CITY OF FILLMORE

I. LAND USE POLICIES

I-1 Population growth and attendant urban development shall be accommodated by infill development prior to expanding City limits.

I-2 Wherever residential uses are proposed adjacent to either industrially-designated lands and/or Highway 126, the potential conflicts between these land uses shall be mitigated through the establishment of fire retardant and native vegetative buffers of not less than 50 feet.

I-3 Wherever urban uses are proposed adjacent to significant habitats, the State fish hatchery, and agricultural lands under LCA contract, the potential conflicts between the urban and sensitive uses shall be mitigated through the establishment of fire retardant and native vegetative buffers of not less than 100 feet.

I-4 Redevelopment of deteriorating urban areas, including rehabilitation, adaptive reuse, demolition and rebuilding, shall be encouraged.

I-5 Speciality retail and service activities shall be clustered around the Central Avenue commercial area.

I-6 The City shall implement and encourage redevelopment programs that will stimulate the economic health of the CBD.

I-7 Commercial development along Highway 126 shall serve the community retail needs of the City.

I-8 Infill development shall be with design features that complement surrounding structures.

I-9 Recreational commercial uses shall be encouraged when they have a demonstrated positive impact on the City's economic, environmental, social and fiscal resources.

I-10 The costs of present and future public facilities improvements shall be borne by their users in reasonable proportion to the benefits received.

I-11 All development on sites having average slopes of 15 percent or greater shall adhere to development standards identified for the Hillside Overlay District.
CITY OF FILLMORE

II. CIRCULATION POLICIES

II-1 Vehicular traffic within residential areas shall be directed wherever possible to arterials to improve neighborhood safety and living quality.

II-2 Transport of goods and services in and out of northern industrial areas shall be directed away from residential areas using an industrial connector to Old Telegraph Road.

II-3 Existing roadways shall be maintained in good repair and in accordance with design standards appropriate to existing and expected traffic levels.

II-4 Development proposals shall include sidewalks, pathways or other appropriate features to encourage walking and provide design at a "human scale."

II-5 The use of the bicycle for transportation and recreational uses shall be encouraged through the development of a bikeway system and public awareness programs.

II-6 Continued development of mass transit within and through the City shall be promoted to increase patronage and decrease reliance on the automobile.

II-7 Design standards for all City streets shall include landscaping, lighting, signage and street furniture.

II-8 Street lighting standards shall ensure traffic safety as well as provide nighttime security for pedestrians, residents, and local businesses.

II-9 The City shall promote and facilitate the use of public parking areas around the Central Avenue Business District.

II-10 The condition and use of alleys shall support neighborhood security, safety and appearance.

II-11 The future development of alleys shall be discouraged.

II-12 Points of conflict at intersections and driveways along Highway 126 shall be discouraged in order to promote safe traffic flow through the City. This shall be done through lot consolidation and joint access for retail development.

II-13 Driveway access to collector streets shall be discouraged and short, local streets that feed traffic onto collector streets shall be encouraged.
III. HOUSING POLICIES

III-1 A balance between new housing developments and new employment opportunities shall be established.

III-2 Land use decisions shall discourage land speculation that limits supply of developable sites.

III-3 New projects shall be evaluated for their impact upon the City's fiscal condition.

III-4 Publicly owned lands shall be identified for potential housing development.

III-5 Siting and design practices which preserve the long-term housing quality, ensure long-term energy efficiency, increase security and reduce potential for crime shall be encouraged.

III-6 Cluster and planned development as a means to reduce costs and provide open space shall be promoted.

III-7 Development of compatible mixed-use areas shall be encouraged.

III-8 Assistance programs for low-income households shall be continued.

III-9 A density bonus program for affordable units shall be developed.

III-10 Permit procedures shall be reviewed to speed processing.

III-11 Use of solar energy systems shall be encouraged.

III-12 Landscape standards which ensure long term energy and water efficiency shall be promoted.

III-13 State and Federal programs for the construction and rehabilitation of low- and middle-income housing shall, where appropriate, be encouraged.

III-14 Conversion of rental units to ownership shall be evaluated for impacts on current tenants and the City's rental market.
III-15 Housing opportunities shall be promoted to all residents regardless of age, race, sex, marital status, ethnic background, income or other arbitrary factors, consistent with the expected housing needs of the residents of Fillmore.

III-16 CC & R's and homeowner's associations shall be encouraged to maintain the quality and condition of housing stock.
IV. CONSERVATION/OPEN SPACE POLICIES

IV-1 Site-specific biological reviews shall be required of development proposals within the Significant Habitat Overlay District. The reviews shall specifically address sensitive natural habitats, riparian and aquatic habitats, and wildlife migration corridors.

IV-2 Development in the hillsides shall be restricted to uses that cause minimal disturbance to high-slope areas.

IV-3 Hillside development shall promote and complement the hillsides' natural character and visual amenity.

IV-4 Development of slopes of 15 percent or greater shall require special analysis for aesthetic impacts and appropriate engineering treatment.

IV-5 The City shall strive to provide open space within the City in a mix of settings and with appropriate facilities.

IV-6 Significant entrance points into the City shall incorporate design features which create a sense of entry into the Community and emphasize its natural setting.

IV-7 Land use decisions shall be consistent with the Ventura County Air Quality Management Program.

