



Ventura County
Transportation
Commission

Airport Land Use Commission

**Item 10 Consistency Determination:
County of Ventura Energy & Military Land Use Compatibility Roadmap
Package**

January 9, 2026

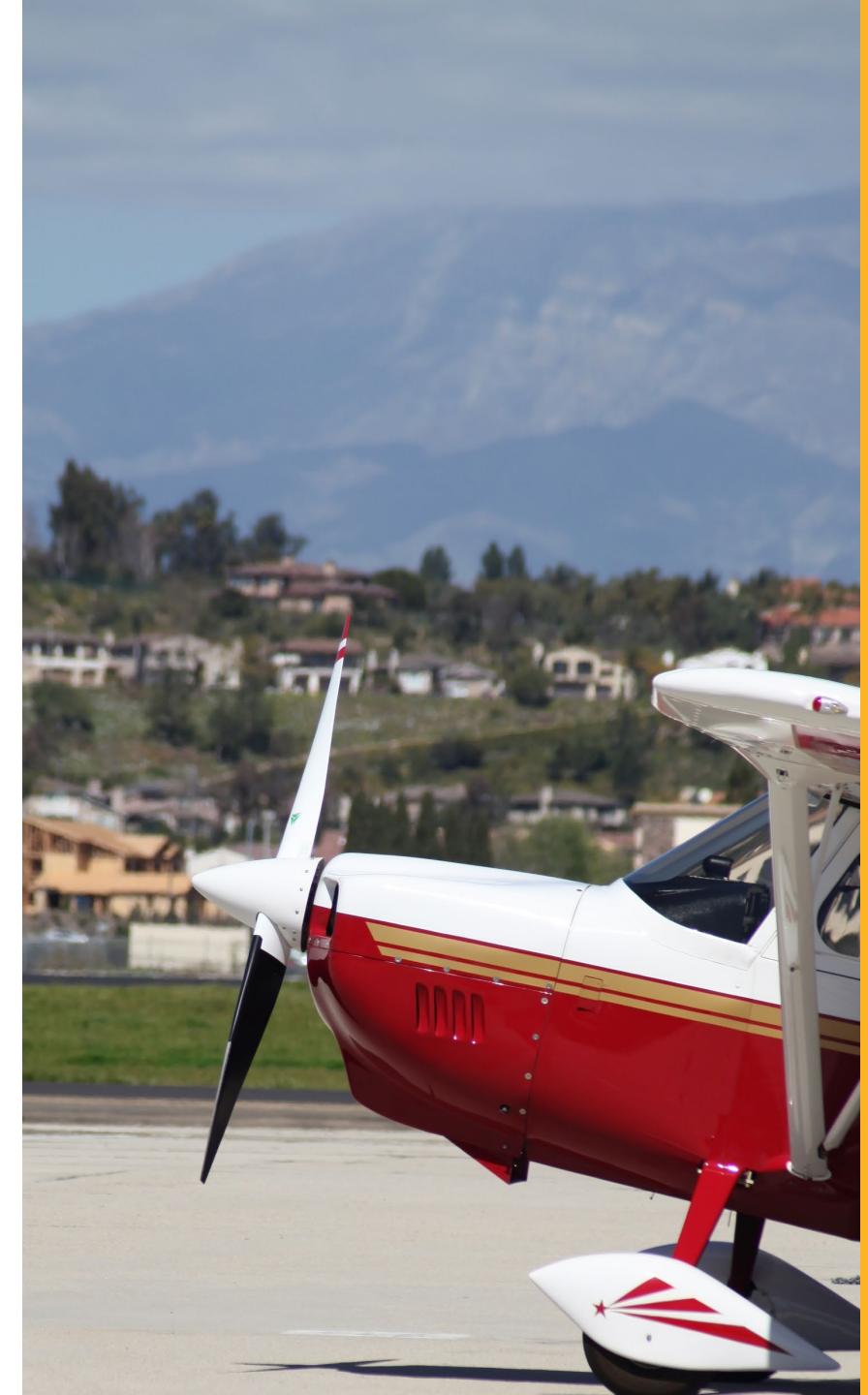
Responsible Staff: Caitlin Brooks, AICP- Program Manager

Airport Land Use Commission

- CA. Pub. Util. Code 21670 calls for orderly development of CA airports and the surrounding areas and establishes the creation of Airport Land Use Commissions (ALUC)
- VCTC was designated the ALUC by the Ventura County Board of Supervisors

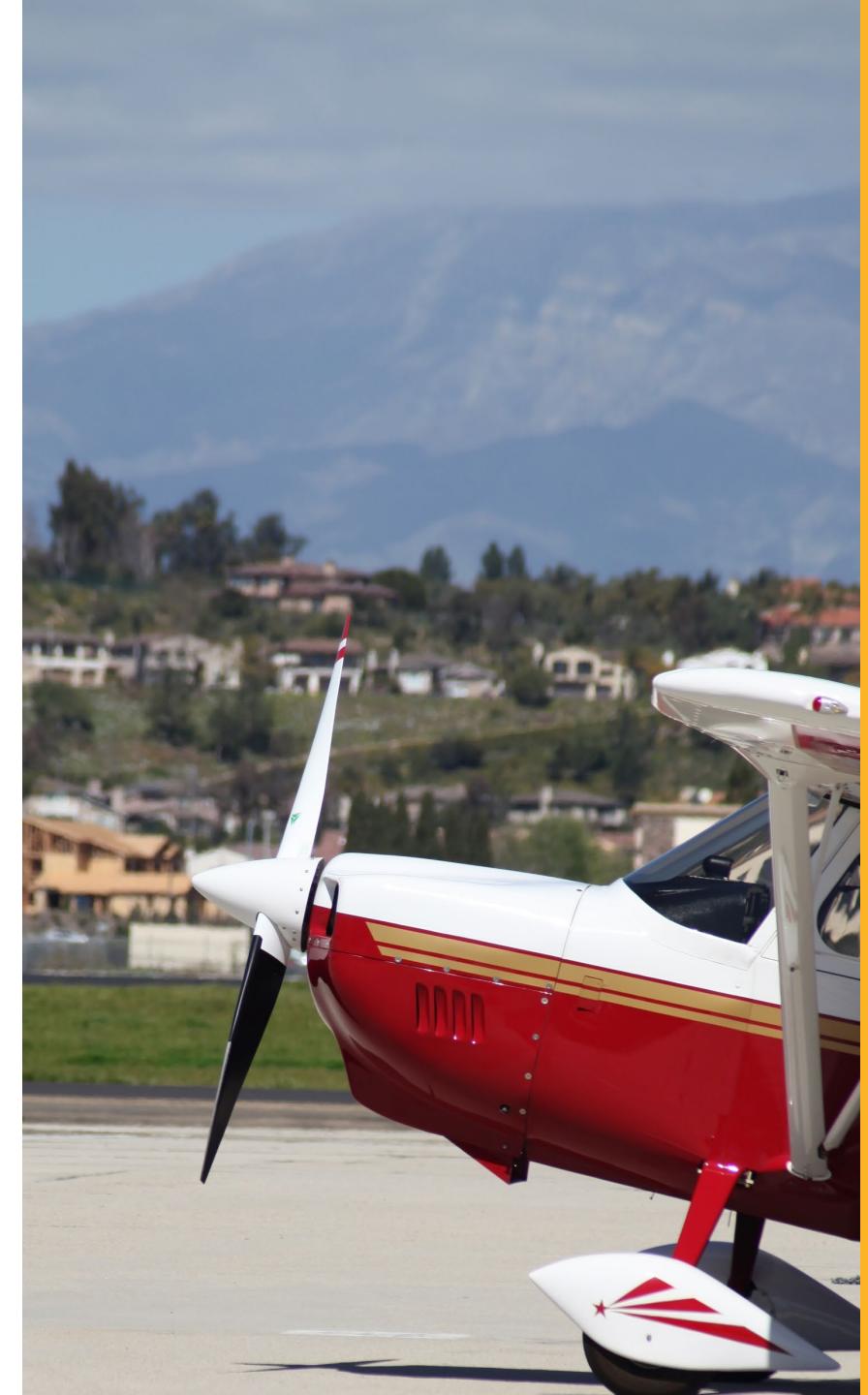
2 Guidance Documents

- Ventura County Airport Comprehensive Land Use Plan (ACLUP)
- Caltrans Division of Aeronautics, California Airport Land Use Planning Handbook



