Acknowledgements

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- Linda Parks ...................................................... District 2
- Kelly Long ...................................................... District 3
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- Patty Waters .......................................... APAC Member, District 4
- Bobby Jones ............................................ APAC Member, District 5
**Public Review Draft Alternatives Report**

County of Ventura

---

**Municipal Advisory Councils (MAC)**
- Ojai Valley Municipal Advisory Council .................................................. District 1
- Somis Municipal Advisory Council ............................................................... District 2
- Oak Park Municipal Advisory Council .......................................................... District 2
- Santa Rosa Valley Municipal Advisory Council .............................................. District 2
- Casa Conejo Municipal Advisory Council ..................................................... District 2
- Piru Neighborhood Council ........................................................................... District 3
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  - Fred Van Wingerden ........................................ Pyramid Flowers
  - Richard Atmore ........................................... R.A. Atmore & Sons, Inc.
  - Jan Berk ................................................... San Miguel Produce
  - Karen Schmidt ........................................... SOAR Ventura County
  - Rob Roy .................................................... Ventura County Agricultural Commission

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  - Alyssa Mann Newton .................................. The Nature Conservancy
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  - Bruce Stenslie ................................................
    - Economic Development Collaborative of Ventura County
  - Dona Toteva Lacayo ....................................... Port of Hueneme
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  - Ellen Brokow .............................................. House Farmworkers!
  - Mark Pettit .............................................. Lauterbach & Associates Architects
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  - Alex Russell ................................................ Many Mansions
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  - Linda Braunschweiger ................................ Ventura County Housing Trust Fund
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- **Public Review Draft**
- **November 6, 2018**
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- Paul Jenkin .............. Surfrider Foundation
- E.J. Remson .............. The Nature Conservancy
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- Roxanne Hughes .......... City of Fillmore
- Sean Corrigan .......... City of Moorpark
- Greg Grant ............... City of Ojai
- Badou Mouderes .......... City of Oxnard
- Jason Lott ............... City of Port Hueneme
- John Ilasin, P.E. ........ City of Santa Paula
- Ron Fuchiwaki .......... City of Simi Valley
- Kathy Lowry .......... City of Thousand Oaks
- Henry Montalvo .......... Conejo Valley Cyclists
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- Steve Wickstrum .......... Casitas Municipal Water District
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- John Krist .......... Farm Bureau of Ventura County
- E.J. Remson .......... The Nature Conservancy
- Dan Detmer .......... United Water Conservation District
- Kim Loeb .......... Ventura County Watershed Protection District
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- Lara Meeker .......... Ventura County Watershed Protection District
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Public Input
Ventura County would like to thank the members of the public who gave their time and energies in assisting in the development of the General Plan by participating in the community workshops and corresponding with members of the Board of Supervisors and Planning Commission.
Please see the next page.
During the initial conception of this report, the purpose of Chapter 7 was to provide a set of evaluative criteria that the County would use to compare and contrast broad land use alternatives for the General Plan Update. As the alternatives process moved forward, it has been determined that the County’s existing General Plan has adequate land uses designated to meet the growth projected to occur in the unincorporated portions of the county through the year 2040. Therefore, a set of broad land use alternatives are not necessary to meet the County’s future land use needs. A possible exception to this is the provision of adequate housing sites to meet the needs of very low- and low-income households.

Ventura County adopted its current Housing Element in 2014, which was certified by the California Department of Housing and Community Development (HCD). The 2014 Housing Element provided a comprehensive assessment of current and projected housing needs for all economic segments. Based on the information developed, the Housing Element included goals, policies, implementation programs, and identification of housing sites adequate to meet the needs of the County and the State.

As described in Chapter 3, the next cycle of housing element updates for cities and counties within the Southern California Association of Governments (SCAG) are to cover the planning period from 2021 to 2029. Part of this process is the development of the Regional Housing Needs Allocation (RHNA). The RHNA process requires that the County identify land available to accommodate the development for all household income categories (e.g. extremely low, very low, low, moderate, and above moderate-income). The RHNA numbers for the 2021-2029 Housing Element update will be released by SCAG in October 2019. However, Chapter 8, proposes the analysis of a RHNA land use alternative in advance of the release of these numbers. In addition to the statutory criteria required by the California Department of Housing.
and Community Development to identify appropriate RHNA sites, the land use alternative will also use the criteria described in this chapter.

### 7.1 General Evaluation Criteria

At the joint meeting of the Board of Supervisors and Planning Commission on April 17, 2018, direction was provided to use the approved Guiding Principles as the evaluative criteria for land use alternatives. The following are the Guiding Principles:

**Land Use and Community Character**
Direct urban growth away from agricultural, rural, and open space lands, in favor of locating it in cities and unincorporated communities where public facilities, services, and infrastructure are available or can be provided.

**Economic Vitality**
Foster economic and job growth that is responsive to the evolving needs and opportunities of the County’s economy and preserves land use compatibility with Naval Base Ventura County and the Port of Hueneme, while enhancing our quality of life and promoting environmental sustainability.

**Agriculture**
Promote the economic and environmental sustainability of the Ventura County’s agricultural economy by conserving soils/land while supporting a diverse and globally-competitive agricultural industry that depends on the availability of water, land, and farmworker housing.

**Circulation/Transportation/Mobility**
Support the development of a balanced, efficient, and coordinated multi-modal transportation network that meets the mobility and accessibility needs of all residents, businesses, and visitors.

**Housing**
Support the development of affordable and equitable housing opportunities by preserving the existing housing supply and supporting diverse new housing types, consistent with the Guidelines for Orderly Development.

**Conservation and Open Space**
Conserve and manage the County’s open spaces and natural resources, including soils, water, air quality, minerals, biological resources, scenic resources, as well as historic and cultural resources.

**Water Resources**
Develop and manage water resources in a manner that addresses current demand without compromising the ability to meet future demand, while balancing the needs of urban and agricultural uses, and healthy ecosystems.

**Public Facilities, Infrastructure and Services**
Invest in facilities, infrastructure, and services, including renewable energy, to promote efficiency and economic vitality, ensure public safety, and improve our quality of life.

**Hazards and Safety**
Minimize health and safety impacts to residents, businesses, and visitors from human-caused hazards such as hazardous materials, noise, air and water pollution, as well as natural hazards such as flooding, wildland fires, and geologic events.
7. Alternatives Evaluation Criteria

**Climate Change and Resilience**
Reduce greenhouse gas emissions to achieve all adopted targets, proactively anticipate and mitigate the impacts of climate change, promote employment opportunities in alternative energy and reducing greenhouse gases, and increase resilience to the effects of climate change.

**Healthy Communities**
Promote economic, social, and physical health and wellness by investing in infrastructure that promotes physical activity, access to healthy foods, supporting the arts and integrating Health in All Policies into the built environment.

**Environmental Justice**
Commit 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.
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At a joint work session on July 31, 2018, the Board of Supervisors and Planning Commission were presented with and discussed Chapters 1-6 of the Alternatives Report. A key concern that came out of this meeting (and based on the findings presented in Chapter 3 of the Alternatives Report) is the adequacy of the existing General Plan relative to the land use designations “Existing Community” and “Urban.” Pursuant to State General Plan Guidelines, these designations do not provide adequate definition relative to the types of land uses allowed and the density and intensity allowed. The 2017 General Plan Guidelines state the following on page 45:

*The land use element should contain a sufficient number of land use categories to conveniently classify the various uses identified by the plan. Land use categories should be descriptive enough to distinguish between allowable levels of intensity and allowable uses. The element should include categories reflecting existing land uses as well as projected development. Additionally, the land use element must include “a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan” (Camp v. County of Mendocino Board of Supervisors (1981) 123 Cal.App.3d 334). There need not be an equal number of land use designations and zoning classifications. In many cases, there may be more than one zone that would be consistent with each land use designation.*

Based on the information presented in the July 2018 Public Review Draft Alternatives Report Chapter 3 (which covers the Existing General Plan, Area Plans, and Zoning land use designations and discusses alternatives for land use designations), Chapter 4 (which covers constraints), and direction from the Board of Supervisors meeting on July 31, 2018, this chapter presents an alternative that accomplishes the following:
The new designations would be used for areas designated as Urban and Existing Community in the existing General Plan;

- The new designations are not proposed for any land that is currently designated in the General Plan as Rural, Agricultural, or Open Space; and

- The General Plan Update would contain a policy that establishes updated geographic designations for Urban and Existing Communities to maintain consistency with the Guidelines for Orderly Development and other County policies.

The proposed set of 2040 General Plan designations is an alternative to maintaining the current set of designations.

The County staff and consultants are recommending the proposed 2040 General Plan designations, which are presented in this chapter. This option ensures compliance with State law and provides better clarity regarding allowed uses and density and intensity standards.

8.1 Proposed 2040 General Plan Land Use Designations

The proposed 2040 General Plan Land Use Designations are presented as an alternative to maintaining the current set of designations. The proposed set of land use designations clearly distinguish between land uses allowed within each designation, and indicate maximum density and intensity standards. Thirteen new land use designations that do not exist in the current General Plan and which provide more detailed information on the types of allowed land uses (e.g., commercial, industrial, residential) within the Existing Community and Urban land use designations proposed. No changes to land use designations in the Coastal Zone are proposed at this time.

The methodology used to develop the alternative land use designations with corresponding maps show the conversion from the General Plan’s existing land use designations to the proposed new designations.

One overarching goal of this process was to maintain consistency between the existing and proposed General Plan land use designations by basing the proposed new land use designations on existing zoning designations. The methodology noted above included the following steps:

1. Parcels designated as Urban or Existing Community in the existing General Plan were identified;

2. The current (2018) zoning designations for these parcels were identified; and

3. The proposed new General Plan land use designations were applied (as shown Table 8-1) based on each parcel’s existing zoning designation.
8. Land Use Alternatives

Table 8-1 presents the existing General Plan land use designations as well as the proposed new 2040 General Plan land use designations for Existing Community and Urban. This table includes the maximum intensity/density and minimum lot size standards for the land use designations. Where the existing General Plan land use designations provides a compatible minimum lot size (e.g. Agriculture (40-acre minimum), Open Space (10-acre minimum), and Rural (2-acre minimum), the proposed new land use designations apply the same minimum lot size. Table 8-1 also includes new acronyms for both existing and proposed new land use designations.

Table 8-1 Existing General Plan Land Use Designations and Proposed New General Plan Land Use Designations

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Land Use Designation</th>
<th>Max. Density/Intensity</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing General Land Use Designations to Remain</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RUR</td>
<td>Rural</td>
<td>1 du/2 ac (1 dwelling unit per each 2 acres)</td>
<td>2 acres</td>
</tr>
<tr>
<td>AG</td>
<td>Agricultural</td>
<td>1 du/40 ac</td>
<td>40 acres</td>
</tr>
<tr>
<td>OS</td>
<td>Open Space</td>
<td>1 du per parcel</td>
<td>10 acres, or 20 acres if contiguous w/Agricultural</td>
</tr>
<tr>
<td>P</td>
<td>State or Federal Facility</td>
<td>N/A</td>
<td>None</td>
</tr>
<tr>
<td>UR</td>
<td>Urban Reserve Overlay</td>
<td>N/A</td>
<td>None</td>
</tr>
<tr>
<td><strong>Proposed New Land Use New Designations (to be applied to areas with current Existing Community or Urban land use designations)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ECU-R</td>
<td>ECU-Rural</td>
<td>1 du/2 ac</td>
<td>2 acres</td>
</tr>
<tr>
<td>ECU-A</td>
<td>ECU-Agricultural</td>
<td>1 du/40 ac</td>
<td>40 acres</td>
</tr>
<tr>
<td>ECU-OS</td>
<td>ECU-Open Space</td>
<td>1 du per parcel</td>
<td>10 acres, or 20 acres if contiguous w/Agricultural</td>
</tr>
</tbody>
</table>

### Agricultural, Open Space, and Rural Designations

To remain consistent with the voter approved Save Open Space and Agricultural Resources (SOAR) initiative, the County will not change the land use designations for parcels that are designated as Agricultural, Open Space, or Rural outside of Existing Community and Urban areas. Also, parcels that are designated as a State or Federal Facility will not be changed because the County has no authority or effective land use jurisdiction. Similarly, the County is not proposing change to the Urban Reserve Overlay because this overlay designation applies to all unincorporated areas within city spheres of influence (SOIs), which is the probable future growth area of the respective city.

Contiguous w/Agricultural

- VLDR: Very Low Density Residential
  - 3 du/ac
  - 10,000 SF
- LDR: Low-Density Residential
  - 5 du/ac
  - 6,000 SF
- MDR: Medium-Density Residential
  - 13 du/ac
  - 3,000 SF
- RHD: Residential High-Density
  - 20 du/ac
  - No Minimum
- RPD: Residential Planned Development
  - 30 du/ac
  - No Minimum
- MU: Mixed Use
  - 20 du/ac; 60% coverage
  - No Minimum
- C: Commercial
  - 60% coverage
  - No Minimum
- CPD: Commercial Planned Development
  - 60% coverage
  - No Minimum
- I: Industrial
  - 50% coverage
  - 10,000 SF
- PR: Parks & Recreation
  - N/A
  - N/A
Existing Community and Urban Designations

At the July 31, 2018 joint Board of Supervisor/Planning Commission Work Session, GPU staff and consultants were directed to complete modifications for the Existing Community and Urban land use designations. These modifications are designed to provide increased guidance for land use planning for the public and decision-makers. Proposed modified land use designations for Existing Community and Urban in Area Plans and outside of Area Plans are presented in this chapter.

The current General Plan Existing Community and Urban land use designations apply to areas that allow residential, commercial, or industrial uses. However, neither designation identifies distinct land uses (i.e., residential, commercial, and industrial) for the various parcels subject to these designations. Rather, the underlying zoning designations identify allowed residential, commercial or industrial land uses.

The goal of the refined set of land use designations within the Existing Community and Urban land use designations is to more effectively establish and communicate development standards by distinguishing between distinct land uses (i.e., residential, commercial, and industrial). The development of these land use designations would provide more specific direction on the type of land uses that may be appropriate for these areas. Additionally, these designations clearly distinguish between land uses allowed and define density and intensity standards, as shown in Table 8-1 (above).

General Plan Land Use Designations and Zoning Ordinance Compatibility

Table 8-2 presents the compatibility between the existing General Plan land use designations, proposed new land use designations within Existing Community and Urban, and existing zoning designations. This Table includes the six General Plan Land Use Designations within the Goals, Policies and Programs as well as all 21 base zones identified in the Non-Coastal Zoning Ordinance. Within the Existing Community and Urban land use designations, a total of 77 zoning designations with various minimum lot sizes currently apply to parcels throughout the unincorporated County. The proposed 13 new land use designations will be applied to these 77 zoning designations, resulting in a more simplified and clear process for identifying allowed land uses, maximum intensity or density, and minimum lot size. For example, under the existing General Plan the Existing Community Land Use Designation is compatible with the RA, RE, RO, R1, R2, RPD, CO, C1, CPD, M1, M2 and M3 zoning designations. Whereas under the proposed land use designation of Low-Density Residential (LDR) compatible zoning designations would be limited to R1 and R2 designations.
Table 8-2 Compatibility Matrix - Existing General Plan Land Use Designations, Proposed New Land Use Designations (Existing Community and Urban) and Non-Coastal Zoning Ordinance Zone Designations

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Non-Coastal Zoning Ordinance Zone Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPEN SPACE (10 ac min.)</td>
<td>OS</td>
</tr>
<tr>
<td>AGRICULTURE (40 ac min.)</td>
<td>A</td>
</tr>
<tr>
<td>RURAL (2 ac min.)</td>
<td>RUR RUR RUR</td>
</tr>
<tr>
<td>EXISTING COMMUNITY</td>
<td>*ECU-OS *ECU-A *VLDR and ECU-R *VLDR *LDR and VLDRECU-R *LDR *RPD *HDR *C *CPD *I *MDR and MU</td>
</tr>
<tr>
<td>URBAN</td>
<td>*VLDR and ECU-R *VLDR *LDR and VLDRECU-R *LDR *RPD *HDR *ECU-A *C *CPD *I</td>
</tr>
<tr>
<td>STATE/FEDERAL FACILITY</td>
<td>P</td>
</tr>
<tr>
<td>LEGEND</td>
<td>Compatible with Existing General Plan</td>
</tr>
<tr>
<td></td>
<td>Not Compatible with Existing General Plan</td>
</tr>
<tr>
<td></td>
<td>* Proposed New General Plan Land Use Designations (Existing Community and Urban Areas)</td>
</tr>
</tbody>
</table>
This chapter also presents the proposed new land use designations within the Existing Community and Urban land use designations aligned with their compatible zone designations (Appendix 1).

Where the existing General Plan land use designations provides a compatible minimum lot size (e.g. Agriculture (40 acre minimum), Open Space (10 acre minimum), and Rural (2 acre minimum), the proposed new land use designations apply the same minimum lot size (e.g. Existing Community/Urban Agriculture (ECU-A, 40 acre minimum), Existing Community/Urban Open Space (ECU-OS, 10 acre minimum or 20 acre minimum if contiguous with Agricultural land use designation), and Existing Community/Urban Rural (ECU-R, 2 acre minimum).

