

General Plan Advisory Committee

Meeting #27: Safety Element and Residential Neighborhoods Policy Frameworks

April 16, 2024



GPAC Members

- Doug Halter, Chair
- Bill McReynolds, Vice Chair
- Philip Bohan
- Nicholas Bonge
- Lorrie Brown
- Stephanie Caldwell
- Kyler Carlson
- David Comden
- Joshua Damigo
- Nicholas Deitch
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- Kelsey Jonker
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- Erin Kraus
- Louise Lampara
- Scott McCarty
- Daniel Reardon
- Sabrena Rodriguez
- Alejandra Tellez
- Dana Worsnop

Meeting Agenda – Tuesday, April 16, 2024

- Introduction and welcome
- Presentation
 - Background information on safety and Policy Framework
 - Summary of Residential Neighborhoods Policy Framework
- GPAC Q&A
- Public comment
- Small Group Discussion
 - Safety
 - Residential Neighborhoods
- Report Back and Full Group Discussion
- *General Plan Growth Projections (if time allows)*
- Adjourn



GPAC Meeting Protocols

To ensure a safe environment for respectful dialogue, the following protocols will be enforced:

- GPAC members and the public shall show respect for others in the room.
- GPAC members and the public shall not interrupt or otherwise disrupt the meeting, including shouting, applauding or booing.
- Public comment is provided during the meeting. Time limits will be placed on public comment depending on the number of public speakers.
- Those that do not follow these protocols will be asked to leave the meeting.





