarro, Casa José Antonio - 12/23/16

San Antonio, TX

Palmito Ranch Battlefield - 09/25/97

Cameron County, TX

Palo Alto Battlefield - 12/19/60

Cameron County, TX

Plainview Site - 01/20/61

Plainview, Hale County, TX

Porter Farm - 07/19/64

Kaufman County, TX

Presidio Nuestra Señora de Loreto de la Bahía - 12/24/67

Goliad County, TX

Randolph Field Historic District - 08/07/01

Bexar County, TX

Rayburn, Samuel T., House - 05/11/76

Bonham, Fanin County, TX

Resaca de la Palma Battlefield - 12/19/60

Cameron County, TX

Roma Historic District - 11/04/93

Roma, Starr County, TX

San Jacinto Battlefield - 12/19/60

Harris County, TX

Space Environment Simulation Laboratory, Chambers A and B - 10/03/85

Houston, Harris County, TX

Spanish Governor's Palace - 04/15/70

San Antonio, Bexar County, TX

Strand Historic District - 05/11/76

Galveston, Galveston County, TX

Texas (USS) - 12/08/76

Harris County, TX

Texas State Capitol - 06/23/86

Austin, Travis County, TX

Treviño-Uribe Rancho - 08/05/98

San Ygnacio, Zapata County, TX

Woodland - 05/30/74

Huntsville, Walker County, TX

Utah (14)

Alkali Ridge - 07/19/64

San Juan County, UT

Bingham Canyon Open Pit Copper Mine - 11/13/66

Salt Lake County, UT

Bryce Canyon Lodge and Deluxe Cabins - 05/28/87

Bryce Canyon National Park, Garfield County, UT

Central Utah Relocation Center (Topaz) - 03/29/07

Millard County, UT

Danger Cave - 01/20/61

Tooele County, UT

Desolation Canyon - 10/18/68

Carbon, Emery, Grand, and Uintah Counties, UT

Emigration Canyon - 01/20/61

Salt Lake County, UT

Fort Douglas - 05/15/75

Salt Lake City, Salt Lake County, UT

Mountain Meadows Massacre Site (Boundary Revision Approved 2/27/15) - 06/23/11

Central, Washington County, UT

Old City Hall - 05/15/75

Salt Lake City, Salt Lake County, UT

Quarry Visitor Center - 01/03/01

Uintah County, UT

Smoot, Reed O., House - 12/08/76

Provo, Utah County, UT

Temple Square - 01/29/64

Salt Lake City, Salt Lake County, UT

Young, Brigham, Complex - 01/28/64

Salt Lake City, Salt Lake County, UT

Vermont (18)

Brown Bridge - 08/25/14

Shrewsbury, Rutland County, VT

Coolidge, Calvin, Homestead District - 06/23/65

Plymouth Notch, Windsor County, VT

Frost, Robert, Farm - 05/23/68

Addison County, VT

“The Gully” (Frost, Robert, Farm) (Withdrawal of Designation - 03/05/86) - 05/23/68

South Shaftsbury, VT

Marsh, George Perkins, Boyhood Home - 06/11/67

Woodstock, Windsor County, VT

Morrill, Justin S., Homestead - 09/22/60

Strafford, Orange County, VT

Mount Independence - 11/28/72

Addison County, VT

Naulakha (Rudyard Kipling House) - 11/04/93

Dummerston, Windham County, VT

Rockingham Meeting House - 05/16/00

Windham County, VT

Robbins and Lawrence Armory and Machine Shop - 11/13/66

Windsor, Windsor County, VT

Rokeby - 12/09/97

Ferrisburgh, Addison County, VT

Round Church - 06/19/96

Richmond, Chittenden County, VT

Shelburne Farms - 01/03/01

Shelburne, Chittenden County, VT

Socialist Labor Party Hall - 05/16/00

Barre, Washington County, VT

St. Johnsbury Athenaeum - 06/19/96

St. Johnsbury, Caledonia County, VT

Stellafane Observatory - 12/20/89

Springfield, Windsor County, VT

Ticonderoga (Side-Paddle-Wheel Lakeboat) - 01/28/64

Shelburne, Chittenden County, VT

Vermont Statehouse - 12/30/70

Montpelier, Washington County, VT

Willard, Emma, House - 12/21/65

Middlebury, Addison County, VT

Virginia (123)