Where proposed new land use designations do not have a comparable minimum lot size in the existing General Plan, the smallest minimum lot size for the compatible zone designation has been used. For example, the Very Low Density Residential (10,000 square foot minimum), would apply to 28 zone designations that allow for residential development within the Existing Community and Urban land use designation. The minimum lot size within these zone designations is the Rural Exclusive (RE-10,000 sf minimum). The remaining zone designations proposed for the proposed new land use designation are either equivalent to or higher than this proposed new land use designation minimum lot size (e.g., RO-20,000 sf minimum, RA-1 acre, and RE-40 acre).

In these instances, the zone designation controls the minimum lot size required for the parcel. Any future requests to change an existing zone designation (e.g. RE-40-acre minimum) to align with the minimum lot size of the proposed VLDR (10,000 sf minimum) would require a zoning ordinance amendment. See Appendix 1 for the complete list of proposed new land use designations and their compatible zoning designations.

To illustrate the propose new land use designations, a series of maps have been prepared identifying Existing Community/Urbn designations both inside and outside of Area Plans (Appendix 2). Example maps are also included in this chapter on the following pages as Figures 8-1 and 8-2. These maps show:

- Existing Zoning (bottom left corner)
- Existing 2005 General Plan Land Use Designations (bottom right corner)
- Proposed 2040 General Plan Land Use Designations (upper right corner)

The legend in the upper left corner of the map provides the name of the Existing Community or Area Plan as well as the range of zoning and land use designation options that may apply to the map.

This chapter only proposes changes to land that is currently (2018) designated as Urban or Existing Community. Table 8-3 shows the amount of land that the existing General Plan designates as Existing Community or Urban inside of Existing Community boundaries. Table 8-4 shows the same for land inside of Area Plan boundaries.

There are an additional 25 parcels that are designated as Urban or Existing Community but are not within Existing Communities or Area Plans. The breakdown of current land use designations for these parcels is shown in Table 8-5. The location of these parcels is indicated in the “Area” column, which corresponds with the map title, based on which Area Plan, Existing Community, incorporated city, or other geographical reference point.

This chapter proposes converting land to the aforementioned set of 2040 General Plan land use designations based on its existing zoning district. Table 8-6 shows the compatibility between the proposed 2040 General Plan designations and the existing (2018) zoning.
8. Land Use Alternatives

Figure 8-1 Existing Community Santa Susana
Figure 8-2  Oak Park Area Plan
## 8. Land Use Alternatives

### Table 8-3 Land Designated as Existing Community or Urban in Current General Plan - Inside of Existing Communities

<table>
<thead>
<tr>
<th>Existing Communities</th>
<th>Existing General Plan Land Use Designation</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing Community</td>
<td>Urban</td>
<td>Other 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Acres</td>
<td>%</td>
<td>Acres</td>
<td>%</td>
<td>Acres</td>
</tr>
<tr>
<td>Bell Canyon</td>
<td>1,229.20</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Box Canyon</td>
<td>87.90</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Camarillo Heights</td>
<td>32.61</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>East Santa Paula</td>
<td>5.24</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Home Acres</td>
<td>222.05</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>La Cumbre Road</td>
<td>253.37</td>
<td>100%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Las Posas Estates</td>
<td>1,766.87</td>
<td>97%</td>
<td>0</td>
<td>0%</td>
<td>63.00</td>
</tr>
<tr>
<td>Lewis Road</td>
<td>57.54</td>
<td>100%</td>
<td>0</td>
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**Note:** 1 "Other" includes areas with an existing General Plan Agricultural, Open Space, or Rural land use designation.
Table 8-4 Land Designated as Existing Community or Urban in Current General Plan – Inside of Area Plans

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Note: ¹ “Other” includes areas with an existing General Plan Agricultural, Open Space, or Rural land use designation.

Table 8-5 Parcels Designated as Existing Community or Urban in Current General Plan – Outside of Existing Communities and Area Plans

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## 8. Land Use Alternatives

### Table 8-6  New General Plan Land Use Designations and Zoning Compatibility Matrix

| New General Plan Land Use Designations | AE | C1 | CA | CC | CM | COS | CPD | CPD/CBD | CR | CR 1 | CR 2 | CRE | CRPD | HPD | IND | M1 | M2 | M3 | OS | R/MU | R1 | R2 | RA | RB | RH | RE | RES | RHD | RO | RPD | TC | TP |
|---------------------------------------|----|----|----|----|----|-----|-----|---------|----|------|------|-----|-------|-----|-----|----|----|----|----|------|----|----|----|----|----|----|-----|----|----|----|----|----|----|----|----|----|
| Rural                                 |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| ECU-Rural                             |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Very Low Density Residential          |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Low-Density Residential               |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Medium-Density Residential            |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| High-Density Residential              |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Residential Planned Development       |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Mixed Use                             |    |    |    |    |    |     |     |         |    |      |      |     |        |     |     |    |    |    |    |      |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
### New General Plan Land Use Designations

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8. Land Use Alternatives

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* Parcels and corresponding zone designations have not yet been identified for the new Parks and Recreation land use designation.
8.2 Recommended Alternative: Proposed 2040 General Plan Land Use Designations and Regional Housing Needs Allocation

The Recommended Alternative includes the proposed 2040 General Plan land use designations presented in Section 8.1 as well as the Regional Housing Needs Allocation (RHNA).

As part of the Recommended Alternative, the RHNA will be explored in preparation for the 2021-2029 Housing Element update. To comply with Housing Element law, the County must demonstrate that there is adequate capacity to accommodate the development of dwelling units that are affordable for all household income categories (e.g. extremely low, very low, low, moderate, and above moderate-income) based on the existing zoning and General Plan designations.

During 2017 and 2018 the State passed a number of new affordable housing laws which must be considered when analyzing and identifying RHNA sites for the 2021-2029 Housing Element update. These include but are not limited to the County demonstrating that the projected residential development capacity of RHNA sites can realistically be achieved (Government Code Section 65583.2(c)). According to the State Housing and Community Development (HCD) Building Blocks: A Comprehensive Housing-Element Guide, realistic development capacity is based on several factors:

- Existing structural use: Vacant, underutilized, or appropriate for redevelopment;
- Zoning district: either zoned for residential development or allows residential development, or a site zoned for nonresidential use that can be redeveloped for residential use and will be rezoned to allow for residential development;
- The cumulative impact of standards such as maximum lot coverage, height, open space, and parking;
- Existing development trends;
- General description of environmental features, such as floodplains, protected wetlands, or oak tree preserves, and demonstration that the presence of these features will not preclude the indicated residential development; and
- Adequate public infrastructure capacity, such as water, sewer, and other dry-utilities supply.

In addition, new State law requires no “net loss” of identified RHNA sites for lower and moderate-income dwelling units (e.g. the County may not take any action that would reduce identified affordable housing sites for these income categories (Government Code Section 65863)). Furthermore, the State adopted the Housing Accountability Act which prohibits the County from lowering the density or denying a project (unless there are specific and unmitigable adverse impacts to health and safety) if the project complies with the General Plan and Zoning Ordinance (Government Code Section 65589.5). Finally, recently passed Senate Bill 35 requires ministerial approval and statutory CEQA exemptions for all affordable housing projects consistent with specific criteria outlined in the legislation (Government Code Section 65913.4).

The existing General Plan allows residential uses in areas designated as Open Space, Agriculture, Rural, Urban, and Existing Community. The proposed 2040 General Plan land use designations provide a more
refined range of designations with clear density ranges to accommodate the county’s housing needs.

To meet the lower-income portion of the RHNA (low-income and very-low income), the County can assume that land zoned with a density of at least 20 dwelling units per acre (du/ac) qualifies as suitable for development of housing affordable to lower-income households (Government Code Section 65583.2(c)(3)(B)). Further, the County can address a portion of its RHNA through the provision of accessory dwelling units (ADUs). The County currently (2018) permits ADUs on most lots that allow for residential development, including Open Space and Agricultural Exclusive zoned lots. ADUs are a valuable housing type that can facilitate affordability for a variety of housing needs.

The RHNA numbers for the 2021-2029 Housing Element update will be released by the Southern California Association of Governments in October 2019. For purposes of the RHNA land use alternative, it is be assumed that the County’s RHNA allocation would be similar to the RHNA allocation from the 2013 to 2021 RHNA cycle, which resulted in the identification of land available to develop 1,015 low-, middle-, and upper-income dwelling units. This assumption and analysis will result in the reevaluation of existing vacant and underutilized 2013-2021 Housing Element sites to determine their viability for inclusion in 2021-2029 Housing Element. If needed, additional sites may be identified. This analysis would enable the Planning Division to analyze the potential environmental impacts associated with this alternative in the GPU Program Environmental Impact Report (PEIR). The PEIR would serve as the environmental document required by the California Environmental Quality Act (CEQA) for completion of the Housing Element Update, assuming the 2021-2029 RHNA allocation does not require additional environmental review.

8.3 Alternative A: Proposed 2040 General Plan Land Use Designations Only

Alternative A includes the Proposed 2040 General Plan land use designations described in Section 8.1 but would not include exploration of the County’s RHNA as part of the GPU project. Should the Board choose not to adopt the Recommended Alternative, staff recommends adoption of Alternative A.

8.4 Alternative B: No Project Alternative (Maintain Existing General Plan Land Use Designations)

Alternative B is the “No Project Alternative” and includes no changes to the County’s land use designations as part of the GPU project.

The existing General Plan has a simplified set of six land use designations and one overlay designation that are used to describe the purpose of the designation and allowed uses. Some of the land use designations prescribe density, intensity, and lot size, but others do not.

As shown in Table 8-7, the existing General Plan land use designations are broad categories that lack clear details to distinguish between separate land uses, such as residential, commercial, and industrial.
Table 8-7 Existing General Plan Land Use Designations

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Density/ Intensity</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural</td>
<td>None</td>
<td>2 acres</td>
</tr>
<tr>
<td>Existing Community</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Urban</td>
<td>Min. Density: 1 du/2 ac</td>
<td>None</td>
</tr>
<tr>
<td>Agricultural</td>
<td>None</td>
<td>40 acres</td>
</tr>
<tr>
<td>Open Space</td>
<td>None</td>
<td>10 acres, or 20 acres if contiguous with Agricultural</td>
</tr>
<tr>
<td>State or Federal Facility</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Urban Reserve Overlay</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

As shown in Table 8-7, the Urban designation provides a density standard, but relative to density and intensity, most of the existing designations only state a minimum parcel size. The table indicates where the existing General Plan does not describe the density/intensity or minimum lot size of a designation by stating “None.” In addition, the categories of Urban and Existing Community allow for a very broad range of residential, commercial, industrial, and public uses, relying on the Zoning Ordinance to specify the uses allowed and density and intensity standards for a given parcel.
8. Land Use Alternatives

8.5 Additional General Plan Considerations

As the County evaluates the proposed set of 2040 General Plan designations as an alternative to maintaining the current set of designations, there are several other considerations at hand. The following discussion presents these other considerations.

**Incorporated Cities**

The existing General Plan Land Use Diagram designates land within incorporated cities as Urban. As the County does not have land use authority over land within incorporated cities, as part of the General Plan Update process, this alternative proposes no longer designating this land as Urban, and to instead show land within incorporated cities as “City” on the Land Use Diagram, with no associated land use designation.

**Consistency with the Guidelines for Orderly Development**

To ensure that countywide growth and development is consistent with the Guidelines for Orderly Development (Existing General Plan Goal 3.1.1-5), the County would retain the current boundaries assigned to the Existing Community and Urban land use designations. If directed by the Board of Supervisors and Planning Commission to incorporate the proposed 2040 General Plan land use designations described in Section 8.1 of this chapter, the updated General Plan would depict the geographic boundaries around the areas currently designated as Existing Community and Urban as presented on the maps included in the Appendix 1 and examples are shown on Figures 8-1 and 8-2 in this chapter.

8.6 Additional Non-Coastal Zoning Ordinance Considerations

**Non-Coastal Zoning Ordinance-New Zone Designation**

During the July 31, 2018, joint Board of Supervisors/Planning Commission work session, the Board directed General Plan Update staff and consultants to develop an Open Space-Parks and Recreation zone. This zone would apply to publicly-owned parcels currently dedicated to parks and recreational uses, and would require an amendment to the Non-Coastal Zoning Ordinance in order to specify the parcels that would be included in this new zone and the allowable land uses.
# Appendix 1

## Compatibility of Non-Coastal Zoning Ordinance Zone Designations and Proposed 2040 General Plan Land Use Designations for Existing Community and Urban Areas

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>AE-40 ac</td>
<td>Agricultural Exclusive</td>
<td>40 acres</td>
<td>ECU-A</td>
<td>Agricultural</td>
<td>40 acres</td>
</tr>
<tr>
<td>C1</td>
<td>Neighborhood Commercial</td>
<td>No Minimum</td>
<td>C</td>
<td>Commercial</td>
<td>No Minimum</td>
</tr>
<tr>
<td>CPD</td>
<td>Commercial Planned Development</td>
<td>No Minimum</td>
<td>CPD</td>
<td>Commercial Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>CPD/CBD</td>
<td>Commercial Planned Development/Community Business District Overlay</td>
<td>No Minimum</td>
<td>CPD</td>
<td>Commercial Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>IND</td>
<td>Light Industrial</td>
<td>No Minimum</td>
<td>I</td>
<td>Industrial</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>M1-10,000 SF</td>
<td>Industrial Park</td>
<td>10,000 SF</td>
<td>I</td>
<td>Industrial</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>M2-10,000 SF</td>
<td>Limited Industrial</td>
<td>10,000 SF</td>
<td>I</td>
<td>Industrial</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>M2-10,000 SF/MPRP</td>
<td>Limited Industrial/Mineral Resources Protection Overlay</td>
<td>10,000 SF</td>
<td>I</td>
<td>Industrial</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>M3-10,000 SF</td>
<td>General Industrial</td>
<td>10,000 SF</td>
<td>I</td>
<td>Industrial</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>OS-10 ac</td>
<td>Open Space</td>
<td>10 acres</td>
<td>ECU-OS</td>
<td>Open Space</td>
<td>10 acres*</td>
</tr>
<tr>
<td>OS-160 ac</td>
<td>Open Space</td>
<td>160 acres</td>
<td>ECU-OS</td>
<td>Open Space</td>
<td>10 acres*</td>
</tr>
<tr>
<td>OS-20 ac</td>
<td>Open Space</td>
<td>20 acres</td>
<td>ECU-OS</td>
<td>Open Space</td>
<td>10 acres*</td>
</tr>
<tr>
<td>OS-20 ac/SRP</td>
<td>Open Space</td>
<td>20 acres</td>
<td>ECU-OS</td>
<td>Open Space</td>
<td>10 acres*</td>
</tr>
<tr>
<td>OS-40 ac</td>
<td>Open Space</td>
<td>40 acres</td>
<td>ECU-OS</td>
<td>Open Space</td>
<td>10 acres*</td>
</tr>
<tr>
<td>R/MU_CI</td>
<td>Residential Mixed Use</td>
<td>1,875 SF</td>
<td>MU</td>
<td>Mixed Use</td>
<td>No Minimum</td>
</tr>
<tr>
<td>R/MU_R</td>
<td>Residential Mixed Use</td>
<td>1,875 SF</td>
<td>MU</td>
<td>Mixed Use</td>
<td>No Minimum</td>
</tr>
<tr>
<td>R1-1 ac</td>
<td>Single-Family Residential</td>
<td>1 acre</td>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>R1-10,000 SF</td>
<td>Single-Family Residential</td>
<td>10,000 SF</td>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
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</tbody>
</table>
### Non-Coastal Zoning Designation

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1-13,000 SF</td>
<td>Single-Family Residential</td>
<td>13,000 SF</td>
</tr>
<tr>
<td>R1-15,000 SF</td>
<td>Single-Family Residential</td>
<td>15,000 SF</td>
</tr>
<tr>
<td>R1-20,000 SF</td>
<td>Single-Family Residential</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>R1-6,000 SF</td>
<td>Single-Family Residential</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>R1-8,000 SF</td>
<td>Single-Family Residential</td>
<td>8,000 SF</td>
</tr>
<tr>
<td>R2-7,000 SF</td>
<td>Two-Family Residential</td>
<td>7,000 SF</td>
</tr>
<tr>
<td>RA-1 ac</td>
<td>Rural Agricultural</td>
<td>1 acre</td>
</tr>
<tr>
<td>RA-1 ac/SRP</td>
<td>Rural Agricultural</td>
<td>1 acre</td>
</tr>
<tr>
<td>RA-10 ac</td>
<td>Rural Agricultural</td>
<td>10 acres</td>
</tr>
<tr>
<td>RA-160 ac</td>
<td>Rural Agricultural</td>
<td>160 acres</td>
</tr>
<tr>
<td>RA-2 ac</td>
<td>Rural Agricultural</td>
<td>2 acres</td>
</tr>
<tr>
<td>RA-5 ac</td>
<td>Rural Agricultural</td>
<td>5 acres</td>
</tr>
<tr>
<td>RE-1 ac</td>
<td>Rural Exclusive</td>
<td>1 acre</td>
</tr>
<tr>
<td>RE-1 ac/SRP</td>
<td>Rural Exclusive</td>
<td>1 acre</td>
</tr>
<tr>
<td>RE-10 ac</td>
<td>Rural Exclusive</td>
<td>10 acres</td>
</tr>
<tr>
<td>RE-10,000 SF</td>
<td>Rural Exclusive</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>RE-13 ac</td>
<td>Rural Exclusive</td>
<td>13 acres</td>
</tr>
<tr>
<td>RE-13,000 SF</td>
<td>Rural Exclusive</td>
<td>13,000 SF</td>
</tr>
<tr>
<td>RE-2 ac</td>
<td>Rural Exclusive</td>
<td>2 acres</td>
</tr>
<tr>
<td>RE-20 ac</td>
<td>Rural Exclusive</td>
<td>20 acres</td>
</tr>
<tr>
<td>RE-20,000 SF</td>
<td>Rural Exclusive</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>RE-20,000 SF av</td>
<td>Rural Exclusive</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>RE-20,000 SF/SPR</td>
<td>Rural Exclusive/Scenic Resource Protection Overlay</td>
<td>20,000 SF</td>
</tr>
<tr>
<td>RE-30 ac</td>
<td>Rural Exclusive</td>
<td>30 acres</td>
</tr>
<tr>
<td>RE-4 ac</td>
<td>Rural Exclusive</td>
<td>4 acres</td>
</tr>
<tr>
<td>RE-40 ac</td>
<td>Rural Exclusive</td>
<td>40 acres</td>
</tr>
<tr>
<td>RE-40,000 SF</td>
<td>Rural Exclusive</td>
<td>40,000 SF</td>
</tr>
<tr>
<td>RE-5 ac</td>
<td>Rural Exclusive</td>
<td>5 acres</td>
</tr>
<tr>
<td>RES</td>
<td>Residential</td>
<td>4,000 SF</td>
</tr>
</tbody>
</table>

