Ventura County 2040 GENERAL PLAN

2 Land Use and Community Character Element

Please see the next page.

2. Land Use and Community Character Element

The County of Ventura has land use regulatory authority over most unincorporated land in Ventura County. In contrast, the County lacks land use authority within the city limits of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks, and Ventura. The County lacks land use authority over land in the unincorporated area that is owned/managed by the state or federal government (e.g., state parks, national parks, Bureau of Land Management areas, and tribal lands), except for portions of state parks and other state land located in the coastal zone. Under state law the County has land use authority over land owned/managed by special districts in the unincorporated area (e.g., school districts, cemetery districts, water districts), subject to limited exceptions.

The purpose of the Land Use and Community Character Element is twofold. First, this Element includes policies establishing land use designations that identify the type and intensity of uses permissible in unincorporated areas. These designations are shown on the Land Use Diagram, which graphically illustrates the boundaries for distinct land use designations. The intent of these land use designations is also described through text and a table of accompanying development standards. Second, this Element includes a series of goals and policies identifying the County's philosophy for future change, development, and natural resource protection. The focus of this section is to preserve agricultural, rural, and open space lands while directing growth to cities and unincorporated communities. Goals, policies, and implementation programs in this Element are organized under the following headings.

Section	Title	Page
2.1	Growth Management	2-2
2.2	Land Use Designations and Standards	2-13
2.3	Area Plans	2-48
2.4	Character and Design	2-50
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The Land Use and Community Character Element includes a series of diagrams (i.e., maps) to depict areas described in this element. These are as follows:

Figure	Title	Page
Figure 2-1	Urban and Existing Community Designated Areas	2-5
Figure 2-2	Area Plans	2-7
Figure 2-3	Areas of Interest	2-9
Figure 2-4	General Plan Land Use Diagram	2-15
Figure 2-5	General Plan Land Use Diagram, Southern Area	2-17

2.1 Growth Management

One of Ventura County's distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, which are described below, as well as in Chapter 8, Agriculture Element.

Guidelines for Orderly Development

Ventura County's Guidelines for Orderly Development (Guidelines) are a set of policies that have been adopted by the County, all incorporated cities in Ventura County, and the Ventura Local Agency Formation Commission (LAFCO). The Guidelines intend to: (1) clarify the relationship between the cities and the County with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use change requests. The Guidelines represent a unique, collaborative commitment to encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County.

The Guidelines were developed into their current form through the key milestones listed below:

- **1967:** Several cities and the County began adopting greenbelt agreements.
- **1969**: The Guidelines were adopted by the Ventura County Board of Supervisors and LAFCO as a set of policies related to growth and delivery of urban services.
- **1976**: The Guidelines were revised and adopted by the County, LAFCO, and all Ventura County incorporated cities except the City of Ojai. Changes to the Guidelines included the establishment of Areas of Influence, which were subsequently renamed as Areas of Interest.
- **1983**: The Guidelines were revised and readopted by the County, LAFCO, and all incorporated cities in Ventura County. Revisions to the Guidelines included establishment of the Areas of Interest, with one city in each Area of Interest; establishment of Spheres of Influence for each city which identify where annexations could occur; and clarified land use policies.

- **1995**: The Guidelines were revised and readopted by the County, LAFCO, and all incorporated cities in Ventura County. Changes to the Guidelines included defining "urban development" as referring to residential lots less than two acres in area; change in the County's minimum lot size for the Rural land use designation from one to 2 acres; and clarified land use policies.

Greenbelt Agreements

Greenbelt agreements, also referred to as greenbelts, are voluntary agreements between the County and one or more cities to limit development of agricultural and/or open space areas within the unincorporated county. Greenbelts protect open space and agricultural lands to prevent premature conversion to uses incompatible with agricultural uses. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County covering approximately 164,000 acres collectively.

Save Open Space & Agricultural Resources (SOAR)

Ventura County voters first approved the countywide SOAR initiative in 1998. In general, and subject to certain exceptions, the County SOAR initiative requires countywide voter approval of any 1) substantive change to the General Plan's Agricultural, Open Space, or Rural land use goals or policies, and 2) re-designation of land with these General Plan land use designations. In November 2016, Ventura County voters renewed the County's SOAR initiative and extended its provisions through 2050. Similarly, voters in eight of the county's ten cities renewed SOAR initiatives adopted by the respective jurisdictions which are applicable within their boundaries. The County SOAR initiative's Agricultural, Open Space and Rural goals and policies are included in this General Plan with only technical, non-substantive revisions for clarification and internal consistency with the rest of the General Plan.

LU-1	To ensure that the County can accommodate anticipated future growth and development while promoting orderly growth and development that enhances quality of life, maintains a safe and healthful environment, preserves valuable natural resources, and plans for adequate public facilities and services. *[Source: Existing GPP Goal 3.1.1.1 and Goal 3.1.1.3, modified]*

LU-1.1 **Guidelines for Orderly Development**

CAP

The County shall continue to promote orderly and compact development by:

- working with cities in Ventura County and the Ventura Local Agency Formation Commission (LAFCO) to promote and maintain reasonable city boundaries and spheres of influence to prevent growth-inducing urban development in unincorporated areas, and

- require unincorporated urban development to be located in areas designated as Existing Communities and unincorporated urban centers consistent with the Guidelines for Orderly Development and as defined in Policy LU-1.2.

(RDR, IGC) *[Source: Existing GPP Goal 3.1.1.2 and Goal 3.1.1.5, modified]*

LU-1.2 Area Designations

For purposes of planning within the county and as used in this General Plan, the County establishes the following area designations:

- **Urban.** Figure 2-1 indicates the boundary of the Urban area designation. All areas inside these boundaries are considered within the Urban area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-2 and associated policies for further information on this designation.

- **Existing Community**. Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-3 and associated policies for further information on this designation.

- **Area Plans**. Area Plans are an integral part of the County's General Plan, providing the basis for future land use development in specifically defined areas. These plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities. In the General Plan, the Area Plan designation defines the boundary for the specific geographic areas of the county that are covered by an adopted Area Plan. Area Plans shall be consistent with the General Land Use Diagram, although the Area Plans may be more specific. Figure 2-2 indicates the areas covered by the Area Plans in the county.

- An **Area of Interest** is part of a plan adopted by Ventura Local Agency Formation Commission (LAFCO) which divides the county into major geographic areas that are reflective of community and planning identity. Within each Area of Interest there should be no more than one city or unincorporated urban center, but there will not necessarily be a city or unincorporated urban center in each Area of Interest. Figure 2-3 shows the Area of Interest boundaries for the county.

- An **Unincorporated Urban Center** is an existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest. For example, the Community of Piru represents the focal center in the Piru Area of Interest.

- A **Sphere of Influence**, as used in this General Plan, is an area determined by the Ventura Local Agency Formation Commission (LAFCO) to represent the "probable" ultimate boundary of a city. LAFCO also recognizes Spheres of Influence for special districts, which are not discussed in this Element. The adoption of Spheres of Influence is required by Government Code section 56425.

(RDR) *[Source: Existing GPP, Section 3.2, modified]*

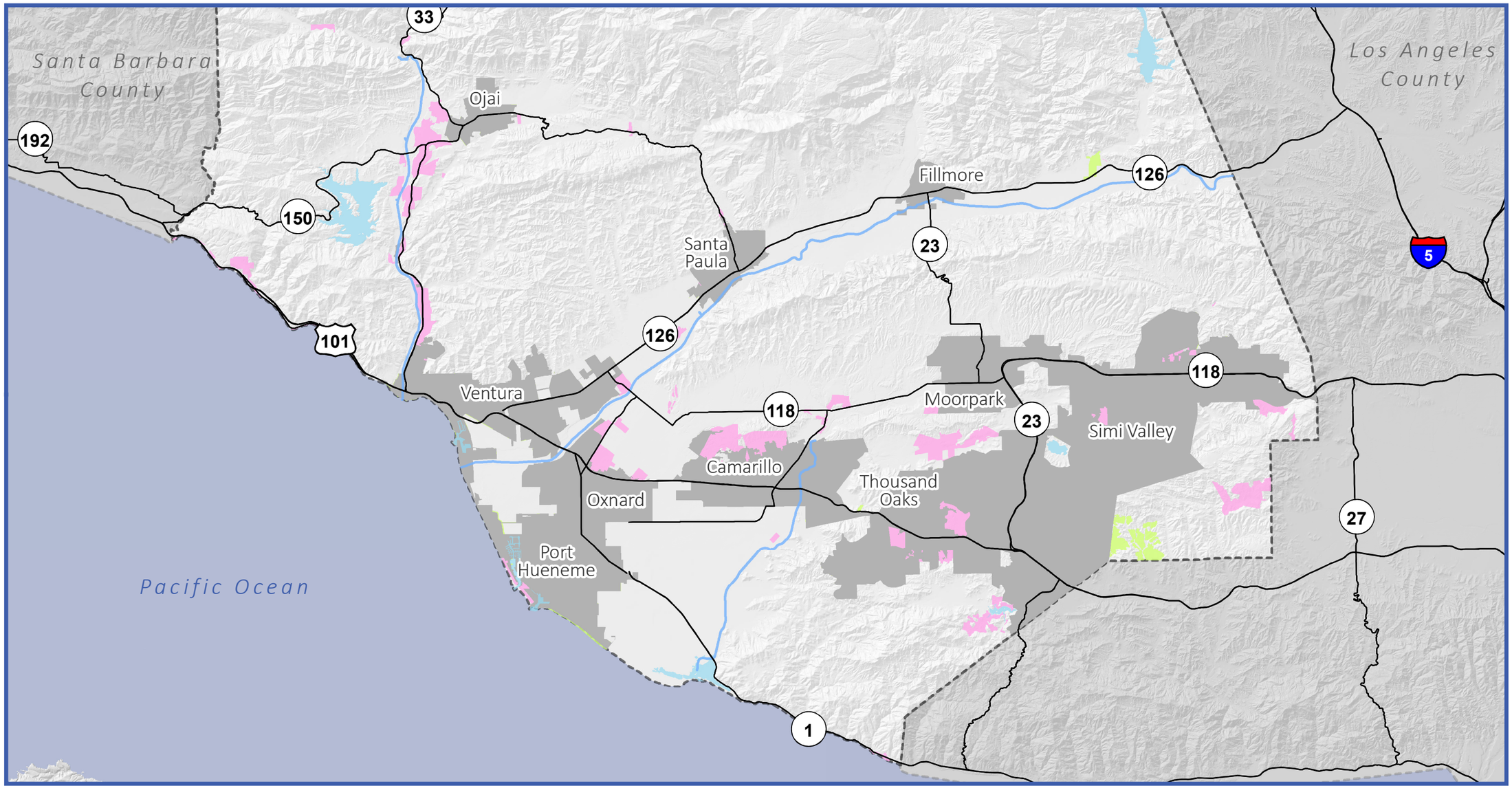

Figure 2-1:
Urban and Existing Community Designated Areas

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.

0 5 10 Miles

N

- Ventura County Boundary
- Cities
- Major Roadways
- Major Waterways
- Urban
- Existing Community

Please see the next page.

