

**RECREATION AND EDUCATION
OPPORTUNITIES AND CONSTRAINTS
REPORT FOR THE ORMOND BEACH
WETLANDS RESTORATION
FEASIBILITY STUDY**

Prepared for

California State Coastal Conservancy

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Contract No. 03-153

July 2005

Issues and Constraints

There are various potential issues and constraints to recreational and educational improvements that will need to be addressed in the Ormond Beach restoration. The attached land use and socioeconomic characterization (Appendix A) provides important considerations regarding some of these potential issues and constraints. Improving the future use of the study area for recreational and educational purposes will involve working around or correcting certain unfavorable aspects of current conditions, while maintaining compatibility with the project's primary purpose of habitat restoration. Because recreation and education are important but secondary goals of the project, it might be necessary to make trade-offs between maximizing recreational and educational opportunities and ensuring the success of the habitat restoration. The following is a list of issues, problems, and constraints that could affect restoration efforts and public access and education opportunities within the study area:

- Parking access is currently limited to Hueneme Beach Park, a 50-space parking lot at the terminus of Perkins Road, and a small parking lot at the terminus of Arnold Road.
- Pedestrian access through the study area is limited to the following paths:
 - Along Ormond Beach;
 - Along a railroad spur that extends south from McWane Boulevard (between the open space and agricultural land in the 309-acre sub-area) towards Ormond Beach;
 - Along Oxnard Drainage Ditch #3 that extends northwest from Arnold Road towards Ormond Beach Generating Station and turns west towards Ormond Beach;
 - From Hueneme Beach Park southeasterly along the beach, limited by the breaching of the lagoon inlet.
- Various barriers to pedestrian access and circulation also exist, including channels and fences (mostly on private property).
- Current uses of the study area, in addition to agricultural and industrial uses, may disturb sensitive species such as the western snowy plover and the California least tern. These activities include:
 - Dog Walking;
 - Paragliding;
 - Ultralight flights;
 - Discharging of firearms;
 - Off-road cycling and vehicle use;
 - Dune Exploration; and
 - Camping, particularly along the beach.
- Along road sides and road ends, illegal dumping occurs, adversely affecting both habitat and aesthetics. The visual quality of the area is also diminished by prominent industrial and utility facilities within and adjoining the study area, such as the Halaco slag pile and foundry, the Ormond Beach Generating Station, and the Oxnard Wastewater Treatment Plant and Water Treatment Plant.

Opportunities

Despite the constraints listed above, the restoration project represents a significant opportunity to increase public access to the coast for recreational purposes and to provide public education on coastal wetland ecosystems, flora, and fauna. Due to the study area's location and limited access, Ormond Beach is underutilized for beach recreation compared to most other southern California beaches. Conversely, the limited access and development of this portion of the coast has helped maintain many of the area's natural

qualities that provide opportunities for habitat restoration. Through careful planning and diligent management, it should be possible to enhance recreational and educational uses in the study area, thereby inviting more public use of the area, while also enhancing habitat quality and ecosystem functions. The following is a list of opportunities for public access and education within the study area:

- The Oxnard, Camarillo, and Ventura Greenbelt could be extended to include the study area.
- A trail system could be created to connect the sub-areas for continuous access throughout the study area, which could also serve as an extension of the California Coastal Trail.
- Bike trails could be created with pedestrian trails through the study area and incorporated into the City of Oxnard's Bicycle Facilities Master Plan.
- A future visitor center could be located in the study area, with educational programs targeting the following interest groups:
 - Neighborhood schools, specifically the proposed school adjacent to Hueneme Road and Edison Road;
 - Birders; and
 - Nature enthusiasts and eco-tourists.
- A Chumash cultural center could be constructed as an educational facility in the study area.
- Additional facilities that could be located within the study area include:
 - Bird blinds; and
 - Boardwalks near the dunes, but away from sensitive areas.

Conclusions

It may be necessary to establish and enforce certain rules and prohibitions to ensure that public use of the study area does not compromise the restored habitat. For instance, it is anticipated that public access and use will be encouraged in some areas, but discouraged or prohibited in other areas (could be seasonal or continuous restrictions using fencing) to prevent inadvertent habitat destruction or wildlife disturbance. Overall, the degree of public access should increase with the implementation of the restoration plan, compared to current conditions in which public use is limited by access constraints and private ownership.

ORMOND BEACH WETLANDS RESTORATION FEASIBILITY STUDY
APPENDIX A. LAND USE AND SOCIOECONOMIC CHARACTERIZATION

The following section provides a description of the land use and socioeconomic characteristics of the Ormond Beach Study Area. The study area has been subdivided into eight sub-areas that are referred to by size or accepted property name: the 38-acre sub-area (former PVP property); the 309-acre sub-area (276 acres of which is being acquired by the State Coastal Conservancy [SCC] from the Metropolitan Water District of Southern California and the City of Oxnard); the 40-acre sub-area (currently owned by Halaco Engineering); the 340-acre sub-area (currently owned by Southland Sod Farms); the 24-acre sub-area (currently owned by Archie Bard and Shoreline Organics); the 265-acre sub-area (currently owned by the SCC); the Ventura County Game Preserve; and the Mugu Game Preserve. This characterization includes a discussion of the existing and planned land uses for the sub-areas and for the lands adjacent to these sub-areas. Following the land use characterization is a discussion of the existing and planned recreational facilities within the vicinity of the study area. The section concludes with a description of the demographic characteristics of the study area, using data from the U.S. Census 2000.

Land Use Characterization

Existing Land Use

The study area consists of lands along the Oxnard coast from the City of Port Hueneme south to Naval Base Ventura County (NBVC) Point Mugu. The sub-areas are located either within the City of Oxnard or the unincorporated areas of Ventura County. Figure 1 shows the location of the sub-areas relative to the jurisdictions in the study area. The land within the study area is sparsely developed, consisting primarily of beach, agriculture, open space, and limited industrial uses (see Figures 2a and 2b).

The land at the northwestern end of the study area, adjacent to the City of Port Hueneme, includes an existing wetland at the terminus of the J Street Drain and the Oxnard Industrial Drain. Also at the northwestern end of the study area, along Perkins Road, is a concentration of industrial uses, including the City of Oxnard Water Treatment Plant and Wastewater Treatment Plant, a Weyerhaeuser Company containerboard facility, and the Halaco Engineering metal recycling facility. A large slag pile is located immediately east of Halaco Engineering and the Oxnard Industrial Drain; this pile is a remnant of the plant's previous smelting operations.

The most prominent land use in the study area is the Ormond Beach Generating Station (OBGS), centrally located at the end of Edison Drive and adjacent to the beach. Adjacent to the generating station is a large open area that is the former site of a tank farm that stored fuel oil before the plant was converted to natural gas. This area and surrounding land is part of the 265-acre sub-area currently owned by the SCC. The lands between the generating station and the Halaco Engineering facility to the northwest include a combination of open space and agricultural lands. The land along the coast immediately southeast of the generating station is open, undeveloped area, and the land due east of the generating station is in agricultural production, primarily sod farming with some land (Archie Bard/Shoreline Organics) currently used for composting of green waste.

The lands at the southeasterly end of the study area and adjacent to NBVC Point Mugu are managed as game preserves by private hunting clubs, primarily for hunting water fowl. These include the Ventura County Game Preserve and Mugu Game Preserve.





LEGEND	
	Agriculture
	Industrial
	Military
	Street
	Public Facility
	Residential
	Parks/Public Recreation
	Coastal Access





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California Coastal Conservancy
Ormond Beach
Wetland Restoration Feasibility Study



Scale: 1" = 1,200'
Date: July 8, 2005
File: 1101-LandUse2.dwg

Existing Land Uses

Figure
2b

Aspen
Environmental Group

Figures 2a and 2b show the variety of land uses that border the study area, which includes recreational, residential, commercial, industrial, and agricultural uses. The following is a brief description of the general location of these land uses, which are discussed in more detail for each of the adjacent sub-areas below.

There are three existing recreational land uses in the immediate vicinity of the study area. These include the following parks and open space:

- Hueneme Beach Park, located northwest of the study area;
- Existing wetlands and overlook area, located in the western portion of the study area (at the end of Perkins Road); and
- Ormond Beach, located along the southeastern portion of the study area.

Existing residential and commercial land uses are primarily located north of the western end of the study area. Existing industrial uses are located within and along the boundaries of the northwest portion of the study area. Examples of industrial land uses include: Weyerhaeuser Company, a containerboard facility; Halaco Engineering, a metal recycling facility that composes the 40-acre sub-area; Aluminum Precision Products; and the OBGs, a natural gas-fired power plant owned and operated by Reliant Energy, Inc.

