



## Chapter 3 Land Use



## 3 LAND USE

### INTRODUCTION

This chapter provides an overview of land use and development within Ventura County as of November 2016. It is organized into the following sections:

- Planning Boundaries (Section 3.1)
- The Local Agency Formation Commission (LAFCo) and Spheres of Influence (Section 3.2)
- Annexation and Development Trends (Section 3.3)
- Existing Assessor Land Use Categories (Section 3.4)
- General Plan and Area Plan Land Use Designations (Section 3.5)
- Existing Zoning (Section 3.6)
- General Plan Development Capacity and Buildout Potential (Section 3.7)
- City General Plans (Section 3.8)
- Other Agency Plans (Section 3.9)
- Military Institutions and Installations (Section 3.10)
- Disadvantaged Unincorporated Communities (Section 3.11)

## SECTION 3.1 PLANNING BOUNDARIES

### Introduction

This section describes the geographic borders and boundaries of both incorporated and unincorporated land within Ventura County.

### Major Findings

- Ventura County covers approximately 1.2 million acres and is bordered by the Pacific Ocean to the southwest, Los Angeles County to the southeast and east, Santa Barbara County to the west, and Kern County to the north. The Los Padres National Forest accounts for approximately 574,000 acres, or 47 percent of the county's total land area. The balance of the county includes approximately 528,000 acres of land in the unincorporated area (43 percent) and approximately 121,000 acres of land in cities (10 percent).

### Existing Conditions

Ventura County is one of the six counties that collectively form the Central Coast region of California. It was created on January 1, 1873, when it separated from Santa Barbara County. Ventura County covers

1.2 million acres bordered by the Pacific Ocean to the southwest, Los Angeles County to the southeast and east, Santa Barbara County to the west, and Kern County to the north. The Los Padres National Forest accounts for approximately 574,000 acres, or 47 percent of the county's total land area. This includes privately-owned inholdings within the national forest (e.g., Lockwood Valley). Outside of the Los Padres, there are approximately 528,000 acres of land in the unincorporated area (43 percent) and 121,000 acres in the county's 10 incorporated cities (10 percent). In addition to the mainland part of the county, two of the eight Channel Islands off the coast (San Nicolas Island and Anacapa Island) are also part of Ventura County. They are located within Channel Islands National Park. San Nicolas Island encompasses approximately 14,000 acres and is located 65 miles south of Naval Base Ventura County Point Mugu; it serves as a launch platform for short- and medium-range missile testing and as an observation facility for missile testing. Anacapa Island covers approximately 3,200 acres and is located 14 miles from the coast of Ventura County; it is one of the most visited islands of Channel Islands National Park because of its proximity to the mainland.

## Planning Areas

For statistical analysis purposes, the existing General Plan divides the county into geographical subareas. These subareas were aggregations of "Analysis Zones" that were established by the Ventura County Transportation Commission (VCTC) for transportation modeling and correspond approximately to Areas of Interest established by LAFCo. The planning areas are based on the 10 incorporated cities and five subareas for unincorporated areas. As shown in Figure 3-1, the 15 planning areas cover the entire county and consist of the following:

- Ahmanson Ranch Area
- Camarillo Area
- Fillmore Area
- Las Posas Area
- Moorpark Area
- North Half Area
- Oak Park Area
- Ojai Area
- Oxnard Area
- Piru Area
- Port Hueneme Area
- Santa Paula Area
- Simi Valley Area
- Thousand Oaks Area
- Ventura Area

## Area Plans

The County has 10 area plans that include goals, policies, programs, and land use designations for geographically specific unincorporated communities. These are discussed in detail in Section 3.5 and shown in Figure 3-12 through Figure 3-24. The following areas are covered by area plans:

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






**Figure 3-1:**  
Ventura County Planning Areas

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 5 10 Miles



— Major Roadways  
 Planning Areas

## **Regulatory Setting**

### **State**

#### ***California Government Code Section 65301***

Section 65301 of the California Government Code requires a general plan to address the geographic territory of the local jurisdiction and any other territory outside its boundaries that bears relation to the planning of the jurisdiction. The jurisdiction may exercise its own judgment in determining what areas outside of its boundaries to include in the Planning Area.

### **Local**

#### ***Ventura County General Plan***

The General Plan covers planning boundaries in the Land Use Appendix, adopted October 22, 2013.

## **Key Terms**

**Areas of Interest.** A plan adopted by LAFCO which divides the county into major geographic areas reflective of community and planning identity. Within each Area of Interest, there is to be no more than one city (but there will not necessarily be a city in each Area). Areas of Interest also serve as planning referral boundaries of the County Planning Division.

**Area Plans.** Area plans serve as the land use plans for specific geographic subareas within the unincorporated area. The area plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities.

**City Limits.** A political boundary that defines land that has been incorporated into a city.

**Planning Area.** Fifteen geographic subareas of the county that bear a relationship to Areas of Interest established by LAFCo. They also reflect zones within the county historically used by VCTC for countywide transportation planning.

**Unincorporated Areas.** Areas of the county outside of the city limits over which Ventura County has direct land use jurisdiction.

## **References**

### **Reports/Publications/Data**

Ventura, County of. General Plan, Coastal Area Plan. Adopted November 18, 1980, Last Amended September 16, 2008.

Ventura, County of. General Plan, El Rio/Del Norte Area Plan. Adopted December 10, 1996, Last Amended June 28, 2011.

Ventura, County of. General Plan, Lake Sherwood/Hidden Valley Area Plan. Adopted July 14, 1987, Last Amended April 6, 2010.

Ventura, County of. General Plan, North Ventura Avenue Area Plan. Adopted April 17, 1984, Last Amended December 11, 1990.

Ventura, County of. General Plan, Oak Park Area Plan. Adopted May 24, 1988, Last Amended November 15, 2005.

Ventura, County of. General Plan, Ojai Valley Area Plan. Adopted July 18, 1995, Last Amended March 24, 2015.

Ventura, County of. General Plan, Piru Area Plan. Adopted December 16, 1986, Last Amended June 28, 2011.

Ventura, County of. General Plan, Saticoy Area Plan. Adopted April 10, 1990, Last Amended September 22, 2015.

Ventura, County of. General Plan, Thousand Oaks Area Plan. Adopted March 24, 1992, Last Amended March 24, 2015.

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## SECTION 3.2 LOCAL AGENCY FORMATION COMMISSION (LAFCO) AND SPHERES OF INFLUENCE

### Introduction

This section provides an overview of Ventura Local Agency Formation Commission (LAFCo) and spheres of influence (SOIs) in Ventura County.

### Major Findings

- There are no major findings related to the description of LAFCo and its responsibilities. See Section 3.3, Annexation and Development Trends, for a discussion of LAFCo-related trends and activities.

### Existing Conditions

LAFCOs are independent, quasi-legislative agencies created by the State to oversee the formation of new local governmental agencies and for changes in the organization of existing agencies (e.g., annexations, detachments, dissolutions, consolidations, mergers, and dis-incorporations). Each of California's 58 counties has a LAFCo that operates according to the following general objectives and authorities:

#### Objectives

- Encourage the orderly formation and expansion of local government agencies;
- Preserve agricultural land resources; and
- Discourage urban sprawl.

#### Authorities

- Regulate boundary changes;
- Establish spheres of influence (SOIs), which are the probable physical boundaries and service areas of a city or special district;
- Conduct Municipal Service Reviews (MSRs), which review public services, and special studies;
- Initiate special district consolidations or dissolutions; and
- Act on out-of-agency service agreements between public agencies and between agencies and private parties.

In exercising these authorities, LAFCOs must consider a wide range of land use and growth factors. LAFCOs have no general governmental powers, and thus no authority to regulate the uses of land, property development, or subdivision design (e.g., roads, sizes of water lines). LAFCOs do, however, engage in indirect land use decisions by approving or denying boundary changes to cities and special districts. LAFCo boundary decisions control access to public facilities and services that may be growth-inducing (e.g., sewer services to an undeveloped area), growth-supporting (e.g., boundary changes that affect already-developed areas), or non-growth-related (e.g., services provided by districts for rural areas).



Ventura LAFCo maintains a Commissioner’s Handbook that addresses State legal requirements for written policies and procedures. The Handbook is a compilation of all the of the written policies and procedures adopted by the Ventura LAFCo. These policies and procedures do not reiterate or interpret State law. Rather, they are intended to supplement State law.

## Spheres of Influence

A sphere of influence (SOI) is a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission. LAFCOs are responsible for establishing an SOI for each city and district whose boundaries are regulated by LAFCo. Typically, an SOI is the territory a city or district is expected to annex. Thus, SOIs are usually larger in area than the actual boundaries of a city or district, although they can be the same as the city or district boundaries.

Cities and districts cannot provide services outside their SOIs except in very limited circumstances. With the passage of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), LAFCOs are required to update SOIs every five years either in conjunction with, or after completing, municipal service reviews (MSRs). The CKH Act also specifies the process that LAFCOs must follow and the written determinations LAFCOs must make in order to update or amend a SOI. Figure 3-2 shows the SOIs for cities in Ventura County.

The Ventura LAFCo 2013-2017 Work Plan lists proposed MSRs and SOI updates. Ventura LAFCo plans to complete all MSRs/ SOI updates for cities in 2017. The list below shows the most recent reviews and updates completed by LAFCo.

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| ▪ Santa Paula – reviewed 3/20/2013    | ▪ Moorpark – reviewed 11/14/2012    |
| ▪ Simi Valley – reviewed 3/20/2013    | ▪ Ojai – reviewed 11/14/2012        |
| ▪ Fillmore – reviewed 1/16/2013       | ▪ Oxnard – reviewed 11/14/2012      |
| ▪ Ventura – updated 1/16/2013         | ▪ Camarillo – updated 11/14/2012    |
| ▪ Thousand Oaks – reviewed 11/14/2012 | ▪ Port Hueneme – reviewed 3/18/2009 |

In addition to the 10 cities, all special districts within Ventura County have SOIs. The following is a list of the types of special districts and number of each type of district with a SOI:

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| ▪ Cemetery District – 3             | ▪ Memorial District – 1             |
| ▪ Community Services District – 4   | ▪ Port District – 1                 |
| ▪ Conservation District – 3         | ▪ Recreation and Park District – 3  |
| ▪ Drainage District – 2             | ▪ Sanitary/Sanitation District – 5  |
| ▪ Fire Protection District – 1      | ▪ Water District – 7                |
| ▪ Groundwater Management Agency – 2 | ▪ Watershed Protection District – 1 |
| ▪ Harbor District – 1               | ▪ Waterworks District – 5           |
| ▪ Health Care District – 1          |                                     |

## Areas of Interest

The Ventura LAFCo established “areas of interest” in Ventura County in the late 1960s. Areas of interest divide the south half of Ventura County (i.e., the non-Forest Service land) into 15 geographic areas based primarily on topography and community identity (see Figure 3-3). They are created by local policy and

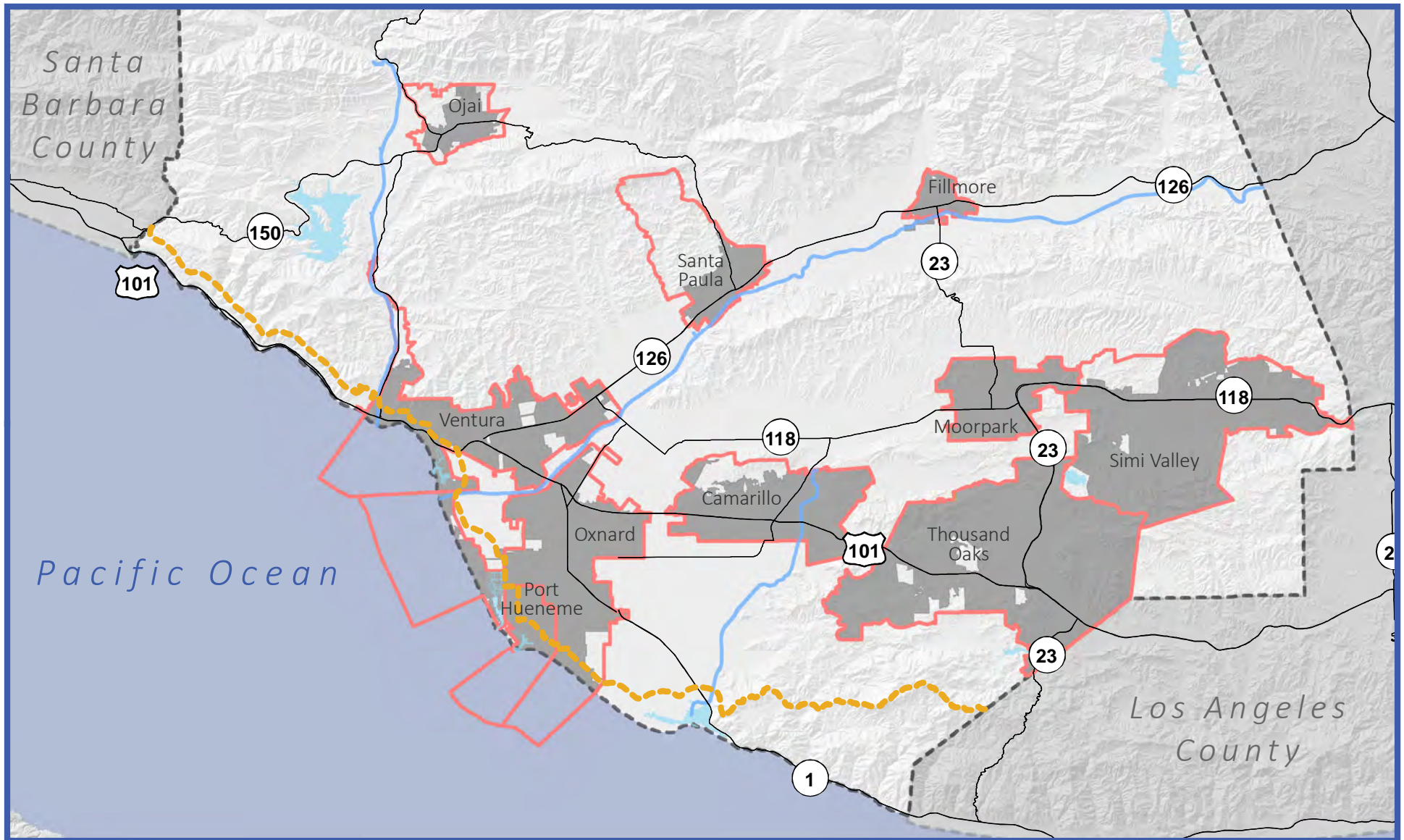
are not based on any legislative direction or mandate. The basic policies are to have no more than one city in any area of interest and to have areas of interest serve as planning referral lines between the County and cities for discretionary land use entitlements. Areas of interest have been reviewed and updated periodically in conjunction with the Guidelines for Orderly Development and the County of Ventura General Plan. Areas of interest do not apply to special districts and are separate from greenbelts, SOAR and CURB lines, and SOIs. (See Section 3.3 of this Chapter, Annexation and Development Trends, for definitions and additional discussions on greenbelts, SOAR and CURB.)

## **Municipal Service Review**

The CKH Act requires LAFCo to conduct an MSR prior to updating an SOI. The MSR must consist of written determinations relating to the following seven factors:

- Growth and population projections for the affected area.
- The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- Financial ability of agencies to provide services.
- Status of, and opportunities for, shared facilities.
- Accountability for community service needs, including governmental structure and operational efficiencies.
- Any other matter related to effective or efficient service delivery, as required by Commission policy.

In 2012, Ventura LAFCo prepared MSRs for all of the cities in the county, except Port Hueneme. Ventura LAFCo did not examine Port Hueneme because the city is surrounded by Oxnard on three sides and the Pacific Ocean on the fourth. The City of Port Hueneme boundary and SOI are coterminous. Because there is no further opportunity for Port Hueneme to expand beyond its existing boundary and SOI, LAFCo has determined that no SOI review or MSR is necessary.



**Figure 3-2:**  
**City Spheres of Influence**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

--- Coastal Zone Boundary

— Major Roadways

— Major Waterways

Water Bodies

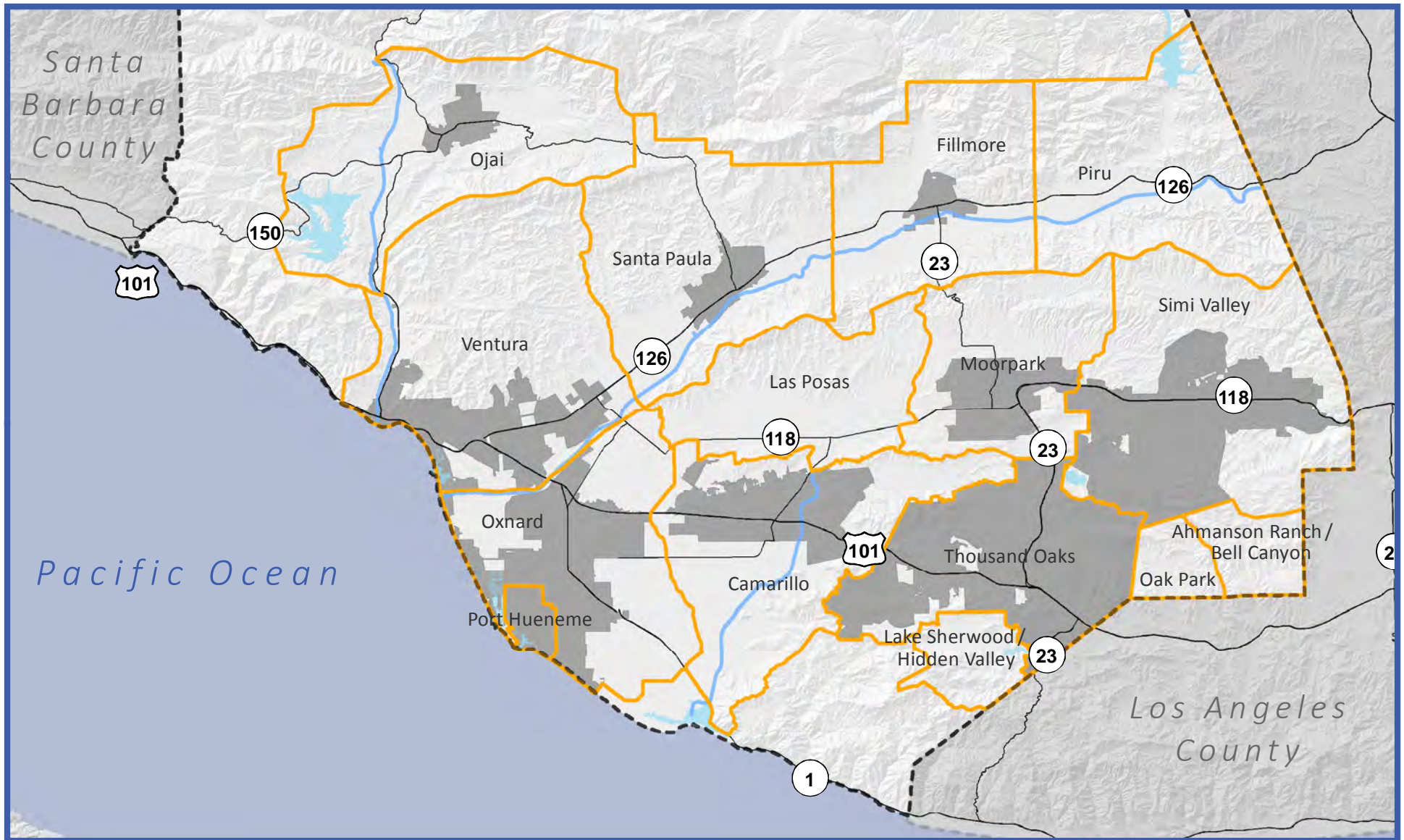
City Sphere of Influence (SOI)

Cities

0 5 10 Miles







**Figure 3-3:**  
**Areas of Interest**

Map Date: November 17, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 5 10 Miles



Ventura County Boundary



Areas of Interest



Major Roadways



Major Waterways



Water Bodies



Cities



## Regulatory Setting

### State

#### ***Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (CKH Act)***

The Cortese Knox Hertzberg Local Government Reorganization Act established procedures for local agency changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts (Section 56000, et seq.) While LAFCo does not have any direct land use authority, the CKH Act assigns LAFCo a significant role in planning issues by requiring them to consider a wide range of land use and growth factors when they consider proposed boundary changes. California Government Code Section 56001 specifically states that “the logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing State interests of discouraging urban sprawl, preserving open space and prime agricultural lands, [and] efficiently extending government services.”

### Key Terms

**Annexation.** The process by which land is incorporated into an existing district or city, with a resulting change in the boundaries of the annexing jurisdiction.

**Local Agency Formation Commission (LAFCo).** A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

**Municipal Service Review.** LAFCOs are required to conduct service reviews every five years based on guidelines developed by the State. As a part of the service review process, LAFCOs must render written determinations of evaluation categories such as local accountability and governance, and cost avoidance. Recommendations from these determinations may ultimately lead to the consideration of identified government structure options (e.g. consolidations or dissolutions of districts). Service reviews will also be used for other LAFCo decisions and as information resources for service providers and the public. LAFCOs must conduct service reviews either prior to, or in conjunction with, required updates of spheres of influence.

**Sphere of Influence (SOI).** The probable physical boundaries and service area of a local agency, as determined by LAFCo.

## References

### Reports/Publications/Data

Ventura Local Agency Formation Commission. Municipal Service Reviews – Nine Ventura County Cities. *Cities of:* Camarillo, Fillmore, Moorpark, Ojai, Oxnard, San Buenaventura, Santa Paula, Simi Valley, and Thousand Oaks. Accepted November 14, 2012.

Ventura Local Agency Formation Commission. Schedule for Initiating Sphere of Influence Reviews/Updates 2013-2017 Work Plan.

### Websites

Ventura Local Agency Formation Commission. <http://www.ventura.lafco.ca.gov/>. October 21, 2016.

## **SECTION 3.3 ANNEXATION AND DEVELOPMENT TRENDS**

### **Introduction**

This section provides an overview of the annexation history and development trends in Ventura County.

### **Major Findings**

- A majority of city annexations and boundary changes in western Ventura County occurred earlier than 1960. After 1960, the eastern cities incorporated, beginning with Thousand Oaks (1964) and followed by Camarillo (1964), Simi Valley (1969), and Moorpark (1982).
- The majority of growth and development in Ventura County has occurred in the incorporated cities. Between 2000 and 2016, 94.3 percent of the county's population growth occurred in incorporated cities.
- The County, cities within the county, and LAFCo adopted the Guidelines for Orderly Development in 1969 to direct urban-level development and services to the incorporated areas.
- Greenbelts are voluntary agreements between the County and one or more cities to limit development of agricultural and/or open space areas within the unincorporated county. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County covering approximately 164,000 acres collectively.
- Save Open Space & Agricultural Resources (SOAR) refers to a series of voter initiatives that have been adopted for 8 of the 10 cities and the unincorporated area (Ojai and Port Hueneme have not adopted SOAR measures). The city SOAR measures establish voter-controlled urban growth boundaries, known as City Urban Restriction Boundaries (CURBs). CURBs are lines around each city that require voter approval to allow City annexation and development of land outside of the CURB boundary. The County SOAR ordinance requires voter approval to amend the Open Space, Agriculture, and Rural General Plan land designations, and the goals and policies as they specifically apply to those land use designations unless such amendment is approved by a vote of the people.

## Existing Conditions

### Incorporation and Annexation History

Ventura County was created on January 1, 1873, when it split from Santa Barbara County. At that time, the City of Ventura (San Buenaventura) was the county's only incorporated community. Since then, nine other cities incorporated, as shown in Table 3-1.

TABLE 3-1 VENTURA COUNTY CITY INCORPORATION DATES	
City	Incorporation Date
Ventura	4/02/1866
Santa Paula	4/22/1902
Oxnard	6/30/1903
Fillmore	7/10/1914
Ojai	8/5/1921
Port Hueneme	3/24/1948
Thousand Oaks	10/7/1964
Camarillo	10/22/1964
Simi Valley	10/10/1969
Moorpark	7/1/1983

The rapid growth in population starting in the 1950s in Ventura County spurred the expansion of cities. A majority of the annexations and boundary changes in the cities in western Ventura County occurred prior to 1960. After 1960, the eastern cities incorporated, beginning with Thousand Oaks (1964) and followed by Camarillo (1964), Simi Valley (1969), and Moorpark (1982). The incorporation of the eastern cities significantly reduced the percentage of population in the unincorporated county. In 1960, the unincorporated area accounted for 50 percent of county population. This share declined to 13 percent in 1990 and 11 percent in 2016. Figure 3-4 shows the change in the incorporated-unincorporated population distribution since 1880 and Figure 3-5 shows annexation history by decade through 2015.

### Development Management and Trends

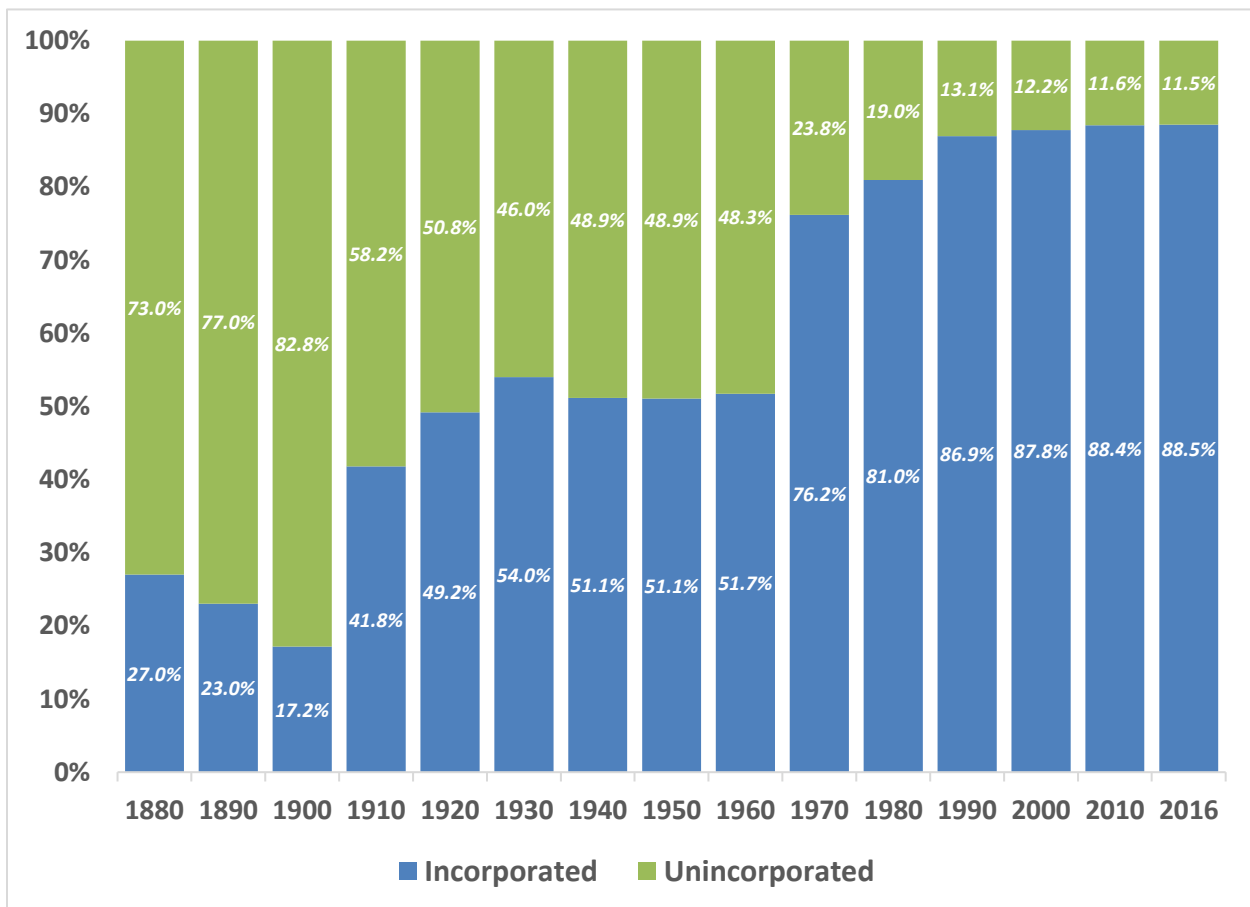
Between 2000 and 2016, 94.3 percent of the county's population growth occurred in incorporated cities, two-thirds of which occurred in just three cities: Oxnard, Simi Valley, and Thousand Oaks. This reflects a longstanding trend in the county of accommodating growth primarily in the cities, which, in turn, reflects Ventura County's policy emphasis on preservation of agriculture and open space lands. The County and the cities in the county have taken several actions to direct growth away from agricultural and open space lands including the development of, and adherence to, the Guidelines for Orderly Development, greenbelt agreements, and a voter-initiative referred to as Save Open Space & Agricultural Resources, commonly known as SOAR.

#### ***Guidelines for Orderly Development***

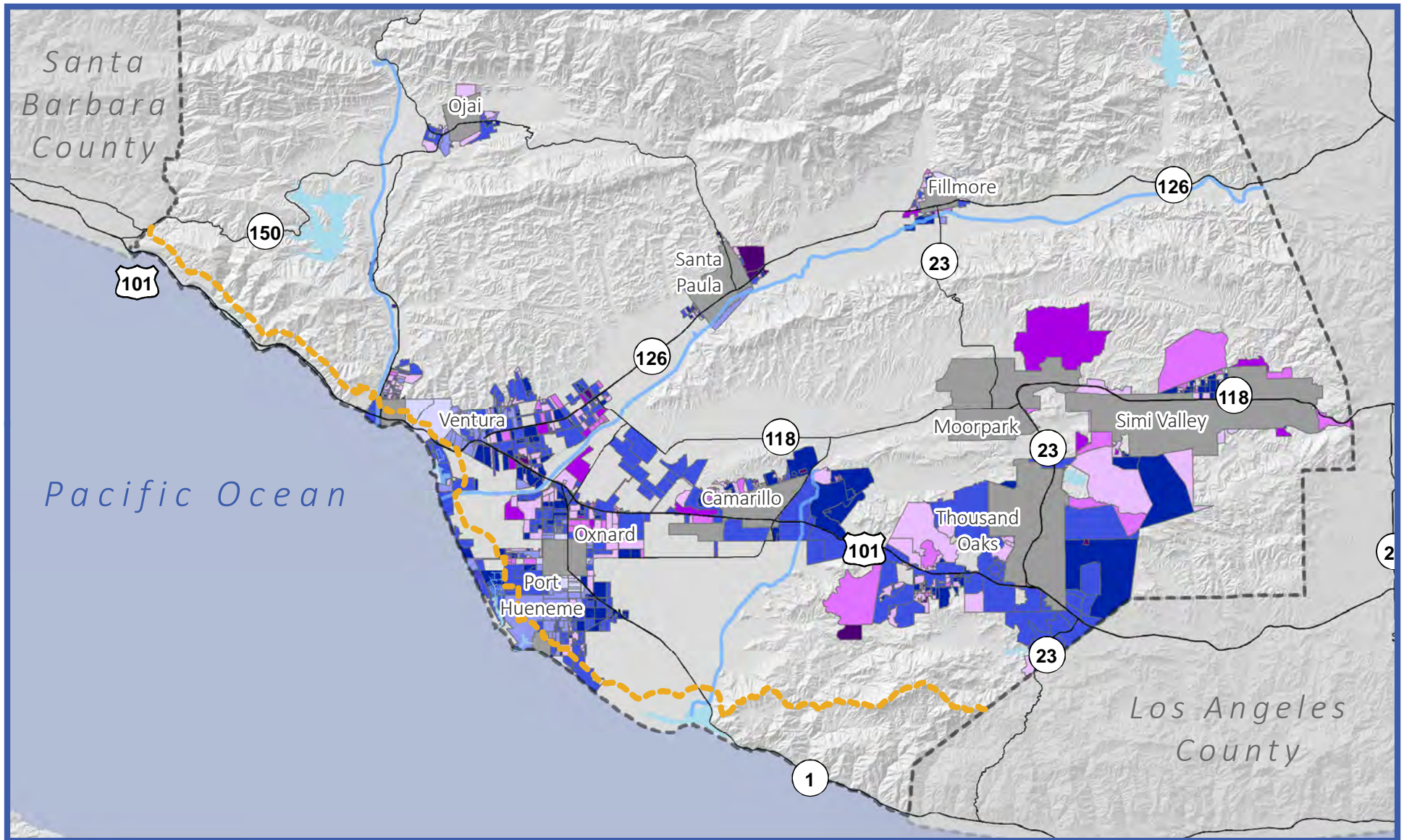
Ventura County's "Guidelines for Orderly Development" (Guidelines) were originally adopted by the Board of Supervisors, all city councils within Ventura County, and LAFCo in 1969. The Guidelines

represent a unique, collaborative commitment to: encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. The Guidelines were revised and adopted in December 1996, culminating in an effort to improve the clarity of relationships between local agencies with respect to urban development projects. For example, as articulated in the Guidelines, “urban development” is defined as the need for a new community sewer system, or the expansion of an existing community sewer system, the creation of residential lots less than two acres in area, or the establishment of commercial or industrial uses that are not related to agriculture or the production of mineral resources.

**FIGURE 3-4**  
**VENTURA COUNTY INCORPORATED AND UNINCORPORATED POPULATION**







**Figure 3-5:**  
**Ventura County Annexation History**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 5 10 Miles



- Major Roadways
- Major Waterways
- Water Bodies
- Ventura County Boundary
- Coastal Zone Boundary

**Annexation Period**

- Initial Incorporation
- Earlier than 1950
- 1950 to 1960
- 1960 to 1970

- 1970 to 1980
- 1980 to 1990
- 1990 to 2000
- 2000 to 2010
- 2010 to 2015

The intent of the Guidelines for Orderly Development is threefold: (1) Clarify the relationship between the cities and the county with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use requests.

The policies in the Guidelines outline different approaches for land located within the different policy boundaries established in the county. Within city spheres of influence (see Figure 3-2), the Guidelines call for applicants for land use permits or entitlements for urban uses to apply to the city rather than the County and to annex to the city prior to development occurring. In cases where the County approves development within spheres of influence, the standards for such development should be equal to, or more restrictive than, land uses allowed by the city.

Within established areas of interest associated with cities, but outside their spheres of influence, the Guidelines call for cities and the County to collaborate in considering applications for discretionary land use permits or entitlements (Figure 3-3 shows the areas of interest). While the County is primarily responsible for local land use planning in these areas, decisions should account for the general land use goals and objectives of the city. Within established areas of interest that are not associated with cities, the County is solely responsible for land use planning and for providing municipal services. Urban development in these areas should be allowed only in Unincorporated Urban Centers or Existing Communities as designated in the County General Plan. In Unincorporated Urban Centers, urban development should only be allowed when an Area Plan has been adopted by the County.

The County's existing General Plan integrates the Guidelines for Orderly Development through Land Use Goal 3.1.1-5, and Policies 3.1.2-1 (Land Use Maps) and 3.1.2-11 (Discretionary Permit Consistency with the Guidelines).

### **Greenbelt Agreements**

Beginning in 1967, several cities and the County began adopting greenbelt agreements. Greenbelts are voluntary agreements between the County and one or more cities to limit urban development in agricultural and/or open space areas within the unincorporated county. Greenbelts protect open space and agricultural lands to prevent premature conversion to uses incompatible with agricultural uses. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing zoning. The description, terms, conditions, and features of greenbelt agreements are in effect for an indefinite time period.

Once the County and one or more cities approve a greenbelt agreement, LAFCo must endorse and certify the greenbelt. By doing so, LAFCo commits to act in a manner consistent with the greenbelt agreement and thus will not approve any proposal from a city or the County that is in conflict with a greenbelt agreement, unless exceptional circumstances exist. Section 2.5.3 of the LAFCo Commissioner's Handbook outlines the process allowing parties to amend a greenbelt agreement prior to the filing of a proposal that potentially conflicts with the agreement. The seven greenbelts in Ventura County are described below and shown in Figure 3-6.

The Ventura County General Plan and Non-Coastal Zoning Ordinance regulate the uses in a greenbelt. The existing General Plan designations for greenbelts include Agriculture, Open Space, Rural, and Existing Community. In general, the zoning designations within a greenbelt typically include Agriculture-Exclusive (AE), Rural Agricultural (RA), and Open Space (OS).

**Ventura-Santa Paula Greenbelt**

The cities of Ventura and Santa Paula and Ventura County adopted the Ventura-Santa Paula Greenbelt in 1967. The Ventura-Santa Paula Greenbelt is comprised of 27,884 acres. The greenbelt is bounded on the north by the Ventura and the Santa Paula area of interest boundaries, on the east by the Santa Paula Sphere of Influence and parcel lines, on the south by the Ventura and Santa Paula area of interest boundaries, and on the west by the Ventura Sphere of Influence boundary, the eastern boundary of the City of Ventura's Hillside Voter Participation Area (HVPA), and parcel lines.

**Santa Paula-Fillmore Greenbelt**

The Cities of Santa Paula and Fillmore and Ventura County adopted the Santa Paula-Fillmore Greenbelt in 1980. The Santa Paula-Fillmore Greenbelt includes 31,743 acres. The greenbelt is bounded on the north by the southern boundary of the Los Padres National Forest, on the east by the Fillmore City Urban Restriction Boundary (CURB) and the western boundary of the Fillmore-Piru Greenbelt, on the south by the southern boundaries of the Fillmore and Santa Paula areas of interest, and on the west by the eastern boundary of the Santa Paula City Urban Restriction Boundary (CURB).

**Oxnard-Camarillo Greenbelt**

The Cities of Oxnard and Camarillo and Ventura County adopted the Oxnard-Camarillo Greenbelt in 1982. The Oxnard-Camarillo Greenbelt originally included only land south of U.S. Highway 101, but has grown to include 27,679 acres. The Greenbelt is bounded on the southwest side by State Route 1, on the southeast side by Conejo Mountain, on the northeast side by Camarillo, on the west side by Oxnard, and to the north by Ventura.

**Ventura-Oxnard Greenbelt**

The Cities of Ventura and Oxnard and Ventura County adopted the Ventura-Oxnard Greenbelt in 1994. The Greenbelt includes 5,062 acres and is bounded on the southwest by the City of Oxnard Sphere of Influence, on the north and northwest by the city of Ventura Sphere of Influence, and on the south and southeast by the city of Oxnard Sphere of Influence.

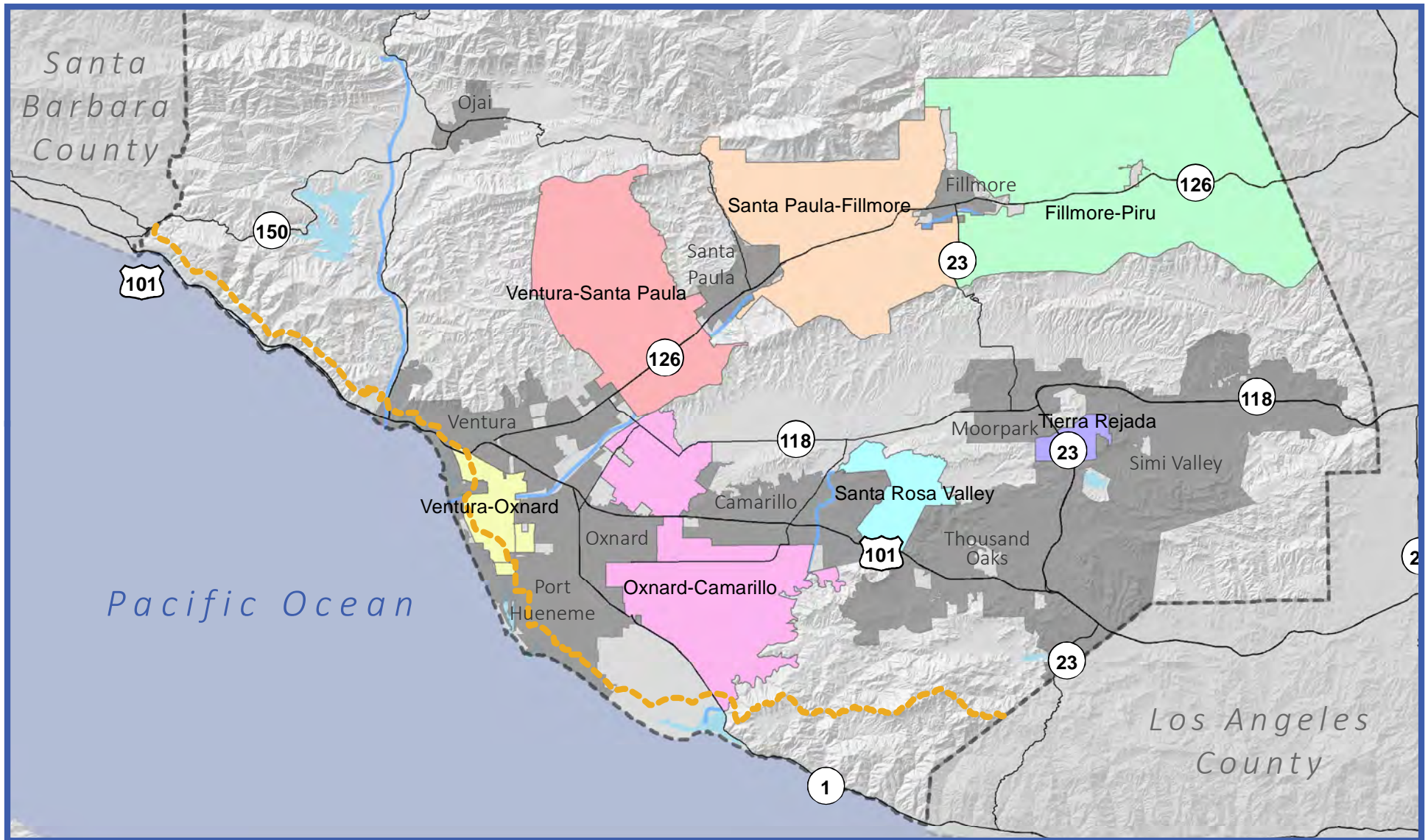
**Santa Rosa Valley Greenbelt**

The City of Camarillo and Ventura County adopted the Santa Rosa Valley Greenbelt in 1985. Although the Santa Rosa Valley Greenbelt abuts the city of Thousand Oaks boundaries, Thousand Oaks is not a signatory to this agreement. The Greenbelt includes 6,134 acres and encompasses areas to the north and east of the city of Camarillo, and northwest of a rural residential community in the eastern portion of the Santa Rosa Valley.

