

Planning Commission Hearing

May 2, 2024 | PL23-0033

EXHIBIT 2

Clean Version of Proposed Amendments to the
General Plan, Land Use and Community Character
Element

<p>County of Ventura Planning Commission Hearing Case No. PL23-0033 Exhibit 2 - Clean Version of Proposed Amendment to the General Plan, Land Use and Community Character Element</p>

This page is intentionally left blank.



Table of Contents

Acknowledgements i

Table of Contents v

1. Introduction1-1

1.1 Purpose of the General Plan..... 1-1

1.2 Vision and Guiding Principles 1-3

1.3 General Plan Organization..... 1-5

1.4 Readers’ Guide 1-8

1.5 Milestone Documents..... 1-14

1.6 Community Engagement..... 1-15

2. Land Use and Community Character Element2-1

2.1 Growth Management..... 2-2

2.2 Land Use Designations and Standards 2-13

2.3 Area Plans..... 2-46

2.4 Character and Design 2-49

2.5 Environmental Justice 2-50

2.6 Civic Engagement 2-56

2.7 Development Review and Inter-Agency Coordination 2-57

2.8 Military Compatibility 2-58

2.9 General Plan Maintenance 2-60

2.10 Implementation Programs 2-61

3. Housing Element3-1

3.1 Conserve and Improve Existing Housing Stock..... 3-1

3.2 Provide Adequate Sites for Residential Development 3-3

3.3 Encourage Affordable Housing to Meet the Special Needs of County Residents 3-5

3.4 Remove Housing Development Constraints 3-7

3.5 Fair Housing..... 3-8

3.6 Implementation Programs 3-9

4. Circulation, Transportation, and Mobility Element.....4-1

4.1 Roadways 4-19

4.2 Regional Multimodal System 4-25

Figures

Figure 1-1	How to Read Goals and Policies	1-8
Figure 1-2	How to Read Implementation Programs	1-13
Figure 1-3	Planning Commission and Board of Supervisors Process Integration	1-20
Figure 2-1	Urban and Existing Community Designated Areas	2-5
Figure 2-2	Area Plans	2-7
Figure 2-3	Areas of Interest	2-9
Figure 2-4	General Plan Land Use Diagram	2-15
Figure 2-5	General Plan Land Use Diagram, Southern Area	2-17
Figure 2-6	Designated Disadvantaged Communities	2-51
Figure 2-6a	Designated Disadvantaged Communities – Ventura Avenue	2-52
Figure 2-6b	Designated Disadvantaged Communities – Oxnard Plain	2-53
Figure 2-6c	Designated Disadvantaged Communities – Santa Paula Unincorporated	2-54
Figure 4-2	Ventura County Regional Transportation Network	4-5
Figure 4-3	Ventura County Roadway Classifications	4-7
Figure 4-4	Federal Highway Classifications	4-9
Figure 4-5	Goods Movement Corridors	4-11
Figure 4-6	National Highway System	4-13
Figure 4-7	Ventura County Bikeway Network	4-15
Figure 4-8	Ventura County Transit Network	4-17
Figure 7-1	Hazards Protection Map	7-3
Figure 7-2	Hazards Protection Map Southern Half	7-5
Figure 7-3	Fire Hazard Severity Zones	7-7
Figure 7-4	Fire Hazard Severity Zones Southern Half	7-9

Tables

Table 1-1	Elements of the Ventura County 2040 General Plan	1-5
Table 2-1	General Plan Land Use Designations and Zoning Compatibility Matrix	2-19
Table 2-2	Land Use Designations	2-21
Table 3-1	Regional Housing Needs Allocation: 2012-2029 Unincorporated County	3-3

The Land Use and Community Character Element includes a series of diagrams (i.e., maps) to depict areas described in this element. These are as follows:

Figure	Title	Page
Figure 2-1	Urban and Existing Community Designated Areas	5
Figure 2-2	Area Plans	7
Figure 2-3	Areas of Interest.....	9
Figure 2-4	General Plan Land Use Diagram.....	15
Figure 2-5	General Plan Land Use Diagram, Southern Area	17
Figure 2-6	Designated Disadvantaged Communities	51
Figure 2-6a	Designated Disadvantaged Communities – Ventura Avenue	52
Figure 2-6b	Designated Disadvantaged Communities – Oxnard Plain	53
Figure 2-6c	Designated Disadvantaged Communities – Santa Paula Unincorporated.....	54

2.1 Growth Management

One of Ventura County's distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, which are described below, as well as in Chapter 8, Agriculture Element. An overview of the annexation history and development trends in Ventura County is located in Section 3.3, "Annexation and Development Trends," of the Background Report.