In addition to the land uses listed above, the study area is also bordered by existing agriculture. Active farmland is located to the north and east of the area.

38-acre Sub-area

The 38-acre sub-area (former PVP property) is located within the City of Oxnard outside of the Ventura County coastal zone (see Figure 1), and is bordered to the west by Perkins Road, to the north by Hueneme Road, to the east by the Oxnard Industrial Drain, and to the south by the 309-acre sub-area (described below). The 38-acre sub-area consists predominately of fallow agricultural land, which is regularly mowed or disked. The eastern portion of the parcel is a paved site that is adjacent to a railroad spur, and may have served as a storage site for the railroad.

Immediately south of the western portion of the 38-acre sub-area is the Weyerhaeuser Company, a containerboard facility located at 5936 Perkins Road. Residential and commercial land uses are located north and adjacent to the sub-area, across Hueneme Road (see Figure 2a).

309-acre Sub-area

Located within the City of Oxnard (see Figure 1), 276 acres of the 309-acre sub-area is being acquired by the SCC from the City of Oxnard and the Metropolitan Water District of Southern California. The City of Oxnard retains 13 acres adjacent to Weyerhaeuser Company for potential development, and Metropolitan retains 20 acres adjacent to OBGs for a potential desalination facility. The sub-area is partially within the coastal zone, and is traversed in an east/west direction by McWane Boulevard. The portion of the sub-area north of McWane Boulevard is bordered to the west by Weyerhaeuser Company, to the north by the 38-acre sub-area, and to the east by a railroad spur that is adjacent to Aluminum Precision Products (located at 1001 McWane Boulevard). The portion of the 309-acre sub-area south of McWane Boulevard is bordered to the west by 40-acre sub-area (Halaco Engineering), to the south by Ormond Beach, to the southeast by the 265-acre sub-area and the OBGs, and to the east by Edison Drive.

The portion of the 309-acre sub-area west of the railroad spur can be characterized as open space. There is a graded and partially paved site located on the west side of the railroad spur, immediately south of McWane Boulevard. The Oxnard Industrial Drain flows from the northeast corner to the southwest corner of the portion of the 309-acre sub-area north of McWane Boulevard. An irrigation ditch runs south from

McWane Boulevard along and immediately west of the railroad spur. The portion of the 309-acre sub-area east of the railroad spur and south of McWane Boulevard is used for the cultivation of crops. Remnants of a large drainage pipe (no longer in use) remain above ground in the southern portion of this sub-area; the portion of the pipe in the coastal zone is more intact.

As depicted in Figures 2a and 2b, there are several notable land uses that are adjacent to the 309-acre sub-area.

- **East:** A transmission line corridor is located parallel to and immediately east of Edison Drive, between Hueneme Road and the 340-acre sub-area. East of Edison Drive and the transmission corridor are agricultural lands currently used for sod farming.
- **South:** South of the sub-area, there is a parking lot that is northeast of the OBGS. The parking lot is currently occupied by RVs that may be used for temporary housing or storage. The 265 acres currently owned by the SCC surrounds the OBGS.
- **West:** West of Halaco Engineering, there is an overlook for existing wetlands that is located at the southern terminus of Perkins Road. The overlook consists of a small parking lot with approximately 50 parking spaces and with limited access to the wetland area that is immediately north of Ormond Beach. West of the overlook, the 50-acre Hueneme Beach Park is located in the City of Port Hueneme. The beach park is equipped with recreational facilities such as a pier, picnic areas, barbeque pits, snack bar, public restrooms, and public parking.

40-acre Sub-area

The 40-acre sub-area is located within the City of Oxnard and the Ventura County coastal zone (see Figure 1), and is currently owned by Halaco Engineering; although its ownership is expected to change with the resolution of bankruptcy proceedings against Halaco. The sub-area is divided by the Oxnard Industrial Drain, which flows from the northern portion to the southern portion of the sub-area. To the west of the Oxnard Industrial Drain, the Halaco Engineering foundry is located on approximately thirteen acres, and includes the engineering plant and associated infrastructure. To the east of the Oxnard Industrial Drain, a slag pile that was created from Halaco Engineering's discharge and other wastes is currently situated on approximately 27 acres of former marsh. It is expected that the slag pile will eventually be removed from this site.

The 40-acre sub-area is bordered to the north by the Weyerhaeuser Company, to the north and east by the 309-acre sub-area, to the south and southeast by Ormond Beach, and to the west by a wetland overlook and the Hueneme Beach Park. Wetlands are located south of the sub-area, in an area referred to as the J Street lagoon.

340-acre Sub-area

The 340-acre sub-area, mostly owned by Southland Sod Farms, is located within an unincorporated area of Ventura County outside the Oxnard City limits, but is included within the Oxnard sphere of influence (adopted by LAFCO June 1983, revised June 2000) (see Figure 1). The southwestern corners of the sub-area, immediately north and east of the OBGS, are located within the Ventura County coastal zone. The sub-area is bordered to the north by McWane Boulevard (if it extended through this property); to the east by Arnold Road; to the south by the Ventura County Game Preserve, the 24-acre sub-area, and Oxnard Drainage Ditch No. 3; and to the west and southwest by Edison Drive, the 265-acre sub-area, and the OBGS.

Existing land use in the 340-acre sub-area consists of agriculture, and is currently used for sod farming. Sod farms extend north from the sub-area, across where McWane Boulevard would be if it extended onto this property to Hueneme Road. Additional agriculture land extends north of Hueneme Road. Active farmland is also located east of the 340-acre sub-area to the boundaries of the Mugu Game Preserve and NBVC Point Mugu.

Additional land uses adjacent to the 340-acre sub-area include the transmission line corridor that is located north of the western end of the sub-area along Edison Drive. A parking lot and Ormond Beach access route are located southeast of the sub-area, at the southern terminus of Arnold Road (see Figure 2b).

24-acre Sub-area

The 24-acre sub-area is located within an unincorporated area of Ventura County, outside the Oxnard City limits but within the Oxnard sphere of influence (adopted by LAFCO June 1983, revised June 2000) (see Figure 1). The southwestern portion of the sub-area is within the Ventura County coastal zone. The sub-area is currently owned by Archie Bard and Shoreline Organics, and is used to compost green waste for municipalities.

Land uses adjacent to the 24-acre sub-area include sod farms to the north and west, cultivated crops to the east, and a private waterfowl-hunting club (Ventura County Game Preserve) to the south and southeast (see Figure 2b).

265-acre Sub-area

The 265-acre sub-area is located within the City of Oxnard and is almost entirely within the Ventura County coastal zone, with the exception of the northeastern corner of the sub-area (see Figure 1). This area, which is currently owned by the SCC, is bordered to the north by the 309-acre sub-area and the 340-acre sub-area, to the northeast by the 24-acre sub-area and the Ventura County Game Preserve, and to the southeast by NBVC Point Mugu. The 265-acre area includes the property surrounding the OBGS and extends southwest towards the shoreline.

Land uses within the 265-acre sub-area include the OBGS, the former tank farm area that is east of and adjacent to the OBGS, and open space that surrounds the OBGS.

Ventura County Game Preserve

This approximately 600 acre sub-area is located within an unincorporated area of Ventura County outside the Oxnard City limits, and partially within the Ventura County coastal zone (see Figure 1). However, the westernmost portion of the sub-area is included within the Oxnard sphere of influence (adopted by LAFCO June 1983, revised June 2000). The sub-area is bordered to the west by Oxnard Drainage Ditch No. 3 and the SCC's 265-acre sub-area, to the northwest by the 24-acre sub-area and the 340-acre sub-area, to the north by agriculture, to the northeast by the Mugu Game Preserve, and to the east and south by NBVC Point Mugu (see Figure 2b). The existing agriculture north of the sub-area extends to Hueneme Road, which is predominately used for sod farming and cultivated crops.

The land in this sub-area is currently managed as a private waterfowl-hunting club. Based on reconnaissance-level surveys of the area, functional salt marsh occurs in the southern portion of the site, but most of the sub-area is maintained as a series of freshwater ponds to attract waterfowl.

Mugu Game Preserve

This approximately 300 acre sub-area is located within an unincorporated area of Ventura County outside of Oxnard's city limits and the Ventura County coastal zone (see Figure 1). The sub-area is bordered to the west and north by agriculture, to the east and southeast by NBVC Point Mugu, and to the southwest by the Ventura County Game Preserve. The existing agriculture adjacent to the sub-area extends north to Hueneme Road and west to the 340-acre and 24-acre sub-areas, and is predominately in crop cultivation and sod farming, and, to a much lesser extent, green waste composting.