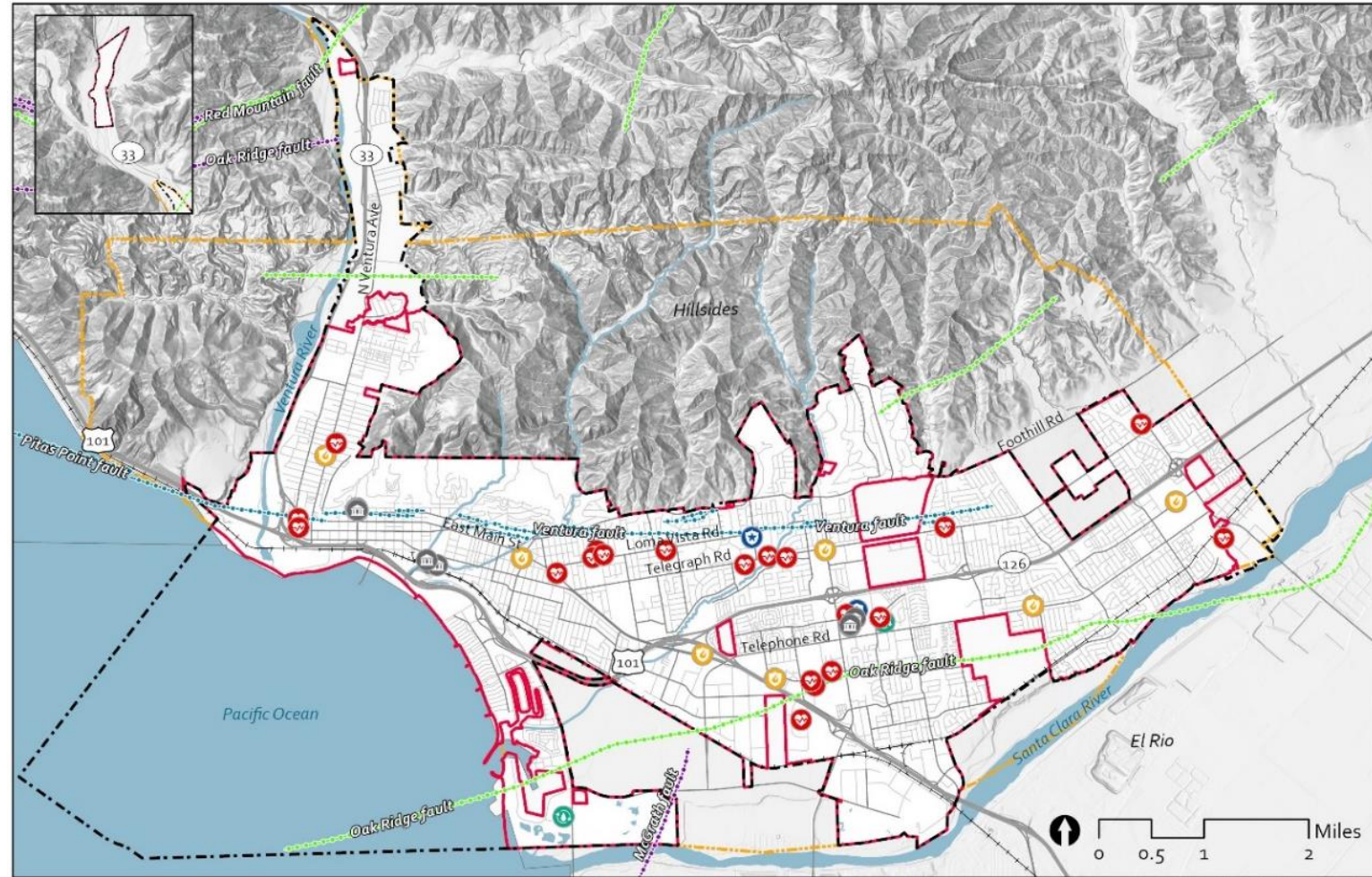
Safety Element Background Information

Statutory Requirements and Element Topics

- State of California requires that general plans include an element that addresses hazards such as fires, floods, droughts, earthquakes, landslides, climate change, and other human-induced hazards.
 - Climate change hazards and community resilience to these hazards, such as tsunamis, sea level rise, and greenhouse gas emissions reductions will be discussed in the Climate Change and Sustainability Element.
- **The Element's Policy Framework Topics:**
 - Natural hazards (fault and seismic hazards, soil hazards, landslides and debris flow, dam failure, flooding, urban fires and wildfires)
 - Human-induced hazards (hazardous materials, terrorism, and disease)
 - Emergency evacuation analysis
 - Issues and opportunities

Faulting and Seismic Hazards

- Seismically active region – Ventura Fault
- Capable of producing earthquakes of magnitude 8 or higher
- Potential to cause property damage and tsunamis