Guidelines for Orderly Development

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

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

- **1967:** Several cities and the County began adopting greenbelt agreements.
- **1969:** The Guidelines were adopted by the Ventura County Board of Supervisors and LAFCO as a set of policies related to growth and delivery of urban services.
- **1976:** The Guidelines were revised and adopted by the County, LAFCO, and all Ventura County incorporated cities except the City of Ojai. Changes to the Guidelines included the establishment of Areas of Influence, which were subsequently renamed Areas of Interest.

LU-16.9 **Building Orientation and Landscaping**



The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR)

LU-16.10 **Visual Access for Rural Development**

The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR)

LU-16.11 **Parks and Recreational Facilities**



The County shall support the development of parks and recreation facilities and encourage these uses to locate within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)

2.5 **Environmental Justice**

Pursuant to Senate Bill (SB) 1000 (2016), general plans adopted after January 1, 2018, must include an environmental justice element or include goals, policies, and objectives in other element(s) of the general plan addressing health risks within “designated disadvantaged communities.” Designated disadvantaged communities are identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or are low-income areas that are disproportionately affected by pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Household incomes for “low-income areas” are at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code. Designated disadvantaged communities in Ventura County are shown on Figure 2-6.

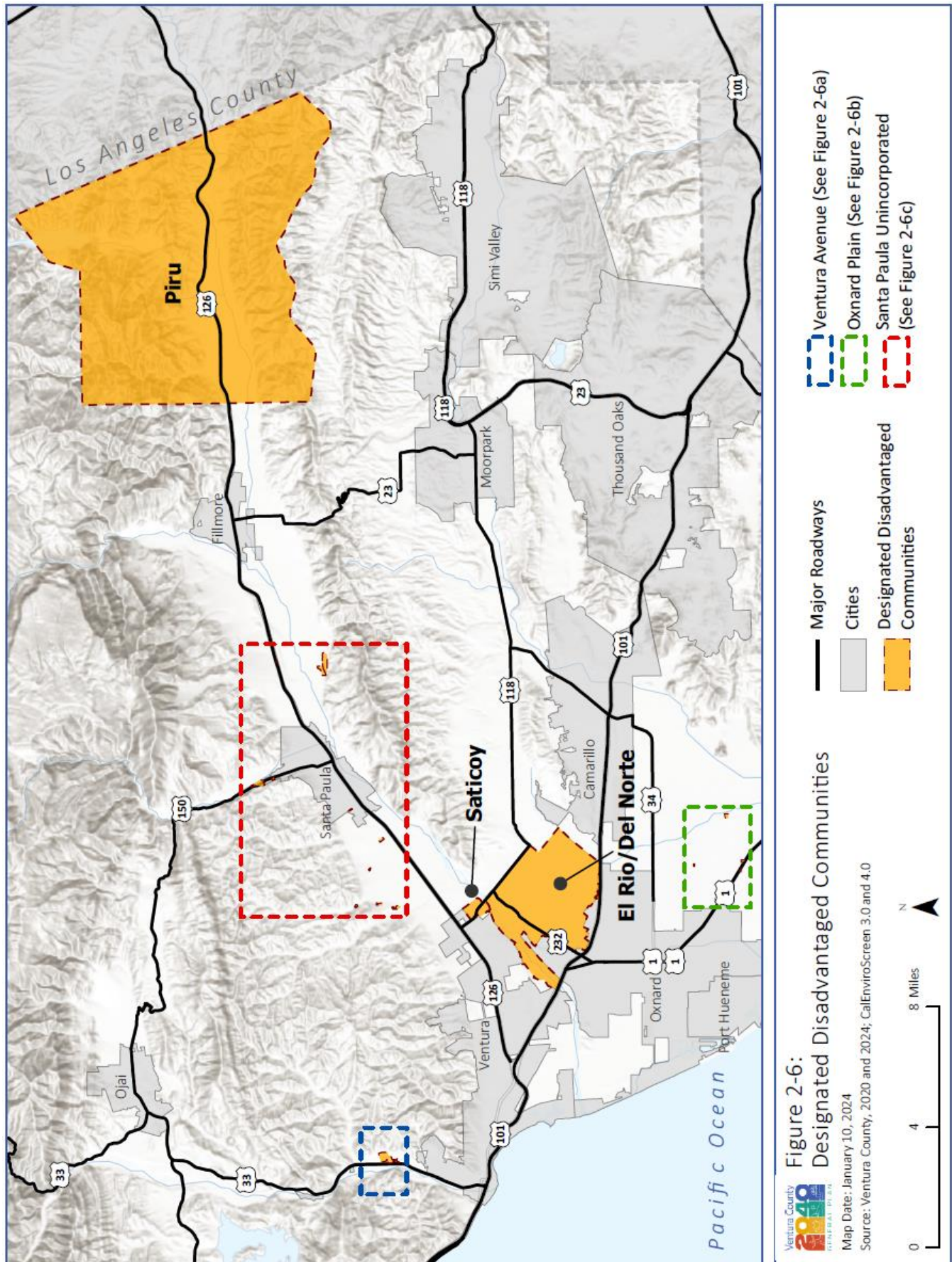
SB 244 (2011) requires cities, counties, and local agency formation commissions (LAFCO) to identify disadvantaged unincorporated communities and provide an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or deficiencies. SB 244 defines a “disadvantaged unincorporated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