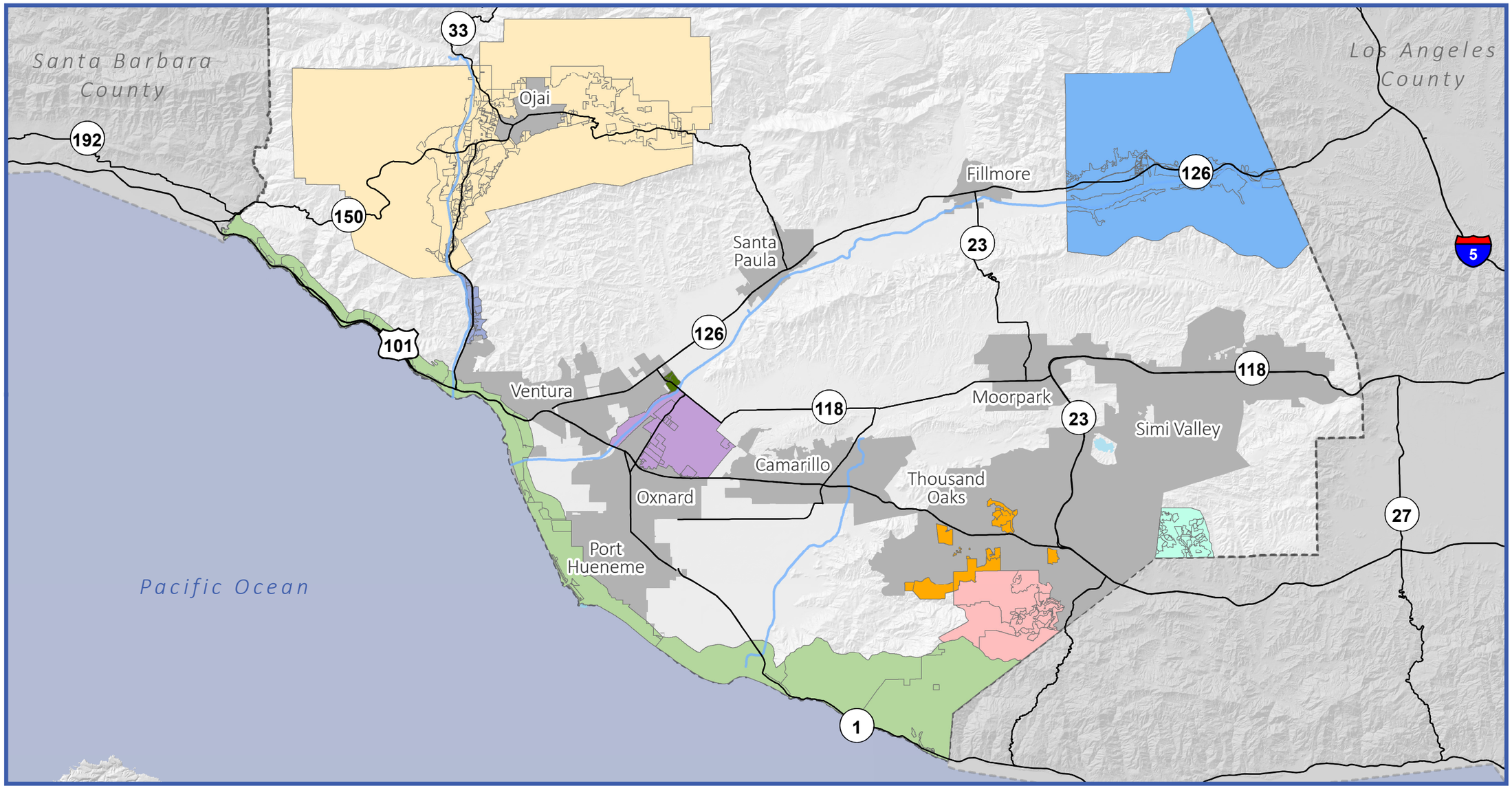

Figure 2-2:
Area Plans

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.

0 5 10 Miles

N

Ventura County Boundary
Major Roadways
Major Waterways

Area Plans
Coastal Area
El Rio/Del Norte
North Ventura Avenue
Oak Park
Ojai Valley
Piru
Saticoy
Thousand Oaks
Lake Sherwood/Hidden Valley
Cities

Please see the next page.

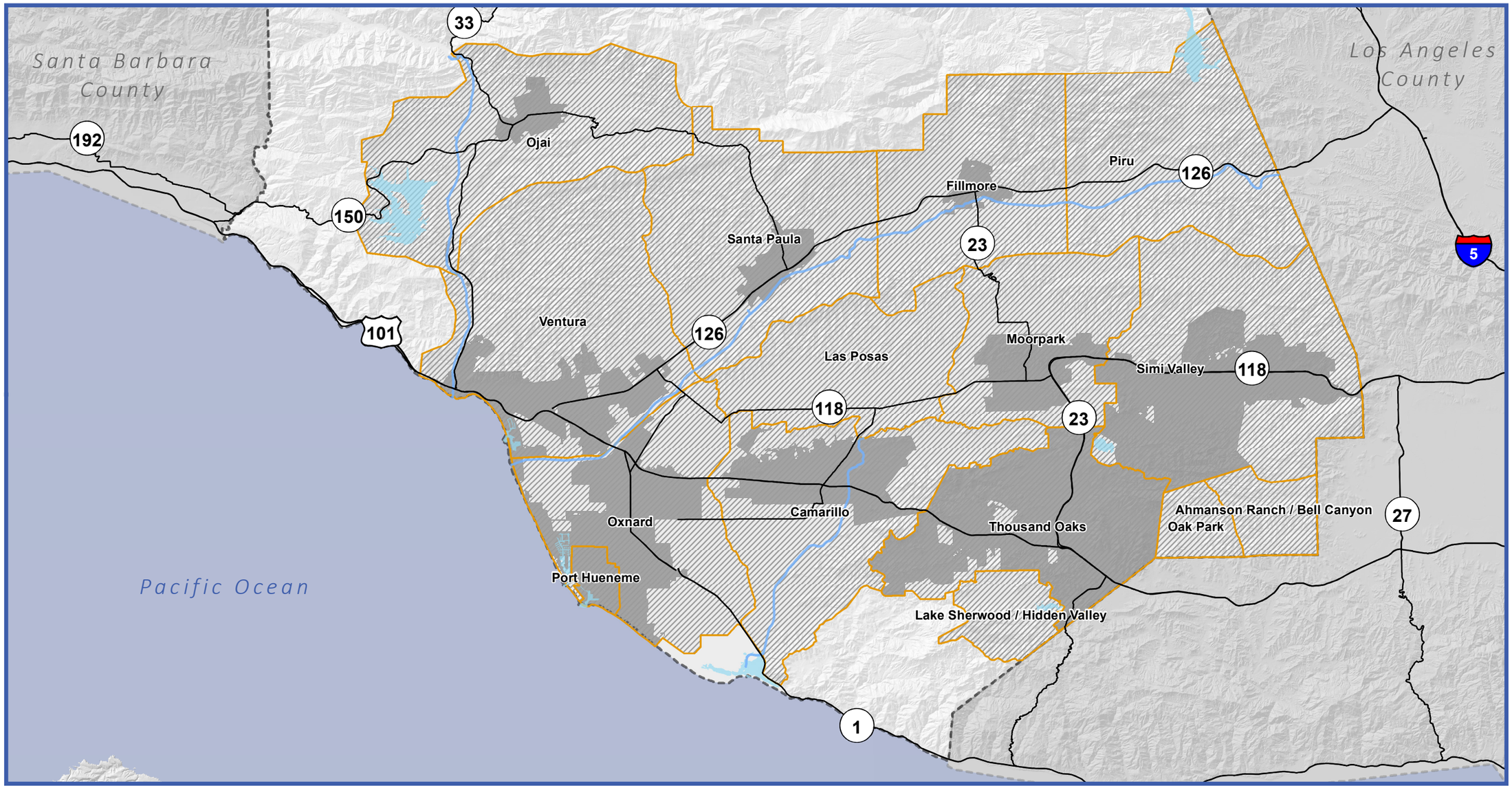

Figure 2-3:
Areas of Interest

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.

Please see the next page.

LU-1.3 **Regional Housing Needs Allocations**

The County shall coordinate with Southern California Association of Governments (SCAG) to direct state regional housing needs allocations predominantly to cities to ensure consistency with the County's Save Open Space & Agricultural Resources (SOAR) initiative and the SCAG's Sustainable Communities Strategy. (RDR, IGC) *[Source: New Policy]*

LU-1.4 **Land Use Patterns**

HC

The County shall ensure that new land use patterns emphasize efficient use of land and infrastructure, walkable neighborhoods, contemporary development practices, and sense of place. (RDR) *[Source: New Policy]*

LU-1.5 **Infill Development**

The County shall encourage infill development within or adjacent to existing development in Existing Communities and unincorporated urban centers to maximize the efficient use of land and existing infrastructure. (RDR) *[Source: Existing GPP Policy 3.4.2.1 and Policy 4.1.2.2, modified]*

LU-1.6 **Accommodating Future Growth**

The County shall ensure that the General Plan designates adequate land for urban development to accommodate projected population and employment growth in the unincorporated areas. (RDR) *[Source: New Policy]*

LU-2

To maintain an Urban designation that:

- recognizes areas within the county planned for urban development which are currently incorporated, or which are candidates for future incorporation *[Source: Existing GPP Goal 3.2.1.1, SOAR]*;
- direct urban development to existing cities and unincorporated urban centers within their own Area of Interest *[Source: Existing GPP Goal 3.2.1.2, SOAR]*; and
- discourage outward expansion of urban development when suitable developable areas exist within cities and unincorporated urban centers. *[Source: Existing GPP Goal 3.2.1.3, SOAR]*

LU-2.1 **Urban**

The Urban area designation, referred to in the Save Open Space & Agricultural Resources (SOAR) initiative, is used to depict existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres. This designation has been applied to all incorporated lands within a city's Sphere of Influence as established by the Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation. In this General Plan, this term is synonymous with the combination of the areas shown as "Cities" and "Unincorporated Urban Centers" on Figure 2-1. (RDR, MPSP) *[Source: Existing GPP Policy 3.2 Land Use Designations, modified, SOAR]*

This designation defines the boundary of Urban in the unincorporated areas of the county and the areas within these boundaries, as shown on Figure 2-1.

LU-3

To recognize and confine existing urban enclaves, which are within Existing Community boundaries, to limit the location of uses, densities, and zoning designations normally limited to Urban designated areas. *[Source: Existing GPP Goal 3.2.1.2, modified. SOAR, modified]*

LU-3.1 Existing Community(ies)

The Existing Community area designation, referred to in SOAR, is used to identify existing urban residential, commercial, or industrial enclaves outside of incorporated areas and unincorporated urban centers. The Existing Community area designation recognizes existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; contains these enclaves within specific areas so as to prevent further expansion; and limits the building intensity and land use to previously established levels. Thomas Aquinas College is newly designated in this initiative as Existing Community, with the intention that it be confined to its current boundaries with the understanding that it may continue to intensify its building for its educationally related purposes.

Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR) initiative. This term is considered synonymous with "Urban Enclave" as used in other planning documents. (RDR, MPSP) *[Source: Existing GPP Policy 3.2 Land Use Designations, modified. SOAR]*

This designation defines the boundary of the Existing Communities in the unincorporated areas of the county and the areas within these boundaries, as shown on Figure 2-1.

LU-3.2 Areas Appropriate for the Existing Community Designation

The County shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers within Existing Community designated boundaries. (MPSP) *[Source: Existing GPP Policy 3.2.2.2, SOAR, modified]*

LU-3.3 Range of Uses in the Existing Community Designation

The County shall recognize that the Existing Community area designation may cover the range of zones present in the area including, but not limited to, residential, commercial, and industrial, as well as the range of existing population densities and building intensities. The County shall allow the appropriate zoning, population densities, and building intensities based on the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in Appendix A. Because of the degree of specificity on the Existing Community Maps, the County shall require a General Plan amendment for any zone change within an Existing Community. (MPSP) *[Source: Existing GPP Policy 3.2.2.2, SOAR]*

2.2 Land Use Designations and Standards

A central component of the Land Use Element is the inclusion of a diversity of land use designations to adequately classify and distinguish the various land uses needed within the county, as well as descriptions that distinguish between corresponding levels of intensity, density, and allowable uses as required by Government Code section 65302(a)). The General Plan Land Use Diagram (see Figures 2-4 and 2-5) provides a graphical representation of the distribution of allowed land uses within the unincorporated areas of Ventura County. It gives direction for how, where, and what kind of development may occur.

LU-4	To ensure that land uses are appropriate and compatible with each other and guide development in a pattern that will minimize land use conflicts between adjacent land uses. *[Source: Existing GPP Goal 3.1.1.4, modified]*

LU-4.1 General Plan Land Use Diagram

The County shall maintain and implement a Land Use Diagram for purposes of describing the types of allowed land uses by geographic location and the density and/or intensity of allowed uses within each designation.

The goals and locational descriptions set forth in this Element are general guidelines for determining whether land should be within a particular land use designation depicted on the General Plan Land Use Diagram (Figures 2-4 and 2-5). The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Diagram, whether or not such parcel meets all of the applicable criteria.

The General Plan Land Use Diagram covers the mainland areas of the county. The following designations apply to Anacapa and San Nicholas islands and are incorporated into the Land Use Diagram by reference.

- Anacapa Island is designated “OS” as Open Space
- San Nicholas Island is designated “P” as State or Federal Facility

(RDR) *[Source: Existing GPP Policy 3.1.2.1, modified]*

Land Use and Circulation Diagrams are commonly updated over time. Please check with the Planning Division of the Ventura County Resource Management Agency to ensure you have the current version.