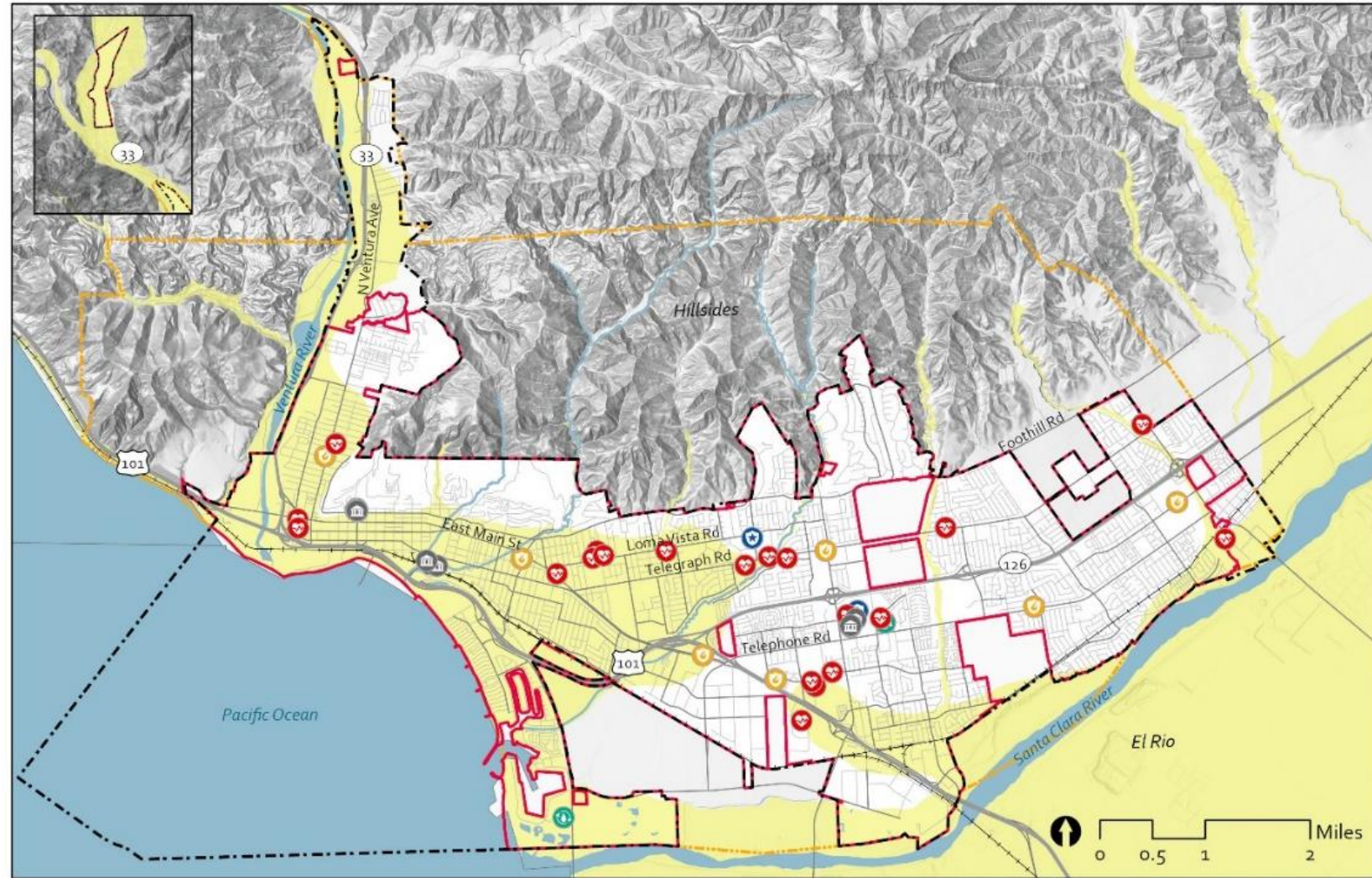
City of Ventura Fault Lines

Ventura City Limits	Government Building	Quaternary Faults
Sphere of Influence	Police/Sheriff Station	Based on time of most recent surface deformation
2005 Planning Boundary	Wastewater Treatment	Latest Quaternary (<15,000 years)
Railroad	Fire Station/Services	Late Quaternary (<130,000 years)
Roadway	Medical Hospitals/Services	Undifferentiated Quaternary (<1.6 million years)

Data provided by City of Ventura, 2019, 2020
Additional data provided by USGS, 2020.

Soil Hazards

- Liquefaction – soil below the water table temporarily loses strength during an earthquake or changes to a near-liquid state
- Large portions near the coast and banks of the Santa Clara and Ventura rivers



City of Ventura Liquefaction Risk Zone



Data provided by City of Ventura, 2019, 2020.
Additional data provided by CGS, 2018.

Landslides and Debris Flow

- Impacts of climate change are projected to exacerbate debris flow events
- Wildfires strip vegetation that stabilize slopes, leading to debris movement and rushing mud during heavy precipitation events



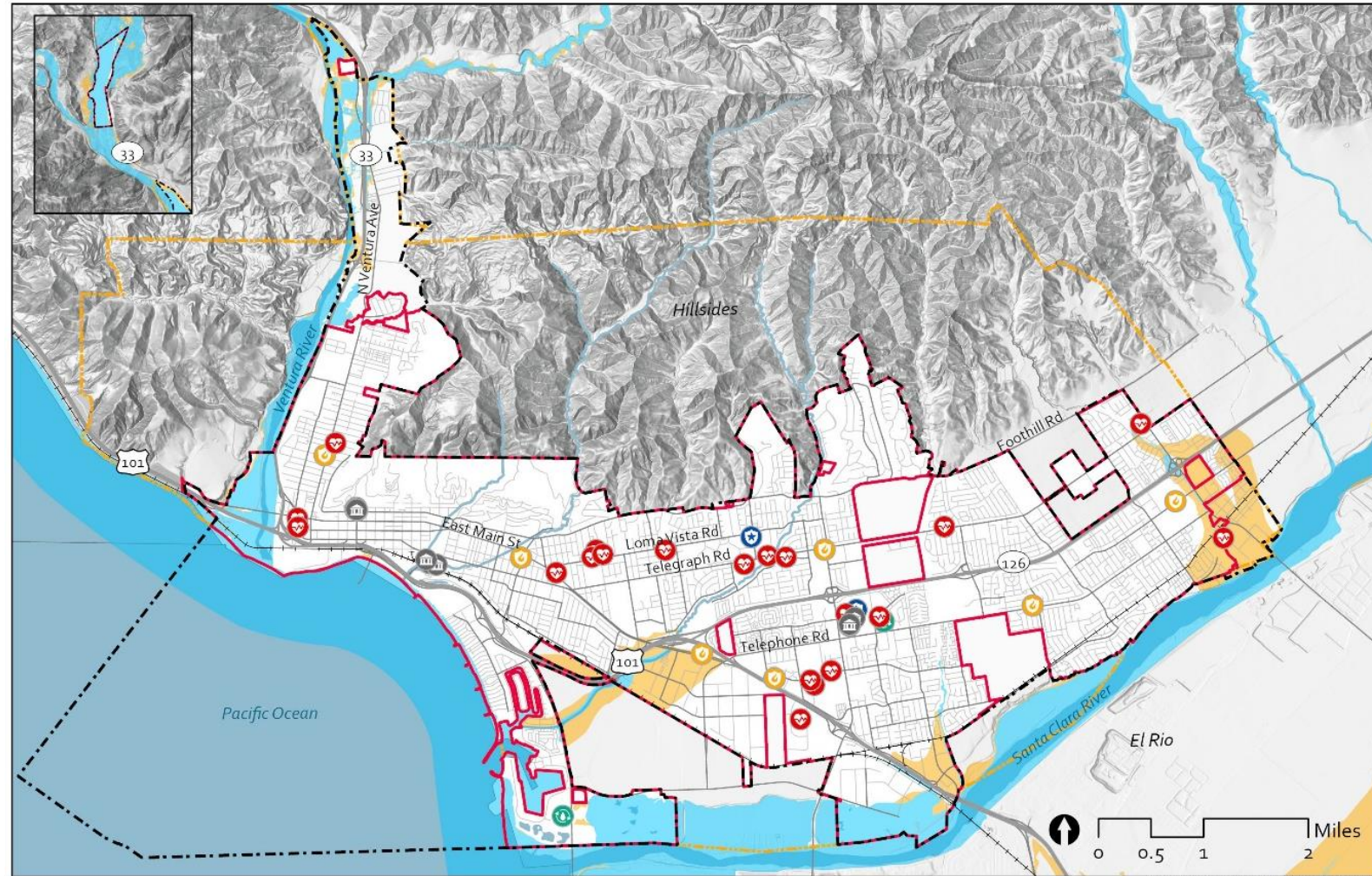
City of Ventura Landslide Susceptibility



Data provided by City of Ventura, 2019, 2020.
Additional data provided by CGS, Map Sheet 58, 2018.