**Fillmore-Piru Greenbelt**

The City of Fillmore and Ventura County adopted the Fillmore-Piru Greenbelt in 2000. Although the Fillmore-Piru Greenbelt abuts the Ventura/Los Angeles County boundary, Los Angeles County declined to participate in the Greenbelt Agreement. The Fillmore-Piru Greenbelt is the largest greenbelt in the county and includes 62,396 acres. The Greenbelt is bounded on the west by the eastern boundaries of the city of Fillmore General Plan Study Area, on the north by the Los Padres National Forest, on the east by Los Angeles County, and on the south by the ridgeline of Oak Ridge and the Santa Susana Mountains. The Fillmore-Piru Greenbelt area excludes the unincorporated historic town of Piru.





**Figure 3-6:**  
**Ventura County Greenbelts**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 5 10 Miles



- |                         |                      |                     |
|-------------------------|----------------------|---------------------|
| — Major Roadways        | <b>Greenbelt</b>     | Santa Rosa Valley   |
| Major Waterways         | Fillmore-Piru        | Tierra Rejada       |
| Water Bodies            | Oxnard-Camarillo     | Ventura-Oxnard      |
| Cities                  | Santa Paula-Fillmore | Ventura-Santa Paula |
| Ventura County Boundary |                      |                     |
| Coastal Zone Boundary   |                      |                     |



**Tierra Rejada Greenbelt**

The cities of Moorpark, Simi Valley, and Thousand Oaks and Ventura County originally adopted the Tierra Rejada Greenbelt in 1983. The Tierra Rejada Greenbelt is comprised of 2,331 acres and is bounded on the west by the Arroyo Santa Rosa and the Las Posas Hills; on the north by the Tierra Rejada Road, the Tierra Rejada Valley Watershed, and the cities of Moorpark and Simi Valley; on the east by the city of Simi Valley; and on the south by the cities of Simi Valley and Thousand Oaks.

**Save Open Space & Agricultural Resources (SOAR)**

Save Open Space & Agricultural Resources (SOAR) refers to a series of voter initiatives that individual jurisdictions adopted to protect open space and agricultural land. Ventura County first adopted the countywide SOAR ordinance in 1998. The County SOAR ordinance requires countywide voter approval of any change to the General Plan involving the Agricultural, Open Space, or Rural land use designations, or any changes to a General Plan goal or policy related to those land use designations. Figure 3-7 shows the land in the County affected by SOAR.

In addition to the County SOAR ordinance, eight of the 10 cities in the county have enacted SOAR ordinances/initiatives: Ventura (1995 and 2001), Camarillo (1998), Oxnard (1998), Simi Valley (1998), Thousand Oaks (1998), Moorpark (1999), Santa Paula (2000), and Fillmore (2002). The cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, and Thousand Oaks adopted SOAR ordinances to establish voter-controlled urban growth boundaries, known as City Urban Restriction Boundaries (CURBs). CURBs are lines around each city that require voter approval to allow city annexation and development of land outside of the CURB boundary.

The City of Ventura has two measures to protect open space and agricultural land: the original SOAR ordinance and the Hillside Voter Participation Act (HVPA). The City of Ventura SOAR ordinance requires voter approval of any change to the General Plan involving the Agriculture land use designation. The HVPA requires voter approval for any urban development within the HVPA boundary line.

Each of the SOAR ordinances/initiatives contains a limited number of exceptions to the general requirement for voter approval. Most of the original SOAR ordinances/initiatives were structured to stay in effect until December 31, 2020; the exceptions were the cities of Ventura and Thousand Oaks, which were scheduled to stay in effect until December 31, 2030. In November 2016, the voters of Ventura County and eight of the county's ten cities renewed the SOAR ordinances and extended their controls through 2050. Ojai and Port Hueneme were not covered by the Measure C, the 2016 ballot initiative that extended the SOAR ordinances. Ojai will continue to rely on locally-adopted planning measures, while Port Hueneme is landlocked, with no room to expand beyond its current boundaries.

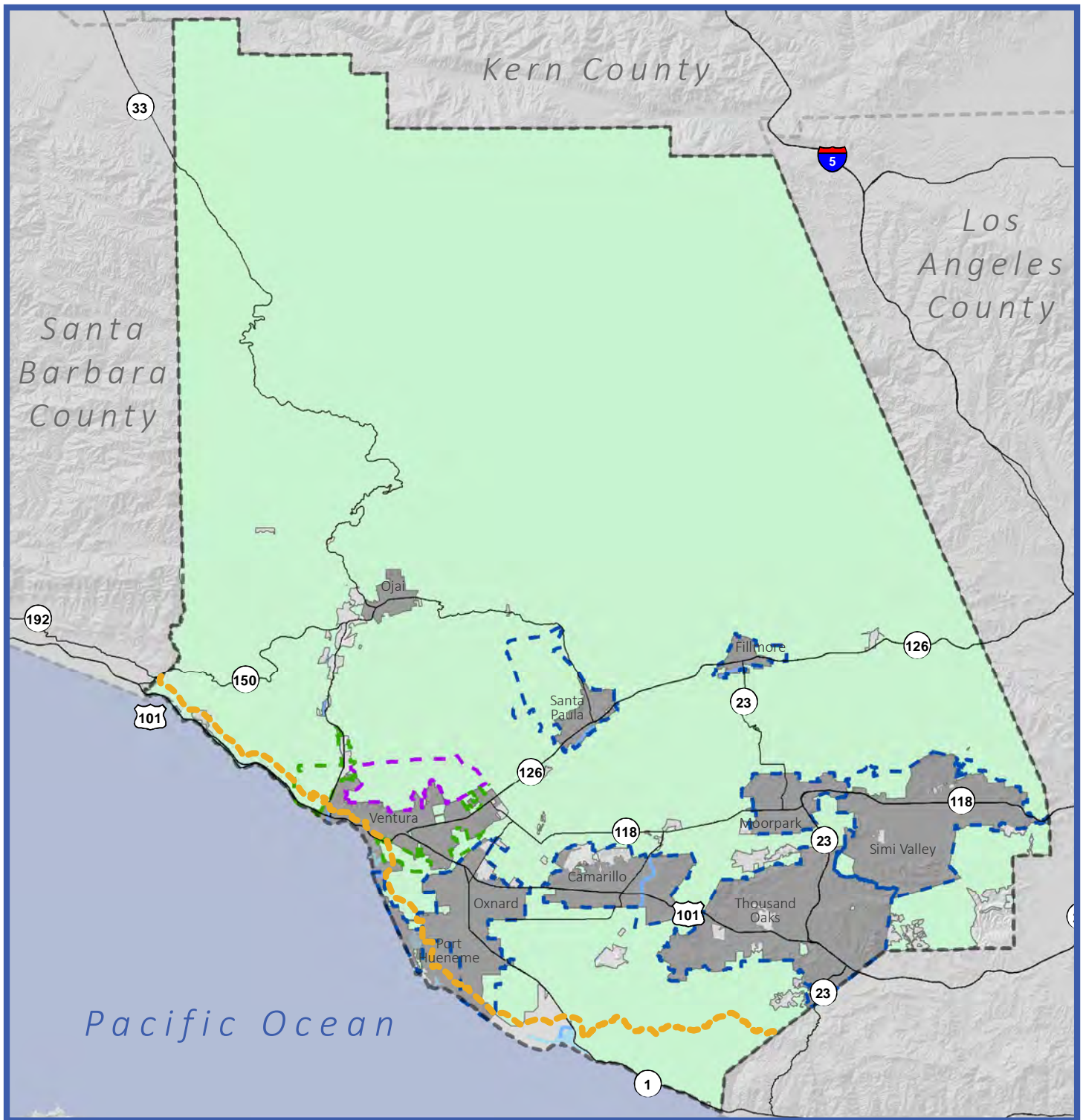
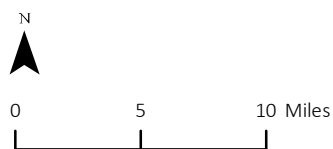


Figure 3-7: Unincorporated Land Subject to SOAR

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.



- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary
- County SOAR
- City Urban Restriction Boundary (CURB)
- City of Ventura Hillside Voter Participation Act (HVPA)
- City of Ventura SOAR

## Regulatory Setting

### State

#### ***Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (CKH Act)***

The Cortese Knox Hertzberg Local Government Reorganization Act established procedures for local agency changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts (Section 56000, et seq.) While LAFCo does not have any direct land use authority, the CKH Act assigns LAFCOs a significant role in planning issues by requiring them to consider a wide range of land use and growth factors when they consider proposed boundary changes. California Government Code Section 56001 specifically states that “the logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing State interests of discouraging urban sprawl, preserving open space and prime agricultural lands, [and] efficiently extending government services.”

### Local

#### ***2005 Ventura County General Plan***

The General Plan covers annexation and development trends in the Introduction.

## Key Terms

**Annexation.** The process by which land is incorporated into an existing district or city, with a resulting change in the boundaries of the annexing jurisdiction.

**Greenbelt Agreement.** A joint resolution between interested cities and the county to protect open space and agricultural lands. Cities commit to not annex any property within a greenbelt while the Board of Supervisors agrees to restrict development to uses consistent with existing zoning.

**Local Agency Formation Commission (LAFCo).** A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

**Sphere of Influence (SOI).** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo).

## References

### Reports/Publications

Ventura, County of. An Ordinance of the Board of Supervisors of the County of Ventura Regarding the Fillmore/Piru Greenbelt. Adopted October 10, 2000.

Ventura, County of. An Ordinance of the Board of Supervisors of the County of Ventura Regarding the Santa Paula-Fillmore Greenbelt. Adopted June 22, 2010.

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Ventura, County of. Land Use & Growth Management in Ventura County. April 6, 2011.

Ventura, County of. Guidelines for Orderly Development. September 2009.

Ventura, County of. Ordinance Adopting the Ventura-Santa Paula Greenbelt and Amendment to Boundaries. Adopted February 14, 2006.

Ventura, County of. SOAR – Questions and Answers. February 2014.

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Ventura, County of and City of Camarillo. A Joint Resolution of the City Council of the City of Camarillo and the Ventura County Board of Supervisors Establishing a Greenbelt for the Area North and East of the City of Camarillo. Adopted January 23, 1985.

Ventura, County of, City of Oxnard, and City of Camarillo. A Joint Resolution of the City Councils of the City of Camarillo and the City of Oxnard and the County of Ventura Establishing a Greenbelt Between and North and South of the Two Cities. Adopted February 7, 1984.

## **Websites**

California Department of Finance. <http://www.dof.ca.gov>, April 21, 2016.

Save Open Space & Agricultural Resources (SOAR). <http://www.soarvc.org/>, May 2016.

Ventura, County of. <http://vcrma.org>, April 20, 2016.

## SECTION 3.4 EXISTING ASSESSOR LAND USE CATEGORIES

### Introduction

This section describes existing land uses and their distribution within unincorporated Ventura County. An understanding of the type and distribution of existing development in the county is critical to the formulation of an updated land use diagram and development standards for Ventura County. Data analysis on existing land uses is based on data from the County of Ventura Assessor's Office and GIS files from Ventura County. The existing land uses discussed in this section do not correspond to land use designations identified in the General Plan, which are discussed in Section 3.5.

### Major Findings

- Open space (defined by the Assessor as greenbelt, forest, water areas, brush hills, pasture grazing land) is the most common land use, accounting for over 75 percent of the unincorporated county, or 800,943 acres. The northern half of the county is mostly open space and includes the Los Padres National Forest.
- Agriculture is the second most common type of land use at 13 percent of the unincorporated area. Orchards and row crops are the most prominent agricultural uses in the county, accounting for over 90,000 acres of land. Agricultural uses are primarily located in the Santa Clara River Valley and on the Oxnard Plain.
- Public/quasi-public is the third most common land use accounting for approximately five percent of land in the unincorporated county. Public/quasi-public uses include areas dedicated to transportation, communication, utilities and public services and the majority are found in urbanized areas in the southern portion of the county.

### Existing Conditions

Ventura County is distinguished by its 42 miles of coastline and open space lands. Most of the population in the unincorporated county resides in the southern portion of the county because the northern portion of the county is largely within the Los Padres National Forest. The population in the unincorporated county is clustered in small communities. For purposes of appraising land for property tax assessments, the County Assessor classifies all parcels in the county according to a set of approximately 200 "site use codes" that indicate how the property is being used. These codes fall into the following nine broad categories:

- |                          |                       |
|--------------------------|-----------------------|
| ▪ 01 Residential         | ▪ 06 Mineral Resource |
| ▪ 02 Commercial          | ▪ 07 Recreation       |
| ▪ 03 Industrial          | ▪ 08 Open Space       |
| ▪ 04 Public/Quasi-Public | ▪ 00 Vacant           |
| ▪ 05 Agriculture         |                       |

To characterize the general pattern of existing uses based on the Assessor's classifications, the larger list of codes has been aggregated into smaller subset of codes within each of these broad categories. Table 3-2 summarizes the amount of land falling into these categories within the unincorporated county and Figure 3-8 shows where these land use types are located.

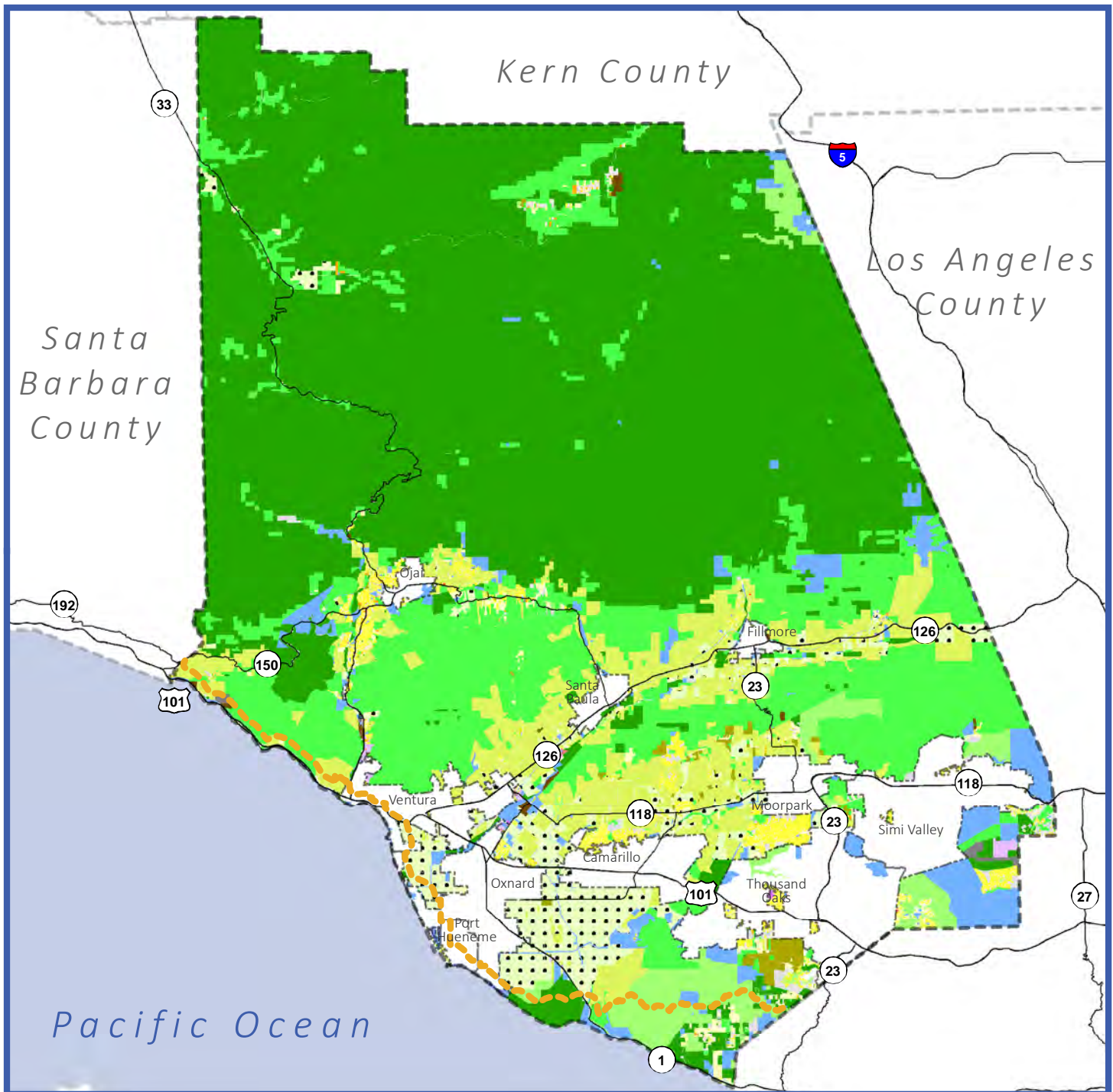


**TABLE 3-2**  
**EXISTING ASSESSOR LAND USE CATEGORIES**  
 Ventura County  
 2015

Existing Land Use	Parcels	Acres	Percentage of Uninc. County	Percentage of Total County
<b>Residential</b>				
Rural Residential	502	6,644.5	0.6%	0.6%
Single Family	23,392	15,419.4	1.4%	1.3%
Multifamily	2,143	299.6	0.0%	0.0%
Manufactured/Mobile Homes	610	747.1	0.1%	0.1%
<i>Subtotal</i>	<i>26,647</i>	<i>23,110.6</i>	<i>2.2%</i>	<i>1.9%</i>
<b>Commercial</b>				
Retail	207	165.0	0.0%	0.0%
Office	87	48.3	0.0%	0.0%
<i>Subtotal</i>	<i>294</i>	<i>213.3</i>	<i>0.0%</i>	<i>0.0%</i>
<b>Industrial</b>				
Light Industrial	181	1,165.0	0.1%	0.1%
Industrial	6	115.9	0.0%	0.0%
<i>Subtotal</i>	<i>187</i>	<i>1,280.9</i>	<i>0.1%</i>	<i>0.1%</i>
<b>Recreation</b>				
Recreation	426	33,458.0	3.1%	2.8%
<i>Subtotal</i>	<i>426</i>	<i>33,458.0</i>	<i>3.1%</i>	<i>2.8%</i>
<b>Public/Quasi-Public</b>				
Public/Quasi-Public	2,308	55,816.6	5.2%	4.7%
<i>Subtotal</i>	<i>2,308</i>	<i>55,816.6</i>	<i>5.2%</i>	<i>4.7%</i>
<b>Agriculture</b>				
Field Crops	1,033	44,678.9	4.2%	3.7%
Orchards/Vineyards	1,924	92,159.6	8.6%	7.7%
Livestock/Dairy/Poultry	121	4,856.1	0.5%	0.4%
Agricultural Production	18	137.1	0.0%	0.0%
<i>Subtotal</i>	<i>3,096</i>	<i>141,831.7</i>	<i>13.3%</i>	<i>11.9%</i>
<b>Mineral Resource</b>				
Mineral Resource	48	1,136.1	0.1%	0.1%
<i>Subtotal</i>	<i>49</i>	<i>1,136.1</i>	<i>0.1%</i>	<i>0.1%</i>
<b>Open Space</b>				
Pasture/Grazing	1,999	209,685.0	19.7%	17.6%
Open Space	1,846	591,257.9	55.5%	49.6%
<i>Subtotal</i>	<i>3,845</i>	<i>800,942.9</i>	<i>75.1%</i>	<i>67.2%</i>
<b>Vacant/Unimproved</b>				
Vacant Residential	4,846	7,109.6	0.7%	0.6%
Vacant Commercial	56	21.6	0.0%	0.0%
Vacant Industrial	81	1,118.6	0.1%	0.1%
<i>Subtotal</i>	<i>4,983</i>	<i>8,249.8</i>	<i>0.8%</i>	<i>0.7%</i>
<b>Unincorporated County Total</b>	<b>41,834</b>	<b>1,066,039.9</b>	<b>100.0%</b>	<b>89.4%</b>
<b>Cities Total</b>	<b>--</b>	<b>126,114.2</b>	<b>--</b>	<b>10.1%</b>
<b>Total County</b>	<b>--</b>	<b>1,192,154.1</b>	<b>--</b>	<b>100.0%</b>

Source: Ventura County, 2016; County of Ventura Assessor's Office, 2015.



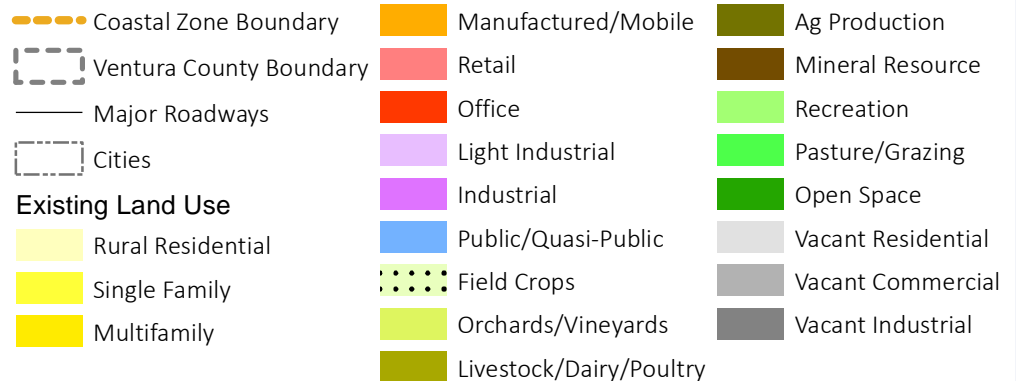
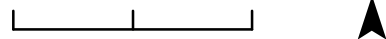


**Figure 3-8:  
Existing Assessor  
Land Use Categories**

Map Date: February 09, 2017

Source: Ventura County Resource Management Agency (RMA) GIS, 2016; County of Ventura Assessor's Office, 2015.

0 5 10 Miles



## **Open Space**

Open space is the most widely-applied site use code in the county, accounting for 75.1 percent of the unincorporated county, or 800,943 acres, 576,000 of which are in the Los Padres National Forest and are non-taxable. The open space site use code covers parcels that the Assessor classifies as pasture/grazing, greenbelts, forests, water areas, and brush hills. Most of the privately-owned (taxable) land classified as open space by the Assessor is used for pastures and rangeland. Note that the Assessor's Open Space site use code is not the same as the County's General Plan designation or zoning category.

## **Residential**

Subcategories of residential uses are rural residential, single-family, multifamily, and manufactured/mobile homes. The unincorporated county contains approximately 23,111 acres of residential uses. Single-family is the most common residential use accounting for 15,419 acres (67 percent of all residential acreage) in the unincorporated county.

## **Commercial**

Commercial uses account for the smallest portion of land in the unincorporated county at 213 acres. Subcategories of commercial uses are retail and office. Examples of commercial uses include hotels, shopping centers, banks, and movie theaters.

## **Industrial**

Industrial uses account for a small portion of land in the unincorporated county, at approximately 1,281 acres. This analysis categorizes light industrial uses as industrial buildings, such as warehouses and storage yards, whereas industrial uses include major manufacturing. Light industrial uses account for 181 parcels at 1,165 acres, in comparison to industrial uses at six parcels and 116 acres.

## **Recreation**

Recreation uses account for 3.1 percent, or 33,458 acres, of total land in the unincorporated county. Recreation uses include large-scale, entertainment-oriented areas including sports facilities, golf courses, camps, nontaxable parks, and resorts.

## **Public/Quasi-Public**

Public/quasi-public uses account for 5.2 percent, or 55,817 acres, of total land in the unincorporated county. Public/quasi-public uses include areas dedicated to transportation, communications, utilities, and public services.

## **Agriculture**

Agriculture is the second most common land use in the county accounting for 13.3 percent of the unincorporated county, or 141,832 acres. Subcategories of agriculture are field crops, orchards, livestock/dairy/poultry, and agricultural production. Orchards are the largest agricultural use in the county accounting for over 92,000 acres. Field crops are also a significant agricultural activity in the county accounting for nearly 45,000 acres.

## Mineral Resource

Land classified by the County Assessor as being used for mineral resource development account for 0.1 percent, or 1,136 acres, in the unincorporated area of the county. Mineral resource uses include land dedicated to natural gas, oil, and mining. The Assessor-classified mineral resource lands only apply to surface activities and not to subsurface rights to produce mineral resources on land throughout the unincorporated county.

## Vacant/Unimproved Land

The Assessor classifies “land that lacks the essential, appurtenant improvements required to make it useful” as vacant or unimproved. The Assessor classifies 8,250 acres of land in the unincorporated county as vacant. Vacant land is further categorized as either residential, commercial, or industrial; this categorization was originally based on zoning, but the Assessor’s office has not maintained this information, as much of it is out-of-date. As shown in Table 3-2, vacant residential makes up the largest portion of land classified by the Assessor as vacant land (7,110 acres), followed by vacant industrial (1,119 acres) and vacant commercial (22 acres). Because the Assessor’s definition of vacant or unimproved land differs from the definition typically used in land use planning, the “vacant land” statistics can be misleading. Whereas planners often use the term to mean land that is available for development, that is not necessarily the case with the Assessor, in part because the Assessor does not account for constraints on development (e.g., policy, ownership, physical). For a discussion of development capacity, see Section 3.7, Development Holding Capacity and Remaining Development Potential, (starting on page 3-89).

## Regulatory Setting

None.

## Key Terms

**Assessor’s Use Code.** Land use codes used by the County Assessor to determine the value of property for property tax purposes.

**Vacant Land.** Land that is not actively used for any purpose, including land that is not improved with buildings or site facilities and is sizeable in area to accommodate development.

## References

### Reports/Publications/Data

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Ventura, County of, Office of County Assessor, Use Code Data, 2015.

## SECTION 3.5 GENERAL PLAN AND AREA PLAN LAND USE DESIGNATIONS

### Introduction

The following discussion provides an overview of the existing County of Ventura General Plan (2005) that addresses growth and development policies for the unincorporated area. The purpose of this section is to provide a summary of the existing General Plan and to determine the implications of growth and development in the unincorporated area. The acreages discussed in this section may differ from the acreages discussed in Section 3.3, Annexation and Development Trends. This is attributed to the fact that the General Plan utilizes different land use categories than the County of Ventura Assessor's Office.

### Major Findings

- This section describes the status of existing plans, but contains no critical evaluation of these plans. Thus, there are no major findings related to general plans and area plans.

### Existing Conditions

#### Existing General Plan

The Ventura County Board of Supervisors adopted the existing General Plan on May 24, 1988. Although the General Plan has not been comprehensively revised since 1988, a major revision was approved in 2005. These revisions focused on extending the time horizon from 2010 to 2020, integrating the 2020 traffic model and updating population forecasts. In addition to this major revision, the Board has amended the Plan several times to assure compliance with State law and accuracy of technical background information. The General Plan sets forth the goals, policies, and programs that the County implements to manage future growth and land use in the unincorporated county.

#### *Land Use Designations*

The existing General Plan includes six land use designations. These designations describe the purpose of the designation and prescribe the allowed uses, density, intensity, and lot size.

Figure 3-9 shows the General Plan land use designations. The General Plan Land Use Map covers the mainland only. Anacapa Island is designated Open Space, and San Nicolas Island is designated State or Federal Facility. Table 3-3 shows the total acreage for the land use designations in the unincorporated county and descriptions of each designations follow.



**TABLE 3-3  
EXISTING GENERAL PLAN LAND USE DESIGNATIONS  
Unincorporated Ventura County  
2016**

General Plan Designation	Acres	Percent
Existing Community	13,344.5	1.3%
Rural	9,071.2	0.9%
Agricultural	92,659.9	8.9%
Open Space	921,920.9	88.1%
State or Federal Facility	7,087.4	0.7%
Urban	2,222.1	0.2%
<b>Total<sup>1</sup></b>	<b>1,046,306.0</b>	<b>100.0%</b>

Note: <sup>1</sup> This total reflects all unincorporated area land within a city sphere of influence and included in the Urban Reserve Overlay Designation equaling 24,025 acres and 2.3 percent of the unincorporated County.

Source: Ventura County Resource Management Agency (RMA) GIS, 2016; Ventura County General Plan, 1988.

## Urban

The Urban designation identifies existing and planned urban centers, which include commercial and industrial uses, as well as residential uses where the density is greater than one principal dwelling unit per two acres. This designation has been applied to land within city spheres of influence as established by LAFCo and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation. As shown on Figure 3-9, the General Plan Land Use Map applies the Urban designation to all of the cities in the county, as well as to Ahmanson Ranch, portions of the Oak Park area, and Piru.

## Existing Community

The Existing Community designation identifies existing urban residential, commercial, or industrial enclaves located outside Urban-designated areas. The Existing Community designation applies to areas that include uses, densities, building intensities, and zoning designations that are normally found in Urban-designated areas, but which do not qualify as urban centers. The County established this designation to recognize existing uses in unincorporated areas that have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas to prevent further expansion; and to limit the building intensity and land use to previously established levels.

## Rural

The Rural designation specifies a two-acre minimum parcel size and identifies areas suitable for low-density and low-intensity land uses. This includes areas with residential estates of two or more acres, areas that are maintained in conjunction with agricultural and horticultural uses, or areas that include the keeping of farm animals for recreational purposes. The Rural designation also allows institutional uses such as boarding and non-boarding elementary and secondary schools. Additionally, the designation is used for recreational uses such as retreats, camps, recreational vehicle parks, and campgrounds.

## **Agricultural**

The Agricultural designation applies to irrigated land suitable for cultivating crops and raising livestock. It specifies a 40-acre minimum parcel size.

## **Open Space**

The Open Space land use designation specifies a 10-acre minimum parcel size, unless a property is contiguous with the Agricultural designation, in which case the minimum parcel size is 20 acres. It encompasses land as defined under Government Code Section 65560 as any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, and which is designated on a local, regional, or State open space plan as any of the following: preservation of natural resources (e.g., wetlands, rivers, wildlife habitat); managed production of resources (e.g., rangelands, areas required for groundwater recharge); outdoor recreation (e.g., parks and trails); public health and safety (e.g., flood plains); support of the mission of military installations (e.g., areas adjacent to military installations, military training routes, and underlying restricted air space); or protection of places, features, and objects (as described in Sections 509.9 and 5097.993 of California's Public Resources Code); and open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.

As shown in Table 3-3, Open Space is the predominant land use designation in the unincorporated area. Although most of Open Space lands are publicly-owned (federal, State of California, County of Ventura, special district), a significant amount of Open Space-designated land is privately-owned. For example, of the approximately 921,000 acres of Open Space land, over half (i.e., approximately 561,000 acres) lies within the Los Padres National Forest. The State of California owns approximately 27,000 acres of land designated as Open Space, and various local government entities own approximately 30,000 acres. The remaining 300,000 acres of Open Space-designated land is privately-owned. Of the 300,000 privately-owned acres, the 2015 Ventura County Crop and Livestock Report estimates that approximately 198,000 acres are in rangeland. (See Chapter 7, Table 7-23 for additional information related to Open Space land ownership by public agencies.)

Due to the wide array of Open Space uses and allowed development, as shown in Appendix 3.B (Non-Coastal Zoning Ordinance Article 5: Uses and Structures by Zone and Coastal Zoning Ordinance Article 4: Permitted Uses), and the large number of private land owners, approximately one-third of the Open Space-designated land in the county is not accessible to the public.

## **State or Federal Facility**

The State or Federal Facility land use designation applies to areas with Federal and State facilities, excluding forest and park lands, over which the County has no or limited land use authority. Areas so designated include land under Federal or State ownership on which governmental facilities are located.

## **Urban Reserve Overlay**

The Urban Reserve Overlay designation, which applies to all unincorporated areas within city SOIs. Although LAFCo has determined these areas to be appropriate for eventual annexation and urbanization, the Urban designation was not applied to all lands within SOIs because it could result in urban development being permitted without annexation. Accordingly, unincorporated lands within SOIs have been designated as Existing Community, Rural, Agricultural, or Open Space. Under these designations, within city SOIs, more intense development could not occur on affected lands until they are annexed.

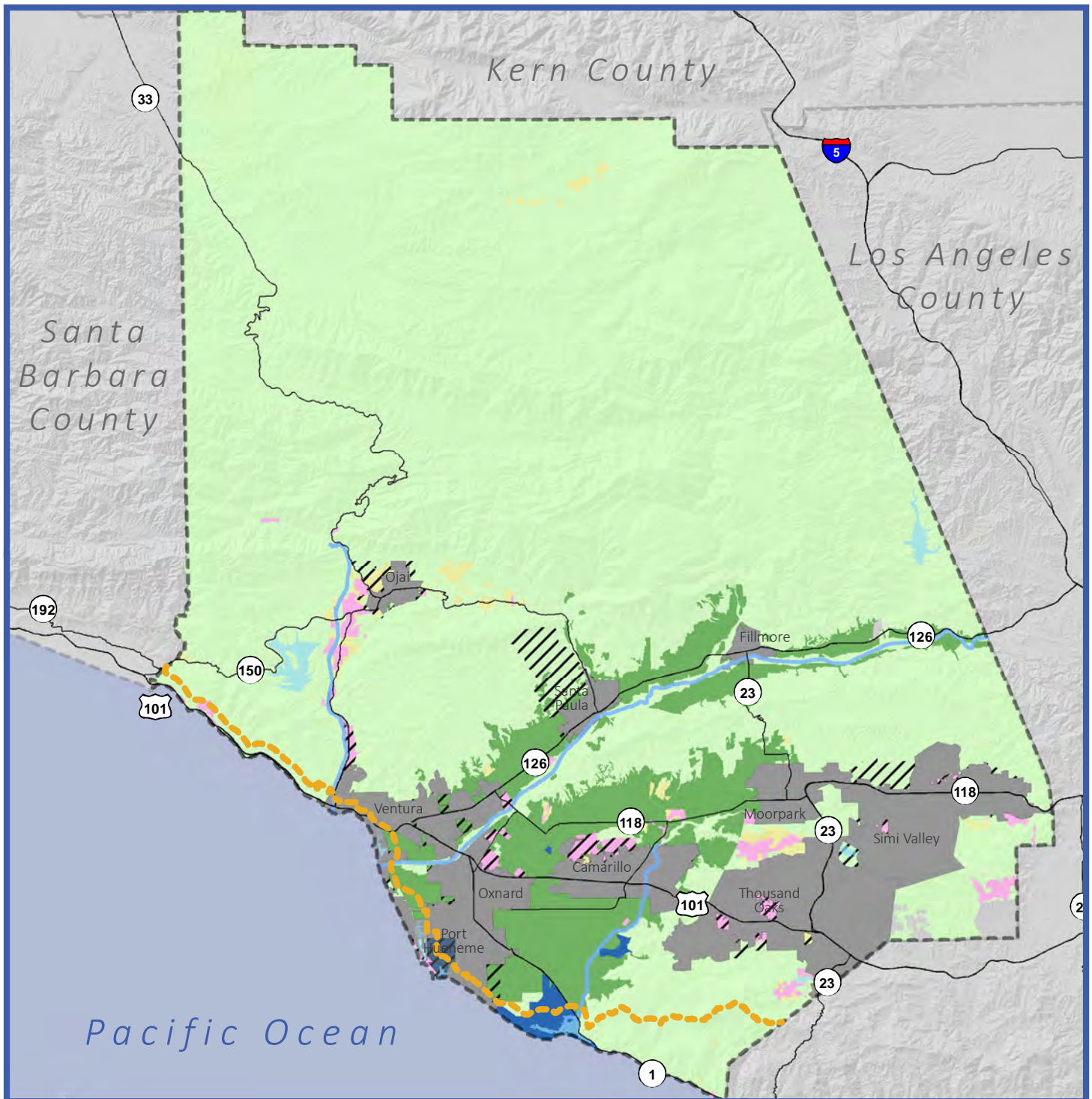


Figure 3-9: Existing General Plan  
Land Use Designations – Countywide

Map Date: December 01, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 7.5 15 Miles

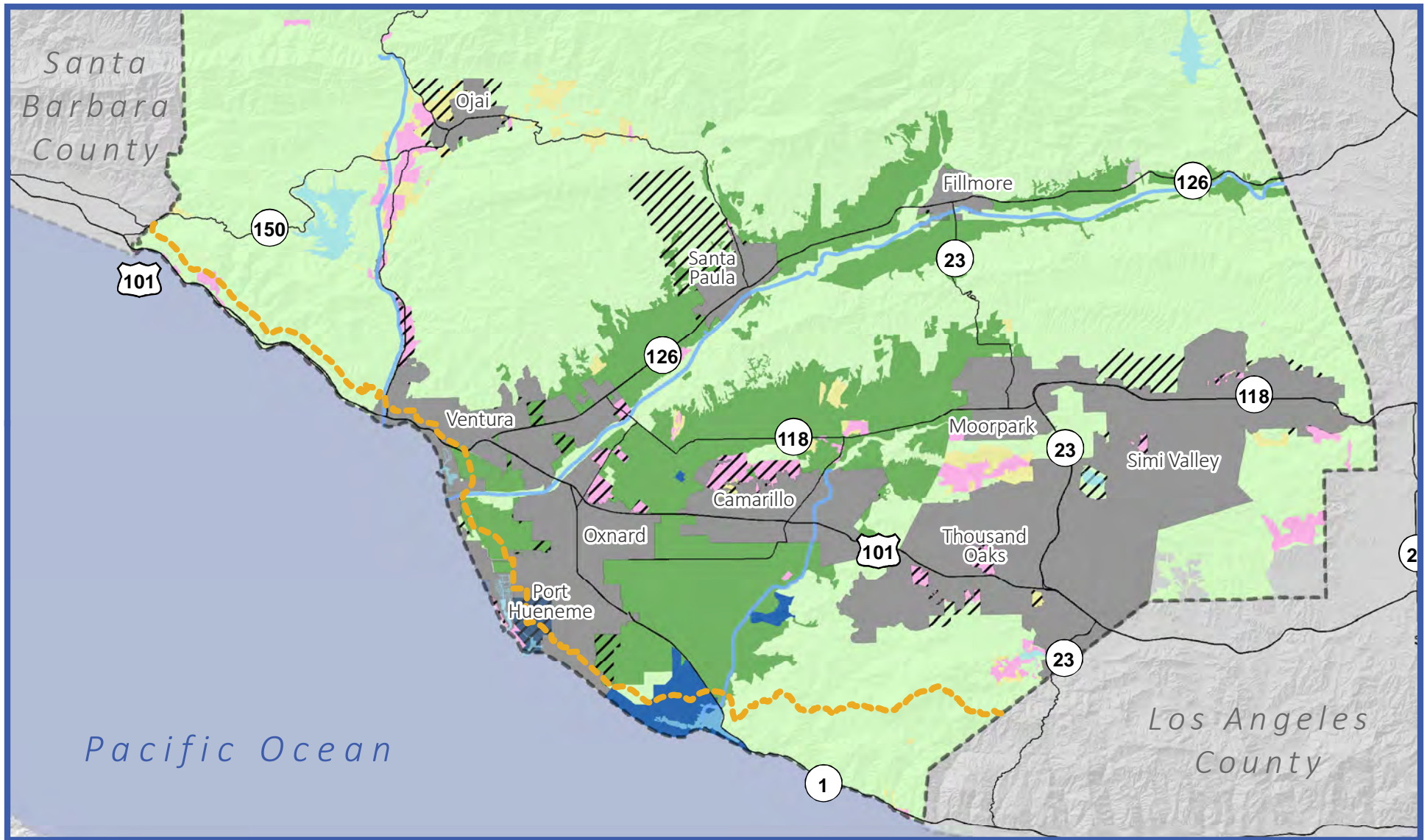


- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Coastal Zone Boundary

#### Existing General Plan

- Urban
- Existing Community
- State or Federal Facility
- Rural
- Open Space
- Agricultural
- Urban Reserve Overlay





**Figure 3-10: Existing General Plan  
Land Use Designations – Southern Half**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 5 10 Miles



— Major Roadways

— Major Waterways

Water Bodies

Cities

— Ventura County Boundary

— Coastal Zone Boundary

**Existing General Plan**

Urban

Existing Community

State or Federal Facility

Rural

Open Space

Agricultural

Urban Reserve Overlay

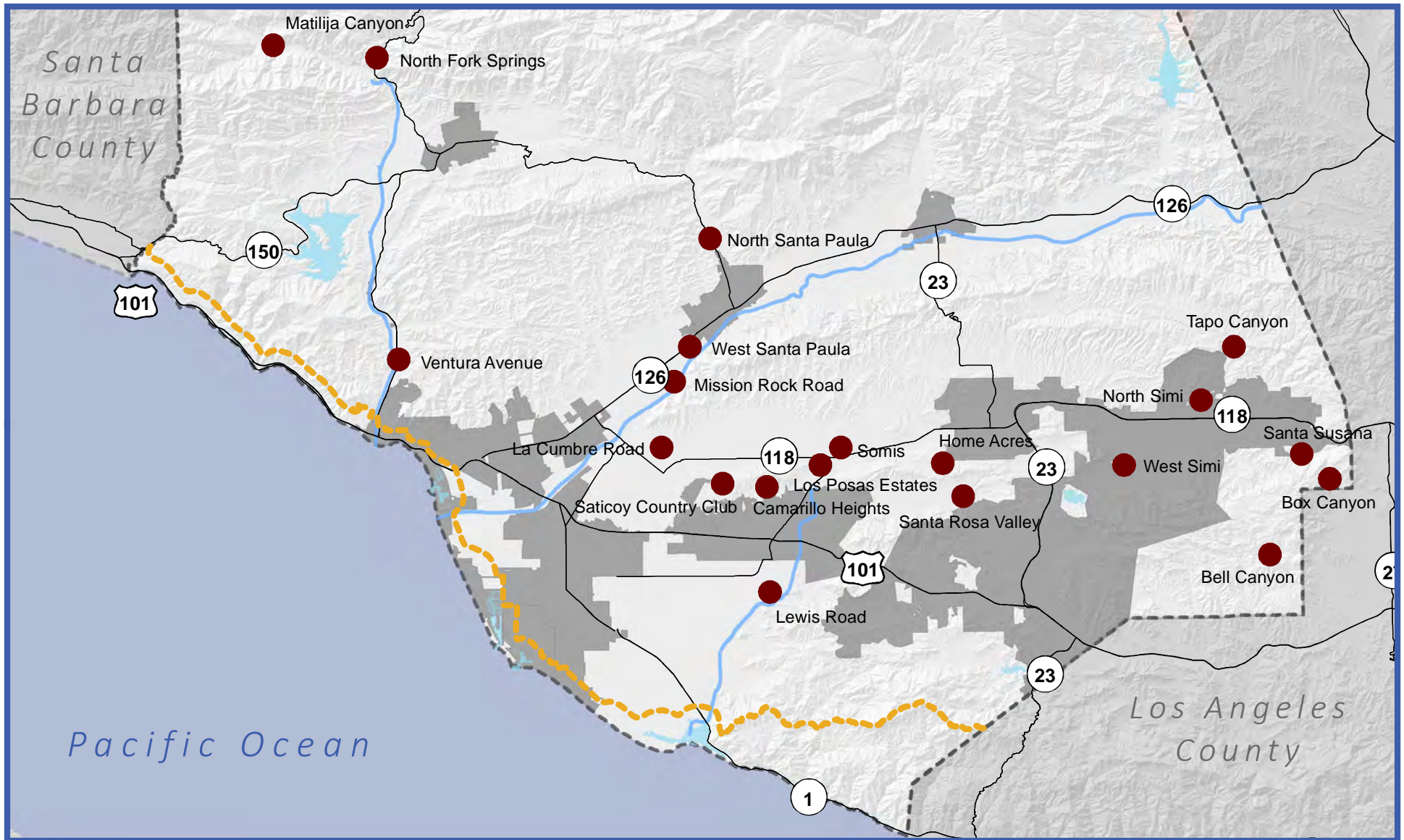


**Existing Communities**

As described above under the Existing Community land use designation discussion, existing communities are existing urban enclaves in the unincorporated area of the county. The General Plan identifies 20 such communities. They are listed in Table 3-4, which also shows the estimated population and employment in each community, and shown in Figure 3-11.