Airport Land Use Commission Overview

- State Aeronautics Act (SAA) requires general plan amendment or zoning ordinance adoption within the airport influence area first be referred to the ALUC for a determination as to whether the proposed action is consistent with the ALUCP
- SAA requires that County and City General Plans and applicable specific plans “shall be consistent” with an adopted ALUCP and any amendments within airport influence areas must be referred to ALUC for a consistency determination
- If ALUC determines that the proposed action is not consistent, the local agency may only overrule with a 2/3 determination





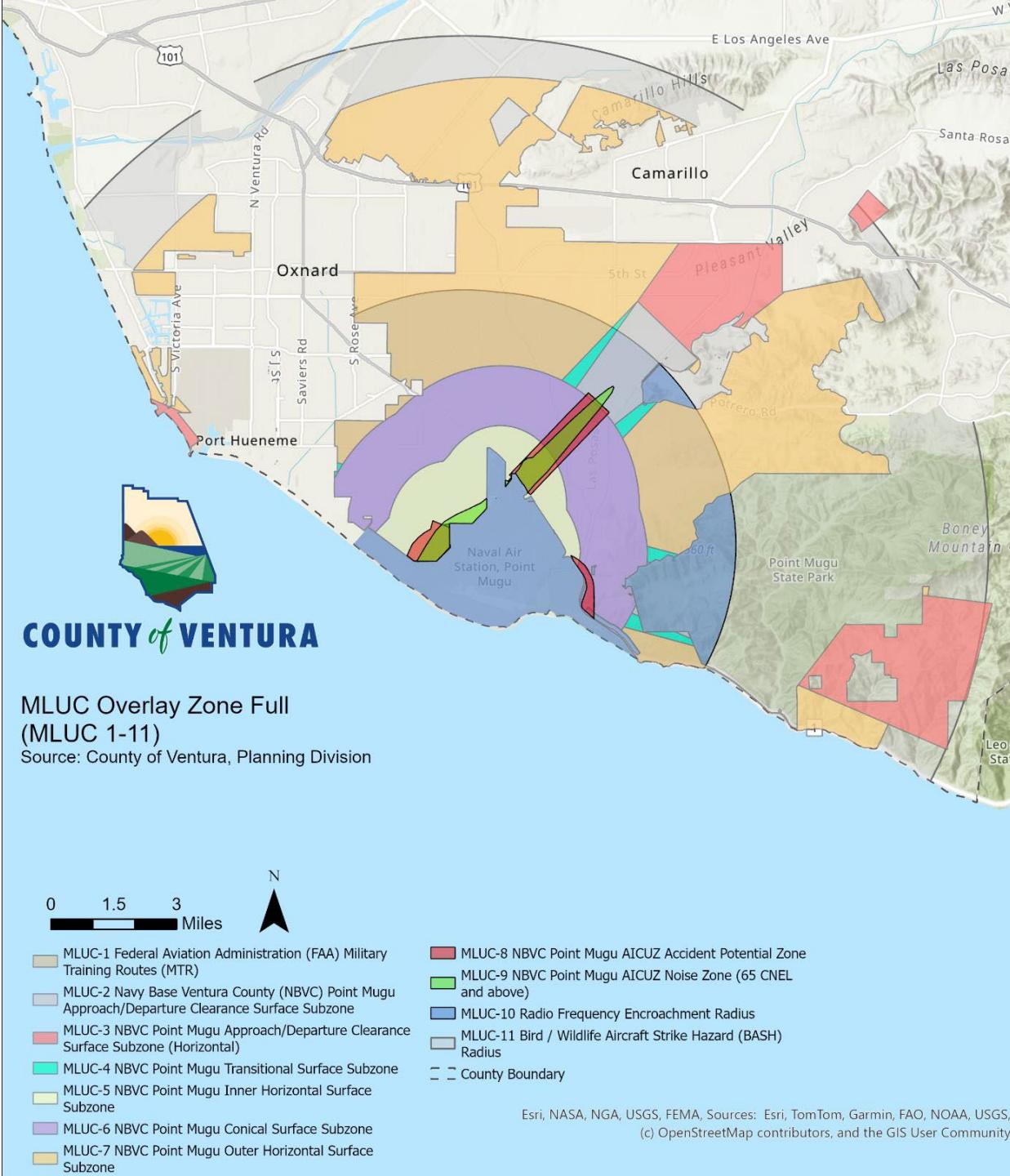
Project Description

- Proposed project consists of County-initiated amendments to the Non-Coastal Zoning Ordinance (NCZO) and the Coastal Zoning Ordinance (CZO) to:
 - Establish the Military Land Use Compatibility (MLUC) Overlay Zone and implement federal and military compatibility requirements;
 - Codify FAA Part 77 imaginary surface height limits around Naval Base Ventura County (NBVC) Point Mugu;
 - Require risk acknowledgment for dwellings proposed within Accident Potential Zones (APZ) and high-noise areas;
 - Add NBVC referral requirements for Radio Frequency (RF) encroachment and Bird/Wildlife Aircraft Strike Hazard (BASH) areas; and
 - Incorporate FAA Form 7460-1 noticing requirements for structures that penetrate or approach FAA imaginary surfaces.



Project Location

Exhibit 6- MLUC Subareas (1-11) Surrounding NBVC
– Pt. Mugu



Consistency Determination NCZO/CZO Amendments (Exhibits 1 & 2)

ARTICLE 6: LOT AREA AND COVERAGE, SETBACKS, HEIGHT AND RELATED PROVISIONS

[Review Note: All of Sec. 8106-7.3 is proposed new text.]

Article 6, Sec. 8106-7.3 of the Ventura County Ordinance Code is hereby amended to read as follows:

Sec. 8106-7.3 – Airport & Military Airport Height Limits and FAA Notice Requirements

- a) Height limits as set forth in Federal Aviation Administration (FAA) regulations shall be adhered to within the *imaginary surfaces*, as defined in subsection (b) below, of any airport located in Ventura County.
- b) *Imaginary surfaces* for civil airports located in Ventura County (Camarillo, Oxnard, and Santa Paula) are those defined in 14 Code of Federal Regulations (CFR) Part 77 Subpart C - §77.19. *Imaginary surfaces* for military installations and training routes are those defined in 14 CFR Part 77 Subpart C - §77.21. Other development standards, including maximum height, for areas within the Military Land Use Compatibility (MLUC) Overlay Zone to ensure compatibility with military installations and training routes are included in Sec. 8109-4.12.
- c) For any structure (e.g., buildings or antennas) that could extend into FAA *imaginary surfaces* located within the Military Land Use Compatibility (MLUC) Overlay Zone that meets the notice criteria in 14 CFR §77.9, Subpart B, the project applicant shall file FAA Form 7460-1 (Notice of Proposed Construction or Alteration) with the FAA and shall provide the County with a copy of the FAA's resulting determination prior to County approval of any discretionary entitlement subject to the filing requirements. The County shall not approve any entitlement determined by the FAA to constitute a hazard to air navigation. The applicant should determine if FAA filing is required prior to submitting an entitlement application to the County by using the FAA's Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) pre-screening tool, as may be amended. The OE/AAA pre-screening tool may be accessed on the FAA website, as may be amended.*

*<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>

ARTICLE 9:

STANDARDS FOR SPECIFIC ZONES AND OVERLAY ZONES

[Review Note: All of Sec. 8109-4.12 is proposed new text.]

Sec. 8109-4.12 Military Land Use Compatibility Overlay Zone

The abbreviated reference for the Military Land Use Compatibility Overlay Zone when applied to a base zone shall be "MLUC". The suffix "MLUC" shall be added to the base zone covering land so identified. Every *lot* within the MLUC Overlay Zone shall be further designated by a specific numerical suffix to indicate the parcel's subarea within the MLUC Overlay Zone (example: AE-40ac/MLUC-5). Where applicable, the standards, requirements and procedures in this Sec. 8109-4.12 shall apply to *lots* in the Military Land Use Compatibility Overlay Zone in addition to those of the base zone.

Sec. 8109-4.12.1 Applicability

If a *lot* is located both inside and outside of the Military Land Use Compatibility Overlay Zone, the standards, requirements and procedures of this Section 8109-4.12 shall only apply to the portion of the *lot* that is located inside the Military Land Use Compatibility Overlay Zone.