### Proposed 2040 General Plan Land Use Designations (Existing Community and Urban Areas)

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>LDR</td>
<td>Low-Density Residential</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>LDR</td>
<td>Low-Density Residential</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>ECU-R</td>
<td>Rural</td>
<td>2 acre</td>
</tr>
<tr>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>MDR</td>
<td>Medium-Density Residential</td>
<td>3,000 SF</td>
</tr>
</tbody>
</table>
### Non-Coastal Zoning Designation

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>RHD-20 du/ac</td>
<td>Residential High Density</td>
<td>2,178 SF</td>
<td>HDR</td>
<td>High-Density Residential</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RO-1 ac</td>
<td>Single-Family Estate</td>
<td>1 acre</td>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>RO-20,000 SF</td>
<td>Single-Family Estate</td>
<td>20,000 SF</td>
<td>VLDR</td>
<td>Very Low Density Residential</td>
<td>10,000 SF</td>
</tr>
<tr>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>As specified by permit</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-1 du/ac</td>
<td>Residential Planned Development</td>
<td>1 acre</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-10 du/ac</td>
<td>Residential Planned Development</td>
<td>4,356 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-11 du/ac</td>
<td>Residential Planned Development</td>
<td>3,960 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-12 du/ac</td>
<td>Residential Planned Development</td>
<td>3,630 SF</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-13 du/ac</td>
<td>Residential Planned Development</td>
<td>3,351 SF</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-13.14 du/ac</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-15 du/ac</td>
<td>Residential Planned Development</td>
<td>2,904 SF</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-17 du/ac</td>
<td>Residential Planned Development</td>
<td>2,562 SF</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-19.3 du/ac</td>
<td>Residential Planned Development</td>
<td>2,257 SF</td>
<td>RPD</td>
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<td>No Minimum</td>
</tr>
<tr>
<td>RPD-2 du/ac</td>
<td>Residential Planned Development</td>
<td>21,780 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-2 du/ac/OS-10 ac</td>
<td>Residential Planned Development</td>
<td>21,780 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
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<tr>
<td>RPD-2.3 du/ac</td>
<td>Residential Planned Development</td>
<td>18,939 SF</td>
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</tr>
<tr>
<td>RPD-2.9 du/ac</td>
<td>Residential Planned Development</td>
<td>15,021 SF</td>
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<td>No Minimum</td>
</tr>
<tr>
<td>RPD-4 du/ac</td>
<td>Residential Planned Development</td>
<td>10,890 SF</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-5 du/ac</td>
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<td>8,712 SF</td>
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<tr>
<td>RPD-5.25 du/ac</td>
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<td>8,297 SF</td>
<td>RPD</td>
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</tr>
<tr>
<td>RPD-5.6 du/ac</td>
<td>Residential Planned Development</td>
<td>7,779 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
</tr>
<tr>
<td>RPD-6 du/ac</td>
<td>Residential Planned Development</td>
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<td>Residential Planned Development</td>
<td>No Minimum</td>
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<td>RPD-7 du/ac</td>
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<td>RPD-8 du/ac</td>
<td>Residential Planned Development</td>
<td>5,445 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
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<tr>
<td>RPD-9 du/ac</td>
<td>Residential Planned Development</td>
<td>4,840 SF</td>
<td>RPD</td>
<td>Residential Planned Development</td>
<td>No Minimum</td>
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</tbody>
</table>
### Non-Coastal Zoning Designation

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size(^1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC_CI</td>
<td>Town Center</td>
<td>1,875 SF</td>
</tr>
<tr>
<td>TC_R</td>
<td>Town Center</td>
<td>1,875 SF</td>
</tr>
<tr>
<td>TP-160 ac</td>
<td>Timberland Preserve</td>
<td>160 acres</td>
</tr>
</tbody>
</table>

### Proposed 2040 General Plan Land Use Designations (Existing Community and Urban Areas)

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Name</th>
<th>Min. Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU</td>
<td>Mixed Use</td>
<td>No Minimum</td>
</tr>
<tr>
<td>ECU-A</td>
<td>Agricultural</td>
<td>40 acres</td>
</tr>
</tbody>
</table>

**Note:**  
1 Minimum Lot Sizes for Non-Coastal Zoning Districts are based on standards in the County’s Zoning (Article 6). If not stated, they were calculated based on 43,560 SF (one gross acre) divided by the maximum number of allowed units. These minimums were used to establish the allowed range in the General Plan update and are not intended to set or define standards applicable to the County’s Zoning.  
* 20 acres if contiguous with Agricultural
Appendix 2

Area Plan and Existing Community/Urban Maps (Figures 8-3 to 8-35)
8. Land Use Alternatives

Figure 8-3   Existing Community, Bell Canyon
Figure 8-4  Existing Community, Box Canyon
8. Land Use Alternatives

Figure 8-5  Existing Community, Between Camarillo and Thousand Oaks
Figure 8-6   Existing Community, Camarillo Heights
8. Land Use Alternatives

Figure 8-7 Existing Community, Northern Edge of Ventura City Limits
Figure 8-8  Existing Community, Southern Edge of Ventura City Limits
8. Land Use Alternatives

Figure 8-9  Existing Community, East Santa Paula
Figure 8-10  Existing Community, Home Acres
8. Land Use Alternatives

Figure 8-11 Existing Community, La Cumbre Road
Figure 8-12 Existing Community, Las Posas Estates

Proposed 2040 General Plan Land Use Designations
- ECU Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential Planned Development
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU Agricultural
- ECU Open Space
- State or Federal Facility
- Urban Reserve Overlay

Existing Zoning
- R2
- R1
- MFP
- MF
- VA
- R
- R1
- R2
- PC
- PC2

Existing Community: Las Posas Estates

Lines on All Maps
- Existing Community Designation
- Parcels

Existing General Plan Land Use Designations
- Urban
- Existing Community
- State or Federal Facility
- Rural
- Open Space
- Agricultural
- Urban Reserve Overlay

Map Date: September 24, 2018

2 Mils

0.5
0

0
8. Land Use Alternatives

Figure 8-13  Existing Community, Lewis Road

[Map showing land use designations for the existing community along Lewis Road.]
Figure 8-14 Existing Community, Matilija Canyon

Existing Community: Matilija Canyon

Proposed 2040 General Plan Land Use Designations:
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU-Agricultural
- ECU-Open Space
- State or Federal Facility
- Urban Reserve Overlay

Existing Zoning

Existing General Plan Land Use Designations
- Urban
- Existing Community
- State or Federal Facility
- Rural
- Open Space
- Agriculture
- Urban Reserve Overlay
8. Land Use Alternatives

Figure 8-15  Existing Community, Mission Rock Road
Figure 8-16 Existing Community, North Fork Springs
Figure 8-17 Existing Community, North Santa Paula
Figure 8-18  Existing Community, North Simi

Public Review Draft Alternatives Report
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Map Date: September 24, 2018

Proposed 2040 General Plan Land Use Designations
- ECU-Rural
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Planned Development
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU Agricultural
- ECU Open Space
- State or Federal Facility
- Urban Reserve Overlay
8. Land Use Alternatives

Figure 8-19  Existing Community, Santa Rosa

[Map showing existing and proposed land use designations for Santa Rosa community.]
Figure 8-20 Existing Community, Santa Susana

Public Review Draft Alternatives Report
County of Ventura

8-40 Public Review Draft November 6, 2018
8. Land Use Alternatives

Figure 8-21  Existing Community, Saticoy Country Club
Figure 8-22 Existing Community, Somis

Proposed 2040 General Plan Land Use Designations:
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU-Agricultural
- ECU-Open Space
- State or Federal Facility
- Residential/Planned Development
- Urban Reserve Overlay

Existing Community: Somis

Existing Zoning: R2, R1, M1, M2, M3, N/MU, N/P, RA, CO, SP, RE, C1, CP, AE, RES, IC, PC2

Existing General Plan Land Use Designations:
- Urban
- Existing Community
- State or Federal Facility
- Rural
- Open Space
- Agricultural
- Urban Reserve Overlay

Map Date: September 14, 2018
8. Land Use Alternatives

Figure 8-23  Existing Community, Tapo Canyon
Figure 8-24  Existing Community, Thomas Aquinas College
8. Land Use Alternatives

Figure 8-25  Existing Community, Ventura Avenue
Figure 8-26  Existing Community, West Santa Paula

Existing Community: West Santa Paula

Proposed 2040 General Plan Land Use Designations
- ECU-Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential/Planned Development
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU-Agricultural
- ECU-Open Space
- State or Federal Facility
- Urban Reserve Overlay

Existing Zoning
- R2
- M1
- M2
- M3
- VPD
- SRP
- R1
- RA
- CO
- SP
- RE
- CE
- CP
- AE
- ES

Existing General Plan Land Use Designations
- Urban
- Existing Community
- State or Federal Facility
- Rural
- Open Space
- Agricultural
- Urban Reserve Overlay

Proposed 2040 General Plan Land Use Designations
- ECU-Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential/Planned Development
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU-Agricultural
- ECU-Open Space
- State or Federal Facility
- Urban Reserve Overlay
8. Land Use Alternatives

Figure 8-27  Existing Community, West Simi
Figure 8-28  El Rio/Del Norte Area Plan

[Map of El Rio/Del Norte Area Plan showing proposed and existing zoning and land use designations.]
Figure 8-29  Lake Sherwood/Hidden Valley Area Plan
Figure 8-30  North Ventura Avenue Area Plan
8. Land Use Alternatives

Figure 8-31  Oak Park Area Plan

Proposed 2040 General Plan
Land Use Designations
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- ECU Agricultural
- ECU Open Space
- State or Federal Facility
- Urban Reserve Overlay

Mixed Use
Commercial
Commercial Planned Development
Industrial
ECU Agricultural
ECU Open Space
State or Federal Facility
Urban Reserve Overlay

Existing General Plan
Land Use Designations
- Urban
- Existing Community
- State or Federal Facility
- Rural
- Open Space
- Agricultural
- Urban Reserve Overlay

November 6, 2018
Public Review Draft
Figure 8-32  Ojai Valley Area Plan
8. Land Use Alternatives

Figure 8-33  Piru Area Plan
Figure 8-34  Saticoy Area Plan

[Map of Saticoy Area Plan with different land use designations and overlays]

- Proposed 2040 General Plan Land Use Designations:
  - ECU-Rural
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Residential Planned Development
  - Mixed Use
  - Commercial
  - Commercial Planned Development
  - Industrial
  - ECU Agricultural
  - ECU Open Space
  - State or Federal Facility
  - Urban Reserve Overlay

- Existing Zoning:
  - R2
  - R1
  - L2
  - L1
  - CR
  - BP
  - LA
  - CO
  - SP
  - MR

- Existing General Plan Land Use Designations:
  - Urban
  - Existing Community
  - State or Federal Facility
  - Rural
  - Open Space
  - Agricultural
  - Urban Reserve Overlay
8. Land Use Alternatives

Figure 8-35 Thousand Oaks Area Plan
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This chapter presents an overview of the current General Plan (2005) with identification of opportunities to streamline existing goals, policies, and programs. Specifically, this chapter presents recommendations for items that are redundant; restate requirements to comply with Federal, State, or local legislation/regulations.

This chapter also provides an overview of the statutory requirements for general plans pursuant to Government Code Section 65302. The State requires that nine elements be included in the General Plan, although the organization and combination of these elements and their required content is left to the discretion of the local jurisdiction. The organization proposed for the General Plan Update (GPU) is defined in Chapter 3 of this Alternatives Report. Table 9-1 provides a comparison between the State requirements and the proposed organization of the GPU.
In addition to addressing the State-required elements, regulations, and guidelines, general plans can also include other topics of local interest that relate to the jurisdiction’s physical development (Government Code Section 65303). As stated in the Scope of Work for the General Plan Update, the updated General Plan will include three new optional elements, which will be incorporated thematically into chapters or as stand-alone chapters. These are:

- **Water Element** *(while this is not a state mandated element, this element will include the statutory requirements related to water resources in the General Plan)*
- **Agriculture Element**
- **Economic Development Element**

As directed by the Board of Supervisors and recommended by the Planning Commission at the April 17, 2018 Work Session, the Agricultural Element section of this chapter presents a synopsis of General Plan Amendments that would not trigger a Save Open Space and Agricultural Resources (SOAR) vote, and may be considered as policy topics for this element. The information proposed in the Economic Vitality Element is based on the Governor’s Office of Planning and Research 2017 General Plan Guidelines for economic development, the existing General Plan, and will incorporate elements of the County’s Economic Vitality Strategic Plan (2017).

This chapter also presents a description of cross-cutting policy topics that will be included throughout the GPU, including the Climate Action Plan; healthy communities; environmental justice; and climate adaptation, resilience, and sea level rise.

Finally, each element and cross-cutting policy topic discussed includes a list of additional policy topics identified through the GPU community engagement program that the County has completed to date. These

---

**Table 9-1 Overview of Existing General Plan Chapters and Elements Required by State Law**

<table>
<thead>
<tr>
<th>Proposed General Plan</th>
<th>ELEMENTS REQUIRED BY STATE LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Land Use</td>
</tr>
<tr>
<td>Land Use and Community Character</td>
<td>[ ]</td>
</tr>
<tr>
<td>Housing</td>
<td>[ ]</td>
</tr>
<tr>
<td>Circulation, Transportation, and Mobility</td>
<td>[ ]</td>
</tr>
<tr>
<td>Public Facilities, Services, and Infrastructure</td>
<td>[ ]</td>
</tr>
<tr>
<td>Conservation and Open Space</td>
<td>[ ]</td>
</tr>
<tr>
<td>Hazards and Safety</td>
<td>[ ]</td>
</tr>
<tr>
<td>Agricultural*</td>
<td>[ ]</td>
</tr>
<tr>
<td>Water Resources*</td>
<td>[ ]</td>
</tr>
<tr>
<td>Economic Vitality*</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

*Optional elements*
additional policy topics are presented for consideration and further exploration in the GPU.

9.1 Community Engagement and Advisory Groups

Planning Commission
The Planning Commission serves as the principal advisory body for the General Plan Update (GPU) with the key tasks of gathering public input, building community ownership of the project, advising the GPU team on ideas and content for the draft GPU documents, and providing formal recommendations to the Board of Supervisors.

Technical Advisory Committee
The Technical Advisory Committee (TAC) provides data, information, and feedback at key points during the GPU process. The TAC is comprised of County Directors, Deputy Directors, and Senior Management staff who manage agencies, departments, or programs, and who will be responsible for implementing the policies in the GPU. TAC members review and provide input on administrative draft documents prior to review by the Board of Supervisors and Planning Commission, and the public.

Other Advisory Committees
The GPU project includes input from three additional types of advisory groups. Each group will be consulted at key points throughout the GPU process. These groups include six County Municipal Advisory Councils, Piru Neighborhood Council, seven subject-area Focus Groups and the Agricultural Policy Advisory Committee.

Municipal Advisory Councils and Piru Neighborhood Council – The County’s six Municipal Advisory Councils and the Piru Neighborhood Council serve as convening organizations for community workshops and may provide recommendations to the Board of Supervisors and Planning Commission on the GPU project. The Municipal Advisory Councils and Piru Neighborhood Council are located in the communities of the Ojai Valley, El Rio/Nyeland Acres, Somis, Casa Conejo, Santa Rosa Valley, Piru and Oak Park.

Focus Groups – The GPU includes seven focus groups for the topical areas of water, transportation and infrastructure, agriculture, open space, economic development, climate change, and housing. Members include issue-area experts and all meetings are open to the public with participants encouraged to provide input on topic areas of discussion.

