

# EXHIBIT 2b

## Proposed General Plan Table Changes

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Proposed County-Initiated General Plan Amendment

(Case No. PL22-0041)

Ventura County Planning Commission Hearing Case No. PL22-0041 Exhibit 2b - Proposed General Plan Table Changes
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Exhibit 2b Reader’s Guide

- Deletions** Indicates text that is proposed for deletion.
- Additions Indicates text that is proposed for addition.
- Staff Notes* Indicates staff notes that are included in Exhibit 2b for clarity.

NOTE: The reformatted tables are proposed to replace the currently formatted version from the General Plan. No policy changes are proposed as part of these proposed revisions included herein. The proposed revisions are included for clarity and to provide consistent formatting for tables included in the General Plan.

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

#	Applicable General Plan/Area Plan Section	Rationale
1	Land Use and Community Character Element	<p>Revisions and reformatting to Table 2-1 (General Plan Land Use Designations and Zoning Compatibility Matrix) are proposed to provide clarity and consistent table formatting across the General Plan.</p> <p>The “CPD/CBD” zone is proposed for deletion as the “CBD” overlay zone is erroneously included in Table 2-1. The “CPD/CBD” zone refers to parcels zoned Commercial Planned Development within the Community Business District overlay zone. Overlay zones are not considered when determining compatibility between the base Zone Classification and Land Use Designations.</p> <p>The erroneous compatibility between the Coastal Residential Planned Development (CRPD) and Residential Planned Development General Plan Land Use Designation is also proposed for deletion.</p>

Proposed Table 2-1, in legislative format, is included below.



Table 2-1 General Plan Land Use Designations and Zoning Compatibility Matrix  
 Revision Date: (Staff Notes: Anticipated December 17, 2024)

General Plan Land Use Designations	Coastal and Non-Coastal Zones																														
	AE	C1	CA	CC	CM	COS	CPD	CR	CR1	CR2	CRE	CRPD	IND	M1	M2	M3	OS	OS-REC <sup>2</sup>	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP
Rural								■			■											■			■			■			
ECU-Rural								■			■											■			■			■			
Agricultural	■		■																												
ECU-Agricultural	■		■																			■									■
Open Space <sup>1</sup>	■		■			■											■	■													
ECU-Open Space <sup>1</sup>	■		■			■											■	■													
Very Low Density Residential																				■		■			■			■			
Low-Density Residential									■	■										■	■										
Medium-Density Residential										■									■							■				■	
Residential High-Density																										■					
Residential Planned Development												■																	■		
Coastal Residential Planned Development												■																			
Residential Beach																						■	■								
Mixed Use																			■											■	
Commercial		■		■			■																								
Commercial Planned Development							■																								
Industrial					■								■	■	■	■															
State, Federal, Other Public Lands						■											■														
Notes:	<sup>1</sup> The minimum lot size is 10 acres, or 20 acres if contiguous with Agricultural.																														
	<sup>2</sup> Parcels and corresponding zone classifications have not yet been identified for Open Space Parks and Recreation zone classification.																														

***Table 2-2: Land Use Designation Compatible  
Minimum Lot Area and Maximum  
Density / Intensity***

***Table 2-3: Maximum Building Lot Coverage  
Development Standards for Lots Not  
Subject to an Area Plan***

#	Applicable General Plan/Area Plan Section	Rationale
2	Land Use and Community Character Element	<p>Revisions and reformatting to Table 2-2 (Land Use Designation Compatible Minimum Lot Area and Maximum Density / Intensity) are proposed to provide clarity and consistent table formatting across the General Plan.</p> <p>Table 2-3 (Maximum Building Lot Coverage Development Standards for Lots Not Subject to an Area Plan) is proposed as a new table to align the General Plan with the recent incorporation of building lot coverage development standards into the Non-Coastal Zoning Ordinance, which was approved by the Board of Supervisors July 25, 2023.</p>

Proposed Table 2-2 and 2-3, in legislative format, is included below.