Flood Hazards

- Ventura River and Santa Clara River Watersheds
- Heavy rainfall can result in runoff
- Climate change expected to exacerbate extreme precipitation events
- Certain areas of Ventura are in the 100-year and 500-year flood plains



City of Ventura FEMA Flood Hazard

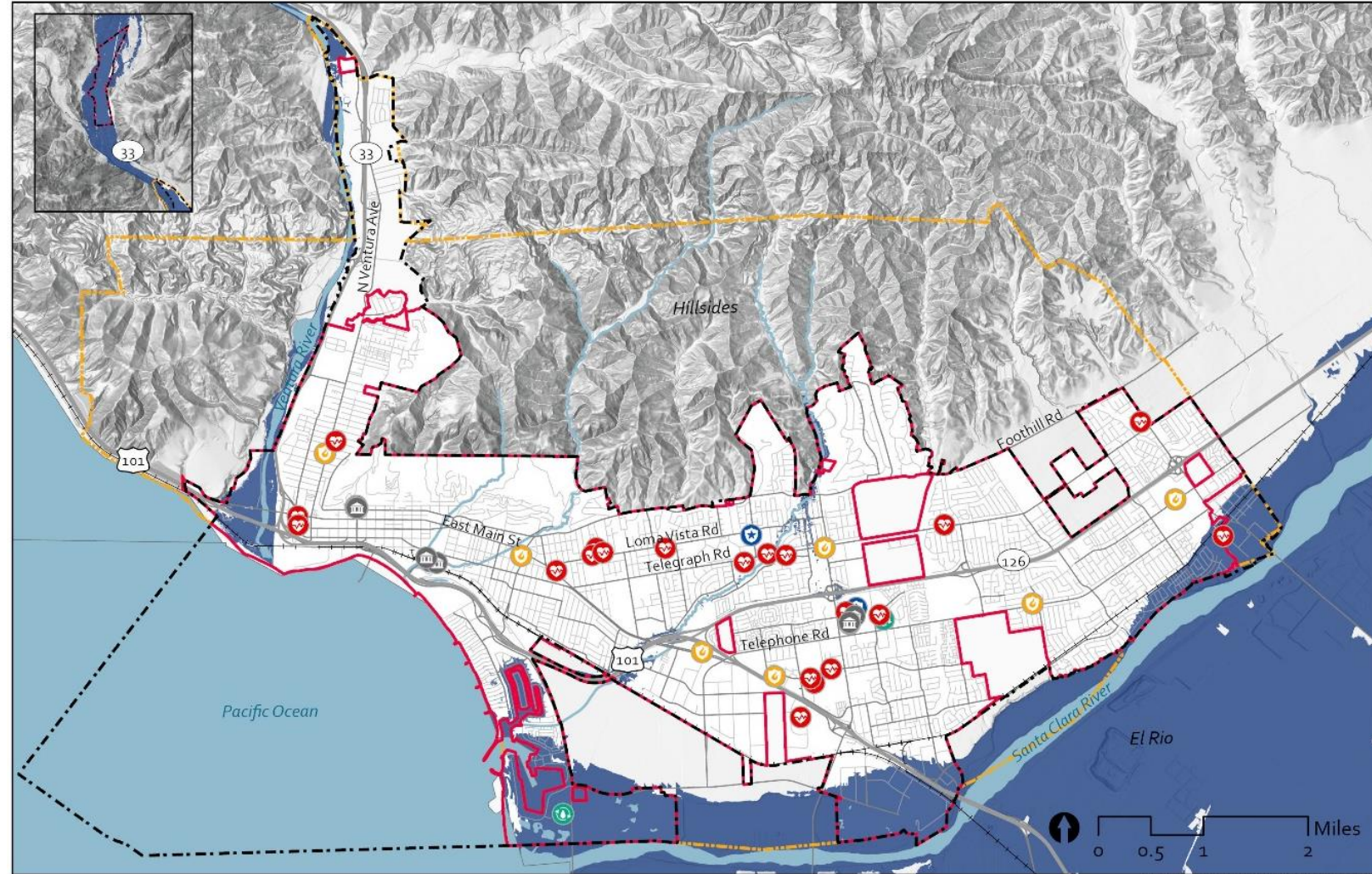


Data provided by City of Ventura, 2019, 2020.
Additional data provided by FEMA, 2021.