While this site was not accessible for reconnaissance-level surveys, this sub-area is currently managed as a private waterfowl-hunting club. Based on a review of aerial photographs, it has a similar appearance to the Ventura County Game Preserve; being managed as a series of freshwater ponds to attract waterfowl for hunting. This review did not identify any saltmarsh habitat (unlike the Ventura County Game Preserve).

Planned Land Uses

Applicable Plans

The study area encompasses lands located within the boundaries of the City of Oxnard as well as unincorporated Ventura County. The City of Port Hueneme occurs along the immediate northwest boundary of the Study area (along J Street Drain); while it is not in the study area, coordination with the City is recommended during development of plans and implementation of restoration activities. Land uses in the study area are controlled by the following plans and policies of the relevant jurisdictions.

Ventura County

Ventura County General Plan (Adopted 1988, Amended 2004)

The Ventura County General Plan provides the framework for planning decisions within the unincorporated areas of Ventura County through the year 2010. The General Plan consists of county-wide goals, policies, and programs that supplement the goals, policies, and programs of the Area Plans that pertain to specific geographical areas of the County. The policies and programs listed in the General Plan are intended to provide the means by which the County will carry out its goals (Ventura County, 1988).

The northeastern portion of the study area is located in unincorporated territory of Ventura County (see Figure 1). Policies from the Ventura County General Plan that are relevant to the restoration project are listed in Attachment 1. It should be noted that these policies support the protection of coastal beaches and sand dunes, in addition to creating greater beach access and recreational opportunities within the County. In short, the proposed restoration project would not conflict with the policies from the Ventura County General Plan.

The Ventura County General Plan Land Use Map includes land use designations that are designed to reflect the land use policies of the General Plan. The following are descriptions of the land use designations applicable to the portions of the study area in unincorporated territory. The zoning categories that implement these General Plan land use designations are described below in Table 1.

Agricultural. This designation applies to irrigated lands that are suitable for the cultivation of crops and the raising of livestock. Permitted uses include: 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. Minimum lot size is 40 acres.

Open Space. This designation encompasses land as defined under Section 65560 of the State Government Code as any parcel or area of land or water that is essentially unimproved and devoted to an open-space use. Permitted uses include: preservation of natural resources, managed production of resources, outdoor recreation, public health and safety, and the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl. Minimum lot size is 10 acres.

Urban Reserve overlay. This designation applies to all unincorporated land within a city's adopted sphere of influence. The Urban designation was not applied to all lands within the LAFCO sphere boundaries because it could result in urban development being permitted without annexation.

Unincorporated lands within spheres have been designated under this General Plan as Existing Community, Rural, Agricultural or Open Space, which prevents more intense development occurring on affected lands until they are annexed.

Figure 1 illustrates the portions of the study area that are located in non-coastal areas of unincorporated Ventura County. The following is a list of the land use designations for the sub-areas within the unincorporated County.

- The northern portion of the Ventura County Game Preserve that is outside of the coastal zone is designated Open Space;
- The Mugu Game Preserve is designated Open Space; and
- The 340-acre sub-area is designated Agricultural with an Urban Reserve overlay.

Ventura County Non-Coastal Zoning Ordinance (Amended 2003)

The Ventura County Non-Coastal Zoning Ordinance implements the objectives and policies of the Ventura County General Plan through the development of a comprehensive zoning plan and regulations for the non-coastal areas within unincorporated Ventura County (Ventura County, 2003). The zoning categories and development standards listed in Table 1 implement the General Plan land use designations for the portions of the sub-areas that are within the unincorporated County.

Table 1. Ventura County Zoning Categories within the Study Area

Zoning Category	Purpose and Development Standards
Open Space (0-S)	<p>To provide for the conservation of renewable and nonrenewable natural resources, to preserve and enhance environmental quality, and to provide for the retention of the maximum number of future land use options while allowing reasonable and compatible uses on open lands in the County that have not been altered to any great extent by human activities.</p> <p style="padding-left: 40px;">Minimum Lot Area: 10 acres Minimum Setbacks: Front: 20 feet Interior & Corner Lots: 10 feet Reverse Corner Lots: 20 feet Rear: 15 feet Maximum Height: 25 feet, or 35 feet if each side yard is minimum 15 feet</p>
Agricultural Exclusion (A-E)	<p>To preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County, and to protect these areas from the encroachment of non-related uses that would have detrimental effects upon the agriculture industry.</p> <p style="padding-left: 40px;">Minimum Lot Area: 40 acres Minimum Setbacks: Front: 20 feet Interior & Corner Lots: 10 feet Reverse Corner Lots: 20 feet Rear: 15 feet Maximum Height: 25 feet, or 35 feet if each side yard is minimum 15 feet</p>

Coastal Area Plan of the Ventura County General Plan (Adopted 1980, Amended 2001)

The Coastal Area Plan serves as the County's land use plan, local coastal element, and area plan for the unincorporated coastal portions of the County. The Coastal Area Plan and the County's Zoning Ordinance for the Coastal Zone constitute the Local Coastal Program (LCP) for Ventura County. The LCP in Ventura County applies to the designated coastal zone, which generally extends 1,000 yards landward of the mean high tide line (California Public Resources Code §30103). In order to effectively manage the 43 miles of the Ventura County coastline (Ventura County, 2004), the Coastal Area Plan has divided the

coastline into three planning areas: North, Central, and South Coasts, and includes policies for each of the areas (Ventura County, 1980).

As the eastern portion of the study area is located in an unincorporated area within the Central Coast of Ventura County, the Coastal Area Plan is applicable to the study area. The Central Coast section of the Coastal Area Plan includes a number of policies that pertain to environmentally sensitive habitats, archaeological and paleontological resources, recreation and coastal access, agriculture, hazards, beach erosion, energy and industrial facilities, and public works. Policies from the Coastal Area Plan that are applicable to the Central Coast and are relevant to the restoration project are listed in Attachment 1. These policies generally support the protection of coastal dunes and wetlands, encourage the California Department of Parks and Recreation to acquire the Ormond Beach marsh and to increase recreational opportunities in that area, and attempt to limit off-road vehicle access in the Ormond Beach marsh area. Thus, the proposed restoration project would not conflict with the policies from the Ventura County Coastal Area Plan.

The Coastal Area Plan also includes land use designations that are designed to reflect the policies of the Plan. These land use designations are consistent with the land use designations and policies of the Ventura County General Plan. The following is a list of these land use designations applicable to the portions of the study area located within the unincorporated coastal zone, while the corresponding zoning categories are listed below in Table 2.

Open Space. This designation provides for the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of the land. It also protects public safety through the management of hazardous areas such as flood plains, fire prone areas, or landslide prone areas. Principal permitted uses include: one dwelling unit per parcel, agricultural uses as permitted under the agricultural designation, and passive recreational uses that do not involve structures and do not alter physical features beyond a minimal degree. Minimum lot size is 10 acres.

Agriculture. This designation identifies and preserves agricultural land for the cultivation of plant crops and the raising of animals. Such lands include existing agricultural uses, existing agricultural preserves (e.g., Land Conservation Act Contracts), and land with prime soils. Principal permitted uses include: crops for food and fiber; orchards and vineyards; field or row crops; drying and storage of crops, hay, straw, and seed; growing and harvesting of flowers, ornamentals, and turf; and animal breeding, pasturing, or ranching. Minimum lot size is 40 acres.

Figure 1 illustrates the portions of the study area that are located in the Ventura County coastal zone. The following is a list of the land use designations for the sub-areas within the unincorporated County coastal zone.

- The westernmost portion and southern portion of the Ventura County Game Preserve that is within the coastal zone is designated Open Space; and
- The southwestern corners of the 340-acre sub-area are designated Agriculture.

Ventura County Coastal Zoning Ordinance (Amended 2001)

The Ventura County Coastal Zoning Ordinance implements the objectives and policies of the Ventura County General Plan and LCP through a comprehensive zoning plan and development regulations for the unincorporated Ventura County coastal zone (Ventura County, 2001). The zoning categories and development standards listed in Table 2 pertain to the land use designations for the sub-areas that are within the unincorporated County coastal zone.

