

County of Ventura
Board of Supervisors Hearing
September 15, 2020
Case No. PL17-0141

Exhibit 22.d

2040 General Plan, Appendix A

A



A

Area Plan and Existing Community Land Use Maps

Please see the next page.

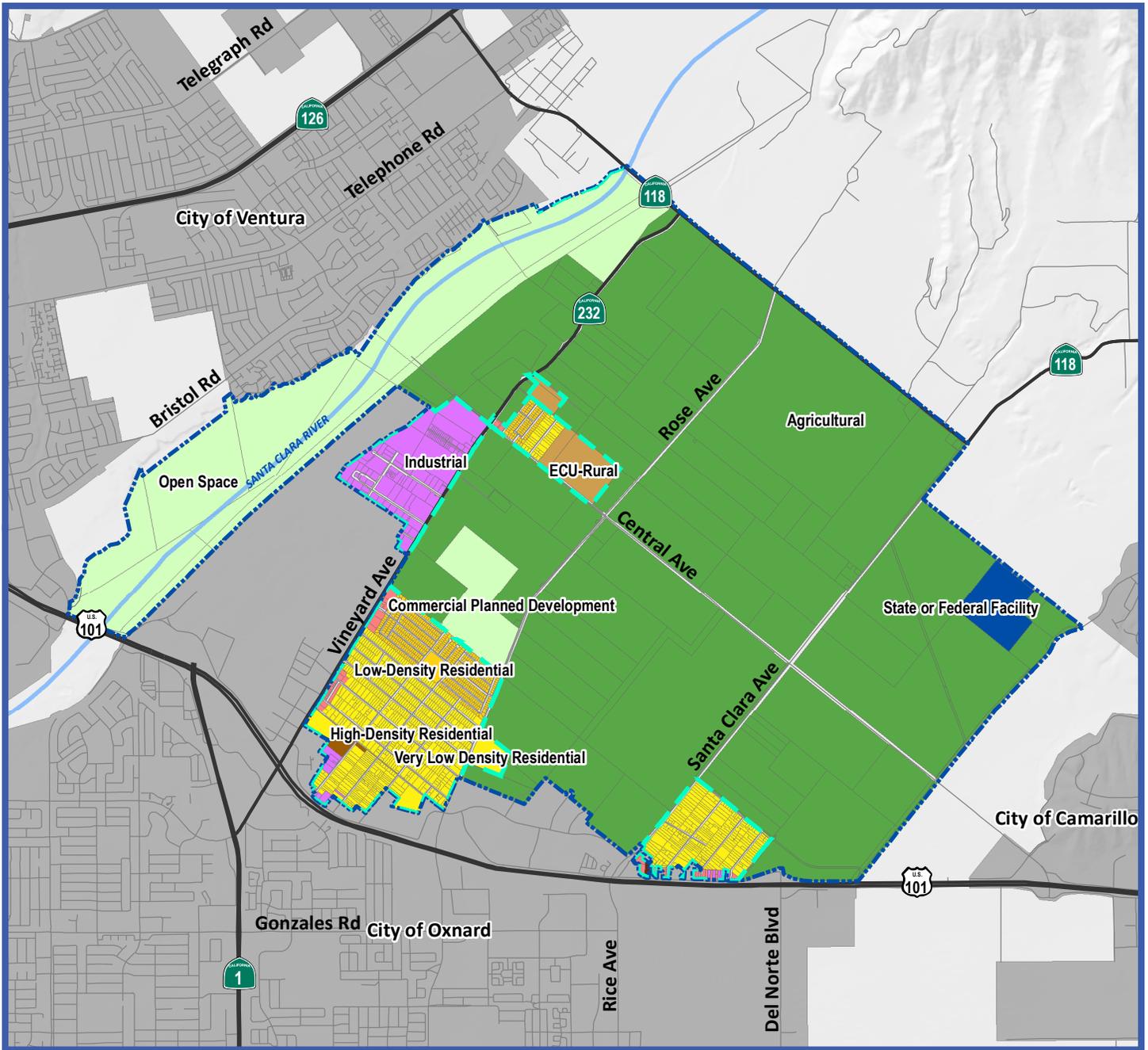


Figure A-1:
General Plan
Land Use Diagram -
El Rio/Del Norte
Area Plan

Map Date: August 27, 2019
 Source: Ventura County
 Resource Management
 Agency GIS, 2019;
 Mintier Harnish, 2019

- | | | | | | |
|--|--------------------|--|------------------------------|--|---------------------------|
| | Existing Community | | ECU-Rural | | Commercial PD |
| | Area Plan Boundary | | Very Low Density Residential | | Industrial |
| | Cities | | Low-Density Residential | | Agricultural |
| | Major Roadways | | Medium-Density Residential | | ECU-Agricultural |
| | Local Roads | | High-Density Residential | | Open Space |
| | Major Waterways | | Residential PD | | ECU-Open Space |
| | Coastal RPD | | Mixed Use | | State or Federal Facility |
| | Residential Beach | | Commercial | | |
| | Rural | | | | |



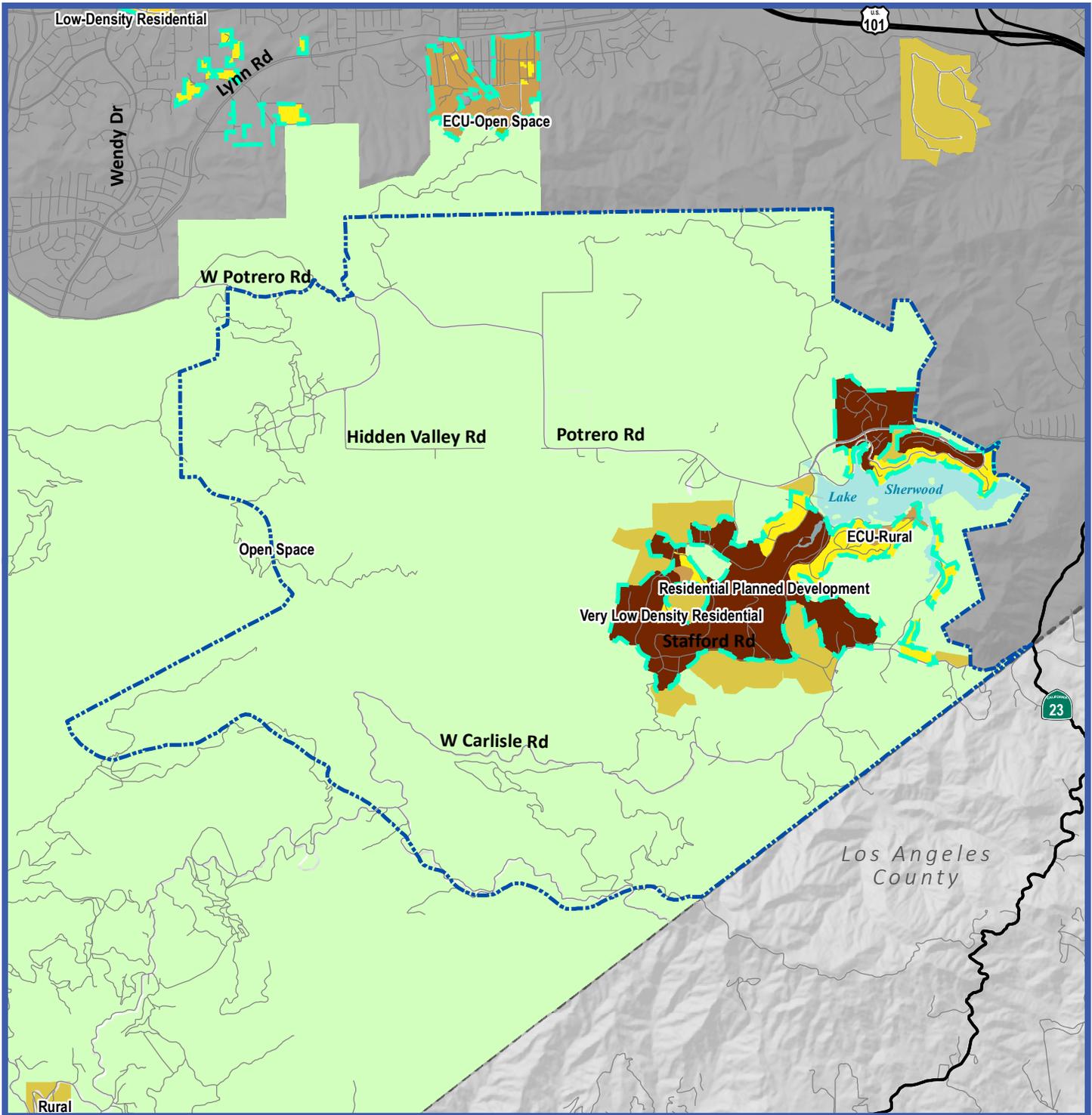
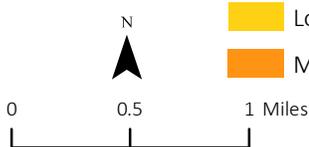


Figure A-2:
General Plan
Land Use Diagram
Lake Sherwood/
Hidden Valley
Area Plan

Map Date: August 27, 2019
 Ventura County Resource Management
 Agency GIS, 2019; Mintier Harnish, 2019

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|--------------------|------------------------------|--------------------------|---------------------------|
| Area Plan Boundary | Coastal RPD | High-Density Residential | Commercial PD |
| Major Roadways | Residential Beach | Residential PD | Industrial |
| Local Roads | Rural | Mixed Use | Agricultural |
| Major Waterways | ECU-Rural | Commercial | ECU-Agricultural |
| Cities | Very Low Density Residential | | Open Space |
| Existing Community | Low-Density Residential | | ECU-Open Space |
| | Medium-Density Residential | | State or Federal Facility |