<b>TABLE 3-4</b> <b>POPULATION AND EMPLOYMENT DENSITY</b> <b>Ventura County Existing Communities</b> <b>2016</b>							
Existing Community	Total Acres	Residential			Commercial/Industrial		
		Acres	Allowed Dwelling Units	Pop	Acres	Bldg Sq. Ft.	Employment
Bell Canyon	1,133.3	1,131.2	1,444	3,833	2.1	13,400	26
Box Canyon	68.0	68.0	134	308	--	--	--
Camarillo Heights	768.2	768.2	1,771	4,460	--	--	--
Home Acres	207.0	207.0	451	1,312	--	--	--
La Cumbre Road	235.4	235.4	256	828	--	--	--
Las Posas Estates	781.2	781.2	1,081	2,722	--	--	--
Lewis Road	57.7	57.7	1,729	5,377	--	--	--
Matilija Canyon	131.6	131.6	131	213	--	--	--
Mission Rock Road	91.1	--	--	--	91.1	258,000	516
North Fork Springs	46.4	46.4	46	28	--	--	--
North Santa Paula	38.9	38.9	40	105	--	--	--
North Simi	120.8	120.8	372	1,126	--	--	--
Santa Rosa	1,191.6	1,191.6	1,163	3,617	--	--	--
Santa Susana	223.2	223.2	863	2,613	--	--	--
Saticoy Country Club	69.2	69.2	97	313	--	--	--
Somis	96.0	54.0	276	892	42	387,900	901
Tapo Canyon	6.9	6.9	6	13	--	--	--
Ventura Avenue	6.5	--	--	--	6.5	57,000	113
West Santa Paula	3.2	3.2	17	45	--	--	--
West Simi	140.8	140.8	306	925	--	--	--
<b>Total</b>	<b>5,416.9</b>	<b>5,275.3</b>	<b>10,183</b>	<b>28,780</b>	<b>141.7</b>	<b>716,300</b>	<b>1,556</b>

Source: Ventura County General Plan – Goals, Policies & Programs, 2015.



**Figure 3-11:  
Existing Communities**

Map Date: November 09, 2016

Source: Ventura County, Existing General Plan, Adopted  
May 24, 1988, Last Amended October 20, 2015.

0 5 10 Miles



--- Coastal Zone Boundary

● Existing Communities

— Major Roadways

— Major Waterways

Water Bodies

■ Cities

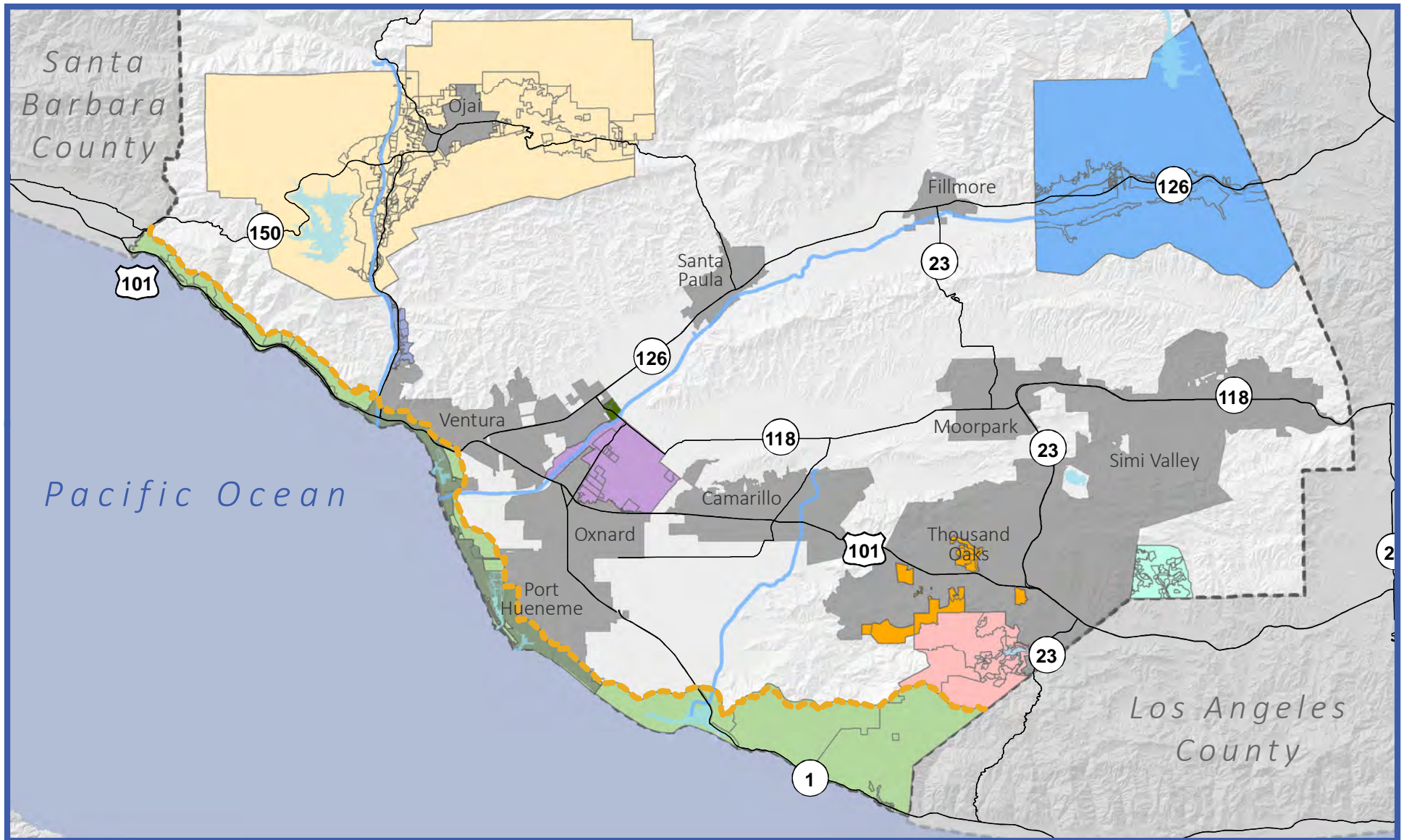
## **Area Plans**

Area plans are an integral part of the County's General Plan, providing the basis for future land use development in specifically defined areas. These plans govern the distribution, general location, and extent of uses of the land for housing, business, industry, open space, agriculture, and public facilities. There are ten adopted area plans, each of which includes goals, policies, programs, and land use designations for smaller, unincorporated communities. They are as follows:

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

The land within the Ahmanson Ranch Area Plan was sold to the State of California in 2003 and, based on related agreements and documents, the Area Plan and its associated development agreement will expire in September 2018. For this reason, the revised General Plan will not incorporate an area plan for Ahmanson Ranch. All other existing area plans are described in the following section.





**Figure 3-12:**  
**Overview of Area Plans**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 5 10 Miles



--- Coastal Zone Boundary

— Major Roadways

— Major Waterways

Water Bodies

Cities

**Area Plans**

Coastal Area

El Rio/Del Norte

North Ventura Avenue

Oak Park

Ojai Valley

Piru

Saticoy

Thousand Oaks

Lake Sherwood/Hidden Valley



### Coastal Area Plan

Through the Coastal Act, the State mandates that coastal communities manage the conservation and development of coastal resources through creation and adoption of a Local Coastal Program. Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance together constitute the Local Coastal Program for the unincorporated county. The primary goal of the Local Coastal Program is to ensure that the County's land use plans, policies, and actions meet the requirements of and implement the provisions and policies of the Coastal Act within the county.

The Coastal Zoning Ordinance contains the zoning regulations for the coastal zone in the unincorporated county. It identifies the location, type, densities, and other regulations for development in the coastal zone. The Board of Supervisors and the Coastal Commission specifically exempt certain categories of development from Coastal Development Permit requirements through Categorical Exclusion Order E-83-1. The County outlines these exemptions in Article 4, Section 8174-6.3.5, of the Coastal Zoning Ordinance. In cases of discrepancies between Categorical Exclusion Order E-83-1 and the Coastal Zoning Ordinance, Categorical Exclusion Order E-83-1 preempts the Coastal Zoning Ordinance.

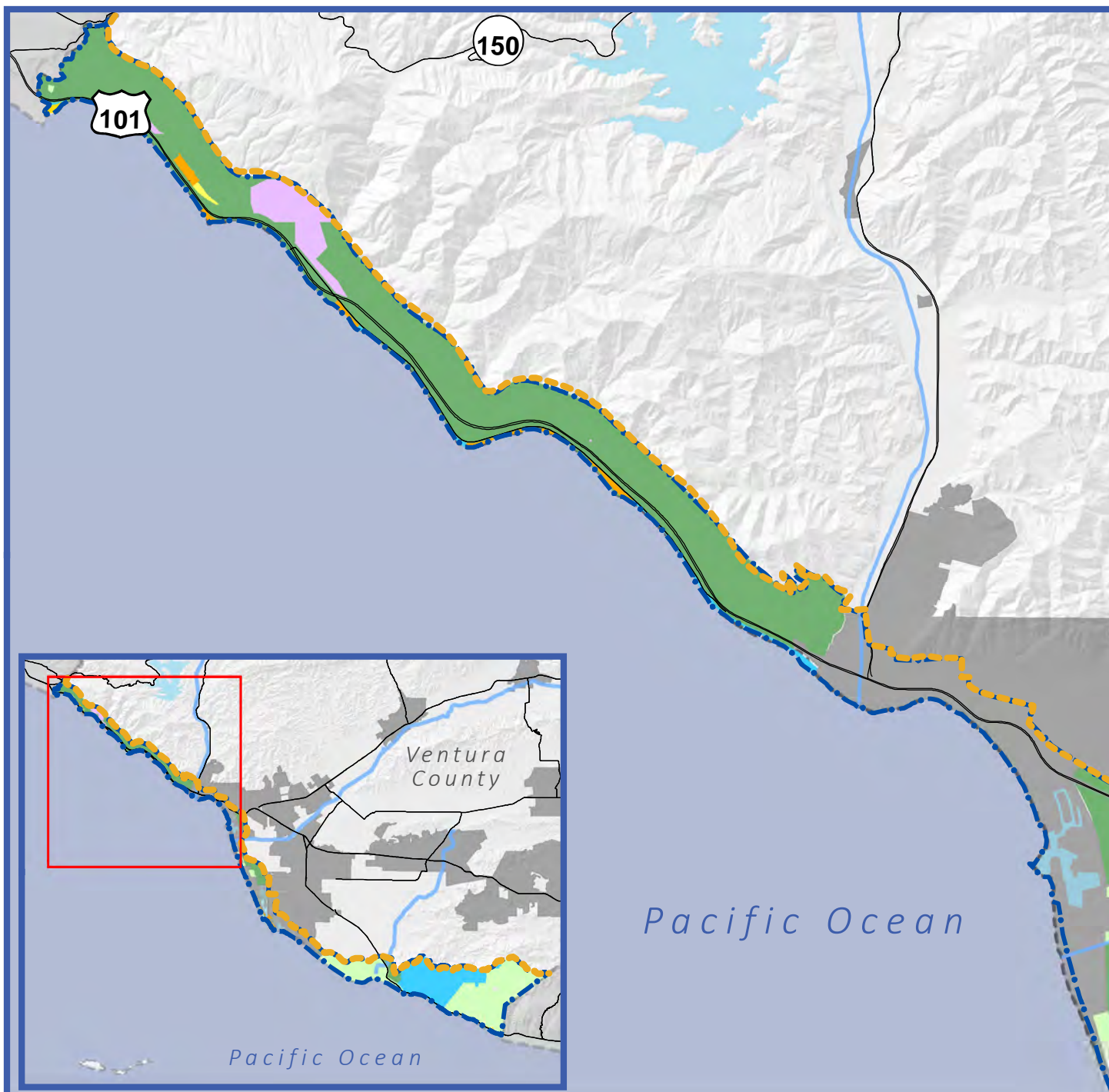
The Coastal Area Plan covers the land within the Coastal Zone Boundary along the Pacific Coast, sharing borders with Santa Barbara and Los Angeles counties. The coastal area includes portions of the cities of Ventura and Port Hueneme. The Coastal Area Plan was adopted in 1980 and addresses shoreline access and public trails; development in scenic areas, coastal hazards, and coastal bluffs; environmentally sensitive habitat areas; cultural resources; transportation; and public services. Objectives of the Coastal Area Plan include the following:

- To recognize that archaeological sites in the county's coastal zone are as significant to an understanding of human and environmental history. To protect Coast archaeological sites from destruction to the maximum extent feasible.
- To protect public safety and property from beach erosion as provided in existing ordinances, and within the constraints of natural coastal processes.
- To protect wetlands in the Central Coast and encourage their acquisition, restoration or enhancement by the State to perpetuate their value to onshore and nearshore coastal life, and to the people of California.
- To encourage the State to adequately control access to the sand dunes and protect them against degradation.

The Coastal Area Plan land use designations are summarized below. These designations describe the purpose of the designation and regulate the allowed uses and density. Figure 3-13, Figure 3-14, and Figure 3-15 show the Coastal Area Plan land use designations. Table 3-5 shows the relationships between the Coastal Area Plan land use designations and the Coastal Zoning Ordinance zoning districts.

- **Open Space (10 acres minimum).** The Open Space designation provides for the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of land.
- **Agriculture (40 acres minimum).** The Agriculture designation identifies and preserves agricultural land for the cultivation of plant crops and the raising of animals.

- **Recreation.** The Recreation designation identifies facilities in the Coastal Zone that provide recreational opportunities or access to the shoreline (e.g., parks with facilities for picnicking, camping, riding, and hiking).
- **Residential Designations.** There are four residential designations in the Coastal Zone.
  - **Rural Intensity.** This is the lowest intensity residential designation, with one dwelling unit per two acres.
  - **Low Intensity.** The Low Intensity designation is for single-family dwellings with 1-2 dwelling units per acre.
  - **Medium Intensity.** The Medium Intensity designation is for single-family dwellings with 2.1 to 6 dwelling units per acre.
  - **High Intensity.** The majority of residential development in the unincorporated Coastal Zone is within this intensity. Principal permitted uses are one- and two-family dwellings. The intensity is 6.1 to 36 dwelling units per acre.
- **Commercial.** The Commercial designation is mostly used for commercial uses, including small, neighborhood-serving uses to meet visitor needs. This includes grocery stores, bakeries, drug stores, fruit and vegetable stores, hardware stores, restaurants, cafes, and other uses that are normally considered as neighborhood-serving.
- **Industrial.** The Industrial designation applies to existing industrial uses found in the unincorporated Coastal Zone or where expansion of existing industrial uses is logical.
- **Stable Urban Boundary Line.** The Stable Urban Boundary Line is used on maps to generally separate areas intended for agricultural uses from areas intended for urban uses.



**Figure 3-13:**  
Coastal Area Plan  
Northern Portion

Map Date: November 09, 2016

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

0 1.5 3 Miles



Coastal Area Plan Boundary



Coastal Zone Boundary



Ventura County Boundary



Major Roadways



Major Waterways



Water Bodies



Cities

#### Coastal Area Plan

Residential - Rural Intensity

Residential - Low Intensity

Residential - Medium Intensity

Residential - High Intensity

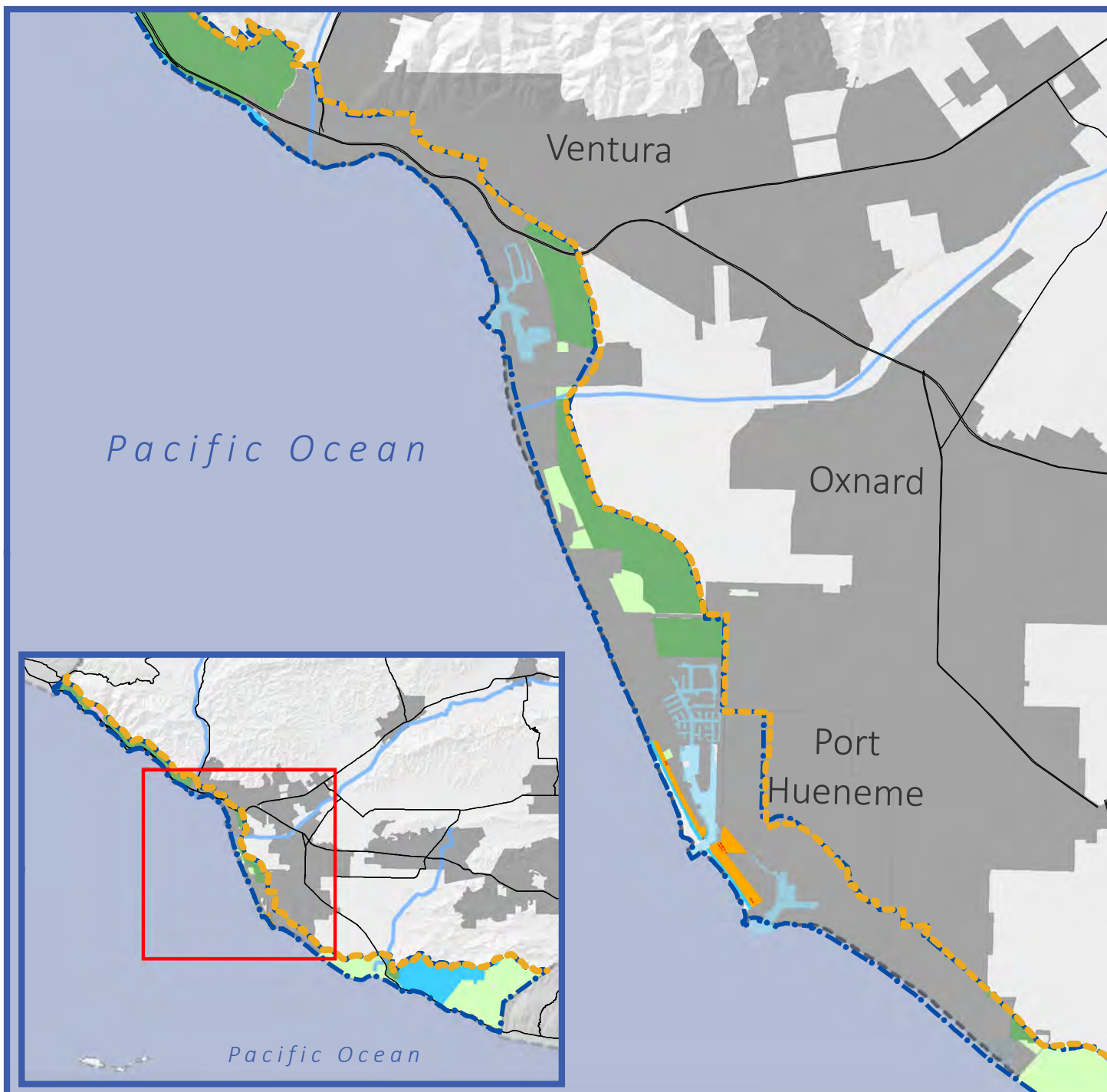
Commercial

Industrial

Recreation

Open Space

Agriculture



**Figure 3-14:**  
Coastal Area Plan  
Central Portion

Map Date: November 09, 2016

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

0 1 2 Miles

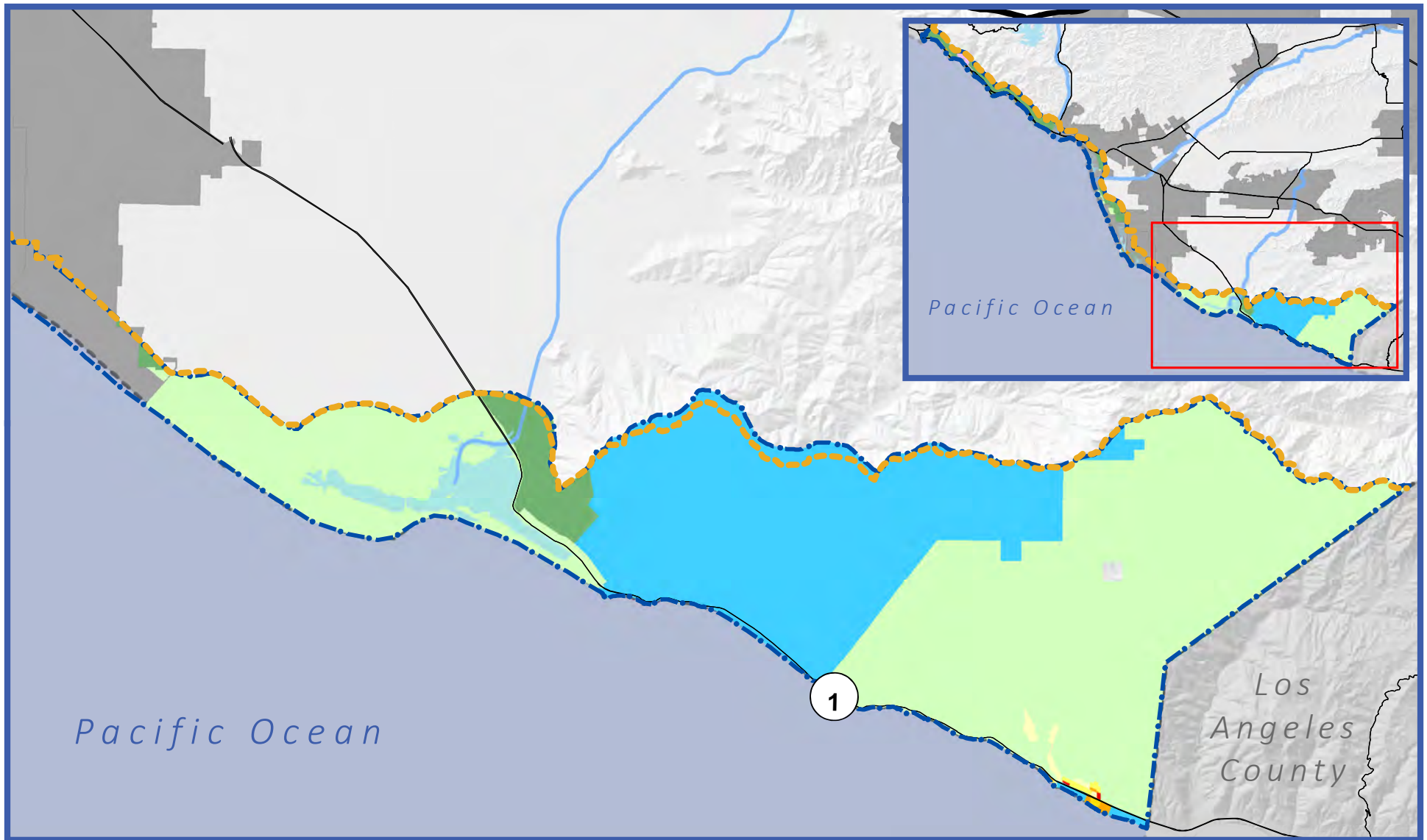


- Coastal Area Plan Boundary
- Ventura County Boundary
- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Coastal Zone Boundary

#### Coastal Area Plan

- Residential - Rural Intensity
- Residential - Low Intensity
- Residential - Medium Intensity
- Residential - High Intensity
- Commercial
- Industrial
- Recreation
- Open Space
- Agriculture





**Figure 3-15:**  
**Coastal Area Plan**  
**Southern Portion**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 1 2 Miles



- - - Coastal Zone Boundary
- Ventura County Boundary
- Major Roadways
- Major Waterways
- Water Bodies
- Cities



Coastal Area Plan Boundary

**Coastal Area Plan**

- Residential - Rural Intensity
- Residential - Low Intensity
- Residential - Medium Intensity
- Residential - High Intensity

- Commercial
- Industrial
- Recreation
- Open Space
- Agriculture

**TABLE 3-5**  
**COASTAL AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
 Ventura County  
 2008

Coastal Area Plan Designations	Zoning Designations										
	Coastal Open Space (COS) (10 ac min.)	Coastal Agricultural (CA)	Coastal Rural (CR)	Coastal Rural Exclusive (CRE)	Coastal One-Family Residential (CR1)	Coastal Two-Family Residential (CR2)	Residential Beach (RB)	Residential Beach Harbor (RBH) <sup>1</sup>	Coastal Residential Planned Dev. (CRPD)	Coastal Commercial (CC)	Coastal Industrial (CM)
Open Space (10 ac min.)	X	X									
Agriculture (40 ac min.)		X									
Recreation	X										
Rural Residential (2 ac min.)			X	X							
Low Intensity Residential			X	X							
Medium Intensity Residential					X				X (min. den 6 du/ac)		
High Intensity Residential						X	X	X	X (min. den 36 du/ac)		
Commercial										X	
Industrial											X

<sup>1</sup> 1,750 SF per single-family dwelling and 3,000 SF per duplex.

Source: Ventura County General Plan Coastal Area Plan, 2008.

### ***El Rio/Del Norte Area Plan***

The El Rio/Del Norte area covers nearly 7,000 acres of unincorporated land northeast of U.S. Highway 101 and Oxnard and south of the Santa Clara River. The area is within the City of Oxnard Sphere of Influence (SOI).

The El Rio/Del Norte Area Plan was adopted in 1996 and covers the topics of resources, hazards, land use, and public facilities and services. Goals in the El Rio/Del Norte Area Plan include the following:

- Protect the Oxnard Forebay Basin and its recharge area within the El Rio/Del Norte area to protect groundwater resources.
- Protect the biological resources of the Santa Clara River and adjoining natural habitat areas including significant stands of Southern Willow within the Santa Clara River bounding the El Rio/Del Norte area.
- Protect and, if possible, improve the viewshed from U.S. Highway 101 (Ventura Freeway), Highway 118 (Los Angeles Avenue), State Route 232 (Vineyard Avenue), Rose Avenue, Santa Clara Avenue, and Central Avenue within the El Rio/Del Norte Area Plan boundary.
- Preserve the character of the El Rio/Del Norte area. The character of the El Rio/Del Norte area is defined by its small town, semi-rural qualities, consisting of several separate and distinct neighborhoods situated within the Oxnard agricultural plain, and comprising one community of common social and political interest.
- Preserve the essentially undeveloped lands which surround the Existing Community-designated areas of the El Rio/Del Norte area to protect lands which contain biological and mineral resources and water recharge/storage basins.

The El Rio/Del Norte Area Plan land use designations are summarized below. They describe the purpose of the designation and regulate the allowed uses and density. Figure 3-16 shows the El Rio/Del Norte Area Plan land use designations and Table 3-6 shows the relationship between the El Rio/Del Norte Area Plan designations and the County's zoning districts.

- **Agricultural (40 acres minimum).** The purpose of the Agricultural designation is to preserve irrigated agricultural lands and minimize incompatibilities between agricultural operations and other land uses. Land within the El Rio/Del Norte Area Plan boundary that does not fit the Existing Community or Rural designations, or land suitable for agricultural production, is designated Agricultural and zoned Agricultural Exclusive (A-E).
- **Open Space.** The purpose of the Open Space designation is to preserve the essentially undevelopable lands that surround the Existing Community-designated areas within the El Rio/Del Norte Area Plan boundary to protect lands that contain biological and mineral resources and water recharge/storage basins.
- **Institutional (10 acres minimum).** The purpose of the Institutional designation is to accommodate the educational and institutional uses that require large acreage.
- **Residential Designations.** There are two residential designations in the El Rio/Del Norte Area Plan:

- **Rural Residential (5 acres minimum).** The purpose of the Rural Residential designation is to recognize and plan for low-density, large-lot residential development and other compatible uses in a rural setting.
- **Urban Residential.** The purpose of the Urban Residential designation is to ensure that existing and future land use patterns result in cohesive and consolidated neighborhoods.
- **Commercial.** The purpose of the Commercial designation is to meet the shopping and service needs of the community and to minimize incompatible land uses.
- **Industrial.** The purpose of the Industrial designation is to meet the industrial employment needs of the community and to limit urban industrial land uses to existing industrial areas.



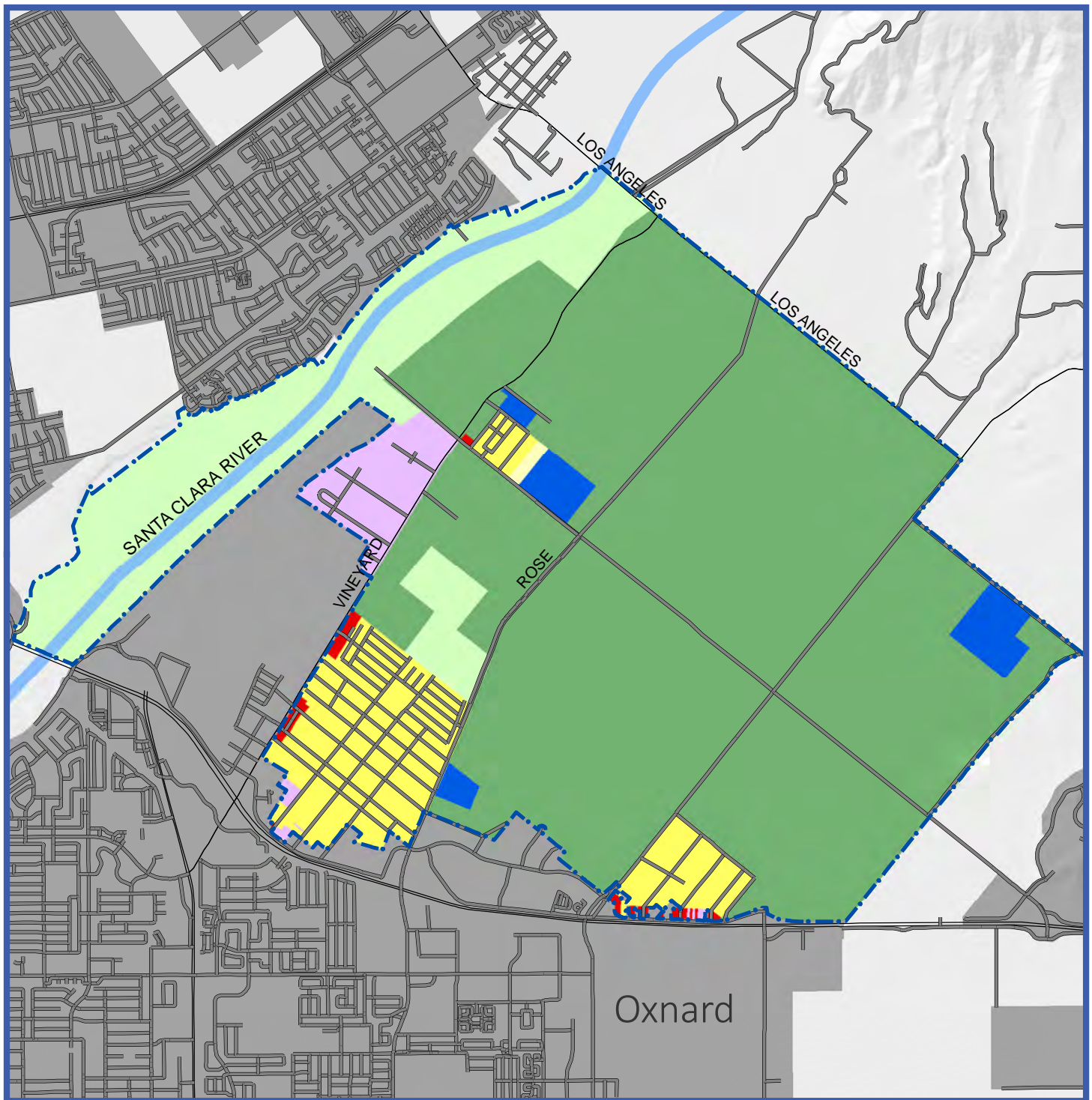


Figure 3-16:  
El Rio/Del Norte Area Plan

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 0.5 1 Miles



- El Rio/Del Norte Area Plan Boundary
- Local Roads
- Major Roadways
- Major Waterways
- Cities

#### El Rio/Del Norte Area Plan

- Rural Residential
- Urban Residential
- Commercial
- Institutional
- Industrial
- Open Space
- Agricultural

**TABLE 3-6**  
**EL RIO/DEL NORTE AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
Ventura County  
2011

El Rio/Del Norte Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
	Open Space															X (min. lot 40 ac)	X (min. lot 40 ac)
	Agricultural (40 ac min.)															X	
	Institutional (10 ac min.)													X			X (min. lot 10 ac)
	Rural Res (5 ac min.)		X											X			
	Urban Res	X	X		X	X								X			
	Commercial							X									
	Industrial									X							

Source: Ventura County General Plan El Rio/Del Norte Area Plan, 2011.

### **North Ventura Avenue Area Plan**

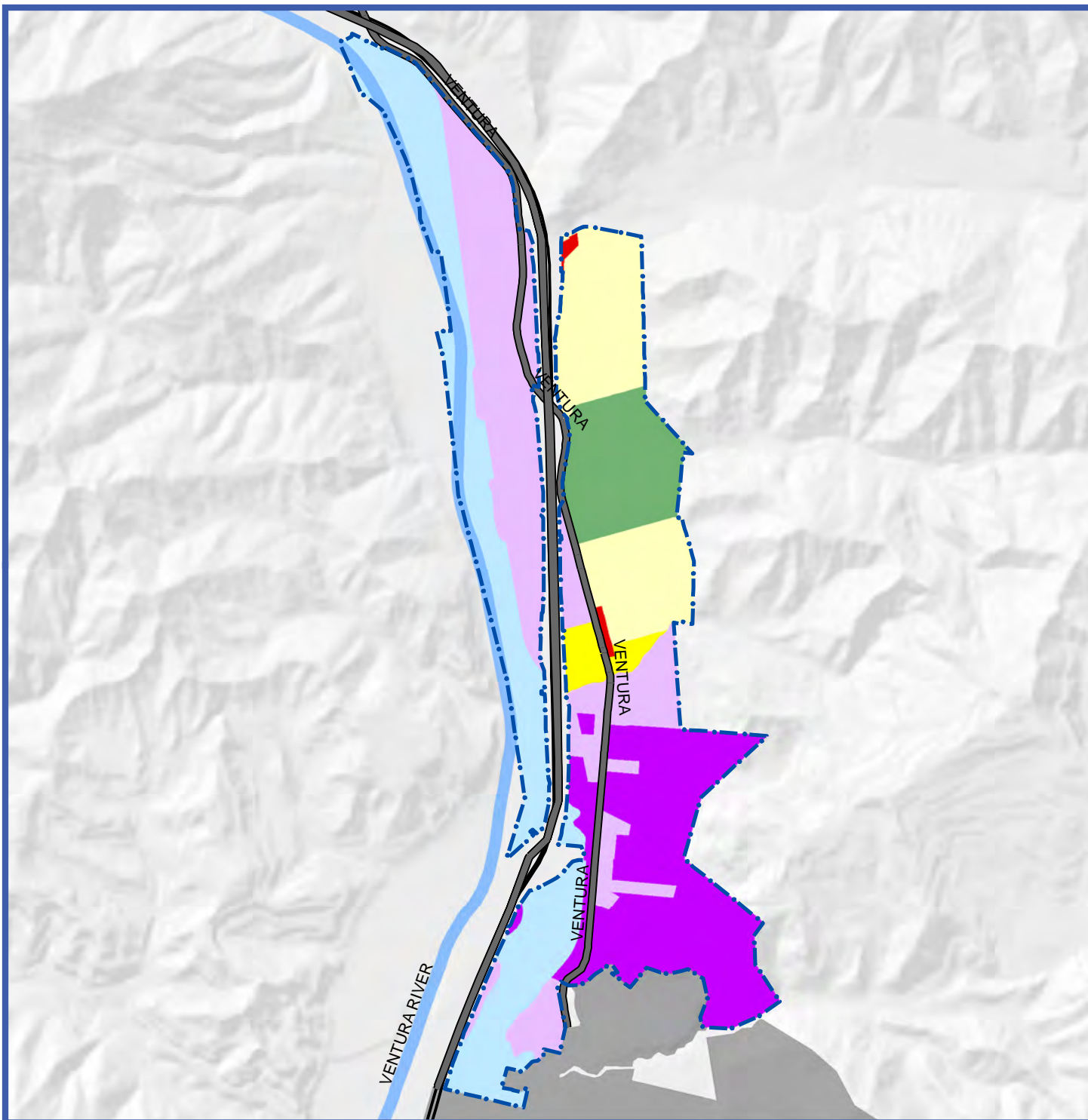
The North Ventura Avenue Area Plan covers the land bounded by Buenaventura Academy Road (extended) on the south, the City of Ventura sanitary treatment facility and urban designated properties north of the treatment facility on the north, the westerly property lines abutting the Ventura River to the west, and the easterly property lines of parcels at the base of the hillside area to the east.