Table 2. Ventura County Coastal Zoning Categories within Study Area

Zoning Category	Purpose and Development Standards
Coastal Open Space (C-O-S)	<p>To provide for the preservation, maintenance, and enhancement of natural and recreational resources in the coastal areas of the County while allowing reasonable and compatible uses of the land.</p> <p>Minimum Lot Area: 10 acres Minimum Lot Width: 40 feet Minimum Setbacks: Front: 20 feet Interior & Corner Lots: 10 feet Reverse Corner Lots: 20 feet Rear: 15 feet Maximum Height: 25 feet, or 35 feet if each side yard is minimum 15 feet</p>
Coastal Agriculture (C-A)	<p>To preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in the coastal zone of Ventura County, and to protect these areas from the encroachment of nonresidential uses, which, by their nature, would have detrimental effects on the agriculture industry.</p> <p>Minimum Lot Area: 40 acres Minimum Lot Width: 40 feet Minimum Setbacks: Front: 20 feet Interior & Corner Lots: 10 feet Reverse Corner Lots: 20 feet Rear: 15 feet Maximum Height: 25 feet, or 35 feet if each side yard is minimum 15 feet</p>

City of Oxnard

City of Oxnard 2020 General Plan (Adopted 1990, Amended 2004)

The 2020 General Plan is the foundation upon which all land use decisions are based within the City of Oxnard. It establishes goals and forecasts future conditions and needs in order to determine objectives, and also establishes long-term policies for day-to-day decision making based upon those objectives. As a means of updating its General Plan, the City is currently undergoing a "Visioning Process" in which input is sought from the community (City of Oxnard, 2005). Once approved, the 2030 General Plan will replace the 2020 General Plan as the primary planning document for the City.

There are seven elements that constitute the 2020 General Plan, which include Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Each of these elements has equal legal status and must comprise an integrated, internally consistent and compatible statement of policies (City of Oxnard, 1990a).

The 2020 General Plan applies to the area within its jurisdiction as well as the land outside of its boundaries that bears relation to its land use planning activities. While the City of Oxnard's jurisdiction is limited to the incorporated territory of the City, the Ventura Local Agency Formation Commission has adopted a sphere of influence for the City of Oxnard that represents "the probable ultimate physical boundaries and service area" for the City (California Government Code §56425). Land use outside of the City's jurisdiction but within the sphere of influence is controlled by Ventura County in formal consultation or by joint action with the City.

Much of the study area is located within the coastal zone and would be subject to the policies of the City of Oxnard Coastal Land Use Plan (see Figure 1). However, portions of the study area such as the 38-acre sub-area and the northeastern portion of the 309-acre sub-area are located within the City of Oxnard outside of the coastal zone, and the majority of the 340-acre sub-area is located within the City's sphere of influence. Policies from the City of Oxnard 2020 General Plan that are relevant to these sub-areas are listed in Attachment 1. The General Plan policies are noted as supporting the creation of new beach access opportunities and enhancement of recreational opportunities in the Ormond Beach Area, and

encouraging the preservation and enhancement of the Ormond Beach wetlands. Therefore, the proposed restoration project would not conflict with the policies from the City of Oxnard 2020 General Plan.

The City of Oxnard 2020 General Plan also includes land use designations that are designed to reflect the land use policies of the General Plan. The following is a description of the land use designations applicable to the study area, and the corresponding zoning categories are listed below in Table 3.

Light Industrial. This designation includes manufacturing uses where the principal activity occurs within a building. Permitted uses include incidental light outdoor assembly, fabrication, storage, and wholesale and retail sales of large commodities related to warehousing or service uses on site. Maximum floor area ratio is 0.40:1 for manufacturing, 0.50:1 for warehousing (approximately 1,430 acres).

Coastal Dependent Industrial. This designation applies to industrial properties within the Coastal Zone. Land use priority is given to uses which are related to coastal and offshore activities including oil and gas development and marine shipping. Maximum floor area ratio is 0.45:1 (approximately 282 acres).

Figure 1 illustrates the portions of the study area that are located in the City of Oxnard. The following is a list of the land use designations for the sub-areas within the City's non-coastal areas.

- The 38-acre sub-area is situated outside of the coastal zone and is designated Industrial;
- The northeastern portions of the 309-acre sub-area that lie outside of the coastal zone are designated Industrial; and
- The northeastern portion of the 265-acre sub-area that lies outside of the coastal zone is designated Heavy Manufacturing.

The Land Use Element of the City of Oxnard 2020 General Plan provides a list of the zoning categories for the City of Oxnard. The zoning categories and development standards provided in Table 3 pertain to the land use designations for the sub-areas that are within the non-coastal areas of the City of Oxnard.

Table 3. City of Oxnard Zoning Categories within Study Area

Zoning Category	Purpose and Development Standards
Light Manufacturing Planned Development (M-1-PD)	Maximum Floor Area Ratio (Warehousing): 0.05:1 Maximum Floor Area Ratio (Manufacturing): 0.04:1
Heavy Manufacturing Planned Development (M-2-PD)	Maximum Floor Area Ratio (Warehousing): 0.05:1 Maximum Floor Area Ratio (Manufacturing): 0.04:1

Ormond Beach Specific Plan

There is an ongoing planning effort to produce the Ormond Beach Specific Plan, which is currently in a draft form. The 2,789-acre proposed area for the Ormond Beach Specific Plan would encompass a portion of the study area, and would be located south of Sanford Street, extending west towards Ormond Beach and east towards the Mugu Game Preserve (see Figure 1). The Plan area would encompass 489 acres within the City of Oxnard, while 2,300 acres would be located on unincorporated county land. Within the unincorporated county area, 1,500 acres would be located outside of the City of Oxnard's sphere of influence, while 800 acres would be within the City sphere of influence. Of the total acreage, approximately 345 acres would be located within the Coastal Zone and would include 168 acres of beach frontage (City of Oxnard, 1990b).

Approval of the Ormond Beach Specific Plan would be required for any development in this Plan area (City of Oxnard, 1990b). The Specific Plan would be used to identify development standards and

requirements for the preservation of wetlands and habitat environments, aesthetics, and architectural guidelines for development. Any plans and policies that would be included in the Specific Plan must contribute to the objectives listed in Attachment 1. It should be noted that these objectives are aimed at protecting sensitive coastal resources and preparing a long-term habitat management program. Therefore, the proposed restoration project would not conflict with the policies from the Ormond Beach Specific Plan.

The Specific Plan would specify a resource enhancement schedule to ensure that specific coastal resource enhancement activities occur prior to or simultaneously with upland development. Resource enhancement activities would include beach access, wetland restoration, and removal of blighted uses or influences such as the Halaco Engineering facility (City of Oxnard, 1990b).

According to the City of Oxnard 2020 General Plan, new development has been proposed within the Specific Plan area (City of Oxnard, 1990b). Proposed land uses include:

- Approximately 3,500 residences, north of McWane Boulevard and east of Edison Drive towards the City's sphere of influence boundary;
- Approximately 400,000 square feet of commercial uses, north of McWane Boulevard and east of Edison Drive towards the City's sphere of influence boundary;
- An elementary school, high school, and neighborhood park, north of Hueneme Road; and
- An extension of the Oxnard-Camarillo Greenbelt to include the agricultural areas located within the Specific Plan area and outside of the City's sphere of influence.

City of Oxnard Coastal Land Use Plan (Adopted 1982, Amended 1988)

The Coastal Land Use Plan provides policies and standards for the management of growth and development within the coastal areas of the City of Oxnard. The Coastal Land Use Plan, together with the City of Oxnard Coastal Zoning Ordinance, constitutes the LCP for the City of Oxnard (City of Oxnard, 1982). The LCP is an element of the City of Oxnard 2020 General Plan; however, if there are any conflicts between the policies or land use designations of the Coastal Land Use Plan versus the General Plan, the plans and policies within the Coastal Land Use Plan would prevail (Coastal Land Use Plan, Section 3.1, Local Coastal Policy 1).

As stated above, the LCP applies to the designated coastal zone area, which generally extends 1,000 yards landward of the mean high tide line (California Public Resource Code §30103), and is depicted in Figure 1. The coastal zone within the City of Oxnard has been divided into four areas: McGrath-Mandalay, Oxnard Shores, Channel Islands, and Ormond Beach. For each of these areas, the Land Use Plan lists the applicable resource policies that address agriculture; habitat areas; diking, dredging, filling, and shoreline structures; commercial fishing; and visual resources.