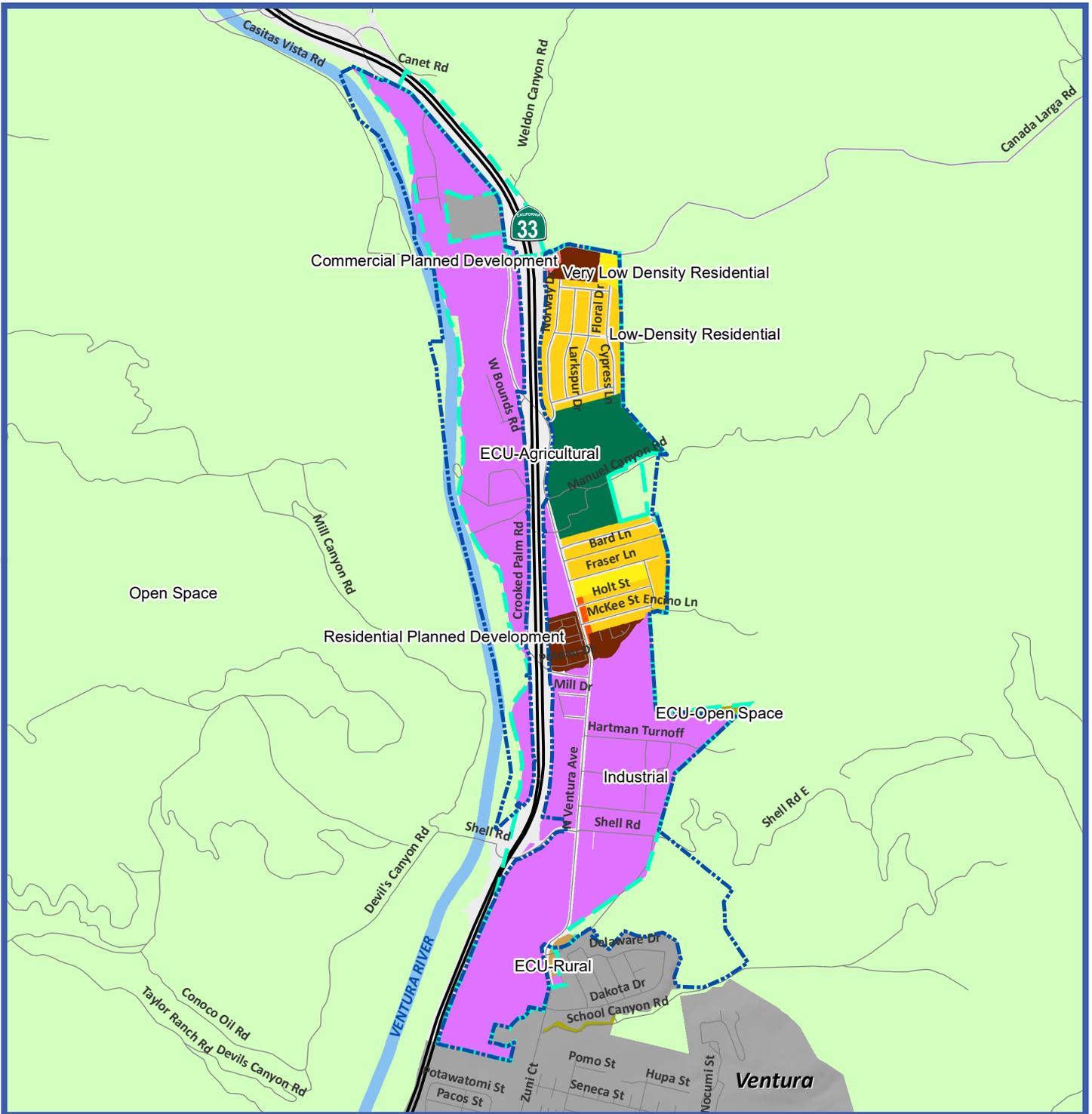
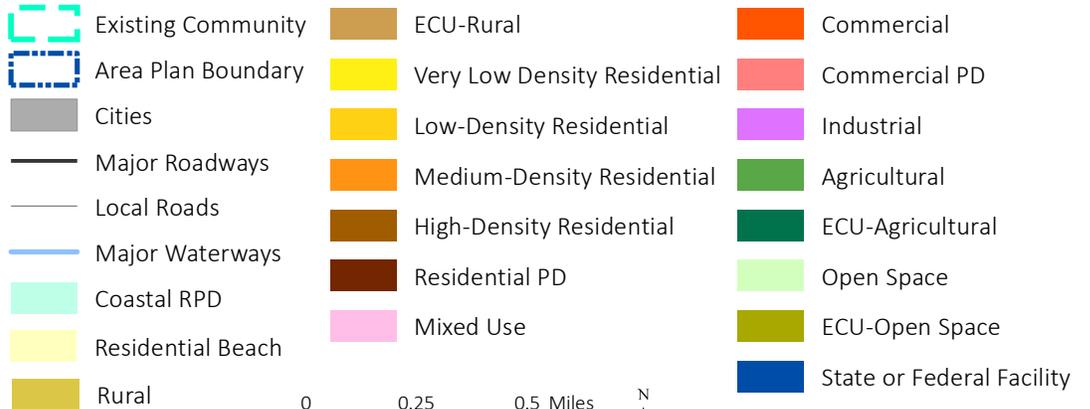


Figure A-3:
General Plan
Land Use Diagram –
North Ventura
Avenue Area Plan

Map Date: August 27, 2019
 Ventura County Resource
 Management Agency GIS, 2019;
 Mintier Harnish, 2019



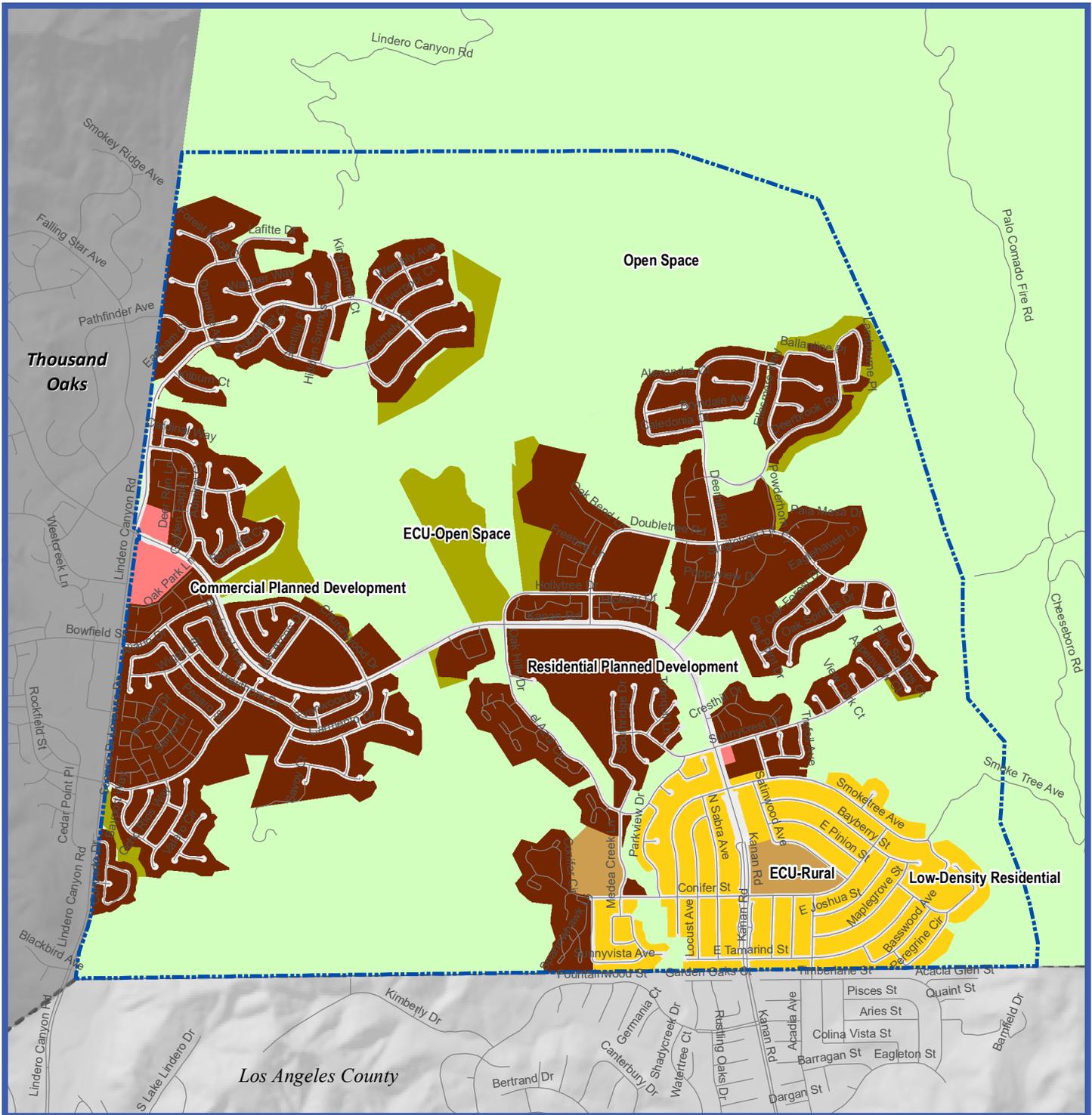
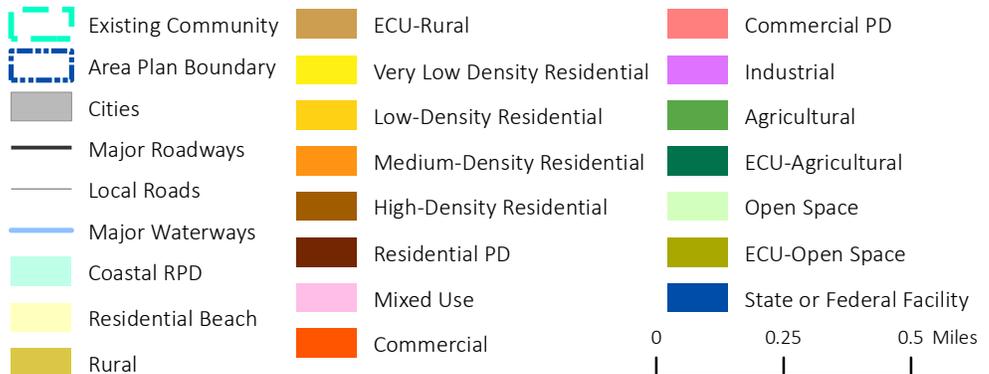