Dam Failure

- Relevant dams: Ventura County = 10 dams; Los Angeles County = 4 dams
- Dam inundation likely to increase as extreme precipitation increases



City of Ventura Dam Failure Inundation Areas

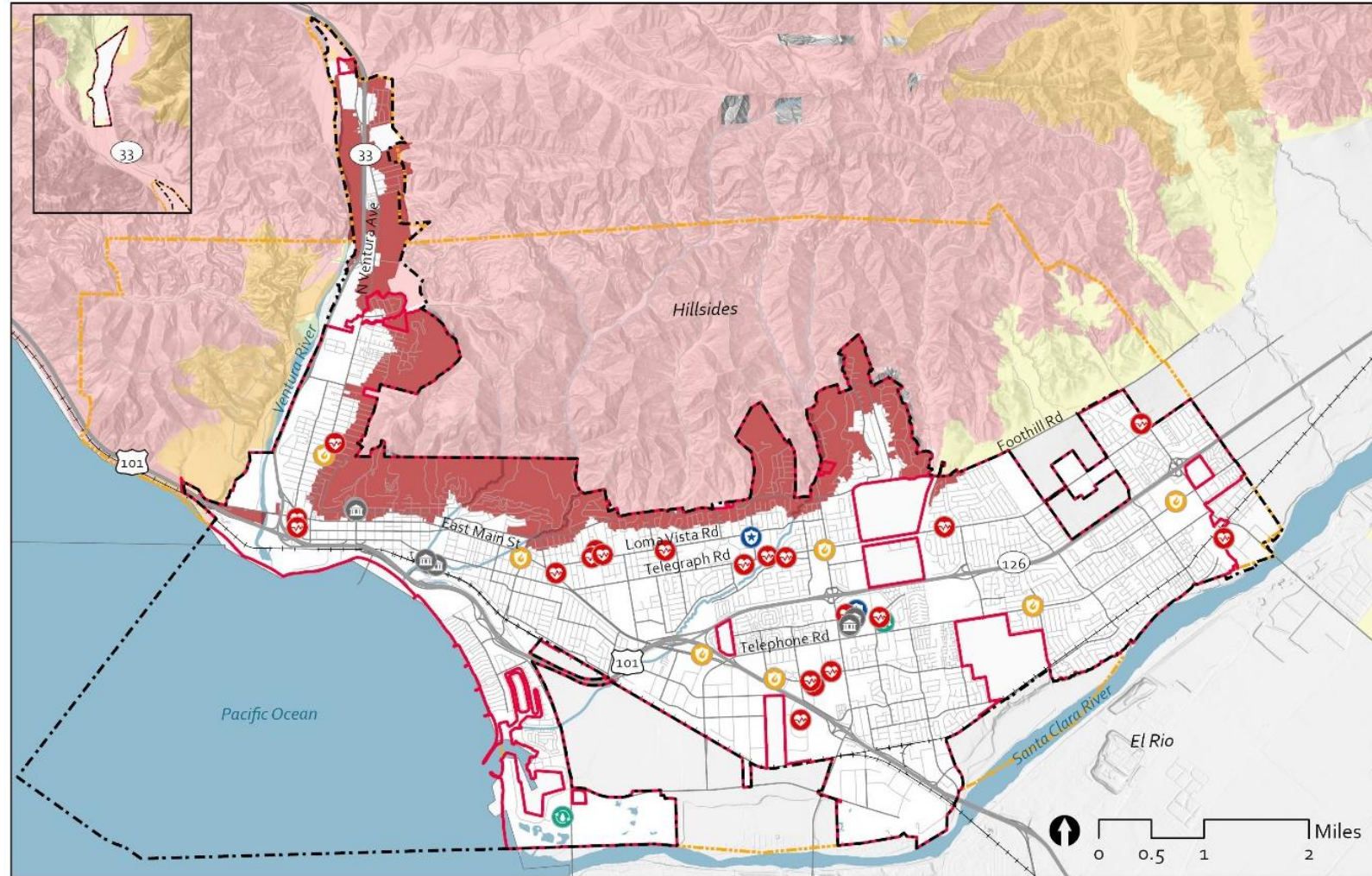


Data provided by City of Ventura, 2019, 2020, 2023.
Additional data provided by DWR, DSOD, 2023.