**Table 2-2 Land Use Designation Compatible Minimum Lot Area and Maximum Density / Intensity**  
**Revision Date:** (Staff Notes: Anticipated December 17, 2024)

Acronym	Land Use Designation	Maximum Density <sup>1</sup> / Intensity	Minimum Lot <del>Size</del> <u>Area</u> <sup>2</sup>	Max. Building Lot Coverage
Rural, Agricultural, and Open Space Designations				
RUR	Rural	1 du/2 ac	2 acres, or zone suffix equal to or more restrictive than 2 acres	25%
ECU-R	ECU-Rural	1 du/2 ac	2 acres	25%
AG	Agricultural	1 du/40 ac	40 acres	5%
ECU-A	ECU-Agricultural	1 du/40 ac	40 acres	5%
OS	Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
ECU-OS	ECU-Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
Residential Designations				
VLDR	Very Low Density Residential	4 du/ac	10,000 SF	n/a* n/a* n/a* n/a* n/a* n/a*
LDR	Low-Density Residential	6 du/ac	6,000 SF	
MDR	Medium-Density Residential	14 du/ac	3,000 SF	
RHD	Residential High-Density	20 du/ac	No Minimum	
RPD	Residential Planned Development	20 du/ac	No Minimum	
CRPD	Coastal Residential Planned Development	36 du/ac	No Minimum	
RB	Residential Beach	36 du/ac	1,500 SF	
Mixed Use, Commercial, and Industrial Designations				
MU	Mixed Use	20 du/ac; <del>60% building coverage</del>	No Minimum	60%
C	Commercial	<del>60% building coverage</del> Not Applicable	No Minimum	60%
CPD	Commercial Planned Development	<del>60% building coverage</del> Not Applicable	No Minimum	60%
I	Industrial	<del>50% building coverage</del> Not Applicable	10,000 SF	50%*
Other Designations				
P	State, Federal, Other Public Lands	n/a Not Applicable	None	n/a

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

<sup>1</sup> The dwelling unit per acre figures in Table 2-2 are provided for illustrative purposes only and are not to be applied as development standards without reference to other applicable General Plan, area plan, zoning and/or subdivision standards. The actual maximum residential density that is permitted on a given parcel is determined by the objective development standards applicable to the parcel and proposed project pursuant to the General Plan, area plans, zoning and subdivision ordinances.

<sup>2</sup> The minimum lot area figures in Table 2-2 reflect the minimum parcel areas that are consistent and compatible with the General Plan land use designations and are not to be applied as development standards. The actual minimum lot area that applies to a given parcel is determined by the parcel's zoning classification, which may be larger than the minimum lot area reflected in Table 2-2.



Table 2-3

Maximum Building Lot Coverage Development Standards for Lots Not Subject to an Area Plan<sup>1</sup>

Revision Date: (Staff Notes: Anticipated December 17, 2024)

<u>Lots Within a Mapped Existing Community Designated Area Boundary<sup>2</sup> and Not Subject to an Area Plan</u>		<u>Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan</u>		
<u>Non-Coastal Zoning Ordinance Classification</u>	<u>Maximum Building Lot Coverage (Percent of Gross Lot Area)</u>	<u>General Plan Land Use Designation</u>	<u>Maximum Building Lot Coverage (Percent of Gross Lot Area)</u>	
RA	25	Rural	25	
RA – 1 ac	25	ECU-Rural	25	
RA - 160 ac	25	Agricultural	5	
RE - 10,000 sq ft	36	ECU-Agricultural	5	
RE - 13,000 sq ft	33	Open Space	5	
RE - 18,000 sq ft	30	ECU-Open Space	5	
RE - 20,000 sq ft	29	Mixed Use	60	
RE - 20,000 sq ft av	29	Commercial	60	
RE - 40,000 sq ft	25	Commercial Planned Development	60	
RE – 1 ac	25	Industrial	50	
RE – 1 ac/MRP	25	State, Federal, Other Public Land	Not Applicable	
RE – 2 ac	25			
RE – 5 ac	25			
RE – 10 ac	5			
RE – 13 ac	33			
RE – 20 ac	5			
RE – 30 ac	26			
R1 – 6,000 sq ft	45			
R1 – 8,000 sq ft	39			
R1 – 10,000 sq ft	36			
R1 – 13,000 sq ft	33			
R1 – 20,000 sq ft	29			
R2 – 7,000 sq ft	50			
RO – 20,000 sq ft	29			
RO – 1 ac	25			
RHD – 20 du/ac	60			
RPD	60			
RPD – 1 du/ac	25			
CPD	60			
CO	50			
C1	60			
M2 – 10,000 sq ft	50			
M3 – 10,000 sq ft	40			
<b>Notes:</b>		du: Dwelling Unit		
ac: Acre		MRP: Mineral Resource Protection Overlay Zone		
av: Average		sq ft: Square Feet		
<sup>1</sup> Exceptions and exclusions may apply to building lot coverage development standards. Refer to the applicable Zoning Ordinance for a full list of exceptions and exclusions.				
<sup>2</sup> Refer to General Plan Figure 2-1 (Urban and Existing Community Designated Areas) for all mapped Existing Community Designated Area boundaries.				