Sec. 8109-4.12.2 Land Use Prohibitions and Development Standards
The following land use prohibitions and development standards apply to *lots* or portions thereof located within the respective zone subarea within the Military Land Use Compatibility Overlay Zone. These land use prohibitions and development standards shall apply and take precedence over all conflicting provisions of this Chapter.

Table 1
(Section 8109-4.12.2)
Military Land Use Compatibility Overlay Zone
Land Use Prohibitions and Development Standards

MLUC Overlay Zone Subarea	Applicable Airspace or Airfield Imaginary Surface	Development Standards or Prohibition	Height Development Standard
MLUC-1	Federal Aviation Administration (FAA) Military Training Routes (MTR)	A	No structure exceeding 200 feet is permitted.
MLUC-2	NBVC Point Mugu Approach/Departure Clearance Surface Subzone (Glide Angle)	A	Structure height is limited to 1 foot for each 50 linear feet from the nearest end of the runway when measured in a straight line, but in no event shall a structure exceed the maximum structure height as



Exhibit 3**Ventura County Discretionary Permit Application (Excerpt)**

e. Please answer the following questions related to Military Operation Areas, Airport Safety Zones, and the Military Land Use Compatibility Overlay Zone.⁴⁹

- (1) Is your project within 1,000 feet of a military installation?
 Yes No
- (2) Is your project beneath a low-level "military training route" flight path (within the MLUC-1 Overlay)?
 Yes No
- (3) Is your project within a special use "restricted" airspace?
 Yes No
- (4) Is your project within an Imaginary Surface zone (within the MLUC-2 through MLUC-7 Overlay)?
 Yes No
- (5) Is your project within the AICUZ Noise or Safety (Accident Potential) Zone (within the MLUC-8 or MLUC-9 Overlay)?
 Yes No
- (6) Is your project within the BASH zone (MLUC-11)? If so, the Military Land Use Compatibility Overlay Project Referral Form shall be submitted.
 Yes No
- (7) Does your project utilize the radio frequency spectrum within a 10-mile radius of Naval Base Ventura County – Pt. Mugu (MLUC-10)? If so, Military Land Use Compatibility Overlay Project Referral Form shall be submitted.
 Yes No
- (8) Is your project for solar photovoltaic energy generation and/or battery energy storage and located within MLUC-6 or MLUC-7? If so, the project shall be submitted to the Department of Defense Military Aviation and Installation Assurance Siting Clearinghouse for review.
 Yes No

Exhibit 3 – Pg. 1

**Frequency Spectrum Encroachment Review Form**

County of Ventura • Resource Management Agency • Planning Division
 800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 •
<https://rma.venturacounty.gov/divisions/planning/>

Purpose:

Consistent with the Ventura County General Plan,¹ applications for discretionary land use permits or entitlements within 10 miles of Naval Base Ventura County, that include transmission facilities operating near military spectrum, shall submit frequency spectrum details to Naval Base Ventura County for review and comment.

Instructions to Applicant:

Please fill out the below information. Once complete, return the completed form to the Ventura County Planning Division. This form must be submitted to the County no later than 60 days prior to the scheduled discretionary decision on the project in order to allow time for input from Naval Base Ventura County.

If you have any questions about the information to be presented in this form, please contact the Planning Division public counter at (805) 654-2488 or plan.counter@venturacounty.gov.

Should you desire to reach out to Naval Base Ventura County CPLO before submitting this form, they can be reached at the contact information included below.

Phone: (805) 989-3240
 Email: Kendall.p.lousen.civ@us.navy.mil

¹ See General Plan Policy HAZ-8.4 (Frequency Spectrum Encroachment Review).

Exhibit 4 – Page 5

Exhibit 4**Military Land Use Compatibility Project Referral Form**

County of Ventura • Resource Management Agency • Planning Division
 800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478
<https://rma.venturacounty.gov/divisions/planning/>

Applications for discretionary land use permits or entitlements for development on property that is located within the Military Land Use Compatibility (MLUC) overlay zone shall be referred to the Community Planning Liaison Officer (CPLO) at Naval Base Ventura County. The purpose of this form is for the applicant to provide basic information relevant to military land use compatibility that County staff can provide to the CPLO, in order to facilitate communication between the applicant and the CPLO to determine if modifications to the project description are warranted to address any incompatibility issues while still achieving the applicant's development goals.

Instructions to Applicant:
 Please provide the information requested below. Once complete, return the form to the Ventura County Planning Division as part of application submittal for development of the subject property. Submission of this form is required for application completeness. After the application is deemed complete, County staff will notify and request any comments or recommendations from the CPLO regarding the proposed project. Notification will include (but will not be limited to) California Environmental Quality Act and public hearing notices.

If you have any questions about the information to be presented in this form, please contact the Planning Division public counter at (805) 654-2488 or plan.counter@venturacounty.gov.

Should you desire to reach out to Naval Base Ventura County CPLO before submitting this form, they can be reached at the contact information included below.

Phone: (805) 989-3240
 Email: Kendall.p.lousen.civ@us.navy.mil

Exhibit 4 – Page 1

Exhibit 5
Risk Acknowledgement Form**RECORDED AT THE REQUEST OF:****WHEN RECORDED RETURN TO:**

County of Ventura, RMA Planning Division
 ATTN:
 800 S Victoria Ave, L #1740
 Ventura, CA 93009-1940

Property Owner Acknowledgment of the Presence of Risks and Impacts of Aircraft Activity Due to Proximity to a Military Base

This acknowledgment ("Acknowledgment") is executed by [add property owner name] ("Property Owner") on the signature date set forth below.

RECAPITALS

Whereas, Property Owner is the present owner of certain real property located at [add street address] in unincorporated Ventura County, CA with an Assessor's Parcel Number(s) (APNs) [add all associated APNs] which is described in Exhibit A (Attach Legal Description) hereto (the "Property").

Whereas, Property Owner and/or persons acting on behalf of Property Owner applied for, and the County of Ventura ("County") approved, a permit (Exhibit B) to authorize [State what this specific permit authorized as it relates to the language of the MLUC Overlay requiring this recordation – i.e., construction of a dwelling unit/ADU; expansion of a dwelling unit/ADU; a habitable structure not for human habitation, etc.] on the Property in accordance with Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8109.4.12 / Coastal Zoning Ordinance (CZO) Section 8161-1.

Whereas, NCZO section 8109.4.12 / CZO section 8177-5 establishes a Military Land Use Compatibility Overlay Zone, which includes certain land use prohibitions and development standards within specified subareas of this overlay zone, including a requirement, pursuant to section 8109.4.12.2 / 8177-5.2, stating that:

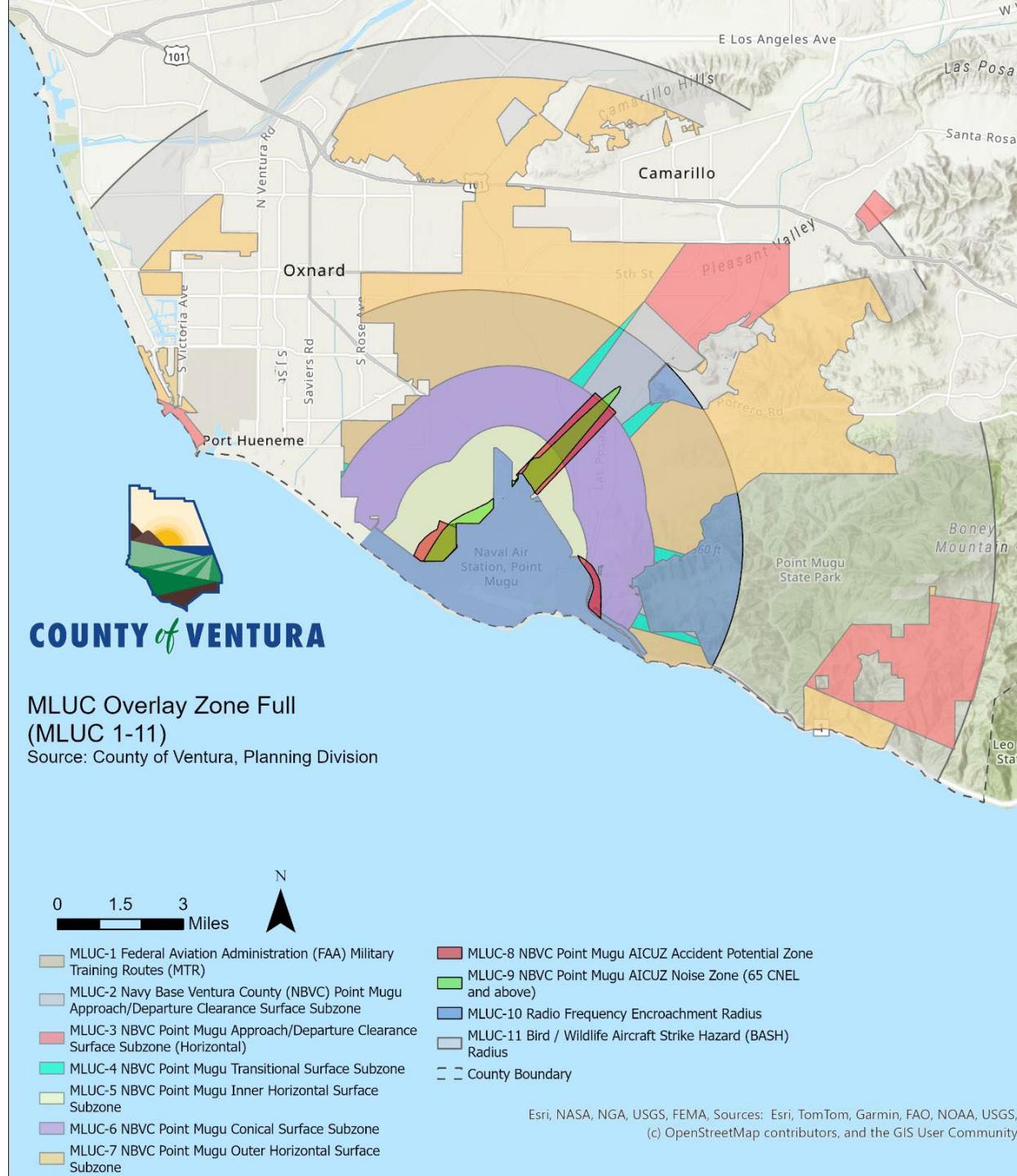
Exhibit 5 – Page 1

Consistency Determination

- **Planning Discretionary Permit Application (Exhibit 3)**
- **MLUC Project Referral Form (Exhibit 4)**
- **Frequency Spectrum Encroachment Review Form (Exhibit 4)**
- **Risk Acknowledgement Form (Exhibit 5)**

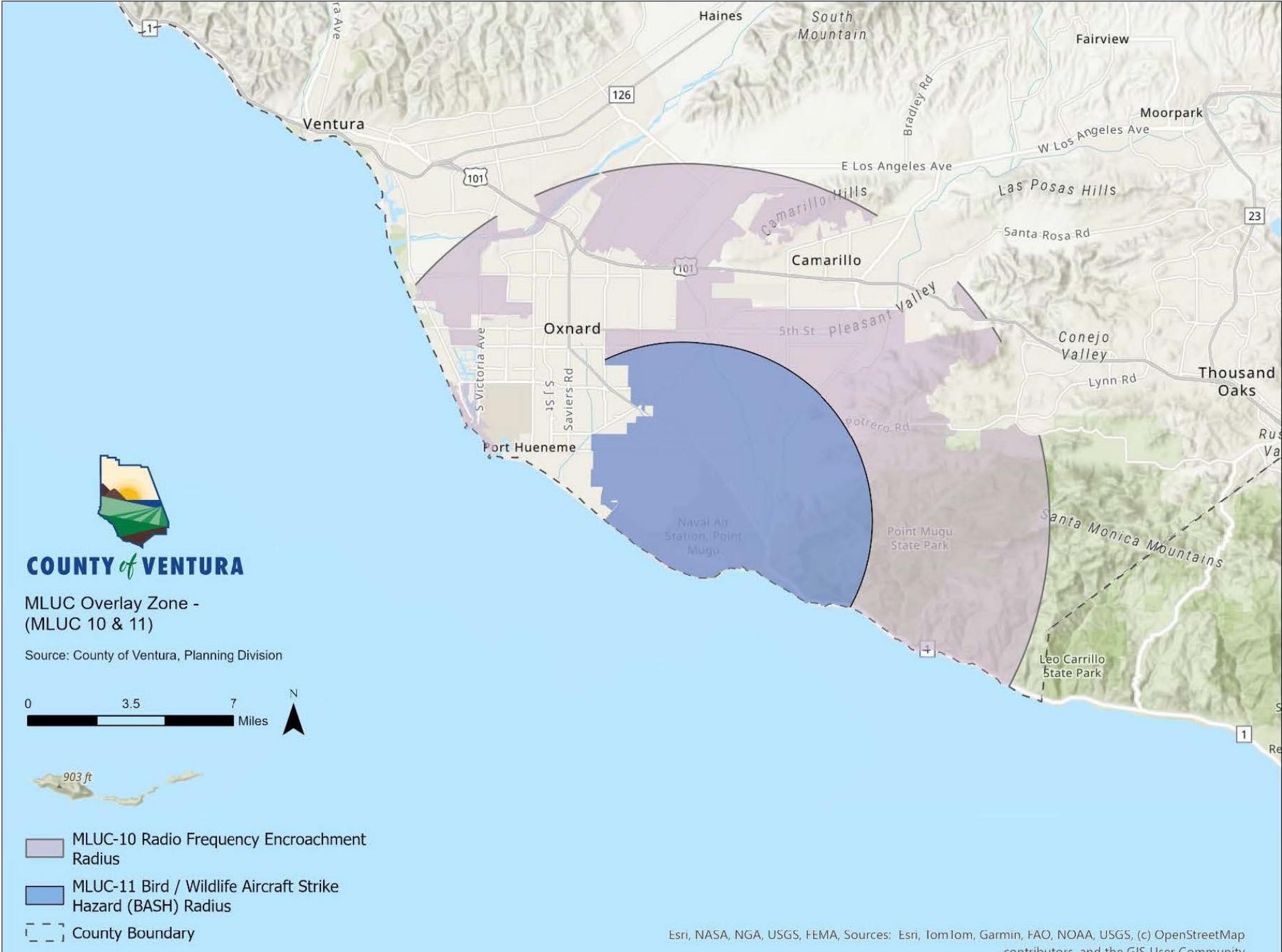
Consistency Determination

Exhibit 6- MLUC Subareas (1-11) Surrounding NBVC
– Pt. Mugu



Consistency Determination

Exhibit 6- MLUC Subareas 10 and 11 – Radio Frequency Encroachment Radius and Bird / Wildlife Aircraft Strike Hazard (BASH) Radius





COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD
Planning Director

SUSAN CURTIS
Assistant Planning Director

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE
OF EXEMPTION**

To: **County Clerk**
County of Ventura
800 South Victoria Ave., L#1210
Ventura, CA 93009

From: County of Ventura
RMA, Planning Division
800 South Victoria Ave., L#1740
Ventura, CA 93009

Office of Land Use and Climate Innovation
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

A. Project Description:

- Entitlement:** County-Initiated Zoning Ordinance Amendments Establishing the Military Land Use Compatibility (MLUC) Overlay Zone; Case No. PL24-0120
- Applicant's Name:** County of Ventura, Resource Management Agency, Planning Division
- Applicant's Address:** 800 S. Victoria Avenue, L#1740, Ventura, CA 93009
- Location:** Coastal and Non-Coastal Unincorporated Areas of Ventura County. (See attached MLUC map.)