Because the northwestern portion of the study area is located in the City of Oxnard and is within the Ventura County coastal zone, the City of Oxnard Coastal Land Use Plan is applicable to the study area (see Figure 1). Policies from the City of Oxnard Coastal Land Use Plan that are relevant to the restoration project are listed in Attachment 1. These policies are designed to restrict land uses that would conflict with a resource protection zone and to support acquisition of the wetland and dune areas within Ormond Beach for preservation and recreation. Thus, the proposed restoration project would not conflict with the policies from the City of Oxnard Coastal Land Use Plan.

The Coastal Land Use Plan also includes land use designations that are designed to reflect the policies of the Plan, and the land use designations of the City of Oxnard 2020 General Plan. The following is a description of the land use designations applicable to the study area, while the Corresponding zoning categories are listed below in Table 4.

Industrial. This designation gives a priority to coastal dependent industrial, but will allow non-coastal dependent uses by conditional use permit. In the harbor area only, industry must be harbor-related.

Resource Protection. This designation applies only to sensitive habitat areas and serves to preserve these resources.

Table 4. City of Oxnard Coastal Zoning Categories within Study Area

Zoning Category	Purpose and Development Standards
Coastal Dependent Industry (CDI)	<p>To provide areas for those types of energy and industrial activities requiring a location adjacent to or in the vicinity of the sea to function. To assure that energy and industrial land uses will neither generate environmental degradation nor otherwise adversely affect the public welfare.</p> <p>Minimum Lot Area: 15,000 square feet Minimum Lot Width: 100 feet, 150 feet for corner lot Minimum Setbacks: Front: 10 feet for minor street, 20 feet for thoroughfare Side: No setback required unless adjacent to residential (residential setback would apply) Rear: No setback required unless adjacent to residential (residential setback would apply)</p>
Coastal Agriculture (C-A)	<p>To protect, preserve, and restore environmentally sensitive habitat areas within the coastal zone, which includes wetlands, sand dunes, riparian habitats, endangered species habitats, and marine habitats.</p> <p>Permitted Uses: Formal, ongoing education and scientific study Formal, ongoing light recreation activities Primitive nonvehicular, day use picnic facilities Diking, filling, or dredging for restoration purposes only</p> <p>Undeveloped parcels of land designated with two or more sub-zone categories (including RP) shall be totally zoned RP on an interim basis until a specific plan is approved.</p>

Figure 1 illustrates the portions of the study area that are located in the Ventura County coastal zone. The following land use designations apply to the sub-areas that are within the City of Oxnard and the County coastal zone.

- The southwestern portion of the 309-acre sub-area that is within the coastal zone is separated into two land use designations: Industrial and Resource Protection;
- The 40-acre sub-area is within the coastal zone and is designated Coastal Dependent Industry; and
- The 265-acre sub-area that is within the coastal zone is separated into two land use designations: Coastal Energy Facilities and Resource Protection.

City of Oxnard Coastal Zoning Ordinance (Amended 2004)

The Coastal Zoning Ordinance integrates the City of Oxnard 2020 General Plan and the Coastal Land Use Plan, and implements the objectives and policies of these plans through the development of a comprehensive zoning plan and regulations for the City (City of Oxnard. 2004). The zoning categories and development standards listed in Table 4 pertain to the land use designations for the sub-area that is within both the City of Oxnard and the County coastal zone.

Recreation Characterization

Existing Recreational Uses Adjacent to the Study Area

The Parks and Recreation Element of the City of Oxnard General Plan divides the City into five Recreational Planning Areas (RPA): North, Northeast, Central, Beach, and South (City of Oxnard, 1990c). The study area is located within the South RPA, which contains a number of existing recreational facilities. State and national recreational areas are also located near the study area. Table 5 lists the

existing neighborhood and community parks located within the South RPA, in addition to State and national recreational areas located within 10 miles of the study area.

Table 5. Existing Recreational Facilities Near Study Area

Recreational Facility	Location	Description
Santa Monica Mountains National Recreation Area	Approximately 9.7 miles east of study area	150,000-acre national recreation area. Facilities include beach access, campsites, hiking and equestrian trails, picnic areas.
Mandalay State Beach Park	Approximately 5.3 miles northwest of study area	104-acre state beach park. There are no formal recreational facilities located at the park.
McGrath State Beach	Approximately 7.2 miles northwest of study area	123-acre state beach park. Facilities include beach access, campsites, trails, RV dump station, visitor center, and vista point.
San Buenaventura State Beach	Approximately 10 miles northwest of study area	State beach park. Facilities include beach access, pier, bike trails, beach equipment rental shop, snack bar, and picnic areas.
Point Mugu State Park	Approximately 5.6 miles east of study area	15,000-acre state park. Facilities include beach access, hiking and equestrian trails, campsites, picnic areas, restrooms, and RV dump station.
Hueneme Beach Park	Approximately 0.3 miles west of study area	50-acre beach park. Facilities include beach access, pier, picnic areas, barbeque pits, snack bar, public restrooms, and public parking.
Southwinds Park	Approximately 0.7 miles northwest of the study area	7.5-acre neighborhood park.
Pleasant Valley Park	Approximately 1.6 miles north of study area	9.7-acre neighborhood park.
Carty Park	Approximately 1.5 miles northwest of study area	5-acre neighborhood park.
Johnson Creek Park	Approximately 1.7 miles north of study area	8.5-acre neighborhood park.
College Estates Park	Approximately 2.4 miles north of study area	6.5-acre neighborhood park.
College Park	Approximately 2.6 miles north of study area	75-acre community park and special purpose facility.
Lemonwood Park	Approximately 3.3 miles north of study area	9.5-acre neighborhood park.

The City's park facilities are classified based upon the park's primary purpose and service area. Neighborhood parks are designed to be easily accessible to the local residents and are positioned within the middle of the neighborhood. These parks emphasize free play areas, playground areas, and court areas. Additional amenities include small picnic areas, drinking fountains, security lighting, walkways, landscaping, and restrooms. Neighborhood park facilities are generally characterized by a lack of lighting for nighttime uses, the absence of spectator facilities, and the unavailability of off-street parking (City of Oxnard, 1990c).

Community parks are designed to provide recreational facilities for several surrounding neighborhoods. These parks emphasize intense uses, such as sports complexes, large swimming pools, group picnic areas, gardens, and bandstands. Special purpose facilities include areas reserved for single-purpose recreation activities, such as golf courses, nature centers, marinas, zoos, rifle ranges, and/or historical sites. This category also includes wildlife/conservation areas that are designed to protect, preserve, and educate the public on the unique flora and/or fauna that is indigenous to the area (City of Oxnard, 1990c).

Additional recreational facilities that are outside of the City's jurisdiction include McGrath State Beach, Mandalay State Beach, San Buenaventura State Beach, Point Mugu State Park, and the Santa Monica Mountains National Recreation Area. Mandalay State Beach is operated by Ventura County, while McGrath State Beach, San Buenaventura State Beach, and Point Mugu State Park are operated by the

State of California. The Santa Monica Mountains National Recreation Area is operated by the National Park Service. See Figure 3 for the location of these recreational opportunities relative to the Study area.