***Table 7-1: Projected 2040 Noise Levels and Contours***

#	Applicable General Plan/Area Plan Section	Rationale
3	Hazards and Safety Element	Reformatting to Table 7-1 (Projected 2040 Noise Levels and Contours) from the Hazards and Safety Element is proposed to provide consistent table formatting across the General Plan.

Proposed Table 7-1, in legislative format, is included below.

Corridor and Segment		Noise (dBA CNEL) at 50 Feet from Roadway	Noise Contour Distance (Feet)		
			60 dBA	65 dBA	70 dBA
Roadways					
1	Aggen Road north of Los Angeles Avenue (SR 118)	55.0	32	10	3
2	Balcom Canyon Road south of South Mountain Road	58.2	65	21	7
3	Balcom Canyon Road north of Los Angeles Avenue (SR 118)	57.1	51	16	5
4	Bardsdale Avenue east of Sespe Street	56.7	47	15	5
5	Beardsley Road north of Central Avenue	62.8	190	60	19
6	Box Canyon Road south of Santa Susana Pass Road	59.3	86	27	9
7	Bradley Road north of Los Angeles Avenue (SR 118)	62.2	166	52	17
8	Briggs Road south of Telegraph Road	62.9	197	62	20
9	Briggs Road north of Telegraph Road	58.8	75	24	8
10	Bristol Road west of Montgomery Avenue	65.9	387	123	39
11	Broadway Road west of Grimes Canyon Road (SR 23)	61.0	125	40	13
12	Burnham Road south of Baldwin Road (SR 150)	57.7	59	19	6
13	Burnham Road east of Santa Ana Road	57.3	54	17	5
14	Calle Yucca north of Camino Manzanitas	54.2	26	8	3
15	Camino Dos Rios west of Lynn Road	57.2	52	17	5
16	Canada Larga Road east of Ventura Avenue	54.4	28	9	3
17	Casitas Vista Road west of Ojai Freeway (SR 33)	58.6	72	23	7
18	Center School Road south of Los Angeles Avenue (SR 118)	56.2	42	13	4
19	Center Street (Piru) west of Telegraph Road (SR 126)	54.7	29	9	3
20	Central Avenue west of Ventura Freeway (US 101)	67.9	619	196	62
21	Central Avenue west of Santa Clara Avenue	67.9	620	196	62
22	Central Avenue east of Vineyard Avenue (SR 232)	64.5	284	90	28
23	Channel Islands Boulevard west of Rice Avenue	68.4	693	219	69
24	Creek Road east of Country Club Drive	55.8	38	12	4
25	Creek Road east of Ventura Avenue (SR 33)	62.6	181	57	18
26	Donlon Road north of La Cumbre Road	52.0	16	5	2
27	Doris Avenue east of Victoria Avenue	64.9	311	98	31
28	El Roblar Drive west of Maricopa Highway (SR 33)	57.7	58	18	6
29	Etting Road east of Dodge Road	62.0	159	50	16
30	Fairview Road east of Maricopa Highway (SR 33)	51.4	14	4	1
31	Fairway Drive north of Valley Vista Drive	57.3	53	17	5
32	West Fifth Street east of North Harbor Boulevard	59.6	92	29	9
33	Foothill Road west of Peck Road	61.1	128	40	13
34	Foothill Road west of Briggs Road	56.2	42	13	4
35	Foothill Road east of North Wells Road	62.1	161	51	16