The North Ventura Avenue Area Plan was adopted in 1984 and covers the topics of land use, conservation and open space, circulation, and scenic highways. In 1981, LAFCo defined the City of Ventura SOI as including the North Ventura Avenue area. The Plan, which was prepared jointly and adopted by the County and the City of Ventura, assumes that annexation of the area to the City of Ventura will proceed slowly and that most development will occur under County jurisdiction. Therefore, the Plan contains policies compatible with each jurisdiction and it recognizes the County and City general plans as they apply to the North Ventura Avenue area.

Long-term oilfield uses and oil-related industry constitute the majority of the existing urban development in the area. Given the stability of the existing residential areas and the importance of the oilfield development, the overriding intent of land use designations in this area is to protect the quality and integrity of the existing residential neighborhoods, to provide the expansion and upgrading of the industrial areas, and to protect the scenic vistas and environmental quality of the hills and river.

The North Ventura Avenue Area Plan land use designations are summarized below. These designations describe the purpose of the designation and regulate the allowed uses and density. Figure 3-17 shows the North Ventura Avenue Area Plan land use designations and Table 3-7 shows the relationship between these designations and the county's zoning districts.

- **Residential Designations.** There are two residential designations in the North Ventura Avenue Area Plan.
  - **Residential, Single Family (maximum density of 7 du/ac).** The purpose of the Residential, Single Family designation is to preserve existing neighborhoods and to ensure future land use patterns result in cohesive and consolidated neighborhoods.
  - **Residential, Multiple Family (maximum density of 13 du/ac).** The purpose of the Residential, Multiple Family designation is to designate land for the existing mobile home parks. The mobile home parks are surrounded by industrial uses, and at such a time that the mobile home park ceases to exist then it is appropriate for the designation to be changed to Industrial to be compatible with surrounding land uses.
- **General Commercial.** The purpose of the General Commercial designation is to retain the character of the existing commercial areas, to permit the development and continuation of commercial services for residential neighborhoods and the industrial area.
- **Industrial.** Industrial development is “general” in nature and includes activities such as manufacturing.
- **Oilfield Industrial.** The primary distinction between Industrial and Oilfield Industrial uses is Oilfield Industrial uses do not require extensive public services, such as water, sewers, and roads.
- **Agriculture.** The Agriculture designation should be applied to lands identified for agricultural uses in the City of Ventura’s Open Space Element.
- **Floodplain.** The Floodplain designation is applied to land in the 100-year floodplain for the Ventura River.



**Figure 3-17:**  
**North Ventura Avenue**  
**Area Plan**

Map Date: November 09, 2016

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

0 0.5 1 Miles



- North Ventura Avenue Area Plan Boundary
- Regional Roads
- Major Roadways
- Major Waterways
- Cities

#### North Ventura Avenue Area Plan

- Residential Single Family
- Residential Multiple Family
- Commercial
- Industrial
- Oilfield Industrial
- Floodplain
- Agriculture



**TABLE 3-7**  
**NORTH VENTURA AVENUE AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
 Ventura County  
 1990

North Ventura Avenue Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
Residential, Single Family		X		X (max. den 7 du/ac)										X			
Residential, Multiple Family				X (max. den 13 du/ac)													
Commercial							X	X									
Industrial										X	X						
Oilfield Ind										X	X						X
Agriculture																X	X (min. lot 40 ac)
Floodplain										X	X					X	X

Source: Ventura County General Plan North Ventura Avenue Area Plan, 1990.

### **Oak Park Area Plan**

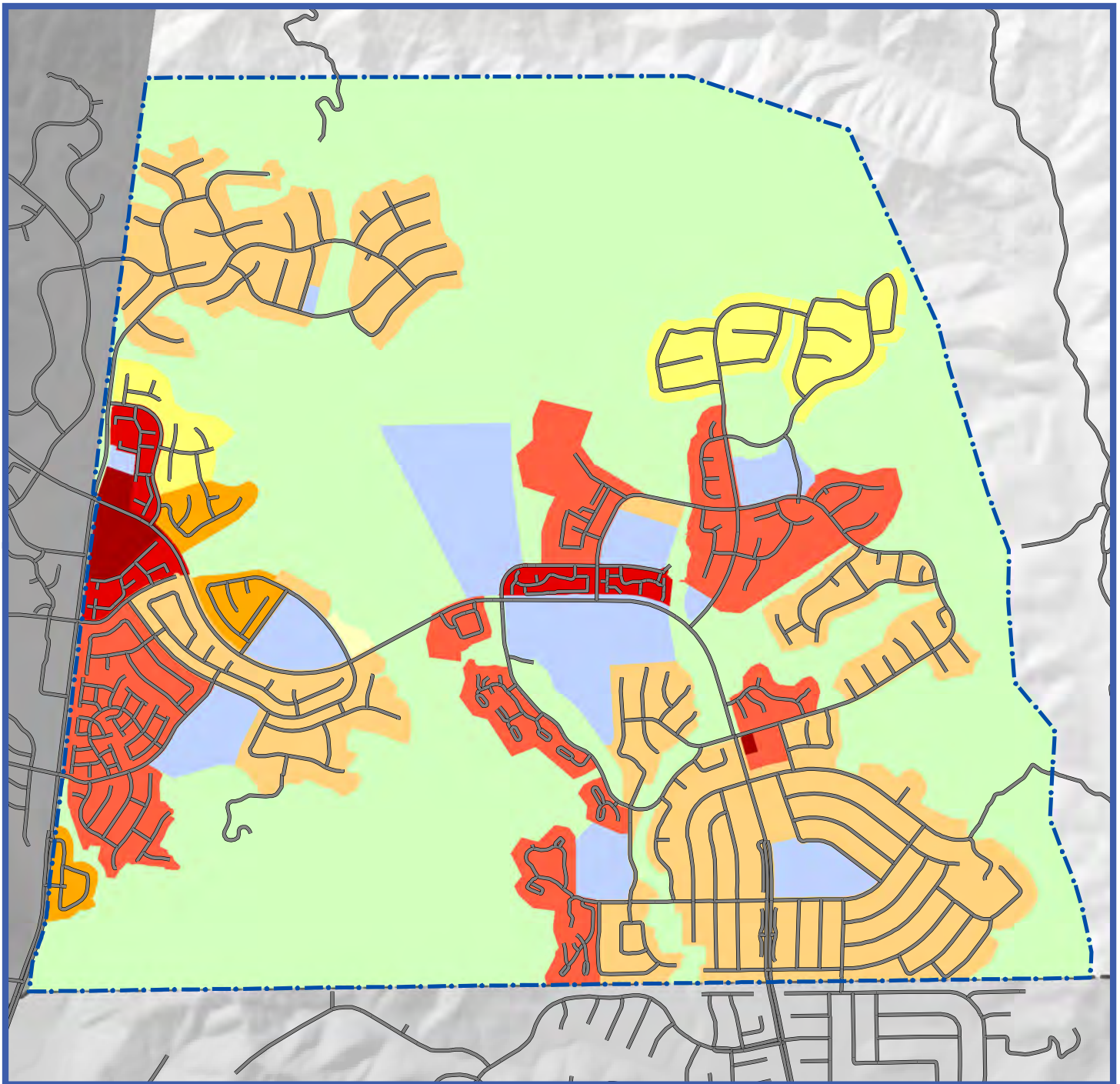
The Oak Park area consists of 869 acres in eastern Ventura County, adjacent to Thousand Oaks and the Los Angeles County line. The first 600 dwelling units in Oak Park were developed in the mid-1960s. In 1974, the County amended its General Plan, rezoned Oak Park, and approved the Oak Park Master Plan and Development Program in order to accommodate development of the Oak Park community. The goals, policies, and programs for this plan are derived from the original Oak Park Master Plan and Development Program, the Environmental Impact Report prepared for the Oak Park Community in 1977, the EIR Supplement prepared in 1983, the three existing Oak Park specific plans, and from other existing plans and policies previously adopted by the Board of Supervisors.

The Oak Park Area Plan was adopted in 1988 and covers the topics of resources, hazards, land use, and public facilities and services. Goals in the Oak Park Area Plan include the following:

- Preserve and protect the significant open views and vistas of the natural features endemic to the Oak Park Area of Interest.
- Further the knowledge and understanding of the history of human use of the Oak Park area.
- Provide for new development within a compact urban community while preserving the bulk of the Oak Park area as open space or public recreation.

The Oak Park Area Plan land use designations are summarized below. These designations describe the purpose of the designation and regulate the allowed uses and density. Figure 3-18 shows the Oak Park Area Plan land use designations and Table 3-8 shows the relationship between these designations and the county's zoning districts.

- **Public Open Space.** The purpose of the Public Open Space designation is to identify lands devoted to natural parks, passive recreation areas, and landscaped areas owned and maintained by a public recreation area or a homeowners' association.
- **Residential.** The purpose of the Residential designation is to identify areas where residential development of 1 du/ac or greater is permitted. Within this category there are six designations:
  - Residential 1-2 (1-2 du/ac)
  - Residential 2-4 (2-4 du/ac)
  - Residential 4-6 (4-6 du/ac)
  - Residential 6-8 (6-8 du/ac)
  - Residential 8-12 (8-12 du/ac)
  - Residential 16-20 (16-20 du/ac)
- **Commercial.** The purpose of the Commercial designation is to identify areas for neighborhood shopping and necessary commercial services for residents.
- **Community Facilities.** The purpose of the Community Facilities designation is to identify land required for schools, parks, and other governmental and institutional facilities.



**Figure 3-18:**  
**Oak Park Area Plan**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.



Oak Park Area Plan Boundary



Local Roads



Cities

**Oak Park Area Plan**

Residential 1-2 du/ac

Residential 2-4 du/ac

Residential 4-6 du/ac

Residential 6-8 du/ac

Residential 8-12 du/ac

Residential 16-20 du/ac

Commercial

Community Facilities

Public Open Space

0 0.5 1 Miles



**TABLE 3-8**  
**OAK PARK AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
Ventura County  
2005

Oak Park Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
	Pub Open Space	X	X	X	X								X	X		X	X
	Res 1-2	X			X								X	X (min. lot 20k)			X
	Res 2-4	X	X (min. lot 10k)		X								X	X			X
	Res 4-6	X	X		X								X	X			X
	Res 6-8	X	X		X								X	X			X
	Res 8-12	X	X	X	X								X	X			X
	Res 16-20	X	X	X	X								X	X			X
	Commercial						X	X	X								
Commun Fac	X	X	X	X		X	X	X					X	X			X

Source: Ventura County General Plan Oak Park Area Plan, 2005.



### ***Ojai Valley Area Plan***

The Ojai Valley area encompasses approximately 74,000 acres and is generally bound on the north by the Nordhoff Ridge, on the south by the Sulphur Mountain ridgeline, on the east by the mountain ridge between Bear Canyon and Santa Paula Canyon, and on the west by the Lake Casitas/Ventura River.

The first Area Plan for Ojai Valley was adopted by the Board of Supervisors in 1979. The existing Ojai Valley Area Plan was adopted in 1995 and covers the topics of resources, hazards, land use, and public facilities and services. Goals in the Ojai Valley Area Plan that include the following:

- Discourage the expansion of Rural and Existing Community designations into the East Ojai and Upper Ojai Valleys.
- Preserve and protect the significant visual quality and aesthetic beauty of the Ojai Valley which includes, but is not limited to, surrounding mountains, hills, and ridgelines, arroyos, barrancas, and protected trees.
- Maintain the existing rural, small town character of the Ojai Valley.

The Ojai Valley Area Plan land use designations are summarized below. Figure 3-19 shows the Ojai Valley Area Plan land use designations and Table 3-9 shows the relationships between the Ojai Valley Area Plan land use designations and the County's zoning districts.

- **Open Space (10 acres minimum).** The Open Space land use designation is intended to preserve the undeveloped land that surrounds the urban and rural communities of the Ojai Valley to retain the natural, scenic, and agricultural resources of the area and to prevent development from occurring in areas where it would exceed the ability to provide public facilities and services.
- **Rural Institutional (20 acres minimum).** The purpose of the Rural Institutional land use designation is to recognize the camps and educational uses in the Ojai Valley that require large acreage and are in a rural environment.
- **Residential Designations.** There are two residential designations in the Ojai Valley Area Plan:
  - **Rural Residential (2 acres minimum).** The purpose of the Rural Residential designation is to recognize and plan for low-density, large-lot residential development and similar compatible land uses in a rural setting.
    - RR 2 (2 acres minimum)
    - RR 5 (5 acres minimum)
  - **Urban Residential (1-20 du/ac).** The Urban Residential designation is intended to ensure the existing and future land use patterns result in cohesive and consolidated neighborhoods.
    - UR 1-2 (1-2 du/ac)
    - UR 2-4 (2-4 du/ac)
    - UR 4-6 (4-6 du/ac)
    - UR 6-10 (6-10 du/ac)
    - UR 10-20 (10-20 du/ac)
- **Commercial.** The purpose of the Commercial designation is to provide commercially-designated property to meet the shopping and service needs for residents, to minimize land use incompatibility, and to discourage the expansion of strip commercial development.
- **Industrial.** The Industrial designation is applied to existing industrial uses, and is intended to minimize incompatible land uses.

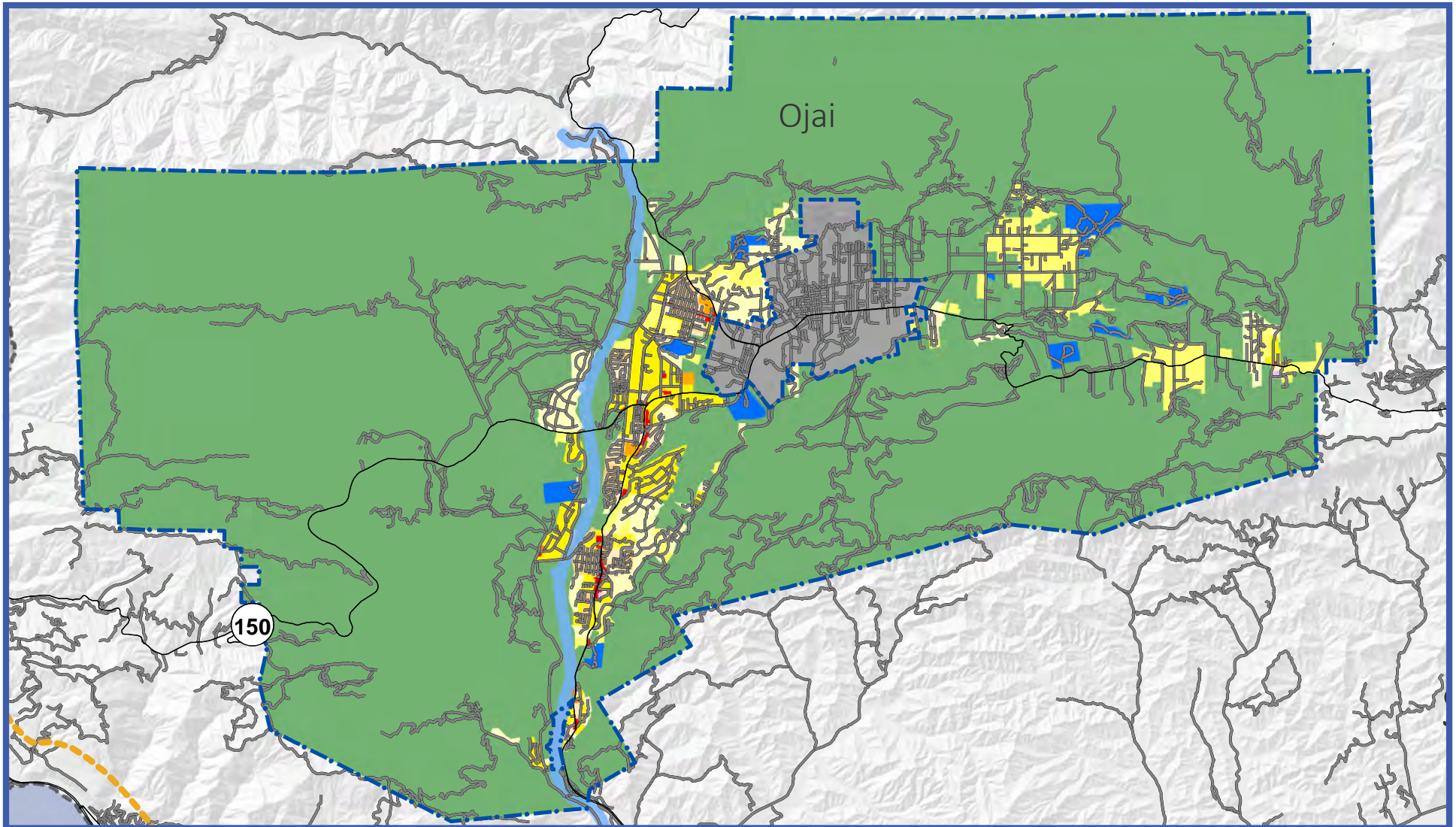


Figure 3-19:  
Ojai Valley Area Plan

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 1 2 Miles



- Ojai Valley Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities
- Coastal Zone Boundary

#### Ojai Valley Area Plan

- Rural Residential 2 ac min.
- Rural Residential 5 ac min.
- Urban Residential 1-2 du/ac
- Urban Residential 2-4 du/ac
- Urban Residential 4-6 du/ac

- Urban Residential 6-10 du/ac
- Urban Residential 10-20 du/ac
- Commercial
- Industrial
- Rural Institutional
- Open Space

**TABLE 3-9**  
**OJAI VALLEY AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
 Ventura County  
 2015

Ojai Valley Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
	Rural Inst (20 ac)													X	X		
	Rural Res (2 ac)	X										X		X	X		
	Rural Res (5 ac.)	X										X		X	X		
	Urban Res (1-2)		X (min. lot 20k)		X							X		X (min. lot 20k)	X		
	Urban Res (2-4)	X	X (min. lot 10k)		X												
	Urban Res (4-6)		X		X												
	Urban Res (6-10)			X	X												
	Urban Res (10-20)				X												
Commercial								X									
Industrial									X	X	X						

Source: Ventura County General Plan Ojai Valley Area Plan, 2015.

### ***Piru Area Plan***

The Piru area is in eastern Ventura County, straddling Highway 126 and extending to the Los Angeles County line. The Piru Area Plan covers the topics of resources, hazards, land use, and public facilities and services. It dates back to 1963, when the Board of Supervisors adopted the “1985” General Plan for Ventura County, including an Area Plan for the Fillmore-Piru area. In 1974, the Board of Supervisors amended the Fillmore-Piru Area Plan to remove the Fillmore portion and amend the Piru portion to accommodate a proposed paper/plastic cup manufacturing business. The County has continued to refine and update the plan over the years, and the plan was last amended in 2011. Goals in the Piru Area Plan include the following:

- Protect certain important views which lend identity to Piru, or which have been historically enjoyed by the residents.
- Preserve and to protect the cultural resources of Piru and its Area of Interest, including archaeological and historical properties, and unique, ethnic and social values.
- Protect the Piru Creek wildlife migration corridor between the Los Padres National Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.
- Encourage the maintenance of aquifer recharge operations at the Piru Spreading Grounds.
- Maintain the existing early 1900s small town character of Piru.

The Piru Area Plan land use designations are summarized below. These designations describe the purpose of the designation and regulate the allowed uses and density. Figure 3-20 and Figure 3-21 show the Piru Area Plan land use designations. Table 3-10 shows the relationship between the Piru Area Plan designations and the County’s zoning districts.

- **Commercial.** The purpose of the Commercial designation is to provide commercial uses that meet the shopping, service, and entertainment needs of residents and visitors.
- **Industrial.** The purpose of the Industrial designation is to meet the service and employment needs of the community.
- **Residential.** The purpose of the Residential designation is to promote a diversity of housing types, tenure, and price for persons of all income levels.
- **Community Facility.** The purpose of the Community Facility designation is to recognize existing and future public, homeowner association, and utility-owned properties that are or will be developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depots, and railroad rights-of-way.
- **Agriculture and Open Space.** The purpose of the Agriculture and Open Space designation is to maintain the existing rural scenic character and to limit conversion of agricultural lands into urban uses.



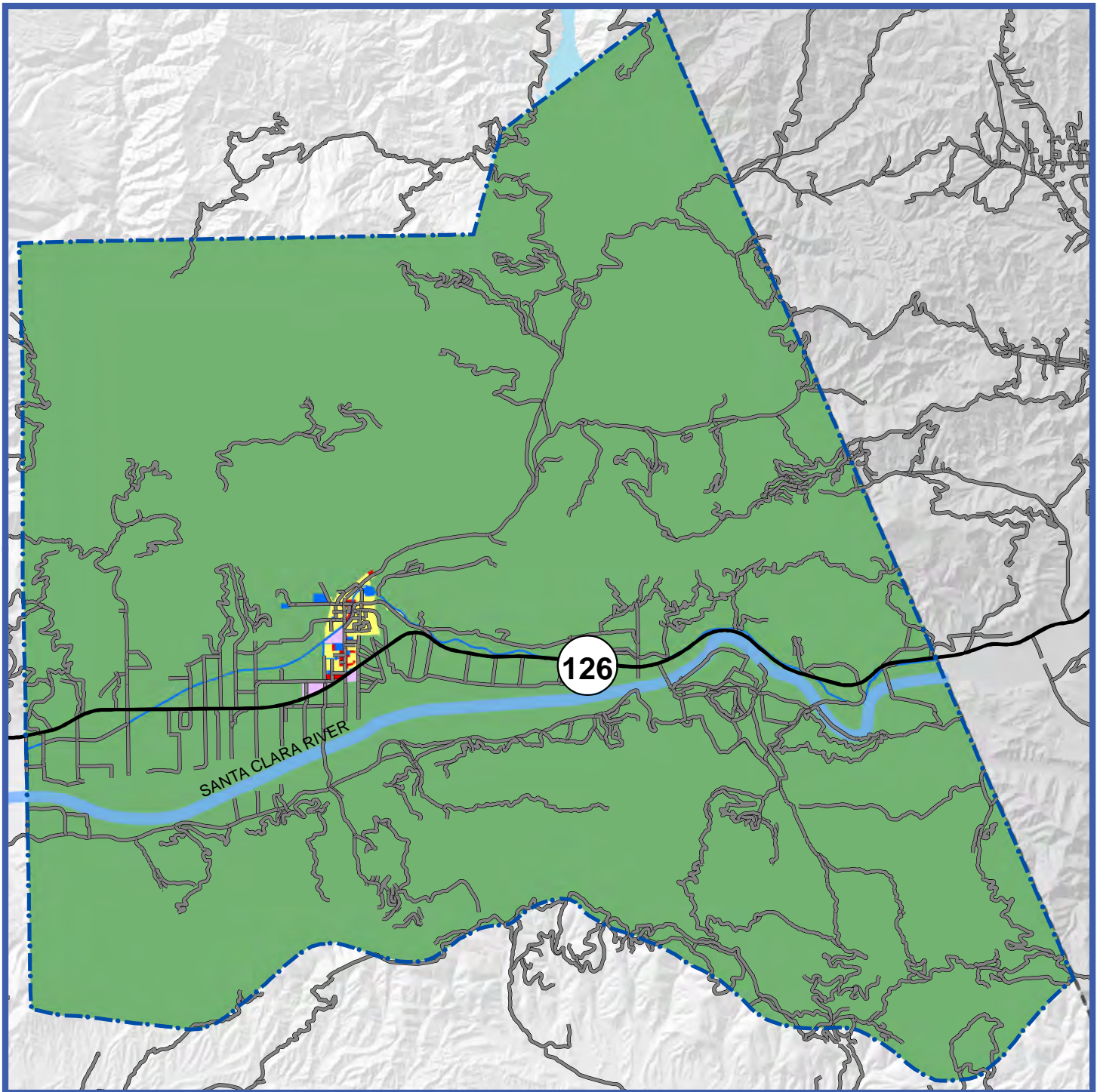


Figure 3-20:  
Piru Area Plan

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.



Piru Area Plan Boundaries



Major Roadways



Local Roads




Major Waterways


#### Piru Area Plan

 Residential

 Commercial

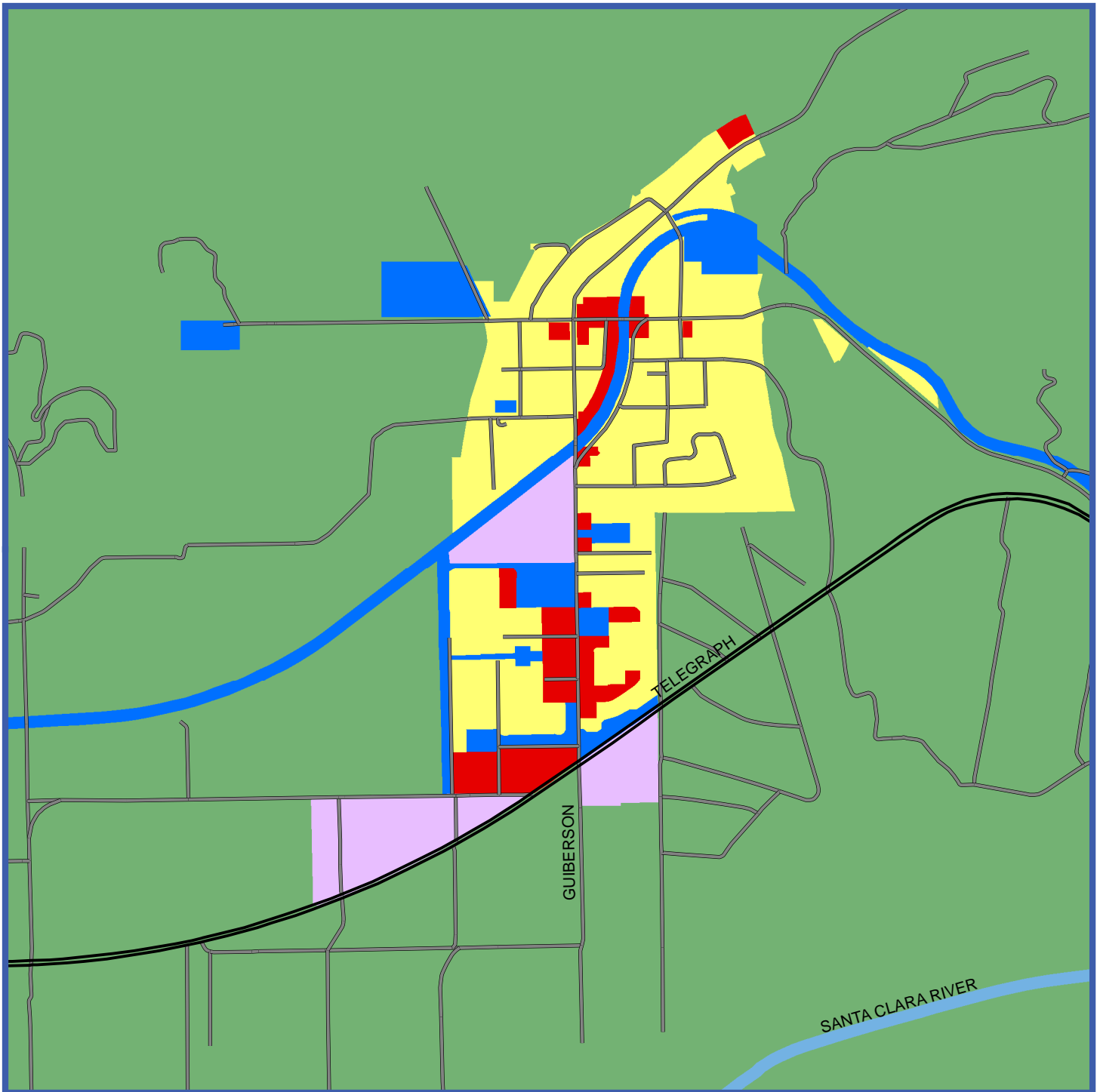
 Industrial

 Community Facility

 Agriculture and Open Space

0 1 2 Miles





**Figure 3-21:**  
Piru Area Plan  
Central Portion

Map Date: December 01, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

- Major Roadways
- Local Roads
- Major Waterways

**Piru Area Plan**

- Residential
- Commercial
- Industrial
- Community Facility
- Agriculture and Open Space

0 0.25 0.5 Miles



**TABLE 3-10**  
**PIRU AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
 Ventura County  
 2011

Piru Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
Open Space																X (min. lot size of 80 ac)	X (min. lot size of 80 ac)
Agriculture																X	
Residential	X	X		X	X									X			
Commercial							X	X									
Industrial									X	X							
Community Facility		X		X				X						X		X	X

Source: Ventura County General Plan Piru Area Plan, 2011.

## **Saticoy Area Plan**

The Saticoy Area Plan boundary includes approximately 240 acres and is bounded by the Santa Clara River to the south, Aster Street to the north, Brown Barranca and the city of Ventura to the west, and the Franklin Barranca and agricultural uses to the east. Saticoy has a long and rich history as a regional agricultural center and railroad hub, and the development patterns that exist today still embody some of that history. There are three subareas within Saticoy: Old Town Saticoy, South Industrial Section, and West Industrial Section.

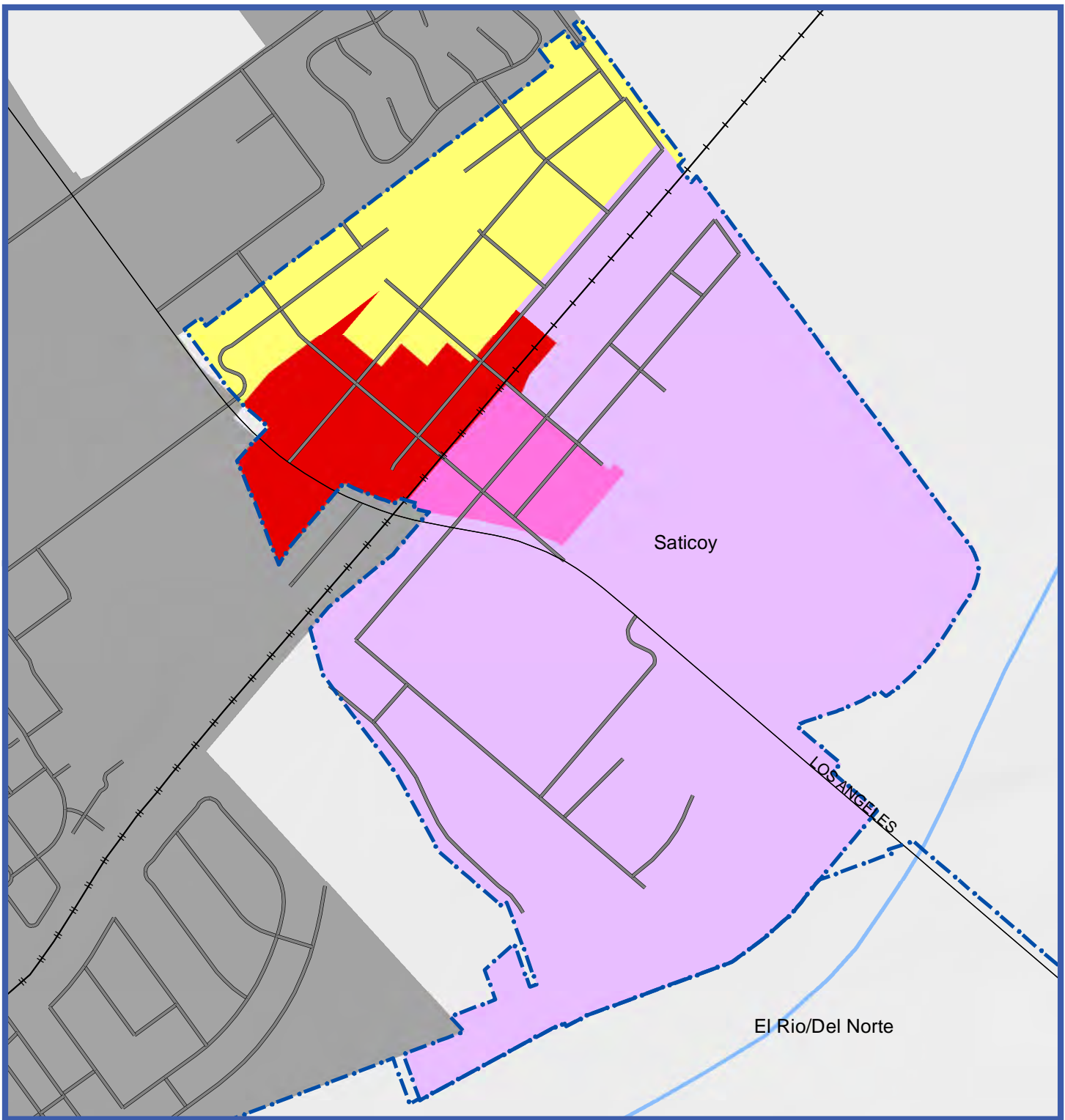
The first Saticoy land use plan, titled Saticoy Community Study and Improvement Plan, was adopted in 1967 and focused on the original townsite. The Saticoy Area Plan was adopted in 1990, and a comprehensive update to the Area Plan was adopted in 2015. The Saticoy Area Plan includes sections covering the following: local setting; guiding principles; land use; resources; public facilities; hazards; road classifications; Old Town Saticoy Design Guidelines; zoning; Old Town Saticoy Development Code; and the Permit Processing Guide for Cultural Heritage Sites. Goals in the Saticoy Area Plan include the following:

- Natural habitats within and adjacent to the Santa Clara River, or the Brown and Franklin Barrancas, are maintained and enhanced to serve stormwater management, recreation, and wildlife.
- Development within Old Town Saticoy is visually pleasing and exemplifies the community's small town character.
- Creation of a multimodal network that provides alternative modes of transportation for pedestrians, bicyclists, and transit users.
- New revenue sources, such as assessments from a community facilities district or business improvement district, are used to provide and maintain necessary infrastructure.

The Saticoy Area Plan land use designations describe the purpose of the designation and regulate the allowed uses and density. These designations are summarized below. Figure 3-22 shows the Saticoy Area Plan land use designations.

- **Commercial.** The Commercial designation contains commercial uses appropriate for a pedestrian oriented, neighborhood-serving commercial center. Residential development is also allowed as a secondary use.
- **Mixed Use (maximum residential density of 20 du/ac).** The purpose of the Mixed Use designation is to provide opportunities for higher-intensity residential use and compatible commercial use.
- **Residential.** The purpose of the Residential designation is to accommodate a range of residential uses including single family dwellings, duplexes, triplexes, and quadplexes.
- **Industrial.** The purpose of the Industrial designation is to accommodate a wide range of industrial uses from light to heavy industrial.





**Figure 3-22:**  
**Saticoy Area Plan**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.



- |                      |                          |
|----------------------|--------------------------|
| Area Plan Boundaries | <b>Saticoy Area Plan</b> |
| Railroad             | Residential              |
| Major Roadways       | Commercial               |
| Local Roads          | Mixed Use                |
| Major Waterways      | Industrial               |
|                      | Cities                   |

### **Thousand Oaks Area Plan**

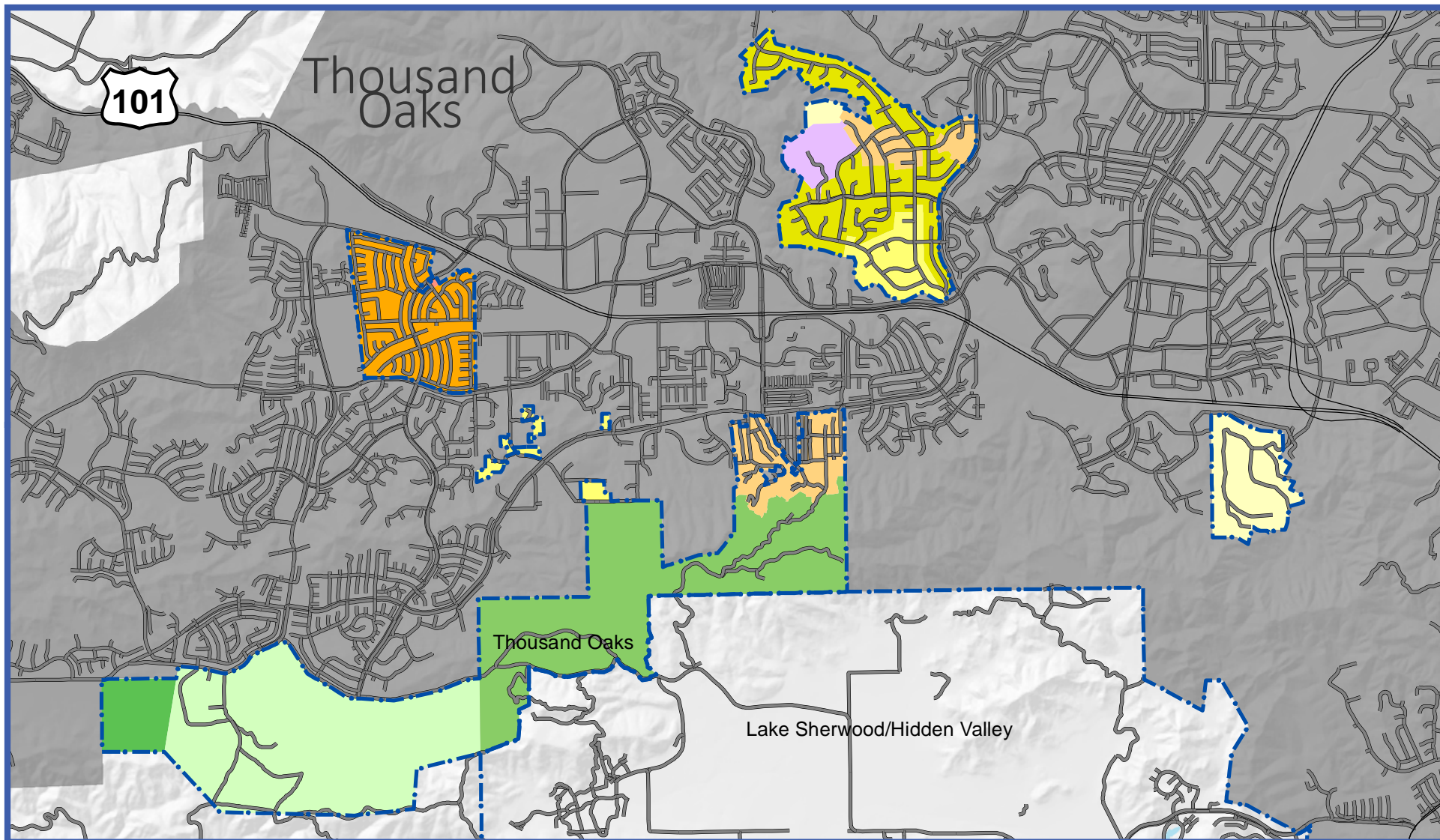
The Thousand Oaks Area Plan covers approximately 3,767 acres of unincorporated land adjacent to the city of Thousand Oaks and within the Thousand Oaks Area of Interest. The Area Plan includes 11 planning sub-areas: Lynn Ranch, Casa Conejo, Broome Ranch, Rancho Sierra Vista-Satwiwa, White Stallion Ranch, Upper Kelly Estates, Kelly Estates, Ventura Park, Upper Ventura Park, Rolling Oaks, and Miller Ranch.

The Thousand Oaks Area Plan was adopted in 1992 and covers the topics of resources, hazards, land use, and public facilities and services. Goals in the Thousand Oaks Area Plan include the following:

- Protect the significant stands of major plant communities: Southern oak woodland, oak savannah, chaparral, coastal and inland sage scrub, riparian woodland, and grassland.
- Promote educational and preservation programs to further the understanding of community culture and history.
- Strive to maintain the existing semirural residential character of the Thousand Oaks area.
- Preserve in perpetuity the "Public Open Space" areas within the Thousand Oaks area.
- Preserve and protect the significant visual quality and aesthetic beauty of the Thousand Oaks *Area of Interest*. This shall include, but not be limited to, protected trees, arroyos, barrancas, and surrounding hills and mountains.

The Thousand Oaks Area Plan land use designations are summarized below. Figure 3-23 shows the Thousand Oaks Area Plan land use designations and Table 3-11 shows the relationship between the Area Plan designations and the County's zoning districts.

- **Public Open Space.** The purpose of the Public Open Space designation is to identify lands devoted to natural parks and recreation areas, owned and maintained by a public agency.
- **Open Space.** The purpose of the Open Space designation is to preserve land in a predominantly open, undeveloped character while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category, there are two land use designations:
  - Open Space 20 (20-40 acres minimum), and
  - Open Space 40 (40-80 acres minimum).
- **Rural Residential 2 (two acres minimum).** The purpose of the Rural Residential designation is to identify areas where low density (two to 10 acre) parcel size residential development may occur.
- **Urban Residential.** The purpose of the Urban Residential designation is to identify areas where residential development at urban densities (less than two acres per dwelling) is permitted. Within this category, there are five land use designations:
  - Urban Residential 1 (1 du/ac),
  - Urban Residential 2 (1-2 du/ac),
  - Urban Residential 4 (2-4 du/ac),
  - Urban Residential 8 (6-8 du/ac), and
  - Urban Residential 16 (12-16 du/ac).
- **Industrial.** The purpose of the Industrial designation is to identify areas necessary to meet the service and employment needs of the Thousand Oaks area.