LU-4.2 Zoning Consistency

The County shall ensure that zoning designations are consistent with the General Land Use Diagrams (Figures 2-4 and 2-5) and the Zoning Consistency Matrix (Table 2-1). The County shall apply the following factors to determine the appropriate zone classification (from among those consistent with the appropriate land use designation):

- Recognizing the desirability of retaining existing uses and densities on the subject land;
- Recognizing the desirability of accommodating anticipated uses on the subject land;
- Maintaining continuity with neighboring zoning, land uses and parcel sizes;

- Implementing the recommendations of specific zoning and land use studies of the area in question;
- Recognizing and addressing the presence and significance of resources and hazards; and
- Evaluating the ability to provide public services and facilities.

(RDR) *[Source: Existing GPP Policy 3.1.2.2, Modified]*

LU-4.3 Minimum Parcel Size

Subdivisions of land shall meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A. Parcels smaller than the stated minimum may be allowed under the following circumstances:

- A parcel may be created for the sole purpose of transferring, by lease or sale, possession of an agricultural water well and the land around the well as may be necessary for its operation. Such parcels, and the wells they contain, shall be used for agricultural purposes only.

- Parcels for public purposes such as, but not limited to, fire, police, municipal water wells, flood control, and other public health and safety facilities.

- Affordable and elderly housing developments that are eligible for density bonuses as specified in Article 16 of the County Non-Coastal Zoning Ordinance may be granted a reduction from the minimum parcel size requirements in accordance with the provisions of Article 16 or pursuant to state law.

- Parcels designated as Cultural Heritage Sites may be granted a reduction from the minimum parcel size requirements in accordance with the Non-Coastal Zoning Ordinance.

- Parcels subdivided for resource conservation purposes in accordance with the conservation subdivision process established in the Ventura County Subdivision Ordinance.

- Parcels subdivided for the perpetual maintenance of biotic or wildlife habitat in accordance with California Government Code section 66418.2.

- Parcels of less than the prescribed minimum lot area may be allowed for farmworker housing complexes on land zoned Agricultural Exclusive (AE) within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres.

(RDR) *[Source: Existing GPP Policy 3.1.2.6, Modified]*

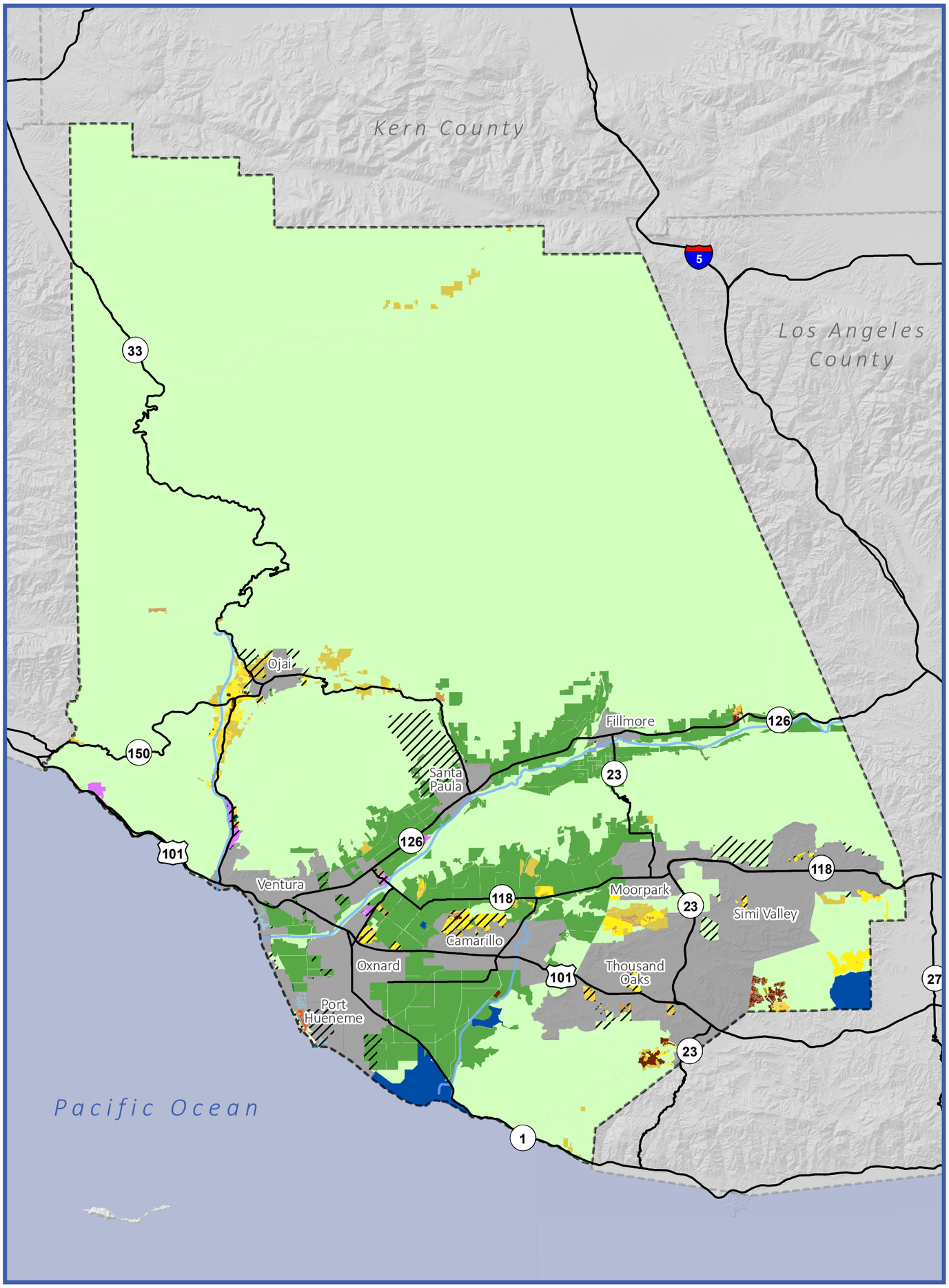

Figure 2-4:
General Plan Land Use Diagram

Map Date: April 30, 2019

Source: Mintier Harnish, 2019.

0 5 10 Miles

N

- Ventura County Boundary
- Cities
- Major Roadways
- Major Waterways
- Coastal Residential Planned Development
- Residential Beach
- Rural
- ECU-Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial
- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility
- Urban Reserve Overlay

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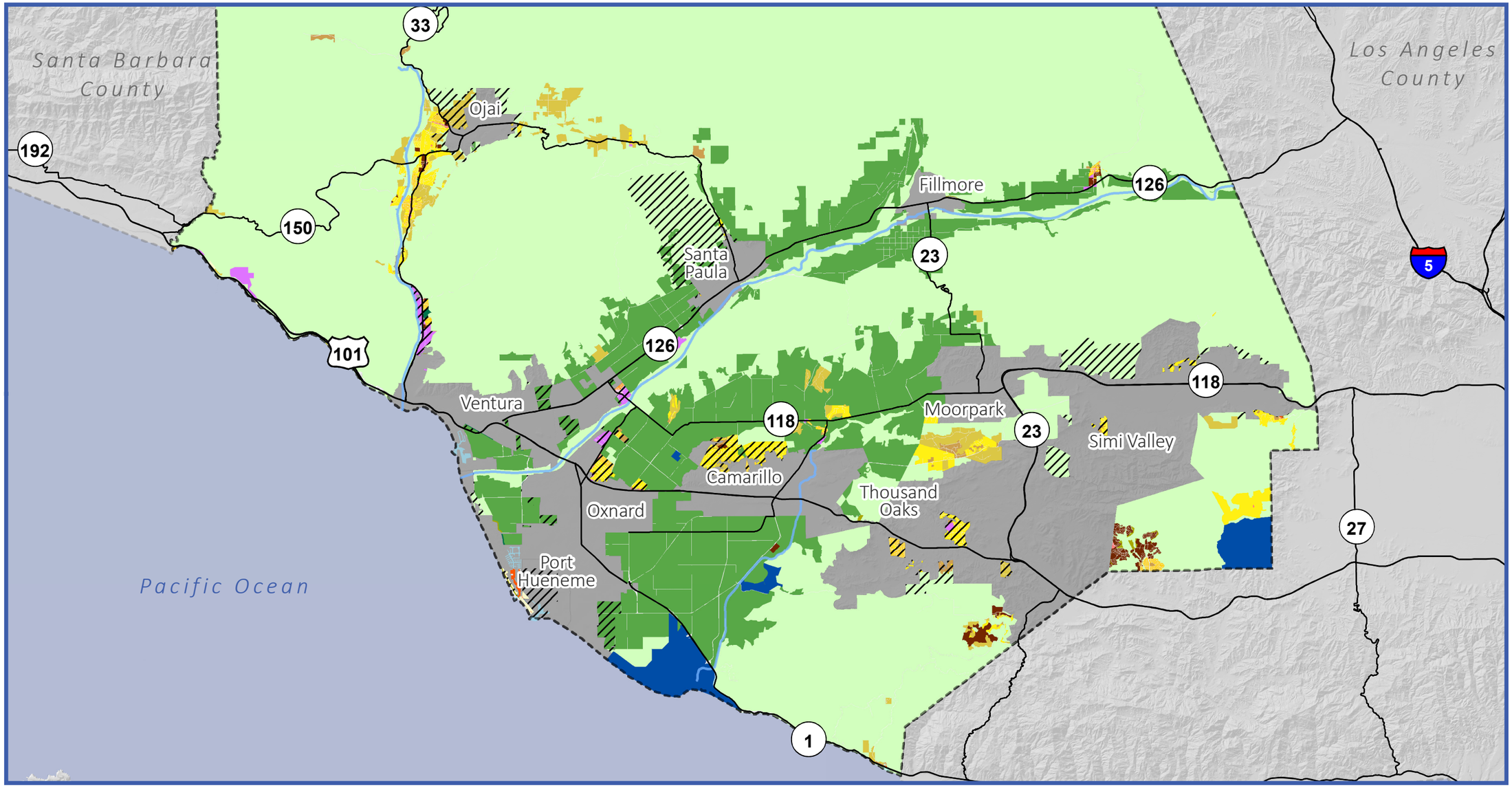


Figure 2-5:
General Plan Land Use Diagram
Southern Area

Map Date: April 30, 2019
Source: Mintier Harnish, 2019.

Please see the next page.

Table 2-1 General Plan Land Use Designations and Zoning Compatibility Matrix

General Plan Land Use Designations	Coastal and Non-Coastal Zones																																	
	AE	C1	CA	CC	CM	COS	CPD	CPD/CBD	CR	CR1	CR2	CRE	CRPD	CPD	IND	M1	M2	M3	OS	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP	REC	OS-REC
Rural									■			■											■			■			■					
ECU-Rural									■			■											■			■			■					
Agricultural	■		■																				■									■		
ECU-Agricultural	■		■																				■									■		
Open Space[1]	■		■			■													■															■
ECU-Open Space[2]	■		■			■													■															■
Very Low Density Residential																					■		■			■			■					
Low-Density Residential										■	■										■	■												
Medium-Density Residential											■									■							■				■			
Residential High-Density																												■						
Residential Planned Development													■																	■				

General Plan Land Use Designations	Coastal and Non-Coastal Zones																																	
	AE	C1	CA	CC	CM	COS	CPD	CPD/CBD	CR	CR1	CR2	CRE	CRPD	CPD	IND	M1	M2	M3	OS	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP	REC	OS-REC
Coastal Residential Planned Development													■																					
Residential Beach																								■	■									
Mixed Use																				■											■			
Commercial		■		■			■	■						■																				
Commercial Planned Development							■	■																										
Industrial					■										■	■	■	■																
Parks & Recreation[3]																																	■	
State or Federal Facility						■													■															

Notes: [1,2,3] Parcels and corresponding zone classifications have not yet been identified for the new Parks and Recreation land use designation, Recreation zone classification or Open Space Parks and Recreation zone classification.