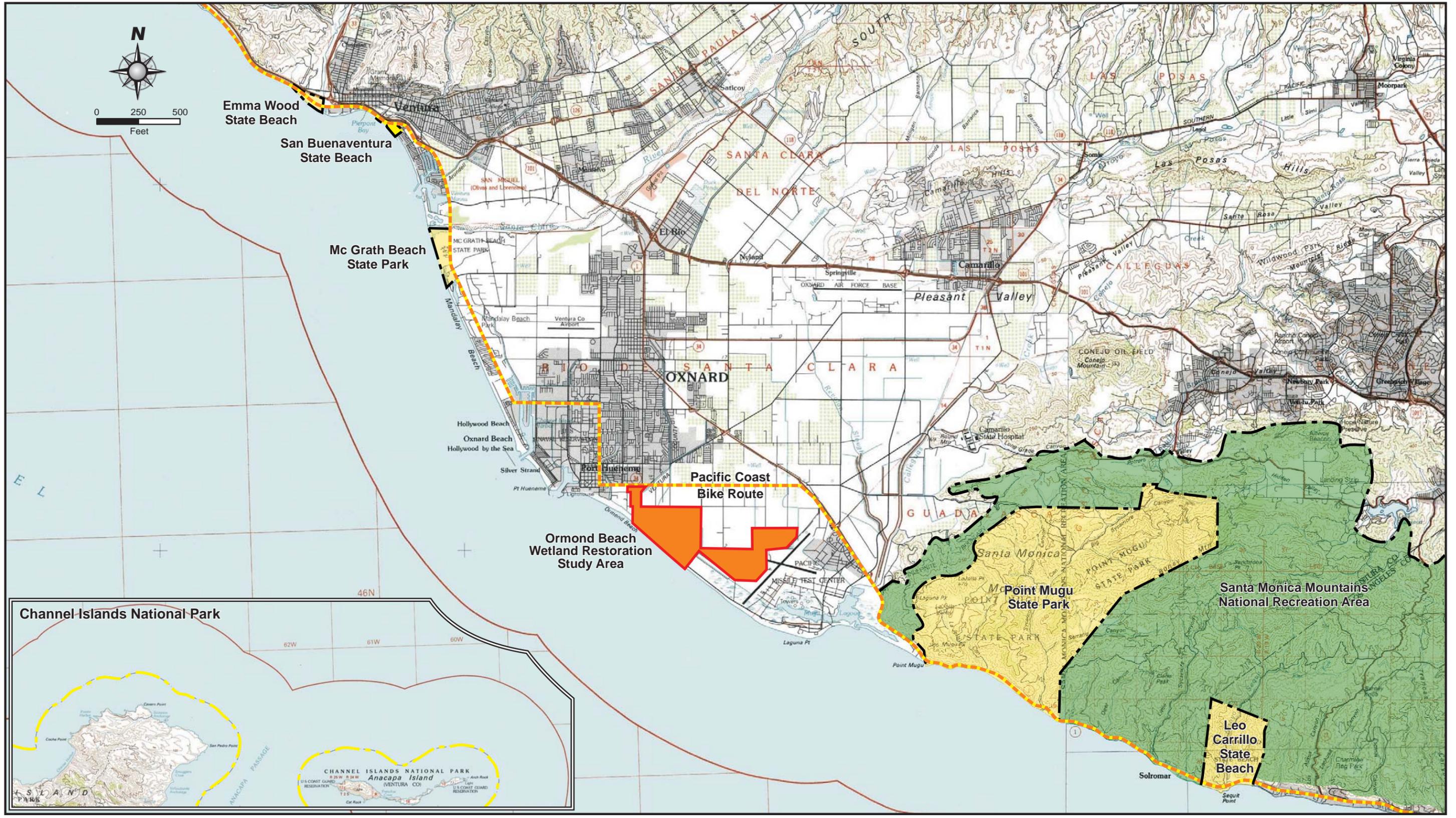
Existing Recreational Uses within the Study Area

The Study area is currently utilized by city and county residents for a number of recreational uses. As the site has a limited number of established recreational facilities or formal access points, most recreational uses within the Study area are informal uses. Formal recreational uses that occur within the study area include:

- Designated coastal access at the southern terminus of Arnold Road;
- Wildlife viewing from the southern terminus of Perkins Road; and
- Coastal access at Hueneme Beach Park.

Informal uses that occur within the study area include typical beach activities:

- Hiking/jogging;
- Birding;
- Painting/photography;
- Surfing;
- Sunbathing;
- Dog walking;
- Beach combing;
- Mountain biking;
- Paragliding/Ultralights; and
- Picnicking.



There is also evidence of occasional illegal recreational activity at the beach, including off-road vehicle use, camping, hunting, and target practice.

Public access to the study area is currently limited to four sites:

- Recreationists may park at Hueneme Beach Park and walk southeast along Ormond Beach to the study area. This access route is occasionally impeded by the lagoon and breached inlet that form along the beach southeast of Hueneme Beach Park;
- Recreationists may park at the terminus of Perkins Road. Access to the study area from this site is restricted by the lagoon and breached inlet that extend southeast of Perkins Road;
- Recreationists may park at the terminus of McWane Boulevard and the railroad spur (just west of Arcturus) and access the study area by walking overland toward the beach. To access the beach along this route, recreationists must cross over sand dunes that serve as nesting habitat for sensitive species such as the western snowy plover and the California least tern. This route is currently blocked by fencing and signs intended to protect these species; and
- Recreationists may park at the terminus of Arnold Road. There are two routes used to access Ormond Beach from this site. Recreationists may follow Arnold Road towards the beach, or they may follow an informal path that parallels Oxnard Drainage Ditch Number No. 3.

Planned/Future Recreational Uses

The Parks and Recreation Element of the City of Oxnard 2020 General Plan designates potential park sites for the North, Northeast, Central, Beach, and South RPAs of the City (City of Oxnard, 1990c). In 1989, the South RPA was found to have a shortfall of approximately 7.6 acres of neighborhood park space, according to the formula established by the City of Oxnard 2020 General Plan requiring 3.0 acres for every 1,000 residents (City of Oxnard, 1990c). Table 6 lists four sites for potential South RPA neighborhood parks that were identified in the Parks and Recreation Element. Assuming construction of these four parks, the projected amount of neighborhood parks needed to serve the projected population in the South region by the year 2020 is expected to have a shortfall of 6.9 acres.

Table 6 lists the proposed recreational facilities within the South RPA.

Table 6. Proposed Recreational Facilities Near Study Area

Recreational Facility	Location	Description
Ormond Beach Park	Portion of beach adjacent to and immediately south of study area	30-acre special purpose facility
South Ormond Beach Park	Area immediately northeast and adjacent to study area	8-acre neighborhood park
North Ormond Beach Park	Approximately 1.4 miles north of study area	8-acre neighborhood park
Cypress Park	Approximately 1 mile north of study area	6-acre neighborhood park

Future recreational development within the City of Oxnard may also include improvements to the California Coastal Trail between the Naval Construction Battalion Center, Port Hueneme, and Point Mugu State Park. The California Coastal Commission has identified this stretch of coastline within the City of Oxnard and Ventura County as needing substantial improvements to coastal access (CCC, 2005). Planning efforts by the California Coastal Commission to improve this area would include the following:

- To continue discussions with NBVC Point Mugu and Port Hueneme to enhance public access; and
- To acquire a trail easement adjacent to the coast that would extend from Port Hueneme to Arnold Road.

No parks or other recreational improvements are currently planned for the beach area by either the City of Oxnard or the County.

DEMOGRAPHIC CHARACTERIZATION

Located in the central coast of Ventura County, the study area lies within the unincorporated areas of the County as well as within the City of Oxnard. While there is relatively little development within the unincorporated County area, the City of Oxnard is predominately residential, with industrial development along the coast and immediately south of Highway 101. Development is expected to continue to the north of the study area, which would create growth pressures on local coastal resources such as Ormond Beach.

The following discussion utilizes U.S. Census Bureau 2000 data in order to compare the demographics of the study area to its surrounding community. Because Census Tracts 46 and 47.02 encompass the study area and its immediate vicinity (see Figure 4), they most closely characterize the demographics of the study area. U.S. Census data from the City of Oxnard and Ventura County were then used to compare the demographics of the Study area to the outlying community.

Population. Recent population figures for Ventura County, City of Oxnard, and Census Tracts 46 and 47.02 are summarized in Table 7.

Table 7. Population Characteristics, 2000

Area	Urban Population	Rural Population
Ventura County	729,622	23,575
City of Oxnard	170,324	34
Census Tract 46	3,060	0
Census Tract 47.02	4,415	197

Source: U.S. Census, 2004. Year 2000 data.

Of the 7,672 individuals who live within the immediate vicinity of the study area (Census Tracts 46 and 47.02), approximately 97.4 percent reside in urban areas while 2.6 percent reside in rural areas. Similarly, greater than 99 percent of the population within the City of Oxnard resides in urban areas, while approximately 96.9 percent of the population within Ventura County resides in urban areas. As evident in Table 7, the study area is located in the vicinity of a sizeable urban population.

Employment and Income. Table 8 lists the median household income and poverty rates for Ventura County, City of Oxnard, and Census Tracts 46 and 47.02.

Table 8. Employment and Income Characteristics, 2000

Area	Median Household Income (1999)	Poverty Rate
Ventura County	\$ 59,666	9.2%
City of Oxnard	\$ 48,603	15.1%
Census Tract 46	\$ 38,162	9.5%
Census Tract 47.02	\$ 51,357	12.9%

Source: U.S. Census, 2004. Year 2000 data.

As listed in Table 8, the poverty rates for the communities within the vicinity of the study area (Census Tracts 46 and 47.02) are greater than the average poverty rate of 9.2 percent for Ventura County. The median household income for Census Tracts 46 and 47.02 (\$38,162 and \$51,357, respectively) is less than the median household income of \$59,666 for Ventura County.