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

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

There are two major components of environmental justice. One is meaningful involvement in the decision-making process, and the second is the actual planning, siting, development, and operations of public facilities and infrastructure. An overview of environmental justice and disadvantaged communities in the county is located in Section 3.11, “Environmental Justice and Disadvantaged Communities,” and Section 4.4, “Active and Healthy Living,” of the Background Report.

2. Land Use and Community Character Element



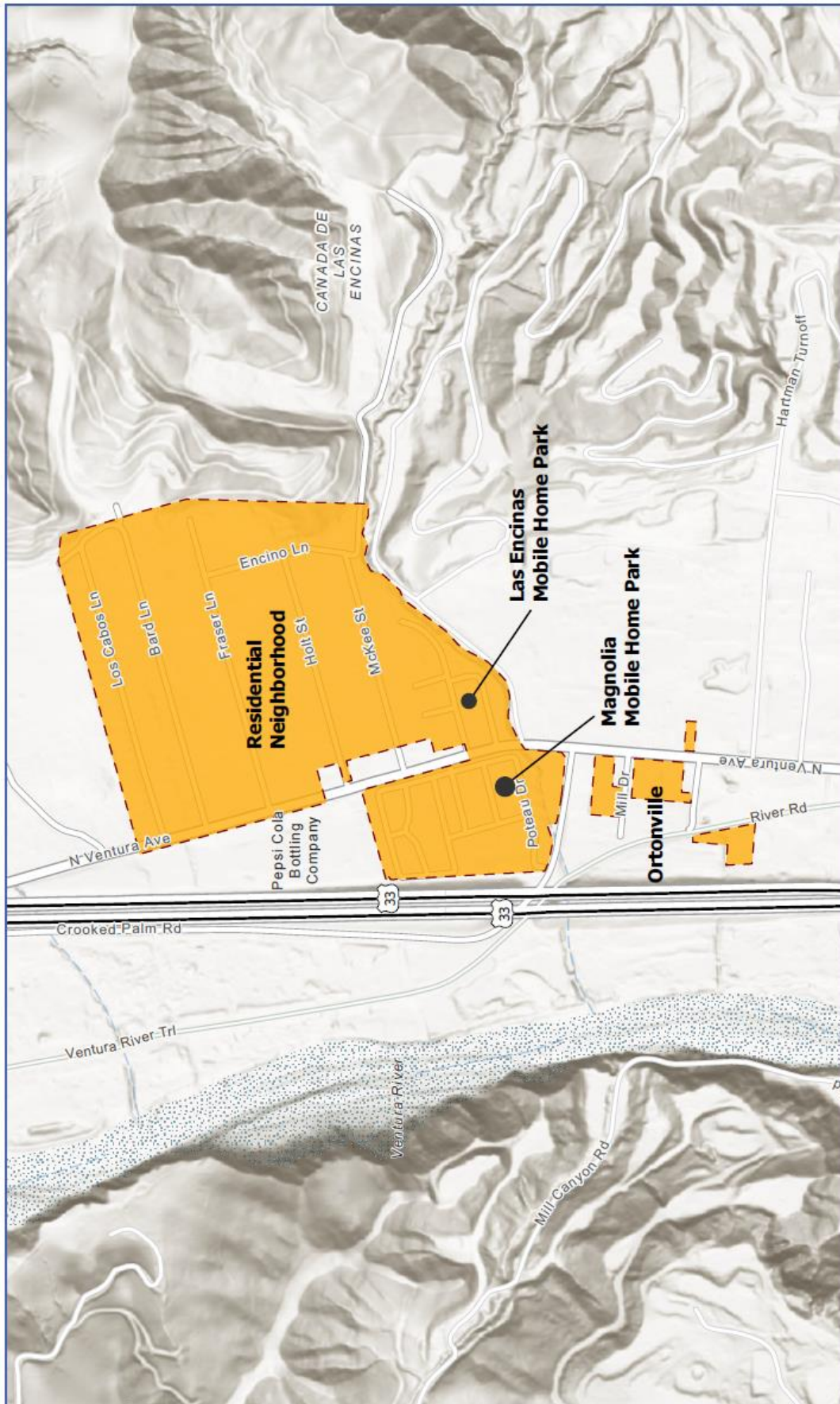
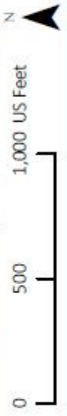