Table 2-2 Land Use Designations

Acronym	Land Use Designation	Maximum Density / Intensity	Minimum Lot Size	Max. Lot Coverage
Rural, Agricultural, and Open Space Designations				
RUR	Rural	1 du/2 ac	2 acres, or zone suffix equal to or more restrictive than 2 acres	25%
ECU-R	ECU-Rural	1 du/2 ac	2 acres	25%
AG	Agricultural	1 du/40 ac	40 acres	5%
ECU-A	ECU-Agricultural	1 du/40 ac	40 acres	5%
OS	Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
ECU-OS	ECU-Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
Residential Designations				
VLDR	Very Low Density Residential	4 du/ac	10,000 SF	n/a*
LDR	Low-Density Residential	6 du/ac	6,000 SF	n/a*
MDR	Medium-Density Residential	14 du/ac	3,000 SF	n/a*
RHD	Residential High-Density	20 du/ac	No Minimum	n/a*
RPD	Residential Planned Development	20 du/ac	No Minimum	n/a*
CRPD	Coastal Residential Planned Development	36 du/ac	No Minimum	n/a*
RB	Residential Beach	36 du/ac	1,500 SF	n/a*
Mixed Use, Commercial, and Industrial Designations				
MU	Mixed Use	20 du/ac; 60% lot coverage	No Minimum	60%
C	Commercial	60% lot coverage	No Minimum	60%
CPD	Commercial Planned Development	60% lot coverage	No Minimum	60%
I	Industrial	50% lot coverage	10,000 SF	50%
Other Designations				
PR	Parks & Recreation	n/a	None	5%
P	State or Federal Facility	n/a	None	n/a
UR	Urban Reserve Overlay	n/a	None	n/a

** Maximum lot coverage is per appropriate County Zoning classification.*

LU-4.4 Nonconforming Parcel Size

The County shall not prohibit the use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum parcel size requirements of the applicable land use designation, solely by reason of such failure. However, this policy shall not be construed to permit the division of any parcel into two or more lots if any of the new lots fail to meet the minimum parcel size requirements. (RDR) *[Source: Existing GPP Policy 3.1.2.7, modified]*

LU-4.5 Jobs-Housing Balance

The County shall evaluate employment generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees to assess the project's impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project. At such time as the Housing Impact Mitigation Fee Program is completed, this policy shall no longer apply. (RDR) *[Source: Existing GPP Goal 3.4.2.9, modified]*

LU-5

To promote the effective implementation and use of the General Plan Land Use Diagram. *[Source: New Goal]*

LU-5.1 General Plan Land Use Amendments

When reviewing proposed General Plan amendments to modify or change land use designations or the General Plan Land Use Diagram, the County shall consider if the proposal:

- maintains consistency with the General Plan Vision, Guiding Principles, and relevant goals, and policies;
- maintains consistency with the Guidelines for Orderly Development;
- minimizes the creation of a land use that is inconsistent with the policies, land uses, or development standards of surrounding parcels;
- enhances compatibility with existing or planned uses in the area;
- addresses new physical, social, or economic factors that are relevant and were not present at the time of the General Plan adoption;
- reduces the potential for undesired, growth-inducing precedent;
- demonstrates appropriate infrastructure and services are available, or amendment is conditioned on requirement to provide or appropriately fund needed infrastructure and services; and
- demonstrates acceptable effect on the fiscal health of the County.

(MPSP) *[Source: New Policy]*

LU-5.2 Land Use Boundary Interpretation

The County Planning Director shall have the interpretative authority, subject to appeal to the Planning Commission and Board of Supervisors, of the alignment of all land use boundaries depicted on the General Plan Land Use Diagram, consistent with the goals and policies of the General Plan. To the extent feasible, the boundaries on the Land Use Diagram should follow natural or human-made boundaries (including parcel lines), such as:

- water courses
- ridge lines
- toes of slopes
- lines marking changes in vegetation
- lines marking changes in slope
- parcel boundaries
- roads
- rail lines
- utility corridors
- lines separating different land uses
- lines marking the separation between a group of large lots from a group of small lots
- lines marking features or designations referenced in the definitions and criteria of the various land use categories

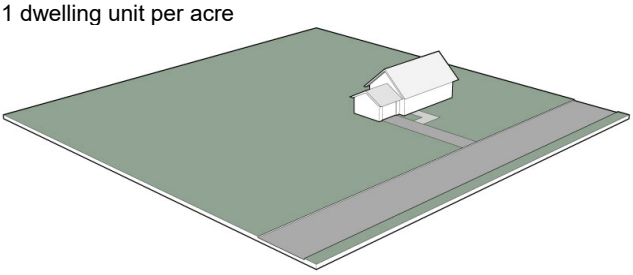
(RDR) *[Source: Existing GPP Policy 3.1.2.8, Existing Lake Sherwood/Hidden Valley Area Plan Policy 1.1.2.3, Oak Park Area Plan Policy 3.1.2.2, and Piru Area Plan Policy 3.1.2.2, modified]*

LU-5.3 Concurrent Zoning Change Processing

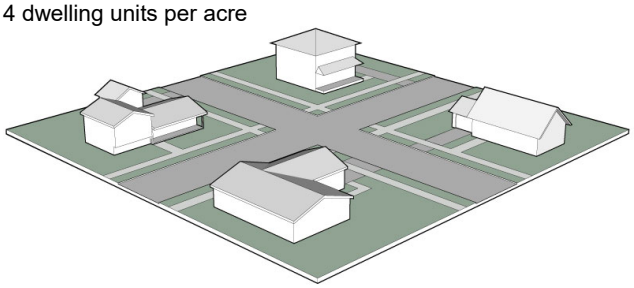
The County shall process zone changes, if necessary, concurrently with General Plan amendments to assure zoning consistency. (RDR) *[Source: Existing GPP Policy 3.1.2.9]*

Residential Density Examples

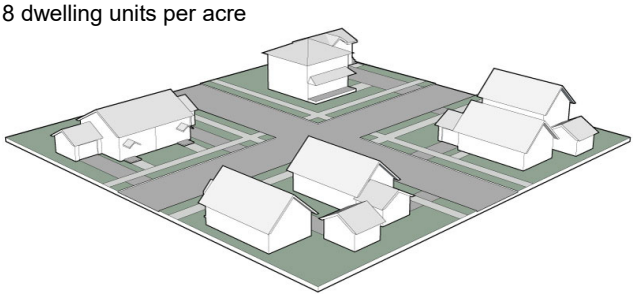
1 dwelling unit per acre



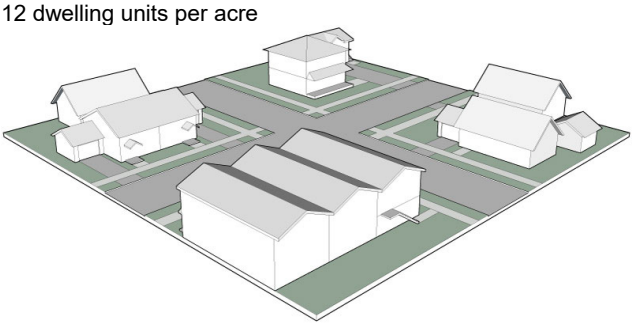
4 dwelling units per acre



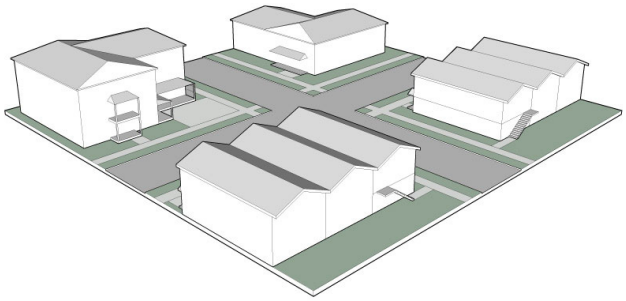
8 dwelling units per acre



12 dwelling units per acre



20 dwelling units per acre



Typical Uses

The land use descriptions on the following pages (both residential and non-residential) outline the range of uses that are typically found within each designation.

Residential Designations

Each land use designation in this section is described in terms of typical uses and basic development standards. Development standards for land use designations suitable for residential development as the principal use (e.g., Rural, Low/Medium/High Density Residential) are based on the ***density*** of the use, as expressed by the number of dwelling units per gross acre, and the ***intensity*** of use, as expressed by a minimum lot size standard. These development standards are described on the following pages (for each residential designation) and summarized in Table 2-2. Accessory dwelling units are not included in the calculation of residential density.

The drawings to the left illustrate the concept of residential density.

Non-Residential Designations

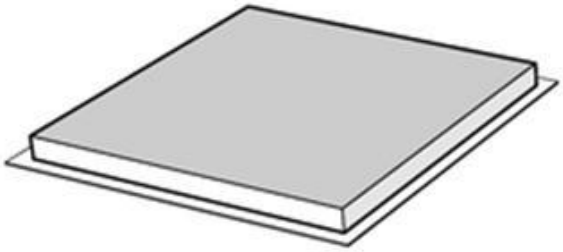
Standards of building intensity where the principle use is not residential (e.g., Agricultural, Open Space, Commercial, Industrial) development standards are based on the ***intensity*** of use, expressed as the maximum allowable lot coverage.

Lot coverage is the percent of the gross building footprint (area of the lot covered by the first floor of the building) to the net square footage of the lot. For example, a lot coverage of 100 percent will allow 10,000 square feet of gross building footprint area to be built on a lot with 10,000 net square feet of land area, regardless of the number of stories in the building. On the same lot, a lot coverage of 50 percent would allow 5,000 square feet of floor area, and a lot coverage of 25 percent would allow 2,500 square feet. These development standards are described on the following pages and summarized in Table 2-2.

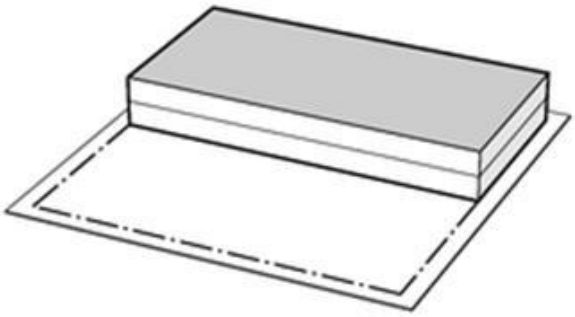
The drawings to the right illustrate this concept.

Lot Coverage Examples

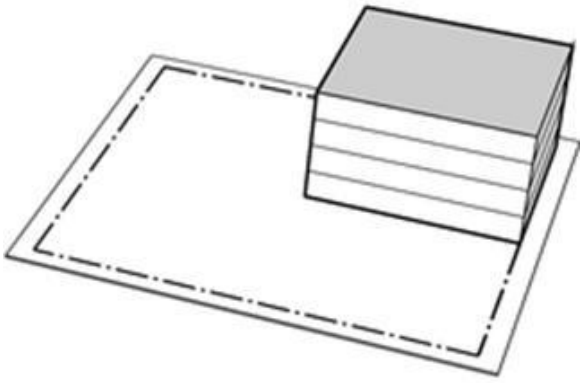
100% lot coverage



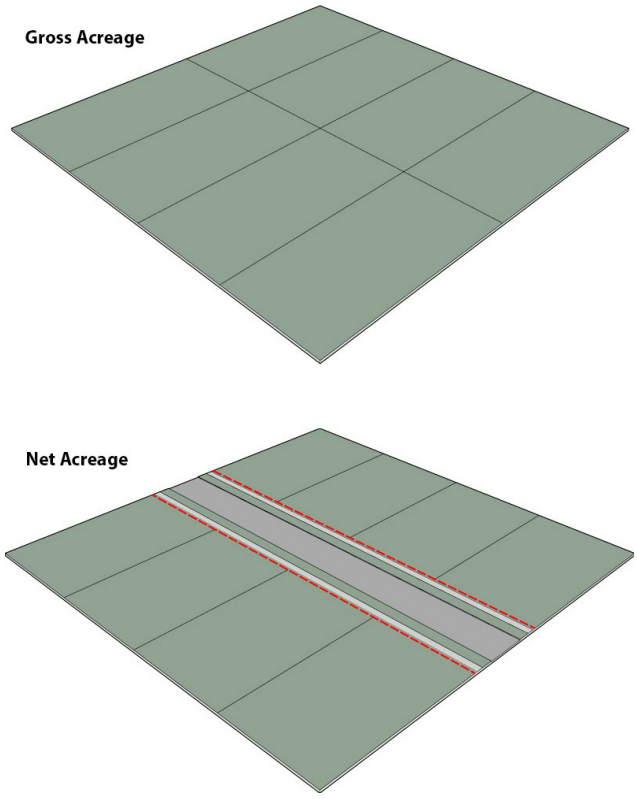
50% lot coverage



25% lot coverage



Gross versus Net Acreage Examples



Gross versus Net Acreage (Lot Area)

The term “gross acre” includes all land within the boundaries of the lot (including, but not limited to, easements, streets, and rights-of-way) designated for a particular use. The gross acreage is defined as the total area, measured on a horizontal plane, within the lot lines of a lot. "Net lot area" means lot area less the area within any existing or proposed public or private street, road, or easement for ingress or egress, and less the area within any existing or proposed easement wherein the owner of the lot is prohibited from using the surface of the land.