Agricultural Policy Advisory Committee – The Agricultural Policy Advisory Committee currently includes five members, each an appointee of the five Board of Supervisor districts. The Agricultural Policy Advisory Committee provides recommendations to the Board of Supervisors and Planning Commission on the GPU project.

Community Engagement – Additionally, the GPU includes a comprehensive community engagement program that has resulted in 32 workshops and 40 meetings to date, public comment through surveys and on-line questionnaires, and public participation during Planning Commission and Board of Supervisors Work Sessions.

As of September 2018, the County has formally engaged and consulted the public during three of the four pivotal points in the GPU project. These points of engagement include:

- Identify County Assets, Issues and Opportunities;
- Affirm the General Plan Vision and Guiding Principles; and
- Evaluate Land Use and Policy Alternatives.

The County will also engage these groups during review of the Draft General Plan and associated Environmental Impact Report and at future
Planning Commission and Board of Supervisors work sessions and hearings.

9.2 Streamlining of Current General Plan (2005)

The current General Plan includes the Goals Policies and Programs and the following nine area plans:

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

The GPU project includes an assessment of all goals, policies, and programs in the existing General Plan and seven of the nine Area Plans noted above. The Saticoy Area Plan (adopted in 2015) and Coastal Area Plan are not included in the General Plan Update project. Combined, the General Plan and seven Area Plans contain 539 goals, 850 policies, and 312 programs, totaling 1,727 items. Project staff, consultants, and members of the Technical Advisory Committee have identified a number of opportunities whereby the General Plan may be streamlined with recommended deletions or modifications of goals, policies, and programs which are redundant, or restate requirements to comply with federal, state, or local legislation/regulations.

Redundant Goals, Policies and Programs

The current General Plan contains several goals, policies and programs that are redundant in either exact language or intent with Area Plans. A General Plan goal, policy or program is automatically applicable to all Area Plans; therefore, the same or similar goal, policy program need not be restated in an Area Plan. Yet many Area Plans include restated goals, policies or programs. This has resulted in an abundance of repetitive and redundant goal, policy and program language. Tables 9-2 and 9-3 present examples of redundant biological resource and agricultural goals and policies from the existing General Plan and Area Plans. As part of the development of the draft General Plan, a comprehensive list of all redundant goals, policies, and programs in the existing General Plan and Area Plans will be identified and presented to the Board of Supervisors and Planning Commission for recommended deletion, modification, or replacement.
Table 9-2 Examples of Redundant Biological Resource Goals in the Existing General Plan and Area Plans

<table>
<thead>
<tr>
<th>Section</th>
<th>Existing General Plan Policies (2005)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing General Plan</strong></td>
<td></td>
</tr>
<tr>
<td>Goals, Policies and Programs</td>
<td><strong>Goal 1.5-1:</strong> Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include endangered, threatened or rare species and their habitats, wetland habitats, coastal habitats, wildlife migration corridors and locally important species/communities.</td>
</tr>
<tr>
<td>Section 1.5 Biological Resources</td>
<td></td>
</tr>
<tr>
<td><strong>Area Plans</strong></td>
<td></td>
</tr>
<tr>
<td>Thousand Oaks Area Plan Section 1.3 Biological Resources</td>
<td><strong>Goal 1.3.1-2:</strong> Preserve and protect rare, threatened, endangered and candidate plant and animal species and their habitats.</td>
</tr>
<tr>
<td>Lake Sherwood / Hidden Valley Area Plan Section 2.1 Biological Resources</td>
<td><strong>Goal 2.1.1-2:</strong> Protect wildlife migration corridors and habitat where feasible</td>
</tr>
<tr>
<td>Oak Park Area Plan Section 1.3 Biological Resources</td>
<td><strong>Goal 1.3.1-2:</strong> Protect wildlife migration corridors and habitat where feasible.</td>
</tr>
<tr>
<td>Lake Sherwood / Hidden Valley Area Plan Section 2.1 Biological Resources</td>
<td><strong>Goal 2.1.1-3:</strong> Preserve &quot;threatened&quot; and &quot;endangered&quot; species.</td>
</tr>
<tr>
<td>Oak Park Area Plan Section 1.3 Biological Resources</td>
<td><strong>Goal 1.3.1-3:</strong> Preserve &quot;threatened&quot; and &quot;endangered&quot; species.</td>
</tr>
<tr>
<td>Lake Sherwood / Hidden Valley Area Plan Section 2.1 Biological Resources</td>
<td><strong>Goal 2.1.1-5:</strong> Protect, to the maximum extent feasible, natural habitat/vegetation.</td>
</tr>
<tr>
<td>Thousand Oaks Area Plan Section 1.3 Biological Resources</td>
<td><strong>Goal 1.3.1-6:</strong> Protect sources of water vital to wildlife, such as springs, ponds, and streams.</td>
</tr>
</tbody>
</table>
Table 9-3 Examples of Redundant Agricultural Goals and Policies in the Existing General Plan and Area Plans

<table>
<thead>
<tr>
<th>Section</th>
<th>Existing General Plan Policies (2005)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goals, Policies and Programs Section 1.6 Farmland Resources</td>
<td>Policy 1.6.2-6: Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.</td>
</tr>
<tr>
<td>El Rio/Del Norte Area Plan Section 3.2 Agricultural</td>
<td>Policy 3.2.2-2: Discretionary development located on land designated as Agricultural shall not conflict with the agricultural uses of those lands.</td>
</tr>
<tr>
<td>El Rio/Del Norte Area Plan Section 3.2 Agricultural</td>
<td>Goal 3.2.1-2: Minimize incompatibilities between agricultural operations and other land uses.</td>
</tr>
<tr>
<td>Ojai Valley Area Plan Section 1.5 Farmland Resources</td>
<td>Goal 1.5.1-3: Minimize land use incompatibilities between agricultural operations and other land uses.</td>
</tr>
</tbody>
</table>

References Restating Compliance with Federal, State, and Local Legislation/Regulations

The current General Plan contains a number of goals, policies and programs which restate requirements to comply with various federal, state and local laws and regulations. Many of these references are outdated or will become outdated over time due to legislative updates. The County is not required to include this information in the General Plan. Referencing specific laws “dates” the General Plan and necessitates continuously amending the General Plan in order to keep pace with changes to the referenced laws.

Table 9-4 presents examples of various goals, policies and programs which restate legal requirements. As part of the development of the draft General Plan, a comprehensive list of all goals, policies and programs in the current General Plan which require adherence to existing laws will be identified and presented to your Board and Commission during Phase 5 (Prepare General Plan) for recommended deletion.
Table 9-4  General Plan Goals/Policies/Programs Requiring Compliance with Federal, State or Local Legislation/Regulations

<table>
<thead>
<tr>
<th>Section</th>
<th>Existing General Plan Policies (2005)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal 4.2.1-8:</strong> Encourage transit providers and the Ventura County Transportation Commission to increase ridership and meet the needs of the commuting public and the special transportation needs of the elderly, school children, low income, physically handicapped, other low mobility groups, and bicyclists.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 1.4.2-2:</strong> Mining operations shall comply with the requirements of the County Zoning Ordinance and standard conditions, and State laws and guidelines relating to mining and reclamation.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 1.9.2-4:</strong> The Building and Safety Division shall continue to implement Title 24 energy efficiency standards for buildings.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 2.3.2-1:</strong> All structures designed for human occupancy shall incorporate engineering measures to mitigate against risk of collapse from ground shaking.</td>
<td></td>
</tr>
<tr>
<td><strong>Program 2.1.3-7:</strong> The Building and Safety Division will continue to enforce requirements of the California Building Code pertaining to earthquake-resistant design and construction.</td>
<td></td>
</tr>
<tr>
<td><strong>Program 2.15.3-3:</strong> The 1986 &quot;Right To Know Law&quot; requires a plan for response to the release or threatened release of a hazardous material (California Health &amp; Safety Code Section 25503. (c)). The Environmental Health Division will be responsible for preparation, coordination and implementation of this plan.</td>
<td></td>
</tr>
<tr>
<td><strong>Program 2.16.3-5:</strong> The Building and Safety Division will continue to enforce Appendix Chapter 35 of the Uniform Building Code (UBC) and UBC Appendix 3501 of the Ventura County Building Code for the purposes of protecting persons within new hotels, motels, apartment houses, and dwelling units from effects of excessive noise including external community noise.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 1.1.2-1:</strong> All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.</td>
<td></td>
</tr>
</tbody>
</table>
9.3 General Plan Update Policy Topics

As described in Chapter 3. Proposed General Plan Organization of the Alternatives Report, the organization for the General Plan Update focuses on ensuring ease of use and clarity, including topical elements required by State law, as well as those identified by the Board of Supervisors as important to the county’s future. The following elements are required by State law and will include the following content:

Land Use and Community Character Element

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), the land use element will comply with the Government Code Section 65302(a), which requires that the element designate the proposed general distribution, general location, and extent of land uses for the following:

- Housing, business, and industry – density, intensity, and potential for flooding impacts;
- Open space, including agricultural land, watersheds, natural resources, recreation, and scenic resources – potential for flooding impacts;
- Recreation facilities and opportunities;
- Educational facilities – density, intensity, and potential for flooding impacts;
- Public buildings and grounds – density, intensity, and potential for flooding impacts;
- Solid and liquid waste facilities – density, intensity, and potential for flooding impacts;
- Greenways – pedestrian and bicycle, nonmotorized vehicle transportation, and recreational travel corridor;
- Timberland Preserve Zone lands – intensity and potential for flooding impacts;
- Areas subject to flooding, identified by either flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources or mapped flood areas adopted by the local community on Flood Insurance Rate Maps;
- Military land use compatibility and impacts to military readiness; and
- Other categories of public and private uses of land – density, intensity, and potential for flooding impacts.

The land use element relates directly to all other general plan elements and the policies and programs included in this element are often used to support other general plan policy priorities, such “health in all policies,” maintenance of adequate infrastructure to support existing and future development, enhancement of local economies, and addressing long-term environmental issues such as climate change and water resources.

The land use element can also help the Board of Supervisors and Planning Commission identify and address trade-offs in land use decisions. For example, designating “least-conflict” areas for solar development may increase energy independence and generate local economic benefits, while also preserving valuable agricultural lands.

This element will build on the existing General Plan land use goals, policies, and programs and include a component for community character.
9. Policy Topics

Public and Advisory Group Policy Topics

If directed by the Board of Supervisors and Planning Commission, this element may explore the following additional topics identified by the public, focus groups, and Agricultural Policy Advisory Committee during the GPU project.

- Promote green/net zero buildings;
- Increase maximum residential building heights;
- Allow higher density development on residential parcels;
- Consider mixed-use, where homes, shops, schools, and places of work are closer together, in specified locations of the County (Saticoy and Piru Area Plans currently include mixed-land uses noted above);
- Consider policies that allow for more flexible Live/Work spaces in specified locations of the County (Saticoy and Piru Area Plans currently include live/work uses noted above); and
- Coordinate with cities and LAFCO to reduce/streamline existing challenges of coordination between the County, cities, and LAFCO for development projects.

Current or Future Policy Topics Addressed by the County

Additional land use and community character topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Policies and/or programs that retain greenbelts (County and City Greenbelt Program); and
- Policies that allow for a coordinated network of multi-use trails by various user types including pedestrian, bicycle and equestrian users (statutory “Complete Streets” requirement that will be addressed in the GPU Circulation, Transportation, and Mobility Element).

The land use element relates directly to all other general plan elements, and the policies and programs included in this element are often the basis for the policies, such as “health in policies,” maintenance of adequate infrastructure to support existing and future development, enhancement of local economies, and addressing long-term environmental issues such as climate change and water resources.

The Land Use Element can also help the Board of Supervisors and Planning Commission identify and address trade-offs in land use decisions. Staff will work with the Board of Supervisors and Planning Commission to identify and resolve such issues in the Land Use Element seeking to ensure that development patterns are predictable, coherent, and reflect community values.

Circulation, Transportation, and Mobility Element

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), the Circulation, Transportation and Mobility Element will comply with the Government Code Section 65302(b) which requires that the element include the location and extent of existing and proposed:

- Major thoroughfares;
- Transportation routes;
- Terminals;
- Military airports and ports; and
- Public utilities and facilities.

This element is not simply a transportation plan, but rather a strategy for addressing infrastructure needs to ensure the adequate circulation of
people, goods, energy, water, sewage, storm drainage, and communications.

The element will also address new State requirement including planning for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the General Plan. Users are defined in statute as bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

The element must also identify funding for capital, operations, and maintenance of planned additions to the network, additions that would be triggered by policies in the element, and the existing roadway network. California courts have recognized that general plans must reflect the regional context. Consequently, the element must, therefore, account for both regional transportation plans and, if applicable, congestion management plans.

Finally, Senate Bill (SB) 1000 requires local governments to address environmental justice considerations related to circulation such as access to transportation systems, air quality related to transportation, transit options for nutritional food access, and promotion of physical activity.

Because the circulation element is required to correlate with the land use element, but also has direct relationships with other elements, it should demonstrate connectivity between residential uses, services, and employment centers. Recent appellate court cases stated the following to explain the correlation requirement:

“[T]he internal consistency and correlation requirements do not require a city or county to avoid adverse impacts on transportation. Rather, the jurisdiction has broad discretion to weigh and balance competing interests in formulating development policies...” (Federation of Hillside & Canyon Assns. v. City of Los Angeles (2004) 126 Cal. App. 4th 1180, 1196.)

In characterizing the correlation requirement, the same court explained that “the circulation element of a general plan must provide meaningful proposals to address changes reflected in the land use element, and the land use element must provide meaningful proposals to reflect changes reflected in the circulation element” (Ibid). A proposal is “meaningful” if the element identifies reasonably reliable funding sources (Id. at 1196-1197). An element that identifies proposals with no reasonable expectation of implementation (i.e., funding) is not meaningful, and therefore would not satisfy the statutory correlation requirement (Id.; see also Concerned Citizens of Calaveras County v. Board of Supervisors (1985) 166 Cal. App. 3d 90, 103).

The Circulation, Transportation and Mobility Element will build on existing General Plan transportation and circulation goals, policies and programs. Additionally, the Element will contemplate the use of both automobile Level of Service (LOS), a localized (intersection or roadway segment) measure of auto-mobility as well as, Vehicle Miles Traveled (VMT).

The passage of SB 743 (2013) requires that as of July 1, 2020, the VMT metric for evaluation of transportation impacts be the sole basis for identifying significant transportation impacts under CEQA. The Governor’s Office of Planning and Research identified VMT per capita, VMT per employee, and net VMT as the new set of metrics for transportation analysis, and released a revised Technical Advisory in April 2018. Consequently, LOS will no longer be used as a criterion for identifying significant impacts under CEQA. The General Plan, however,
may retain LOS-based goals and policies for road segments and intersections within the Regional Road Network and Local Road Network.

**Public and Advisory Group Policy Topics**

If directed by the Board of Supervisors and Planning Commission, this Element may explore additional topics identified by the public, focus groups, and Agricultural Policy Advisory Committee during the GPU project.

- Prepare for arrival of autonomous vehicles;
- Develop Vehicle Miles Traveled policies;
- Explore first/last mile public transit options;
- Reduce impacts of freight and truck routes on residential areas; and
- Promote expanded transit options.

**Current or Future Policy Topics Addressed by the County**

Additional circulation, transporation, and mobility topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Complete streets in rural/agricultural areas (*Statutory “Complete Streets” requirement that will be addressed in the GPU Circulation, Transportation, and Mobility Element*); and
- Promote transit services (*Ventura County Transportation Commission in collaboration with the County of Ventura*).

**Public Facilities, Services, and Infrastructure Element**

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), the Public Facilities, Services, and Infrastructure Element will comply with the requirements of Government Code Section 65302 et. seq. which requires the following:

- Designing adequate infrastructure if a new development is located in a State responsibility area or in a very high fire hazard severity zone, including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression;
- The location, when feasible, of new essential public facilities outside of at-risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in at-risk areas;
- Existing and planned development in identified at-risk areas, including structures, roads, utilities, and essential public facilities;
- The designation of adequate and feasible infrastructure located in an at-risk area;
- Locating, when feasible, new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identifying construction methods or other methods to minimize damage if these facilities are located in a State responsibility area or very high fire hazard severity zone;
- General location and distribution of existing and planned uses of land in very high fire hazard severity zones and in State responsibility areas, including structures, roads, utilities, and essential public facilities; and
- Planning for infrastructure needs of Disadvantaged Unincorporated Communities, pursuant to SB 244.
This Element will build on the County’s Multi-Hazard Mitigation Plan (2015) and existing General Plan Public Facilities and Services Element which includes goals, policies, and programs on waste disposal facilities, utilities, flood control and drainage, law enforcement and emergency services, fire protection, education, parks and recreation, and other public buildings and grounds, with an added emphasis on infrastructure.

Public and Advisory Group Policy Topics

If directed by the Board of Supervisors and Planning Commission, this Element may explore additional topics identified by the public, focus groups, and Agricultural Policy Advisory Committee.

- Expand broadband (high-speed internet) access to unserved and underserved areas;
- Plan for parks and green spaces within walking distance from homes and workplaces;
- Plan for repair/replacement of aging infrastructure; and
- Plan for additional recreational, pedestrian and bicycle trails.