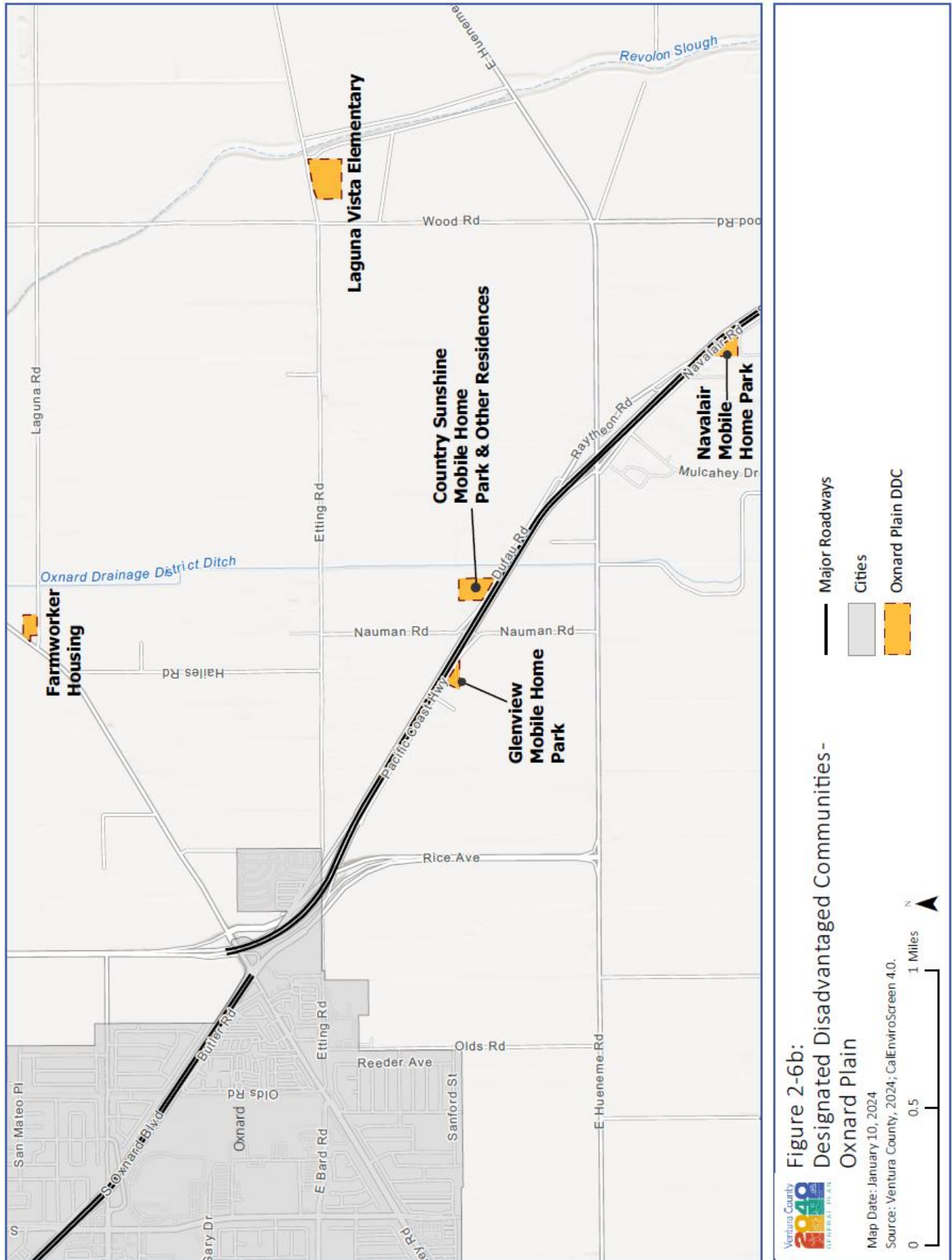
Figure 2-6a:
Designated Disadvantaged Communities -
Ventura Avenue

Map Date: January 10, 2024
Source: Ventura County, 2024; CalEnviroScreen 4.0.