B. Project Description: The project consists of County-initiated amendments to the Non-Coastal Zoning Ordinance (NCZO) and the Coastal Zoning Ordinance (CZO) to:

- Establish the Military Land Use Compatibility (MLUC) Overlay Zone;
- Codify FAA Part 77 imaginary surface height limits around Naval Base Ventura County (NBVC) Point Mugu;
- Require risk acknowledgment for dwellings proposed in Accident Potential Zones (APZ) and high-noise areas.
- Add NBVC referral requirements for Radio Frequency and BASH areas; and
- Incorporate FAA Form 7460-1 noticing requirements;

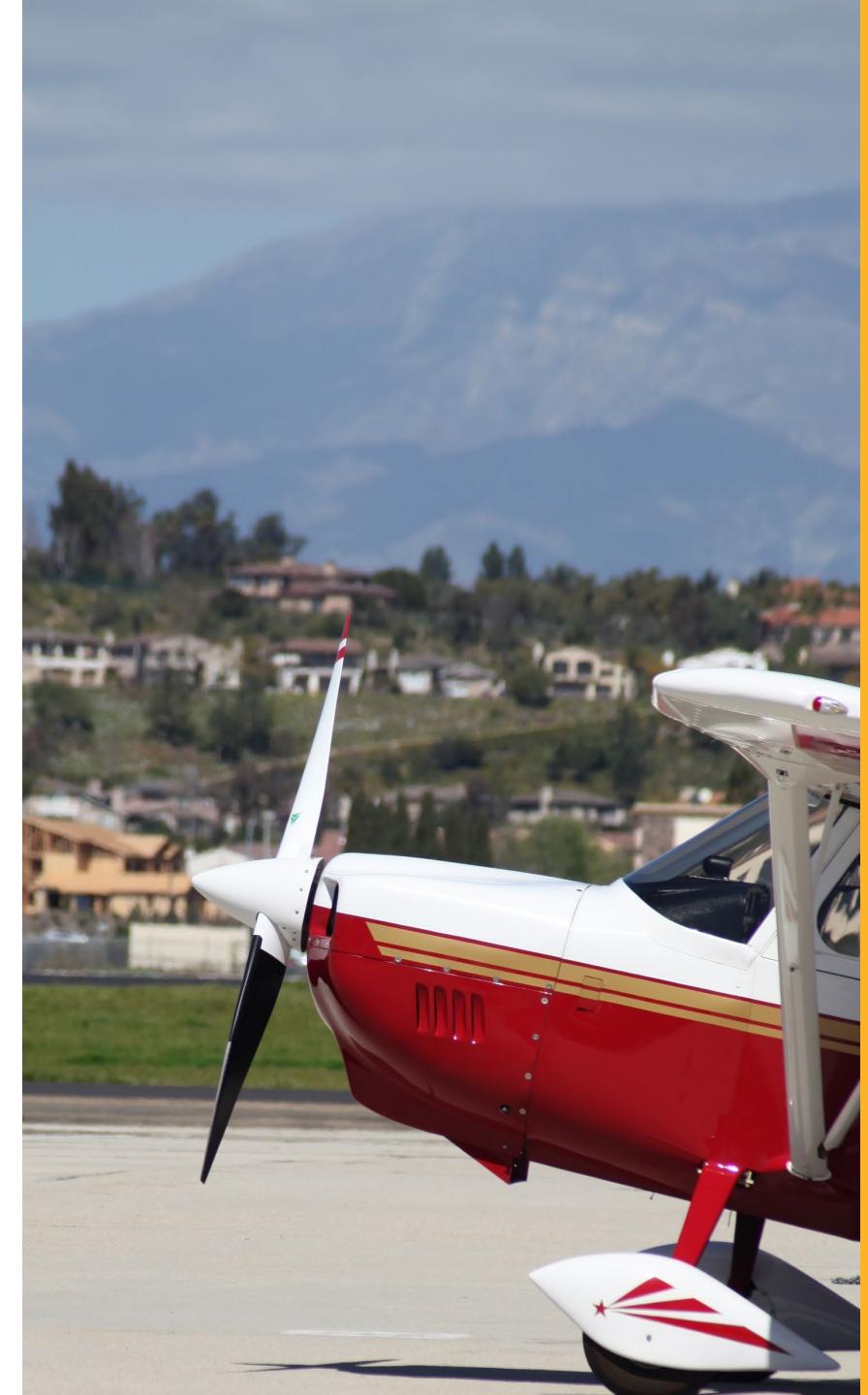
HALL OF ADMINISTRATION #1740
(805) 654-2481 • FAX (805) 654-2509 • 800 South Victoria Avenue, Ventura, CA 93009 • vcrma.org

Consistency Determination – MLUC Categorical Exemption (Exhibit 7)



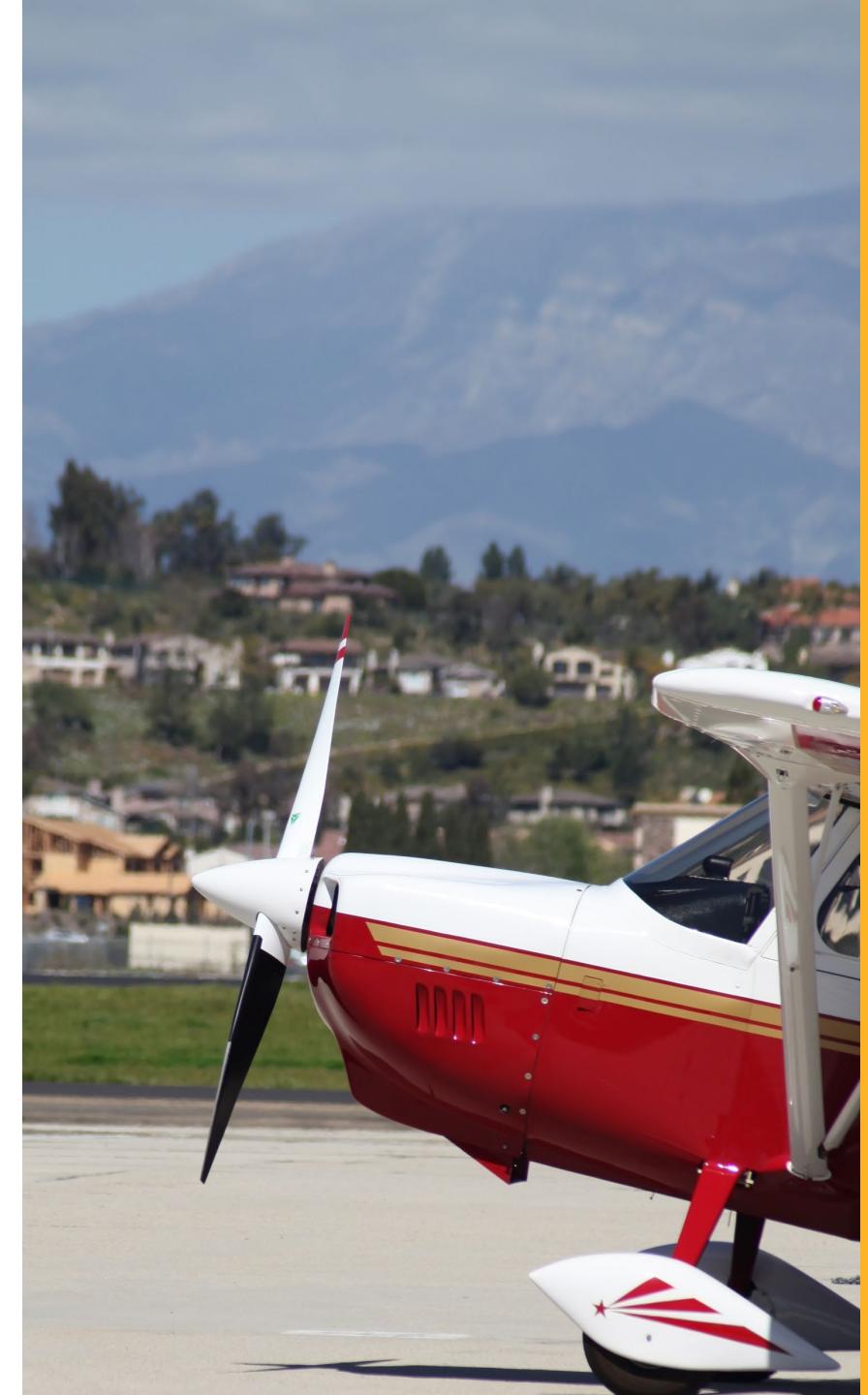
Agency Reviews

- Ventura County Planning Commission
tentative hearing date: March 19, 2026
- Ventura County Board of Supervisors
tentative hearing date: April 28, 2026



Staff Recommendation

- Proposed project is consistent with established regulations
- Staff recommends that the ALUC determine that the proposed project is consistent with the ACLUP.