Aspen
Environmental Group

California Coastal Conservancy
Ormond Beach
Wetland Restoration Feasibility Study



Scale: 1" = 1,200'
Date: July 8, 2005
File: 1101-LandUse2.dwg

Census Tracts

Figure
4

Housing. Table 9 summarizes the households and housing unit totals for Ventura County, City of Oxnard, and Census Tracts 46 and 47.02.

Table 9. Housing Characteristics, 2000

Area	Households	Housing Units	Vacancy
Ventura County	243,234	251,712	3.4%
City of Oxnard	43,630	45,183	3.4%
Census Tract 46	658	669	1.6%
Census Tract 47.02	1,155	1,169	1.2%

Source: U.S. Census, 2004. Year 2000 data.

As listed in Table 9, there are approximately 1,813 households and 1,838 housing units within the vicinity of the study area (Census Tracts 46 and 47.02). The vacancy rates for the census tracts within the study area are less than the average vacancy rate of 3.4 percent for Ventura County.

Ethnicity. Table 10 provides ethnic data for Ventura County, City of Oxnard, and Census Tracts 46 and 47.02.

Table 10. Demographics of Communities near Project Site

Census Data Category	Ventura County	City of Oxnard	Census Tract 46	Census Tract 47.02
White	69.9%	42.1%	64.2%	36.5%
Black or African American	1.9%	3.8%	10.5%	5.5%
American Indian and Alaska Native	0.9%	1.3%	0.9%	1.1%
Asian	5.3%	7.4%	10.9%	15.7%
Native Hawaiian and Other Pacific Islander	0.2%	0.4%	1.1%	0.5%
Other	17.7%	40.4%	6.2%	35.3%
Two or more races	3.9%	4.7%	6.1%	5.2%
Hispanic or Latino	33.4%	66.2%	15.3%	54.6%

Source: U.S. Census, 2004. Year 2000 data.

As listed in Table 10, the ethnicity for Census Tract 46 more closely resembles Ventura County, while the ethnicity for Census Tract 47.02 more closely resembles the City of Oxnard. In Census Tract 46, the largest ethnic group is White (64.2 percent), followed by Hispanic (15.3 percent) and Black (10.5 percent). In Census Tract 47.02, the largest ethnic group is Hispanic (54.6 percent), followed by White (36.5 percent) and Other (35.3 percent).

Tables 7 through 10 have characterized the demographics of the population near the study area as predominately urban, lower median income relative to Ventura County, and composed predominately of Hispanic and White ethnic groups. This population is most likely to currently recreate and utilize the Ormond Beach area, and would most benefit from the educational and recreational opportunities developed through the restoration project.

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ATTACHMENT 1 FOR APPENDIX A.
VENTURA COUNTY GENERAL PLAN POLICIES RELEVANT TO THE
ORMOND BEACH WETLANDS RESTORATION FEASIBILITY STUDY

VENTURA COUNTY GENERAL PLAN (ADOPTED 1988, AMENDED 2004)

The following policies are listed in the Ventura County General Plan and are relevant to the study area:

- **Chapter 1.5: Biological Resources, Section 1.5.2, Policy 3.** Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level.
- **Chapter 1.5: Biological Resources, Section 1.5.2, Policy 4.** Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body.
- **Chapter 1.5: Biological Resources, Section 1.5.2, Policy 5.** The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when discretionary development may affect significant biological resources.
- **Chapter 1.6: Farmland Resources, Section 1.6.2, Policy 1.** Discretionary development located on land designated as Agricultural and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.
- **Chapter 1.6: Farmland Resources, Section 1.6.2, Policy 6.** Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.
- **Chapter 1.8: Paleontological and Cultural Resources, Section 1.8.2, Policy 1.** Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource database.
- **Chapter 1.10: Coastal Beaches and Sand Dunes, Section 1.10.2, Policy 1.** Discretionary development that would cause significant impacts to coastal beaches or sand dunes shall be prohibited unless the development is conditioned to mitigate the impacts to less than significant levels.
- **Chapter 1.10: Coastal Beaches and Sand Dunes, Section 1.10.2, Policy 2.** Discretionary developments that would result in the removal of dune vegetation shall be conditioned to replace the vegetation.
- **Chapter 1.10: Coastal Beaches and Sand Dunes, Section 1.10.2, Policy 3.** All shoreline protective structures which alter natural shoreline processes shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supplies.
- **Chapter 3: Land Use, Section 3.1.2, Policy 6.** Parcels designated Cultural Heritage Sites may be granted a reduction from the minimum parcel size requirements in accordance with the Non-Coastal Zoning Ordinance.
- **Chapter 4.10: Parks and Recreation, Section 4.10.2, Policy 2.** Discretionary development that would obstruct or adversely impact access to a public recreation resource shall be conditioned to provide public access as appropriate.
- **Chapter 4.10: Parks and Recreation, Section 4.10.2, Policy 3.** Developers shall be encouraged to make unused open space available for recreation.

COASTAL AREA PLAN OF THE VENTURA COUNTY GENERAL PLAN (ADOPTED 1980, AMENDED 2001)

The following policies are listed in the Central Coast section of the Coastal Area Plan and are relevant to the restoration project:

- **Central Coast, Environmentally Sensitive Habitats: A. Coastal Dunes, Policy 2.** Activities leading to degradation, erosion, or destruction of coastal dunes will not be allowed. This includes, but is not limited to, use by off-road vehicles, sand mining, filling, or dumping.
- **Central Coast, Environmentally Sensitive Habitats: B. Wetlands, Policy 1.** All projects on land in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts which would significantly degrade the viability of the wetland. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act.
- **Central Coast, Environmentally Sensitive Habitats: B. Wetlands, Policy 6.** The County supports formal recognition of the value of the Ormond Beach saltmarshes and their enhancement or restoration as such by the landowners, California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and other appropriate agencies. Appropriate scientific experts and the current literature should be drawn upon in any reclamation or enhancement attempts.
- **Central Coast, Environmentally Sensitive Habitats: B. Wetlands, Policy 7.** The landowners and appropriate agencies, including the Coastal Commission, the Coastal Conservancy, and State Parks should work to limit off-road vehicle access to the Ormond Beach marsh areas, including (but not limited to) fencing of areas.
- **Central Coast, Environmentally Sensitive Habitats: B. Wetlands, Policy 8.** Recreation in the Central Coast saltmarshes will include resource compatible uses such as nature observation, scientific study, educational trips, and possibly fishing. Appropriate public agencies will provide the public with off-site, as well as on-site, interpretive opportunities within existing programs as feasible. As funds become available, new programs should be developed.
- **Central Coast, Recreation and Access: A. Recreation, Policy 7.** Encourage the California Department of Parks and Recreation's currently proposed acquisition with the County portion of the Ormond Beach marsh included.
- **Central Coast, Recreation and Access: A. Recreation, Policy 8.** Encourage State Parks to consider the Ormond Beach site between Halaco and the Southern California Edison power plant for acquisition with adjacent segments of saltmarsh for enhancement.
- **Central Coast, Agriculture, Policy 5.** As aquaculture develops it will be considered as a potential agricultural use in appropriate areas (such as the unincorporated areas of Ormond Beach).

CITY OF OXNARD 2020 GENERAL PLAN (ADOPTED 1990, AMENDED 2004)

The following policies are listed in the 2020 General Plan and are relevant to the sub-areas within the study area:

- **Section IV: Growth Management Element, Objective 5.** Create an appropriate balance between urban development and preservation of agricultural uses within the Planning Area. Development exclusively within the City Urban Restriction Boundary while leaving the balance in Resource Protection, Open Space, or Agricultural designations is presumptively an appropriate balance.
- **Section V: Land Use Element, Objective 1.** Limit the urbanized area of the City and facilitate a permanent greenbelt between Oxnard and neighboring cities.
- **Section V: Land Use Element, Objective 3.** Preserve permanent agricultural land within the Oxnard Planning Area.
- **Section V: Land Use Element, Objective 4.** Provide for adequate space for schools, libraries, park and recreation areas, and the expansion needs of public facilities to enhance the quality of life for all citizens.
- **Section V: Land Use Element, Objective 7.** Promote improved coastal access and recreation opportunities.
- **Section V: Land Use Element, Objective 8.** Support the development of land uses that enhance the City's efforts as a recreational travel and conference destination.
- **Section V: Land Use Element, Policy 4.O.A.** New development in the Ormond Beach Area shall be comprehensively planned in a balanced and orderly manner, providing for housing, employment, retail, and

recreation opportunities, while assuring timely and cost-effective provision for needed public services and infrastructure facilities.