Figure A-4:
General Plan
Land Use Diagram -
Oak Park Area Plan

Map Date: August 27, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019



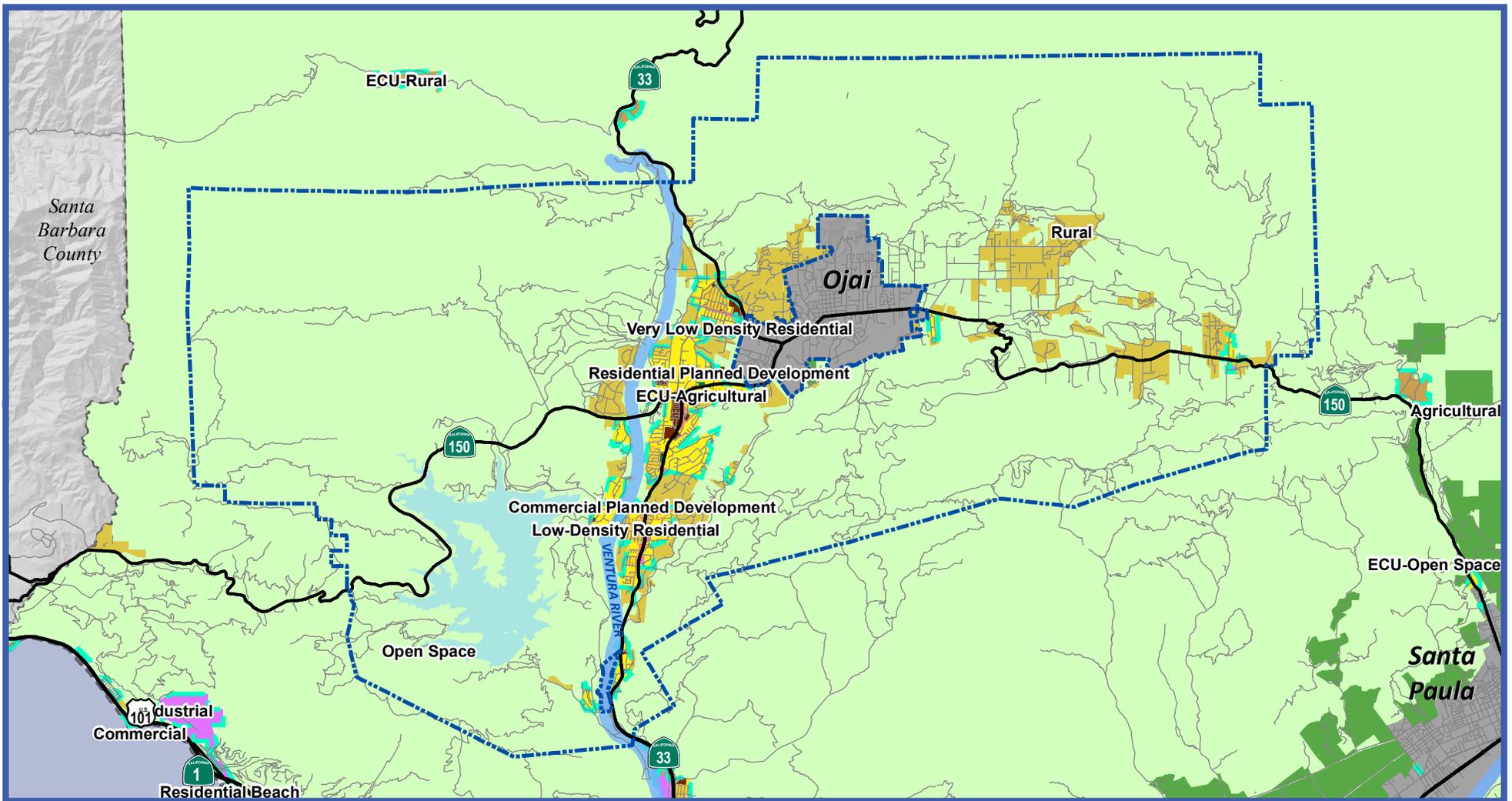


Figure A-5:
General Plan
Land Use Diagram -
Ojai Valley Area Plan

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

0 1 2 Miles



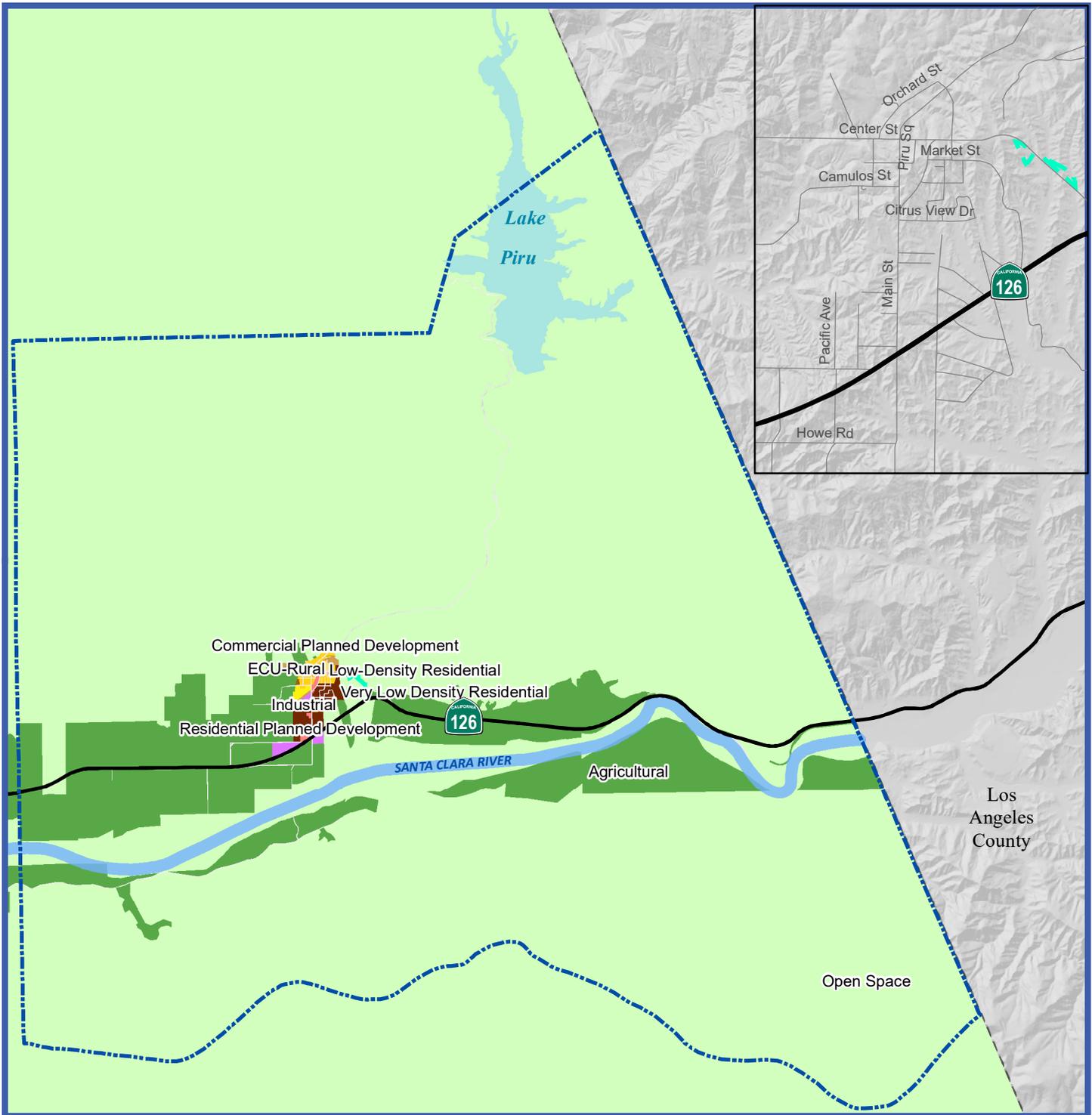
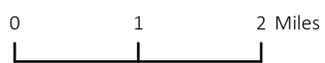


Figure A-6:
General Plan
Land Use Diagram -
Piru Area Plan

Map Date: August 27, 2019
 Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019



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|--------------------|------------------------------|---------------------------|
| Existing Community | ECU-Rural | Commercial |
| Area Plan Boundary | Very Low Density Residential | Commercial PD |
| Cities | Low-Density Residential | Industrial |
| Major Roadways | Medium-Density Residential | Agricultural |
| Local Roads | High-Density Residential | ECU-Agricultural |
| Major Waterways | Residential PD | Open Space |
| Coastal RPD | Mixed Use | ECU-Open Space |
| Residential Beach | | State or Federal Facility |
| Rural | | |



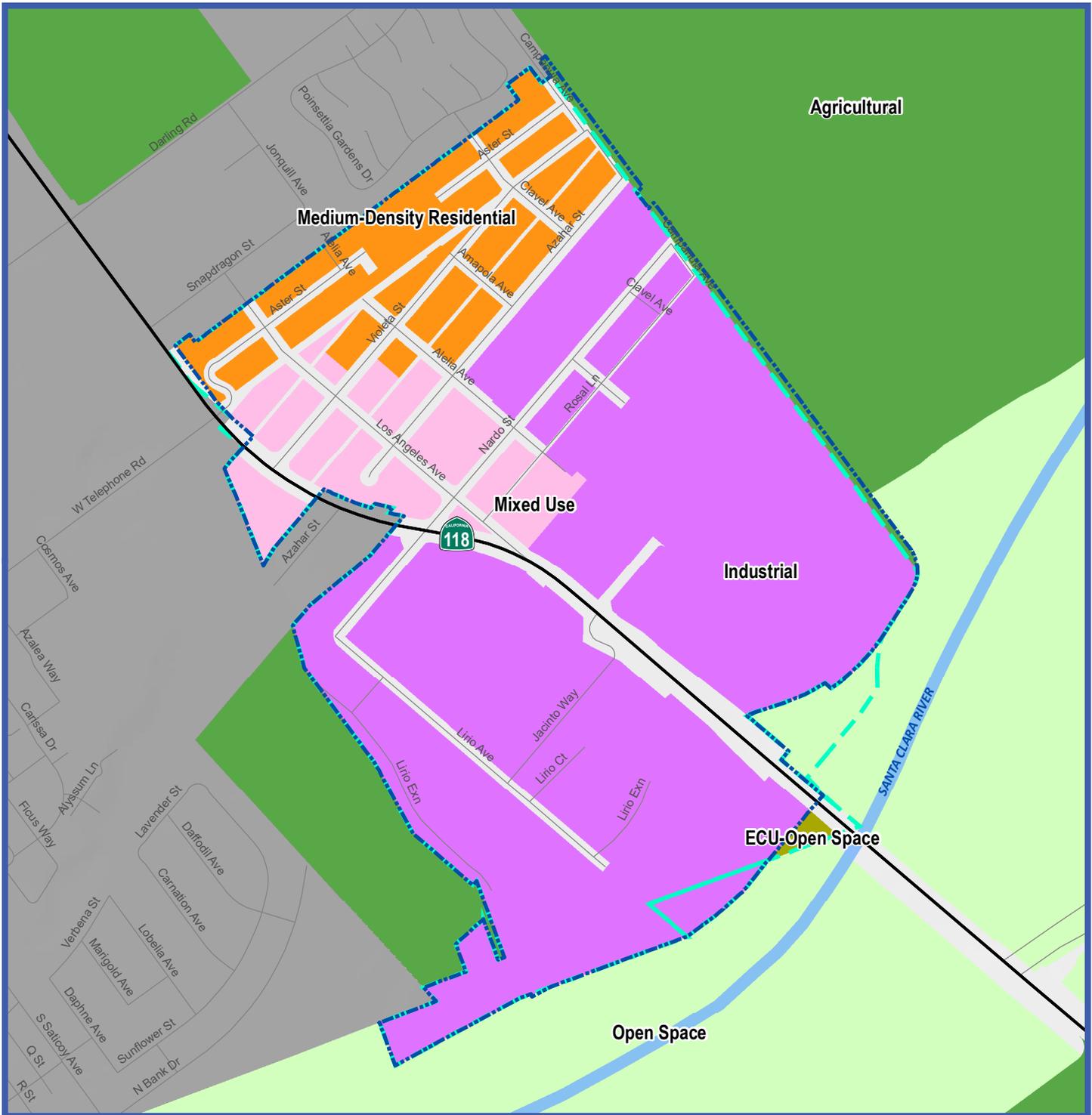
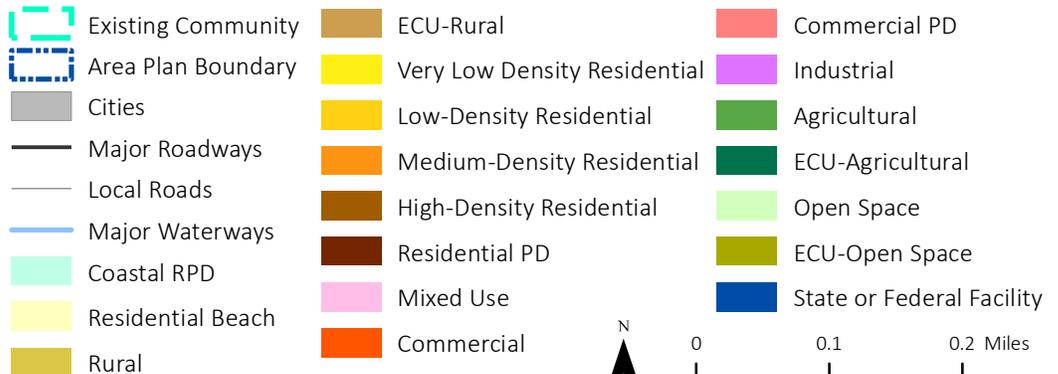


