

# The Land Use Process



**Ventura County  
Environmental Health Division**

**800 South Victoria Avenue  
Ventura, CA 93009-1730  
805/654-2811**

## The Land Use Process

The California Environmental Quality Act (CEQA) requires that all discretionary development projects be evaluated for potential environmental impacts. These projects included proposed subdivisions (tract maps and parcel maps), commercial and industrial businesses, and development in the coastal zone.

The Evaluation process generally involves the review of a project by various governmental agencies and interested parties. For projects in the unincorporated areas of Ventura County, the County Planning Division coordinates the evaluation process and prepares the appropriate document addressing potential impacts, if any, that a proposed project may have on the environment.

## The Role of the Environmental Health Division Land Use Program

The purpose of the Environmental Health Division Land Use Program is to review proposed projects and determine if adverse effects on public health may result. The Environmental Health Division review is generally focused in the following areas:

- ◆ Domestic Water Supply
- ◆ Wastewater Disposal
- ◆ Hazardous Materials/Wastes
- ◆ Solid Waste
- ◆ Vector Control

## Domestic Water Supply

An adequate supply of domestic water from either an onsite water well or an approved water purveyor must be available to all projects in which domestic plumbing fixtures will be provided.

The adequacy of domestic water from an onsite source is determined through evaluation of a well production test and water quality analysis. The quality and quantity of water must be in compliance with State Drinking Water Standards and Ventura County Water Works Standards.

Availability of domestic water from a water purveyor is demonstrated by submission of a binding agreement between the purveyor and applicant.

## Wastewater Disposal

Projects involving structures containing domestic plumbing fixtures must demonstrate that an acceptable method of sewage disposal is available from either a public sewer system or through the use of an onsite sewage disposal system (septic system).

In areas with access to public sewer, service is demonstrated by the submission of a binding agreement between the sewerage entity and the applicant.

To demonstrate that a project site is suitable for the use of a septic system, a soils report containing the results of absorption tests, boring logs, soil

classification, and other related information is reviewed for compliance.

## Hazardous Materials/Wastes

Hazardous materials and hazardous wastes are substances that are generally considered to be toxic, corrosive, flammable, or reactive and which may pose a substantial threat to human health or the environment when improperly managed.

Projects that produce hazardous materials or wastes must submit a report during the initial review process which identifies the types of materials and/or wastes produced, quantities, and the methods for storing, handling, and disposal of these materials and/or wastes. This information is evaluated for compliance with State regulations, and appropriate project conditions are developed to ensure the public is protected from hazardous materials or waste contamination.

## Solid Waste

The Environmental Health Division is the Local Enforcement Agency (LEA) for solid waste facilities/operations in Ventura County.

Projects involving modifications to existing operations of development or new operations are evaluated for their potential impacts to human health. Issues associated with solid waste activities include, landfill gas, leachate, daily and final cover, rodents, etc.

## **Vector Control**

**V**ectors are defined as biological organisms capable of transmitting diseases to humans. Examples of public health vectors include mosquitoes, fleas, and ticks.

Projects are evaluated for their potential of creating vector breeding sources, and the identification of methods necessary to prevent the creation of these sources. Golf courses, kennels, and stables are a few examples of the types of projects which may involve vector issues.

The Environmental Health Division Land Use Program is vital to the land use review process to ensure that adverse impacts to public health will not be created.

For more information concerning these and other Environmental Health issues, contact:

**Ventura County  
Resource Management Agency**

**Environmental Health Division**

**800 South Victoria Avenue  
Ventura, CA 93009-1730**

**Office: 805/654-2811  
Fax: 805/654-2480**

**Website:**

*[www.ventura.org/rma/envhealth](http://www.ventura.org/rma/envhealth)*