Alexandria Historic District - 11/13/66

Alexandria (City), VA

Aquia Church - 07/05/91

Stafford, Stafford County, VA

Bacon's Castle - 10/09/60

Bacon's Castle, Surry County, VA

Ball's Bluff Battlefield Historic District (formerly known as Ball's Bluff Battlefield and National Cemetery) (also in Maryland) (Updated Documentation, Boundary and Name Change Approved 12/23/16) - 04/27/84

Loudoun County, VA, and Montgomery County, MD

Banneker, Benjamin, SW-9 Intermediate Boundary Stone - 05/11/76

Arlington County, VA

Barracks, Virginia Military Institute - 12/21/65

Lexington (City), VA

Berkeley - 11/11/71

Charles City County, VA

Berry Hill - 11/11/71

Halifax County, VA

Brandon - 04/15/70

Prince George County, VA

Bremo Historic District - 11/11/71

Fluvanna County, VA

Bruton Parish Church - 04/15/70

Williamsburg (City), VA

Camden - 11/11/71

Caroline County, VA

Camp Hoover - 06/07/88

Graves Mill, Madison County, VA

Cape Henry Lighthouse - 01/29/64

Virginia Beach (City), VA

Carter's Grove - 04/15/70

James City County, VA

Cedar Creek Battlefield and Belle Grove - 08/11/69

Frederick and Warren Counties, VA

Christ Church - 05/30/61

Lancaster County, VA

Christ Church, Alexandria - 04/15/70

Alexandria (City), VA

Drew, Charles Richard, House - 05/11/76

Arlington County, VA

Drydock No. 1 - 11/11/71

Norfolk Naval Shipyard, Portsmouth (City), VA

Egyptian Building - 11/11/71

Richmond (City), VA

Eight-Foot High Speed Tunnel (Withdrawal of Designation - 08/25/14) - 10/03/85

Hampton (City), VA

Elsing Green - 11/11/71

King William County, VA

Exchange - 11/11/71

Petersburg (City), VA

Eyre Hall - 03/02/12

Cheriton, Northampton County, VA

Five Forks Battlefield - 12/19/60

Dinwiddie County, VA

Ford, Gerald R., Jr., House - 12/17/85

Alexandria (City), VA

Fort Monroe - 12/19/60

Hampton (City), VA

Fort Myer Historic District - 11/28/72

Arlington County, VA

Franklin and Armfield Office - 06/02/78

Alexandria (City), VA

Full Scale 30- X 60-Foot Tunnel (Withdrawal of Designation - 08/25/14) - 10/03/85