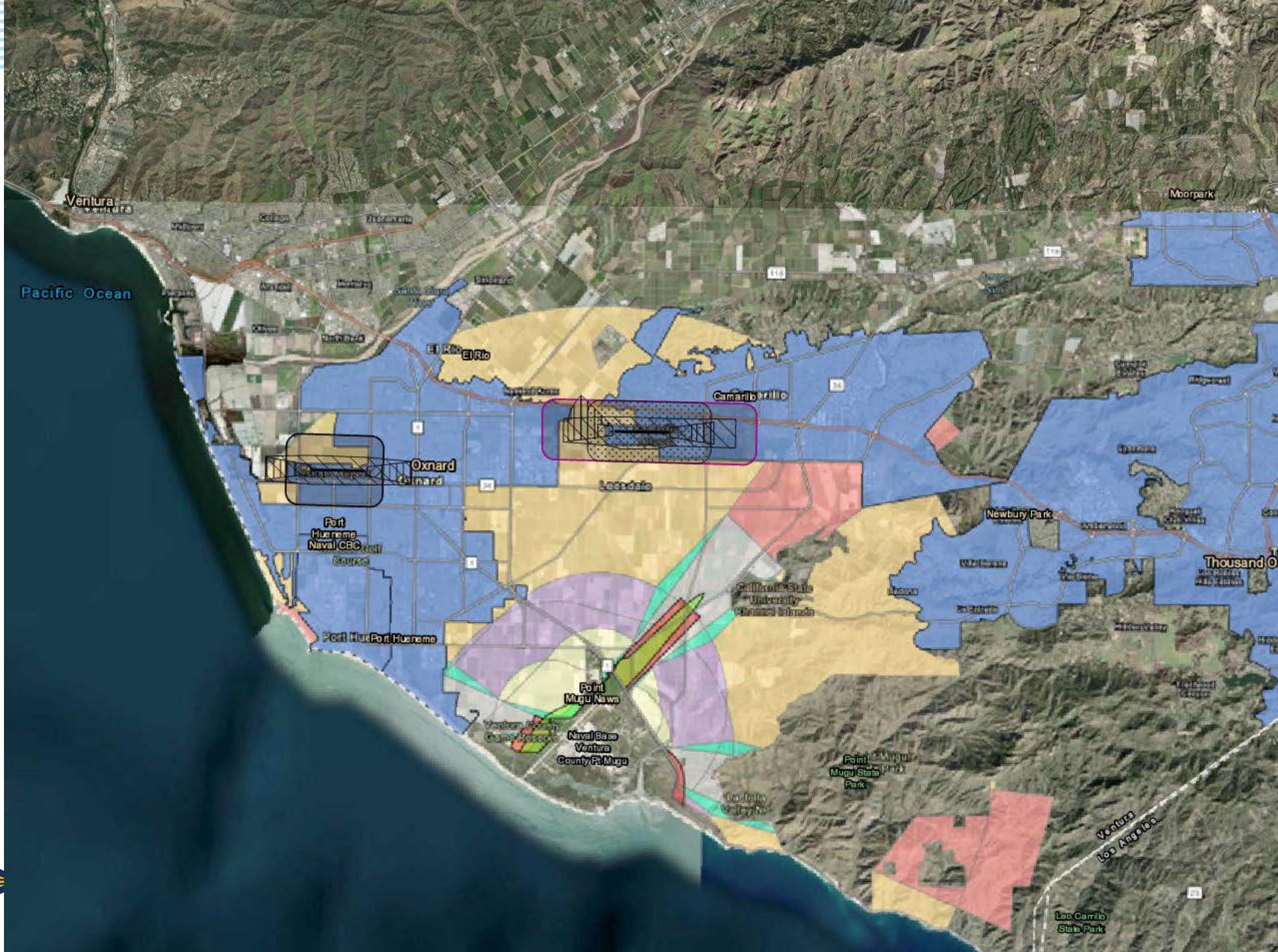
Questions?