**Figure 3-23:**  
**Thousand Oaks Area Plan**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 0.75 1.5 Miles



- Area Plan Boundaries
- Major Roadways
- Local Roads
- Cities

**Thousand Oaks Area Plan**

- Rural Residential 2 ac min.
- Urban Residential 1 du/ac
- Urban Residential 1-2 du/ac
- Urban Residential 2-4 du/ac
- Urban Residential 6-8 du/ac

- Urban Residential 12-16 du/ac
- Industrial
- Public Open Space
- Open Space 20-40 ac min.
- Open Space 40-80 ac min.

**TABLE 3-11**  
**THOUSAND OAKS AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
Ventura County  
2015

Thousand Oaks Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
	Public Open Space																X
	Open Space 20															X	X
	Open Space 40															X	X
	Rural Res 2	X												X	X		
	Urban Res 1	X												X	X		
	Urban Res 2	X			X									X (min. lot 20k)	X		
	Urban Res 4	X	X (min. lot 10k)		X									X	X		
	Urban Res 8		X		X												
Urban Res 16			X	X													
Industrial									X								

Source: Ventura County General Plan Thousand Oaks Area Plan, 2015.



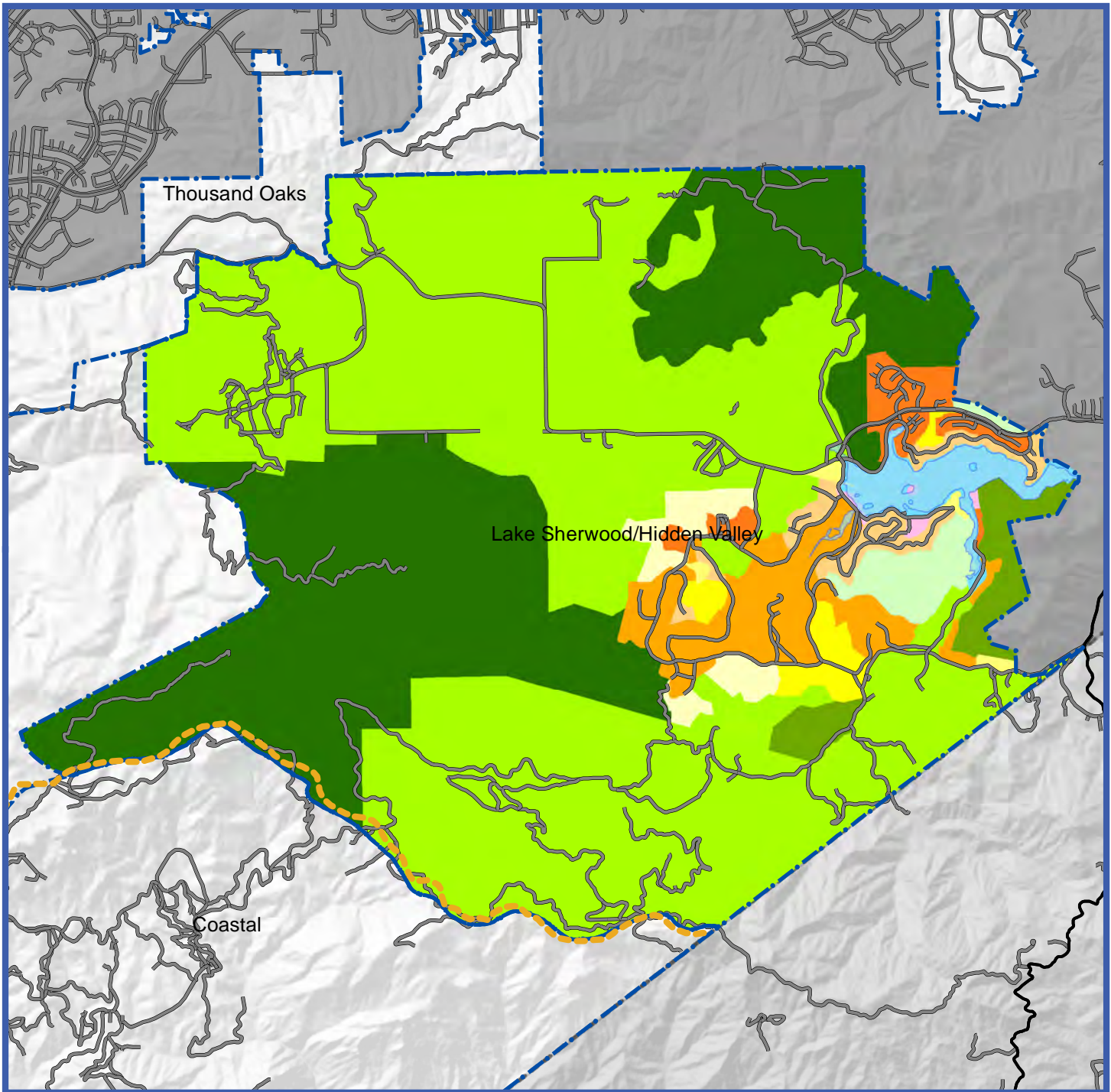
### ***Lake Sherwood/Hidden Valley Area Plan***

The Lake Sherwood/Hidden Valley area of interest is comprised of 8,252 acres in the Lake Sherwood drainage basin. The Lake Sherwood/Hidden Valley Area Plan was adopted in 1987 and covers the topics of resources, hazards and constraints, land use, and public facilities and services. Goals in the Lake Sherwood/Hidden Valley Area Plan that distinguish the area include:

- Maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area.
- Protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.
- Preserve and protect the unique cultural resources of the Lake Sherwood/Hidden Valley Area, including unique archaeological and historical sites and unique ethnic and social resources.
- Protect important views and vistas which have historically lent identity to the Lake Sherwood/Hidden Valley Area.

The Lake Sherwood/Hidden Valley Area Plan land use designations are summarized below. These designations describe the purpose of the designation and regulate the allowed uses and density. Figure 3-24 shows the Lake Sherwood/Hidden Valley Area Plan land use designations and Table 3-12 shows the relationship between these designations and the County's zoning districts.

- **Lake.** The purpose of the Lake designation is to recognize and protect the area inundated by Lake Sherwood, including its shoreline.
- **Park and Recreation.** The purpose of the Park and Recreation designation is to identify and preserve recreation areas.
- **Open Space.** The purpose of the Open Space designation is to preserve open space land while permitting very low density residential development and agriculture, in accordance with the goals and policies of the existing County General Plan. There are four Open Space designations based on acreage:
  - Open Space 10 (10-20 acres minimum)
  - Open Space 20 (20-40 acres minimum)
  - Open Space 40 (40-80 acres minimum)
  - Open Space 80 (80+ acres minimum)
- **Residential Designations.** There are two residential designations in the Lake Sherwood/Hidden Valley Area Plan:
  - **Rural Residential.** The purpose of the Rural Residential designation is to identify areas where low density residential development may occur.
    - Rural Residential 2 (2-5 acres minimum)
    - Rural Residential 5 (5-10 acres minimum)
  - **Urban Residential.** The purpose of the Urban Residential designation is to identify areas where residential development at urban densities (1 dwelling unit per parcel less than 2 acres) is permitted.
    - Urban Residential 1 (1 du/ac)
    - Urban Residential 1-2 (1-2 du/ac)
    - Urban Residential 2-4 (2-4 du/ac)



**Figure 3-24:**  
**Lake Sherwood/Hidden Valley Area Plan**

Map Date: November 09, 2016

Source: Ventura County Resource Management Agency (RMA) GIS, 2016.

0 0.5 1 Miles



Area Plan Boundaries



Major Roadways



Local Roads



Water Bodies



Cities



Coastal Zone Boundary

**Lake Sherwood/Hidden Valley Area Plan**



Rural Residential 2-4 ac min.



Rural Residential 2-5 ac min.



Rural Residential 5-10 ac min.



Urban Residential 1 du/ac



Urban Residential 1-2 du/ac



Urban Residential 2-4 du/ac



Park and Recreation



Lake



Open Space 10-20 ac



Open Space 20-40 ac



Open Space 40-80 ac



Open Space 80 ac min.

**TABLE 3-12**  
**LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX**  
 Ventura County  
 2010

Lake Sherwood/ Hidden Valley Area Plan Designations	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (M-1)	Limited Industrial (M-2)	General Industrial (M-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S)
Lake																	X (min. lot 160 ac)
Parks and Recreation														X (min. lot 5 ac)			X
Open Space 10																X	X
Open Space 20																X	X
Open Space 40																X	X
Open Space 80																X	X
Rural Res 2	X													X	X		X
Rural Res 5	X													X	X		X
Urban Res 1	X													X	X		X
Urban Res 1-2	X			X										X			X
Urban Res 2-4	X	X		X										X			

Source: Ventura County General Plan Lake Sherwood/Hidden Valley Area Plan, 2010.

Table 3-13 shows the year that the County adopted each area plan and the date of the most recent comprehensive amendment.

TABLE 3-13 AREA PLAN ADOPTIONS AND COMPREHENSIVE AMENDMENTS Ventura County 2016		
Area Plan	Year of Adoption	Date of Comprehensive Amendment
Coastal Area	1980	Initiated 2016/ Pending Adoption
El Rio/Del Norte	1996	1996
North Ventura Avenue	1984	1988
Oak Park	1988	1988
Ojai Valley	1995	1996
Piru	1986	2008
Saticoy	1990	2015
Thousand Oaks	1992	2005
Lake Sherwood/Hidden Valley	1987	2005
Ahmanson Ranch <sup>1</sup>	1992	1998

<sup>1</sup> The development agreement for the Ahmanson Ranch Area Plan expires in 2018, and therefore will not be included in the General Plan Update.

Source: Ventura County General Plan 2016 Annual Report, 2016.

## Regulatory Setting

### State

#### **General Plan Law (California Government Code Section 65300)**

California Government Code Section 65300 regulates the substantive and topical requirements of general plans. State law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.”

#### **California Coastal Act (California Public Resources Code Section 30000)**

The California Coastal Act governs the decisions of the Coastal Commission and created the standards of development within the Coastal Zone. The California Coastal Act also created a mandate for coastal counties and cities to manage the conservation and development of coastal resources through the Local Coastal Program.

## Key Terms

**Area of Interest.** A major geographic area reflective of community and planning identity. Within each Area of Interest there should be no more than one city or Unincorporated Urban Center, but there will not necessarily be a city or Unincorporated Urban Center in each Area of Interest.



**Area Plan.** A long-range plan that is the basis for future land use development in a distinct area. An Area Plan specifies the distribution, location, types and intensity of land uses, and provide specific policies concerning development in the area. The goals, policies, and programs of an Area Plan supplement the General Plan, and therefore the Area Plan should be read in conjunction with the General Plan.

**Density.** The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.

**Dwelling Unit.** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

**Land Use Designation.** A specific geographic designation with associated land use or management policies and regulations.

**Local Coastal Program.** A comprehensive planning and regulatory program created and used by Counties and Cities neighboring the coast to govern decisions that determine the short- and long-term conservation and use of coastal resources. Local Coastal Programs must be consistent with the California Coastal Act, and protect public access and coastal resources.

**Sphere of Influence (SOI).** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo). The Sphere of Influence represents the area that an incorporated community is expected to annex in the future.

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

## References

### Reports/Publications/Data

Ventura, County of. General Plan. Adopted May 24, 1988, Last Amended October 20, 2015.

Ventura, County of. General Plan, Coastal Area Plan. Adopted November 18, 1980, Last Amended September 16, 2008.

Ventura, County of. General Plan, El Rio/Del Norte Area Plan. Adopted December 10, 1996, Last Amended June 28, 2011.

Ventura, County of. General Plan, Lake Sherwood/Hidden Valley Area Plan. Adopted July 14, 1987, Last Amended April 6, 2010.

Ventura, County of. General Plan, North Ventura Avenue Area Plan. Adopted April 17, 1984, Last Amended December 11, 1990.

Ventura, County of. General Plan, Oak Park Area Plan. Adopted May 24, 1988, Last Amended November 15, 2005.

Ventura, County of. General Plan, Ojai Valley Area Plan. Adopted July 18, 1995, Last Amended March 24, 2015.

Ventura, County of. General Plan, Piru Area Plan. Adopted December 16, 1986, Last Amended June 28, 2011.

Ventura, County of. General Plan, Saticoy Area Plan. Adopted April 10, 1990, Last Amended September 22, 2015.

Ventura, County of. General Plan, Thousand Oaks Area Plan. Adopted March 24, 1992, Last Amended March 24, 2015.

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Official California Legislative Information. <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=29001-30000&file=30000-30012>, April 20, 2016.

Ventura, County of. <http://www.ventura.org/>, April 20-21, 2016.

U.S. Department of Transportation, Federal Highway Administration.  
<https://www.environment.fhwa.dot.gov/projdev/docuce.asp>, April 21, 2016.

## SECTION 3.6 EXISTING ZONING

### Introduction

This section summarizes the Ventura County Zoning Ordinance (VCZO), which is the primary tool used by the to implement the General Plan.

### Major Findings

- The Ventura County Zoning Ordinance has two sections: non-coastal and coastal. The Coastal Zoning Ordinance applies to land between the Coastal Zone Boundary and the Pacific Coast. The Non-Coastal Zoning Ordinance applies to land east of the Coastal Zone Boundary. Among the zoning districts, the applied open space and agricultural zones to the greatest proportion of land in the unincorporated county.
- The Non-Coastal Zoning Ordinance establishes 21 base zones and three overlay zones. Among the 21 base zones, there are 7 residential zones, 3 commercial zones, 4 industrial zones, and 7 other zones that are primarily related to open space, agriculture, timberland, and other resource-related uses. The Open Space (OS) zoning district includes approximately 780,000 acres, and the Agricultural Exclusive (AE) zoning district includes nearly 205,000 acres.
- The Coastal Zoning Ordinance establishes 12 base zones and 1 overlay zone. Among the 12 base zones, there are 4 residential zones, 1 commercial zone, 1 industrial zone, 2 planned development zones, and 4 other zones that are related to open space, agriculture, and rural-related land uses. The Coastal Open Space (COS) zoning district includes approximately 22,600 acres and the Coastal Agricultural (CA) zoning district includes approximately 4,800 acres.

### Existing Conditions

Ventura County relies on its zoning regulations to implement the policies and programs of its General Plan. The major difference between the General Plan and Zoning Ordinance is that the General Plan provides general guidance on the location, type, and intensity of new growth and development over the long term, while zoning provides detailed development and use standards for each parcel of land. The Zoning Ordinance divides the county into zoning districts and specifies the uses that are permitted, conditionally permitted, and in some instances prohibited within each zone.

The County's Zoning Ordinance describes districts that allow a variety of land uses including residential, commercial, agricultural, and industrial, and establishes special regulations for coastal, historic preservation, and other specific concerns. For each district, the County's Zoning Ordinance includes an explanation of the purpose of the zoning district, a list of principal permitted and conditionally permitted uses, and standards for minimum lot size, density, height, lot coverage, setback, and parking. The minimum lot size determines the density of residential development (i.e., the number of dwellings per acre), and establishes a direct relationship between the size of commercial and industrial parcels and the extent of development that may be allowed on them. The Zoning Ordinance also describes procedures for discretionary approvals.

***Non-Coastal Zoning Ordinance***

The Non-Coastal Zoning Ordinance establishes 21 base zones and 3 overlay zones. Among the 21 base zones, there are 7 residential zones, 3 commercial zones, 4 industrial zones, and 7 other zones that are mainly related to open space, agriculture, timberland, and other resource-related land uses, shown on Figure 3-25 through Figure 3-28 and Table 3-14. Table 3-15 shows the relationship between the existing General Plan land use designations and Non-Coastal zones. The specific uses and allowed development within each zone district are described in Appendix 3.B (Non-Coastal Zoning Ordinance Article 5: Uses and Structures by Zone and Coastal Zoning Ordinance Article 4: Permitted Uses) of this chapter.

Of the 21 zones, 4 are specific to the Old Town Saticoy Development Code (OTSDC), as described in the Saticoy Area Plan. The four zones within the Saticoy area are Town Center (TC), Residential/Mixed Use (R/MU), Residential (RES), and Light Industrial (IND). The County applies these zones only to the Saticoy area.

The three overlay zones are Scenic Resource Protection (SRP), Mineral Resource Protection (MRP), and Community Business District (CBD). The County has only applied the Community Business District (CBD) overlay to 11 acres of land zoned Commercial Planned Development (CPD). The County has applied the Mineral Resource Protection (MRP) overlay to approximately 21,000 acres of land zoned Agricultural Exclusive (A-E), Open Space (O-S), Rural Exclusive (R-E), Industrial Park (M-1), and Limited Industrial (M-2). The County has applied the Scenic Resource Protection (SRP) overlay to more than 55,000 acres of land.



**TABLE 3-14**  
**NON-COASTAL ZONING DISTRICTS**  
 Ventura County  
 2016

Zoning District	Map Code	Purpose	Minimum Lot Area	Acres Zoned
<b>Base Zones</b>				
Open Space	OS	<p>The purpose of this zone is to provide for any of the following on parcels or areas of land or water that are essentially unimproved:</p> <ul style="list-style-type: none"> <li>a. The preservation of natural resources including, but not limited to: areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and, coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.</li> <li>b. The managed production of resources, including but not limited to: forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and, areas containing major mineral deposits, including those in short supply.</li> <li>c. 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.</li> <li>d. The 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,</li> </ul>	10 acres	781,075

**TABLE 3-14**  
**NON-COASTAL ZONING DISTRICTS**  
 Ventura County  
 2016

Zoning District	Map Code	Purpose	Minimum Lot Area	Acres Zoned
		<p>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.</p> <p>e. The formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.</p> <p>f. The promotion of efficient municipal services and facilities by confining urban development to defined development areas.</p> <p>g. Support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.</p> <p>h. The protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.</p>		
Agricultural Exclusive	AE	Preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry	40 acres	213,356
Rural Agricultural	RA	Provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected	1 acre	6,586
Rural Exclusive	RE	Provide for rural residential and horticultural activity, and a limited range of service and institutional uses compatible with rural residential	10,000 sq. ft.	10,866

**TABLE 3-14  
NON-COASTAL ZONING DISTRICTS  
Ventura County  
2016**

<b>Zoning District</b>	<b>Map Code</b>	<b>Purpose</b>	<b>Minimum Lot Area</b>	<b>Acres Zoned</b>
Single-Family Estate	RO	Provide single-family residential estates and a range of horticultural activities and animals for recreational purposes	20,000 sq. ft.	787
Single-Family Residential	R1	Provide single-family dwellings on individual lots	6,000 sq. ft.	1,606
Two-Family Residential	R2	Provide two single-family dwelling units or two-family dwelling units on lots which meet the minimum area requirements of this zone	7,000 sq. ft.	17
Residential Planned Development	RPD	<p>Provide areas for communities which will be developed utilizing modern land planning and unified design techniques; this zone provides a flexible regulatory procedure in order to encourage:</p> <ul style="list-style-type: none"> <li>a. Coordinated neighborhood design and compatibility with existing or potential development of surrounding areas;</li> <li>b. An efficient use of land particularly through the clustering of dwelling units and the preservation of the natural features of sites;</li> <li>c. Variety and innovation in site design, density and housing unit options, including garden apartments, townhouses and single-family dwellings;</li> <li>d. Lower housing costs through the reduction of street and utility networks; and</li> <li>e. A more varied, attractive and energy-efficient living environment as well as greater opportunities for recreation than would be possible under other zone classifications.</li> </ul>	As specified by permit	1,914
Residential High Density	RHD	Provide multifamily residential housing at densities considered by State law to be affordable by design to lower-income households	0.80 acre <sup>1</sup>	13
Commercial Office	CO	Provide suitable locations for offices and services of a professional, clerical, or administrative nature	No requirement	0

**TABLE 3-14**  
**NON-COASTAL ZONING DISTRICTS**  
 Ventura County  
 2016

<b>Zoning District</b>	<b>Map Code</b>	<b>Purpose</b>	<b>Minimum Lot Area</b>	<b>Acres Zoned</b>
Neighborhood Commercial	C1	Provide areas for retail convenience shopping and personal services to meet the daily needs of neighborhood residents	No requirement	10
Commercial Planned Development	CPD	Encourage the development of coordinated, innovative, and efficient commercial sites and to provide areas for a wide range of commercial retail and business uses, including stores, shops, and offices supplying commodities or performing services for the surrounding community	No requirement	230
Industrial Park	M-1	Provide areas for the exclusive development of light industrial, service, technical research, and related business office uses in an industrial park context	10,000 sq. ft.	133
Limited Industrial	M-2	Provide a broad range of industrial and quasi-industrial activities including light manufacturing, processing, or fabricating, while providing appropriate safeguards for neighboring uses including industrial and nonindustrial uses	10,000 sq. ft.	736
General Industrial	M-3	Provide general manufacturing, processing, and fabricating activities that do not require highly restrictive performance standards for adjoining uses; provide for uses involving the kinds of uses that are specifically excluded from the M-1 zone	10,000 sq. ft.	653
Timberland Preserve	TP	Maintain availability of timberland	160 acres	56
Specific Plan	SP	Provide for unified planning and diversified urban communities which reflect modern site design standards and concepts and incorporate a variety of uses, while providing for the separation of incompatible uses; encourage the provision of a broad range of community facilities, including recreational and commercial; and provide for flexibility in the design and development of such communities	Established by a specific plan	2,775



**TABLE 3-14**  
**NON-COASTAL ZONING DISTRICTS**  
 Ventura County  
 2016

Zoning District	Map Code	Purpose	Minimum Lot Area	Acres Zoned
<b>Old Town Saticoy Development Code</b>				
Residential	RES	Provide primarily for single-family and duplex developments, and triplex and quadplex developments on larger lots	OTSDC <sup>2</sup>	26
Residential Mixed Use	R/MU	Provide multifamily dwelling units with a maximum density of 20 dwelling units per acre, and compatible commercial uses	OTSDC <sup>2</sup>	9
Town Center	TC	Provide commercial uses and compatible light industrial uses, and residential use is allowed as a secondary use	OTSDC <sup>2</sup>	11
Industrial	IND	Accommodate light industrial, manufacturing, and commercial uses that are compatible with adjacent residential and commercial uses	OTSDC <sup>2</sup>	20
<b>Overlay Zones</b>				
Scenic Resource Protection	/SRP	Preserve and protect the visual quality of selected lakes, adopted scenic highways, and other locations as determined by an Area Plan	Not applicable	55,156
Mineral Resource Protection	/MRP	Protect and preserve mineral resources	Not applicable	21,778
Community Business District	/CBD	Provide districts with unique historic character and encourage mixed-use development projects that encourage walkability, site development potential, and an active environment	Not applicable	17

<sup>1</sup> California Planning and Zoning Law Section 65583.2(h) prescribes a minimum of 16 dwelling units per site.

<sup>2</sup> Development standards are set forth by the Old Town Saticoy Development Code.

Source: Ventura County Resource Management Agency (RMA) GIS, 2016; Ventura County Non-Coastal Zoning Ordinance, 2016.

**TABLE 3-15**  
**2005 GENERAL PLAN/ZONING DESIGNATIONS CONSISTENCY MATRIX: NON-COASTAL ZONES**  
 Ventura County  
 2016

General Plan Designation	Zoning Designations																
	Single-Family Estate (R-O)	Single-Family Residential (R-1)	Two-Family Residential (R-2)	Residential Planned Development (RPD)	Residential High Density (RHD)	Commercial Office (C-O)	Neighborhood Commercial (C-1)	Commercial Planned Development (CPD)	Industrial Park (MI-1)	Limited Industrial (MI-2)	General Industrial (MI-3)	Timberland Preserve (T-P)	Specific Plan (S-P)	Rural Exclusive (R-E)	Rural Agricultural (R-A)	Agricultural Exclusive (A-E)	Open Space (O-S) <sup>1</sup>
Urban	X (lot 20k)	X (lot 6k)	X (3,500 sf /du)	X	X (20 du/ac)	X	X	X	X	X	X	X	X	X (lot 10k)	X (lot 1 ac)	X (lot 40 ac)	X (lot 10 ac)
State/ Federal Facility																	X (lot 40 ac)
Existing Community	X	X	X	X	X (20 du/ac)	X	X	X	X	X	X			X	X		
Rural	X (lot 2 ac)													X (lot 2 ac)	X (lot 2 ac)		
Agricultural																X (lot 40 ac)	
Open Space																X (lot 40 ac)	X (lot 10 ac)

<sup>1</sup>Open Space interpretations granted prior to May 17, 1983, and permitting parcel sizes less than those specified in the existing General Plan, are considered consistent with the existing General Plan. Additionally, zoning designations that are consistent with the purpose and intent of the Open Space interpretations are considered consistent with the existing General Plan.

Source: Ventura County General Plan, 2005, and Ventura County Zoning Ordinance, 2016.

Figure 3-25:  
Non-Coastal Zones  
Northeast Portion

Map Date: November 09, 2016

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

#### Overlay Zones

- Community Business District (CBD)
- Mineral Resource Protection (MRP)
- Scenic Resource Protection (SRP)

#### Base Zones

- Rural Exclusive (R-E)
- Rural Agricultural (R-A)
- Single-Family Estate (R-O)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Residential (RES)
- Residential Planned Development (RPD)
- Residential High Density (RHD)
- Residential Mixed Use (R/MU)
- Neighborhood Commercial (C-1)
- Commercial Office (C-O)
- Commercial Planned Development (CPD)
- Specific Plan (S-P)
- Planned Community (PC2)
- Town Center (T-C)
- Industrial Park (M-1)
- Limited Industrial (M-2)
- General Industrial (M-3)
- Industrial (IND)
- Timberland Preserve (T-P)
- Agricultural Exclusive (A-E)
- Open Space (O-S)

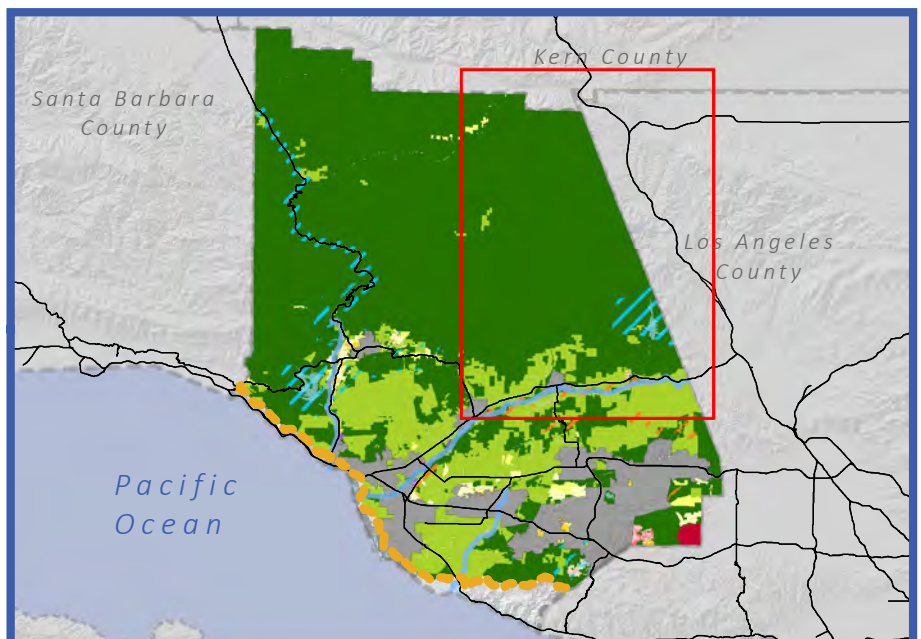
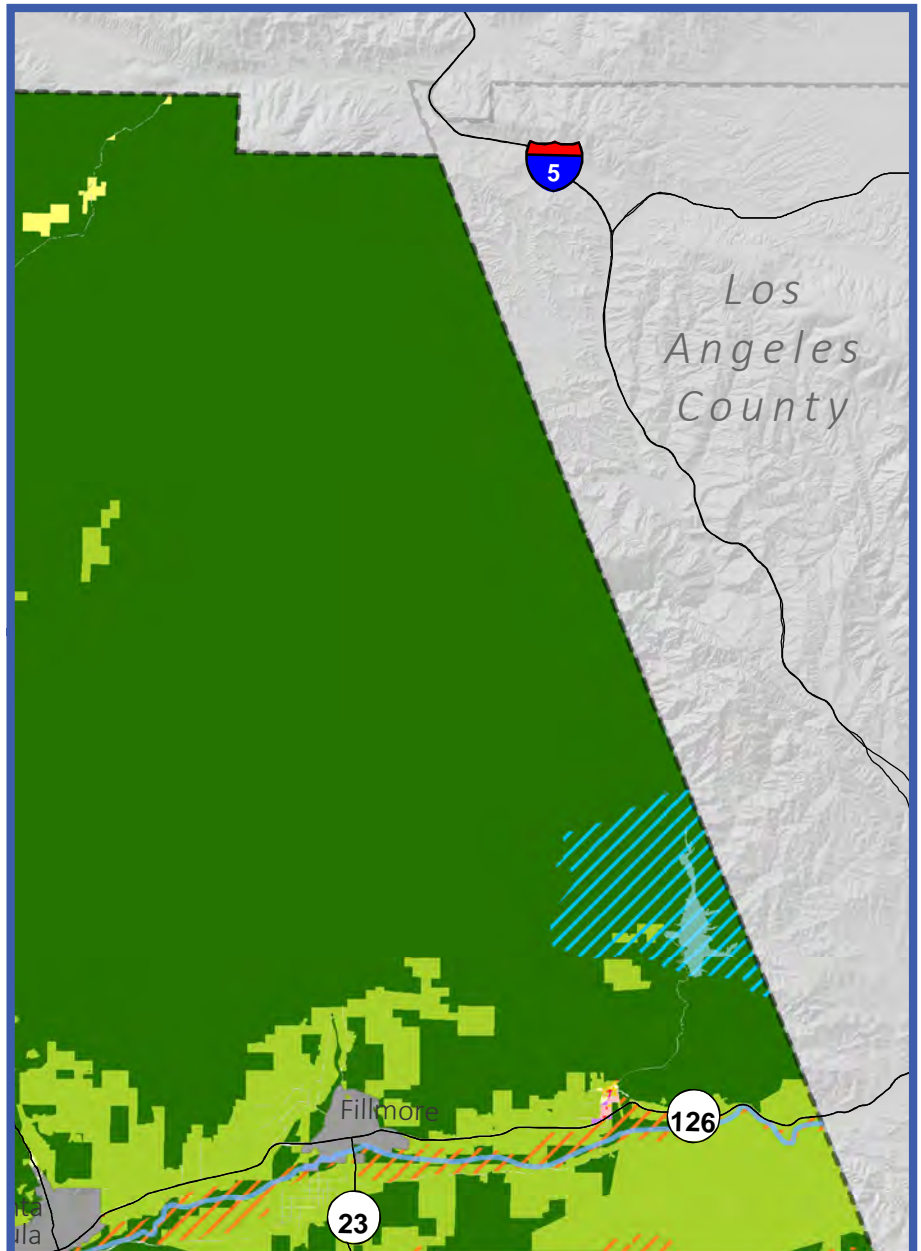


Figure 3-26:  
Non-Coastal Zones  
Southwest Portion

Map Date: January 03, 2018

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

#### Overlay Zones

- Community Business District (CBD)
- Mineral Resource Protection (MRP)
- Scenic Resource Protection (SRP)

#### Base Zones

- Rural Exclusive (R-E)
- Rural Agricultural (R-A)
- Single-Family Estate (R-O)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Residential (RES)
- Residential Planned Development (RPD)
- Residential High Density (RHD)
- Residential Mixed Use (R/MU)
- Neighborhood Commercial (C-1)
- Commercial Office (C-O)
- Commercial Planned Development (CPD)
- Specific Plan (S-P)
- Planned Community (PC2)
- Town Center (T-C)
- Industrial Park (M-1)
- Limited Industrial (M-2)
- General Industrial (M-3)
- Industrial (IND)
- Timberland Preserve (T-P)
- Agricultural Exclusive (A-E)
- Open Space (O-S)



0 5 10 Miles

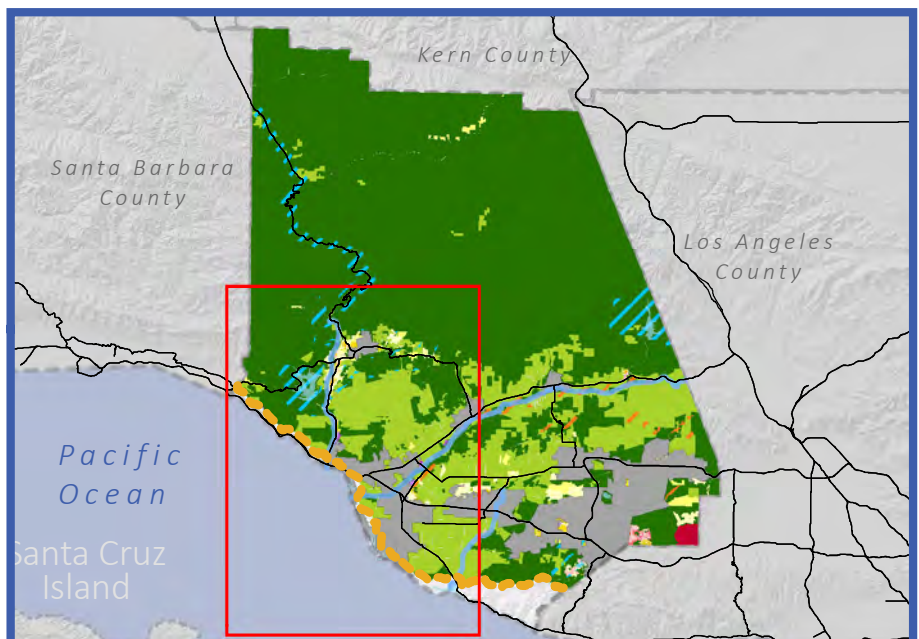
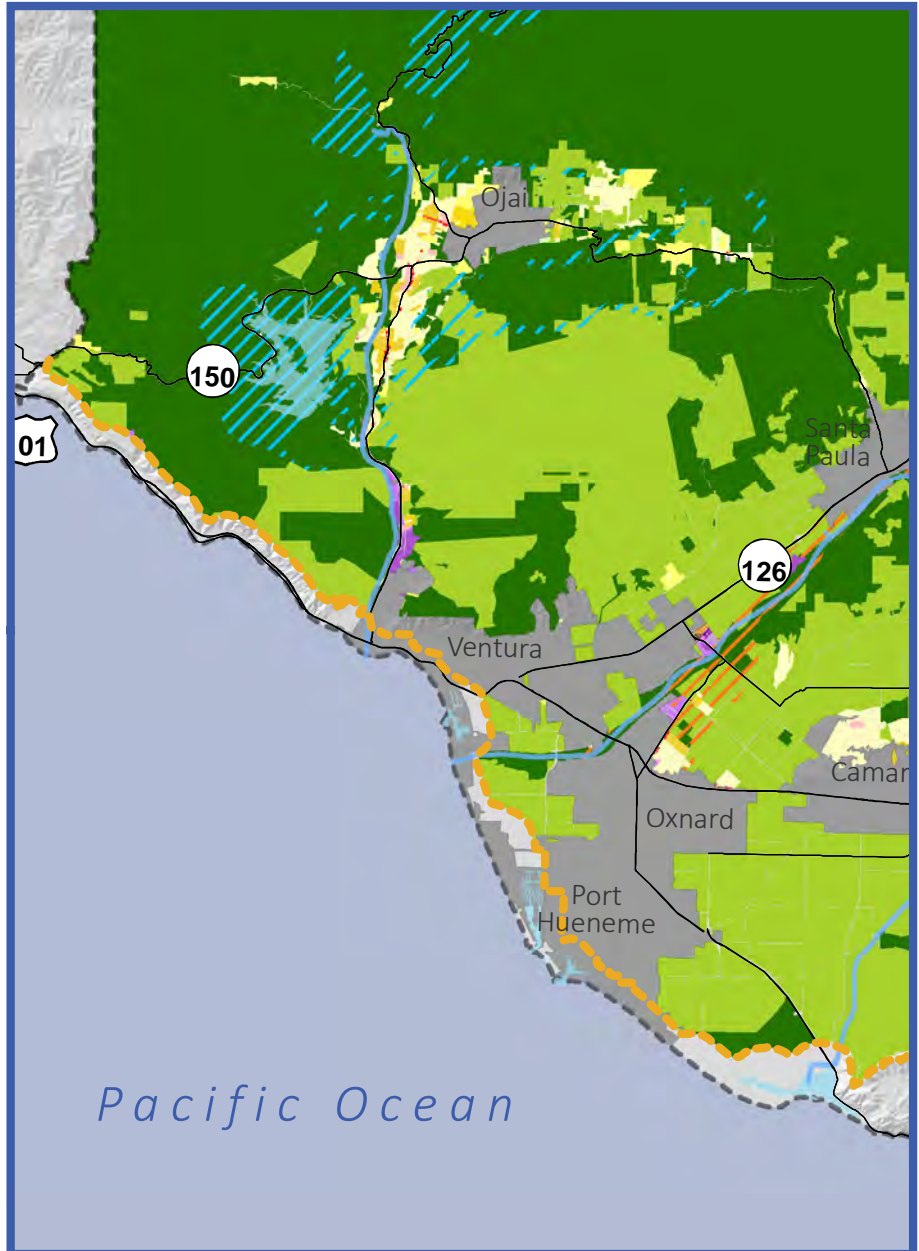




Figure 3-27:  
Non-Coastal Zones  
Southeast Portion

Map Date: November 09, 2016

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

#### Overlay Zones

- Community Business District (CBD)
- Mineral Resource Protection (MRP)
- Scenic Resource Protection (SRP)

#### Base Zones

- Rural Exclusive (R-E)
- Rural Agricultural (R-A)
- Single-Family Estate (R-O)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Residential (RES)
- Residential Planned Development (RPD)
- Residential High Density (RHD)
- Residential Mixed Use (R/MU)
- Neighborhood Commercial (C-1)
- Commercial Office (C-O)
- Commercial Planned Development (CPD)
- Specific Plan (S-P)
- Planned Community (PC2)
- Town Center (T-C)
- Industrial Park (M-1)
- Limited Industrial (M-2)
- General Industrial (M-3)
- Industrial (IND)
- Timberland Preserve (T-P)
- Agricultural Exclusive (A-E)
- Open Space (O-S)