The minimum lot area for subdivision purposes is expressed in “net” area for parcels of less than 10 acres, and “gross” area for parcels of 10 acres or more.

In areas with more commercial and industrial type development, net acreage may be 20 to 25 percent less for a given site than its gross acreage. In rural areas, the difference between net and gross can be as low as 5 percent.

The drawings to the left illustrate this concept.

RURAL, AGRICULTURAL, AND OPEN SPACE DESIGNATIONS

Ventura County contains many rural, agricultural, and open space areas that provide a variety of natural assets and resources that establish the essence of the county's quality of life. These resources provide opportunities for residents and visitors to enjoy the county's heritage and natural setting. The focus of this section is to provide guidance for the future of these resources in the county.

The acronym "ECU-" preceding a designation name refers to land use designations that apply only within the boundaries of an Existing Community or Urban Reserve Overlay land use designation. See Policy LU-1.2 for definition of Existing Community and Urban area designations.

RURAL LAND USE DESIGNATIONS

Rural (RUR)

The Rural designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of two acres or greater parcel size and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes.

The Rural designation also identifies institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is used for recreational uses such as retreats, camps, recreational vehicle parks, and campgrounds.

The designation of areas for Rural land uses is intended to accommodate the need for low density rural residential development, which, in conjunction with the higher density development of the Urban designated land uses, will provide a full range of residential environments.

The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 2 acres
- Minimum Lot Size: 2 acres
- Maximum Lot Coverage: 25 percent

[Source: Existing GPP Section 3.2 Land Use Designations, SOAR]

ECU-Rural (ECU-R)

This designation provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. The ECU-Rural designation generally applies to the outer edges of Existing Community and Urban Areas and around sensitive natural resources within the boundaries of an Existing Community designated area. Typical building types include large-lot single family homes in a rural setting.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 2 acres
- Minimum Lot Size: 2 acres
- Maximum Lot Coverage: 25 percent

[Source: New Land Use Designation]

AGRICULTURAL LAND USE DESIGNATIONS

Agricultural (AG)

The Agricultural designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock. Because of the inherent importance and unique needs of agriculture as a land use, agriculture is not subsumed under the Open Space land use designation and has been assigned a separate land use designation.

Under this designation, the County shall:

- Identify, preserve, and protect agricultural lands as a non-renewable resource within the county that are critical to the maintenance of the local agricultural economy and are important to the state and nation for the production of food, fiber, and ornamentals.
- Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
- Establish policies and regulations which restrict agricultural land to farming and related uses rather than other development purposes.
- Restrict the introduction of conflicting uses into farming areas.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 40 acres
- Minimum Lot Size: 40 acres
- Maximum Lot Coverage: 5 percent

[Source: Existing GPP Section 3.2 Land Use Designations, SOAR]

ECU-Agricultural (ECU-A)

The ECU-Agricultural designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock within the boundaries of an Existing Community designated area.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per 40 acres
- Minimum Lot Size: 40 acres
- Maximum Lot Coverage: 5 percent

[Source: New Land Use Designation]

OPEN SPACE LAND USE DESIGNATIONS

Open Space (OS)

The Open Space designation encompasses land, as defined under section 65560 of the Government Code, as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section and which is designated on a local, regional or State open space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

- Open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.

- Open space to promote efficient municipal services and facilities by confining urban development to defined development areas.

Development Standards
Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per parcel
- Minimum Lot Size: 10 acres, or 20 acres if contiguous with Agricultural
- Maximum Lot Coverage: 5 percent

[Source: Existing GPP Section 3.2 Land Use Designations, SOAR]

ECU-Open Space (ECU-OS)

This designation provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining) and are located within the boundaries of an Existing Community designated area.

Development Standards
Development within this designation is subject to the following standards:

- Maximum Density: 1 dwelling unit per parcel
- Minimum Lot Size: 10 acres, or 20 acres if contiguous with Agricultural
- Maximum Lot Coverage: 5 percent

[Source: New Land Use Designation]

RURAL, AGRICULTURAL, AND OPEN SPACE POLICY DIRECTION

LU-6 To provide appropriate land use designations that provide for the long-term preservation of the county's rural lifestyle, productive farmland and supporting services, and the vast open space resources that define the county. *[Source: New Goal]*

LU-6.1 Agricultural Buffers
The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations. (RDR) *[Source: New Policy]*

LU-6.2 Maximum Lot Coverage Exclusions - Agricultural Land Use Designation
The County shall exclude structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures from the Agricultural land use designation maximum lot coverage. This exclusion does not include structures used for preliminary packing, storage and preservation of produce and similar structures. Additionally, greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes. (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 3, Modified]*

LU-6.3 Density Exceptions – Agricultural Land Use Designation
The County shall exclude from the Agricultural land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code. (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 2, Modified]*

Additional goals and policies on agricultural resources are in Chapter 8, Agriculture Element.

Goals and policies on farm-related housing are in Chapter 3, Housing Element.

RURAL LAND USE POLICY DIRECTION

LU-7 To recognize and plan for low- density rural residential and recreational development, while preserving resources, avoiding hazards, and providing adequate public facilities and services. *[Source: Existing GPP Goal 3.2.1.3, SOAR]*

LU-7.1 Areas Appropriate for the Rural Land Use Designation
The County shall require that lands designated as Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development. (RDR) *[Source: Existing GPP Policy 3.2.2.3, SOAR]*

LU-7.2 **Minimal Parcel Size for the Rural Land Use Designation**
The County shall require that the smallest minimum parcel size consistent with the Rural land use designation is two acres. The County may require larger minimum parcel sizes based on the parcel's Non-Costal Zoning Ordinance zoning classification. (RDR) *[Source: Existing GPP Policy 3.2.2.3, SOAR, modified]*

LU-7.3 **Maximum Lot Coverage Nonconforming Lots - Rural Land Use Designation**
The County shall require that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Rural designation, or 2,500 square feet plus 1 square foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater. (RDR) *[Source: Existing GPP Figures 3.7a through 3.28b, Existing Community Building Intensity/Population Density Tables, Footnote No. 1]*

AGRICULTURAL LAND USE POLICY DIRECTION

LU-8

To maintain an Agricultural designation that:

- Recognizes the farmlands within the county that are critical to the maintenance of the local agricultural economy and which are important to the state and nation for the production of food, fiber, and ornamentals;
- Preserves and protects agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber, and ornamentals;
- Promotes the economic viability of agricultural lands by assisting agricultural producers and establishing zoning policies that support long-term investments in agriculture;
- Maintains agricultural lands in parcel sizes which will assure that viable farming units are retained;
- Establishes policies and regulations which encourage agricultural land to remain in farming and related uses;
- Restricts the introduction of conflicting uses into farming areas;
- Subject to state law, the Guidelines for Orderly Development, and applicable zoning requirements, actively promote infrastructure, sized not larger than necessary for the specific project, for farmworker housing to support the continuing viability of agriculture. *[Source: Existing GPP Goal 3.2.1.4, SOAR]*

LU-8.1 Areas Appropriate for the Agricultural Land Use Designation
The County shall ensure that the Agricultural land use designation primarily includes lands that are designated as Prime Farmlands, Farmlands of Statewide Importance, or Unique Farmlands in the state's Important Farmland Inventory (IFI), although the County may not designate land as Agricultural if small areas of agricultural land are isolated from larger blocks of farming land. In such cases, the Agricultural land is to be assigned to the Open Space or Rural designation for consistency with surrounding properties. (MPSP) *[Source: Existing GPP Policy 3.2.2.4-1, SOAR]*

LU-8.2 Land Uses Appropriate for the Agricultural Land Use Designation
The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses. (RDR) *[Source: Existing GPP Policy 3.2.2.4-3, SOAR]*

LU-8.3 Minimal Parcel Size for the Agricultural Land Use Designation
The County shall ensure that the smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP) *[Source: Existing GPP Policy 3.2.2.4-2, SOAR]*

LU-8.4 Maximum Lot Coverage Nonconforming Lots - Agricultural Land Use Designation
The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Agricultural designation, or 2,500 square feet plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater. Greater lot coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of “Crop and Orchard Production”. (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 5, modified]*

OPEN SPACE LAND USE POLICY DIRECTION

LU-9	To maintain an Open Space designation that: ▪ Preserves for the benefit of all county residents the continued wise use of the county's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources; ▪ Acknowledges the presence of certain hazardous features which urban development should avoid for public health and safety reasons, as well as for the possible loss of public improvements in these areas and the attendant financial costs to the public; ▪ Retains open space lands in a non-urbanized state so as to preserve the maximum number of future land use options; ▪ Retains open space lands for outdoor recreational activities, parks, trails and for scenic lands; ▪ Defines urban areas by providing contrasting but complementary areas which should be left non-urbanized; ▪ Recognizes the intrinsic value of open space lands and not regard such lands as "areas waiting for urbanization"; ▪ Encourages Land Conservation Act (LCA) contracts on farming and grazing and open space lands; and ▪ Supports the productive agricultural activities of Open Space designated lands that are commonly used for agriculture, grazing, and ranching and that are important to the overall economy of Ventura County. *[Source: Existing GPP Goal 3.2.1.5, SOAR]*

LU-9.1 **Areas Appropriate for the Open Space Land Use Designation**
The County shall ensure that the Open Space land use designation includes areas of land or water that are set aside for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, wetlands, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-1, SOAR]*

LU-9.2 **Preservation of Areas for Public Health and Safety**
The County shall designate areas of land or water which are set aside for public health and safety as Open Space, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-4, SOAR, modified]*

LU-9.3 **Minimal Parcel Size for the Open Space Land Use Designation**
The County shall ensure that the smallest minimum parcel size consistent with the Open Space land use category is 10 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP) *[Source: Existing GPP Policy 3.2.2.5-6, SOAR]*

LU-9.4 **Minimal Parcel Size for the Open Space Contiguous with Agricultural**
The County shall require Open Space properties contiguous with Agricultural designated land to have a minimal parcel size of 20 acres. (RDR, MPSP) *[Source: Existing GPP Policy 3.2.2.5-7, SOAR]*

LU-9.5 HC **Recreational Areas Appropriate for the Open Space Land Use Designation**
The County shall designate areas appropriate for recreational activities as Open Space, including, but not limited to, use and enjoyment of recreational trails and areas for hunting and fishing. Preservation of open space also serves to protect areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-3, SOAR, modified]*

LU-9.6 **Undeveloped Areas Appropriate for the Open Space Land Use Designation**
The County shall designate undeveloped natural areas as Open Space if they surround urban-designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-5, SOAR, modified]*

LU-9.7 **Natural Resource Areas Appropriate for the Open Space Land Use Designation**
The County shall designate areas set aside for managed production of resources as Open Space, including, but not limited to, forest lands, rangeland, agricultural lands not otherwise designated Agricultural; areas required for the recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-2, SOAR, modified]*

LU-9.8 **Maximum Lot Coverage Nonconforming Lots – Open Space Land Use Designation**

The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Open Space designation, or 2,500 square feet plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater. Greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of "Crop and Orchard Production". (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 5, modified]*

LU-9.9 **Open Space Land Use Designation Interpretations**

The County shall ensure that Open Space Interpretations granted prior to May 17, 1983 permitting parcel sizes less than those specified in the General Plan shall be considered conforming to the General Plan. Zoning which is consistent with the purpose and intent of the Open Space Interpretations shall be considered conforming to the General Plan. (RDR) *[Source: Existing GPP Figure 3.2a Zoning Compatibility Matrix Non-Coastal Zones, Footnote Open Space Interpretations, Modified]*

RESIDENTIAL DESIGNATIONS

The unincorporated county contains a wide array of housing types – from urban multifamily complexes along the coast and in some Existing Communities to rural residential uses on large acreages. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality-of-life of county residents. The focus of this section is to provide an appropriate range of residential land use designations that will guide the development of residential uses in keeping with the needs of the unincorporated county.