Wildfires

- Wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, landscape, and vegetation conditions
- 2017 Thomas Fire - consuming 281,893 acres, or 440 square miles, and destroying 686 structures within the city during its 40-day burn timeline
- 2,498 acres in Ventura considered Very High, 955 acres as High, and 1,059 acres as Moderate Fire Hazard Severity
- Wildfire risk expected to increase due to hotter and drier landscapes, along with extreme wind

Wildfire Hazard Severity Zones



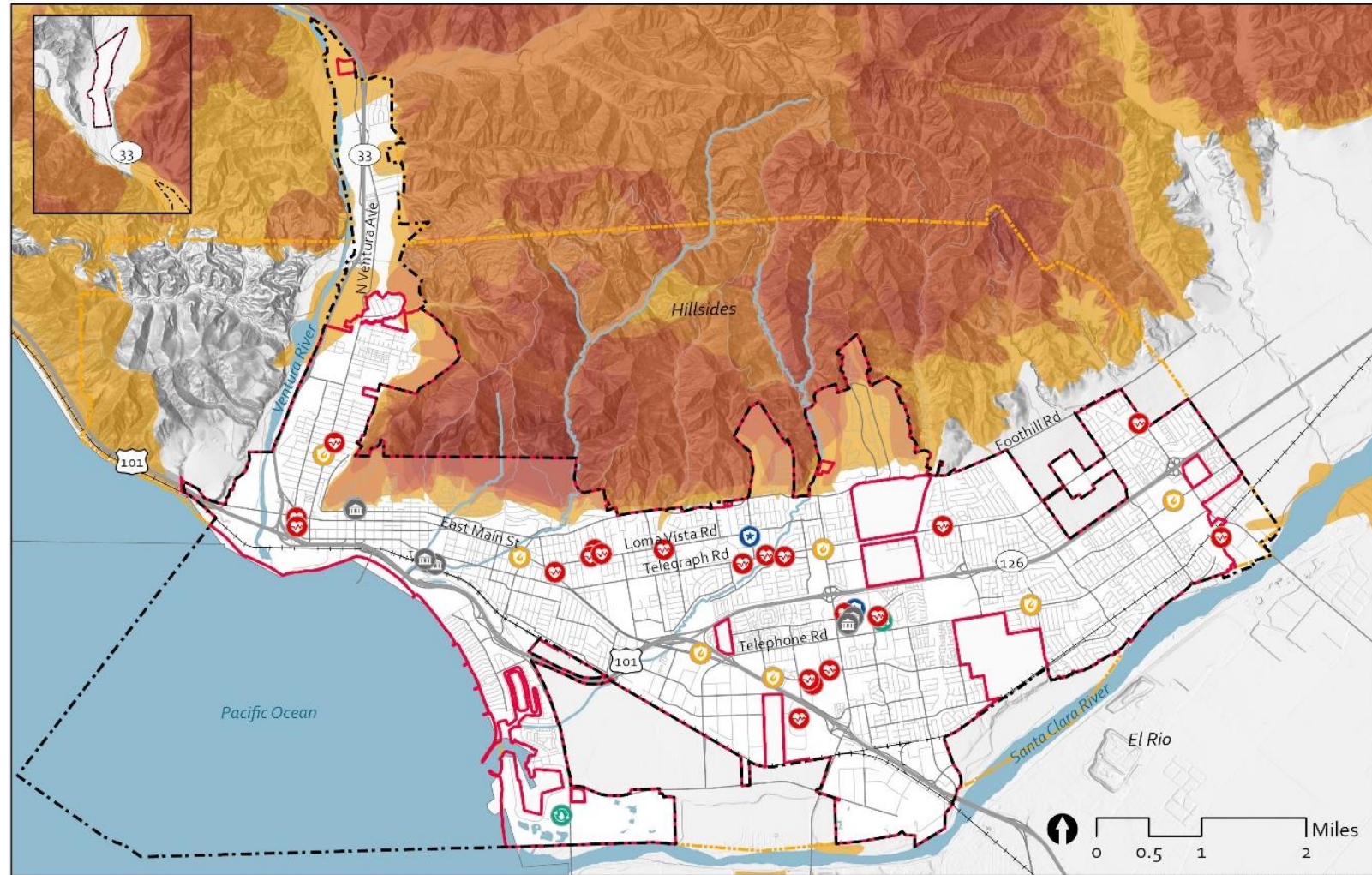
City of Ventura Fire Hazard Severity

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Ventura City Limits Sphere of Influence 2005 Planning Boundary Railroad Roadway | Critical Infrastructure & Services <ul style="list-style-type: none"> 🏛️ Government Building 👮 Police/Sheriff Station ♻️ Wastewater Treatment 🚒 Fire Station/Services 🏥 Medical Hospitals/Services | Fire Hazard Severity Zones by Responsibility Areas <ul style="list-style-type: none"> Local Responsibility Areas (LRA) Very High State Responsibility Areas (SRA) Very High High Moderate |
|---|--|--|

Data provided by City of Ventura, 2019, 2020.
Additional data provided by CAL FIRE, 2007.



Wildfire History



City of Ventura Wildfire History

- Ventura City Limits
- Sphere of Influence
- 2005 Planning Boundary
- Railroad
- Roadway

Critical Infrastructure & Services

- Government Building
- Police/Sheriff Station
- Wastewater Treatment
- Fire Station/Services
- Medical Hospitals/Services

Wildfire History (1929 - 2020) *

* Darker orange depicts multiple wildfire incidents occurring in the same area.