Figure A-7:
General Plan
Land Use Diagram -
Saticoy Area Plan

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



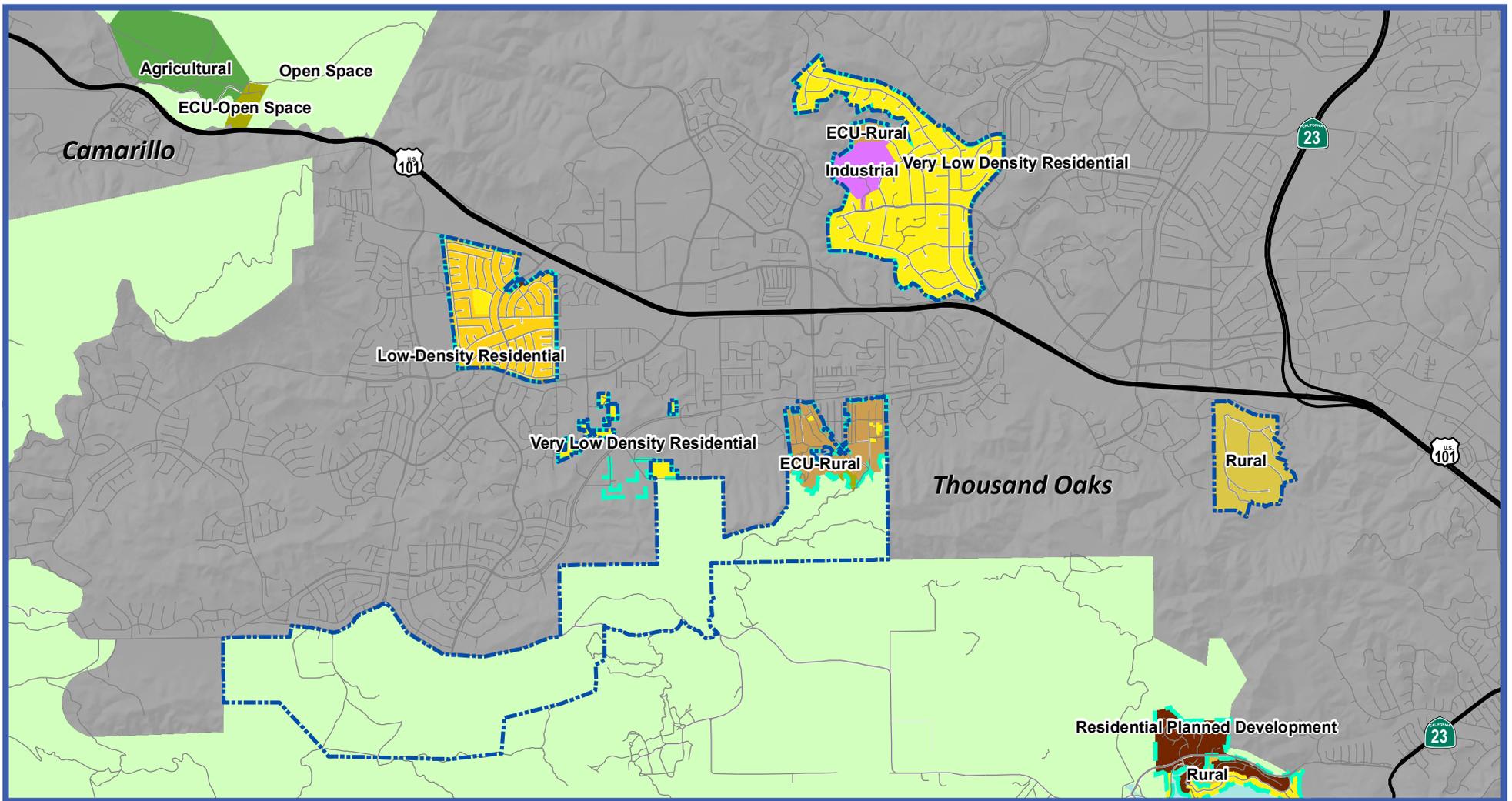


Figure A-8:
General Plan
Land Use Diagram -
Thousand Oaks Area Plan

Map Date: August 27, 2019

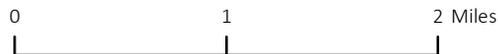
Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Area Plan Boundary
- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



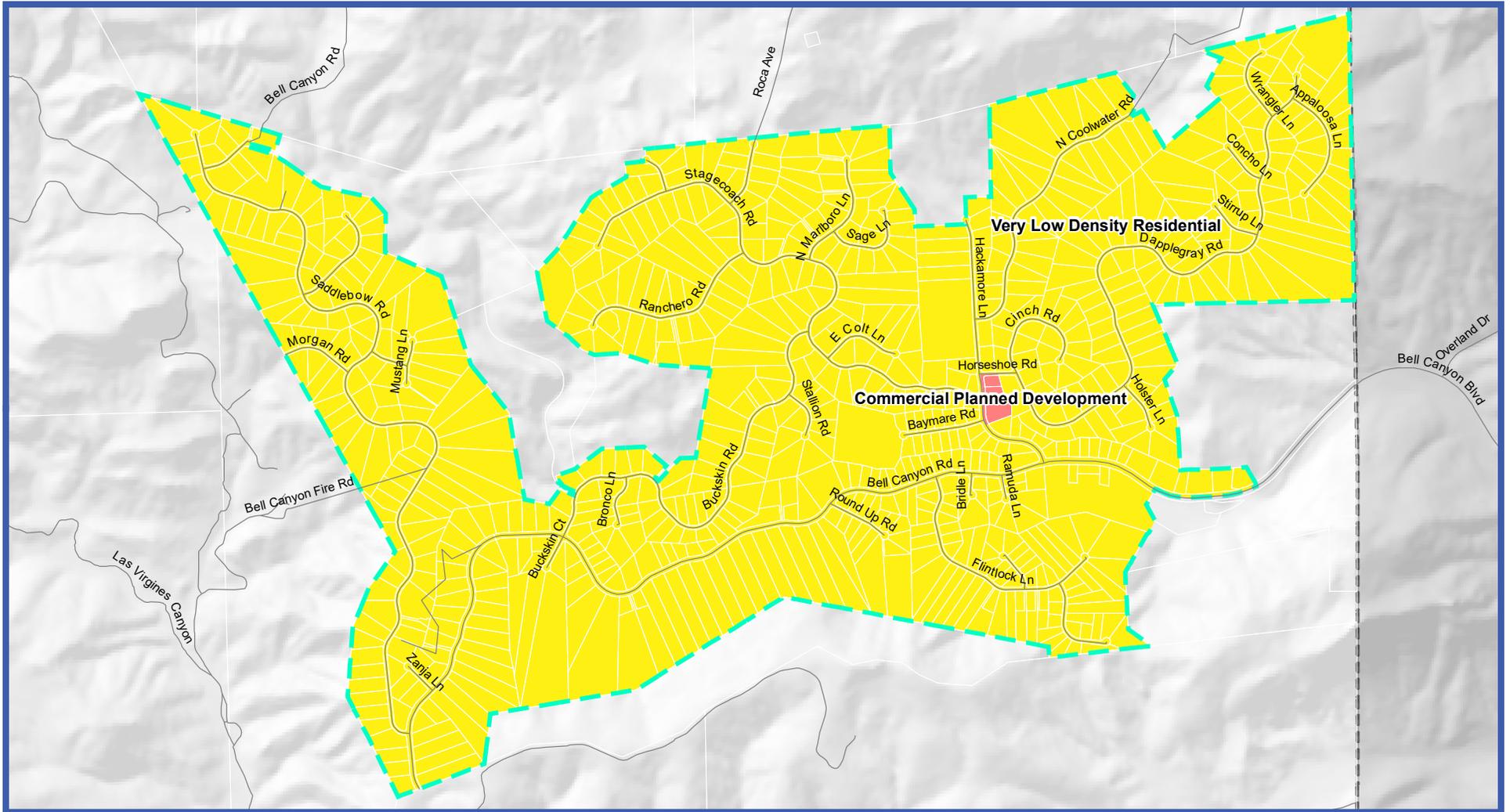


Figure A-9:
General Plan
Land Use Diagram
Bell Canyon

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

- Major Roadways
- Local Roads
- Major Waterways
- Cities

- Existing Community
- Coastal RPD
- Residential Beach
- Rural
- ECU-Rural

- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential PD
- Mixed Use
- Commercial