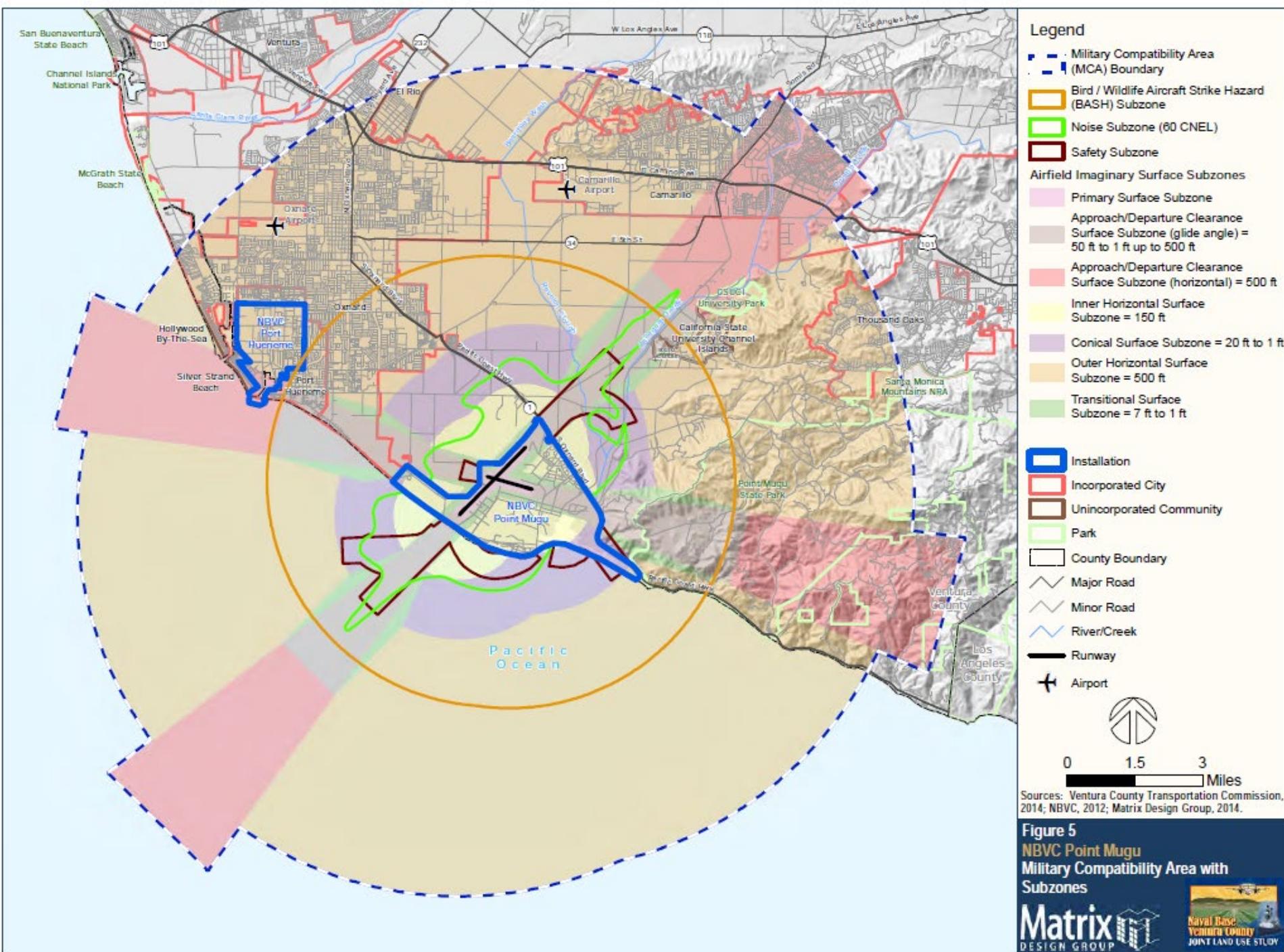
Caitlin Brooks, AICP- Program Manager

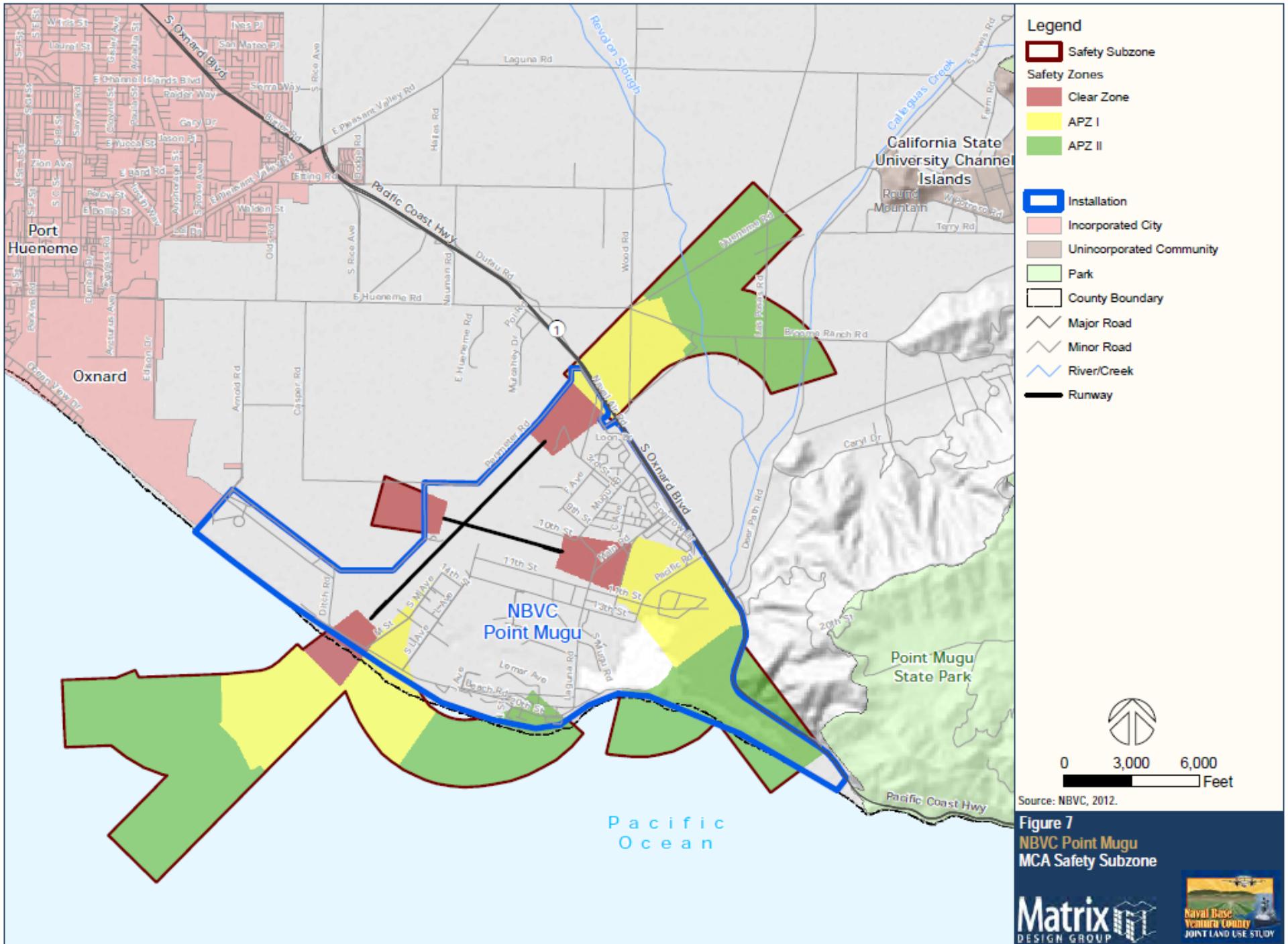
cbrooks@goventura.org

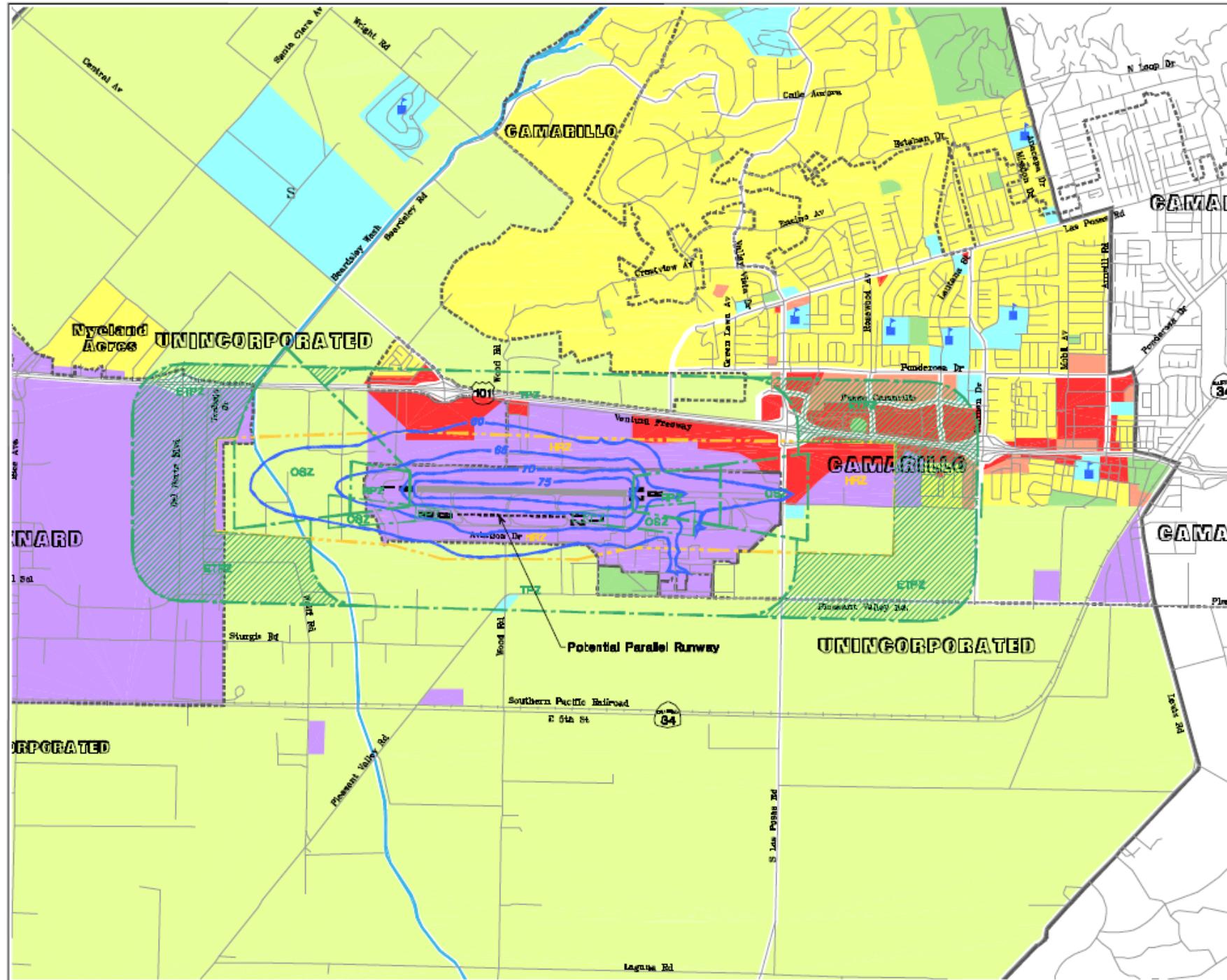












LEGEND

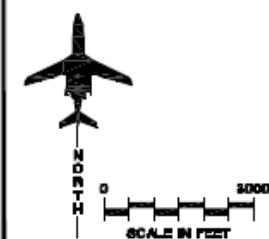
- Detailed Land Use Study Area
- Municipal Boundary
- Airport Property
- Potential Parallel Runway *
- Composite CNEL Contour (2003,2018)
- RPZ** Runway Protection Zone
- OSZ** Outer Safety Zone
- HRZ** Height Restriction Zone
- TPZ** Traffic Pattern Zone
- ETPZ** Extended Traffic Pattern Zone

Future Land Use Per General Plan

- Low Density Residential
- Medium/High Density Residential
- Commercial
- Industrial
- Agriculture
- Parks/Natural Open Space
- Public/Quasi-Public
- Schools
- Future School Site

Source: Future land use from City of Camarillo, 1998; City of Oxnard, 1990.

- The parallel runway is being included in the CLUP for information purposes only.