0 5 10 Miles

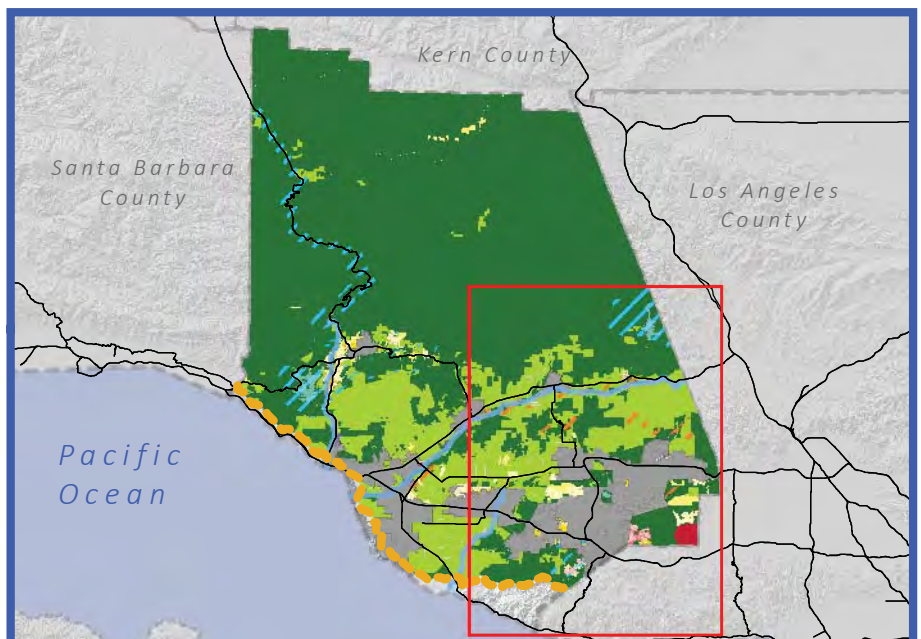
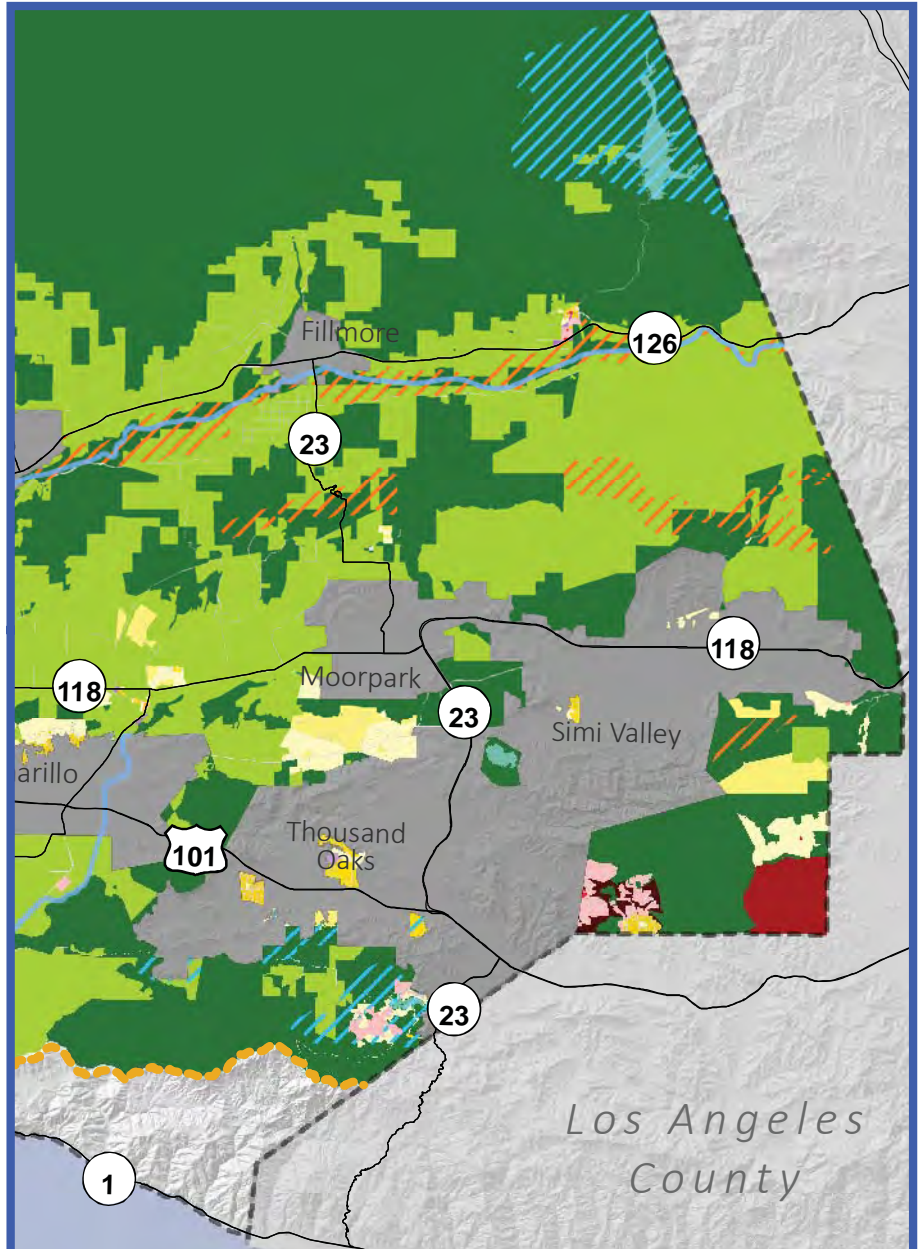


Figure 3-28:  
Non-Coastal Zones  
Southwest Portion

Map Date: November 09, 2016

Source: Ventura County Resource Management  
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

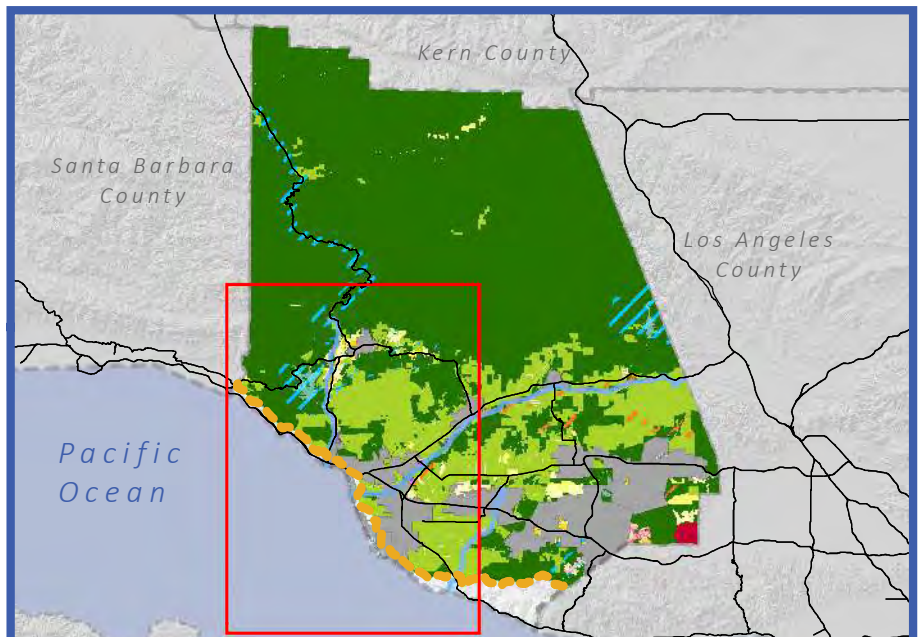
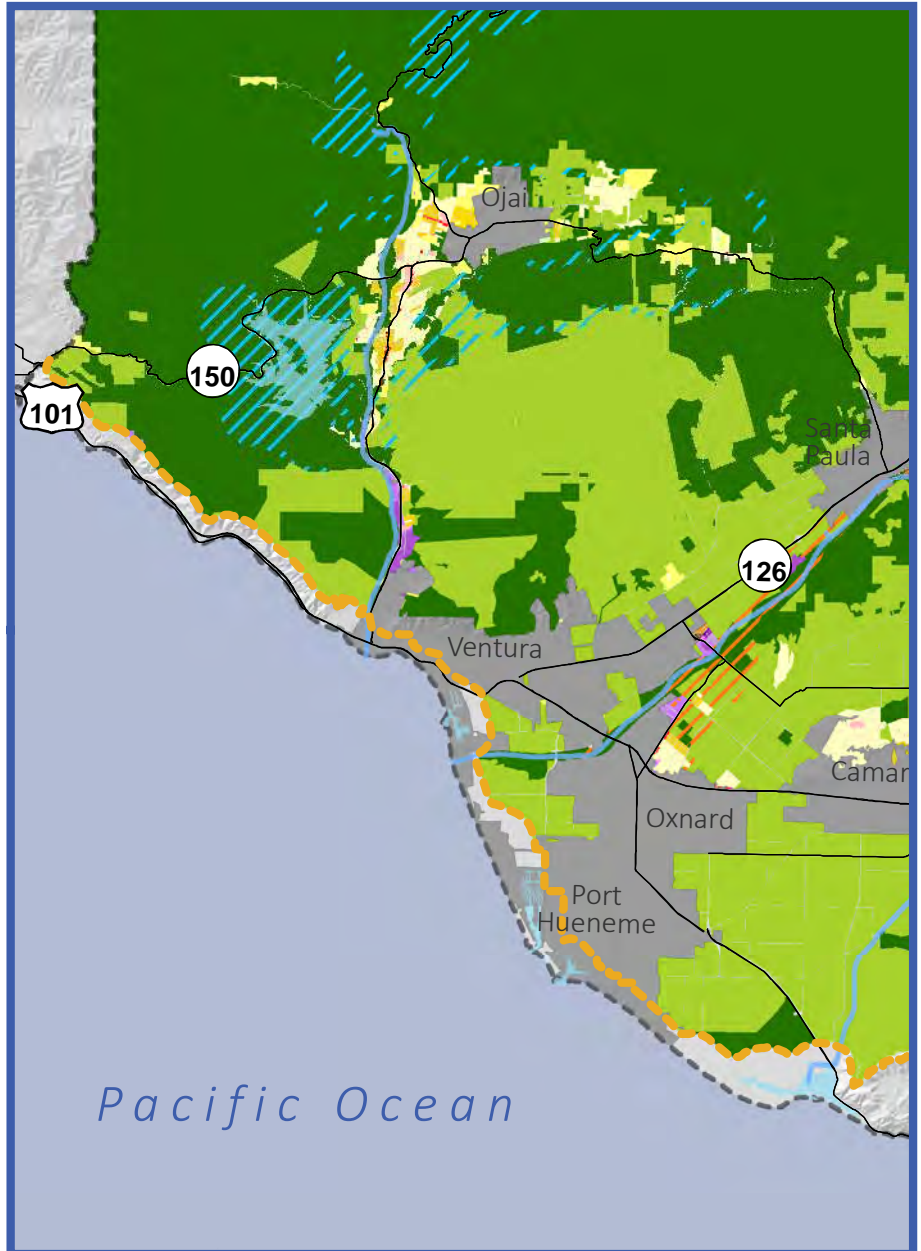
#### Overlay Zones

- Community Business District (CBD)
- Mineral Resource Protection (MRP)
- Scenic Resource Protection (SRP)

#### Base Zones

- Rural Exclusive (R-E)
- Rural Agricultural (R-A)
- Single-Family Estate (R-O)
- Single-Family Residential (R-1)
- Two-Family Residential (R-2)
- Residential (RES)
- Residential Planned Development (RPD)
- Residential High Density (RHD)
- Residential Mixed Use (R/MU)
- Neighborhood Commercial (C-1)
- Commercial Office (C-O)
- Commercial Planned Development (CPD)
- Specific Plan (S-P)
- Planned Community (PC2)
- Town Center (T-C)
- Industrial Park (M-1)
- Limited Industrial (M-2)
- General Industrial (M-3)
- Industrial (IND)
- Timberland Preserve (T-P)
- Agricultural Exclusive (A-E)
- Open Space (O-S)

0 5 10 Miles





### Coastal Zoning Ordinance

The 1976 Coastal Act created a mandate for the conservation and managed development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program. As previously discussed in Section 3.4, the Coastal Zoning Ordinance and the Coastal Area Plan together constitute the Local Coastal Program for Ventura County that is mandated by the Coastal Act.

The Coastal Zoning Ordinance establishes 12 base zones and 1 overlay zone. Among the 12 base zones, there are 4 residential zones, 1 commercial zone, 1 industrial zone, 2 planned development zones, and 4 other zones that are related to open space, agriculture, and rural-related land uses, as shown on Figure 3-29 through Figure 3-31 and Table 3-16. Each zoning district includes development standards that are designed to protect and promote public health, safety, and general welfare and to implement the policies of the Coastal Area Plan. Each district contains regulations related to land use, lot size and coverage, building heights, and parking. The specific uses and allowed development within each zone district are described in Appendix 3.B (Non-Coastal Zoning Ordinance Article 5: Uses and Structures by Zone and Coastal Zoning Ordinance Article 4: Permitted Uses) of this Chapter.

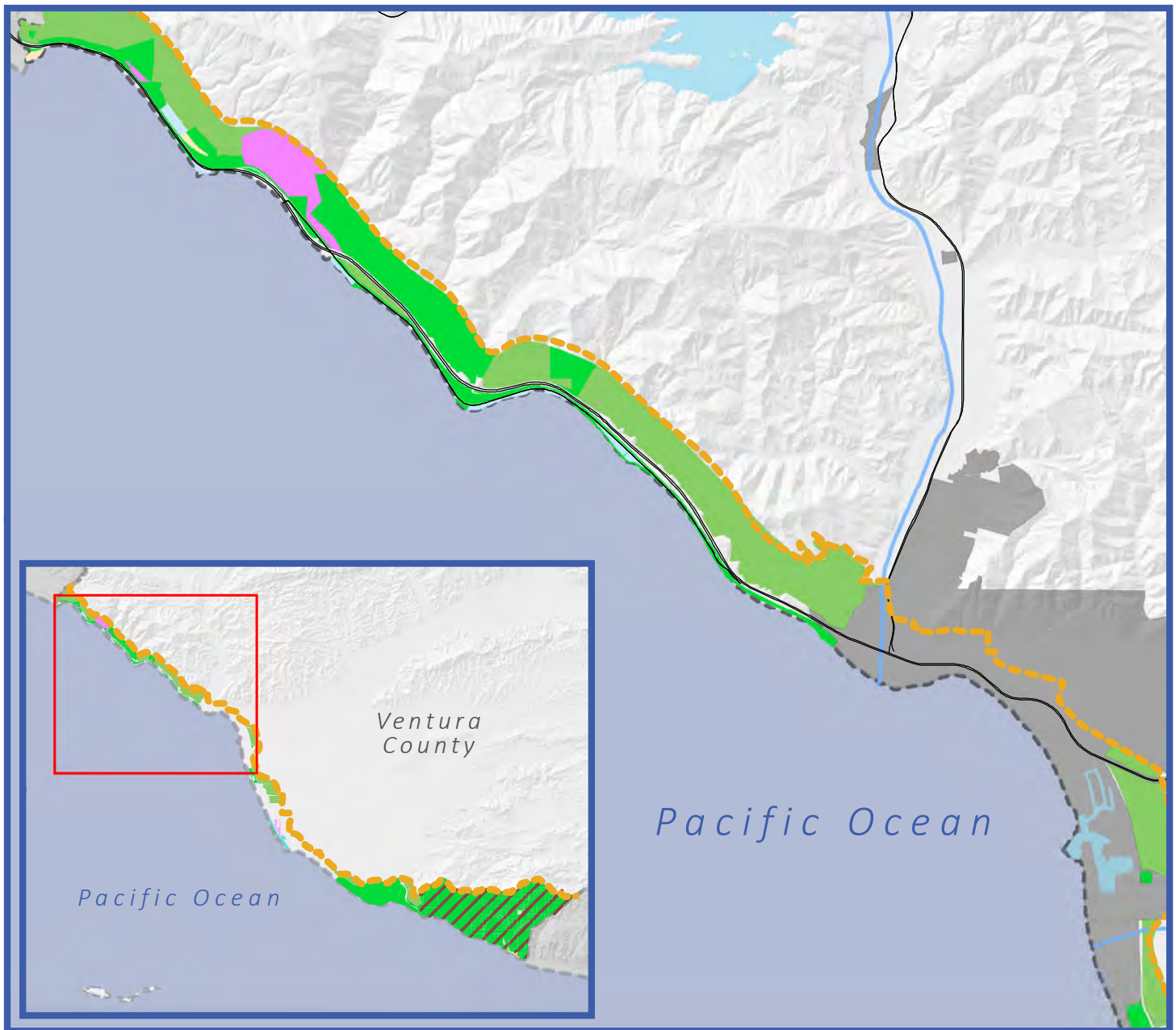
<b>TABLE 3-16</b> <b>COASTAL ZONING DISTRICTS</b> Ventura County 2016				
<b>Zoning District</b>	<b>Map Code</b>	<b>Purpose</b>	<b>Minimum Lot Area</b>	<b>Acres Zoned</b>
<b>Base Zones</b>				
Coastal Open Space	COS	Provide for the preservation, maintenance, and enhancement of natural and recreation resources	10 acres	22,617.9
Coastal Agricultural	CA	Preserve and protect commercial agricultural lands	40 acres	4,802.2
Coastal Rural	CR	Provide for and maintain a rural residential setting where a variety of agricultural uses are also permitted	1 acre	42.6
Coastal Rural Exclusive	CRE	Provide for residential areas with semirural atmosphere	20,000 sq. ft.	109.2
Coastal One-Family Residential	CR1	Provide for, and maintain, areas along the coast for single-family homes on lots significantly larger than those permitted in the RB or RBH zones	7,000 sq. ft.	38.1
Coastal Two-Family Residential	CR2	Provide for, and maintain, areas for single and two-family dwellings on lot sizes significantly larger than those permitted in the RB or RBH zones	7,000 sq. ft.	4.3
Residential Beach	RB	Provide for the development and preservation of small-lot, beach-oriented residential communities	3,000 sq. ft.	81.6
Residential Beach Harbor	RBH	Provide for development and preservation of beach-oriented	1,750 sq. ft. per single-	156.3

**TABLE 3-16  
COASTAL ZONING DISTRICTS  
Ventura County  
2016**

<b>Zoning District</b>	<b>Map Code</b>	<b>Purpose</b>	<b>Minimum Lot Area</b>	<b>Acres Zoned</b>
		residential communities with small lot subdivision patterns	family dwelling; 3,000 sq. ft. per two-family dwellings	
Coastal Residential Planned Development	CRPD	Provide a method for land to be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques	As specified by permit	26.7
Coastal Commercial	CC	Provide for the development of retail and service commercial uses that are intended to be neighborhood-serving or visitor-serving	20,000 sq. ft.	9.3
Coastal Industrial	CM	Establish an industrial zone consistent with features of the coastal zone	10 acres	351.4
Harbor Planned Development	HPD	Provide for uses consistent with harbor- and tourist-oriented developments	As specified by permit	146.2
<b>Coastal Overlay Zones</b>				
Santa Monica Mountains	M	Provide protective measures to the unique, rare, and endangered plant and animal species of the Santa Monica Mountains	Not Applicable	17,181.2

Source: Ventura County Coastal Zoning Ordinance, 2016.





**Figure 3-29:  
Coastal Zones  
Northern Portion**

Map Date: November 09, 2016

Source: Ventura County  
Resource Management  
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

#### Overlay Zone

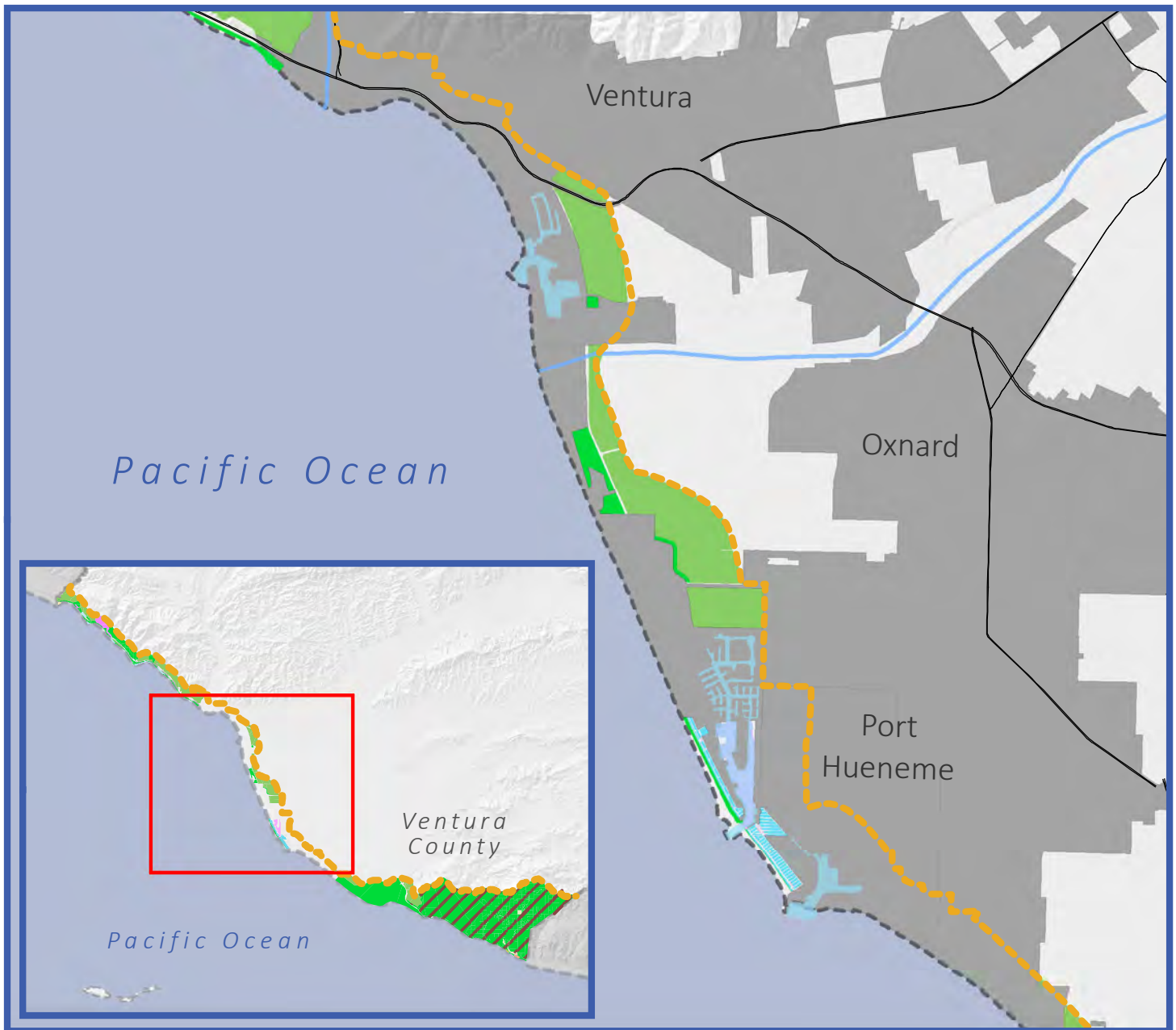
- Santa Monica Mountains (M)

#### Coastal Zones

- Coastal Rural Exclusive (CRE)
- Coastal One-Family Residential (CR1)
- Coastal Two-Family Residential (CR2)
- Residential Beach (RB)
- Residential Beach Harbor (RBH)
- Coastal Residential Planned Development (CRPD)
- Coastal Commercial (CC)
- Harbor Planned Development (HPD)
- Coastal Industrial (CM)
- Coastal Rural (CR)
- Coastal Agricultural (CA)
- Coastal Open Space (COS)

0 1 2 Miles





**Figure 3-30:  
Coastal Zones  
Central Portion**

Map Date: November 09, 2016

Source: Ventura County  
Resource Management  
Agency (RMA) GIS, 2016.

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Ventura County Boundary
- Coastal Zone Boundary

#### Overlay Zone

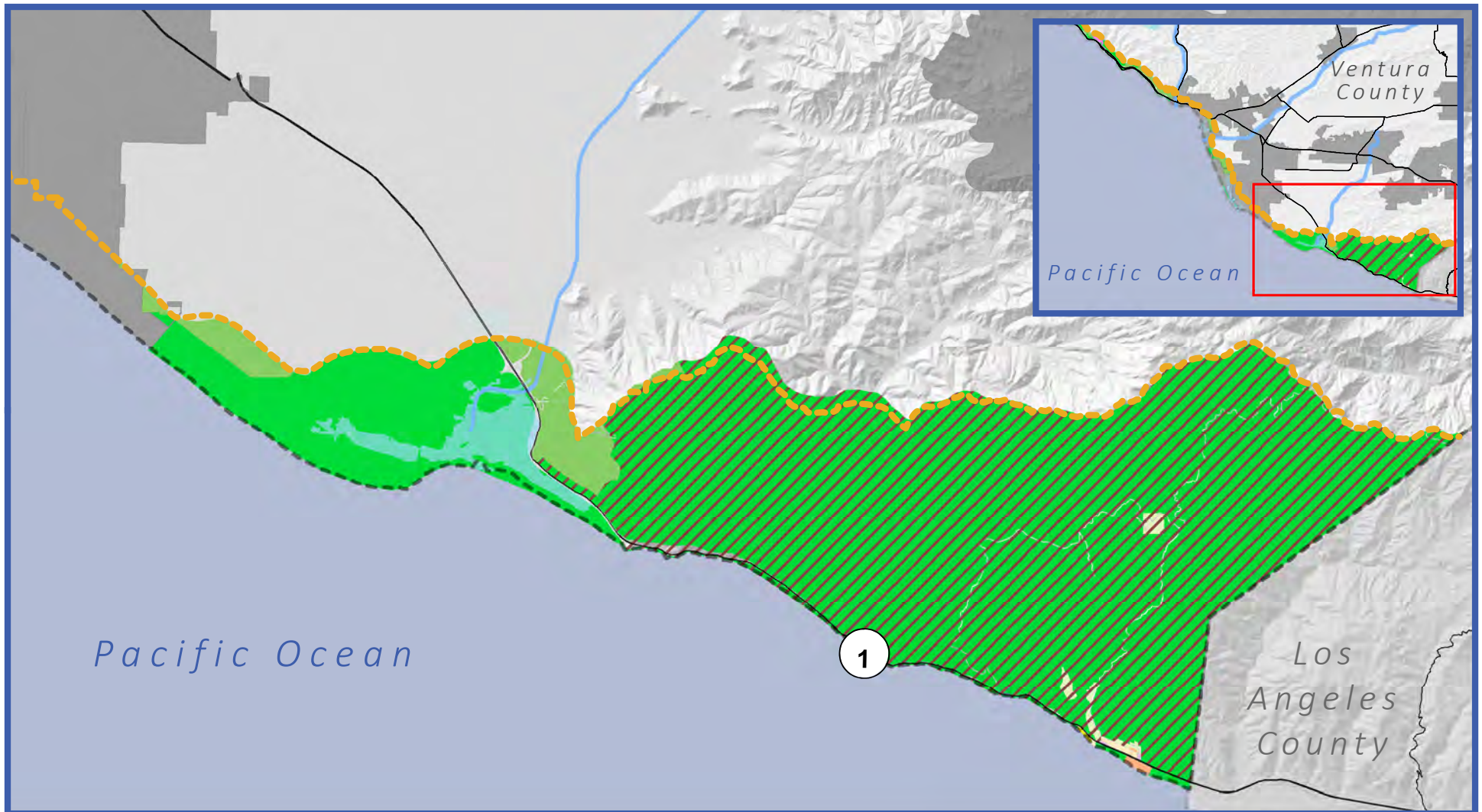
- Santa Monica Mountains (M)

#### Coastal Zones

- Coastal Rural Exclusive (CRE)
- Coastal One-Family Residential (CR1)
- Coastal Two-Family Residential (CR2)
- Residential Beach (RB)
- Residential Beach Harbor (RBH)
- Coastal Residential Planned Development (CRPD)
- Coastal Commercial (CC)
- Harbor Planned Development (HPD)
- Coastal Industrial (CM)
- Coastal Rural (CR)
- Coastal Agricultural (CA)
- Coastal Open Space (COS)

0 1 2 Miles





**Figure 3-31:  
Coastal Zones  
Southern Portion**

Map Date: November 09, 2016  
Source: Ventura County Resource  
Management Agency (RMA) GIS, 2016.

0 1.5 3 Miles

- Major Roadways
- Major Waterways
- Water Bodies
- Cities
- Coastal Zone Boundary
- Ventura County Boundary



#### Overlay Zone

- /// Santa Monica Mountains (M)

#### Coastal Zones

- Coastal Rural Exclusive (CRE)
- Coastal One-Family Residential (CR1)
- Coastal Two-Family Residential (CR2)
- Residential Beach (RB)
- Residential Beach Harbor (RBH)

- Coastal Residential Planned Development (CRPD)
- Coastal Commercial (CC)
- Harbor Planned Development (HPD)
- Coastal Industrial (CM)
- Coastal Rural (CR)
- Coastal Agricultural (CA)
- Coastal Open Space (COS)



## Regulatory Setting

### State

**California Coastal Act (California Public Resources Code Section 30000).** The California Coastal Act governs the decisions of the Coastal Commission and created the standards of development within the Coastal Zone. The California Coastal Act also created a mandate for coastal counties and cities to manage the conservation and development of coastal resources through the Local Coastal Program.

**California Government Code Section 65860.** In counties, general law cities, and charter cities with a population of more than two million, zoning provisions must be consistent with the general plan. Charter cities with a population of under two million are exempt from the zoning consistency requirement unless their charters provide otherwise.

### Local

#### ***2015 Ventura County Non-Coastal Zoning Ordinance***

The Non-Coastal Zoning Ordinance regulates zoning in the non-coastal portions of the county.

#### ***2016 Coastal Zoning Ordinance***

The Coastal Zoning Ordinance regulates zoning in the coastal portions of the county.

## Key Terms

**Overlay Zone.** An overlay zone adds special requirements to those which are part of the base zone on which the overlay zone is placed.

**Zoning.** The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

**Zoning District.** A designated section of the county for which prescribed land use requirements and building and development standards are uniform.

**Zoning Ordinance.** The adopted zoning regulations of a city or county.

## References

### Websites

Ventura, County of. Municipal Code.

[https://www2.municode.com/library/ca/ventura\\_county/codes/code\\_of\\_ordinances](https://www2.municode.com/library/ca/ventura_county/codes/code_of_ordinances), May 19, 2016.

## SECTION 3.7 DEVELOPMENT HOLDING CAPACITY AND REMAINING DEVELOPMENT POTENTIAL

### Introduction

This section summarizes the total development holding capacity in Ventura County and the remaining development potential in the unincorporated county.

### Major Findings

- Based on adopted city and unincorporated county general plans and zoning, the vast majority of development capacity lies within the county's ten incorporated cities, and in the unincorporated areas located within spheres of influence. This includes 89.1 percent of the dwelling unit capacity, 90.0 percent of the population capacity, 92.0 percent of the non-residential building potential, and 90.3 percent of the employment potential.
- Based on the parcel-specific estimates prepared for the 2014 Housing Element, the unincorporated area has the potential to accommodate 1,361 dwelling units on vacant land currently zoned for residential uses, which totals 722.9 acres.
- The county's remaining residential development potential on vacant residential land yields an average of 1.9 dwelling units per acre (722.9 acres/1,361 dwelling units). At this density, vacant residential land would support approximately 24 percent of the dwelling unit demand projected by the Southern California Association of Governments (i.e., 5,670 units between 2012 and 2040). Accommodating the remainder of the projected residential demand at this density (i.e., 4,309 units at 1.9 dwelling units per acre), would require rezoning up to 2,268 acres of land.
- If the total projected residential development demand (5,670 dwelling units) was to be accommodated by a combination of the existing average development density of 1.9 units/acre and the maximum development density of 20 units/acre, approximately 30 percent of vacant residential land (238 acres) would need to be "upzoned" to 20 dwelling units per acre, and approximately 70 percent of vacant residential land could be developed at the existing average of 1.9 dwelling units per acre.
- There is also residential development potential associated with second units, farmworker housing (individual dwelling units and complexes), and principal dwelling units on vacant parcels zoned OS, AE, and RA. The remaining residential development capacity of these residential dwelling types is approximately 28,200 dwelling units. (This total assumes no subdivision of OS, AE or RA-zoned land.)
- Construction completion data shows that over the last ten years, second dwelling unit construction averaged 19 units per year, individual farmworker dwelling units averaged three units per year, and farmworker complexes averaged 14 units per year. These historical construction completion averages are far lower than the theoretical capacity associated with these dwelling types. As a practical matter, it is unlikely that the majority of residential demand could be filled by those unit types. Therefore, a greater diversity of units to accommodate a wider range of residential housing demand through 2040 will be needed. To determine how best to support the County's housing goals, it would be prudent to evaluate the overall supply of land and subdivision potential during the alternatives development and evaluation phase of the General Plan Update.



- There is limited land available for commercial and industrial development in the unincorporated county, at approximately 184.4 acres. This land would accommodate 4,183 jobs, which falls below the projected commercial and industrial employment growth in the unincorporated area of approximately 5,330 jobs by 2040.
- Based on employment projections, there is an estimated deficit of approximately 43.2 acres of commercial land and approximately 6.6 acres of industrial land in the unincorporated area. This suggests that limited land supply could constrain job growth in the unincorporated area. To determine how best to support the County's economic development goals, it would be prudent to evaluate the overall supply of land designated for non-residential uses during the alternatives development and evaluation phase of the General Plan Update.

## Existing Conditions

### Total Development Holding Capacity

The development “holding capacity” of a community is the theoretical maximum amount of development that could occur in the community based on the “build-out” of adopted plans (or zoning). The Land Use Appendix from the County's 2005 General Plan includes a detailed calculation of holding capacity for the entire county, based on adopted city and unincorporated county general plans and zoning. The holding capacity estimates account for both residential capacity (dwelling units and associated population) and non-residential capacity (building square footage and associated employment). The estimates are aggregated by planning areas, within which they are broken down into two categories: (1) areas outside city spheres, which consists of unincorporated area land; and (2) areas within city spheres, which includes both land within a city and land within the unincorporated area. See Appendix 3.A, for a more detailed description of the methodology used to calculate the development holding capacity in this section.

Table 3-17 summarizes the residential holding capacity, and Table 3-18 summarizes the non-residential holding capacity. In both cases, the estimates reflect the “High Range” as estimated in the 2005 General Plan. It is important to note that the holding capacity estimates reflect total, not incremental, capacity, as of 2005. The incremental capacity, or remaining development potential, is discussed separately below.

As Table 3-17 shows, the vast majority of the countywide residential development capacity lies within city SOIs, with 89.1 percent of the dwelling unit capacity and 90.0 percent of the population capacity. The same is true for non-residential development capacity (Table 3-18), with 92.0 percent of the building square footage potential and 90.3 percent of the employment potential occurring within city SOIs. This reflects the collaborative agreements memorialized in Ventura County's “Guidelines for Orderly Development,” which—among other provisions—call for urban development to occur within cities whenever and wherever practical.

For unincorporated areas outside of city SOIs, Table 3-17 shows that the Oak Park Planning Area has the greatest theoretical residential holding capacity (10,277 units and 24,400 population). The Piru Planning Area has the next largest theoretical residential development holding capacity, at 4,757 units and a population of 14,963. For non-residential development outside of city SOIs, the largest concentrations of employment capacity are in the Oxnard and Moorpark Planning Areas, with 15,410 and 11,901 potential employees, respectively. This represents 38.8 and 30.0 percent of the total potential employment in the unincorporated areas outside of city SOIs.

**TABLE 3-17  
TOTAL RESIDENTIAL AND POPULATION HOLDING CAPACITY**

Planning Area	Outside City SOIs (unincorporated area)			Inside City SOIs (includes unincorporated area within SOI)			Total Holding Capacity (cities and unincorporated area)		
	Acres	DUs	Pop	Acres	DUs	Pop	Acres	DUs	Pop
Ahmanson Ranch Area	3,657	4,131	12,104	-	-	-	3,657	4,131	12,104
Camarillo Area	32,808	3,843	11,374	8,139	27,400	81,103	40,947	31,243	92,477
Fillmore Area	43,292	3,444	11,331	2,741	16,237	53,418	46,033	19,681	64,749
Las Posas Area	32,906	3,042	9,340	-	-	-	32,906	3,042	9,340
Moorpark Area	23,684	2,256	7,332	5,489	10,368	33,698	29,173	12,624	41,030
North Half Area	573,741	2,559	7,167	-	-	-	573,741	2,559	7,167
Oak Park Area	7,542	10,277	24,402	-	-	-	7,542	10,277	24,402
Ojai Area	64,519	4,762	11,524	31,976	12,216	29,560	96,495	16,978	41,084
Oxnard Area	22,319	1,142	3,654	7,670	71,405	228,497	29,989	72,547	232,151
Piru Area	37,702	4,757	14,963	-	-	-	37,702	4,757	14,963
Port Hueneme Area	-	-	-	2,139	9,489	26,568	2,139	9,489	26,568
Santa Paula Area*	44,908	3,568	11,771	1,417	11,994	37,662	46,325	15,562	49,433
Simi Valley Area	28,341	4,002	11,606	44,876	54,523	158,118	73,217	58,525	169,724
Thousand Oaks Area	21,166	2,980	8,283	22,371	120,057	333,759	43,537	123,037	342,042
Ventura Area	49,718	3,630	9,836	16,113	111,530	302,246	65,831	115,160	312,082
<b>Total</b>	<b>986,303</b>	<b>54,393</b>	<b>154,687</b>	<b>142,931</b>	<b>445,219</b>	<b>1,284,629</b>	<b>1,129,234</b>	<b>499,612</b>	<b>1,439,316</b>

County of Ventura 2005 General Plan, Land Use Appendix, Figure 3.2.2, October 2013.

\*Data does not match Figure 3.2.2 in Land Use Appendix due to anomalies in calculation methodology.

**TABLE 3-18  
TOTAL NON-RESIDENTIAL AND EMPLOYMENT HOLDING CAPACITY**

Planning Area	Unincorporated Area Outside City SOIs			Inside City SOIs (includes unincorporated area within SOI)			Total Holding Capacity (cities and unincorporated area)		
	Acres	Bldg Sq Ft	Emp	Acres	Bldg Sq Ft	Emp	Acres	Bldg Sq Ft	Emp
Ahmanson Ranch Area	-	-	-	-	-	-	-	-	-
Camarillo Area	17,641	408,000	2,058	2,901	18,438,000	32,762	20,542	18,846,000	34,820
Fillmore Area	11,543	-	577	447	3,496,000	7,163	11,990	3,496,000	7,740
Las Posas Area	19,264	332,000	1,635	-	-	-	19,264	332,000	1,635
Moorpark Area	980	5,381,102	11,901	-	-	-	980	5,381,102	11,901
North Half Area	582	70,000	175	-	-	-	582	70,000	175
Oak Park Area	203	917,000	1,015	-	-	-	203	917,000	1,015
Ojai Area	572	1,017,000	1,841	956	3,504,000	4,323	1,528	4,521,000	6,164
Oxnard Area	15,958	9,413,000	15,410	7,060	116,528,000	124,290	23,018	125,941,000	139,700
Piru Area	5,104	1,175,000	1,217	-	-	-	5,104	1,175,000	1,217
Port Hueneme Area	-	-	-	1,310	7,265,000	18,106	1,310	7,265,000	18,106
Santa Paula Area	11,592	266,000	1,123	765	4,989,000	10,329	12,357	5,255,000	11,452
Simi Valley Area	2,530	1,273,000	1,997	6,043	38,177,000	85,837	8,573	39,450,000	87,834
Thousand Oaks Area	-	-	-	3,848	27,340,000	52,621	3,848	27,340,000	52,621
Ventura Area	5,214	248,000	738	2,438	15,912,000	33,168	7,652	16,160,000	33,906
<b>Total</b>	<b>91,183</b>	<b>20,500,102</b>	<b>39,687</b>	<b>25,768</b>	<b>235,649,000</b>	<b>368,599</b>	<b>116,951</b>	<b>256,149,102</b>	<b>408,286</b>

County of Ventura 2005 General Plan, Land Use Appendix, Figure 3.2.3, October 2013.

## Remaining Development Potential

### Residential

In conjunction with the 2014 Housing Element update, the County prepared a detailed inventory of sites suitable for housing to accommodate the County's regional housing needs assessment (RHNA). The result was an estimated residential development potential that was disaggregated by income categories consistent with the RHNA. In preparing the inventory, the County separated housing potential into the following categories:

- Parcel-specific inventory of vacant, residentially-zoned land suitable for development.
- Opportunities for second units based on County Assessor data.
- Housing proposed for California State University, Channel Islands (CSUCI)
- Piru Expansion Area housing
- Farmworker/animal caretaker housing west (including Limoneira Company project)
- Cabrillo Economic Development Corporation in Piru
- Land suitable for group residential care facilities
- Opportunities for emergency shelter

Table 3-19 summarizes the remaining residential potential in the unincorporated county by Planning Area. It is based on the Housing Element's parcel-specific evaluation based on zoning and known projects. This includes the units in the Piru Expansion Area, the Limoneira farmworker housing complex near Santa Paula, and the Cabrillo Economic Development Corporation project in Piru. It does not include assumptions for second units, farmworker housing, and units proposed for California State University at Channel Islands; these are described below.

Table 3-19 also estimates the potential population capacity for new units based on population-per-dwelling unit assumptions specified in the Housing Element for each Planning Area.

TABLE 3-19 REMAINING RESIDENTIAL DEVELOPMENT POTENTIAL: PARCEL-SPECIFIC CAPACITY BY PLANNING AREA				
Planning Area	Acres	Units	Pop/DU*	Pop
Camarillo Area	154.8	116	2.96	343
Las Posas Area	6.8	11	3.07	34
Oak Park Area	0.2	4	2.39	10
Ojai Area	12.6	51	2.42	123
Oxnard Area	12.7	249	3.20	797
Piru Area	59.1	406	3.66	1,486
Santa Paula Area	245.1	73	3.31	242
Simi Valley Area	95.2	100	2.90	290
Thousand Oaks Area	111.1	189	2.78	525
Ventura Area	25.3	162	2.71	439
<b>Total</b>	<b>722.9</b>	<b>1,361</b>		<b>4,289</b>

Source: Ventura County General Plan Housing Element, 2014. Figures 3.3.7-7, 3.3.7-8, 3.3.7-10, 3.3.10-1 and 3.3.10-2. Also includes Limoneira Company farmworker housing in Santa Paula and Cabrillo Economic Development Corporation housing project in Piru.

\*As specified in the General Plan Land Use Appendix, Figure 3.2.2.

Table 3-20 summarizes the remaining residential development potential by zone. It covers both the Non-Coastal and Coastal zoning. Table 3-20 does not include estimates of population capacity because the Housing Element does not include population-per-dwelling unit assumptions by zone.