RESIDENTIAL LAND USE DESIGNATIONS

Very Low Density Residential (VLDR)

This designation provides a physical transition between the outer edges of an Existing Community or Urban Area and nearby agricultural and open space areas and uses. Typical building types include large-lot single family homes in a rural setting.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 3 dwelling units per acre
- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

Low-Density Residential (LDR)

This designation provides for a variety of single-family homes and neighborhoods. Typical building types include small-lot single family homes, and other similar housing types, such as second units.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 6 dwelling units per acre
- Minimum Lot Size: 6,000 square feet
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

Medium-Density Residential (MDR)

This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes or adjacent to commercial centers. The MDR designation generally applies to residential neighborhoods and central areas within Existing Communities and Urban Areas.

Typical building types include one- to three-story attached single-family dwellings and lower density multifamily developments.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 13 dwelling units per acre
- Minimum Lot Size: 3,000 square feet
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

Residential High Density (RHD)

This designation provides for residential development in more intensely developed residential and commercial areas. Development at the higher end of the density allowed should occur along major transportation routes and within major commercial centers. The RHD designation generally applies to central areas within Existing Communities and Urban Areas.

Typical building types include one- to three-story multifamily developments.

[Source: New Land Use Designation]

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

Residential Planned Development (RPD)

The purpose of this designation is to provide areas for residential communities which will be developed using modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Using the RPD zoning, areas with this designation provide a flexible regulatory procedure to encourage:

- Compatibility with existing or potential development of surrounding areas;
- An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;
- Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses, co-housing developments, and single-family dwellings;
- Lower housing costs through the reduction of street and utility networks; and
- A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation.

[Source: New Land Use Designation]

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

Coastal Residential Planned Development (CRPD)

The purpose of this designation is to provide areas for residential communities which will be developed using innovative site planning techniques. The CRPD designation generally applies to areas appropriate for modern residential development within the boundaries of an Existing Community designated area in the coastal zone.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 36 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

Residential Beach (RB)

This designation provides for small-lot, beach-oriented residential communities. The RB designation generally applies to areas appropriate for high-density residential development within the boundaries of an Existing Community designated area in the Coastal Zone.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 36 dwelling units per acre
- Minimum Lot Size: 1,500 square feet
- Maximum Lot Coverage: Not applicable

[Source: New Land Use Designation]

RESIDENTIAL LAND USE DESIGNATIONS POLICY DIRECTION

LU-10 To provide opportunities for a variety of residential types and densities in established Existing Communities, Urban Reserve Overlay areas, and Area Plans. *[Source: New Goal]*

LU-10.1 Accessory Dwelling Units

The County shall permit accessory dwelling units as provided for in the Non-Coastal and Coastal Zoning Ordinances, even if such a dwelling would result in a density greater than the standard density specified for the residential land use designations. (RDR) *[Source: New Policy]*

LU-10.2 Density Exceptions – Residential Land Use Designation

The County shall exclude from the Residential land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code . (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 2, Modified]*

LU-10.3 Maximum Lot Coverage Nonconforming Lots - Residential Land Use Designations

The County shall ensure that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Residential designation, or 2,500 square feet plus 1 square foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater. *[Source: Existing GPP Figures 3.7a through 3.28b, Existing Community Building Intensity/Population Density Tables, Footnote No. 1, Modified]*

LU-10.4 Provide a Range of Housing Choices

The County shall facilitate the creation of a variety of housing types that meet the needs of all residents.

MIXED USE, COMMERCIAL, AND INDUSTRIAL DESIGNATIONS

To support the needs of the county's residents and visitors, a balanced set of commercial and industrial designations is needed. The industrial designation provides appropriate areas to provide employment, products processing, and warehousing. The mixed use and commercial designations provide an appropriate mix of commercial services designed to meet the everyday needs of the community.

MIXED USE LAND USE DESIGNATION

Mixed Use (MU)

This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses.

The Mixed-Use designation is only allowed within areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2. Areas designated as MU should be of a size sufficient to promote the economic success of future developments. Developments should be located on an arterial or higher roadway classification and shall include appropriate pedestrian and bicycle facilities. Typical building types include one- to three-story horizontal or vertical mixed-use structures. Development in the MU areas can have a mix of both residential and commercial uses, or a variety of commercial uses.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: 20 dwelling units per acre
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

[Source: Existing Saticoy Area Plan Land Use Designations]

COMMERCIAL LAND USE DESIGNATIONS

Commercial (C)

This designation provides for a mix of retail and service uses that are typically needed by residents in rural communities and surrounding agricultural operations. The Commercial designation is only allowed in areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2. Developments in Commercial designated areas may include a mix of uses Developments should be located on a County-defined Minor Collector or higher classification roadway (as shown on Figure 4-3 or 4-4) and should include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

[Source: Existing GPP Section 3.2 Land Use Designations]

Commercial Planned Development (CPD)

The purpose of this designation is to provide areas for vibrant commercial centers which will be developed utilizing modern land planning and unified design techniques that can be adjusted to better fit the unique needs of the project site. Using the CPD zoning, areas with this designation provide a flexible regulatory procedure in order to encourage the development of coordinated, innovative, and efficient commercial sites and to provide areas for a wide range of commercial retail and business uses, including stores, shops, and offices supplying commodities or performing services for the surrounding community.

The CPD designation is only allowed in areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: No minimum
- Maximum Lot Coverage: 60 percent

[Source: Existing GPP Section 3.2 Land Use Designations]

INDUSTRIAL LAND USE DESIGNATION

Industrial (I)

This designation provides for a range of industrial employment-generating uses, including production, assembly, warehousing, and distribution, that are conducted within enclosed buildings or in appropriately sited and screened outdoor work spaces that are designed for compatibility with surrounding land uses. The Industrial designation should be limited to areas served by, or planned to be served by, public water, wastewater, and drainage systems. Developments must be located on a County-defined Minor Arterial or higher classification roadway (as shown on Figure 4-3 or 4-4).

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: 10,000 square feet
- Maximum Lot Coverage: 50 percent

[Source: Existing GPP Section 3.2 Land Use Designations]

MIXED USE, COMMERCIAL, AND INDUSTRIAL LAND USE DESIGNATIONS POLICY DIRECTION

LU-11 To promote the development of mixed-use, commercial, and industrial uses in areas that are appropriate for these uses. *[Source: Existing GPP Goal 3.4.1.3, modified]*

LU-11.1 Location

The County shall encourage mixed-use, commercial, and industrial discretionary development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development. (RDR) *[Source: Existing GPP Policy 3.4.2.1, modified]*

LU-11.2 Applications Within Sphere of Influence

The County shall direct all applicants for commercial and industrial discretionary development located within a city's Sphere of Influence to that city for possible annexation and processing. (RDR) *[Source: Existing GPP Policy 3.4.2.2, modified]*

LU-11.3 Design

CAP

The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. (RDR) *[Source: Existing GPP Policies 3.4.2.3 and 3.4.2.4, modified]*

LU-11.4 **Sustainable Technologies**

CAP The County shall encourage discretionary development on commercial- and industrial-designated land to incorporate sustainable technologies, including energy- and water-efficient practices. (RDR) *[Source: New Policy]*

LU-11.5 **Mixed-Use Development**

The County shall require discretionary development on land designated mixed-use be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping. (RDR, PSP) *[Source: New Policy]*

LU-11.6 **Live-Work Development**

The County shall encourage mixed-use developments to include live-work floor plans for residents who desire office, commercial, or studio space adjacent to their living space. (RDR) *[Source: New Policy]*

LU-11.7 **Density Exceptions – Mixed Use Land Use Designation**

The County shall exclude from the Mixed Use land use maximum density farmworker dwellings and accessory dwelling units pursuant to section 65852.2 of the Government Code (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 2, Modified]*

LU-11.8 **Location of Retails Sales and Service Type Commercial and Office Facilities**

The County shall encourage retail sales and service type commercial and office facilities to locate in shopping centers, established commercial areas, or planned mixed-use districts. (RDR) *[Source: Existing GPP Policy 3.4.2.5]*

OTHER DESIGNATIONS

This group of designations is applied to extensive areas of the county where good conservation practices and interagency coordination are imperative. These designations identify and geographically locate resource areas of the county for their conservation, development, and utilization. These areas are characterized by minimal development and the limited availability of public services.

PARKS & RECREATION LAND USE DESIGNATION

Parks & Recreation (PR)

This designation provides for parks and recreation facilities and associated recreation uses. The Parks and Recreation (PR) designation is only allowed in areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2.

Typically, these areas are characterized by a high degree of open space, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses.

Connectivity to surrounding areas via pedestrian and bicycle facilities is desired.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: 5 percent

[Source: New Land Use Designation]

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION

State, Federal, Other Public Lands (P)

This designation applies to those state- and federally-owned parks, forests, rangelands, coastal resources, and/or recreation areas. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction (i.e., beaches and tidelands). For all other areas the County has no land use authority. Areas so designated include land under federal or state ownership on which governmental facilities are located.

Principal uses of these areas include: continued provision of public recreational facilities and access; multi-use management where applicable; support for rangeland activities, and interconnection or coordination of state, federal, and local facilities and programs when possible.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: Not applicable

[Source: Existing GPP Section 3.2 Land Use Designations, Modified]

URBAN RESERVE OVERLAY LAND USE DESIGNATION

Urban Reserve Overlay

The Urban Reserve Overlay applies to all unincorporated lands within a city's Sphere of Influence as established by the Ventura Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation, as shown on Figure 2 3. There should not be more than one unincorporated urban center per adopted Area of Interest. Urbanization in these areas is required to occur under the cities' authority. Figures 2-4 and 2-5 indicate the areas covered by the Urban Reserve Overlay in the county. *[Source: Existing GPP Section 3.2 Land Use Designations]*

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: Not applicable

[Source: Existing GPP Section 3.2 Land Use Designations, Modified]

PARKS & RECREATION LAND USE DESIGNATION POLICY DIRECTION

LU-12	To provide parks and recreational facilities to serve all residents of Ventura County. *[Source: New Goal]*

LU-12.1 **Parks and Recreational Facilities**
EJ HC
The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)
[Source: New Policy]

> *Additional policies on intergovernmental coordination are in Section 2.7, Development Review and Inter-Agency Coordination.*

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION POLICY DIRECTION

LU-13	To maintain a designation that: ▪ Recognizes lands devoted to governmental uses which are under the authority of the state or federal government and over which the County has no effective land use jurisdiction. ▪ Encourages the proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately-owned lands. *[Source: Existing GPP Goal 3.2.1.6]*

LU-13.1 **Areas Appropriate for the State or Federal Facility Land Use Designation**
The County shall include state- or federally-owned lands on which a significant governmental use is located under the State or Federal Facility land use designation, and which are under the control of the state or federal government. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction. All other areas are beyond the land use jurisdiction of the County. (MPSP)
[Source: Existing GPP Policy 3.2.2.6]

LU-13.2 **Process for Changing the State or Federal Facility Land Use Designation**
When land designated as State or Federal Facility is transferred to a private party or another public entity, the County shall require that the land be re-designated to an appropriate land use designation through the General Plan amendment process. (RDR, MPSP)
[Source: Existing GPP Policy 3.2.2.6]

URBAN RESERVE OVERLAY LAND USE DESIGNATION POLICY DIRECTION

LU-14	To acknowledge the interests of cities and recognize the Ventura Local Agency Formation Commission (LAFCO) adopted Spheres of Influence as areas in which urbanization will likely occur under the authority of each city. *[Source: Existing GPP Goal 3.2.1.7, modified]*

LU-14.1 Areas Appropriate for the Urban Reserve Overlay
The County shall apply the Urban Reserve overlay designation to all unincorporated land within a city's adopted Sphere of Influence. (MPSP) *[Source: Existing GPP Policy 3.2.2.7]*

LU-14.2 Development Applications in Urban Reserve Overlay
The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development to apply to the appropriate city and shall discourage applicants from applying to the County. (RDR) *[Source: Existing GPP Policy 3.2.2.7]*

2.3 Area Plans

Area Plans are an integral part of the County General Plan, providing the basis for future land use development in specifically defined areas. “Area Plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area Plans refine the policies of the General Plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. In general, the purpose of an Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. The following nine adopted Area Plans each includes goals, policies, programs, and land use designations for the smaller, unincorporated communities they cover:

- Coastal Area
- El Rio/Del Norte
- Lake Sherwood/Hidden Valley
- North Ventura Avenue
- Oak Park
- Ojai Valley
- Piru
- Saticoy
- Thousand Oaks

This section addresses the goals and policies that apply to all Area Plans related to land use. The goals and policies that are specific to an area are in the separately contained Area Plan.