**Table 7-1** Projected 2040 Noise Levels and Contours  
Revision Date: (Staff Notes: Anticipated December 17, 2024)

Corridor and Segment		Noise (dBA CNEL) at 50 Feet from Roadway	Noise Contour Distance (Feet)		
			60 dBA	65 dBA	70 dBA
36	Foothill Road east of Saticoy Avenue	63.3	211	67	21
37	Gonzales Road east of North Harbor Boulevard	63.3	213	67	21
38	Grimes Canyon Road north of Los Angeles Avenue (SR 118)	61.5	142	45	14
39	Guiberson Road east of Chambersburg Road (SR 23)	57.7	58	18	6
40	Harbor Boulevard north of Gonzales Road	70.6	1,153	365	115
41	Harbor Boulevard south of Gonzales Road	70.3	1,074	340	107
42	Howe Road east of Torrey Road	51.6	14	5	1
43	Hueneme Road east of Las Posas Road	67.1	512	162	51
44	Hueneme Road east of Nauman Road	66.9	495	156	49
45	Hueneme Road east of Wood Road	66.2	417	132	42
46	Hueneme Road east of Olds Road	68.7	746	236	75
47	Kanan Road east of Lindero Canyon Road	66.6	460	145	46
48	Kanan Road east of Hollytree Drive/Oak Hills Drive	66.6	454	143	45
49	Kanan Road south of Tamarind Street	68.2	667	211	67
50	La Luna Avenue south of Lomita Avenue	56.4	44	14	4
51	Laguna Road east of Pleasant Valley Road	60.4	109	34	11
52	Las Posas Road north of East Fifth Street (SR 34)	67.7	587	186	59
53	Las Posas Road south of East Fifth Street (SR 34)	67.8	601	190	60
54	Las Posas Road south of Hueneme Road	65.6	361	114	36
55	Lewis Road south of Pleasant Valley Road	69.0	788	249	79
56	Lewis Road north of Potrero Road	67.9	617	195	62
57	Lockwood Valley Road west of Kern County Line	56.8	48	15	5
58	Lockwood Valley Road east of Maricopa Highway (SR 33)	49.0	8	3	1
59	Lomita Avenue east of Tico Road	59.1	82	26	8
60	Main Street (Piru) north of Telegraph Road (SR 126)	56.7	46	15	5
61	Moorpark Road north of Santa Rosa Road	70.7	1,168	369	117
62	Old Telegraph Road west of Grand Avenue	59.2	82	26	8
63	Olds Road north of Hueneme Road	61.4	137	43	14
64	Olivas Park Drive west of Victoria Avenue	68.9	769	243	77
65	Pasadena Avenue east of Sespe Street	50.7	12	4	1
66	Patterson Road south of Doris Avenue	52.5	18	6	2
67	Pleasant Valley Road south of East Fifth Street (SR 34)	69.4	861	272	86
68	Pleasant Valley Road west of Las Posas Road	68.2	663	210	66
69	Portero Road east of Lake Sherwood Drive East	62.8	193	61	19
70	Portero Road west of Stafford Road	59.9	97	31	10
71	Portero Road west of Hidden Valley Road	52.4	17	6	2
72	Portero Road at Milepost 2.75	58.6	73	23	7
73	Portero Road east of Lewis Road	62.7	188	59	19
74	Rice Avenue south of East Fifth Street	72.9	1,936	612	194