TABLE 3-20 REMAINING RESIDENTIAL DEVELOPMENT POTENTIAL: PARCEL-SPECIFIC CAPACITY BY ZONE			
Non-Coastal Zones	Zone Label	Acres	Potential Units
Open Space	OS	1.2	1
Agricultural Exclusive	AE	242.9	70
Rural Exclusive	RE	302.9	272
Single-Family Estate	RO	12.3	10
Single-Family Residential	R1	23.6	139
Two-Family Residential	R2	4.8	57
Residential Planned Development	RPD	92.8	401
Residential High Density	RHD	12.5	250
<b>Non-Coastal Subtotal</b>		<b>693.0</b>	<b>1,200</b>
Coastal Zones			
Coastal Rural	CR	11.8	10
Coastal Rural Exclusive	CRE	0.2	1
Residential Beach	RB	12.5	80
Residential Beach Harbor	RBH	3.6	66
Coastal Residential Planned Development	CRPD	1.8	4
<b>Coastal Subtotal</b>		<b>29.9</b>	<b>161</b>
<b>Total</b>		<b>722.9</b>	<b>1,361</b>

Source: Ventura County General Plan Housing Element, 2014. Figures 3.3.7-7, 3.3.7-8, 3.3.7-10, 3.3.10-1 and 3.3.10-2. Also includes Limoneira Company farmworker housing in Santa Paula and Cabrillo Economic Development Corporation housing project in Piru. As discussed in the Housing Element, because there is a substantial surplus in the inventory of land suitable for both moderate and above-moderate income units, the summary of vacant land presented in Figure 3.3.7-10, and relied upon to inform Table 3-20, did not include all of the land available in the Rural, Agricultural, and Open Space designated areas that could be used for moderate or above-moderate income units. See Table 3-21 of this chapter for a summary of vacant Rural Agricultural, Agricultural, and Open Space designated lands.

As explained above, the totals shown in Table 3-19 and Table 3-20 are derived from parcel-specific estimates from the Housing Element. There is also considerable residential development potential beyond that summarized in Table 3-19 and Table 3-20, as explained below.

- **Second Units:** The 2014 Housing Element included an analysis demonstrating that approximately 16,000 second units could be added to parcels with existing single-family dwellings on land zoned RA, AE, OS, and all residential zones.
- **Farmworker Housing (Individual Units):** According to the county's Non-Coastal Zoning Ordinance, parcels zoned AE, OS, or RA that also meet certain requirements can accommodate housing for farmworkers or animal caretakers. The Housing Element estimated that such parcels had the capacity to accommodate approximately 980 units of farmworker housing. This total



excluded sites that may be suitable for animal caretaker dwellings or farmworker housing complexes, which would require discretionary permits.

- **Farmworker Complexes:** Parcels zoned AE or OS allow for the development of farmworker housing complexes through a discretionary Planned Development Permit. Based on the criteria established in the NCZO, the Housing Element identified 105 parcels suitable for farmworker housing complexes. After accounting for agricultural buffers and parking requirements, the Housing Element estimated that these parcels could accommodate approximately 9,350 dwelling units at an assumed density of 25 units per acre.
- **California State University, Channel Islands:** Based on information provided by the University, the Housing Element includes 242 proposed units that have not yet been constructed. (These proposed units are not student housing, but rather units available to CSUCI staff, faculty, and the community-at-large.)

In addition to the potential housing described above, the county also allows principal single-family dwellings on parcels zoned OS, AE, and RA. Based on an analysis of County Assessor data and accounting for development constraints (e.g., slope, sensitive habitat), there are 295 vacant parcels that are at least one acre in size, which is the minimum size for RA-zoned parcels to accommodate new units. Table 3-21 shows the number and associated acreage of these parcels by Planning Area. Assuming one unit per parcel, these properties could accommodate 295 single-family dwelling units.

**TABLE 3-21**  
**VACANT OS, AE, RA PARCELS WITH SINGLE-FAMILY RESIDENTIAL POTENTIAL\***

Planning Area	Open Space (OS)		Agricultural Exclusive (AE)		Rural Agricultural (RA)		Total	
	Parcels/Units	Acreage	Parcels/Units	Acreage	Parcels/Units	Acreage	Parcels/Units	Acreage
Camarillo Area	6	24.2	1	1.1	3	20.9	10	46.3
Fillmore Area	3	4.9	2	6.3	-	-	5	11.2
Las Posas Area	21	235.5	6	24.5	16	67.1	43	327.0
Moorpark Area	9	185.3	2	11.6	7	47.4	18	244.3
North Half Area	9	48.0	-	-	43	100.7	52	148.7
Oak Park Area	-	-	-	-	-	-	-	-
Ojai Area	14	192.8	-	-	3	5.0	17	197.8
Oxnard Area	-	-	9	19.1	-	-	9	19.1
Piru Area	2	5.4	2	10.5	-	-	4	15.9
Santa Paula Area	1	1.0	5	13.2	-	-	6	14.2
Simi Valley Area	69	338.6	-	-	-	-	69	338.6
Thousand Oaks Area	53	299.1	-	-	3	3.7	56	302.8
Ventura Area	5	48.7	-	-	1	3.0	6	51.7
<b>Total</b>	<b>192</b>	<b>1,383.4</b>	<b>27</b>	<b>86.3</b>	<b>76</b>	<b>247.8</b>	<b>295</b>	<b>1,717.5</b>

\*Excludes public land, parcels constrained by floodways, sensitive habitats, and slopes (above 20 percent), and parcels in the Ojai Traffic Impact Area. Vacant land defined by Ventura County Assessor (codes 101, 201, 501, 601).

Table 3-22 summarizes the remaining residential development potential based on the Housing Element and the additional potential for units on parcels zoned OS, AE, and RA. As Table 3-21 shows, the remaining residential development capacity is approximately 28,200 units. This remaining potential is scattered throughout the planning areas, with the largest concentrations in the Piru and Oxnard areas.

TABLE 3-22 REMAINING RESIDENTIAL DEVELOPMENT POTENTIAL	
Type	Units
Parcel-specific capacity by zone (from Table 3-19)	1,361
Second Units	16,000
Farmworker Housing (Individual Units)	980
Farmworker Complexes	9,350
Cal State Channel Islands Housing	242
Principal Dwelling Units on Vacant Land Zoned OS, AE, RA	295
<b>Total</b>	<b>28,228</b>

Source: Ventura County General Plan Housing Element, 2014. Ventura County GIS, 2016.

As shown in Table 2-34 in Chapter 2 of this Background Report, the unincorporated area population is projected to increase to approximately 113,600 by 2040 based on annual growth rate of 0.6 percent. This represents an increase of 15,275 over the 2016 unincorporated area population of 98,325. Based on overall remaining dwelling unit potential shown in Table 3-22, there appears to be a sufficient supply of land with residential development potential to accommodate population growth through 2040. However, 90 percent of the potential units are either second units or farmworker complexes, and as a practical matter, it is unlikely that the majority of residential demand could be filled by those unit types, as explained in more detail below.

Construction completion data on the total number of second dwelling units, farmworker dwelling units, and farmworker complexes built within the unincorporated county between 2006 and 2015 was analyzed to determine the number of units built annually over a ten-year period. During this period, second dwelling unit construction averaged 19 units per year, hitting a peak of construction in 2006 with 38 units, and steadily declining until 2012, when only seven units were constructed. At the ten-year average rate of 19 units annually, 437 second dwelling units would be constructed through 2040 (the horizon year for the General Plan). If the peak rate of 38 units annually were sustained through 2040, 875 units would be constructed over the 23-year period (i.e., 2017 to 2040).

In September 2016, Governor Brown signed three bills related to the creation and regulation of second units (or accessory dwelling units). Assembly Bill 2299 (AB 2299) and Senate Bill 1069 (SB 1069) streamlined the accessory unit approval process, eliminated certain parking requirements, limited utility fees charged when existing building space or structures are converted to accessory units, and modified the minimum size of accessory units. AB 1069 and AB 2299, which went into effect at the beginning of 2017, cross-reference and in some cases overlap each other. The third bill, Assembly Bill 2406 (AB 2406), defined and established a new class of accessory units, “junior accessory dwelling units.” Under the provisions of AB 2406, these units are (1) created within the walls of an existing structure and (2) capture an existing bedroom. Junior accessory units are required to have an internal doorway to primary living space, a second doorway to the outside, a full bath, and limited cooking facilities. Collectively, these three bills should increase the number of accessory units developed in the county. However, this Background Report does not include any estimates of additional development, nor are any potential increases in accessory dwelling unit construction accounted for in the above analysis.

On March 14, 2017, the Board of Supervisors adopted Ordinance No. 4507 (Accessory Dwelling Unit Interim Ordinance), which implemented amendments to Government Code Section 65852.2 (New ADU Law) regulating ADUs and effectuated a 45-day interim ordinance as an urgency measure to allow time for County staff to develop new and permanent ADU regulations for consideration by the Board of Supervisors. On April 18, 2017, the Board of Supervisors adopted an Urgency Ordinance Extending the provision of Ordinance No. 4507 (PL17-0008) through March 13, 2018. The Planning Division will

return to the Board prior to the expiration of the Urgency Ordinance with proposed regulations before drafting a permanent ordinance.

The trend for the construction of farmworker dwelling units is similar to the trend for second dwelling units during the same period. At its peak, construction of farmworker units reached eight units in 2012 but has remained stable at an average of three units per year between 2006 through 2015. If the three-unit annual average were maintained through 2040, another 69 units would be constructed. If the peak annual production of eight units were maintained, 184 units would be constructed by 2040.

The trend for farmworker complexes for this same period is significantly lower. In 2009, the Valle Naranjal farmworker housing complex located in the unincorporated community of Piru was completed and includes 66 farmworker dwelling units. This same year, the Limoneira farmworker housing complex located in the unincorporated area near Santa Paula was completed and includes 74 farmworker dwelling units. No other farmworker complexes were built in the unincorporated county between 2006 through 2015. Based on the 2009 total, the average number of units per year over a ten-year period equals 14 farmworker dwelling units per year. If projected through 2040, this ten-year average would result in an additional 322 units by 2040.

These historical construction completion averages are far lower than the theoretical capacity associated with these dwelling types. Given these trends, a greater diversity of units to accommodate a wider range of residential housing demand through 2040 will be needed. While the 2014 Housing Element demonstrated adequate capacity to meet its RHNA obligation through 2021, the supply of land to support the full range of residential development, including higher-density multi-family units, appears limited beyond 2021.

### **Non-Residential**

To estimate remaining non-residential development and employment potential in the unincorporated area, the County identified vacant land zoned for commercial and industrial uses in the unincorporated area based on Assessor's data and use codes. The County then filtered these results to exclude land not suited for further development based on zoning standards and other factors. Using building intensity and employment density assumptions derived from the development holding capacity analysis summarized in Table 3-17, the County then calculated potential employment. Table 3-23 summarizes the results of these calculations by non-residential zoning classifications, both within and outside of city spheres of influence. Table 3-24 summarizes the same information by planning area. As Table 3-23 and Table 3-24 show, there is limited land available for commercial and industrial development in the unincorporated county, at approximately 184.4 acres (86 percent of which is in the Ojai and Ventura planning areas). This land would accommodate 4,183 jobs, which falls below the unincorporated area projected commercial and industrial employment growth of approximately 5,330 by 2040, as shown in Table 2-39 in Chapter 2 of this Background Report. While the projections shown in Table 2-39 account for employment categories in addition to commercial and industrial uses, the limited amount of land available for employment-supporting uses could constrain job growth.

Table 2-40 in Chapter 2 summarizes potential land demand to accommodate projected employment by type of job and compares the potential demand with the commercial and industrial land supply shown in Table 3-23 and Table 3-24. As Table 2-40 shows, there would be a 43.2-acre deficit of commercial land and a 6.6-acre deficit of industrial land. To determine how best to support the County's economic development goals, it would be prudent to evaluate the overall supply of land designated for non-residential uses during the alternatives development and evaluation phase of the General Plan Update. This would include an evaluation of the spatial distribution of commercial and industrial land.

**TABLE 3-23  
REMAINING COMMERCIAL AND INDUSTRIAL EMPLOYMENT POTENTIAL BY ZONE**

Zoning Classifications		Building Coverage (% Lot Area)*	SF / Emp <sup>1</sup>	Unincorporated Area (inside city SOIs)		Unincorporated Area (outside city SOIs)		Total	
Non-Coastal Zones	Zone Label			Acreage	Employees <sup>2</sup>	Acreage	Employees <sup>2</sup>	Acreage	Employees <sup>2</sup>
Neighborhood Commercial	C1	40%	500	-	-	0.4	13	0.4	13
Commercial Planned Development	CPD	40%	500	29.9	1,044	16.9	589	46.9	1,633
Industrial Park	M1	20%	500	-	-	8.3	145	8.3	145
Limited Industrial	M2	20%	500	67.3	1,172	9.5	166	76.8	1,339
General Industrial	M3	20%	500	38.2	665	8.6	150	46.8	816
<b>Subtotal</b>				<b>135.4</b>	<b>2,881</b>	<b>43.8</b>	<b>1,064</b>	<b>179.2</b>	<b>3,945</b>
<b>Saticoy Development Code Zones</b>									
Town Center	TC	60%	500	1.2	63	-	-	1.2	63
Industrial	IND	50%	500	4.0	175	-	-	4.0	175
<b>Subtotal</b>				<b>5.2</b>	<b>238</b>	<b>-</b>	<b>-</b>	<b>5.2</b>	<b>238</b>
<b>Total</b>				<b>140.6</b>	<b>3,119</b>	<b>43.8</b>	<b>1,064</b>	<b>184.4</b>	<b>4,183</b>

<sup>1</sup>Assumptions for building coverage and square footage per employee are derived from the Ventura County General Plan Land Use Appendix Figure 3.2.3, Employment Holding Capacity. Building coverage assumptions are based on average of building intensity assumptions in Figure 3.2.3, as well as typical industry standards.

<sup>2</sup>Potential employee yield from available land calculated as follows: [Number of Acres] \* [% Bldg Lot Coverage] ÷ [Employee / Sq.ft.] \* [43,560 Sq.ft. / 1 Acre] = [Number of Employees]

**TABLE 3-24  
REMAINING COMMERCIAL AND INDUSTRIAL EMPLOYMENT POTENTIAL BY  
PLANNING AREA**

County Planning Area	Unincorporated Area (inside city SOIs)		Unincorporated Area (outside city SOIs)		Total	
	Acreage	Employees	Acreage	Employees	Acreage	Employees
Ahmanson Ranch	-	-	-	-	-	-
Camarillo	-	-	0.7	12	0.7	12
Fillmore	-	-	-	-	-	-
Las Posas	-	-	0.2	8	0.2	8
Moorpark	-	-	-	-	-	-
North Half	-	-	-	-	-	-
Oak Park	-	-	-	-	-	-
Ojai	27.2	948	25.4	727	52.6	1,675
Oxnard	7.4	176	-	-	7.4	176
Piru	-	-	8.7	162	8.7	162
Santa Paula	-	-	8.6	150	8.6	150
Simi Valley	-	-	0.1	5	0.1	5
Thousand Oaks	-	-	-	-	-	-
Ventura	106.1	1,995	-	-	106.1	1,995
<b>Total</b>	<b>140.6</b>	<b>3,119</b>	<b>43.8</b>	<b>1,064</b>	<b>184.4</b>	<b>4,183</b>



## Regulatory Setting

### State

#### ***Assembly Bill 2299 (AB 2299) and Senate Bill 1069 (SB 1069)***

These bills, passed in 2016, streamline the accessory dwelling unit (ADU) approval process, eliminate certain parking requirements, limit utility fees charged when existing building space or structures are converted to ADUs, and modify the minimum size of ADUs. Both bills took effect in January 2017.

#### ***Assembly Bill 2406 (AB 2406)***

AB 2406 authorizes local agencies to develop an ordinance allowing for Junior accessory dwelling units, which are defined as new dwelling units constructed within the walls of an existing main structure and include an existing bedroom.

### Local

#### ***2005 Ventura County General Plan***

The General Plan cover summarizes holding capacity in Section 3.2 of the Land Use Appendix (Figures 3.2.2 and 3.2.3) and addresses residential development potential in Section 3.3 of the Land Use Appendix.

#### ***Ventura County Guidelines for Orderly Development***

Ventura County's Guidelines for Orderly Development are a collaborative commitment to encourage urban development to occur within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. The intent of the Guidelines is threefold: (1) Clarify the relationship between the Cities and the County with respect to urban planning; (2) Facilitate a better understanding regarding development standards and fees; and (3) Identify the appropriate governmental agency responsible for making determinations on land use requests. See discussion in Section 3.3 for more detail.

## Key Terms

**Farmworker Complex.** Farmworker camp (five or more dwelling units) on existing farms or ranches and licensed by the State and exempt from local building inspection; or farmworker housing projects developed by non-profit corporations and subsidized with Federal, State and/or local funding. In Ventura County, Farmworker Housing Complexes are allowed in the AE and OS zones and are subject to the setback and height standards of those zones. The building coverage standards of those zones do not apply to Farmworker Housing Complexes. The parking standards for lower-income housing projects may be adjusted based on reduced demand for parking spaces.

**Farmworker Housing (Individual Units).** Housing for farmworkers or animal caretakers permitted by the Ventura County Non-Coastal Zoning Ordinance on parcels zoned AE, OS, or RA that also meet certain requirements. Farmworker units are occupied by a farmworker, and his or her family, employed full time and working on the same lot on which the dwelling unit is located or on other land that is under the same ownership or lease as the subject lot.

**Holding Capacity** is the theoretical amount of development that could occur in the community based on “build-out” of adopted plans (or zoning).

**Remaining Development Potential** is the amount of development that could occur in a community beyond that which is already developed and accounting for constraints to future development.

**Second Unit (Accessory Dwelling Unit).** As defined by the Ventura County Non-Coastal Zoning Ordinance, a dwelling unit that is accessory to a principal dwelling. Second dwelling units include, but are not limited to, guest quarters, guesthouses, maid’s quarters, granny flats, and sleeping rooms. Where a room or rooms have bathing facilities (i.e., a shower or bathtub) or a kitchen, or both, and no means of internal access to the principal residence, the room or rooms shall be a second dwelling unit.

## References

### Websites

<http://www.vcrma.org/planning/ordinances/planning-ordinances.html>.

## SECTION 3.8 CITY GENERAL PLANS

### Introduction

This section discusses the general plans of neighboring cities because the land use portion of these plans can affect growth and development within Ventura County.

### Major Findings

None.

### Existing Conditions

Ventura County contains 10 incorporated cities which account for 759,262 residents, or about 88.5 percent of the total county population. Half of the incorporated cities have populations less than 50,000. Table 3-25 shows the ten cities and their percentage of Ventura County population in 2017.

TABLE 3-25 POPULATION DISTRIBUTION Ventura County 2017		
Incorporated Cities	Population	Percent of County
Camarillo	69,923	8.2%
Fillmore	15,683	1.8%
Moorpark	36,828	4.3%
Ojai	7,553	0.9%
Oxnard	207,772	24.2%
Port Hueneme	22,808	2.7%
Santa Paula	30,654	3.6%
Simi Valley	127,309	14.8%
Thousand Oaks	131,457	15.5%
Ventura	109,275	12.7%
<i>Incorporated Cities Subtotal</i>	<i>759,262</i>	<i>88.5%</i>
<i>Unincorporated Area</i>	<i>98,424</i>	<i>11.5%</i>
<b>County Total</b>	<b>857,686</b>	<b>100.0%</b>

Source: California Department of Finance, May 2017.

Each city has adopted a general plan that contains goals, policies, and programs that guide land use decisions. This section describes the areas covered by each city's general plan and the policy focus of each plan, including issues regarding growth, annexation, and projected development. Following descriptions of each city's general plan, Table 3-26 summarizes the dates of adoption, horizon years, and population holding capacity for each general plan.

## Oxnard General Plan

Oxnard, the most populous city in Ventura County, is located along the Pacific coast between the cities of Ventura, Port Hueneme, and Camarillo on U.S. Highway 1. The City of Oxnard adopted its 2030 General Plan in September 2011. The 2030 General Plan focuses on directing future growth and development within the CURB through a mixture of transit- and pedestrian-oriented development, transitioning underutilized industrial sites into mixed-use areas, and restoring the Ormond Beach wetlands. It identifies the following key issues: global warming, climate change, and renewable and alternative energy production and conservation; revitalization of existing neighborhoods and new development within the community; and the geographic and functional relationship to the Naval Base Ventura County (NBVC) facilities and operations. The Oxnard 2030 General Plan estimates that the city has the capacity for a total of 23,880 dwelling units and a population of 285,000. This would amount to an increase of 77,228 residents over the estimated 2017 population of 207,702.

## Thousand Oaks General Plan

Thousand Oaks is located inland along U.S. Highway 101 to the north of the Santa Monica Mountains, east of Camarillo, and southwest of Simi Valley. The City of Thousand Oaks adopted its General Plan in 1970 and has amended the General Plan goals and policies through resolution in 1994, 1996, and 1997. The City has updated elements of the General Plan individually. As of June 2016, the most recent updates are to the Safety and Housing Elements, which were adopted in 2014. The General Plan goals and policies direct future development to low-lying areas to preserve open space in the hills and mountains around the city. The Thousand Oaks General Plan does not include an estimate of the buildout capacity of the city. The 2014 Housing Element does, however, estimate that the city has the capacity to accommodate 1,638 additional dwelling units. Assuming the average household size cited in the Housing Element (2.73), these units would accommodate an additional 4,472 residents.

## Simi Valley General Plan

Simi Valley is the easternmost city in Ventura County and is located north of Thousand Oaks, east of Moorpark, and along State Route 118. The City of Simi Valley adopted its 2030 General Plan in June 2012. The vision of the 2030 General Plan is to “provide a safe, functional, healthy, and environmentally sustainable community while expanding to meet the needs of the future where people can live, work, and recreate in peace and tranquility.” The 2030 General Plan has a buildout potential of 163,690 persons, which would be a 23 percent increase from the estimated 2017 population of 127,309, for a population increase of 36,381. The 2030 General Plan identifies land from the north to southeast of the existing SOI as an area of interest. The City will monitor activities taking place within the area of interest, such as landfill operations at the Simi Valley Landfill, mineral excavations, and oil extraction, to encourage the future agricultural or open space activities in the area. The 2030 General Plan directs future growth and development to lands within the CURB, and promotes use of greenbelts and mixed-use development.

## Ventura General Plan

Ventura is located on the Pacific Coast, along U.S. Highway 101 and State Route 126. The City of Ventura adopted its 2005 General Plan in August 2005. The vision of the 2005 General Plan encompasses the environment, economy, planning design, and circulation, social activity, and collaboration. The 2005 General Plan describes the City’s commitment to an “Infill First” strategy of directing new development to vacant land within the city and SOI (with the exception of SOAR land) to avoid sprawl. The General Plan identifies an increase in buildout potential from 39,176 residential units in 2004 to 69,086 units in

2025, for an increase of 29,910 units. The City's 2013 Housing Element, however, identified vacant and underutilized residential land with a capacity for only 4,599 units. Assuming the City's General Plan would actually accommodate a total of 69,086 units, Ventura would have a total population capacity of 177,551 (at the average household size of 2.57 cited in the 2013 Housing Element). This would amount to an increase of 68,276 residents over Ventura's estimated 2017 population of 109,275.

## **Camarillo General Plan**

Camarillo is located east of the cities of Ventura and Oxnard along U.S. Highway 101. The City of Camarillo adopted its General Plan in 2004. The General Plan includes both a Camarillo Urban Restriction Boundary (CURB) Element and Land Use Element, which demonstrates an emphasis on preservation of open space and agricultural lands. The main theme of the General Plan is the preservation of quality of life. The Camarillo General Plan estimates a buildout population of 77,764, which represents an increase of 7,841 over the city's estimated 2017 population of 69,923.

## **Moorpark General Plan**

Moorpark is located west of Simi Valley, north of Thousand Oaks, and along State Route 118. The City has updated elements of the existing General Plan individually, with the most recent updates to the Housing Element in 2014, Safety in 2001, and Noise in 1998. The City adopted the Land Use Element in 1992, and adopted the most recent text amendments in 2009. The Land Use Element emphasizes balanced community growth, land use compatibility, revitalizing downtown, preserving open space, and maintaining suburban rural community character in the periphery of the city. The Land Use Element estimates a buildout potential of 40,856, assuming an average household size of 2.74 and 14,911 potential dwelling units. According to the Department of Finance, Moorpark had an estimated population of 36,828 in 2017, which suggests a remaining population capacity of 4,028.

## **Santa Paula General Plan**

Santa Paula covers approximately 4.7 square miles and is located north of the Santa Clara River and State Route 126 between Ventura and Fillmore. The City of Santa Paula adopted its General Plan in 1998 with a planning horizon to the year 2020. The vision of the General Plan is for the city to grow responsibly at a rate commensurate with the community's conservative growth. The City amended the General Plan in November 2000 through the passage of SOAR, which established the CURB. The City updated the Land Use Element in 2013, which includes the updated SOI that LAFCo amended in 2007. The 1978 SOI was almost contiguous with existing city limits, while the 2007 SOI spans 460 acres. The General Plan describes four expansion areas (Adams Canyon, Fagan Canyon, West Area 2, and South Mountain) and one planning area (East Area 2). The City plans for urbanization and development in these areas, with development of South Mountain limited to open space and recreational uses. The General Plan outlines a buildout potential of existing city limits and phased annexations of 10,493 dwelling units by 2020, which is an annual growth rate of 1.4 percent from 8,441 dwelling units in 1997. This would result in a total population capacity of 37,920, which is 7,266 more than Santa Paula's estimated 2017 population of 30,654.

## **Port Hueneme General Plan**

Port Hueneme covers approximately 4.7 square miles between Oxnard and the Pacific Coast. The City of Port Hueneme updated its Housing Element in 2013 and all of its other general plan elements in 1998. Because the majority of land in Port Hueneme is urbanized, the General Plan focuses on vacant and



underutilized areas for redevelopment and economic revitalization. The Land Use Element identifies key sites and areas for future development, including Market Street, the Sunkist Site, and the Naval Civil Engineering Laboratory (NCEL) Reuse Site. According to the Land Use Element (1998), Port Hueneme has the capacity to accommodate an additional 317 dwelling units over the 20-year time frame of the General Plan, which represented an annual growth rate of 0.2 percent from 7,902 dwelling units in 1995. The 2013 Housing Element estimated that Port Hueneme had the capacity to accommodate only 2 new dwelling units, meaning the city is essentially built-out.

### **Fillmore General Plan**

Fillmore covers approximately 3.4 square miles and is located north of the Santa Clara River and along State Route 126 to the east of Santa Paula. The City adopted its General Plan in 1988 with a planning horizon to the year 2010. The City updated the Land Use Element in 2005, which included adoption of a vision statement: “Foster a thriving small-town atmosphere in which civic pride, personal well-being, and a balanced economy are nurtured and protected.” The 2005 Land Use Element also includes implementation measures to amend the SOI to include three areas totaling 481 acres. One of the areas is along east of Pole Creek, known as the PanAmSat site or Expansion Area 1. The second area is south of the SOI and will be included in the Southeast Specific Plan. The third area is the Johanson Site or Expansion Area 2, which is north of State Route 126 and east of the existing SOI. The Land Use Element also includes an implementation measure to establish an urban growth boundary to limit further expansion of the SOI. The total residential buildout potential is based on development within city limits, potential growth within the SOI, and potential growth within expansion areas is 6,610 dwelling units in 2020. The buildout potential represents an annual growth rate of 3 percent from the 2002 estimate of 3,898 existing dwelling units. The Land Use Element estimates a population of 22,693 at full buildout of the General Plan, which is 7,010 more than Fillmore’s estimated 2017 population of 15,683.

### **Ojai General Plan**

Ojai covers approximately 4.4 square miles and is located along State Routes 33 and 150 north of the city of Ventura and south of the Los Padres National Forest. The City of Ojai adopted elements of its General Plan in various combinations ranging from the Open Space, Conservation, and Recreation Elements in May 1987 to the Land Use and Circulation Elements in May 1997. The emphasis of the Land Use Element is preservation of Ojai’s small-town character. The Land Use Element assumes a probable buildout potential of 3,838 dwelling units and 9,327 residents in 2050 based on an increase of 11 dwelling units per year. This would represent a remaining population capacity of 1,774, based on Ojai’s estimated 2017 population of 7,553.

**TABLE 3-26**  
**CITY GENERAL PLAN POPULATION HOLDING CAPACITY**  
 Ventura County  
 2017

City	General Plan Adoption	General Plan Horizon	2017 Population	General Plan Buildout Population	Remaining Population Capacity
Camarillo	2003	2020	69,923	77,764	7,841
Fillmore	2005	2010	15,683	22,693	7,010
Moorpark	1992	2010	36,828	40,856	4,028
Ojai	1997	2017	7,553	9,327	1,774
Oxnard	2011	2030	207,772	285,000	77,228
Port Hueneme	2009	2015	22,808	22,808	
Santa Paula	1998	2020	30,654	37,920	7,266
Simi Valley	2012	2030	127,309	163,690	36,381
Thousand Oaks	1997	2030	131,457	135,929	4,472
Ventura	2005	2025	109,275	177,551	68,276
<b>Total</b>			<b>759,262</b>	<b>973,538</b>	<b>214,276</b>

Source: City General Plans (see references at end of section); California Department of Finance, May 2017.

## Regulatory Setting

### State

#### **General Plan Law (California Government Code Section 65300)**

California Government Code Section 65300 regulates the substantive and topical requirements of general plans. State law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.”

### Key Terms

**Buildout.** Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

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## SECTION 3.9 OTHER AGENCY PLANS

### Introduction

This section discusses the plans, policies, and regulations of other agencies that affect growth and development within Ventura County. Regional, state, and federal agencies are generally not subject to the policies and plans adopted by local governments. Therefore, understanding the roles and responsibilities of these agencies is vital to ensure effective inter-jurisdictional cooperation and coordination.

### Major Findings

- The 2016-2040 SCAG Regional Transportation Plan/Sustainable Communities Strategy highlights the potential for Port of Hueneme to be a preferred port for specialized cargo, such as automobiles and military cargo.
- The U.S. Forest Service Land Management Plan – Part 2 Los Padres National Forest Strategy provides a comprehensive, long-range forest plan for land and resource management.
- The Airport Comprehensive Land Use Plan for Ventura County protects the public from the adverse effects of aircraft noise, prevents concentration of people and facilities in areas that are susceptible to aircraft accidents, and ensures that no structures or activities encroach upon or adversely affect the use of navigable airspace. The plan applies to four airports: Camarillo and Oxnard Airports, Santa Paula Airport, and Naval Air Station (NAS) Point Mugu.

### Existing Conditions

#### SCAG Regional Transportation Plan/Sustainable Communities Strategy

The Southern California Association of Governments (SCAG) is the metropolitan planning organization (MPO) for the counties of Ventura, Imperial, Los Angeles, Orange, Riverside, and San Bernardino. In April 2016, SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which is a long-range plan with a combination of transportation and land use strategies to achieve the region's goals of balancing future mobility and housing needs with economic, environmental, and public health goals. The preferred scenario in the 2016 RTP/SCS sees a significant portion of residential and commercial growth in High-Quality Transit Areas (HQTAs) and Transit Priority Areas (TPAs). For planning purposes, an HQTA is defined as an area within one-half mile of a well-served fixed guideway transit stop, and it includes bus transit corridors where buses pick up passengers every 15 minutes or less during peak commute hours. A TPA is defined as location where two or more high-frequency transit routes intersect. In Ventura County, HQTAs are located in the urban centers of Oxnard and Ventura, at the Metrolink stations in Simi Valley and Moorpark, and along Highway 101 and Highway 33. The RTP/SCS estimates that three percent of the county's population and seven percent of the county's jobs were located within HQTAs as of 2012, and the vast majority were within incorporated cities (mostly Ventura and Oxnard). The RTP/SCS complements its focus on transit-oriented infill with a strong conservation framework that emphasizes redirecting growth from high-value agricultural and natural open space areas to existing urbanized areas. In doing so, it recognizes Ventura County's SOAR Initiative as an important safeguard in protecting agricultural assets.

## Land Management Plan – Part 2 Los Padres National Forest Strategy

Los Padres National Forest spans approximately 1,950,000 acres through the counties of Ventura, Kern, San Luis Obispo, Santa Barbara, and Los Angeles. National forests are managed by the United States Forest Service (USFS), which is part of the U.S. Department of Agriculture. While land use decisions and resource management within national forests are outside the jurisdiction of Ventura County, USFS seeks input on major land use and policy decisions.

USFS published the Land Management Plan – Part 2 Los Padres National Forest Strategy in September 2005 to provide a comprehensive, long-range forest plan that includes details on land and resource management. The management plan emphasizes objectives with the likelihood of resulting in long-term sustainability (social, economic, and ecological) of the national forest over the next 10 to 15 years. The management plan focuses on the following areas:

- Protecting and enhancing watersheds;
- Providing world-class recreation;
- Providing world-class wilderness opportunities; and
- Promoting uses of the forest as a “living laboratory” for ecological diversity and scientific research.

USFS has divided Los Padres National Forest into five administrative units with district offices in Ojai, King City, Santa Maria, Santa Barbara, and Frazier Park.

## Airport Comprehensive Land Use Plan for Ventura County

The Ventura County Airport Land Use Commission adopted the Airport Comprehensive Land Use Plan for Ventura County in July 2000. The purpose of the Airport Comprehensive Land Use Plan for Ventura County is to promote the safety and welfare of residents near military- and public-use airports. The plan seeks to protect the public from the adverse effects of aircraft noise, to prevent concentration of people and facilities in areas that are susceptible to aircraft accidents, and to ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. The plan considers three areas of land use compatibility:

- Compatibility of surrounding land uses with airport noise levels;
- Compatibility of surrounding land uses with respect to the safety of persons; and
- Protection of airspace needed for safe navigation.

The existing Ventura County General Plan includes policies to ensure compatible land use with airports, including the designation of land near airport approach and departure zones as agriculture or open space, and restriction of noise-sensitive land uses. The plan applies to four airports: Camarillo and Oxnard Airports, Santa Paula Airport, and Naval Air Station (NAS) Point Mugu.

### ***Camarillo Airport***

Camarillo Airport is located in Camarillo, three miles southwest of the city’s central business district, less than one mile south of the U.S. Highway 101, and seven miles west of the Pacific coast. Camarillo



Airport is owned by Ventura County and operated by the Ventura County Department of Airports. Camarillo Airport serves as a general aviation reliever airport for the Los Angeles metropolitan area by providing an alternative to general aviation users. The land northeast of the Camarillo Airport is residential, while commercial and industrial development surrounds the U.S. Highway 101. The land northwest and southwest of the Camarillo Airport is covered by the Oxnard-Camarillo Greenbelt Agreement, which designates a large tract of the land as agriculture and open space permanently. Ventura County also adopted the Camarillo Airport Master Plan in July 2011.

### ***Oxnard Airport***

Oxnard Airport is less than two miles east of the Pacific coast on approximately 216 acres of land. Oxnard Airport has primary regional access through the U.S. Highway 101, which is located four miles north of the airport, and State Highway 1, which lies one mile east of the airport. The Ventura County Department of Airports operates Oxnard Airport. Oxnard Airport is a primary commercial service airport, although it is also a non-hub commercial airport because it enplanes less than 0.05 percent of U.S. domestic passengers. Most of the land to the south and east of the Oxnard Airport is urbanized with residential, commercial, and industrial activity. The majority of the land northwest of the airport is agricultural. Ventura County also adopted the Oxnard Airport Master Plan in August 2004.

### ***Santa Paula Airport***

Santa Paula Airport is located in Santa Paula between State Route 126 and the Santa Clara River. Santa Paula Airport is a privately-owned airport that is open for public use. The land to the north of the airport is developed for urban uses, the majority of which are residential. Most of the land to the south of the airport is agriculture and undeveloped lands.

### ***NAS Point Mugu***

The U.S. Navy operates three facilities, including NAS Point Mugu, which comprise Naval Base Ventura County. Naval Air Station (NAS) Point Mugu lies less than seven miles southeast of the city of Oxnard on the Pacific coast. Residential areas lie to the west, while most of the land surrounding NAS Point Mugu are agricultural. More information on Naval Base Ventura County is below and in Section 3.8, Military Institutions and Installations.

## **Naval Base Ventura County Joint Land Use Study**

The Ventura County Transportation Commission published the Naval Base Ventura County Joint Land Use Study for Ventura County in September 2015. The Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS) is a cooperative planning effort conducted as a joint venture between NBVC, surrounding cities and counties, state and federal agencies, organizations, and the public. The plan has three main objectives:

- Convene community and military representatives to identify, confirm, and understand the compatibility issues in an open forum, taking into consideration both community and NBVC perspectives and needs.
- Encourage cooperative land use and resource planning by NBVC, Federal and State agencies, and neighboring jurisdictions so that future plans and development are compatible with the training and operational missions at NBVC. Concurrently, seek ways to reduce operational impacts on adjacent lands within the Study Area.

- Provide a set of mutually supported tools, activities, and procedures (strategies) that local jurisdictions, Federal and State agencies, and NBVC can implement in order to avoid and reduce compatibility issues. The strategies proposed include both operational measures to mitigate installation impacts on surrounding communities and local government and agency approaches to reduce community impacts on military operations.

The NBVC JLUS Study Area is designed to address all lands near NBVC that may impact current or future military operations or be impacted by the military operations. The Study Area includes the facilities at NBVC Point Mugu, NBVC Port Hueneme, and NBVC San Nicolas Island; the nearby cities of Camarillo, Oxnard, and Port Hueneme; and Ventura County. More information on Naval Base Ventura County is in Section 3.10, Military Institutions and Installations.

## Channel Islands Harbor Public Works Plan

Channel Islands Harbor (Harbor) is located, between Ventura Harbor and Port Hueneme, approximately five miles southeast of the mouth of the Santa Clara River. The County's Harbor Department manages the 310 acres that comprise the Harbor, of which 200 acres are on land, and 110 acres are under water. The Harbor is owned in fee and operated by the County of Ventura. All development and ground leases at the Harbor are approved by the Ventura County Board of Supervisors. The land portion of the Harbor lies within the municipal boundaries of the City of Oxnard, while the water area of the Harbor is within the unincorporated area of the county. Land uses within the Harbor are governed by a Public Works Plan certified by the California Coastal Commission, adopted first in time. There is a Channel Islands Harbor overlay within the City's Local Coastal Program (LCP).

The land use planning for the Harbor is done through the County Harbor Department, which implements the Channel Islands Public Works Plan working directly with the California Coastal Commission. The Public Works Plan addresses coastal issues and development policies related to public access and recreation, recreational boating, commercial fishing, biological and marine resources, traffic and circulation, dredging, and general land use and permitted uses. The Public Works Plan, and any amendments thereto, are reviewed and approved by the California Coastal Commission. The County issues all construction permits and other approvals for Harbor development that is authorized pursuant to the approved Public Works Plan.

## Regulatory Setting

### Federal

#### ***Forest and Rangeland Renewable Resources Planning Act (RPA) and National Forest Management Act (NFMA)***

The Forest and Rangeland Renewable Resources Planning Act (RPA) established long-range planning and management of the national forests. In 1976 the National Forest Management Act (NFMA) amended the RPA. These laws require comprehensive, long-range forest plans to be prepared for each national forest that includes land use and management. These laws also require regular reports on the status of renewable resource trends.

## **State**

### ***Airport Land Use Commission Plans (Public Utilities Code Section 21674.7 (b) and 21675(a))***

The purpose of Airport Land Use Commission Plans (ALUCPs) is to discourage incompatible land uses near existing airports. Prior to granting permits for the renovation or remodeling of an existing building, structure, or facility, and before the construction of a new building within any area governed by an Airport Land Use Commission Plan, a local agency must consider the height, use, noise, safety, and density criteria established by the ALUCP.

### ***Government Code Section 65302.3***

The General Plan and applicable specific plans shall be consistent with the ALUCP required under PUC Section 21675.

### ***SB 1468, Government Code Section 65302 (a)(2)***

Pursuant to Government Code section 65302 (a)(2), the land use element “shall consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.” Any development that seriously impacts or hinders the capacity of military bases, installations, and operating and training areas to carry out their routine activities is considered “encroachment” or incompatible land use.

## **Key Terms**

None.

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## **SECTION 3.10 MILITARY INSTITUTIONS AND INSTALLATIONS**

### **Introduction**

This section describes the influence of active military installations in and around Ventura County. Analysis of existing military installations in the General Plan is intended to minimize incompatible land use in the vicinity of military installations to safeguard mission training requirements and military readiness areas.

### **Major Findings**

- The Naval Base Ventura County (NBVC) is located along the Central Coast of Ventura County. NBVC is comprised of three separate Navy bases: NBVC Point Mugu, NBVC Port Hueneme, and NBVC San Nicolas Island.
- The Instrument Route-200 (IR-200) missile corridor is located primarily over rural land in Ventura County. Development within the IR-200 corridor could threaten the mission-critical testing and evaluation operations.

### **Existing Conditions**

Naval Base Ventura County is located in Ventura County, see Figure 3-32. In addition to NBVC, the Instrument Route-200 (IR-200) missile corridor also passes through Ventura County.