LU-15	To provide a clear policy framework that enhances the communities within each Area Plan boundary. *[Source: New Goal]*

LU-15.1 Area Plan Requirements

When the County comprehensively updates an Area Plan, the County shall ensure that the updated Area Plan includes specific policies and programs that address local issues, and a range of land use designations that accommodate the land uses appropriate to the area and commensurate with public infrastructure and services. The County shall organize the updated Area Plans in the following order:

Introduction

- Purpose
- Area Plan Chronology
- Content and Organization

Local Setting

- Overview of Plan Area
- Community History

Area Plan Elements

- Land Use and Community Character
- Circulation, Transportation, and Mobility
- Public Facilities, Services, and Infrastructure
- Conservation and Open Space
- Hazards and Safety
- Water Resources

(MPSP) *[Source: New Policy]*

LU-15.2 General Plan and Area Plan Consistency

Area Plans for specific geographic subareas of the County may be adopted as part of the County General Plan. Area Plans shall be consistent with the General Land Use Diagram (Figures 2-4 and 2-5), although the Area Plans may be more specific. (MPSP)
[Source: Existing GPP Policy 3.1.2.4]

LU-15.3 Complete Communities

The County shall encourage the development of an appropriately-scaled land use mix in each designated Area Plan where these plans include this type of use, and each designated Existing Community that contributes to an adequate economic base to fund capital improvements, including long-term maintenance, and to meet the daily needs of residents, including grocery stores, local-serving restaurants, community facilities, and civic centers. (RDR, MPSP) *[Source: Lake Sherwood/Hidden Valley Area Plan Goal 1.1.1.4 and Oak Park Area Plan Goal 3.1.1.5, modified]*

LU-15.4 **Commercial and Industrial Land for Employment Uses**
The County shall provide sufficient commercially and industrially designated land to meet the employment needs of the community. (MPSP) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.8.1.1 and Piru Area Plan Goal 3.3.1.1]*

LU-15.5 **Neighborhood Configurations to Promote a Variety of Lifestyles**
The County shall encourage the development of neighborhood configurations that encourage a variety of lifestyles, a central community focus, and distinct identity. (MPSP, RDR) *[Source: Existing Oak Park Area Plan Goal 3.3.1.3]*

LU-15.6 **Neighborhood Configurations to Preserve Natural Features**
The County shall encourage the development of neighborhood configurations that preserve the natural features of the site and minimize the requirements for grading. (RDR) *[Source: Existing Oak Park Area Plan Goal 3.3.1.4 and Thousand Oaks Area Plan Goal 3.3.1.2]*

LU-15.7 **Nonconforming Uses in Residential Areas**
The County shall continue to work with land owners to eliminate nonconforming land uses in residential areas, as appropriate. (SO) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.6.1.4, modified]*

LU-15.8 **Area Plan Impacts on Jobs/Housing Balance**
The County shall require that as Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region. (RDR) *[Source: Existing GPP Policy 3.4.2.8]*

2.4 Character and Design

A key aspect of preserving agricultural, rural, and open space lands is actively investing in enhancing existing communities and urban areas. These are areas with adequate public services and infrastructure to support housing and employment centers. This section focuses on promoting attractive communities with a distinct sense of place.

LU-16 To enhance the character and design of unincorporated communities in the county in order to cultivate self-contained communities designed to meet the daily needs of Ventura County residents. *[Source: New Goal]*

LU-16.1 **Community Character and Quality of Life**
The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR) *[Source: New Policy]*

LU-16.2 **Urban Design Standards for Commercial and Industrial Development**
The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion. (RDR) *[Source: Existing GPP Goal 3.4.1.5 and Policy 3.4.2.3, modified]*

LU-16.3 Mixed-Use Development
The County shall support compatible, mixed-land use development in areas designated as Area Plans and Existing Communities, where these plans include this type of use. (MPSP, RDR) *[Source: New Policy]*

LU-16.4 Live/Work Spaces
In Area Plans and Existing Communities, the County shall encourage the development of flexible live-work spaces for residents who desire office, commercial, or studio space adjacent to their living space, where these plans include this type of use. (RDR) *[Source: New Policy]*

LU-16.5 Multimodal Access to Commercial Development
HC CAP
The County shall encourage discretionary commercial development to promote ease of pedestrian/bicycle access to encourage walk-in business, while providing sufficient off-street parking. (RDR) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.7.2.2, El Rio/Del Norte Area Plan Goal 3.7.1.4, Piru Area Plan Policy 3.2.2.6, and Oak Park Area Plan Policy 3.4.2.2]*

LU-16.6 Strip Commercial Development Concerns
The County shall discourage the development of new or expansion of existing strip commercial development. (RDR) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.7.1.5 and Ojai Valley Area Plan Goal 3.6.1.3]*

LU-16.7 Parking Location
The County shall encourage discretionary development to locate central gateways and building entrances in areas that are visible from the street to contribute to an active commercial center and locate parking in areas that are less visible from the street. (RDR) *[Source: New Policy]*

LU-16.8 Residential Design that Complements the Natural Environment
The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR) *[Source: Existing Lake Sherwood/Hidden Valley Area Plan Policy 1.1.2.5, Oak Park Area Plan Policy 3.3.2.3, modified]*

LU-16.9 Building Orientation and Landscaping
CAP
The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR) *[Source: Existing GPP Policy 1.9.2.5, modified]*

LU-16.10 Visual Access for Rural Development
The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR) *[Source: New Policy]*

2.5 Environmental Justice

Pursuant to Senate Bill (SB) 1000 (2016), general plans adopted after January 1, 2018, must include an environmental justice element or include goals, policies, and objectives in other element(s) of the general plan addressing health risks within "designated disadvantaged communities." Designated disadvantaged communities are identified by the California Environmental Protection Agency pursuant to section 39711 of the Health and Safety Code or are low-income areas that are disproportionately affected by pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Household incomes for "low-income areas" are at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to section 50093 of the Health and Safety Code.

SB 244 (2011) requires cities, counties, and local agency formation commissions (LAFCO) to identify disadvantaged unincorporated communities and provide an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or deficiencies. SB 244 defines a "disadvantaged unincorporated community" as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

For the Ventura County 2040 General Plan, environmental justice is addressed as a cross-cutting topic, with goals and policies incorporated throughout the General Plan as it relates to each element.

Ventura County has established a Guiding Principle on environmental justice issues. As stated in Chapter 1, Ventura County is "Commit[ted] to the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies, protect disadvantaged communities from a disproportionate burden posed by toxic exposure and risk, and continue to promote civil engagement in the public decision-making process."

There are two major components of environmental justice. One is meaningful involvement in the decision-making process, and the second is the actual planning, siting, development, and operations of public facilities and infrastructure.

LU-17	Within designated disadvantaged communities, plan for and provide public facilities, services, and infrastructure that provide fair treatment and quality of life to all people regardless of race, color, national origin, or income. *[Source: New Goal]*

LU-17.1 **Providing Equitable Public Services**

EJ HC

Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to the equitable provision of public services and infrastructure such as parks, recreational facilities, community gardens, public safety facilities, and other beneficial uses that improve the overall quality of life. (MPSP, FB, PSR, SO, JP) *[Source: New Policy]*

LU-17.2 **Siting of Uses**

EJ HC

Within designated disadvantaged communities, the County shall consider environmental justice issues as they relate to potential health impacts associated with land use decisions to reduce the adverse health effects of hazardous materials, industrial activities, and other uses that may negatively impact health or quality of life for affected county residents. (RDR, MPSP, PSR) *[Source: New Policy]*

LU-17.3 Environmental Protection

EJ HC

The County shall apply environmental protection measures equally among geographic and socioeconomic sectors within designated disadvantaged communities of the county. (RDR, MPSP, PSR) *[Source: New Policy]*

LU-17.4 New Incompatible Land Uses

EJ HC

Within designated disadvantaged communities, the County shall prohibit the introduction of new incompatible land uses and environmental hazards into existing residential areas. (RDR, MPSP, PSR) *[Source: New Policy]*

LU-17.5 Placement of New Residential Uses

EJ HC

Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included. (RDR, MPSP, PSR) *[Source: New Policy]*

LU-17.6 Negative Impacts from Potential Hazards

EJ HC

Within designated disadvantaged communities, the County shall work to reduce or prevent negative impacts associated with environmental hazards, including industrial and roadway-generated pollution, to people who are living and working in close proximity to these uses. (RDR, MPSP) *[Source: New Policy]*

LU-17.7 Brownfield Remediation

EJ HC

Within designated disadvantaged communities, the County shall promote the remediation and reuse of contaminated brownfield sites to spur economic development, expand natural open spaces and parks, community gardens, and other similar health-promoting community revitalization activities. (MPSP) *[Source: New Policy]*

LU-17.8 Limit Concentrations of Unhealthy Food Providers

EJ HC

Within designated disadvantaged communities, the County shall encourage farmer's markets and healthier food options within neighborhoods or near child-oriented uses (e.g., schools, family day care, parks). (RDR) *[Source: New Policy]*

2.6 Civic Engagement

The state enacted Senate Bill (SB) 1000 (2016) in response to increasing concerns about vulnerable communities in California experiencing environmental injustice. A key requirement of SB 1000 is that the County must identify objectives and policies to promote increased access to the public decision-making process. While technical analysis can provide insight into the needs of an area, these practices can fall short without full participation by the individuals and groups that will be most affected by a decision. By enacting SB 1000, the state expressed the expectation for the County to ensure that these individuals and groups have a seat at the table to engage in meaningful dialogue and collaboration.

LU-18	To promote meaningful dialogue and collaboration between members of designated disadvantaged communities and decision-makers to advance social and economic equity. *[Source: New Goal]*

LU-18.1 EJ **Communication Channels**
Within designated disadvantaged communities, the County shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers, including County staff and elected and appointed representatives. (SO) *[Source: New Policy]*

LU-18.2 EJ **Input on Proposed Planning Activities**
Within designated disadvantaged communities, the County shall facilitate opportunities for community members and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (SO) *[Source: New Policy]*

LU-18.3 EJ **Times and Locations of Public Engagement Opportunities**
Within designated disadvantaged communities, the County shall aim to hold meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. (SO) *[Source: New Policy]*

LU-18.4 EJ **Variety of Public Communication Methods**
Within designated disadvantaged communities, the County shall continue to share public information across a variety of media, technological, and traditional platforms, and languages based on the demographics of the community. (PI) *[Source: New Policy]*

LU-18.5 EJ CAP **Participation in Climate Change Planning**
The County shall encourage stakeholders in designated disadvantaged communities who are vulnerable to sea level rise or other climate change impacts to have the opportunity to learn about and participate in the decision-making process for adaptation planning within Ventura County. (PI) *[Source: New Policy]*

2.7 Development Review and Inter-Agency Coordination

There are many local, regional, state, and federal agencies that have land use planning, permitting, or development review authority in Ventura County. It is critical that there is clear direction on which agency is responsible at each step of the process and that there is coordination among agencies to ensure regulatory compliance, increase efficiency for development projects, and eliminate redundancies among agencies.

Additional policies on Inter-Agency Coordination are in Section 2.8, Military Compatibility.

LU-19

To enhance inter-agency coordination to achieve mutually-beneficial land use conservation and development. *[Source: New Goal]*

LU-19.1 County and City Cooperation

The County shall work cooperatively with all cities in the county to enhance consistency among planning processes and to ensure that each jurisdiction's general plan is compatible with the Ventura County General Plan. (IGC, MPSP) *[Source: New Policy]*

LU-19.2 Policy Consultation within Spheres of Influence

For General Plan amendments and other policy changes that may impact growth or the provision of public services within city Spheres of Influence, the County shall engage in meaningful consultation with cities early on in the process. (IGC, MPSP)
[Source: New Policy]

LU-19.3 Development Incentives and Streamlined Review

The County shall support expanded incentives and CEQA streamlining opportunities for projects that are consistent with the following:

- this General Plan,
- Save Open Space and Agricultural Resources (SOAR) Initiative,
- Guidelines for Orderly Development, and
- the adopted Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS).