Current or Future Policy Topics Addressed by the County

Additional public facilities, services, and infrastructure topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Improve and expand pedestrian and bicycle facilities/opportunities (statutory “Complete Streets” requirement that will be addressed in the GPU Circulation, Transportation, and Mobility Element);
- Explore County policies related to low-emission and fuel-efficient standards to reduce fleet emissions (County General Services Agency participates in the National Association of Fleet Administrators Sustainable Fleet Accreditation Program reducing greenhouse gas emissions through the use of environmentally-friendly County vehicles).

Conservation and Open Space Element

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), the Conservation and Open Space Element will comply with the requirements of Government Code section 65302 et. seq. which require the conservation, development, and utilization of natural resources including:

- Water and its hydraulic force (to be addressed in greater detail in the Water Element);
- Forests;
- Soil;
- Rivers and other waters;
- Harbors and fisheries;
- Wildlife;
- Minerals, and other natural resources; and
- Identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management (to be addressed in greater detail in the Water Element).

Additionally the element must contain an inventory of the following categories of open space and provide for conservation of such areas wherever possible:

- Natural resources;
- Managed production of resources;
9. Policy Topics

- Outdoor recreation;
- Public health and safety;
- Military support; and
- Tribal resources.

One role of this Element is to establish open space goals and policies that reconcile conflicting demands on natural resources and identify areas that provide value in an essentially undeveloped condition through the creation of policies to preserve such areas. Open space goals and policies will serve to reinforce conservation goals and policies by guiding the comprehensive and long-range preservation of open space lands that are important to the conservation of the State’s natural resources.

The element must consider the effect of development within the County, as described in the Land Use Element, and on natural resources located on public lands, including military installations. This element and the Land Use Element should also guide conservation and development, balance community needs with environmental preservation, and consider the effects of climate change.

This element will build on the existing General Plan Resources Element, which includes goals, policies, and programs for coastal beaches and dunes, water, mineral, biological, scenic, energy, and cultural/paleontological resources.

Current or Future Policy Topics Addressed by the County

Conservation and open space topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Clarify uses for open space lands and explore creation of open space zones for parklands and public lands (based on Board of Supervisors direction, this chapter includes a proposed Parks and Recreation land use designation for Existing Communities and Urban areas as well as an Open Space Zone - Parks and Recreation);
- Preserve wildlife corridors and habitat linkages (Planning Division currently processing a Habitat Connectivity and Wildlife Movement Corridors ordinance in the Non-Coastal Zoning Ordinance (NCZO));
- Preserve scenic resources (the NCZO contains the Scenic Resource Protection Overlay Zone and the General Plan Goals Policies and Programs and various Area Plans contain goals, policies and programs to preserve scenic resources);
- Maintain greenbelts (County and City Greenbelt Program);
- Protect biological resources (the existing General Plan and various Area Plans contain goals, policies and programs to protect biological resources); and
- Plan for parks and recreation (the existing General Plan and various Area Plans contain goals, policies and programs to protect biological resources).

Hazards and Safety Element

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), the Hazards and Safety Element will comply with the requirements of Government Code section 65302(g), to provide for the protection of the community from any unreasonable risks associated with the effects of the following:

- Seismically induced surface rupture, ground shaking, and ground failure;
- Tsunami, seiche, and dam failure;
- Slope instability leading to mudslides and landslides;
- Subsidence;
Liquefaction;
Other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body;
Flooding;
Wildland and urban fires; and
Climate change adaptation and resilience.

The Element must include mapping of known seismic and other geologic hazards. It must also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The Element must identify information regarding flood hazards, establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding, and establish a set of feasible implementation measures designed to carry out the goals, policies, and objectives for flood protection.

The Element must also be reviewed and updated as necessary to address the risk of fire for land classified as a State responsibility area and for land classified as a very high fire hazard severity zone.

Climate Change Adaptation and Resilience

Government Code Section 65302(g)(4) requires that this element include climate adaptation and resilience goals and policies. The State also requires a vulnerability assessment that identifies the risks that climate change poses in the unincorporated county and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect the risks addressed. A set of adaptation and resilience goals, policies, and programs, based on the information analyzed in the vulnerability assessment outlined above, shall be completed for the protection of the community.

The goal of the Safety Element is to reduce the potential short- and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. This Element directly relates to topics also mandated in the (1) land use, (2) conservation, (3) environmental justice, and (4) open-space elements, as development plans must adequately account for public safety considerations and open space for public health and ecological benefits often incorporate areas of increased hazard risk.

The Element must identify hazards and hazard abatement provisions to guide local decisions related to zoning, subdivisions, and entitlement permits and should also contain general hazard and risk reduction strategies complementary with those of the Local Hazard Mitigation Plan (LHMP). Finally, the inclusion of climate risk adds a focus on longer term preparation of a community for a changing climate.

This Element will build upon the existing General Plan Hazards Element goals, policies, and programs, inclusive of the statutory requirements for air quality and noise described below.

Air Quality

The Hazards and Safety Element will comply with the requirements of Government Code section 65302.1(c), which requires a report describing local air quality conditions including air quality monitoring data, emission inventories, lists of significant source categories, attainment status and designations, and applicable state and federal air quality plans and transportation plans. To achieve the goals and objectives of the air quality plans, this element will include measures that control indirect sources such as facilities, buildings, structures, installations, real
9. Policy Topics

property, roads or highways that attract mobile sources of pollution to achieve compliance with state and federal standards.

Noise
The Hazards and Safety Element will comply with the requirements of Government Code Section 65302(f) which requires identification of noise problems in the unincorporated county pursuant to the guidelines established by the Office of Noise Control in the State Department of Health Services. The Element shall include analysis and quantification, to the extent practical, of current and projected noise levels for the following noise sources:

- Highways and freeways;
- Primary arterials and major local streets;
- Passenger and freight online railroad operations and ground rapid transit systems;
- Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation;
- Local industrial plants, including, but not limited to, railroad classification yards; and
- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

Noise contours will be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various noise source. The noise contours will be used as a guide for establishing a pattern of land uses in the Land Use Element that minimizes the exposure of excessive noise to community residents.

This Element will include goals, policies and programs that address existing and foreseeable noise issues and will serve as a guideline for compliance with the state’s noise insulation standards.

Public and Advisory Group Policy Topics

If directed by the Board of Supervisors and Planning Commission, this Element may explore additional topics identified by the public, focus groups and Agricultural Policy Advisory Committee during the GPU project.

- Incentivize projects which utilize zero emission technologies in goods movement and construction operations;
- Promote reductions in mobile and stationary source emissions to improve air quality;
- Consider policies for rebuilding in hazard-prone areas;
- Explore the provision of additional emergency and fire protection services in rural/mountain areas; and
- Avoid the siting of projects with significant emissions or risk adjacent to homes.

Current or Future Policy Topics Addressed by the County

Additional hazards and safety topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Develop policies and programs that coordinate development boundaries with the County’s Multi-Hazard Mitigation Plan (pursuant to Government Code section 65302.6, the updated Hazards and Safety Element will incorporate by reference the County’s Multi-Hazard Mitigation Plan (MHMP). Additionally, goals, policies, and programs developed for the Element will consider information and strategies included in the MHMP);
Increase wildfire prevention policies [the existing General Plan and various Area Plans contain goals, policies, and programs that address wildfire prevention. The GPU will explore additional goals and policies pursuant to the requirements of Government Code Section 65302(g)];

- Fire-defensible space in open space and conservation areas (the existing General Plan and various Area Plans contain goals, policies, and program that address defensible space. The Ventura County Fire Department enforces standards and guidelines for defensible space); and

- Create policies to deal with anticipated flood hazards (the existing General Plan and various Area Plans contain goals, policies, and program that address flood hazards. Additionally, the County has adopted a Floodplain Management Ordinance).

**Water Element**

As directed by the Board of Supervisors, the updated General Plan will include a Water Element. As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), this Element will comply with the requirements of Government Code Section 65302 et. seq in planning for the following:

- Water and its hydraulic force;
- Water in coordination with any countywide water agency and with all district and City agencies, including flood management, water conservation, or groundwater agencies that have developed, served, controlled, managed, or conserved water of any type for any purpose in the county;
- Water supply and demand;
- Reclamation of land and waters;
- Prevention and control of the pollution of streams and other waters;
- Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation element;
- Prevention, control, and correction of the erosion of soils, beaches, and shores;
- Protection of watersheds;
- Identification of rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management;

The discussion on water and its hydraulic force will comply with the requirements of the Sustainable Groundwater Management Act (SGMA). SGMA allows local jurisdictions to customize groundwater plans based on their specific needs. Specifically, these plans should analyze water needs for domestic, agricultural, ecological, and industrial uses, and provide for the conservation of water supplies and protection of aquatic ecosystems as a beneficial use. Land use choices have a long-lasting effect on water demand. When evaluating the feasibility of possible land use patterns, the County should work with water agencies to consider projected available water resources under a changing climate, and water conservation measures to ensure a sustainable water supply, rather than simply deferring to water agencies to meet any projected demand.

This Element will explore policies that encourage jurisdictions to form joint committees to synchronize planning timelines between water and land use, coordinate with local integrated regional water management plans (IRWM), consider using watersheds as the planning area, or explicitly acknowledge their relationship to an existing watershed.

Government Code Section 65352.5 requires that when amending the General Plan, the County shall coordinate with any public water agency.
9. Policy Topics

to analyze available water supply information and identify adequate water for anticipated growth. Additionally, Urban Water Management Plans, where required, rely on build-out data from general plans, highlighting the importance of consistency and communication between agencies.

This Element will include identification of existing and potential water pollution sources, the benefits that water resources provide to the community, opportunities for protection and restoration, and identification of water sources for which reclamation is feasible. Policies should consider the impacts of future development on water bodies and aim to protect or improve water quality. Certain areas may also be important for identification for groundwater recharge. Rivers, lakes, streams, bays, harbors, estuaries, marshes, and reservoirs might be affected by climate change impacts such as changes in precipitation, and sea level rise.

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), the California Water Plan projects diminishing reliability in water supplies of 3 to 5 percent in the next 20 years. Existing water sources may also become less reliable because of climate change and development.

Water supply will increasingly be the highest economic, social, and environmental priority in the county. Surface water supply continues to be a key issue. SGMA has dramatically changed the requirements for groundwater management in the county and throughout the state. Alternative water sources, including reclamation and desalinization, are likely to become essential water sources during the life of this General Plan. Water conservation will be an essential, everyday habit. This Element will define what the County’s role should be in surface and groundwater management, alternative source development, conservation practice, and what policies are needed to support that role.

This element will build on the existing General Plan water resources, and water supply facilities goals, policies, and programs.

Public and Advisory Group Policy Topics

If directed by the Board of Supervisors and Planning Commission, this Element may explore additional topics identified by the public, focus groups, and Agricultural Policy Advisory Committee.

- Promote countywide coordination/leadership for water management;
- Explore additional sources of water (excluding State water pursuant to Board of Supervisors direction at the April 17, 2018 Work Session);
- Incentivize reduction in water use;
- Encourage water conservation (e.g., reuse, dual plumbing for greywater, brine lines, stormwater capture and treatment);
- Consider Low Impact Development techniques;
- Encourage use of reclaimed water; and
- Encourage use of in-stream water flow for groundwater recharge.

Current or Future Policy Topics Addressed by the County

Additional water resources topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Develop policies that encourage groundwater recharge area protection (the existing General Plan and various Area Plans contain goals, policies, and programs to that address groundwater recharge); and
Housing Element

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), Government Code Section 65580, et seq. requires that local governments update the Housing Element to adequately plan to meet existing and projected housing needs of all economic segments of the community. Unlike other elements of the General Plan, the County must update the Housing Element on a mandated schedule, or “cycle,” to ensure that the County is making incremental progress towards its housing goals and policies. Jurisdictions must obtain approval from the California Department of Housing and Community Development (HCD) through a certification process.

In 2014, the County of Ventura adopted, and had certified by HCD, an updated Housing Element that includes a comprehensive assessment of current and projected housing needs for all economic segments of the community and set forth housing policies and implementation programs for the period of 2014 to 2021. The Housing Element also includes extensive documentation of background conditions related to housing in the county. Because of the mandated update cycle, the Housing Element was updated as a stand-alone element.

The next cycle of housing element updates for cities and counties within the Southern California Association of Governments (SCAG) region is expected to commence in 2019, prior to the scheduled completion of the General Plan Update. SCAG is scheduled to release the Regional Housing Needs Assessment (RHNA) numbers in October 2019, prior to adoption of the updated General Plan. To more efficiently process the Housing Element and ensure that adequate sites are available for affordable housing, the County’s General Plan Update Work Program calls for the update of the Housing Element in conjunction with the completion of the overall General Plan Update. The Draft Housing Element Update will include goals, policies and programs, a public outreach process, and the identification of adequate housing inventory for all income categories.

Government Code Sec. 65580 requires that housing elements contain the following components:

- Review or previous housing element;
- Housing needs assessment;
- Inventory and analysis of adequate sites where housing could be built;
- Analysis of potential constraints that may impact the development of housing; and
- Quantified objectives that establish the maximum number of housing units by income category that can be constructed, rehabilitated and conserved.

In 2017, the Governor’s Office of Planning and Research published an update to its General Plan Guidelines that includes information and guidance on preparing housing elements. It contains a listing of housing element requirements, along with a brief description of each requirement (see summary Table 9-6). As the County begins the process of updating its Housing Element for the 2021 housing element cycle, all of the required components outlined below will be addressed.

The Housing Element will build on the existing General Plan Housing Element goals, policies, and programs.
9. Policy Topics

Public and Advisory Group Policy Topics

If directed by the Board of Supervisors and Planning Commission, this Element may explore additional topics identified by the public, focus groups, and Agricultural Policy Advisory Committee.

- Promote countywide coordination/leadership for affordable housing initiatives;
- Explore policies that increase options for aging in place; and
- Increase the range of housing types available including tiny homes, modular housing options, co-housing, and multi-family residential housing.

Current or Future Policy Topics Addressed by the County

Additional housing topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Promote additional farmworker housing and develop policies that increase farmworker housing (the current General Plan (2005) Housing Element includes goals, policies, and programs that address farmworker housing. Additional farmworker housing goals, policies and programs will be explored as part of the General Plan Update);

- Increase Accessory Dwelling Unit housing opportunities (the Non-Coastal Zoning Ordinance includes an Accessory Dwelling Unit Ordinance);

- Increase workforce housing availability (the current General Plan (2005) Housing Element includes goals, policies, and programs that promote workforce housing. Additional workforce housing goals, policies and programs will be explored as part of the General Plan Update);

- Consider policies that promote housing for different incomes and different stages of life (the current General Plan (2005) Housing Element includes goals, policies, and programs that promote senior housing. Additional development goals, policies and programs that promote housing for different incomes will be explored as part of the General Plan Update); and

- Increase affordable housing stock (the current General Plan (2005) Housing Element includes goals, policies, and programs that promote increasing affordable housing stock. Additional development goals, policies and programs that promote affordable housing stock will be explored as part of the General Plan Update).