- Commercial PD
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility



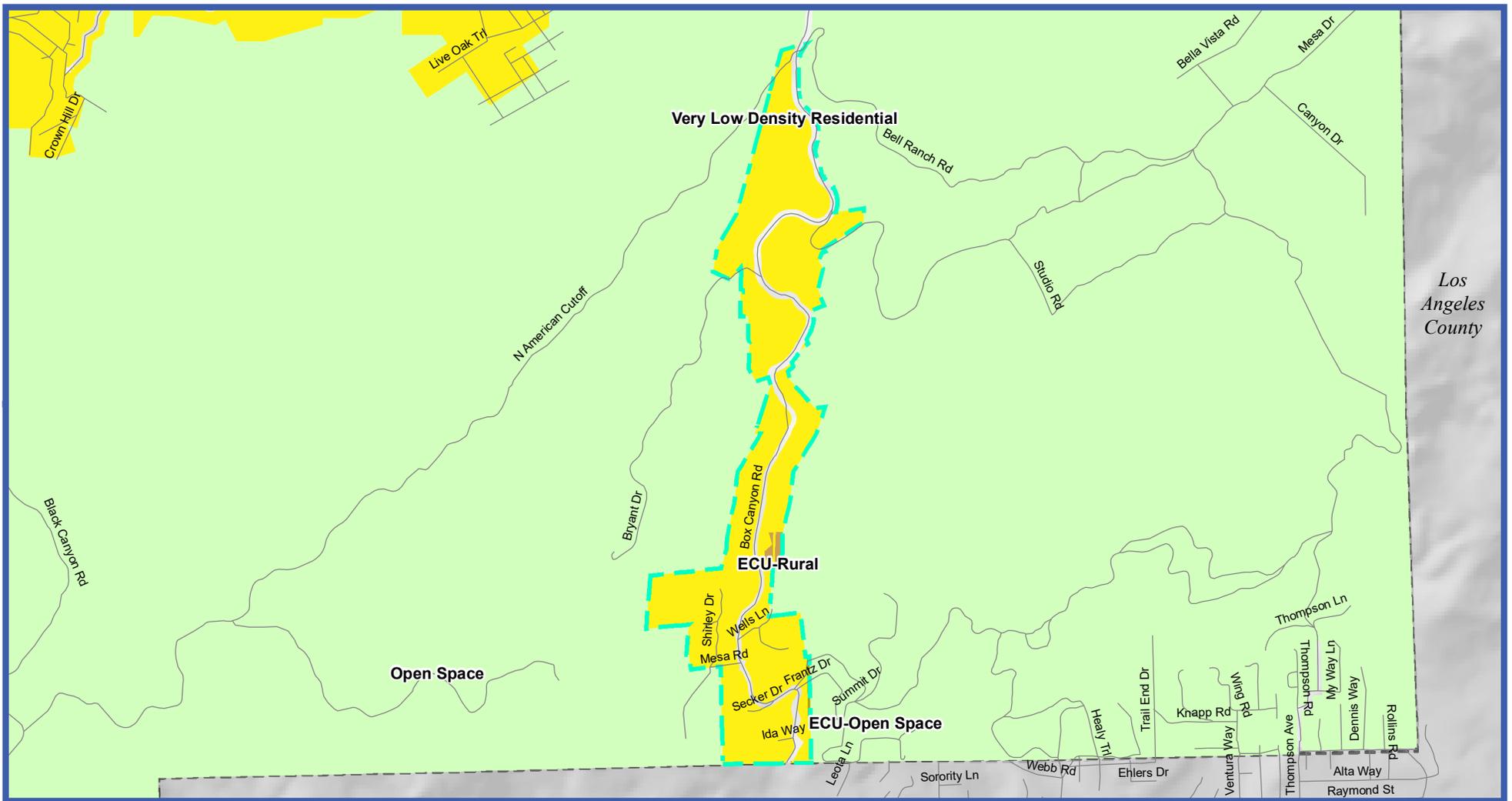


Figure A-10:
General Plan
Land Use Diagram
Box Canyon

Map Date: August 27, 2019
Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |

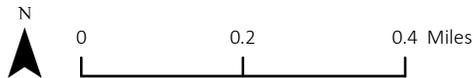


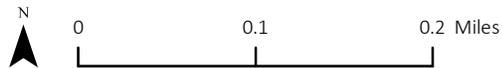


Figure A-11:
General Plan
Land Use Diagram
Camarillo Heights

Map Date: August 27, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



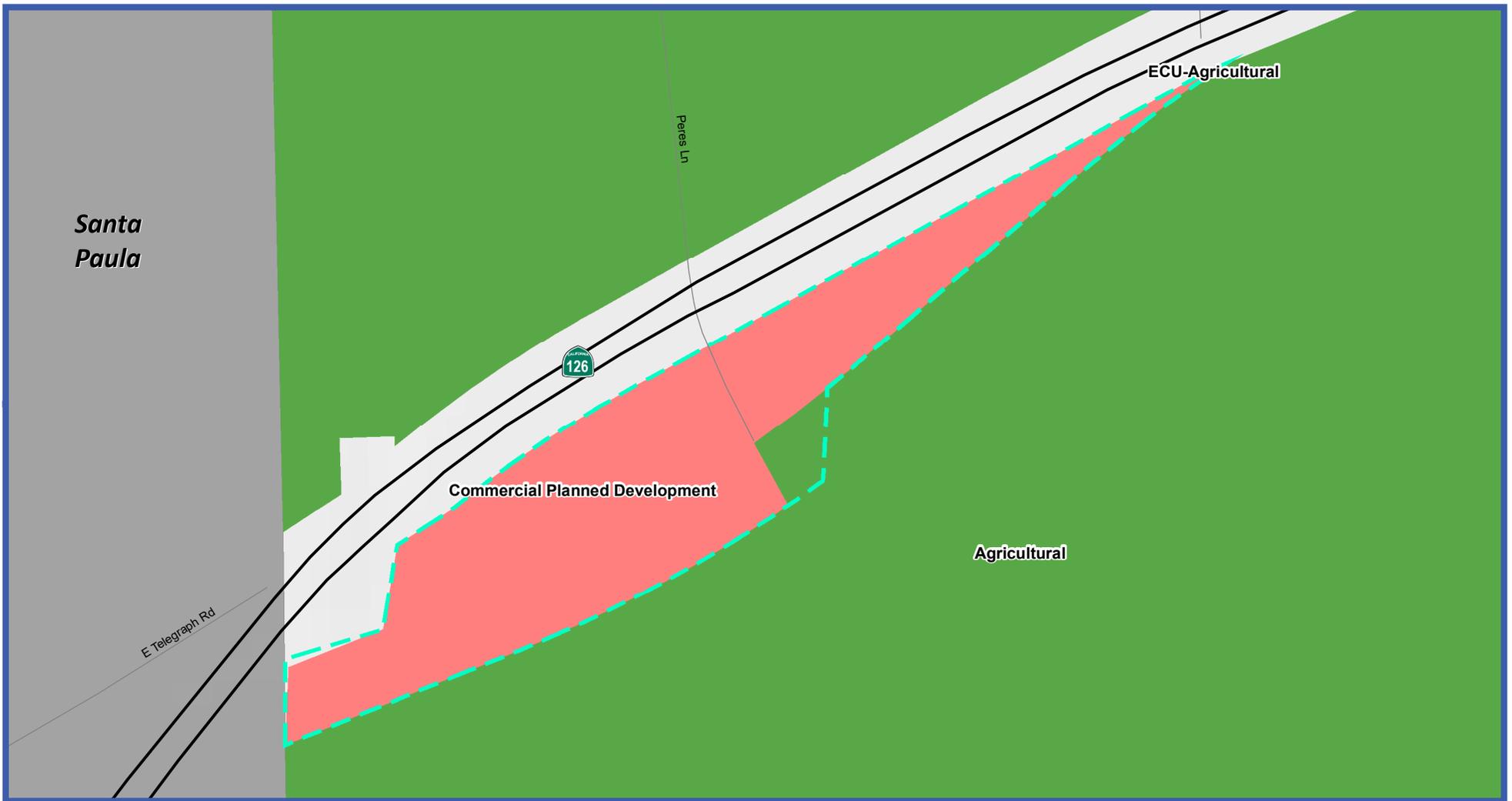


Figure A-12:
General Plan
Land Use Diagram
East Santa Paula

Map Date: August 28, 2019
Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019





Figure A-13:
General Plan
Land Use Diagram
Home Acres

Map Date: August 28, 2019
Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |

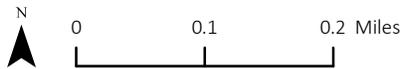




Figure A-14:
General Plan
Land Use Diagram
La Cumbre

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019

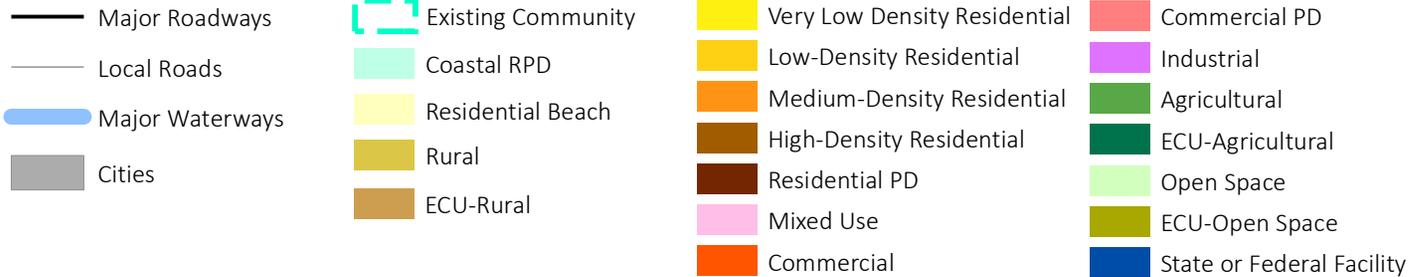
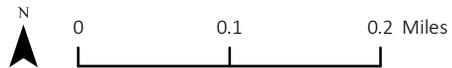
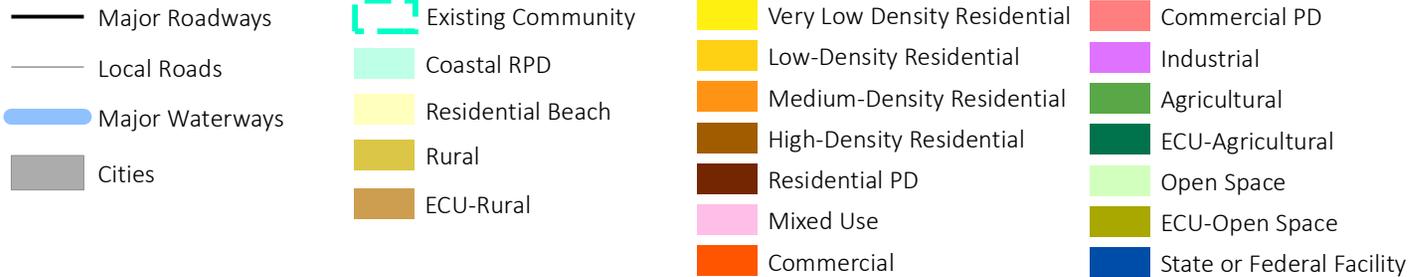