(RDR, MPSP, IGC) *[Source: New Policy]*

LU-19.4 Consultation with State and Federal Agencies

The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities. (IGC) *[Source: New Policy]*

LU-20	To encourage the protection and use of state- and federally-owned beaches, hillsides, woodlands, grasslands, rivers, streams, wetlands, estuaries, and cultural resources for the education and enjoyment of Ventura County residents and visitors. *[Source: New Goal]*

LU-20.1 Recreational Access and Use
The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service. (IGC) *[Source: New Policy]*

LU-20.2 Coastal Access from Federal and State Lands
The County shall encourage federal and state agencies to consider existing uses in the area (residential, visitor-serving, and public) at beach and coastal sites so that access is optimized, potential conflicts are minimized, and existing qualities maintained. (IGC) *[Source: New Policy]*

LU-20.3 Day-Use Opportunities
The County shall encourage federal and state agencies to provide improved day-use recreational facilities in the county. (IGC) *[Source: New Policy]*

2.8 Military Compatibility

Ventura County is home to several significant military installations and operations areas. These facilities are not only critical to the nation's defense, but also provide significant economic benefits and land use challenges.

Naval Base Ventura County (NBVC) consists of three operating facilities – Point Mugu, Port Hueneme, and San Nicolas Island – that encompass a diverse set of specialties, including three warfare centers (Naval Air Warfare Center – Weapons Division, Naval Surface Water Center – Port Hueneme Division, and Naval Facilities Engineering and Expeditionary Warfare Center). NBVC is also home to deployable units, including the Pacific Seabees and the West Coast E-2 C Hawkeyes. Adjacent to Naval Base Ventura County, Point Mugu is the 204-acre Channel Islands Air National Guard Base. Additionally, the Instrument Route-200 (IR-200) missile corridor passes through Ventura County connecting the Point Mugu Sea Range and the Naval Air Weapons Station (NWS) China Lake.

Compatibility between military installations, adjacent land uses, and local communities is essential to protect military missions, the health of local economies and industries, and the quality of life for county residents. In order to achieve compatibility, the military and local governments must be collaborative and cooperative in their planning efforts. The policies in this section are intended to support that collaboration.

Further information on Military Compatibility can be found in Chapter 7, Hazards and Safety Element and in these documents:

- *Air Installations Compatible Use Zones (AICUZ) report for Naval Base Ventura County, Point Mugu*
- *Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)*

LU-21	To ensure that County plans and policies are consistent with state laws concerning military compatibility and the recommendations contained in the Naval Base Ventura County Joint Land Use Study as they relate to land use and communications. *[Source: New Goal, NBVC JLUS Strategy LU-9A, modified]*

LU-21.1 Joint Land Use Study (JLUS) Coordination Committee
The County shall participate in the Naval Base Ventura County (NBVC), Joint Land Use Study (JLUS) Coordination Committee responsible for the efficient and effective coordination among JLUS partners and implementation of Joint Land Use Study (JLUS) recommendations to enhance long-term coordination on military compatibility issues. (IGC) *[Source: New Policy, NBVC JLUS Strategy COM-1A, modified]*

LU-21.2 Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS)
The County shall utilize the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) and the strategies contained therein that list Ventura County as a "Responsible" entity to guide land use and resource management decisions and plan updates. (MPSP)
[Source: New Policy, NBVC JLUS]

LU-21.3 Military Compatibility Areas
The County shall utilize the Military Compatibility Areas (MCA), as defined in the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS), to guide land use and resource management decisions and plan updates. (MPSP) *[Source: New Policy, NBVC JLUS Strategy COM-1A, modified]*

LU-21.4 Enhance Communications
The County shall work to enhance communication and coordination with Naval Base Ventura County (NBVC) and other jurisdictions in the county to enhance public knowledge and access to information regarding military operations and compatibility challenges. (IGC, PI)
[Source: New Policy, NBVC JLUS]

LU-21.5 Infrastructure Expansion Coordination
The County shall notify and coordinate with Naval Base Ventura County (NBVC) Public Works Department on County-initiated major infrastructure expansion plans (e.g., mainline/trunk facilities) within the Military Compatibility Area (MCA) that may impact NBVC infrastructure or services. (SO, IGC) *[Source: New Policy, NBVC JLUS Strategy IE-1A]*

LU-21.6 Stormwater Infrastructure Improvement Coordination
The County shall notify and coordinate with the Naval Base Ventura County (NBVC) Public Works Department on County-initiated major stormwater infrastructure (mainline/trunk facilities) improvement or expansion plans in the Calleguas Creek Watershed. (SO, IGC)
[Source: New Policy, NBVC JLUS Strategy IE-2A]

LU-21.7 Capital Improvement Coordination
The County shall coordinate with the Naval Base Ventura County (NBVC) and cities of Oxnard and Port Hueneme when updating its Capital Improvement Program for projects related to improvement projects on Victoria Avenue. (MPSP, IGC) *[Source: New Policy, NBVC JLUS Strategy LU-5B]*

2.9 General Plan Maintenance

The General Plan is a living document that must reflect the County's needs and desires, which evolve over time. The effectiveness of the General Plan ultimately depends on how the County implements and maintains the General Plan over its lifetime. State law requires that most actions of local government affecting the physical environment be consistent with the general plan and sets out guidelines for general plan monitoring, updating, and amendment. This section ensures that the County maintains a high level of attention to the General Plan by providing for regular review and updating to ensure that County regulations and ordinances are consistent with the General Plan.

LU-22	To provide a clear framework for the ongoing administration, maintenance, and implementation of the Ventura County 2040 General Plan. *[Source: New Goal]*

LU-22.1 Five-Year General Plan Review

The County shall conduct a thorough review of the General Plan every five years from the date of final approval, and revise and update as necessary. This review can include the following:

- Modify, add, or delete goals, policies, or programs to reflect notable changes in the county over the previous period;
- Remove or modify programs that have been completed or require additional time;
- Modify or add new goals, policies, or programs to reflect changing needs within the county;
- Modify to reflect applicable changes in state law; and
- Modify as needed to comply with state housing law.

(PSR) *[Source: New Policy]*

LU-22.2 Implementation Program Monitoring

CAP

The County shall maintain and annually review the General Plan Implementation Programs before the preparation of the County's Annual Budget. As part of this process, the County shall update the prioritization of programs based on applicability, relevance, timing of initiation, and availability of funding. (PSR, SO) *[Source: New Policy]*

2.10 Implementation Programs

	Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A	**Guidelines for Orderly Development Implementation** The County shall continue to implement the Guidelines for Orderly Development by working with cities to promote orderly and compact, increased options for affordable housing, lower vehicle miles traveled, and limit sprawl. *[Source: New Program]* CAP	LU-1.1	RMA CEO					■
B	**General Plan Consistency** The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan, including the Zoning Ordinances and Building Code. *[Source: New Program]*	LU-1.6 LU-4.2 LU-5.3 LU-15.2	RMA All County agencies, as necessary	■				
C	**Expansion of Allowed Housing Types** The County shall research existing regulatory impediments to the creation of new housing types that have the potential to fulfill unmet housing needs (e.g., tiny homes, co-housing developments) and if necessary, shall amend applicable ordinances to allow for their development. *[Source: New Program]*	LU-10.4	RMA	■				
D	**Technical Assistance Grants** To the extent that federal and state grants are available, the County shall continue to administer loan and technical assistance programs to small businesses and micro-enterprise to develop new and strengthen existing economic opportunities in the county, with a focus on job creation and retention. *[Source: Existing GPP Program 3.4.3.4]*	LU-11.1 LU-15.4	CEO n/a					■

	Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E	**Urban Reserve Overlay Maintenance** The County shall process a General Plan amendment, as necessary, to reflect changes in adopted Spheres of Influence. *[Source: New Program]*	LU-14.1	RMA n/a					■
F	**Comprehensive Area Plan Updates** The County shall review and periodically prepare a comprehensive update to each of the Area Plans to ensure that they reflect community needs and expectations.	LU-15.1	RMA All County agencies, as necessary					
	Coastal Area				■			■
	El Rio/Del Norte			■				■
	Lake Sherwood/Hidden Valley				■			■
	North Ventura Avenue			■				■
	Oak Park					■		
	Ojai Valley			■				■
	Piru					■		■
	Saticoy					■		■
	Thousand Oaks				■			■
	[Source: New Program]							
G	**Update Coastal Area Plan** The County shall move General Plan policies specific to the Coastal Zone to the Coastal Area Plan as part of the next Coastal Area Plan update. *[Source: New Program]*	LU-15.1	RMA n/a		■			

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H **Develop Memorandum of Understanding** The County should collaborate through the Naval Base Ventura County (NBVC) and Joint Land Use Study (JLUS) Coordination Committee to facilitate the development of a formal Memorandum of Understanding (MOU) that delineates the roles and responsibilities for each partner agency in the JLUS Study Area, including the County, NBVC, and incorporated cities. This document should contain information such as: ▪ Point of contact and contact information for each agency, ▪ Role in addressing compatibility issues with the base, ▪ Responsibility in addressing compatibility issues, ▪ Community and military response times, and ▪ Triggers for coordination and communication, e.g., infrastructure planning, water resources planning, economic development. *[Source: New Program, NBVC JLUS Strategy COM-1B]*	LU-21.1 LU-21.2 LU-21.3 LU-21.4 LU-21.5 LU-21.6 LU-21.7	CEO n/a	■				

	Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I	**Develop a JLUS Resource Management Reference Guide** The County shall cooperate with Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) partners in the development of a reference guide providing information about the various agencies in the JLUS Study Area with their respective responsibilities. It shall be tailored to existing JLUS issues and contain: ▪ Map(s) identifying the important resources in the area, and ▪ County and JLUS partner contact information for the agency representative that will help in cases of community-military compatibility. *[Source: New Program, NBVC JLUS Strategy COM-1D]*	LU-21.1 LU-21.2 LU-21.3 LU-21.4	RMA CEO		■			
J	**Update Plans and Amend Regulations with AICUZ Recommended Land Uses** The County should amend the Zoning Ordinance and/or Initial Study Assessment Guidelines, if necessary to incorporate the Air Installations Compatible Use Zones (AICUZ) recommended land use limitations and standards in the safety and noise zones. (MPSP) *[Source: New Policy, NBVC JLUS Strategy LU-8A]*	LU-21.2 LU-21.3	RMA n/a	■				

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K **Amend Zoning Ordinance** The County should amend the Zoning Ordinances, if necessary, to comply with the Federal Aviation Administration (FAA) vertical obstruction guidelines, more specifically with the Navy's Airfield Imaginary Surfaces of the airfields located in the area. These surfaces are more restrictive and provide for greater safety of the public, pilots, and aircraft. The Navy's Airfield Imaginary Surfaces include slopes and heights that are allowable from various distances from the airfield. *[Source: New Program, NBVC JLUS Strategy LU-3B, LSA-5A, LG-1D, and VO-2A]*	LU-21.2 LU-21.3	RMA n/a	■				■
L **Military Compatibility Areas (MCA)** The County shall update the Non-Coastal Zoning Ordinance and the Coastal Zoning Ordinance, if necessary, to delineate and establish the Military Compatibility Areas and Subzones illustrated on Figures 5 through 7 of the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS). *[Source: New Policy, NBVC JLUS Strategy LU-8B, LU-10A, COM-2A, SA-1A, SA-2A, modified]*	LU-21.3	RMA n/a	■				■
M **Acquisition of Land Near Airfield** The County shall support the acquisition of conservation easements that protect operations at Naval Base Ventura County, Point Mugu, while maintaining agricultural production capabilities. *[Source: New Policy, NBVC JLUS Strategy SA-1B]*	LU-21.3	CEO n/a					■
N **Five-year General Plan Review** The County shall conduct a thorough review of the General Plan, (including the Background Report) every five years from the date of final approval. *[Source: New Program]*	LU-22.1	RMA Other County Agencies	■	■	■		■

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
O **Annual General Plan Implementation Review** The County shall review the General Plan annually, focusing on the status and progress of program implementation. The County shall prepare a report to the Board of Supervisors summarizing the status of implementation programs and any recommendations for General Plan amendments. *[Source: New Program]* CAP	LU-22.2	RMA / All County agencies, as necessary				■	