Hampton (City), VA

Gadsby's Tavern - 11/04/63

Alexandria (City), VA

Glasgow, Ellen, House - 11/11/71

Richmond (City), VA

Glass, Carter, House - 12/08/76

Lynchburg (City), VA

Green Springs Historic District - 05/30/74

Louisa County, VA

Greenway Court - 10/09/60

Clarke County, VA

Gunston Hall - 12/19/60

Fairfax County, VA

Hampton Institute - 05/30/74

Hampton (City), VA

Hanover County Courthouse - 11/07/73

Hanover, Hanover County, VA

Holly Knoll - R. R. Moton Home - 12/21/81

Capahosic, Gloucester County, VA

Homestead, The - 07/17/91

Hot Springs, Bath County, VA

Humpback Bridge - 10/16/12

Alleghany County, VA

Jackson Ward Historic District - 06/02/78

Richmond (City), VA

Jackson's, Stonewall, Headquarters - 05/28/67

Winchester (City), VA

Kenmore - 04/15/70

Fredericksburg (City), VA

Lee Chapel, Washington and Lee University - 12/19/60

Lexington (City), VA

Lightship No. 101, "Portsmouth" - 05/05/89

Portsmouth (City), VA

Lunar Landing Research Facility - 10/03/85

Hampton (City), VA

Main Street Station and Trainshed - 12/08/76

Richmond (City), VA

Marlbourne - 07/19/64

Hanover County, VA

Marshall, General George C., House - 06/19/96

Leesburg, Loudoun County, VA

Marshall, John, House - 12/19/60

Richmond (City), VA

McCormick, Cyrus, Farm and Workshop - 07/19/64

Rockbridge County, VA

Melchers, Gari, Home - 12/21/65

Falmouth, Stafford County, VA

Menokin - 11/11/71

Richmond County, VA

Mitchell, Gen. William "Billy", House - 12/08/76

Loudoun and Fauquier Counties, VA

Monroe, James, Law Office - 11/13/66

Fredericksburg (City), VA

Monroe, James, Tomb - 11/11/71

Richmond (City), VA

Monticello - 12/19/60

Albemarle County, VA

Montpelier - 12/19/60

Orange County, VA

Monument Avenue Historic District - 12/09/97

Richmond (City), VA

Monumental Church - 11/11/71

Richmond (City), VA

Moton, Robert Russa, High School - 08/05/98

Farmville, Prince Edward County, VA

Mount Airy - 10/09/60

Richmond County, VA

Mount Vernon - 12/19/60

Fairfax County, VA

Natural Bridge - 08/05/98

Natural Bridge, Rockbridge County, VA

New Kent School and George W. Watkins School - 08/07/01

New Kent County, VA

Oak Hill - 12/19/60

Loudoun County, VA

Oatlands - 11/11/71

Loudoun County, VA

Old City Hall - 11/11/71

Richmond (City), VA

Patsy Cline House - 1/13/2021

Winchester County, VA

Pear Valley - 02/27/13

Northampton County, VA

Pentagon - 10/05/92

Arlington County, VA

Petersburg Breakthrough Battlefield - 02/17/06

Petersburg, Dinwiddie County, VA

Pittsylvania County Courthouse - 05/04/87

Chatham, Pittsylvania County, VA

Pocahontas Exhibition Coal Mine - 10/12/94

Pocahontas, Tazewell County, VA

Poplar Forest - 11/11/71

Bedford County, VA

Potomac (Potowmack) Canal Historic District - 12/17/82

Fairfax County, VA

Prestwold - 07/31/03

Clarksville, Mecklenburg County, VA

Quarters 1 - 11/28/72

Fort Myers, Arlington County, VA

Randolph, Peyton, House - 04/15/70

Williamsburg (City), VA

Randolph, Virginia, Cottage - 12/02/74

Glen Allen, Henrico County, VA

Rendezvous Docking Simulator - 10/03/85

Hampton (City), VA

Reynolds Homestead - 12/22/77

Patrick County, VA

Ripshin Farm - 11/11/71

Grayson County, VA

Rising Sun Tavern - 01/29/64

Fredericksburg (City), VA

Rotunda, University of Virginia - 12/21/65

Charlottesville (City), VA

Sabine Hall - 04/15/70

Richmond (City), VA

St. John's Episcopal Church - 01/20/61

Richmond (City), VA

St. Luke's Church - 10/09/60

Benn's Church, Isle of Wight County, VA

St. Peter's Parish Church - 03/02/12

New Kent County, VA

Saratoga - 11/07/73

Clarke County, VA

Sayler's Creek Battlefield - 02/04/85

Amelia and Prince Edward Counties, VA

Scotchtown - 12/21/65

Hanover County, VA

Semple, James, House - 04/15/70

Williamsburg (City), VA

Sequoia (Presidential Yacht) (Relocated to District of Columbia) - 12/23/87

Norfolk (City), VA

Shack Mountain - 10/05/92

Charlottesville (City), VA

Shirley - 04/15/70

Charles City County, VA

Skyline Drive - 10/06/08

Shenandoah National Park, VA

Spence's Point - 11/11/71

Westmoreland County, VA

Stabler-Leadbeater Apothecary Shop - 1/13/2021

Alexandria (Independent City), VA

Stratford Hall - 10/07/60

Westmoreland County, VA

Thoroughgood, Adam, House - 10/09/60

Virginia Beach (City), VA

Thunderbird Archeological District - 05/05/77

Warren County, VA

Tredegar Iron Works - 12/22/77

Richmond (City), VA

Tuckahoe - 08/11/69

Goochland County, VA

Tyler, John, House - 07/04/61

Charles City County, VA

University of Virginia Historic District - 11/11/71

Charlottesville (City), VA

Variable Density Tunnel - 10/03/85

Hampton (City), VA

Virginia Governor's Mansion - 06/07/88

Richmond (City), VA

Virginia Military Institute Historic District - 05/30/74

Lexington (City), VA

Virginia State Capitol (formerly known as Confederate Capitol) (Name Change Approved 12/23/16) - 12/19/60