Table 9-6 Statutory Housing Element Requirements

<table>
<thead>
<tr>
<th>Statutory Citation</th>
<th>Brief Description of Requirement</th>
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<tbody>
<tr>
<td>Gov. Code §65583(c)(8)</td>
<td>Public Participation: Description of diligent effort to include all economic segments of the community</td>
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</table>
| Gov. Code §65588 | Review and Revise:  
  ▪ Progress in Implementation  
  ▪ Effectiveness of the element |

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<tr>
<th>Statutory Citation</th>
<th>Brief Description of Requirement</th>
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| Gov. Code §65583(a)(1 and 2) | Housing Needs Assessment: Quantification and analysis of existing and projected housing needs, populations and employment trends, including documentation of projections, housing and household characteristics, including:  
  ▪ Level of payment compared with ability to pay (overpaying households)  
  ▪ Housing stock conditions  
  ▪ Overcrowded households  
  Existing and projected needs for all income levels, including:  
  ▪ Regional Housing Need Allocation (RHNA)  
  ▪ Existing housing need for extremely low-income households  
  ▪ Projected housing need for extremely low-income households based on RHNA or Census |
| Gov. Code §65583(a)(7) | Persons with Special Needs: Identification and analysis of any special housing needs including:  
  ▪ Elderly  
  ▪ Persons with disabilities, including developmental disabilities  
  ▪ Large Households  
  ▪ Farmworkers (seasonal and permanent)  
  ▪ Female headed households  
  ▪ Homeless (annual and seasonal)  
  ▪ Other |
| Gov. Code §65583(a)(9) | At-Risk Units: Inventory of at-risk units (10 years from the housing element due date)  
  ▪ Estimate of replacement versus preservation costs  
  ▪ Identification of qualified entities  
  ▪ Identification of potential funding |
| Gov. Code §65583(a)(5 and 6) | Potential Governmental Constraints: Include an analysis of actual and potential governmental constraints for each of the following:  
  ▪ Land use controls  
  ▪ Building codes and their enforcement  
  ▪ Site improvement requirements  
  ▪ Fees and other exactions  
  ▪ Local processing and permit procedures  
  ▪ Housing for persons with disabilities  
  ▪ Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone |
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<tr>
<th>Statutory Citation</th>
<th>Brief Description of Requirement</th>
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| Gov. Code §65583(a)(5 and 6) | **Potential Non-Governmental Constraints:** Include an analysis of actual and potential non-governmental constraints for each of the following:  
  - Availability of financing, price of land, cost of construction |
| Gov. Code §65583 (a) (3) and 65583.2 | **Sites Inventory and Analysis:**  
  - Listing of properties by parcel number or other unique reference showing for each parcel  
  - General description of environmental constraints to the development of housing  
  - General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities  
  - For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential  
  - Demonstration of zoning to accommodate the housing need for lower income households  
  - Map of sites included in the inventory  
  - Number of units built between the start of the projection period and the deadline for adoption of the housing element (optional)  
  - Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or accessory dwelling units (optional)  
  - Analysis of whether inventory provides for a variety of housing types (Multifamily rental housing, Factory-built housing, Mobile homes, Housing for agricultural employees, Emergency Shelters, Transitional and supportive housing)  
  - Carryover obligation (AB 1233), if applicable |
| Gov. Code §65583(b) and (c) (1 through 6) | **Quantified Objectives and Housing Programs:** Provide statement of quantified objectives; maximum number of units, by income group, including extremely low-income  
  - New construction  
  - Rehabilitation  
  - Conservation |
| Gov. Code §65583(c) | **Include programs with:**  
  - Schedule of specific actions  
  - Timeline for implementation with a beneficial impact in the planning period and identification of agencies and officials responsible for implementing each program |
| Gov. Code §65583(c)(1) | **Program(s) providing adequate sites:**  
  - Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (l) or carryover obligation pursuant to Section 65584.09 |
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<thead>
<tr>
<th>Statutory Citation</th>
<th>Brief Description of Requirement</th>
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<td>Gov. Code §65583(c)(2)</td>
<td>Programs to assist in the development of housing for extremely low, very low, low- and moderate-income households</td>
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<tr>
<td>Gov. Code §65583(c)(3)</td>
<td>Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing</td>
</tr>
<tr>
<td>Gov. Code §65583(c)(3)</td>
<td>Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities</td>
</tr>
<tr>
<td>Gov. Code §65583(c)(4)</td>
<td>Program(s) to conserve and improve the condition of the existing affordable housing stock</td>
</tr>
<tr>
<td>Gov. Code §65583(c)(5)</td>
<td>Program(s) to promote housing opportunities for all persons</td>
</tr>
<tr>
<td>Gov. Code §65583(c)(6)</td>
<td>Program(s) to preserve at-risk units</td>
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**Other Requirements**

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<thead>
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<th>Statutory Citation</th>
<th>Brief Description of Requirement</th>
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<tbody>
<tr>
<td>Gov. Code §65583 (c) (7)</td>
<td>Description of general plan consistency</td>
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<tr>
<td>Gov. Code §65585</td>
<td>Review by HCD and legislative body</td>
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<td>Gov. Code §65588</td>
<td>Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone</td>
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<tr>
<td>Gov. Code §65583 (a) (8)</td>
<td>Description of opportunities for energy conservation in residential development</td>
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<td>Gov. Code §65589.7</td>
<td>Water and Sewer Priority</td>
</tr>
<tr>
<td>Gov. Code §65589.5</td>
<td>Housing accountability act; analysis for rejection</td>
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**Agriculture Element**

As directed by the Board of Supervisors, the updated General Plan will include an Agricultural Element. The Board directed staff to ensure that the General Plan Update not require a Save Open Space and Agricultural Resources (SOAR) vote. The SOAR initiative, which is part of the General Plan, includes a number of provisions that allow the Board to approve certain General Plan Amendments without a majority vote of the people.
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These provisions, as well as the provisions requiring a majority vote of the people, are summarized in Tables 9-7 and 9-8 below. See Attachment 1 for the full SOAR initiative.

This Element will build on aspects of the existing General Plan farmland resources and land use designations sections, as well as other applicable sections, to identify goals, policies, and programs for consideration by the Board of Supervisors and Planning Commission without a majority vote of the people.

The section provides a summary of the types of General Plan Amendments that may be considered while meeting the provisions of the SOAR ordinance.

Non-Technical General Plan Amendments
Pursuant to the SOAR initiative, certain non-technical General Plan Amendments to the Agricultural, Open Space, or Rural land use designations may be made without requiring a majority vote of the people:

“The Board may reorganize, reorder or renumber individual provisions, including the provisions set forth in SOAR in the course of ongoing updates of the General Plan in accordance with the requirements of state law. Additional technical, non-substantive language modifications may be made to the General Plan with reference to Agricultural, Open Space or Rural designations for clarification and internal consistency provided such modifications are consistent with the Findings and Purpose of the initiative creating these provisions.”

Resource Protection
Pursuant to the SOAR initiative, General Plan Amendments which further resource protection and preservation of resources may be made without requiring a vote of the people:

“The Board may amend the provisions of the General Plan which apply to the Agricultural, Open Space or Rural Designations, as set forth in subsection “a” of the SOAR initiative, for the express purpose of further protecting and preserving resources identified in the General Plan consistent with the Findings and Purpose of the initiative adopting these provisions of the General Plan.”

Re-designation
The Board may re-designate, without a majority vote of the people, the following:

1. “Re-designate Rural, Agricultural, and Open Space lands to other more intensive land use designations only if certain findings can be made, including (among other things) that the land is proven to be unsuitable for any form of utilitarian use, and re-designation is necessary to avoid an unconstitutional taking of property without just compensation;”

2. “Re-designate properties otherwise designated (e.g. Residential or Commercial) to Rural, Agricultural, or Open Space;”

3. “Re-designate Rural properties to either Agricultural or Open Space; or, may re-designate Open Space to Agricultural pursuant to the provisions for making such amendments set forth in state law and Board adopted policies. Once re-designated, those re-designated lands become subject to the rules contained in this initiative for any further re-designation;”

4. “May increase the minimum lot size for any land use designation, but may not decrease Rural, Agricultural or Open Space minimum lot sizes;”

5. “Re-designate Agricultural designated properties to Open Space if the Board makes six specified findings supported by substantial evidence;”
6. “May amend . . . the Rural, Agricultural, or Open Space land use designations to comply with state law regarding the provision of housing for all economic segments of the community provided that the Board makes six specified findings supported by substantial evidence;”

7. “Re-designate Agricultural, Open Space or Rural properties upon advice of County Counsel to avoid unconstitutional takings of property and the less restrictive designation is only applied to the extent necessary to avoid the unconstitutional taking of property;” and

8. “May amend the land use designations on the General Land Use Maps, as set forth in subsection "b" to any Existing Community designation for land which, prior to the effective date of the ordinance setting forth these provisions, is found to contain lawfully established urban building intensities or urban land uses, to the minimum extent necessary to validate such pre-existing uses consistent with the Findings and Purpose of the ordinance adopting these provisions of the General Plan.”

Agricultural Food Processing
Pursuant to the SOAR initiative, limited amounts of agricultural processing are allowed in agricultural lands through the initiative:

“To preserve the maximum amount of land in agricultural production as possible, the processing of food beyond the limits currently allowed by Ventura County’s general plan and policies should take place in existing urban areas that have appropriate supporting infrastructure. Notwithstanding the foregoing limitations on the Board of Supervisors, in order to support the processing of locally grown food, before January 1 of 2030 the Board of Supervisors may . . . re-designate up to a total of 12 acres of land, dispersed throughout the County, provided they comply with” four specified conditions.

This element would build upon the goals, policies, programs from the existing General Plan’s farmland resources and land use designations sections.

Public and Advisory Group Policy Topics
If directed by the Board of Supervisors and Planning Commission, this Element may explore additional topics identified by the public, focus groups, and Agricultural Policy Advisory Committee during the GPU project and which do not require a majority vote of the people.

- Include commitment that land uses such as wildlife corridors, scenic resources zones, and public access trails will not conflict with agricultural uses on private lands (Provided by the Agricultural Policy Advisory Committee);
- Provide greater opportunities and incentives for growers and livestock producers to participate in Williamson Act programs (Provided by the Agricultural Preserve Advisory Committee);
- Allow the transfer of entitlements between parcels to accommodate agricultural facilities and farmworker housing and encourage larger parcels to remain in agricultural production (Provided by the Agricultural Policy Advisory Committee);
- Maintain water resources for agricultural production, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development (Provided by the Agricultural Preserve Advisory Committee);
- Provide value-added marketing opportunities for agricultural commodities produced in Ventura County (Provided by the Agricultural Policy Advisory Committee);
- Consider alternative uses on agricultural lands adjacent to existing public schools, such as farmworker housing (Provided by the Agricultural Policy Advisory Committee. At the April 17, 2018 Board of Supervisors and Planning Commission Work Session, GPU staff..."
were directed to address agricultural buffers in the context of environmental justice;

- Expand agricultural practices to support economic vitality;
- Maintain available water supply for agricultural uses;
- Explore adaptation policies for agricultural practices to address climate change;
- Increase organic farming; and
- Incentivize soil and land conservation.
- Increase opportunities for agricultural processing, pre-processing, and packing facilities.

**Current or Future Policy Topics Addressed by the County**

Additional agricultural topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Develop policies that increase farmworker housing (the current General Plan (2005) Housing Element includes goals, policies and programs that address farmworker housing. Additional goals, policies and programs that increase farmworker housing will be explored as part of the General Plan Update);
- Develop pest management policies (the County Agricultural Commissioner’s Office maintains and enforces a pesticide use enforcement program).
### Table 9-7  Save Open Space and Agricultural Resources (SOAR) Ordinance – Board of Supervisor Actions Not Requiring a Vote of the People

<table>
<thead>
<tr>
<th>SOAR Section</th>
<th>SOAR Excerpt</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 1, Findings and Purpose, Subsection (K)</strong></td>
<td>The Board may “re-designate Rural, Agricultural, and Open Space lands to other more intensive land use designations only if certain findings can be made, including (among other things) that the land is proven to be unsuitable for any form of utilitarian use, and re-designation is necessary to avoid an unconstitutional taking of property without just compensation.”</td>
</tr>
<tr>
<td><strong>Section 2, General Plan Amendment, Subsection (1)(I)(c)</strong></td>
<td>The Board “following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may place any amendment to land use designations of Agricultural, Open Space or Rural, or any provision, goal or policy as set forth in subparagraph &quot;a&quot; [of the SOAR initiative], on the ballot pursuant to the mechanisms provided by State Law.”</td>
</tr>
<tr>
<td><strong>Section 2, General Plan Amendment, Subsection (1)(I)(d)</strong></td>
<td>The Board “may reorganize, reorder or renumber individual provisions, including the provisions set forth herein in the course of ongoing updates of the General Plan in accordance with the requirements of state law. Additional technical, non-substantive language modifications may be made to the General Plan with reference to Agricultural, Open Space or Rural designations for clarification and internal consistency provided such modifications are consistent with the Findings and Purpose of the initiative creating these provisions.”</td>
</tr>
<tr>
<td><strong>Section 2, General Plan Amendment, Subsection (1)(I)(e)</strong></td>
<td>The Board “may re-designate properties otherwise designated (e.g. Residential or Commercial) to Rural, Agricultural, or Open Space; may re-designate Rural properties to either Agricultural or Open Space; or, may re-designate Open Space to Agricultural pursuant to the provisions for making such amendments set forth in state law and Board adopted policies. Once re-designated, those re-designated lands become subject to the rules contained in this initiative for any further re-designation. Moreover, the Board of Supervisors without a vote of the people may increase the minimum lot size for any land use designation, but may not decrease Rural, Agricultural or Open Space minimum lot sizes.”</td>
</tr>
<tr>
<td><strong>Section 2, General Plan Amendment, Subsection (1)(I)(f)</strong></td>
<td>The Board may re-designate Agricultural designated properties to Open Space if the Board makes six specified findings supported by substantial evidence.</td>
</tr>
<tr>
<td><strong>Section 2, General Plan Amendment, Subsection (1)(I)(g)</strong></td>
<td>The Board “following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend . . . the Rural, Agricultural, or Open Space land use designations to comply with state law regarding the provision of housing for all economic segments of the community” provided that the Board makes six specified findings supported by substantial evidence.</td>
</tr>
<tr>
<td><strong>Section 2, General Plan Amendment, Subsection (1)(I)(h)</strong></td>
<td>The Board may re-designate Agricultural, Open Space or Rural properties upon advice of County Counsel to avoid unconstitutional takings of property and the less restrictive designation is only applied to the extent necessary to avoid the unconstitutional taking of property.</td>
</tr>
</tbody>
</table>
Section 2, General Plan Amendment, Subsection (1)(l)(j)
The Board may “amend the provisions of the General Plan which apply to the Agricultural, Open Space or Rural Designations, as set forth in subsection “a”, for the express purpose of further protecting and preserving resources identified in the General Plan consistent with the Findings and Purpose of the initiative adopting these provisions of the General Plan.”

Section 2 General Plan Amendment, Subsection (1)(l)(m)
“To preserve the maximum amount of land in agricultural production as possible, the processing of food beyond the limits currently allowed by Ventura County's general plan and policies should take place in existing urban areas that have appropriate supporting infrastructure. Notwithstanding the foregoing limitations on the Board of Supervisors, in order to support the processing of locally grown food, before January 1 of 2030 the Board of Supervisors may . . . re-designate up to a total of 12 acres of land, dispersed throughout the County, provided they comply with” four specified conditions.

Section 2, General Plan Amendment, Subsection (1)(l)(n)
The Board “may amend the land use designations on the General Land Use Maps, as set forth in subsection "b", above, to any Existing Community designation for land which, prior to the effective date of the ordinance setting forth these provisions, is found to contain lawfully established urban building intensities or urban land uses, to the minimum extent necessary to validate such pre-existing uses consistent with the Findings and Purpose of the ordinance adopting these provisions of the General Plan.”

**Table 9-8 Save Open Space and Agricultural Resources (SOAR) Ordinance – Board of Supervisor Actions Requiring Approval by a Vote of the People**

<table>
<thead>
<tr>
<th>SOAR Section</th>
<th>SOAR Excerpt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2, General Plan Amendment, Subsection (1)(l)(a)</td>
<td>“Until December 31, 2050, the Agricultural, Open Space and Rural land use designations, and the goals and policies as they specifically apply to those land use designations in Sections 1.6 and 3.2 Ventura County General Plan - GOALS, POLICIES &amp; PROGRAMS (10-20-15 edition) of this General Plan shall not be further amended unless such amendment is approved by vote of the people or by the Board of Supervisors pursuant to the procedures set forth herein.”</td>
</tr>
<tr>
<td>Section 2, General Plan Amendment, Subsection (1)(l)(b)</td>
<td>“All those lands designated as Agricultural, Open Space or Rural on the General Land Use Maps adopted by the Board of Supervisors for Ventura County on May 24, 1988, and amended through October 20, 2015, shall remain so designated until December 31, 2050, unless re-designated to another general plan land use category by vote of the people, or re-designated by the Board of Supervisors pursuant to the procedures set forth herein.”</td>
</tr>
</tbody>
</table>
**Economic Vitality Element**

As directed by the Board of Supervisors, the updated General Plan will include an Economic Vitality Element. The resiliency of an economy both shapes and is shaped by its physical development. Goals, policies, and programs may promote economic health and sustainable funding for public services for current and future residents, supporting a thriving business environment, job growth and retention, and, as appropriate, community revitalization.

**Business and Employment**

This element may identify opportunities that promote business development and retention, job training, and workforce development, partnerships with educational institutions and private and non-profit organizations, and incentives for targeted business investments. Policy focus would likely emphasize unincorporated area industry clusters identified in the County’s Economic Vitality Strategic Plan (2017) and General Plan Update Draft Background Report which include agriculture, tourism, oil and gas production, aggregate mining, the green economy, higher education, the military, film production, the creative economy, the non-profit sector, and the Port of Hueneme. Additionally, based on Board direction, the County shall ensure that most business incubators appropriate for urban environments are located in cities.

**County of Ventura Economic Vitality Strategic Plan**

On October 24, 2017, the Board of Supervisors approved the Economic Vitality Strategic Plan (2017). Policies within the Economic Development Element of the General Plan will coordinate with and complement the County’s ongoing efforts as characterized within the Economic Vitality Strategic Plan. As noted in the Introduction of the Economic Vitality Strategic Plan:

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This document provides a strategic framework for the County of Ventura government to support Ventura County’s long-term economic vitality. Whereas the plan is primarily intended to outline a course of action for the County of Ventura, it recognizes a wide array of public- and private-sector entities have important roles in the overall process of encouraging economic vitality in Ventura County.

**Jobs to Housing Balance**

Revitalizing communities, building strong economies, embracing sustainable, coordinated development, and improving infrastructure are all positive policies with a wide range of benefits that may be identified for this element. In combination with the above, an efficient economy relies on housing options that are affordable to a range of workers and accessible to jobs.

Siting housing near services, transportation options, and jobs increases the effectiveness of a multi-modal transportation system. Further, when affordable housing is not available near jobs, people may have to commute long distances, generating high rates of vehicle miles traveled (VMT) and GHG emissions. Therefore, this Element is correlated and complimentary to the Climate Action Plan, land use, circulation and mobility, and housing elements, which support the interdependence between jobs, transportation systems, housing and associated GHG emissions generated between these activities.

