



# CHECKLIST OF INFORMATION TO BE SHOWN ON TENTATIVE MAPS

County of Ventura • Resources Management Agency • Planning Division  
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## General Design Requirements

The checklist below summarizes the design requirements for tentative tract or parcel maps. Prior to submitting a tentative tract or parcel map for review, ensure that the tentative map is in compliance with all of the applicable design requirements of Section 8205-5 of the Ventura County Subdivision Ordinance. These design requirements are intended to enable optimal usability of each lot, preserve on- and off-site resources, minimize the potential for adverse impacts on adjacent property, minimize the need for additional infrastructure, and maintain consistency with appropriate General Plan policies and Zoning Ordinances. For a full description of the design requirements, refer to Section 8205-5 of the Ventura County Subdivision Ordinance.

Required	Lot Design
<input type="checkbox"/>	<b>Lot Area:</b> All proposed lots shall conform to the minimum lot area requirements of the General Plan and zone designation in which the property is located. (VCSO § 8205-5.1.1)
<input type="checkbox"/>	<b>Lot Lines:</b> Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the street as practicable at the point at which the lot sideline terminates. (VCSO § 8205-5.1.2)
<input type="checkbox"/>	<b>Lot Width:</b> All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 20 feet. (VCSO § 8205-5.1.3)
<input type="checkbox"/>	<b>Lot Depth:</b> For all proposed lots, the average lot depth shall not be greater than three times the average lot width unless the Planning Director, upon information presented by the applicant, determines that a greater depth is justified. See VCSO § 8205-5.1.4 for criteria to justify modification of this requirement.
	<b>Buildable Site:</b> Each proposed lot shall have at least one buildable site. See exceptions at VCSO § 8205-5.1.5.
<input type="checkbox"/>	<b>Setbacks:</b> Each buildable site shall demonstrate that future and existing buildings can comply with the development standards of the zone designation pursuant to the applicable zoning ordinance and the Ventura County Building Code. (VCSO § 8205-5.1.6)
<input type="checkbox"/>	<b>Access:</b> There shall be approved access to the subdivision and all lots within the subdivision shall have ingress and egress that meets the regulations regarding road standards for vehicles and fire equipment access. (VCSO § 8205-5.1.7)
<input type="checkbox"/>	<b>Agricultural Viability:</b> Each proposed lot which is subject to an LCA shall be capable of sustaining, independently of any other lot, a viable commercial agricultural use. (VCSO § 8205-5.1.8)
<input type="checkbox"/>	<b>Cultural Heritage Site:</b> When required, the design of a subdivision shall not adversely affect the historical, architectural, or aesthetic interest or value of a potential or designated cultural heritage site. The design shall be reviewed by the Cultural Heritage Board and be granted a certificate of appropriateness or certificate of review. (VCSO § 8205-5.1.9)
Required	Map Design
<input type="checkbox"/>	<b>Street Rights-of-Way:</b> Street layout of a proposed subdivision shall be consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the General Plan. All streets that are offered for dedication shall be designed to conform to the Ventura County Road Standards and the Ventura County Fire Protection District Fire Apparatus Access Code. All street design elements not dictated by those standards or guidelines shall conform to good engineering practices and be approved by the Public Works Director and the Fire Chief. (VCSO § 8205-5.2.1)
<input type="checkbox"/>	<b>Drainage Facilities and Rights-of-Way:</b> The design of a subdivision drainage system shall conform to the Ventura County Flood Plain Management Ordinance, the Ventura County Building Code Appendix J Grading, and Division 6, Chapter 9 of the Ventura County Ordinance No. 4450, as may be amended, relating to stormwater quality management, and shall provide for the proper drainage of the subdivision and all lots and improvements based on the runoff that can be anticipated from ultimate development of the watershed in accordance with the General Plan. See VCSO § 8205-5.2.3 for additional requirements.
<input type="checkbox"/>	<b>State Highways:</b> If an existing or proposed state highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications and shall make the design of the proposed subdivision compatible with such state highway. (VCSO § 8205-5.2.4)
<input type="checkbox"/>	<b>Public Sewer Agency:</b> When a proposed subdivision is within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service. In all cases where sewage disposal is not to be provided by a public sewer agency, it shall be by means of an onsite wastewater treatment system located entirely on the lot generating the sewage. (VCSO § 8205-5.2.6)
<input type="checkbox"/>	<b>Street Lighting:</b> If applicable, prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting. (VCSO § 8205-5.2.7)
<input type="checkbox"/>	<b>Supplemental Facilities:</b> If applicable, the County may require that improvements be installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision, and that those improvements be dedicated to the public. See VCSO § 8205-5.2.8 for additional information.