Data provided by City of Ventura, 2019, 2020.
Additional data provided by CALFIRE, FRAP, 2023.



Ventura's Human-Induced Hazards

- **Urban Fires**

- Often the result of other hazards such as storms, drought, transportation accidents, hazardous material spills, criminal activity (arson), accidental ignitions, electric infrastructure, or terrorism

- **Hazardous Materials**

- Products, chemical and purified chemical compounds, and elements considered hazardous, or toxic are used in households, commercial businesses, and industrial operations and processes

- **Terrorism**

- Intentional acts against people or the government
- Potential targets: highways and freeways, telecommunications facilities, government offices, shopping malls, schools, churches and religious centers, etc.

- **Disease**

- Infectious disease emergencies



Safety Element Issues and Opportunities

Issues and Opportunities

- **Faulting and Seismic Hazards:** In earthquake zone of greatest risk. Continue implementing existing mitigation strategies:
 - geologic and seismic investigations prior to development
 - earthquake resistant building design into new development
 - retrofitting existing buildings, especially critical facilities and utilities
- **Landslides and Debris Flow:** Continue implementing existing mitigation strategies:
 - Maintain adequate setbacks from potential debris flow areas in new developments
 - redirect runoff from unstable areas
 - reconstruct roads for soil hazard standards
 - geologic site evaluations prior to development planning
 - discouraging development in high landslide risk areas

Issues and Opportunities (cont.)

- **Flood Hazards and Dam Failure:** Between two watersheds and dam inundation zones. Mitigation strategies include:
 - regulating new development/critical facilities in FEMA flood hazard zones
 - maintaining drainage infrastructure and floodplain improvement in the city
- **Wildfires and Urban Fires:** High fire risks and interface with wildland-urban areas. Continue to collaborate with regional partners for mitigation and planning strategies.
- **Terrorism:** No history of terrorist attacks. Continue to prepare and prevent potential attacks through group coordination and collaboration.

Issues and Opportunities (cont.)

- **Disease:** Continue to update and maintain adequate preparatory and mitigation measures for future diseases. Continue to coordinate with regional, state, and federal agencies and provide updated public educational materials.
- **Emergency Evacuation:** 12 CAL FIRE subdivisions and 44 other neighborhoods in Ventura that are single access. Identify highest risks areas and improve transportation, road networks, and evacuation management/emergency response in these areas by:
 - widening roads to accommodate for emergency vehicles
 - connecting single access roads
 - implementing traffic management strategies
 - improving coordination between emergency services



Safety Element Goals, Policies and Actions

Goals

1. Minimize impact from fault rupture and seismically induced groundshaking
 2. Limit impact from soil hazards such as landslide, debris flow, soil expansion, and settlement
 3. Lower impacts of dam failures and floods
 4. Minimize impacts of wildfires and urban fires
 5. Ensure effective and efficient evacuation and disaster response during emergencies
 6. Protect community and environment from impact of hazardous materials releases
 7. Protect life and property from the potential effects of terrorism
 8. Limit loss of life and economic disruption due to pandemics
- *Policies are included for each goal*
 - *Actions are listed at the end of the Draft Policy Framework*



Residential Neighborhoods Policy Framework

Goals

1. Complete, walkable neighborhoods
 2. Preserve character and identity of low-density neighborhoods
 3. Preserve and protect mobile home parks
 4. Promote multifamily residential development throughout Ventura
 5. Maintain safe, healthy and aesthetically-pleasing neighborhoods through code enforcement
 6. Create safe residential areas
- *Policies are included for each goal*
 - *Actions are listed at the end of the Draft Policy Framework*

Questions?

Public Comments



GPAC Discussion



GPAC Feedback

- Questions about background information
- Comments on the Policy Frameworks
 - Are all the topic areas covered?
 - Are there any goals, policies or actions missing?
 - Should anything be revised or removed?

General Plan Growth Projections



Growth Projections for the EIR

- Prediction of the anticipated (and realistic) growth in jobs, housing units and population during planning horizon
- **Used for analyzing potential environment impacts in the EIR**
- Not a limit on the total amount of growth or a “policy statement”
- Help plan for future infrastructure and impact fees
- No required methodology for preparing growth projections

Background for Growth Projections

- 2005 General Plan
 - 8,318 units
 - 5.2 million sf of employment uses (5,200 + new jobs)
- Housing trends
 - 2000-2020: increase of 4,731 units (238 units per year)
 - Projection based on trend: 5,950 from 2025-2050
- Employment trends
 - 2002 – 2020: loss of 40 jobs