**Healthy Communities and the Economy**

Public health outcomes correlate directly to economic vitality. Increased investment in communities can lead to improved public health outcomes, through greater opportunities for active transportation and outdoor activity, increased access to nutritious food, and improved economic opportunities. Planning for employment and business centers that are accessible through transit and active transportation can be especially beneficial to public health outcomes and improve equity in
9. Policy Topics

communities. Ensuring all residents are included in economic development planning – through distribution of infrastructure, retail, employment, transit and active transportation networks, housing, and other considerations – can ensure improved health outcomes for the full community. This Element will explore these options in the context of cross cutting policies which promote community health and the integration of “Health in All Policies.”

Economic Development and Climate Change
The impacts of climate change present an increasing threat to the local economy. Planning for climate resiliency and adaptation can help support and maintain a strong local economy helping local businesses recover more rapidly from climate events and increasing community resiliency. Additionally, promoting adaptation and resilience creates more secure fiscal environments for investment and job growth.

This Element will explore policies that promote adaptation and resiliency which may help to reduce the likelihood of economic disruption from natural disasters and extreme weather events, thereby improving economic recovery after climate events, increasing business resiliency and fiscal stability.

Community Assets and Fiscal Stability
Community assets, such as schools, parks, health care services, open space, universities, and cultural amenities, as well as infrastructure such as sidewalks, transit systems, and utilities, help create communities that attract residents and businesses. Infrastructure, including economic infrastructure such as broadband capacity and connectivity as well as, community assets should align with economic development goals, as they attract, retain, and support the workforce and commercial base that new and existing businesses require.

Ultimately, businesses will invest in and support communities that offer a strong workforce, a stable fiscal climate, and policies to support their growth. This Element can create an opportunity for the County to implement policies that spur economic development, revenue generation, and shared benefits for all community members.

Movement of Goods, Services and People
Economic development is strongly related to the Circulation and Mobility Element; particularly through the movement of goods, services, and people. Resident and visitor access to employment centers and commercial centers is critical. Assessing and addressing the needs for current and future accessibility through multiple modes, including transit, pedestrians, and bicycles will provide employees and customers access to new and existing businesses and help support economic growth and vitality.

Proximity to transit options increases property value as well as economic activity. Promoting connected systems of walkways, bikeways, and transit lines leading to economic centers provides easy, affordable access to retail, employment, and services. Including additional infrastructure around retail centers, such as bikeshare stations, pedestrian rest areas, and covered transit stops, may help economic stimulation.

This Element is correlated with and complimentary to the Climate Action Plan, land use, circulation and mobility, and public facilities, services, and infrastructure elements which support the physical location of community assets such as jobs, housing, schools, parks, infrastructure, utilities, and transit systems.

Public and Advisory Group Policy Topics
In addition to the above, if directed by the Board of Supervisors and Planning Commission, this element may explore additional topics identified by the public, focus groups and Agricultural Policy Advisory Committee.

- Promote countywide coordination/leadership for economic development;
- Streamline permit process;
Explore policies that facilitate development of strategic industry clusters in the unincorporated County;

- Explore options and opportunities for commercial air service and aviation-related spin-off for local business support services;
- Identify policies that encourage economic spin-off opportunities and local business support services for Naval Base Ventura County and the Port of Hueneme; and
- Encourage micro business development such as the cottage food industry, micro-kitchens and other emerging economic opportunities.

Current or Future Policy Topics Addressed by the County

Additional economic vitality topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Renewable energy industry (based on Board of Supervisors direction at the April 17, 2018 work session, goals, policies and program that promote renewable energy will be explored as part of the General Plan Update).

General Plan Elements: Cross-Cutting Policy Topics

Climate Action Plan

As directed by the Board of Supervisors, the updated General Plan will also serve as the County’s Climate Action Plan (CAP) by including cross-cutting policies and implementation programs that identify communitywide GHG emissions reduction targets and GHG emissions reduction measures to achieve the targets in the unincorporated county, consistent with State guidance and applicable protocols. The General Plan will also incorporate analysis of climate change vulnerability and adaptation measures to help address and mitigate countywide vulnerabilities to climate change, pursuant to the requirements of SB 379.

The updated General Plan and EIR will also be prepared in a manner such that the integrated CAP meets the criteria specified in CEQA Guidelines Section 15183.5 for providing future tiering and streamlining opportunities for project-level GHG emissions analyses during environmental review. This means that for future projects that are consistent with the General Plan, and which are not otherwise exempt from CEQA (i.e., projects for which an environmental document must be prepared), project-level GHG emissions analysis can be streamlined by identifying specific GHG reduction measures or programs within the integrated CAP that must either be incorporated into project designs or conditions of approval and identified as mitigation measures in a project-specific CEQA document.

Healthy Communities

As directed by the Board of Supervisors, the updated General Plan will incorporate the theme of healthy communities which addresses the social and environmental factors that drive health outcomes and health inequities. Where people live can have a profound effect on health outcomes, including life expectancy. It influences access to resources that foster better health, such as safe streets, nutritious foods, quality and affordable housing, good jobs, access to health care, and excellent schools. These resources and the distribution of these resources can be influenced by decisions concerning land use, transportation and mobility, and urban design. Decisions around these resources and issues can promote a positive physical, social, and economic environment that supports the overall well-being of its residents.

General Plan policies can promote communities designed to support health and safety, such as places to play and be active, access to affordable healthy foods, and streetscapes designed to prevent injury. A
9. Policy Topics

A healthy environment gives people the opportunity to make healthy choices and decrease their risk for heart disease, cancer, obesity, diabetes, respiratory diseases such as asthma, and injuries.

Based on Ventura County Public Health’s Model for a Healthy Community, a healthy community provides a sustainable environment, adequate levels of economic and social development, health and social equity, relationships that are supportive and respectful, while also meeting basic needs throughout a lifespan. The Ventura County Public Health Model further suggests that it is most productive to shift the focus from addressing health factors to addressing the social and environmental determinants of health, which include food security (e.g. physical availability of food, economic and physical access to food, food utilization, stability over time), and food environment, infrastructure, and systems (e.g., local production and distribution, rural food infrastructure, and County food programs).

The County will consider the above factors when developing health community goals, policies, and programs. In addition, pursuant to SB 1000, the updated General Plan will identify disadvantaged communities and develop goals and policies to reduce health risks, including reduction of pollution exposure, air quality improvement, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

Climate Adaptation and Resilience

The updated General Plan will include goals, policies, and programs that address climate adaptation and resilience and the need to plan for the increase in the type, extent, and intensity of natural hazards. As required by the Hazards and Safety Element, a vulnerability assessment that identifies the risks that climate change poses within the unincorporated county, and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect the risks addressed will be completed.

A set of adaptation and resilience goals, policies, and programs, based on the information analyzed in the vulnerability assessment outlined above, will be completed for the protection of the community. The Hazards and Safety Element will be the “home” for adaptation discussions in the General Plan, but climate change adaptation, as applicable, will be integrated throughout the elements of the General Plan to create internal consistency and support holistic consideration of this important issue.

Environmental Justice

As described in the Governor’s Office of Planning and Research, General Plan Guidelines (2017), over 9 million Californians are exposed to and at risk from high pollution, according to the Office of Environmental Health Hazard Assessment’s Cal EnviroScreen tool.

In addition to examining environmental hazards, Cal Enviroscreen and other tools look at assets that help protect communities from poor health. Legislation adopted in 2016, Senate Bill 1000, now requires both cities and counties that have disadvantaged communities to incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other elements.

The updated General Plan will comply with the requirements of Government Code Section 65302(h), which require the identification of goals, policies, and programs that address the following:

- Identify disadvantaged communities within the area covered by the General Plan;
- Identify policies to reduce health risks in disadvantaged communities, including reduction of pollution exposure, air quality improvement, and the promotion of public facilities, food access, safe, and sanitary homes; and
Identify objectives and policies to promote civic engagement in the public decision-making process.

**Sea Level Rise**

The County was awarded a Local Coastal Program Local Assistance Grant from the California Coastal Commission and the California Coastal Conservancy to draft regulatory and adaptive strategies in response to sea level rise hazards. The goal for the VC Resilient Coastal Adaptation Project (VC Resilient) is to develop a balanced and forward-thinking response to sea level rise based on informative and accurate sea-level rise projections that span well into the future. More specifically, the primary goals of the VC Resilient project are to:

- Assess vulnerabilities and the adaptive capacity of Ventura County's coastline;
- Develop long-range land use strategies that can be used to respond to sea level rise hazards and reduce risks along the coastline; and
- Effectively communicate with the public to gather input and understand the risks associated with sea level rise.

In May 2018, the Planning Division released the draft Vulnerability Assessment report for public for review and comment. The report provides an evaluation of coastal resources in the unincorporated county that could be affected by sea level rise through year 2100. Specifically, the report identifies combined hazards which includes the 1 percent annual chance storm events, rising tides, fluvial and river flooding that could occur in the non-coastal unincorporated areas of the Oxnard plain.

The existing General Plan (2005) does not include policies that address potential hazards associated with sea level rise and storm events. Relying on background information presented in the Vulnerability Assessment report, the County may explore policy options for reducing risk of sea level rise and hazards in the non-coastal areas of the unincorporated county.

**Current or Future Policy Topics Addressed by the County**

Additional cross-cutting topics identified by the public, focus groups and Agricultural Policy Advisory Committee and which the County is either currently addressing or will be addressed as part of the GPU are listed below:

- Pursue measures to reduce greenhouse gas emissions *(the Climate Action Plan will include greenhouse gas emission reduction measures)*;
- Develop carbon sequestration policies in Climate Action Plan *(the Climate Action Plan will explore opportunities for carbon sequestration)*;
- Establish a greenhouse gas emissions significance threshold that includes feasible mitigation measures for projects subject to CEQA review *(the Climate Action Plan will include greenhouse emission significance threshold and providing future tiering and streamlining opportunities for project-level GHG emissions analyses)*;
- Renewable energy resources including microgrid, solar power, and battery storage *(based on BOARD OF SUPERVISORS's direction at the April 17, 2019 Work Session, the GPU project will explore renewable energy goals, policies, and programs); and*
- Coordinate Climate Action Plan with incorporated cities *(the County is a member of the Ventura County Regional Energy Alliance, which collaborates with the ten cities in Ventura County in reducing energy demand, increasing energy efficiency and advance the use of clean, efficient, and renewable local resources)*.
Appendix 1

Save Open Space and Agricultural Resources (SOAR) Initiative
COUNTY OF VENTURA MEASURE
(SOAR) SAVE OPENSACE and AGRICULTURAL RESOURCES
INITIATIVE – 2050
FULL TEXT OF ORDINANCE

The people of the County of Ventura, having adopted the Save Open-space and Agricultural Resources Ordinance (SOAR) on November 3, 1998, and recognizing that said Ordinance will sunset on December 31, 2020, desire to continue the philosophy of and primary substantive matters contained in that initiative measure until December 31, 2050. Accordingly, they do hereby ordain as follows: [Changes from the text of the original initiative and any changes in the County’s General Plan being restated and readopted are indicated with “strike-out” for deletions; italics for additions].

Section 1. Findings and Purpose.

A. Nearly two decades ago, the voters of Ventura County adopted the Save Open-space and Agricultural Resources (SOAR) in order to protect the County’s agricultural, rural, and open space lands, to strengthen the local agricultural economy, and to preserve the County’s quality of life. SOAR has been highly successful in achieving these goals, while allowing for reasonable residential development, allowing the County to meet its housing requirements under state law. Accordingly, for the benefit of existing and future residents, visitors and investors, the people of Ventura County hereby declare their intent to reaffirm, update and extend the provisions of SOAR until the year 2050.

B. Agriculture has been and remains a major contributor to the economy of the County of Ventura, directly and indirectly creating employment for many people, creating enormous actual income which multiplies through the community and generating substantial tax revenues for the County.

Specifically, the Ventura County General Plan provides as follows:

“Agriculture plays an important role in the National, State, and County economy. Ventura County is one of the principal agricultural counties in the State ranking tenth in 1987, with a total income of over 610 million dollars and ranking seventeenth in farm earnings out of 3,175 counties nationally.
This high productivity is made possible by the County’s abundance of the natural resources required for agricultural production; primarily soils, water, climate and topography.” [General Plan, ¶1.6].

C. The County of Ventura with its unique combination of soils, micro-climate and hydrology has become one of the finest growing regions in the world. Vegetable and fruit production from the county of Ventura and, in particular, production
from the soils and silt from the Santa Clara and Ventura rivers have achieved international acclaim, enhancing the County’s economy and reputation and standard of living.

D. For agriculture to be sustainable in Ventura County, it must remain economically viable. This SOAR ordinance seeks to add and improve necessary goals and policies to encourage agriculture to remain viable in the County for the life of the ordinance and beyond.

E. Open space likewise contributes to the welfare of the County, as recognized in paragraph 3.2 of the General Plan, not only through the productive use of the land for grazing and other non-irrigated usage, such as forest lands, rangelands, and agricultural lands not designated agricultural, but through the preservation of unique natural resources including but not limited to areas required for the preservation of plant and animal life, habitat for fish and wildlife, areas required for ecological and other scientific study purposes, rivers, bays, estuaries, wetlands, coastal beaches, lakeshores, banks of rivers and streams and watershed lands. Open space continues to contribute to the public health and safety additionally by setting aside from development those lands 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 or air quality. Open space has worked to promote and continues to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl. Open space promotes efficient municipal services and facilities by confining urban development to defined development areas.

F. Open space designations also include productive lands that are used for agriculture and grazing. These lands are important to the overall economy of the County and the long-term economic viability of these productive lands shall be supported.

G. As importantly, the Rural designation under the General Plan serves not only to buffer intense urban usage from agricultural and open space lands, but it fosters small scale agricultural production while allowing for low-density and low intensity land uses and is a critical component in accommodating the full range of residential and farming/ranching environments.

H. Urban encroachment into Agricultural, Open Space and Rural designated areas can negatively impact agriculture by lessening cultivated acreage, threatening the viability of the agricultural industry and could threaten the public health, safety and welfare by causing increased traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion and sedimentation of available water resources. Such urban encroachment could eventually result in the unnecessary and expensive extension of public services and facilities as well as create inevitable conflicts
between urban and open space and agricultural uses, degrading wildlife habitat and connectivity. To the extent possible, farm worker housing, located in existing urban areas, should be encouraged in order to help sustain the viability of agriculture.

I. The unique character of the County of Ventura and quality of life of County residents depend on the protection of a substantial amount of open space, agriculture, and rural lands. The protection of such lands not only ensures the continued viability of agriculture, but also protects the available water supply and contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources.

J. The purpose of this initiative is to continue to ensure that agricultural, rural and open space lands are not prematurely or unnecessarily converted to other more intensive development uses incompatible with the purposes of the Agricultural, Open Space and Rural land use designations. Thus, this initiative seeks to further Agricultural, Rural and Open Space objectives which could include, for example, adequate farm worker housing. This initiative further proposes to restate and readopt, with minor amendments, the section of the Ventura County General Plan document entitled Goals, Policies and Programs to support Agricultural, Rural and Open Space objectives thereby helping to ensure that agriculture will remain economically viable in the County for the life of the ordinance and beyond, and the beneficial aspects of the Rural and Open Space designations continue to be protected. Accordingly, the initiative ensures that until December 31, 2050 the General Plan provisions governing Agricultural, Rural and Open Space land use designations and intent, as amended herein, may not be changed except by vote of the people. In addition, the initiative provides that any lands designated as "Agricultural," "Rural" or "Open Space" on the County of Ventura's General Plan "General Land Use Maps" (North Half and South Half of each) [attached as exhibits A and B] adopted by the Board of Supervisors May 24, 1988 as revised through October, 2015 will remain so designated until December 31, 2050 unless the land is redesignated to another land use category by vote of the people, or redesignated by the Board of Supervisors for the County of Ventura pursuant to the procedures set forth in this initiative.

K. This initiative allows the Board of Supervisors to redesignate Rural, Agricultural, and Open Space lands to other more intensive land use designations only if certain findings can be made, including (among other things) that the land is proven to be unsuitable for any form of utilitarian use, and redesignation is necessary to avoid an unconstitutional taking of property without just compensation.

Section 2. General Plan Amendment.