- **Section V: Land Use Element, Policy 4.0.B.** New development in the Ormond Beach Area shall address historic functional issues and management problems, including: scattered, uncoordinated industrial and residential uses in the area; inappropriate and environmentally damaging use of ocean front area; the lack of public access to beach areas suited to public use and enjoyment; and poor water management in the study area and related adverse effects on wetlands resources.
- **Section V: Land Use Element, Policy 4.0.C.** New development in the Ormond Beach Area shall be designated and located to improve the appearance and function of this area by provisions for: buffering and landscaping adjacent to the Southern California Edison power plant site; relocation or removal of the Halaco Engineering Company facility and restoration of the site; and a broad mix of residential, commercial and open space uses that will create an overall appearance comparable to, or superior to the northern portion of the City.
- **Section V: Land Use Element, Policy 4.0.D.** New development in the Ormond Beach Area shall protect existing public access to the shoreline, create new opportunities for access and enhance recreational opportunities for residents and visitors by: providing for a broad range of public recreation and visitor-serving commercial activities for residents and visitors, creating new, coastal access ways and public use areas, and improving access to the beachfront consistent with resource protection needs.
- **Section V: Land Use Element, Policy 4.0.E.** New development in the Ormond Beach Area shall minimize adverse impacts on sensitive coastal resources, and protect significant coastal resources within the study area by: restoration and enhancement of wetlands and other sensitive habitats; mitigating wetland resources and resource impacts, in a manner consistent with Coastal Act policies and U.S. Army Corps of Engineers 404 requirements (e.g., “no net loss”); and preparing a long-term habitat management program consistent with CEQA monitoring, Coastal Act, and U.S. Army Corps 404 requirements.
- **Section V: Land Use Element, Policy 4.0.F.** New development in the Ormond Beach Area shall be located and designed to minimize or avoid adverse impacts on regional resources (e.g., air and water quality) and facilities (e.g., roadway, waste treatment facilities) consistent with regional growth management goals and objectives.
- **Section V: Land Use Element, Policy 4.0.G.** New development in the Ormond Beach Area shall be sited and designed in a manner that will mitigate potential use conflicts and protect the ongoing operations of Southern California Edison Ormond Beach power station and the Navy’s Point Mugu facilities.
- **Section V: Land Use Element, Policy 4.0.H.** New development in the Ormond Beach Area shall be located and designed so as to assure continued consideration of the development of a new regional airport facility in the area if further analysis indicates that such a facility would be appropriate in this location.
- **Section V: Land Use Element, Policy 4.0.I.** New development in the Ormond Beach Area shall provide a diversity of housing types to allow for a greater range of housing than currently is typical in the City, including mixed-use residential/commercial areas such as those in Mandalay Beach and Channel Islands Marina.
- **Section VIII: Open Space and Conservation Element, Policy 2.** The City should encourage the preservation and enhancement of the wetlands in the Ormond Beach and Mugu Lagoon.
- **Section VIII: Open Space and Conservation Element, Policy 4.** The City should limit the recreational activities in open space areas with sensitive habitats to those activities that have minimal impact on sensitive habitats.
- **Section VIII: Open Space and Conservation Element, Policy 5.** The City should consider setting aside nature preserves that encompass sensitive habitat areas and provide areas for educational and research purposes.
- **Section VIII: Open Space and Conservation Element, Policy 6.** The City should encourage measures that maintain clean air and water.
- **Section XIII: Parks and Recreation Element, Policy 13.** The City shall consider including specialized recreational facilities in the Ormond Beach Specific Plan Area.

- **Section XIII: Parks and Recreation Element, Policy 18.** Prior to incorporation of additional land into the City, park provision shall be assessed and potential additional parkland identified.

ORMOND BEACH SPECIFIC PLAN

The following objectives would be used to identify plans and policies applicable to the Specific Plan area, which would be relevant to the restoration project:

- **Ormond Beach Specific Plan: Objective A.** New development shall be comprehensively planned in a balanced and orderly manner, providing for housing, employment, retail, and recreation opportunities, while assuring timely and cost-effective provision for needed public services and infrastructure facilities.
- **Ormond Beach Specific Plan: Objective B.** New development shall address historic functional issues and management problems, including:
 - Scattered, uncoordinated industrial and residential uses in the area;
 - Inappropriate and environmentally damaging use of ocean front area;
 - The lack of public access to beach areas suited to public use and enjoyment; and
 - Poor water management in the study area and related adverse effects on wetlands resources.
- **Ormond Beach Specific Plan: Objective C.** New development shall be designated and located to improve the appearance and function of this area by provisions for:
 - Buffering and landscaping adjacent to the Southern California Edison power plant site;
 - Relocation or removal of the Halaco Engineering Company facility and restoration of the site; and
 - A broad mix of residential, commercial and open space uses that will create an overall appearance comparable to, or superior to the northern portion of the City.
- **Ormond Beach Specific Plan: Objective D.** New development shall protect existing public access to the shoreline, create new opportunities for access and enhance recreational opportunities for residents and visitors by:
 - Providing for a broad range of public recreation and visitor-serving commercial activities for residents and visitors;
 - Creating new coastal access ways and public use areas; and
 - Improving access to the beach front consistent with resource protection needs.
- **Ormond Beach Specific Plan: Objective E.** New development shall minimize adverse impacts on sensitive coastal resources and protect significant coastal resources within the study area by:
 - Restoration and enhancement of wetlands and other sensitive habitats;
 - Mitigating wetland resources and resource impacts, in a manner consistent with coastal act policies and U.S. Army Corps of Engineers §404 requirements (e.g., “no net loss”); and
 - Preparing a long-term habitat management program consistent with CEQA monitoring, Coastal Act and U.S. Army Corps §404 requirements.
- **Ormond Beach Specific Plan: Objective F.** New development shall be located and designed to minimize or avoid adverse impacts on regional resources (e.g., air and water quality) and facilities (e.g., roadway, waste treatment facilities) consistent with regional growth management goals and objectives.
- **Ormond Beach Specific Plan: Objective G.** New development shall be sited and designed in a manner that will mitigate potential use conflicts and protect the ongoing operations of Ormond Beach Generating Station and the Navy’s Point Mugu facilities.
- **Ormond Beach Specific Plan: Objective H.** New development shall be located and designed so as to assure continued consideration of the development of a new regional airport facility in the area if further analysis indicates that such a facility would be appropriate in this location.

- **Ormond Beach Specific Plan: Objective I.** New development shall provide a diversity of housing types to allow for a greater range of housing than currently is typical in the City, including mixed-use residential/commercial areas such as those in Mandalay Beach and Channel Islands Marina.

CITY OF OXNARD COASTAL LAND USE PLAN (ADOPTED 1982, AMENDED 1988)

The following policies are listed in the City of Oxnard Coastal Land Use Plan and are relevant to the restoration project:

- **Section 3.2.2: Habitat Areas, Policy 6.** Land use types will be restricted in areas designated as a Resource Protection Zone. The City of Oxnard will implement the following policies:
 - A. All non-authorized motor vehicles shall be banned from sensitive areas.
 - B. Scientific, educational, and light recreational areas shall be conditionally permitted uses in all sensitive resource areas. Development shall be designed and sited to minimize impacts to the areas. Permitted uses shall not be allowed to significantly disrupt habitat values.
 - C. In sand dune areas, foot traffic shall be minimized, and allowed only on established paths or boardwalks. Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only when re-vegetation with native California plants is a condition of approval.
 - D. New development adjacent to wetlands or resource protection areas shall be sited and designed to mitigate any adverse impacts to the wetlands or resource. A buffer of 100 feet in width shall be provided adjacent to all resource protection areas. The buffer may be reduced to a minimum of 50 feet only if the applicant can demonstrate the large buffer is unnecessary to protect the resources of the habitat area.
 - E. When a development is proposed within or near an environmentally sensitive habitat area, applicable topographic, vegetative and soils information shall be provided. The information shall include physical and biological features existing in the habitat areas.
- **Section 3.2.2: Habitat Areas, Policy 7.** The City shall investigate all means of public acquisition of the areas designated for Resource Protection. As funds for this purpose become available, the City shall acquire, or shall request other public agencies to acquire approximately 131 acres of wetlands in Ormond Beach and approximately 43 acres of dunes.
- **Section 3.7.1: Access and Recreation, Policy 77.** Improvement of Perkins and Arnold Roads is needed to improve access in the Ormond Beach areas. The City shall pursue all funding options to provide parking along these streets. New parking shall not be located in a sensitive resource area.