- Major Roadways
- Ventura Avenue DDC

2. Land Use and Community Character Element



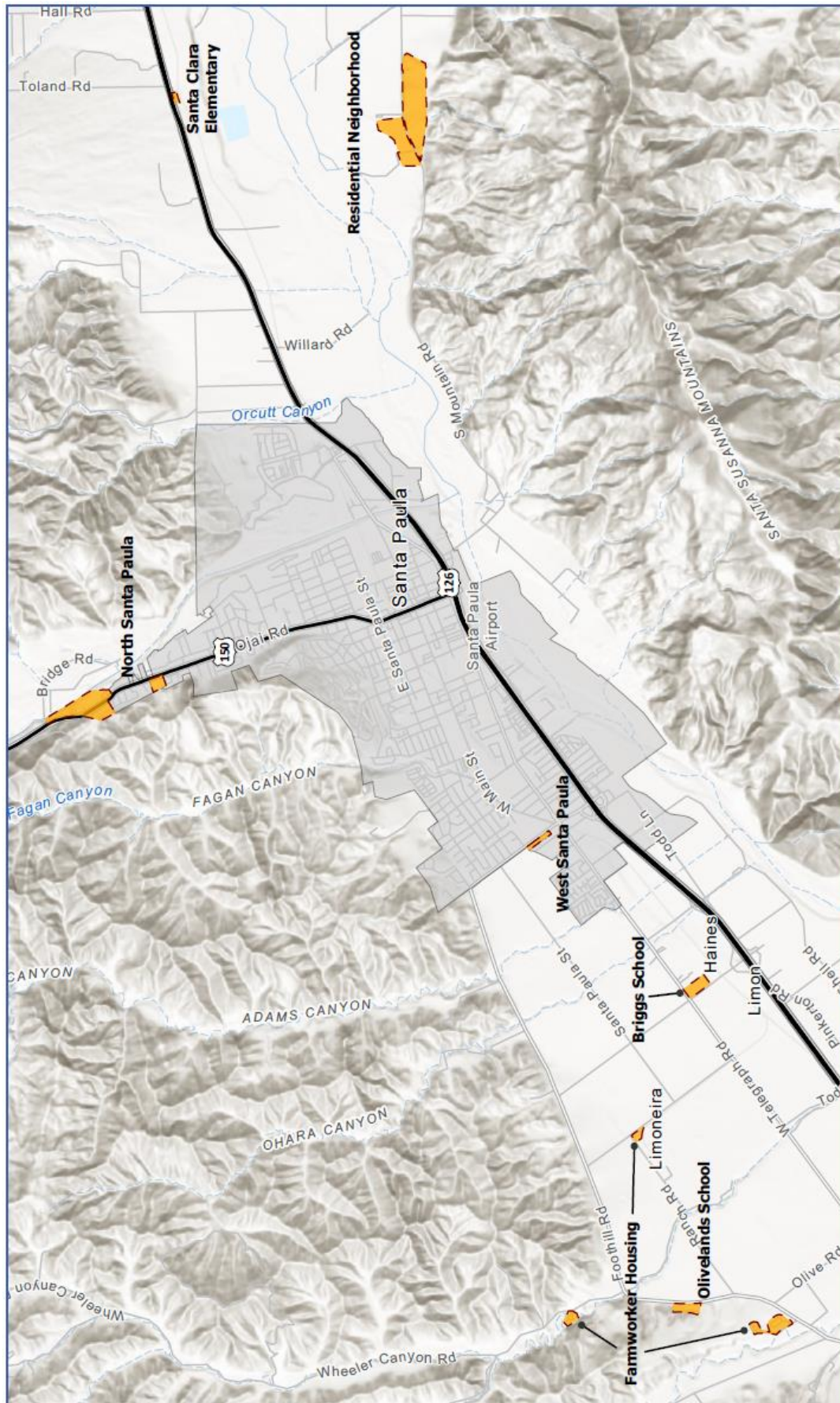


Figure 2-6c:
Designated Disadvantaged Communities -
Santa Paula Unincorporated

Map Date: January 10, 2024
Source: Ventura County, 2024; CalEnviroScreen 4.0.

- Major Roadways
- Cities
- Santa Paula Unincorporated DDC