**Table 7-1** Projected 2040 Noise Levels and Contours  
Revision Date: (Staff Notes: Anticipated December 17, 2024)

	Corridor and Segment	Noise (dBA CNEL) at 50 Feet from Roadway	Noise Contour Distance (Feet)		
			60 dBA	65 dBA	70 dBA
	(SR 34)				
75	Rice Avenue north of Channel Islands Boulevard	71.9	1,559	493	156
76	Rice Avenue north of Hueneme Road	59.8	96	30	10
77	Rice Road south of Lomita Avenue	59.8	96	30	10
78	Rose Avenue south of Los Angeles Avenue (SR 118)	64.2	265	84	26
79	Rose Avenue south of Central Avenue	64.5	279	88	28
80	Rose Avenue north of Collins Street	67.3	540	171	54
81	Santa Ana Boulevard east of Ventura River	58.8	76	24	8
82	Santa Ana Road south of Baldwin Road (SR 150)	54.6	29	9	3
83	Santa Ana Road south of Santa Ana Boulevard	60.7	119	37	12
84	Santa Clara Avenue north of Friedrich Road	69.0	803	254	80
85	Santa Clara Avenue south of Los Angeles Avenue (SR 118)	69.9	983	311	98
86	Santa Rosa Road west of Moorpark Road	70.8	1,203	380	120
87	Santa Rosa Road west of East Las Posas Road	69.0	801	253	80
88	Santa Susana Pass Road east of Katherine Road	58.2	66	21	7
89	Sespe Street north of South Mountain Road	61.6	144	45	14
90	Sespe Street south of Pasadena Avenue	55.7	37	12	4
91	South Mountain Road east of Balcom Canyon Road	55.1	32	10	3
92	South Mountain Road south of Santa Clara River	58.4	69	22	7
93	Stockton Road east of Balcom Canyon Road	56.4	43	14	4
94	Sturgis Road west of Pleasant Valley Road	65.4	350	111	35
95	Tapo Canyon Road south of Bennett Road	52.8	19	6	2
96	Telegraph Road west of Briggs Road	65.2	331	105	33
97	Telegraph Road west of Olive Road	64.7	292	92	29
98	Tico Road north of Ventura Avenue (SR 150)	56.6	46	14	5
99	Tierra Rejada Road east of Moorpark Freeway (SR 23)	71.8	1,526	483	153
100	Torrey Road south of Telegraph Road (SR 126)	56.9	49	16	5
101	Valley Vista Drive south of Calley Aurora	59.5	88	28	9
102	Ventura Avenue north of Canada Larga Road	57.5	57	18	6
103	Ventura Avenue north of Shell Road	60.2	105	33	10
104	Victoria Avenue south of Olivas Park Drive	73.8	2,386	755	239
105	Walnut Avenue north of Los Angeles Avenue (SR 118)	53.3	21	7	2
106	Wendy Drive north of Gerald Drive	63.6	229	72	23
107	Wood Road south of Hueneme Road	58.8	75	24	7
108	Wood Road south of East Fifth Street (SR 34)	67.8	601	190	60



**Table 7-1**      [Projected 2040 Noise Levels and Contours](#)  
**Revision Date:** *(Staff Notes: Anticipated December 17, 2024)*

Corridor and Segment		Noise (dBA CNEL) at 50 Feet from Roadway	Noise Contour Distance (Feet)		
			60 dBA	65 dBA	70 dBA
109	Wooley Road west of Rice Avenue	68.4	694	219	69
110	Yerba Buena Road north of Pacific Coast Highway (SR 1)	49.4	9	3	1
<b>Freeways/Highways</b>					
111	SR 1 at Calleguas Creek	73.7	2,368	749	237
112	SR 1 at Seacliff Colony, Junction SR 101	66.9	488	154	49
113	SR 1 at Las Cruces, SR 101, Mobil Oil Pier	59.1	81	26	8
114	SR 23 at Grimes Canyon Road	69.9	987	312	99
115	SR 23 at Junction SR 126, Ventura Road	67.7	585	185	59
116	SR 33 at West Junction SR 150, Baldwin Road	66.7	465	147	47
117	SR 33 at Los Padres National Forest Boundary	55.5	35	11	4
118	SR 33 at Sespe Gorge Maintenance Station	51.0	13	4	1
119	SR 33 at Ventura/Santa Barbara County Line	53.9	25	8	2
120	SR 34 at Junction SR 118, Los Angeles Avenue	68.4	692	219	69
121	U.S. Highway 101 at Victoria Avenue	80.9	12,207	3,860	1,221
122	U.S. Highway 101 at Ventura/Santa Barbara County Line	79.5	8,815	2,787	881
123	SR 118 at Junction SR 232 (Westbound)	75.8	3,761	1,189	376
124	SR 118 at SR 34, Somis Road (Westbound)	72.5	1,787	565	179
125	SR 118 at Grimes Canyon Road	72.8	1,919	607	192
126	SR 118 at West Junction SR 23, Moorpark Avenue	71.7	1,475	466	147
127	SR 118 at East Junction SR 23, Spring Road	72.5	1,780	563	178
128	SR 150 at Santa Barbara/Ventura County Line	49.1	8	3	1
129	SR 150 at Junction SR 33 South (South)	63.0	197	62	20
130	SR 150 at Santa Paula North City Limit	59.0	80	25	8
131	SR 232 and Junction SR 118	65.8	381	120	38

**Notes:** SR = State Route; dBA = a-weighted decibels;

**Gray Green** shaded cells reflect roadway segments exceeding 60 dBA CNEL at 50 feet from the roadway centerline.

All modeling assumes average pavement, level roadways (less than 1.5% grade), constant traffic flow, and does not account for shielding of any type or finite roadway adjustments. All noise levels are reported as A-weighted noise levels.

Source: Modeled by Ascent Environmental in 2019; based on traffic data provided by GHD (2019).