1. Except as otherwise provided herein, this Save Open-space and Agricultural Resources Initiative hereby amends, reaffirms, restates, and readopts until December 31, 2050 the following aspects of the Ventura County General Plan. Deletions
indicated by strike-out; additions indicated by *italics* (The Urban land use designation is not part of this initiative, but is added here for context, only):

**Limitations on General Plan Amendments Relating to Agricultural, Open Space and Rural Designations**

1. Pursuant to the provisions of the SAVE OPEN-SPACE and AGRICULTURAL RESOURCES (S.O.A.R.) INITIATIVE the following shall obtain until December 31, 2050:

   a) *Until December 31, 2050,* the Agricultural, Open Space and Rural land use designations, and the goals and policies as they specifically apply to those land use designations in Sections 3-1.6 and 3.2 Ventura County General Plan - GOALS, POLICIES & PROGRAMS (10-20-15 edition) of this General Plan shall not be further amended unless such amendment is approved by vote of the people or by the Board of Supervisors pursuant to the procedures set forth herein.

   b) *All* those lands designated as "Agricultural," "Open Space" or "Rural on the "General Land Use Maps" or the "Resources Protection Maps" adopted by the Board of Supervisors for Ventura County on May 24, 1988, and amended through September 16, 1997 October 20, 2015, shall remain so designated *until December 31, 2050,* unless redesignated to another general plan land use category by vote of the people, or redesignated by the Board of Supervisors pursuant to the procedures set forth herein. [*Said Maps are attached hereto and incorporated herein as Exhibit's A and B. The General Land Use maps cover the mainland only. Anacapa Island is designated "Open Space" and San Nicholas Island is designated "State or Federal Facility."]**

   c) The Board of Supervisors, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may place any amendment to land use designations of Agricultural, Open Space or Rural, or any provision, goal or policy as set forth in subsection paragraph "a", above, on the ballot pursuant to the mechanisms provided by State Law.

   d) The Board of Supervisors without a vote of the people may reorganize, reorder or renumber individual provisions, *including the provisions set forth herein* in the course of ongoing updates of the General Plan in accordance with the requirements of state law. Additional technical, non-substantive language modifications may be made to the General Plan with reference to Agricultural, Open Space or Rural designations for clarification and internal consistency provided such modifications are
consistent with the Findings and Purpose of the initiative creating these provisions.

e) The Board of Supervisors, without a vote of the people, may re-designate properties otherwise designated (e.g., residential or commercial) to Rural, Agricultural, or Open Space; may re-designate Rural properties to either Agricultural or Open Space; or, may re-designate Open Space to Agricultural pursuant to the provisions for making such amendments set forth in state law and Board adopted policies. Once re-designated, those re-designated lands become subject to the rules contained in this initiative for any further re-designation. Moreover, the Board of Supervisors without a vote of the people may increase the minimum lot size for any land use designation, but may not decrease Rural, Agricultural or Open Space minimum lot sizes.

f) The Board of Supervisors, without a vote of the people, may re-designate “Agricultural” designated properties to Open Space if the Board of Supervisors makes all of the following findings supported by substantial evidence:

i) The land proposed for re-designation has not been used for agricultural purposes in the past 2 years and is unusable for agricultural due to its topography, drainage, flooding, adverse soil conditions, or other physical reasons;

ii) The land proposed for re-designation is immediately adjacent to areas developed in a manner compatible with the uses allowed under Open Space;

iii) Adequate public services and facilities are available and have the capacity and capability to accommodate the Open Space uses allowed;

iv) The proposed re-designation is compatible with agricultural uses, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area; and

v) The land proposed for re-designation does not exceed 40 acres for any one landowner in any calendar year, and one landowner may not obtain re-designation pursuant to this subdivision (f) more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation; and

vi) Notice of such Proposed Modification is given according to the County’s standard notice requirements to neighboring properties; and as well, not less than 30 days prior to the proposed modification appearing on the Board of Supervisors’ agenda, to LAFCo, to the City in whose Area of Interest the property to be re-designated is located, and to all individuals or organizations
who or which have indicated a desire for such Notice by requesting the same by placing his/her/its name and contact information with the Clerk of the Board of Supervisors.

g) The Board of Supervisors, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend, without a vote of the people, the Rural, Agricultural, or Open Space land use designations to comply with state law regarding the provision of housing for all economic segments of the community. Such amendment may be adopted only if the Board of Supervisors, based on substantial evidence makes each of the following findings:

i) The land is immediately adjacent to existing compatibly developed areas and the applicant for the amendment has provided to the County evidence that the Fire Department, Police Department, Department of Public Works, the Resource Management Agency applicable water and sewer districts, and the school districts with jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and,

ii) That the proposed development will address the highest priority need identified in the analysis by which the County has determined it is not in compliance with state law, i.e., low and very low income housing; and,

iii) That there is no existing residentially designated land available to accommodate the proposed development; and,

iv) Notice of such proposed amendment is given according to the County’s standard notice requirements to neighboring properties; and as well, not less than 30 days prior to the proposed modification appearing on the Board of Supervisors’ agenda, to LAFCo, to the City in whose Area of Interest the property to be redesignated is located, and to all individuals or organizations who or which have indicated a desire for such Notice by requesting the same by placing his/her/its name and contact information with the Clerk of the Board of Supervisors.

g) The Board of Supervisors, without a vote of the people, may redesignate Agricultural, Open Space or Rural properties provided the Board complies with the following two conditions:

i) The Board makes a finding based upon the advice of the County Counsel that the designation of the property effects an unconstitutional taking of the landowners’ property; and

ii) In permitting the redesignation, the Board allows a less restrictive designation to be applied to the property only to the extent necessary to avoid the unconstitutional taking of the landowner’s property.
j) Approval by a vote of the people is accomplished when a General Plan amendment is placed on the ballot through any procedure provided for in the Election Code, and a majority of the voters vote in favor of it. Whenever the Board of Supervisors adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this subsection, the Board’s action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The Board of Supervisors shall follow the provisions of the Election Code in all matters pertaining to such an election.

k) The Board of Supervisors, without a vote of the people, may amend the provisions of the General Plan which apply to the Agricultural, Open Space or Rural designations, as set forth in subsection “a,” above, for the express purpose of further protecting and preserving resources identified in the General Plan, provided that said amendment(s) are consistent with the Findings and Purpose of the initiative adopting these provisions of the General Plan.

l) In recognition of the urban nature of the Piru community and to provide essential flexibility to the Board of Supervisors to address the special needs of that community, the Board of Supervisors, without a vote of the people, may amend the land use designations on the General Land Use Map, as set forth in subsection “b,” above, for land located within the Piru Redevelopment Area or land described by the following Assessor Parcel Numbers:

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Parcel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>056-0-180-01</td>
<td>056-0-190-08</td>
</tr>
<tr>
<td>056-0-180-02</td>
<td>056-0-190-05</td>
</tr>
<tr>
<td>056-0-180-06</td>
<td>056-0-190-06</td>
</tr>
<tr>
<td>056-0-180-07</td>
<td>056-0-190-09</td>
</tr>
</tbody>
</table>

The total land represented by this subsection “l” is set forth on Exhibit “A.”

m) This initiative is not intended to impede The Board of Supervisors, without a vote of the people, from being able to rezone land consistent with the Existing Community Land Use designations on the General Plan Land Use Map(s), and related text, as set forth herein. Consistent with this subsection m), Thomas Aquinas College, 10000 Ojai Rd., Santa Paula, CA 93060 shall be deemed an Existing Community, and may be zoned appropriately and developed according to its needs as a college subject to standard rules and regulations and permit requirements of the Board of Supervisors. The boundaries of the college are set forth herein as Exhibit “C.”

n) Following December 31, 2050, redesignations of then existing General Plan designations may be occasioned by the Board of Supervisors without a vote of the people. Until then, approval by a vote of the people is
accomplished when a General Plan amendment is placed on the ballot through any procedure provided for in the Election Code, and a majority of the voters vote in favor of it. Whenever the Board of Supervisors adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this subsection initiative measure the Board's action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it.

m) To preserve the maximum amount of land in agricultural production as possible, the processing of food beyond the limits currently allowed by Ventura County’s general plan and policies should take place in existing urban areas that have appropriate supporting infrastructure.

Notwithstanding the foregoing limitations on the Board of Supervisors, in order to support the processing of locally grown food, before January 1 of 2030 the Board of Supervisors may, without a vote of the people, re-designate up to a total of 12 acres of land, dispersed throughout the County, provided they comply with the following conditions:

i) The Board has amended the appropriate provisions of the County’s General Plan and other planning policies, and the amendment(s) conform with state laws governing such land use designations;

ii) The Board finds the re-designation will allow for the processing of locally grown food that would otherwise likely be transported out of county for processing;

iii) The re-designated land is no greater than 3 acres in size and does not require the expansion or extension of new sewer lines to the facility; and,

iv) The Board of Supervisors approved the action with at least four of the five Supervisors voting in the affirmative.

n) The Board of Supervisors, without a vote of the people, may amend the land use designations on the General Land Use Maps, as set forth in subsection “b”, above, to any Existing Community designation for land which, prior to the effective date of the ordinance setting forth these provisions, is found to contain lawfully established urban building intensities or urban land uses, to the minimum extent necessary to validate such pre-existing uses consistent with the Findings and Purpose of the ordinance adopting these provisions of the General Plan.

2. In addition, this initiative General Plan Amendment hereby reaffirms This initiative restates and readopts the following referenced Goals and Policies (omissions do not indicate deletion, just irrelevance to the purposes of this initiative) of the Ventura County General Plan until December 31, 2050. Deletions continue to be indicated by strikeout; additions by italics:
1.6 Farmland Resources

1.6.1 Goals
1. Preserve and protect irrigated agricultural lands as a nonrenewable resource to assure the continued availability of such lands for the production of food, fiber and ornamentals.
2. Encourage the continuation and development of facilities and programs that support agricultural production and enhance the marketing of County grown agricultural products.
3. Improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.
4. Encourage opportunities for Ventura County residents to buy local agricultural products.

1.6.2 Policies
1. Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime Farmland or Farmland of Statewide Importance on the State’s Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.
2. Hillside agricultural grading shall be regulated by the Public Works Agency through the Hillside Erosion Control Ordinance.
3. Land Conservation Act (LCA) Contracts shall be encouraged on irrigated farmlands and Open Space lands.
4. The Public Works Agency shall plan transportation capital improvements so as to mitigate impacts to important farmlands to the extent feasible.
5. The County shall preserve agricultural land by retaining and expanding the existing Greenbelt Agreements and encouraging the formation of additional Greenbelt Agreements.
6. Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

3.2 Land Use Designations

Six basic land use designations are utilized on the General Land Use Map: Urban, Existing Community, Rural, Agricultural, Open Space, and State and Federal Facilities. In addition, the General Land Use Map includes an overlay designation of Urban Reserve. These designations are defined as follows:

* The Urban land use designation is utilized 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
The Existing Community designation identifies existing urban residential, commercial or industrial enclaves located outside Urban Designated areas. An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban Designated areas but do not qualify as urban centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels. The Existing Community, with the understanding that it may be expanded, is established for the purposes of articulating the existing density and land uses of two acres or greater parcel size and other rural uses which are maintained in conjunction with agricultural and non-agricultural uses. The designation is utilized for rural development and areas deemed appropriate for future rural residential development.

The Rural designation also identifies institutional uses such as boarding houses and other rural development such as recreational uses such as parks, recreation areas, and community facilities. The Rural designation is utilized for rural development and areas deemed appropriate for rural residential development. The Rural designation also identifies institutional uses such as boarding houses and other rural uses which are maintained in conjunction with agricultural and non-agricultural uses. The designation is utilized for rural development and areas deemed appropriate for future rural residential development.

The Agricultural designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock. Because this designation is not subsumed under the Open Space Land Use Designation, but has been assigned as a separate land use designation, it is essentially unimproved and devoted to an open-space use as defined in Section 65560 of the State Government Code. The Open Space designation encompasses land as defined under Section 65560 of the State 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 plan, 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 studies; rivers, streams, wetlands, estuaries, and coastal
beaches, and watershed lands.

- Open space used for the managed production of resources,
  including but not limited to, forest lands, rangeland, agricultural lands,
  and important 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 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.

For purposes of the County General Plan, "open space" also includes the
following:

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

The following goals and policies apply to land use designations:

3.2.1 Goals

1. Urban:
   (1) Recognize areas within the County planned for urban development which are
even incorporated or which are candidates for future incorporation.
   (2) Direct urban development to existing cities and unincorporated urban
centers within their own Area of Interest, and maintain open space between urban areas,
   (3) Discourage outward expansion of urban development within cities and unincorporated urban centers.
2. Existing Community:
Recognize and confine existing urban enclaves which are outside Urban designated areas, even though the enclaves may include uses, densities, and zoning designations normally limited to Urban designated areas.

3. Rural:
Recognize and plan for low density rural residential and recreational development, while preserving resources, avoiding hazards, and providing adequate public facilities and services.

4. Agricultural:
(1) Identify Recognize 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.
(2) Preserve and protect agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber and ornamentals.
(3) Promote the economic viability of agricultural lands by assisting agricultural producers and establishing zoning policies that support long term investments in agriculture.
(4) Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
(4)(5) Establish policies and regulations which restrict encourage agricultural land to remain in farming and related uses. rather than other development purposes.
(5)(6) Restrict the introduction of conflicting uses into farming areas.
(7) 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 farm worker housing to support the continuing viability of agriculture.

5. Open Space:
(1) Preserve for the benefit of all the County's 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.
(2) Acknowledge 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.
(3) Retain open space lands in a relatively undeveloped non-urbanized state so as to preserve the maximum number of future land use options.
(4) Retain open space lands for outdoor recreational activities, parks, trails and for scenic lands.
(5) Define urban areas by providing contrasting but complementary areas which should be left generally undeveloped non-urbanized.
(6) Recognize the intrinsic value of open space lands and not regard such lands
1. Existing Community: The Existing Community designation shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers. The Existing Community designation may recognize the range of zones present in the area, be they residential, commercial, or industrial, or otherwise as well as the range of existing population densities and building intensities.

2. Rural: (1) Selected Rural areas are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development.

(2) The smallest minimum parcel size consistent with the Rural land use designation is two acres. Subzones may require larger minimum parcel sizes.

3. Agricultural: (1) The Agricultural land use designation shall primarily include lands which are designated as Prime Farmlands, Farmlands of Statewide Importance or Unique Farmlands in the State’s Important Farmland Inventory (IFI), although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land. In such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties.

(2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.

(3) Agricultural land shall be utilized for the production of food, fiber and limited temporary or public uses.

4. Open Space: (1) Open Space should include areas of land or water which 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, wetlands, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands.

5. Others: * * *
(2) Open Space should also include areas set aside for managed production of resources, 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.

(3) Open Space should also include areas within which recreational activities can be pursued, 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.

(4) Open Space should also include areas of land or water which are set aside for public health and safety, 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.

(5) Open Space should also include undeveloped natural areas surrounding 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.

(6) The smallest minimum parcel size consistent with the Open Space land use category is 10 acres. Subzones may require larger minimum parcel sizes.

(7) The minimum parcel size for Open Space properties contiguous with the Agricultural land use designation shall be 20 acres.

Section 3. Implementation.

A. Upon the effective date of this initiative, the General Plan Amendment shall be deemed inserted in the Ventura County General Plan, Goals, Policies and Programs document as an amendment thereof; except, that if the four amendments of the mandatory elements of the general plan permitted by state law for any given calendar year have already been utilized in 2016, prior to the effective date of this initiative, this General Plan amendment shall be deemed
inserted in the County General Plan on the first day of January of the following calendar year.

B. The provisions of this General Plan Amendment shall prevail over any conflicting revisions to the County of Ventura's General Plan as amended through the date of this initiative, or to the County of Ventura's "General Land Use Maps" as amended through the date of this initiative which conflict with the initiative. The County of Ventura is hereby authorized and directed to amend the Ventura County General Plan, all specific plans, the Ventura County Zoning Ordinance, the Ventura County Land Use and related zoning maps and other ordinances and policies affected by this initiative as soon as possible and in the manner and time required by any applicable state law, to ensure consistency between the policies adopted in this initiative and other elements of the Ventura County General Plan, all specific plans, the Ventura County Zoning Ordinance, the Ventura County Land Use and related zoning maps and other ordinances and policies. Upon the adoption date all General Plan amendments, rezonings, specific plans, tentative or final subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this initiative. Other than for the exceptions provided herein, upon the effective date of this General Plan Amendment, the County and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this General Plan Amendment unless in accordance with the provisions of this General Plan Amendment.

C. The date that the notice of intention to circulate this initiative measure was submitted to the elections official of the County of Ventura is deemed the "submittal date." The County General Plan in effect on the submittal date and the General Plan as amended by this initiative comprise an integrated, internally consistent and compatible statement of policies for the County of Ventura. In order to ensure that nothing in this initiative measure would prevent the County of Ventura General Plan from being an integrated, internally consistent and compatible statement of the policies of the County, as required by state law, and to ensure that the actions of the voters in enacting this initiative are given effect, any amendment to the General Plan that is adopted between the submittal date and the date that the General Plan is amended by this initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by Section 2 of this initiative measure, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this initiative and other elements of the Ventura County General Plan.
Section 4. Exemptions for Certain Projects.
This General Plan Amendment initiative shall not apply to or affect the following:

A. Any project which has acquired any of the following:
   i. A vested right pursuant to state or local law;
   ii. A validly approved and fully executed development agreement with County; or,
   iii. Approval of a vesting tentative map.

B. This initiative shall not be interpreted to apply to any land or use that, under state or federal law, is beyond the power of the local voters to affect by the initiative power reserved to the people via the California Constitution. Nothing in this Initiative shall be applied to preclude the County’s compliance with state laws governing second units or the use of density bonuses where authorized by state law.

Section 5. Severability.
This measure shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, sentence, clause, phrase, part, or portion of this measure is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. The voters hereby declare that this measure, and each section, subsection, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this initiative is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This initiative shall be broadly construed in order to achieve the purposes stated in this initiative. It is the intent of the voters that the provisions of this measure shall be interpreted by the County and others in a manner that facilitates the confinement of urban uses thereby protecting and promoting agricultural, open space and rural lands, and preventing urban sprawl for the duration of the Ordinance.

Section 6. Amendment or Repeal.
Until December 31, 2020-2050, this General Plan Amendment initiative may be amended or repealed only by the voters at a general County-wide election.
9. Policy Topics

Exhibit A
9. Policy Topics