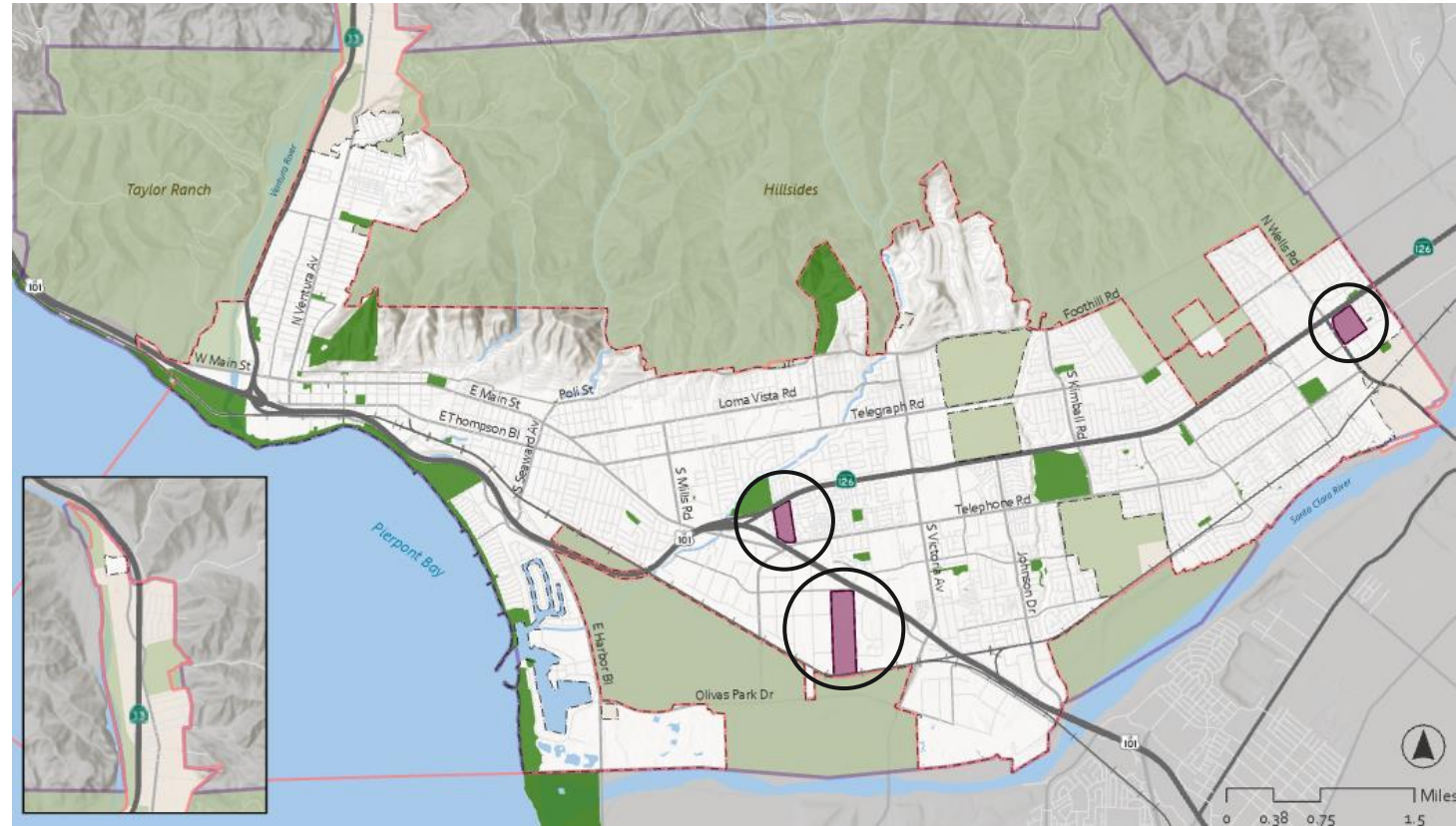
Southern California Association of Governments (SCAG) Draft Projections (from Draft Regional Plan)

	2020	2050	Change #	Change %
Households				
City of Ventura	41,800	47,300	+5,500	+13.2%
Ventura County	278,000	318,000	+40,000	+14.4%
Jobs				
City of Ventura	67,600	67,200	-400	-0.5%
Ventura County	363,000	376,000	+13,000	+3.6%



Methodology for Plan Ventura

1. Apply SCAG County growth rates to the City
 - 14.4% = approx. **6,000 units**
 - 3.6% = approx. **2,000 jobs**
2. Add 3 potential annexation areas – McGrath; the Grove; SR 126 and Wells
3. Allocate development throughout the City based on locations identified for change and availability of parcels



Potential Annexation Areas

Recommended Growth Projections for EIR

	Housing Units			Jobs		
	2020	2050	Change	2020	2050	Change
City	44,500	50,500	+6,000	52,650	54,650	+2,000
Annexation Areas	0	775	+775	0	1,850	+1,850
Totals	44,500	51,275	+6,775 units	52,650	56,500	+3,850 jobs

Notes:

- 1) *Numbers are rounded; actual projections may vary slightly from these numbers.*
- 2) *Annexation Parcels are McGrath; the Grove; SR 126 and Wells*

Close of Meeting

April 16, 2024