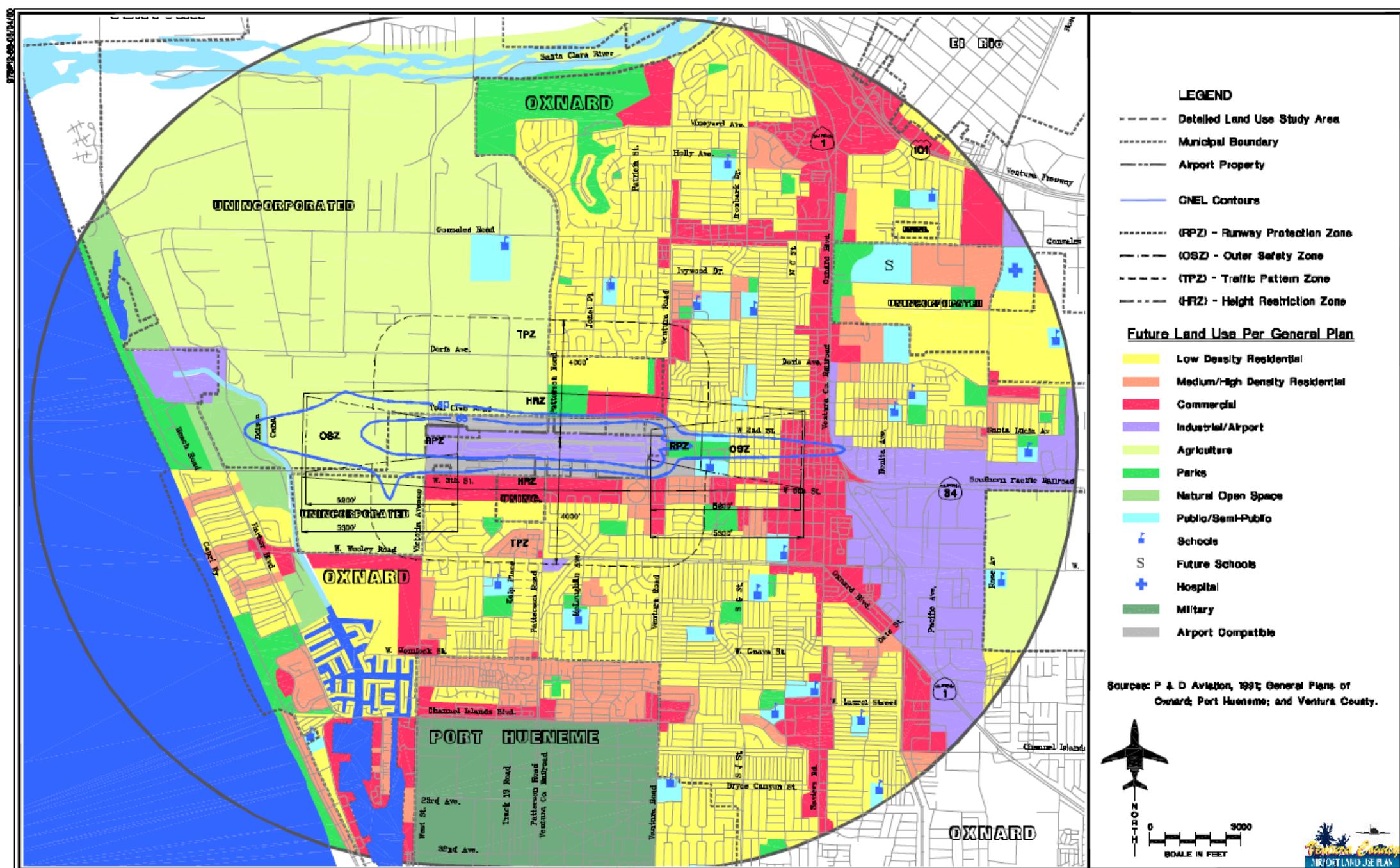


Exhibit 6B
1991 AIRPORT COMPREHENSIVE LAND USE PLAN
FOR OXNARD AIRPORT

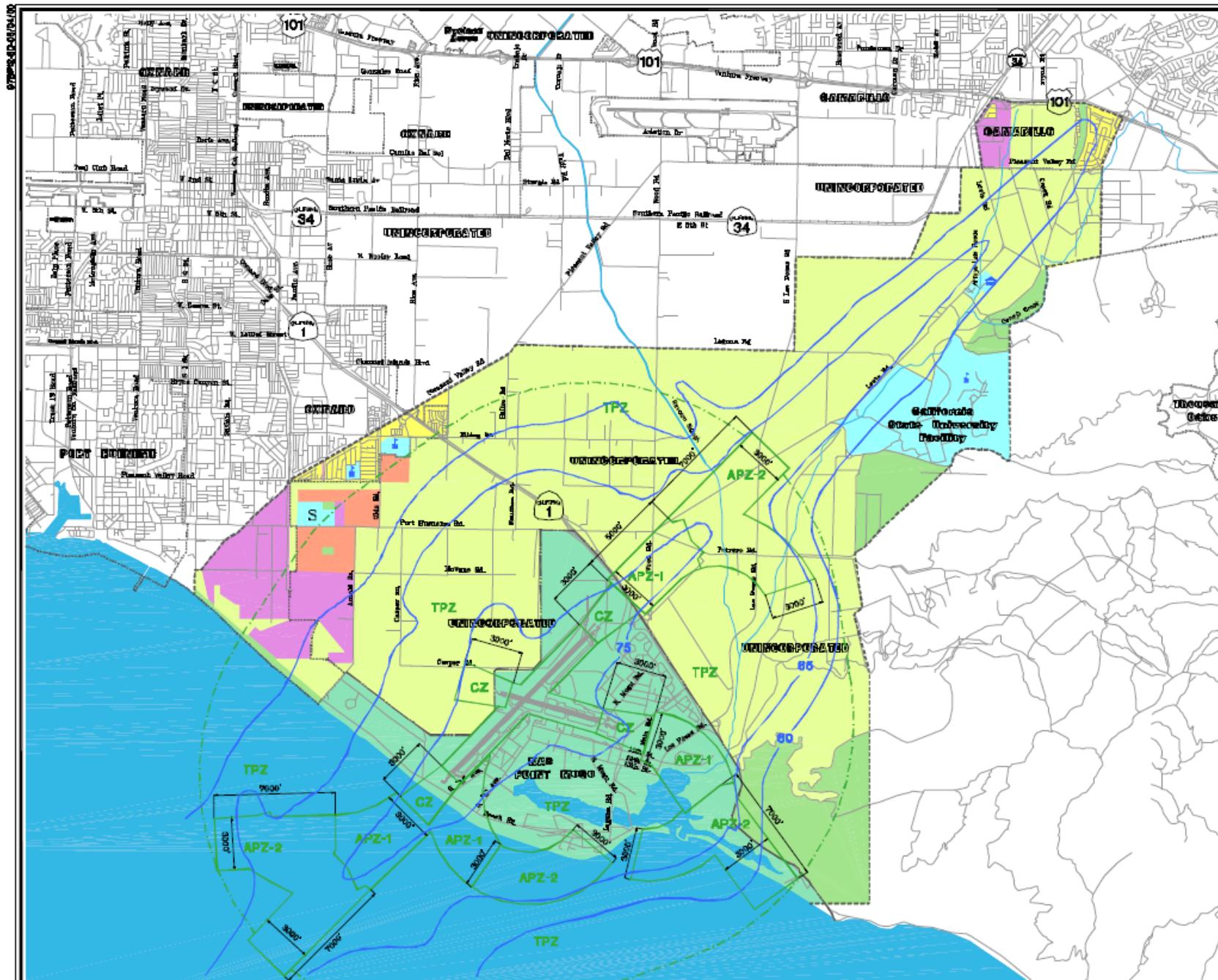


Exhibit 6D
ADOPTED NOISE AND SAFETY AREAS
FOR NAS POINT MUGU

FUTURE LAND USE FROM GENERAL PLANS

- Low Density Residential
- Medium/High Density Residential
- Commercial, Industrial, Transportation and Utilities
- Agriculture
- Parks and Open Space
- Noise-Sensitive Institutions
- Schools
- Future Schools
- Residential Care Facilities
- Military

Sources: General Plans of Ventura County; Cities of Camarillo and Oxnard; Dames & Moore 1992, p. 23.