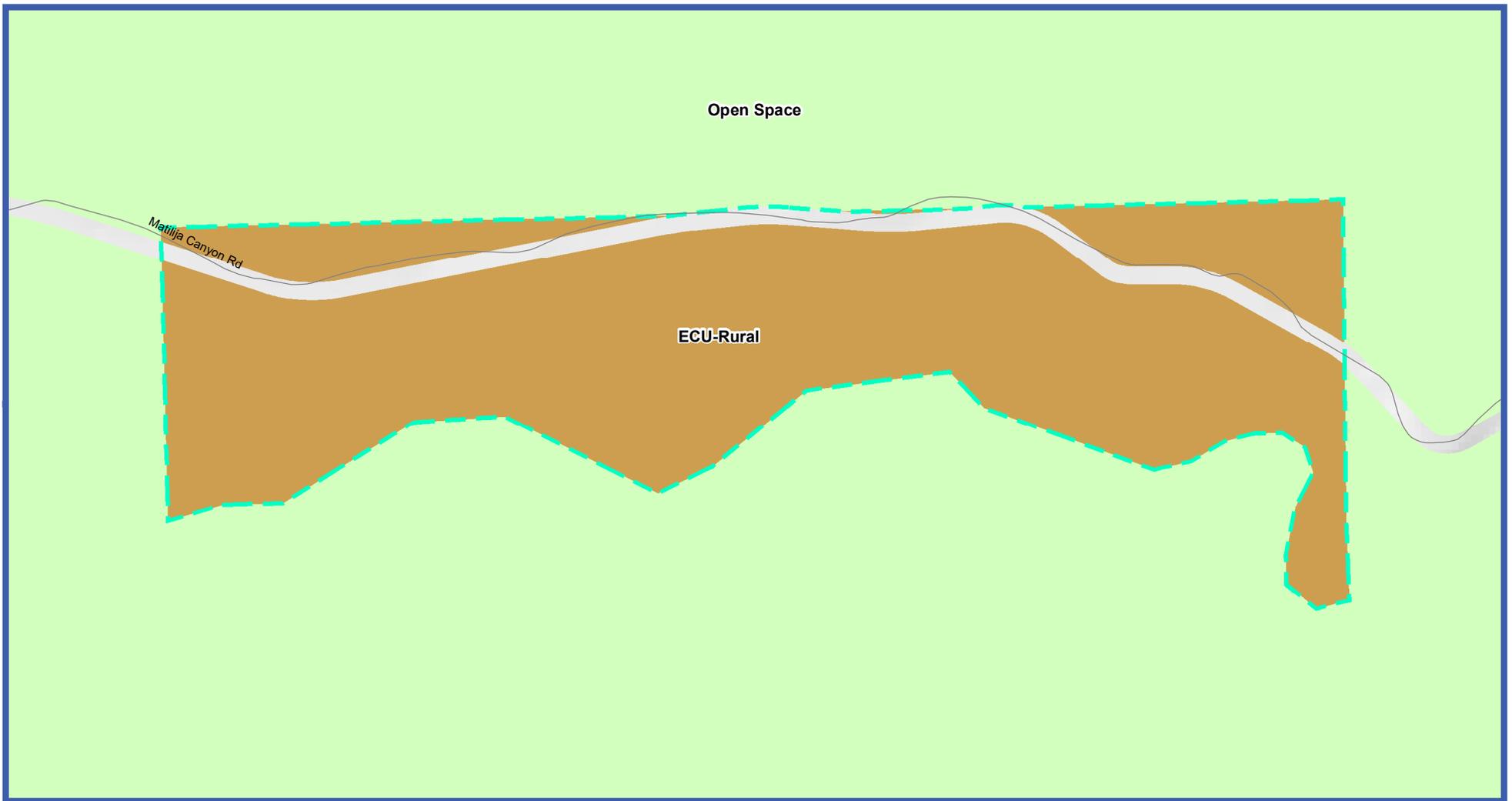


Figure A-16:
General Plan
Land Use Diagram
Lewis Rd

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019



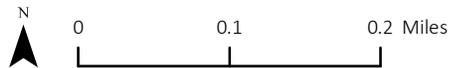


**Figure A-17:
General Plan
Land Use Diagram
Matilija Canyon**

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



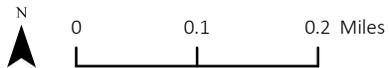


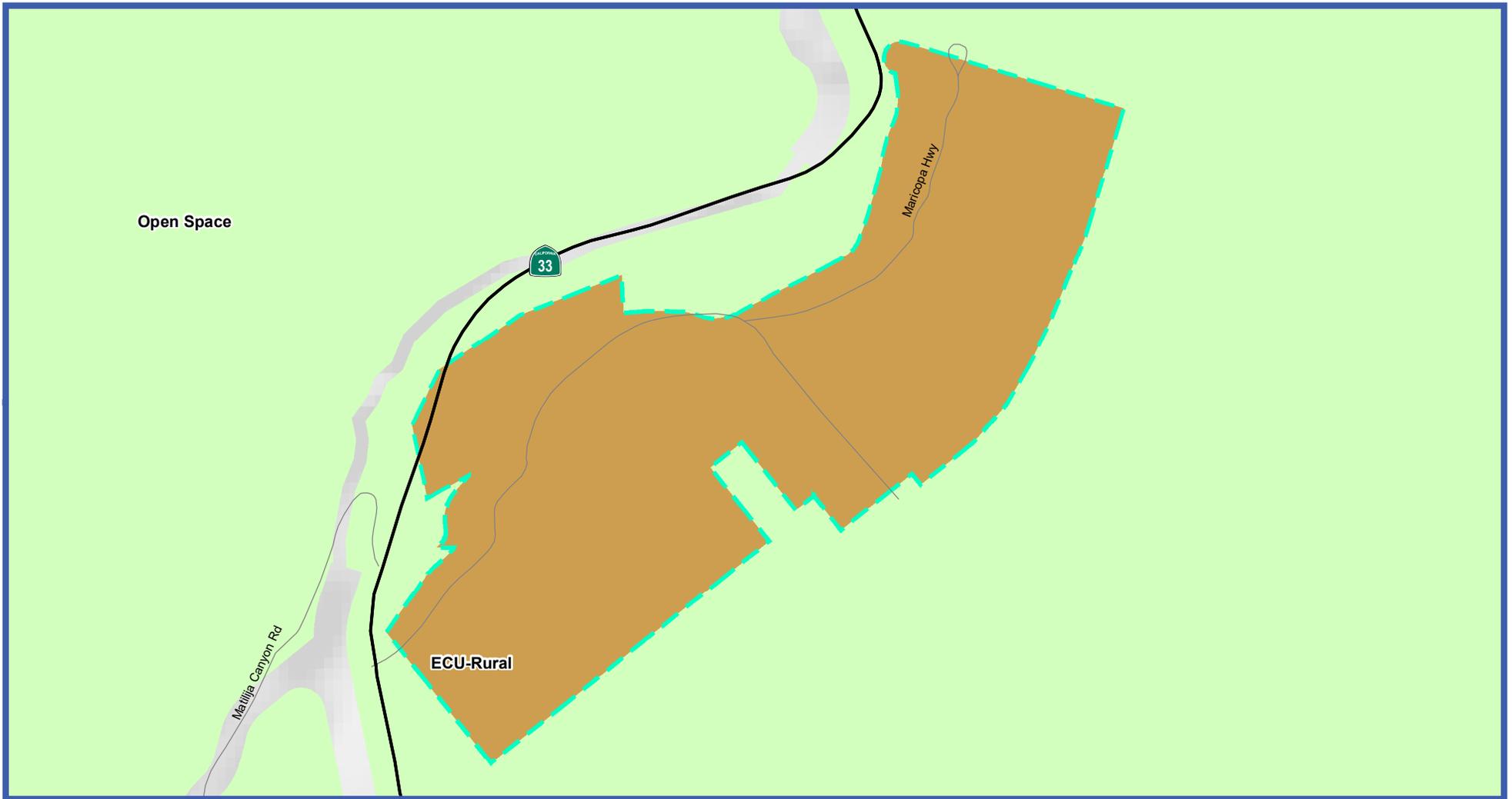
**Figure A-18:
General Plan
Land Use Diagram
Mission Rock Rd**

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |





**Figure A-19:
General Plan
Land Use Diagram
North Fork Springs**

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-------------------|--------------------|------------------------------|---------------------------|
| — Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| — Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| — Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| — Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |

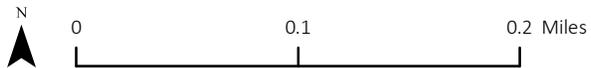
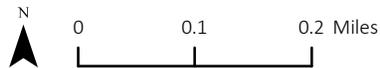
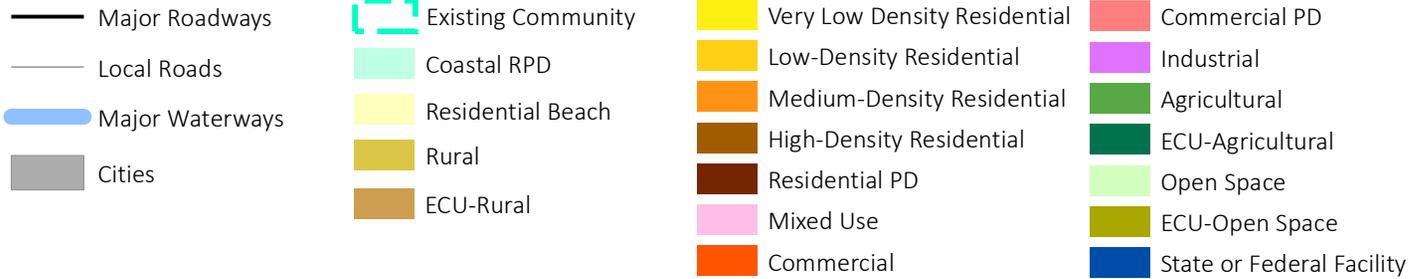




Figure A-20:
General Plan
Land Use Diagram
North Santa Paula

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019



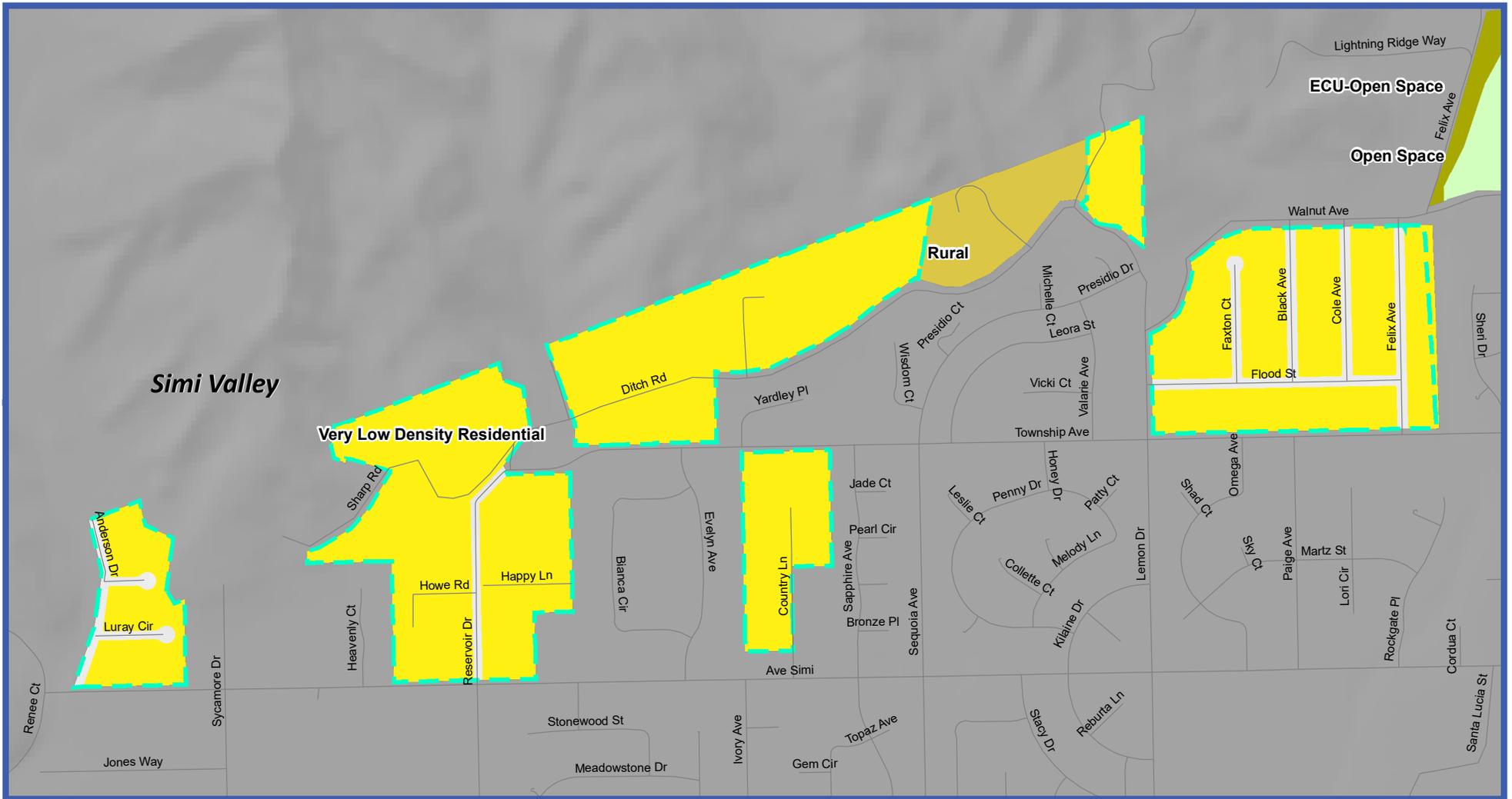
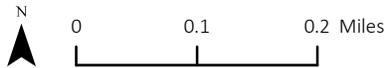