IV-8 Programs which reduce vehicle trip length, reduce dependency on the automobile or otherwise act to maintain or improve air quality shall be encouraged.

IV-9 The preservation of the existing character of the Conservation/Preservation Overlay District shall be encouraged through an active historic preservation program.

IV-10 Adaptive re-use of existing structures shall be encouraged, especially in areas of transition from residential to commercial uses.

IV-11 Where residential uses currently exist in areas proposed for commercial uses, adaptive reuse of the residences for low impact commercial uses, such as office/professional uses, shall be encouraged.

IV-12 The City shall encourage the use of federal funds and tax incentive programs to rehabilitate historic structures.
All site development proposed within the Conservation/Preservation Overlay District shall be compatible in scale and treatment with the existing, older development.

The City shall establish a cultural resource program which will oversee the preparation of cultural resource impact studies during the environmental review phase of the planning process and which will have as its objectives:

--- Preservation of sites in place as the preferred manner of avoiding damage to archaeological resources.

--- Development and implementation of an excavation plan for sites which cannot be preserved in place.

--- Payment by the developer of one-half the cost of mitigating significant effects on important archaeological resources, not to exceed one-half of 1 percent of the projected project cost.

--- Stopping of excavation in the event of discovery of human remains, until the coroner has determined that no investigation of the cause of death is required; or, if the remains are Native American origin, descendants have made a recommendation to the owner regarding proper disposal of remains, or no descendants have been identified or descendants failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains are to be reinterred with appropriate dignity on the property in a location not subject to future development.

Prior to site development, potential impacts on cultural resources in the City shall be evaluated and mitigated (as appropriate) pursuant to the California Environmental Quality Act.

Native vegetation shall be preserved as much as possible during site development. Where site development occurs adjacent to natural communities, fire retardant and native vegetation shall be used in landscaped areas.

Wherever site development is proposed adjacent to a significant habitat (as defined in the Land Use Element), the State fish hatchery or agricultural land under LCA contract, a buffer of not less that 100 feet of fire retardant and native vegetation shall remain or be established between the sensitive area and the proposed development.
IV-18 All removal of riparian vegetation shall be replaced on a ratio of not less than 3 to 1, or other ratio as approved by the California Department of Fish and Game.

IV-19 The City shall encourage only such mineral operations that are aesthetically controlled and environmentally sound in the natural water courses.

IV-20 Fish passage through or around mining areas and urban development shall be maintained through the control of sediment.

IV-21 Levees, when needed for the protection of urban development from 100-year floods, shall be constructed with mitigation measures for the biological and visual impact of these structures. In no way shall construction of a levee interfere with the preservation of fish passage, wildlife corridors or riparian vegetation.

IV-22 Whenever feasible, levees shall incorporate recreation amenities, such as bikeways and bridle paths.
CITY OF FILLMORE

V.  NOISE POLICIES

V-1  The intrusion of excessive vehicle-generated noise into residential and other noise sensitive land uses shall be discouraged.

V-2  Industries whose operations are characterized by high levels of noise shall be isolated from sensitive uses and shall provide adequate buffering from other uses.

V-3  Non-vehicular activities which generate high noise levels shall be restricted so as to maintain daytime exterior noise levels in residential areas at or below an Leq of 60 dB(A).

V-4  Residential development shall provide a maximum interior noise level of 45 dB(A) Ldn in all new residential construction.
CITY OF FILLMORE

VI. SAFETY/SEISMIC POLICIES

VI-1 Development projects shall conform to all codes related to fire safety.

VI-2 The City shall encourage programs which promote the safe evacuation of residents or occupants in case of dam failure.

VI-3 Development in the 100-year flood plain shall conform to Federal and local protection standards.

VI-4 No urban development shall occur in those areas designated as a floodway by the Federal Emergency Management Agency.

VI-5 New development shall conform to Uniform Building Code, or as amended by the City, all applicable State regulations (e.g., Alquist-Priolo Special Studies Zones), and all other recommendations prescribed by appropriate technical professionals.

VI-6 Development in high fire hazard areas shall be prohibited unless adequate fireflow can be achieved in these areas.

VI-7 Development proposed within known, active earthquake fault zones shall be implemented in accordance with appropriate engineering standards in order to reduce potential seismic hazard to within an acceptable level of risk.
CITY OF FILLMORE

VII. SERVICE AND PUBLIC FACILITIES POLICIES

VII-1 Wastewater treatment capacity shall be adequate to handle wastewater generated by existing and anticipated development.

VII-2 Surface runoff shall be directed to natural watercourses so as to minimize nuisance flooding and consequent property damage.

VII-3 The City shall establish development standards that will, where applicable, facilitate groundwater recharge through the use of permeable pavements and parking lots, artificial spreading grounds, ditch networks, sump areas in parking lots, and retention basins.

VII-4 The City shall implement, as financially feasible, an adopted Water System Master Plan.

VII-5 The City shall implement, as financially feasible, the adopted Storm Drain Master Plan.

VII-6 The City shall assist and cooperate with the Fillmore Unified School District to identify and procure additional and appropriately situated site(s) to accommodate future elementary school(s).

VII-7 The City shall set as its top priority acquisition of additional parkland and more efficient and creative utilization of existing recreational opportunities within the Planning Area in order to meet City parkland requirements as set forth in City Ordinance 425.