Richmond (City), VA

Walker, Maggie Lena, House - 05/15/75

Richmond (City), VA

Washington and Lee University Historic District - 11/11/71

Lexington (City), VA

Washington, George, Boyhood Site - 02/16/00

Fredericksburg, Stafford County, VA

Washington, George, Masonic National Memorial - 07/21/15

Alexandria, VA

Waterford Historic District - 04/15/70

Waterford, Loudoun County, VA

Westover - 10/09/60

Charles City County, VA

White House of the Confederacy - 12/19/60

Richmond (City), VA

Wickham-Valentine House - 11/11/71

Richmond (City), VA

Williamsburg Historic District - 10/09/60

Williamsburg (City), VA

Wilson, Woodrow, Birthplace - 07/19/64

Staunton (City), VA

Woodlawn - 08/05/98

Fairfax County, VA

Wren Building, College of William and Mary - 10/09/60

Williamsburg (City), VA

Wythe House - 04/15/70

Williamsburg (City), VA

Yeocomico Church - 04/15/70

Westmoreland County, VA

Washington (24)

Adventuress (Schooner) - 04/11/89

Seattle, King County, WA

American and English Camps, San Juan Island - 11/05/61

San Juan County, WA

Arthur Foss (Tug) - 04/11/89

Kirkland, King County, WA

B Reactor - 08/19/08

Richland, Benton County, WA

Bonneville Dam Historic District (also in Oregon) - 06/30/87

Skamania County, WA and Multnomah County, OR

Chinook Point - 07/04/61

Pacific County, WA

Duwamish (Fireboat) - 06/30/89

Seattle, King County, WA

Fireboat No. 1 - 06/30/89

Tacoma, Pierce County, WA

Fort Nisqually Granary - 04/15/70

Tacoma, Pierce County, WA

Fort Worden - 12/08/76

Jefferson County, WA

Lightship No. 83, "Relief" - 04/11/89

Kirkland, King County, WA

Longmire Buildings - 05/28/87

Longmire, Pierce County, WA

Marmes Rockshelter - 07/19/64

Franklin County, WA

Mount Rainier National Park - 02/18/97

Pierce and Lewis Counties, WA

Panama Hotel - 03/20/06

Seattle, King County, WA

Paradise Inn - 05/28/87

Mount Rainier National Park, Pierce County, WA

Pioneer Building, Pergola, and Totem Pole - 05/05/77

Seattle, King County, WA

Port Gamble Historic District - 11/13/66

Port Gamble, Kitsap County, WA

Port Townsend - 05/05/77

Port Townsend, Jefferson County, WA

Puget Sound Naval Shipyard - 08/27/92

Bremerton, Kitsap County, WA

Seattle Electric Company, Georgetown Steam Plant - 07/05/84

Seattle, King County, WA

Virginia V (Steamboat) - 10/05/92

Seattle, King County, WA

W.T. Preston (Snagboat) - 05/05/89

Anacortes, Skagit County, WA

Yakima Park Stockade Group - 05/28/87

Mount Rainier National Park, Sunrise, Pierce County, WA

West Virginia (16)

Andrews Methodist Episcopal Church - 10/05/92

Grafton, Taylor County, WV

Baltimore and Ohio Railroad Martinsburg Shops - 07/31/03

Martinsburg, Berkeley County, WV

Campbell Mansion - 04/19/94

Bethany, Brooke County, WV

Clover Site - 04/27/92

Lesage, Cabell County, WV

Davis and Elkins Historic District - 06/07/88

Elkins, Randolph County, WV

Elkins Coal and Coke Company Historic District - 05/04/83

Bretz, Preston County, WV

Grave Creek Mound - 07/19/64

Moundsville, Marshall County, WV

Greenbrier, The - 06/21/90

White Sulphur Springs, Greenbrier County, WV

Matewan Historic District - 02/18/97

Matewan, Mingo County, WV

Mother Jones Prison (Withdrawal of Designation) 09/22/97 - 04/27/92

Pratt, Kanawah County, WV

Old Main, Bethany College - 06/21/90

Bethany, Brooke County, WV

Reber Radio Telescope - 12/20/89

Greenbank, Pocahantas County, WV

Traveller's Rest - 11/28/72

Kearneyville, Jefferson County, WV

Wade, Alexander, House - 12/21/65

Morgantown, Monongalia County, WV

West Virginia Independence Hall - 06/20/88

Wheeling, Ohio County, WV

Weston Hospital - 06/21/90

Weston, Lewis County, WV

Wheeling Suspension Bridge - 05/15/75

Wheeling, Ohio County, WV

Wisconsin (44)