### **Naval Base Ventura County**

Naval Base Ventura County is located along the Central Coast of Ventura County. NBVC was established October 11, 2000, when the Navy consolidated two commands, Naval Air Station (NAS) Point Mugu and Construction Battalion Center (CBC) Port Hueneme. On October 1, 2004, San Nicolas Island was transferred to NBVC after several years under Naval Air Warfare Center, Weapons Division. There are more than 80 military commands located at NBVC that continue to support the diverse mission of the Department of Defense.

The areas surrounding the Navy military bases are designated as Military Compatibility Areas (MCAs). MCAs are geographic areas where military operations may impact local communities, and where local activities may affect the military's ability to conduct its mission(s). MCAs promote an orderly transition between community and military land uses to ensure land uses remain compatible.

### **NBVC Point Mugu MCA**

NBVC Point Mugu MCA covers 4,486 acres of land and is surrounded by mostly unincorporated areas near the cities of Oxnard and Camarillo. NBVC Point Mugu is bordered by State Highway 1 to the north and east, the Pacific Ocean to the south and west, Ventura County Game Reserve to the west and northwest, and Ormond Beach to the west. The NBVC Point Mugu MCA encompasses the entire Sea Range, San Nicolas Island, portions of the commercial shipping lane, restricted airspace, and military training routes. NBVC Point Mugu MCA supports aviation operations from two runways, and provides training facilities for active duty and reserve aviation units.



**NBVC Port Hueneme MCA**

NBVC Port Hueneme MCA occupies about 1,615 acres of land and is the Navy's only deep water port between San Diego and Washington State. NBVC Port Hueneme MCA is located directly south of the cities of Port Hueneme and Oxnard. The NBVC Port Hueneme MCA includes the Force Protection Unobstructed Clear Zone Area (20 feet from the fence line of NBVC Port Hueneme) and the 500-foot clearance zone for mobilization corridor outside the fence line to connect to U.S. Highway 101 and State Highway 1. The NBVC Port Hueneme MCA operational area interacts with commercial shipping and port operations, and the city of Oxnard. Guidance for the NBVC Port Hueneme MCA includes requiring landscaping barriers, vertical height limits, and a safety area along the roadways to ensure safe mobilization of equipment and troops.

**NBVC San Nicolas Island**

NBVC San Nicolas Island is a Navy-owned island encompassing 17,427 acres of land. San Nicolas Island is one of eight islands that comprise the Channel Islands. San Nicolas Island is approximately 60 miles southwest of NBVC Point Mugu. The island contains critical weapons testing facilities, and combined with the Sea Range, provides the Navy with research, development acquisition, and testing and evaluation of and training with weapons systems. There is also one runway facility on the island.

**Instrument Route-200 (IR-200)**

The Instrument Route-200 (IR-200) missile corridor connects the Point Mugu Sea Range and the Naval Air Weapons Station (NWS) China Lake. The corridor spans Santa Barbara, Ventura, Los Angeles, and Kern counties. The IR-200 corridor is located primarily over rural land in Ventura County, namely the Los Padres National Forest. The Navy uses IR-200 in conjunction with the Sea Range for cruise missile testing, which is the only corridor for this purpose on the west coast. Cruise missile testing allows the military to deliver large warheads over long distances with high accuracy. Development within the IR-200 corridor could threaten the mission-critical testing and evaluation operations. The Ventura County Non-Coastal Zoning Ordinance does not identify the IR-200 corridor as a military mission footprint.

**Channel Islands Air National Guard Base**

The Channel Islands Air National Guard Base is home to the 146<sup>th</sup> Airlift Wing of the California Air National Guard. The 146<sup>th</sup> Airlift Wing moved from San Fernando Valley to the new facility built on 204 acres of State-owned land adjacent to Naval Base Ventura County, Point Mugu. The 146<sup>th</sup> Airlift Wing also utilizes NBVC Point Mugu airfield runways for take-offs and arrivals. The Channel Islands Air National Guard Base began operation at NBVC Point Mugu in 1990 and conducts nearly 2,000 operations annually.

**FIGURE 3-32  
MILITARY INSTITUTIONS AND INSTALLATIONS**

## Regulatory Setting

### Federal

#### ***Federal Aviation Act and 14 CFR Part 77***

The Federal Aviation Act and 14 CFR Part 77 provides the basis for evaluation of vertical obstruction compatibility. This regulation determines compatibility based on the height of proposed structures or natural features relative to their distance from the ends of a runway. The 500-foot rule states that every citizen has a “public right of freedom of transit in air commerce through the navigable air space. *Aaron v. United States* states that flights 500 feet or more above ground level do not represent a compensable taking because flights of this height or more enjoy a right of free passage without liability to the owners below.

### State

#### ***SB 1468, Government Code Section 65302 (a)(2)***

Pursuant to Government Code section 65302 (a)(2), the land use element “shall consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.” Any development that seriously impacts or hinders the capacity of military bases, installations, and operating and training areas to carry out their routine activities is considered “encroachment” or incompatible land use.

#### ***AB 1108, PRC Section 21083.9***

AB 1108 amended the California Environmental Quality Act (CEQA) to require CEQA lead agencies to notify military installations when a proposed project could potentially impact military operations.

## Key Terms

**Decibel (dB).** A physical unit commonly used to describe noise levels. It is a unit for describing the amplitude of sound, as heard by the human ear.

**Military Installation.** A base, camp, post, station, yard, center, homeport facility for any ship, or other area under the jurisdiction of the U.S. Department of Defense.

**Military Training Route (MTR).** The airspace established for the conduct of military aircraft training flights. MTRs are similar to complex systems of interrelated and interdependent highways in the sky that connect military installations and training ranges. They are used by the U.S. Department of Defense to conduct low-altitude navigation and tactical training.

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## SECTION 3.11 ENVIRONMENTAL JUSTICE AND DISADVANTAGED COMMUNITIES

### Introduction

This section describes the existing conditions and regulatory framework for addressing environmental justice and the needs of disadvantaged communities through the planning process. It first describes environmental justice concerns in general and State legislation addressing environmental justice. It then describes Senate Bill 244 (SB 244) as it pertains to Ventura County and includes an analysis in response to SB 244's requirements (as prepared in conjunction with the County's 2013 Housing Element).

### Major Findings

- The Piru community meets the definition of a disadvantaged, legacy community, although no needs or deficiencies that require major improvements were identified that cannot be handled through private development opportunities.
- There are other unincorporated area communities that meet the definition of a DUC, (i.e., Saticoy and Nyeland Acres), but these communities are within the spheres of influence of Ventura and Oxnard, respectively.

### Existing Conditions

#### Environmental Justice

According to California Code section 65040.12, "environmental justice" is 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." Throughout California, communities with lower incomes, lower levels of education, and higher proportions of minority residents often bear a disproportionate burden of environmental hazards. These environmental inequities are largely a result of land use and development decisions that have led to higher levels of exposure to air and water pollution in lower income communities. Environmental justice laws seek to eliminate these inequities by ensuring that people of all socioeconomic backgrounds are treated equitably in the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The focus of such laws is protecting socioeconomically disadvantaged communities that are already disproportionately burdened by remedying their burdens.

#### *History of Environmental Justice in California*

While requirements for addressing environmental justice through the planning process are relatively new, the issue of environmental justice in California is as old as 18th century Spanish colonization and loss of Native American lands. In more recent California history, the implementation of workplace protections for farmworkers, such as efforts to increase protection from toxic pesticides organized by Cesar Chavez in the 1960s, shows the progression of effort to address environmental injustice. The siting of a hazardous waste facilities in and near disadvantaged communities has also prompted considerable environmental justice concerns in California. For example, in Kettleman City, a toxic waste incinerator was proposed in the predominantly low-income farmworker and primarily Latino community that already had one of the



largest hazardous waste landfills in the nation (ultimately the proposal was withdrawn after three years of protest). Along with these anecdotal examples, several studies in the 1980s found race as a factor in the processes leading to the location of a disproportionately higher number of hazardous waste and toxic-producing facilities in poor and communities with more residents of racial minority groups.

### ***Federal and State Efforts to Address Environmental Justice***

#### **United States EPA**

The Federal government, through the Environmental Protection Agency (EPA), began addressing environmental justice issues by establishing the Environmental Equity Workgroup in 1990, followed by the establishment of the Office of Environmental Equity (now the Office of Environmental Justice) in 1992. In 1994, President Clinton signed Executive Order 12898, directing Federal agencies to develop strategies for addressing environmental and human health impacts in low-income and minority communities.

#### **Senate Bill 115**

California was the first state to address environmental justice in law, when Governor Davis signed Senate Bill 115 (SB 115) in 1999. The bill defined environmental justice and directed CalEPA to develop and implement environmental justice laws. Following SB 115, California has since instituted a series of laws protecting communities from environmental injustices, requiring consideration of the issue in policies, programs, and activities.

#### **Senate Bill 1000**

In response to increasing concerns about vulnerable communities in California experiencing instances of environmental injustice, the State Legislature passed and Governor Brown signed Senate Bill 1000 (SB 1000). SB 1000 requires that general plans adopted after January 2018 include either a stand-alone environmental justice element or goals, policies, and objectives addressing environmental justice integrated in other elements. The law requires general plans to do the following:

- Identify disadvantaged communities within the area covered by the general plan of a city, county, or city and county.
- Identify the 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 physical activity.
- Identify objectives and policies to promote civil engagement in the public decision-making process.
- Adoption of environmental justice goals, policies, and objectives, either in an environmental justice element or in other elements of the general plan. This requirement is triggered by the concurrent adoption or revision of two or more elements of the general plan on or after January 1, 2018. These objectives and policies should prioritize improvements and programs that address the needs of disadvantaged communities.

The primary tool used by to identify disadvantaged communities as defined by SB 1000 is the CalEPA CalEnviroScreen 3.0 mapping tool, which was developed and continues to be maintained by California's Office of Environmental Health Hazard Assessment. CalEnviroScreen is a screening methodology that

helps identify communities that are disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution. Chapter 4, Health and Well-Being, of this Background Report includes a discussion of the scoring system and factors used in identifying disadvantaged communities. Figure 4-13, in Section 4.4 (Active and Healthy Living Disadvantaged Communities) of Chapter 4, shows disadvantaged communities in Ventura County, as identified by CalEnviroScreen. This includes census tracts in the southeastern and northwestern Oxnard Planning Area and along Ventura Avenue in the Ventura Planning Area, southern Santa Paula Area, and the entire Piru Area.

### Senate Bill 244

Senate Bill 244 (SB 244) requires cities, counties, and local agency formation commissions (LAFCO) to identify disadvantaged unincorporated communities and provide an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or deficiencies. SB 244 defines a “disadvantaged unincorporated community” as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income. See the following discussion for more details on SB 244 and how the County has addressed its requirements.

### Senate Bill 244 and Disadvantaged Unincorporated Communities

The State Legislature passed SB 244 (Wolk) in 2011 and later amended with clarifying language in 2012 (SB 1090). According to the Governor's Office of Planning and Research's (OPR) Technical Advisory for Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities, the purpose of this legislation is to identify disadvantaged communities underserved by public water, sewer and other services and “...to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities.”

SB 244 requires local governments to update the Land Use Element based on available data with “an identification of each legacy community within the boundaries of the county that is a disadvantaged unincorporated community, but not including any area within the sphere of influence of any city.” The identification is to include a description of the community and map of its location. In addition, local governments are required to provide an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each identified legacy community. Further, the statute requires an analysis of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible.

In conjunction with preparation and adoption of its 2013 General Plan Housing Element, the County completed an evaluation of disadvantaged unincorporated communities in Ventura County per the requirements of SB 244. The following discussion is excerpted from the 2013 Housing Element.

#### ***Identification of Disadvantaged Communities***

Pursuant to the OPR Technical Advisory, counties are directed to identify DUCs in addition to those corresponding with Census Designated Places (CDPs) as defined by the U.S. Census Bureau. As recommended by OPR, the County consulted LAFCo staff and the 2012 Municipal Service Review LAFCo completed to identify the disadvantaged communities that met the state's definition of a DUC. LAFCo staff identified two communities: Nyeland Acres, and Saticoy. Because these communities lie within the spheres of influence of the cities of Oxnard and Ventura, the respective city must provide the analysis required by Government Code Section 65302.10.

OPR's Technical Advisory recommends that further analysis be conducted to identify any additional disadvantaged, legacy communities in the unincorporated areas of the county. A disadvantaged, legacy community is defined as a community with the following characteristics:

- Has an average median household income less than 80 percent of the state median income;
- Contains no less than 10 dwellings that are adjacent or in close proximity;
- Is geographically isolated;
- Has existed for 50 years or longer; and
- Is not located within a sphere of influence.

To comply with these provisions, the County conducted a GIS survey based on available American Community Survey (ACS) data (2007-2011, 5-year estimates) to determine if and where, disadvantaged communities exist in the unincorporated area. Based on the ACS Census tract data, three of the existing communities identified in the existing General Plan met the income criteria. They include Matilija Canyon, Northfork Springs, and Piru.

After conducting a review of the Matilija Canyon and Northfork Springs communities, the County found that neither community met the standards for a disadvantaged community based on OPR's Technical Advisory. As a result, these communities were not further evaluated for the analysis. Because the Census Tract that includes both Matilija Canyon and Northfork Springs includes all of the North Half of Ventura County, which is located in the Los Padres National Forest, the income data was not representative of these two smaller communities. Therefore, by using Department of Finance data, County Assessor's data and information available on the Internet, the County determined that neither the Matilija Canyon or Northfork Springs communities meet the definition of a disadvantaged community as provided in the statute. Matilija Canyon is a remote canyon with a resort and hot springs that is owned by a homeowner's association. Dwellings within Matilija Canyon are used for a mixture of homeowner, vacation rentals, and second vacation homes. In addition, Matilija Canyon is served by private wells and septic systems. Although there is a mix of residence types, it does not meet the income profile of a disadvantaged community as described above. Northfork Springs is also located in the National Forest, and this community includes approximately 30 to 35 parcels, many of which are vacant. The properties in the Northfork Springs community are large, ranging in size from just under one acre to two and a half acres. County Assessor's Office information indicates the property values exceed the range of affordability for lower income households as described in Table 3-27.

TABLE 3-27 HUD AFFORDABILITY CATEGORIES <sup>1</sup> Ventura County 2010		
Income Category	Percent of Median Household Income	Annual Household Income
Above-moderate income	>120%	> \$104,040
Moderate income	80 - 120%	\$69,360 - \$104,040
Low income	50 – 80%	\$43,350 - \$69,360
Very low income	30 – 50%	\$26,010 - \$43,350
Extremely low income	<30%	< \$26,010

Note: <sup>1</sup>Assumes a four-person household and a median household income of \$86,700.

Source: U.S. Department of Housing and Urban Development, [find source date]. .

Beyond what is recommended by the OPR Technical Advisory, the County considered all existing communities within the unincorporated county to determine whether they meet the criteria for a disadvantaged, legacy community as described above. The County only identified the Piru community as a disadvantaged, legacy community.

### ***Piru Community***

Piru is an unincorporated community located along SR 126 within the Piru Area of Interest. The community is located approximately 6 miles east of Fillmore, within the Santa Clara River Valley in eastern Ventura County. (The Piru community is identified in Figure 3-20 and Figure 3-21 in Section 3.5.) The Piru Area Plan regulates land use in the Piru community, and it contains several maps that depict the land use designations for the area. Piru does meet the criteria of a disadvantaged, legacy community based on its isolated location, location outside a city sphere of influence, existence for over 50 years, population size, and low-income level.

In 2013, there were recent upgrades made to Piru's water and wastewater service. Data is available for Piru based on three certified Environmental Impact Reports (EIR) including the Focused Update to the Piru Area Plan EIR (2008), the Cabrillo Economic Development Corporation (CEDC) Valle Naranjal Farmworker Housing Project EIR (2009), and the Final Supplemental EIR for Housing Element Amendments (2011). The following analysis is based on the three recent project EIRs, along with updates, to fulfill the SB 244 requirements.

### **Water**

The Piru community has adequate water service to serve existing development. Developers of new development will be required to pay connection and facility fees to meet any deficiencies including a new storage tank, new support well, and additional infrastructure. These fees will be assessed through the conditions of approval for three previously approved residential tract maps plus any additional new development, and are anticipated to cover the cost of the necessary water infrastructure improvements.

The Piru community receives potable water from Warring Water Service, Inc. (Warring Water). Warring Water's supply comes from groundwater from the underlying Piru Basin, which is managed by the United Water Conservation District (UWCD). The Piru Basin lies within the Santa Clara River watershed. Groundwater recharge occurs through percolation or runoff from surface water (Piru Creek, Hopper Canyon Creek, and Santa Clara River), direct percolation of precipitation, subsurface flow, and return of irrigation waters. Additionally, water from Lake Piru is diverted to percolation basins near the Piru community to provide recharge.

The Piru Basin is not currently adjudicated. Therefore, no set pumping limits have been established. The Piru Basin recovers to its historic highs because of the large volume of recharge it receives during wet cycles. Approximately 96 percent of the total groundwater that is pumped from the basin is for agricultural use.

Warring Water is supplied by three water wells that are capable of producing approximately 2,046 gallons per minute (gpm). With respect to water distribution and fire flow, the Warring Water system is capable of providing sufficient potable water and required flow for emergency situations to current accounts. However, previous assessment of water supply facilities prepared for the CEDC Valle Naranjal Farmworker Housing EIR indicates that cumulative new development in the Piru Community would require infrastructure upgrades for the supply, storage and distribution system. Required improvements include the addition of a new support well, upgrades and extension of piping, and additional storage

capacity including a new storage tank to accommodate additional demand for the Piru Expansion Area (394 units) and the CEDC Valle Naranjal Farmworker Housing project, which has 66 units. Construction of the CEDC Valle Naranjal project was completed in 2012. To address the water supply deficiencies, CEDC added a new emergency generator and infrastructure improvements to accommodate the Valle Naranjal project.

As indicated previously, it is anticipated that water storage capabilities will need to be enhanced to accommodate cumulative development. Warring Water has planned for these improvements. However, it is expected that the costs of these improvements would be shared by each new unit that is anticipated by the Piru Area Plan and other new developments via connection fees. New residential units for these sites would also pay new connection fees to the water purveyor when the water service is initiated. New connection fees were estimated for the Valle Naranjal project at \$4,220 per unit. Similarly, connection fees would also be calculated and paid for by any other residential project developer. Payment of connection fees and implementation of needed infrastructure improvements will address distribution and storage system deficiencies. In 2009, three tentative tract maps were approved totaling 349 new units (also known as the Piru Expansion Area). These projects will be required to pay connection fees that will be used for necessary water system improvements. Although construction has not begun for these projects, the tract maps are valid until December 2018.

The following excerpt from the Piru Area Plan Update FEIR (2008) further describes the cumulative impacts for the area:

*The cumulative build out of the Piru Community would add an additional estimated 283 new domestic users plus any additional future water demands from local industrial, and commercial, or agricultural connections. Therefore, the cumulative development will exceed Warring Water Service storage tank capacity. This will result in a significant impact to Warring's water storage capacity. The PUC has already approved plans for an additional tank. Warring has the right to charge new users "Facility Fees" as permitted by the PUC. This \$2,000 (142pprox..) per-home-fee contributes to monies set aside for future facilities (such as storage tanks, pumps, etc.) that are necessary for the community. This will help pay for the new tank that will have to be built.*

Another component of the water supply in the Piru area includes reclaimed water from the Piru Wastewater Treatment Plant (PWWTP). The PWWTP capacity was recently expanded. Additional upgrades, including water recycling programs that will capture up to 500,000 gallons per day of reclaimed water for agricultural and landscape irrigation within the Piru area, is planned to be constructed in 2015 (see additional discussion below under wastewater). This planned improvement would provide a maximum potential increase of 284,000 gallons per day (up from the existing 216,000 gallons per day), that could serve new development in the form of landscaping irrigation throughout the Piru community. The use of reclaimed water for landscaping would make additional potable water available from Warring Water to serve domestic water needs of new development.

In summary, water service in the Piru community is adequate to serve the existing development. Developers of new development will be required to pay connection fees, and possibly facility fees, to meet any deficiencies including a new storage tank, new support well, and additional infrastructure. These fees will be assessed through the conditions of approval for three previously approved residential tract maps plus any additional new development, and are anticipated to cover the cost of the necessary water infrastructure improvements.



**Wastewater**

The Piru community is served by Ventura County Waterworks District (VCWD) # 16 for sanitary sewer service. Liquid wastes in Piru are treated at the Piru Wastewater Treatment Plant (PWWTP) that is owned and operated by VCWD #16. The PWWTP is located approximately 1.5 miles southwest of the Piru Community. Expansion of, and upgrades to, the PWWTP to improve the quality of the effluent and increase the capacity were completed in February 2010. The expansion upgraded the capacity of the treatment plant from 260,000 gallons per day (gpd) to 500,000 gpd. According to the Director of Water and Sanitation, the upgraded PWWTP is able to accommodate full buildout of the Piru Community with available capacity of approximately 99,000 gallons per day. Because the PWWTP expansion was designed to accommodate full buildout of the Piru Community, wastewater capacity can accommodate new development that is consistent with the General Plan. Therefore, no deficiencies to wastewater service were identified and no improvements to the sewer plant are necessary to continue to serve existing and new development.

The PWWTP was completed and placed in service in February 2010 to comply with the Los Angeles Regional Water Quality Control Board (LARWQCB) permit requirements. Total cost of the project was approximately \$14.0 million. The County received about \$ 8.5 million in American Reinvestment and Recovery Act (ARRA) grant funds, and the balance of the funds are from the State Water Resources Control Board – State Revolving Fund (SWRCB SRF) loan with a 1.0 percent interest for 30 years. No other infrastructure needs or deficiencies related to the PWWTP were identified.

The reclaimed water system is planned to be constructed by 2015 with a \$3.5 million Proposition 84 grant. It will produce 500,000 gpd of reclaimed water that will be available only at full build-out capacity. At this time, the inflow of reclaimed water to the PWWTP is only about 210,000 gpd. When the reclaimed water facility is completed, the County plans to use this water for agricultural purposes in close proximity of the PWWTP to reduce water transport and overall costs. For a developer to use recycled water from the PWWTP, the infrastructure costs will be expensive because of the distance and elevation of the proposed developments in Piru area. However, if this becomes a development requirement from the County, the Water and Sanitation District will work with the developers to make this happen.

**Storm Water Drainage**

Piru, along with Fillmore, Santa Paula, East Ventura, El Rio, Oxnard, and Port Hueneme, are all located within the Santa Clara River Watershed (Zone 2). In the unincorporated area of Piru, the Ventura County Watershed Protection District (WPD) exercises regulatory jurisdiction over certain storm drainage detention basins and storm water drainages which are known as "red line" channels. The District manages 181.23 miles of red line channels in Zone 2, which can either be improved or unimproved. The red line channels in the vicinity of Piru include Piru Creek to the east and Warring Canyon Wash to the west.

Piru Creek drains towards the south from the Los Padres National Forest and the Lake Piru water reservoir to the Santa Clara River. Flows from the reservoir are controlled at the dam. Warring Wash is an unimproved ditch that generally extends along the western border of the Piru Community and flows south then west to join with the Real Canyon Wash and then south again towards the Santa Clara River. According to the County's Floodplain Manager, the Piru Community is intersected by the 100-year flood plain. The community of Piru receives an average of 17.36 inches of rain annually.

In 2005, heavy rains and storm waters flooded some parts of the Piru community and some residents were temporarily evacuated. The proposed Piru Expansion Area, where the three residential tract maps were approved in 2008, was not flooded in 2005. Although there was no flooding of the Colina Vista and

Citrus View residences, many residents left their homes as a precautionary measure as the Piru Creek filled with water but never topped its banks.

Within the past five years, the Ventura County Public Works Agency (PWA) installed a 24-inch diameter storm drain in Main Street with road funds, but as of 2013 PWA had no other drainage improvement plans. The storm drain along Main Street and its associated box culvert at Highway 126 is not a red-line channel, but is regulated by County PWA. Although additional storm drain improvements in the Piru community may be necessary with new development, a communitywide assessment has not been completed. The County requires any additional storm drain improvements or on-site storm water retention facilities to be installed at the developer's expense.

According to the PWA Development and Inspection Services Manager, the extent of mapped floodplains on the west side of the community, based on the FEMA Flood Insurance Rate Maps (FIRMs), can most likely be reduced with future improvements, including earth fill to minimize flooding. If the areas remain rural and agricultural, the lower or central part of the Piru community most likely would not experience flooding. However, according to the County's floodplain manager, a hydraulic analysis would be required as part of a building permit to determine the regulatory floodway and the actual floodplain boundaries for any new development. Based on the results of that analysis, permitting, siting, and construction of a residential development would, by regulation, need to occur outside the boundaries of the regulatory floodway and any development within the floodplain would need to be consistent with all Federal, State, and local regulations governing such development. While it is not clear where, if any, improvements will be necessary, new information suggests that portions of the Piru community may fall within the regulatory floodway. Additional hydraulic analysis would be necessary to determine the exact boundaries of the regulatory floodway and the water volume capacity of the existing drainages.

Although the Piru community may need some storm water drainage improvements, there is no comprehensive study available that identifies specific deficiencies. Generally, any new development project applicant is required to bear the cost burden of necessary improvements to protect their property from flooding. To more definitively define the floodway boundaries, a hydraulic study would be necessary. The cost of such a study is typically the property owner/developer's responsibility.

### **Structural Fire Protection**

The Ventura County Fire Station Number 28, which is located on North Church Street in Piru, provides fire protection services in the Piru and east Santa Clara Valley area. The station was built in 1950 and was extensively remodeled in 2008. The station has been a strong center for the volunteer firefighter program over the years, producing many full-time firefighters from the ranks of volunteers. In 2013, the Firefighter position was upgraded to Firefighter/Paramedic. The Piru Fire Station is staffed daily by three firefighters and houses a medic/engine, a brush engine and a patrol (Patrol-16). During the height of fire season, Patrol-16 is staffed and assigned to the Lockwood Valley area.

The Piru community is not located within the mapped High Fire Hazard Areas (Figure 2.13.2b of the existing General Plan Hazards Appendix). Therefore, existing personnel, equipment, and facilities for the Piru community are adequate and provide the necessary response capability.

As indicated previously, Warring Water Service is the water purveyor in this area. In a previous EIR, Warring Water Service noted that, "...with its current obligations to existing customers, Warring has determined that no additional services can be added to the system without additional storage being provided, since the existing system is at its limits" (Warring Water Service 2008). Existing 2013 customer needs are being met, but additional storage capacity and upgrades are needed for both domestic and

emergency water needs for new development. The County expects that the costs of these improvements would be shared by each new unit that is anticipated by the Piru Area Plan via connection fees. The County would assess connection fees for all new residential units payable to the water purveyor when the water service is initiated. New connection fees were estimated for the Valle Naranjal project at \$4,220 per unit. Payment of connection fees and implementation of needed infrastructure improvements would address distribution and storage system deficiencies. In 2013 there were no identified needs or deficiencies related to fire protection, therefore no financing for improvements is needed.

### **Benefit Assessment Districts/Financing Alternatives**

Government Code section 65302.10 also requires “an analysis...of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible.” Financing for the upgrades that were made to the PWWTP in 2010 were discussed above under wastewater. Potential new development in the Piru Community may be subject to the preparation of a hydraulic study to determine flooding susceptibility, or the extension of infrastructure to utilize recycled water for irrigation. Costs for service extensions to use recycled water for irrigation would be the responsibility of the developer. However, neither one of these possible requirements constitute a community wide deficiency in services. As indicated in the analysis, no specific needs or deficiencies were identified that would require major funding efforts in the Piru community.

### **Summary**

In summary, although the Piru community meets the definition of a disadvantaged, legacy community, no needs or deficiencies that require major improvements were identified that cannot be handled through private development opportunities.

## **Regulatory Setting**

### **State**

#### ***Senate Bill 244 Disadvantaged Communities (Government Code Section 65302.10)***

Senate Bill (SB) 244 requires that each city and county must complete the Disadvantaged Communities analysis in the Land Use Element on or before the adoption of its Housing Element. Municipalities must base the Disadvantaged Communities analysis on available data, including, but not limited to, the data and analysis developed pursuant to Section 56430, of unincorporated island, fringe, or legacy communities inside or near its boundaries.

#### ***Senate Bill 1000 (SB 1000)***

SB 1000 was passed in 2016, and requires jurisdictions to identify environmentally disadvantaged communities and develop measures to mitigate the adverse effects. SB 1000 uses the California Environmental Protection Agency definition of disadvantaged communities, which is based on Senate Bill 535. The definition of an environmentally disadvantaged community is based on scores derived from CalEnviroScreen 2.0. Census tracts that rank within the highest (worst) 25 percent of all scores are defined as a disadvantaged community.

## **Local**

### ***Ventura County General Plan***

The existing General Plan provides the disadvantaged unincorporated communities analysis in the Land Use Appendix, which was adopted in October 22, 2013.

## **Key Terms**

**Community.** An inhabited area within a city or county that is comprised of no less than 10 dwelling units adjacent or in close proximity to one another.

**Disadvantaged Unincorporated Community (DUC).** A fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

**Island Community.** Any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

**Fringe Community.** Any inhabited and unincorporated territory that is within a city sphere of influence.

**Legacy Community.** A geographically isolated unincorporated community that is inhabited and has existed for at least 50 years.

**Municipal Service Review (MSR).** A study conducted by LAFCo for a city, county, or special district that examines all public service needs for the area and recommends action to promote the efficient provision of public services.

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### **Persons Consulted**

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## **APPENDIX 3.A HOLDING CAPACITY AND REMAINING DEVELOPMENT METHODOLOGY**

This appendix describes how the holding capacity estimates and the remaining development potential estimates that appear in Section 3.7 were calculated.

### **Total Development Holding Capacity**

The County's 2005 General Plan includes a detailed calculation of holding capacity for the entire county, including incorporated areas, based on existing plans and zoning (the County's and the cities'). The holding capacity estimates account for both residential capacity (dwelling units and associated population) and non-residential capacity (building square footage and associated employment). The estimates are aggregated to the County's Planning Areas, within which they are broken down by areas within city spheres of influence (SOIs) and those outside SOIs. This information is presented in Figures 3.2.2 (page 3) and 3.2.3 (page 12) in the current General Plan Land Use Appendix (10-22-13 Edition). The total development holding capacity summary depicted in Tables 3-17 and 3-18 is derived from these tables. To facilitate manipulation of the data in Figures 3.2.2 and 3.2.3, the tables were first converted into Excel spreadsheets. In doing so, Excel data fields were created to correspond with the source information in the Land Use Appendix figures. Table 3.A-1 shows how the data fields in the Excel spreadsheet were derived from the Land Use Appendix figures, first for residential and then for non-residential.

With this information converted into Excel data, summary tables were prepared according to geography (e.g., Planning Area, SOI) and land use designation (which in some cases included zoning categories). For Table 3-17 (residential) and Table 3-18 (non-residential), existing holding capacity was summarized by County Planning Area, with a distinction between areas within spheres of influence and outside of spheres of influence.

TABLE 3.A-1 DEVELOPMENT HOLDING CAPACITY SOURCE DATA	
Field	Source in LU Appendix Figures 3.2.2 and 3.2.3
<b>Residential (Table 3-17)</b>	
Planning Area	Land Use Designation column
City-Area-Community	Land Use Designation column
SOI	Land Use Designation column
Land Use Designation	Land Use Designation column
Gen. Plan Acres	Gen Plan Acres
Low Range DU/Ac	Low Range DU/Ac
High Range DU/Ac	High Range DU/Ac
Low Range DUs	Low Range DUs
High Range DUs	High Range DUs
Year 2020 Pop/DU	Year 2020 Pop/DU
Low Range Pop	Low Range Pop
High Range Pop	High Range Pop
Low Range Pop/Ac	Low Range Pop/Ac
High Range Pop/Ac	High Range Pop/Ac
<b>Non-Residential (Table 3-18)</b>	
Planning Area	Land Use Designation column
City-Area-Community	Land Use Designation column
SOI	Land Use Designation column
Designation	Land Use Designation column
General Plan Acres	Gen Plan Acres
Building Intensity (%)	Building Intensity (%)
Floor Area	Floor Area
Building Sq Ft	Building Sq Ft
Emp/Ksf	Emp/Ksf
Total Emp	Total Emp
Emp/Acre	Emp/Acre

## Remaining Development Potential Estimation Methodology

### Residential

The characterization of remaining development potential for residential uses is based entirely on the County's 2014 Housing Element Update, which included a detailed inventory of sources of land that could be suitable for housing to accommodate the County's RHNA. Section 3.3.7 (Inventory of Land Available for Residential Development) of the Land Use Appendix (10-22-13 Edition) documents the Housing Element analysis (starting on page 117). Similar to the total development holding capacity analysis, data was "mined" from the Land Use Appendix to create an Excel-based data table. This, in part, allowed for the creation of geographic summary information by linking the parcel-based Housing Element data to the GIS-derived parcel data created for the GP Update. Table 3.A-2 describes the Housing Element data used to create an Excel table with over 600 records that provides the basis for characterizing residential development potential summarized in Table 3-19 and Table 3-22. Table 3-22 is a composite of the parcel-specific data and the estimates that were presented in aggregate form in the

Housing Element (e.g., second units, farmworker units). For the latter, there was no individual parcel information, so the development potential was not associated with geography.

TABLE 3.A-2 HOUSING ELEMENT DEVELOPMENT CAPACITY SOURCES	
Category	Sources (Land Use Appendix)
Parcel-specific inventory of vacant, residentially zoned land suitable for development. This information is the basis for Table 3-19 in the Background Report.	<ul style="list-style-type: none"> <li>Figure 3.3.7-1 (Residential High Density Zoned Parcels)</li> <li>Figure 3.3.7-7 (Piru Expansion Area: Rieder, Jensen, Finch Properties)</li> <li>Limoneira Company Farmworker Housing Complex near Santa Paula (APNs provided in Housing Element narrative on page 126)</li> <li>Cabrillo Economic Development Corporation in Piru (APN provided in Housing Element narrative on page 126)</li> <li>Figure 3.3.10-1 (Vacant Parcels Suitable for Moderate-Income Residential Development)</li> <li>Figure 3.3.10-2 (Vacant Parcels Suitable for Above-Moderate Income Residential Development)</li> </ul>
Second Units	<ul style="list-style-type: none"> <li>Narrative starting on page 118, including Figure 3.3.7-2 (Potential Second Dwelling Units). This amounts to approximately 16,000 units.</li> </ul>
Farmworker Units (Ministerial)	<ul style="list-style-type: none"> <li>Narrative starting on page 121. The Housing Element estimated a capacity of 983 farmworker units. This capacity was not associated with specific parcels.</li> </ul>
Farmworker Complexes	<ul style="list-style-type: none"> <li>Narrative starting on page 122. The Housing Element estimated a theoretical capacity of 9,349 units in farmworker complexes. This capacity was not associated with specific parcels.</li> </ul>
CSUCI Housing	<ul style="list-style-type: none"> <li>Starting on page 124, there is a description of the potential for 242 units at CSUCI.</li> </ul>

In addition to the sources shown in Table 3.A-2, the vacant parcels on land zoned OS, AE, and RA were analyzed to identify potential development available for principal dwelling units. The following constraints were applied to all vacant parcels within these zones to identify land considered suitable for development: public lands, steep slopes that exceed 20%, sensitive habitats (Threatened, endangered or rare species), land within a floodway, designation of either urban or existing community), parcels within the Ojai Traffic Impact Area, and parcels less than one acre in size. This resulted in the identification of 295 vacant parcels that could accommodate a principal dwelling unit. This total assumes no subdivision of OS, AE or RA zoned land. While these parcels can accommodate a principal single-family unit and a second unit, the potential second units on these parcels have been accounted for in Table 3.A-2. Table 3-21 summarizes these parcels by Planning Area.

## Non-Residential (Commercial and Industrial)

The non-residential development potential summarized in Table 3-23 and Table 3-24 is based on an Excel-based data table that was built from the GIS database prepared for the GP Update project. The parcel-based data table includes records for every parcel in the unincorporated county (approximately 43,000 parcels). The estimation of remaining non-residential development and employment potential in the unincorporated area consisted of the following steps:

1. **Isolation of Vacant Non-Residential Land:** This entailed “filtering” the records to include only those parcels identified by the County Assessor as vacant (based on the use codes shown in Table 3.A-3). The Assessor classifies “land that lacks the essential, appurtenant improvements required to make it useful” as vacant or unimproved. This includes approximately 5,000 parcels or 8,250 acres of land as of 2016.

TABLE 3.A-3 ASSESSOR’S USE CODES: VACANT LAND	
Use Code	Description
1011	Vacant Land to 5 Acres (Not Zoned for Multi-Family and Not Tract)
1012	Vacant Land over 5 Acres (Not Zoned for Multi-Family)
1013	Vacant Land Zoned for Multi-Family, R-2 and Up
1014	Vacant Land to 5 Acres, Residential Tract Only (Not Zoned for Multi-Family)
2011	Vacant Industrial Land to 5 Acres
2012	Vacant Industrial Land over 5 Acres
5011	Vacant Commercial Land to 5 Acres
5012	Vacant Commercial Land over 5 Acres
6011	Vacant Land (C-O, P-O, etc.)

2. **Isolation of Commercial and Industrial Land:** This consisted of filtering the 5,000 vacant parcels to focus only on those zoned for commercial or industrial uses (as summarized in Table 3.A-3. This resulted in 116 vacant parcels with commercial or industrial zoning.

TABLE 3.A-4 ZONING CLASSIFICATIONS: VACANT LAND	
Zone	Zone Label
Neighborhood Commercial	C1
Commercial Planned Development	CPD
Industrial Park	M1
Limited Industrial	M2
General Industrial	M3
Town Center (Saticoy)	TC
Industrial (Saticoy)	IND
Coastal Commercial	CC
Coastal Industrial	CM

3. **Elimination of Substandard Parcels:** To further isolate developable land, parcels that did not meet minimum lot size requirements were filtered out. For instance, 10 parcels zoned CC-20,000 were eliminated because they were smaller than 20,000 square feet and over 60 parcels zoned M2-10,000 were eliminated because they were smaller than 10,000 square feet. This filtering process resulted in the isolation of approximately 100 developable commercial and industrial parcels totaling approximately 450 acres.
4. **Spot Check for Anomalies:** Based on a spot check using a combination of GIS data, Google Earth/Google Street View reconnaissance, and Assessor’s parcel maps, several parcels were eliminated from the developable category. This included three parcels associated with the Rincon

onshore filtering facility that are zoned for industrial uses, but categorized by the Assessor as vacant; these parcels totaled over 260 acres.

This screening process resulted in the identification of 87 developable commercial and industrial parcels totaling 184.4 acres. Of these, 44 parcels (140.6 acres) are inside city spheres of influence and 43 parcels (43.8 acres) are outside of city spheres of influence, as summarized in Table 3-23. The same building intensity and employment density assumptions used for the development capacity analysis were applied to calculate potential employment, also shown in Table 3-23.

### **Additional Holding Capacity Assumptions**

In addition to the development capacity methodology described above, Chapter 2, Demographics and Economics presents the economic and market demand measures for different land uses. Specifically, Table 2-40 includes calculations for the amount of vacant residential, commercial and industrial land (supply) available for development compared with the demand for these land uses based on projected population and employment growth through 2040.

Residential land supply in Table 2-40 does not account for residential development potential associated with a total of 26,867 ancillary dwelling units. These units comprise the following breakdown: 16,000 second units, 980 farmworker housing units, 9,350 farmworker complex dwelling units, 242 non-student dwelling units at California State University Channel Islands, and 295 dwelling units on vacant land zoned OS, AE, and RA which can accommodate an additional 295 principal dwelling units.

Residential land demand in Table 2-40 assumes that the County's remaining residential development potential on vacant residential land yields an average of 1.9 dwelling units per acre (722.9 acres/1,361 dwelling units). At this density, vacant residential land would support approximately 24 percent of the projected dwelling unit demand of 5,670 units between 2012 and 2040. Accommodating the remainder of the projected residential demand at this density (i.e., 4,309 units at 1.9 dwelling units per acre), would require rezoning up to 2,268 acres of land.



## APPENDIX 3.B NON-COASTAL ZONING ORDINANCE ARTICLE 5/COASTAL ZONING ORDINANCE ARTICLE 4

This appendix includes the entirety of Ventura County's Non-Coastal Zoning Ordinance<sup>1</sup> *Article 5: Uses and Structures by Zone* and Coastal Zoning Ordinance<sup>2</sup> *Article 4: Permitted Uses*. The appendix presents the uses and structures that are allowed in each zone district and indicates the type of land use entitlement or permit required to establish a particular use in that zone.

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<sup>1</sup> Ventura County Non-Coastal Zoning Ordinance, effective date April 18, 2017.

<sup>2</sup> Ventura County Coastal Zoning Ordinance, effective date July 1, 2017.

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