Figure A-21:
General Plan
Land Use Diagram
North Simi Valley

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



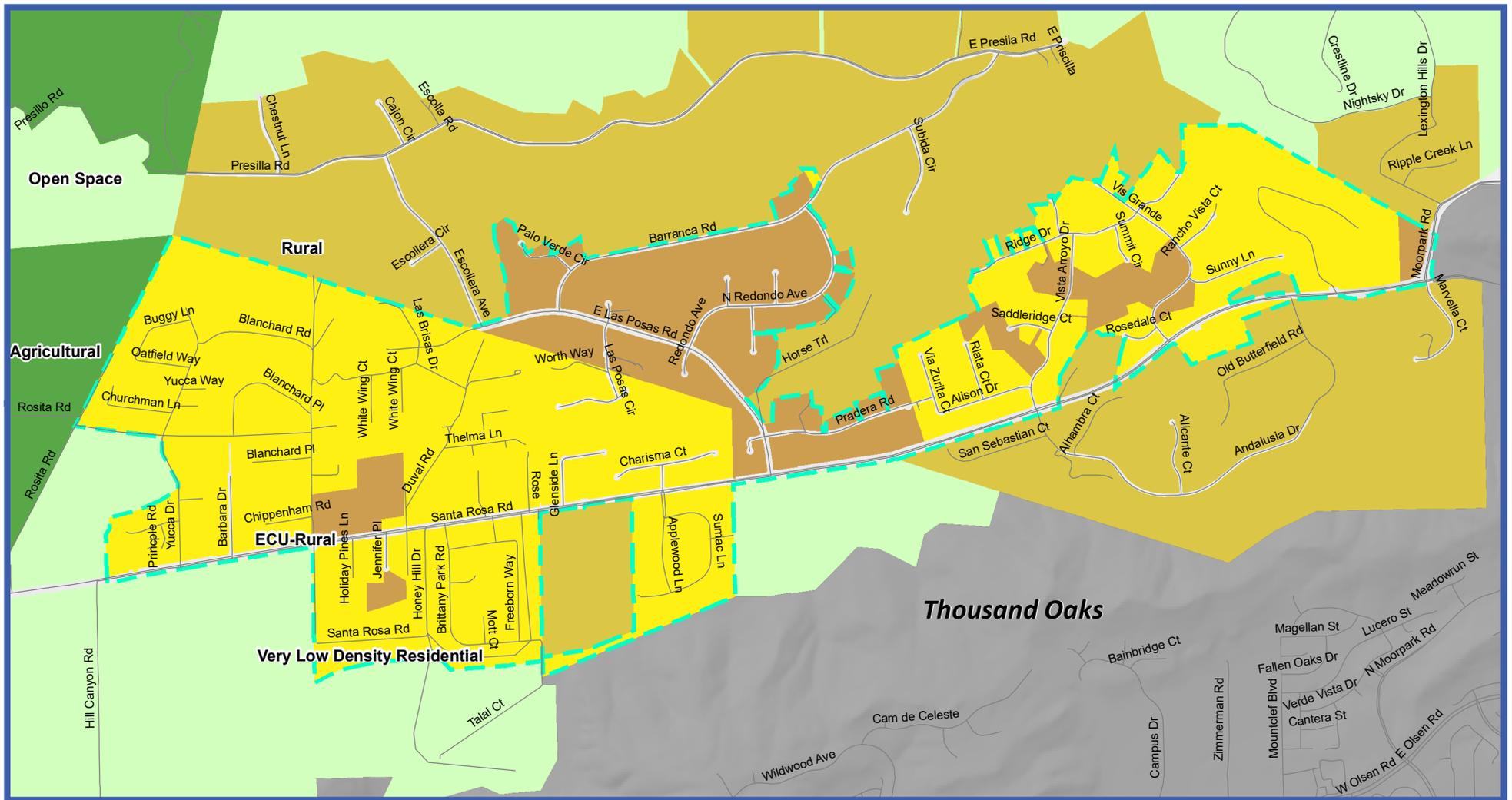
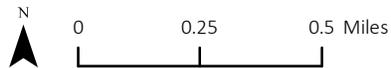


Figure A-22:
General Plan
Land Use Diagram
Santa Rosa

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



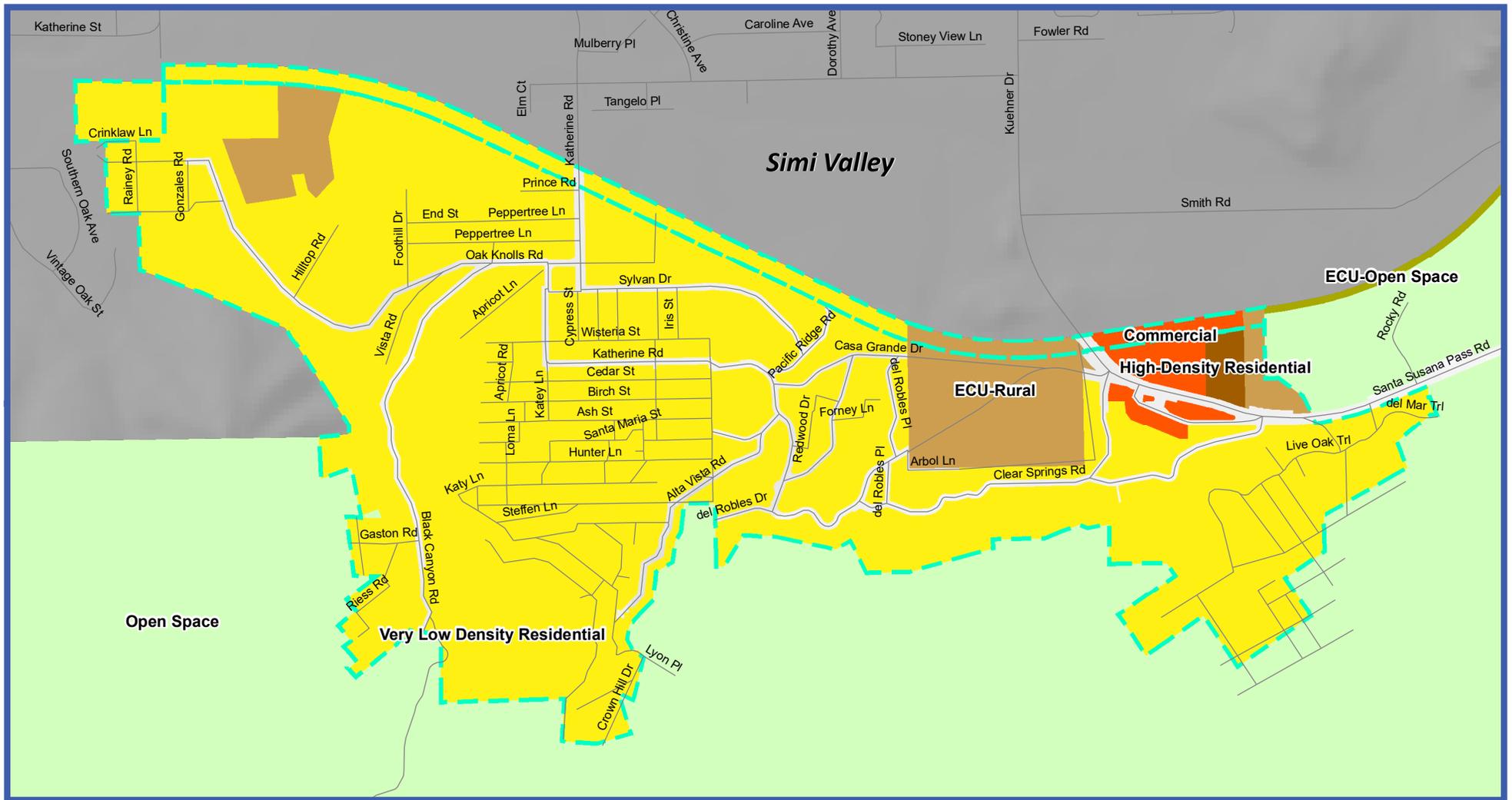
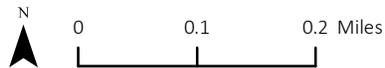