Administration Building and Research Tower, S.C. Johnson Company - 01/07/76

Racine, Racine County, WI

Astor Fur Warehouse - 10/09/60

Prairie Du Chien, Crawford County, WI

Aztalan - 07/19/64

Aztalan, Jefferson County, WI

Bradley, Harold C., House - 01/07/76

Madison, Dane County, WI

Brisbois House - 10/09/60

Prairie Du Chien, Crawford County, WI

Cobia (USS) - 01/14/86

Manitowoc, Manitowoc County, WI

Day, Dr. Fisk Holbrook, House - 09/25/97

Wauwatosa, Milwaukee County, WI

Dousman Hotel - 10/09/60

Prairie Du Chien, Crawford County, WI

Farmers' and Merchants' Union Bank - 01/07/76

Columbia, Columbia County, WI

First Unitarian Society Meeting House - 08/18/04

Shorewood Hills, Dane County, WI

Fountain Lake Farm - 06/21/90

Montello, Marquette County, WI

Fourth Street (Meir) School - 12/14/90

Milwaukee, Milwaukee County, WI

Garland, Hamlin, House - 11/11/71

West Salem, La Crosse County, WI

Greendale Historic District - 10/16/12

Village of Greendale, Milwaukee County, WI

Greene, Thomas A., Memorial Museum - 11/04/93

Milwaukee, Milwaukee County, WI

Jacobs, Herbert and Katherine, First House - 07/31/03

Madison, Dane County, WI

Jacobs, Herbert and Katherine, Second House - 07/31/03

Madison, Dane County, WI

Johnson, Herbert, House - 06/29/89

Racine, Racine County, WI

La Follette, Robert M., Home - 01/29/64

Maple Bluff, Dane County, WI

Leopold, Aldo, Shack and Farm - 01/16/09

Fairfield and Lewiston Townships, WI

Little White Schoolhouse - 05/30/74

Ripon, Fond Du Lac County, WI

Man Mound - 10/31/16

Sauk County, WI

Milton House - 08/05/98

Milton, Rock County, WI

Milwaukee City Hall - 04/05/05

Milwaukee, Milwaukee County, WI

Namur Historic District - 12/14/90

Namur, Door County, WI

North Hall, University of Wisconsin - 12/21/65

Madison, Dane County, WI

Northwestern Branch, National Home for Disabled Volunteer Soldiers - 06/17/11

Milwaukee, Milwaukee County, WI

Oconto Site - 01/20/61

Oconto, Oconto County, WI

Pabst Theater - 12/04/91

Milwaukee, Milwaukee County, WI

Ringling Brothers Circus Winter Quarters - 08/04/69

Baraboo, Sauk County, WI

Schoonmaker Reef - 09/25/97

Wauwatosa, Milwaukee County, WI

Second Fort Crawford Military Hospital - 10/09/60

Prairie Du Chien, Crawford County, WI

Silver Mound Archeological District - 02/17/06

Jackson County, WI

Soldier's Home Reef - 11/04/93

Milwaukee, Milwaukee County, WI

Taliesin - 01/07/76

Spring Green, Iowa County, WI

Ten Chimneys - 07/31/03

Town of Genesee, Waukesha County, WI

Turner Hall - 11/15/96

Milwaukee, Milwaukee County, WI

University of Wisconsin Arboretum - 1/13/2021

Madison, Dane County, WI

University of Wisconsin Armory & Gymnasium - 11/04/93

Madison, Dane County, WI

University of Wisconsin Dairy Barn - 04/05/05

Madison, Dane County, WI

University of Wisconsin Science Hall - 11/04/93

Madison, Dane County, WI

Van Hise Rock - 09/25/97

Rock Spring, Sauk County, WI

Villa Louis - 10/09/60

Prairie Du Chien, Crawford County, WI

Wisconsin State Capitol - 01/03/01

Madison, Dane County, WI

Wyoming (27)

48GO305 - 12/23/16

Goshen County, WY

Ames Monument - 10/31/16

Albany County, WY

Expedition Island - 10/18/68

Green River, Sweetwater County, WY

Fort D.A. Russell - 05/15/75

Laramie County, WY

Fort Phil Kearny and Associated Sites - 12/19/60

Johnson County, WY

Fort Yellowstone - 07/31/03

Park County, WY

Heart Mountain Relocation Center - 09/20/06

Park County, WY

Horner Site - 01/20/61

Park County, WY

Independence Rock - 01/20/61

Natrona County, WY

Jackson Lake Lodge - 07/31/03

Teton County, WY

Lake Guernsey State Park - 09/25/97

Platte County, WY

Lake Hotel - 02/27/15

Yellowstone National Park, Teton County, WY

Medicine Mountain (formerly known as Medicine Wheel) (Updated Documentation, Boundary and Name Change - 06/1/11) - 05/22/70

Big Horn County, WY

Murie Ranch Historic District - 02/17/06

Moose, Teton County, WY

Norris, Madison, and Fishing Bridge Museums - 05/28/87

Yellowstone National Park, Teton and Park Counties, WY

Obsidian Cliff - 06/19/96

Yellowstone National Park, Park County, WY

Old Faithful Inn - 05/28/87

Yellowstone National Park, Teton County, WY

Oregon Trail Ruts - 05/23/66

Platte County, WY

Penney, J.C., Historic District - 06/02/78

Kemmerer, Lincoln County, WY

Sheridan Inn - 01/29/64

Sheridan, Sheridan County, WY

South Pass - 01/20/61

Fremont County, WY

Sun, Tom, Ranch - 12/19/60

Carbon and Natrona Counties, WY

Swan Land and Cattle Company Headquarters - 07/19/64

Platte County, WY

Union Pacific Railroad Depot - 02/15/06

Cheyenne, Laramie County, WY

Upper Green River Rendezvous Site - 11/05/61

Sublette County, WY

Wapiti Ranger Station - 05/23/63

Park County, WY

Wyoming State Capitol - 05/04/87

Cheyenne, Laramie County, WY

American Samoa (2)

Blunts Point Battery - 05/28/87

Tutuila Island, AS

Government House - 12/14/90

Pago Pago, Eastern District, AS

Republic of the Marshall Islands (2)

Kwajalein Island Battlefield - 02/04/85

Kwajalein Island, Kwajalein Municipality, MH

Roi-Namur - 02/04/85

Roi-Namur Islands, Kwajalein Municipality, MH

Federated States of Micronesia (2)

Nan Madol - 09/16/85

Temwen Island, Pohnpei State, FM

Truk Lagoon Underwater Fleet, Truk Atoll - 02/04/85

Caroline Islands, Truk State, FM

US Minor Islands (2)

Wake Island - 09/16/85

Wake Island

World War II Facilities at Midway - 05/28/87

Midway Islands

Kingdom of Morocco (1)

American Legation - 12/17/82

Tangier, Morocco

Commonwealth of the Northern Mariana Islands (2)

Landing Beaches; As Lito/Isely Field; & Marpi Point, Saipan Island - 02/04/85

Saipan Municipality, MP

Tinian Landing Beaches, Ushi Point & North Fields, Tinian Island - 12/30/85

Tinian Island, MP

Republic of Palau (1)

Peleliu Battlefield - 02/04/85

Peleliu Island, Peleliu Municipality, PW

Puerto Rico (6)

Antonio Lopez - 12/09/97

Dorado Vicinity, Dorado County, PR

Caguana Site - 11/04/93

Utuaado, Utuaado County, PR

Caparra Archeological Site - 04/19/94

Guaynabo, San Juan County, PR

La Fortaleza - 10/09/60

San Juan, San Juan County, PR

Old San Juan Historic District/Distrito Histórico del Viejo San Juan - 02/27/13

San Juan, San Juan County, PR

Ramírez, Casa Dra. Concha Meléndez - 02/27/13

San Juan, San Juan County, PR

Virgin Islands (5)

Columbus Landing Site - 10/09/60

Saint Croix Island, Virgin Islands

Fort Christian - 05/05/77

St. Thomas Island, Virgin Islands

Fort Frederik - 09/25/97

Frederiksted, St. Croix, Virgin Islands

St. Thomas Synagogue - 09/25/97

Charlotte Amalie, St. Thomas, Virgin Islands

Skytsborg (Blackbeard's Castle) - 10/12/94

Charlotte Amalie, St. Thomas, Virgin Islands

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6

NNLs in California
No. of sites: 36
National Natural Landmarks can be found in the following counties:
Amador
(<https://www.nps.gov/subjects/nnlandmarks/county.htm?County=187>)