Figure A-23:
General Plan
Land Use Diagram
Santa Susana

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



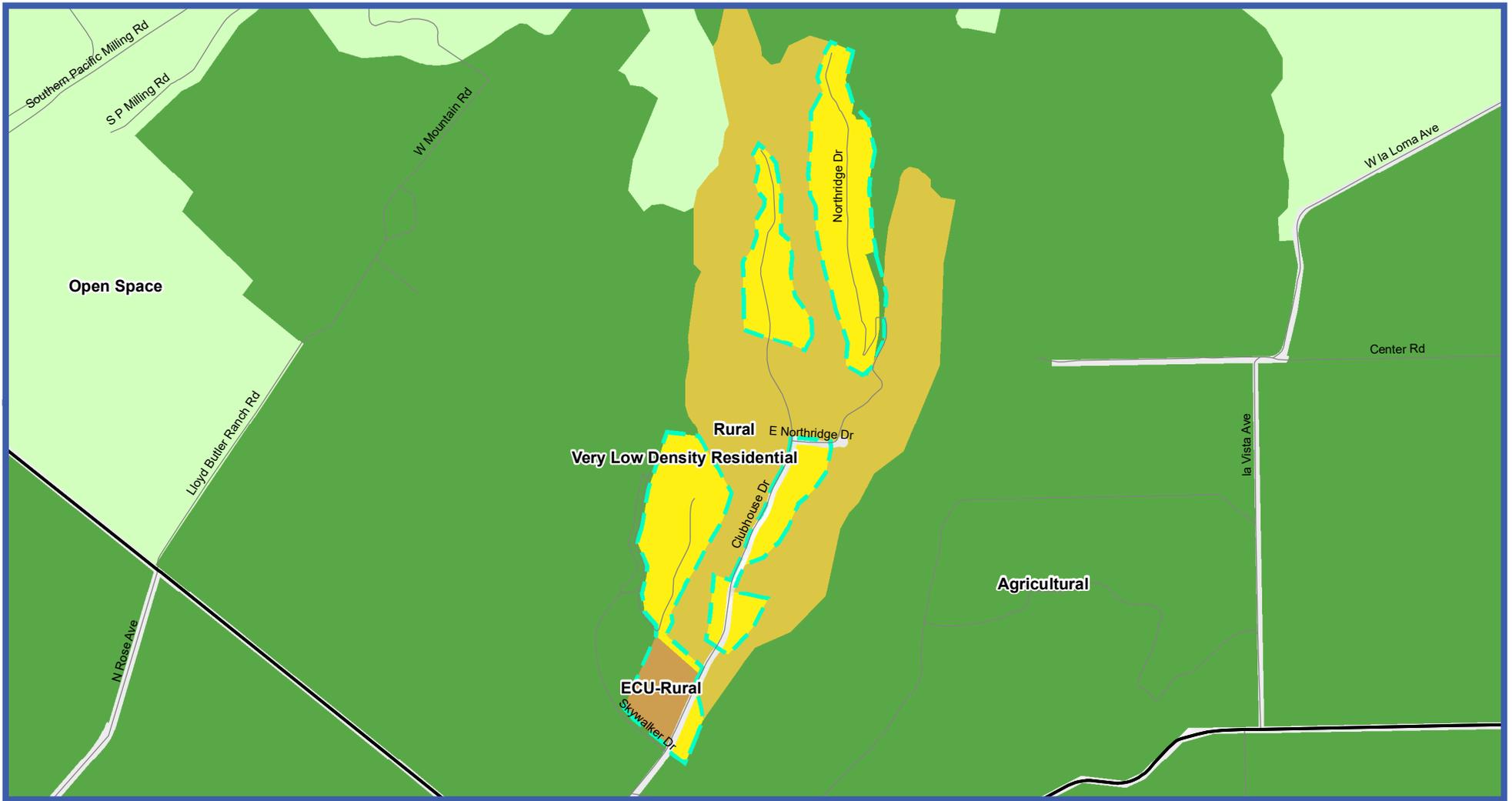
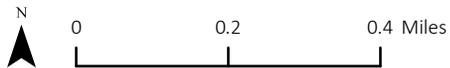


Figure A-24:
General Plan
Land Use Diagram
Saticoy Country Club

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



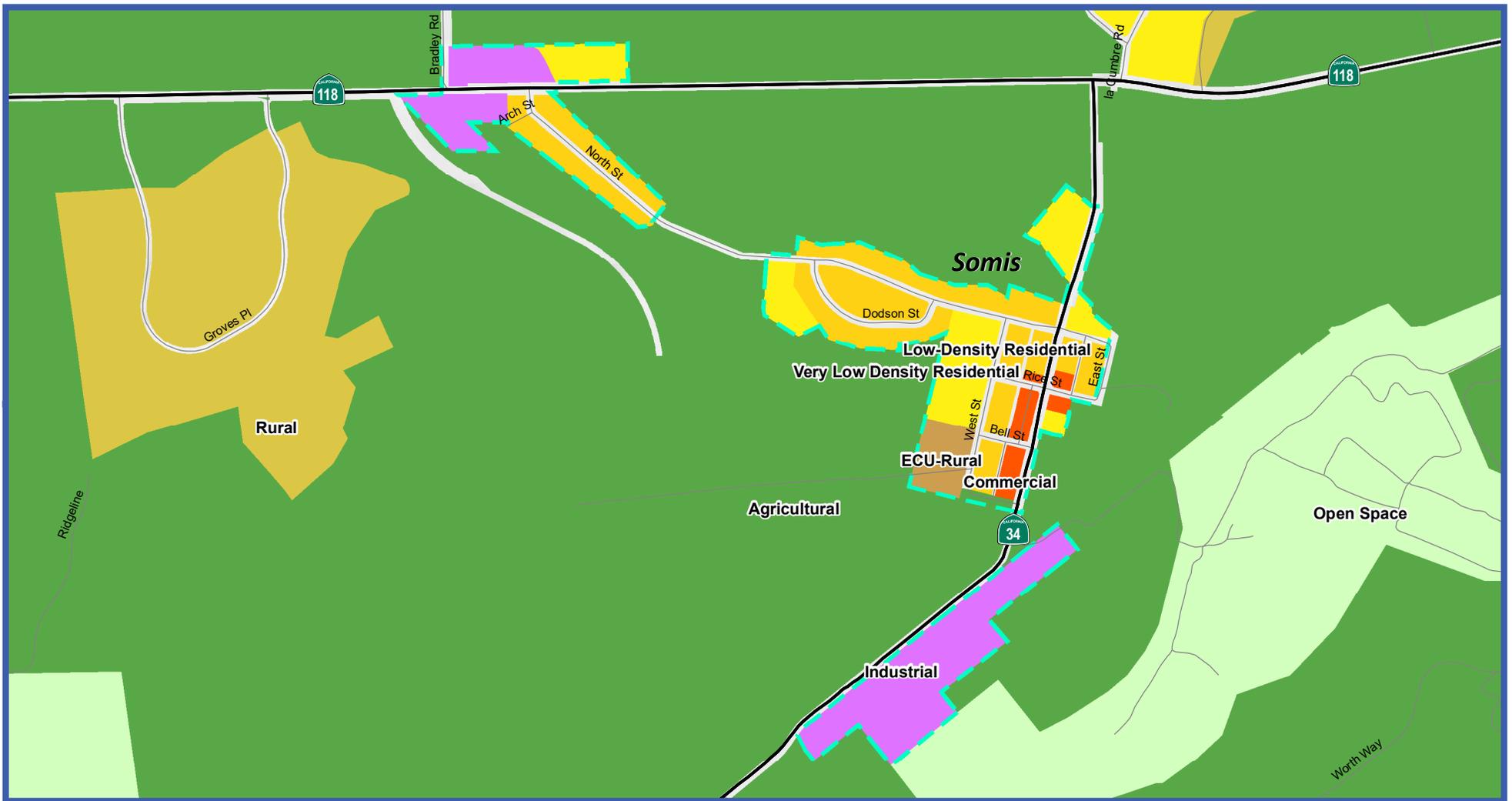
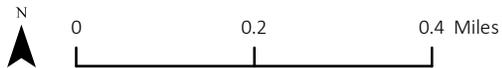


Figure A-25:
General Plan
Land Use Diagram
Somis

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



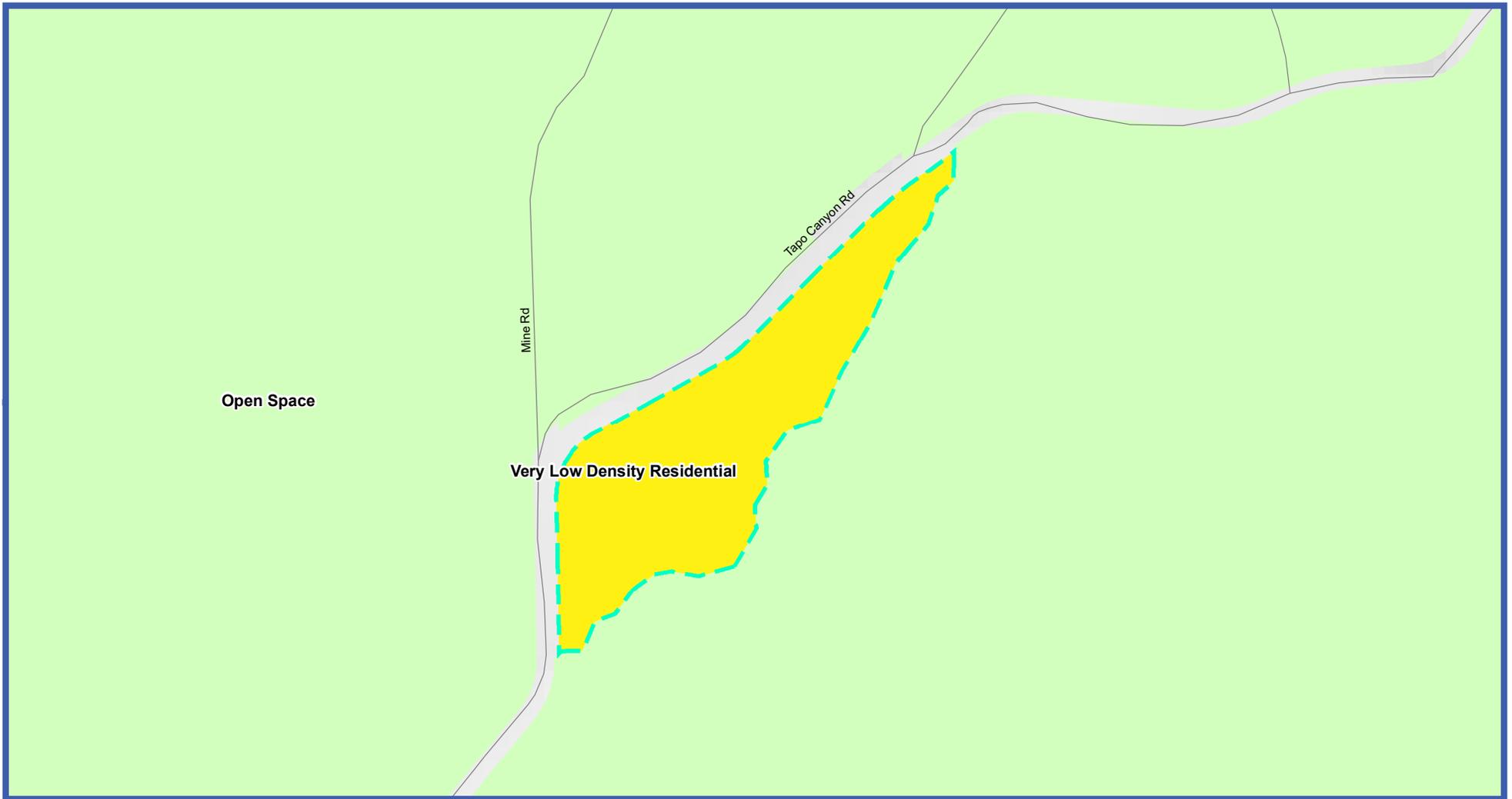
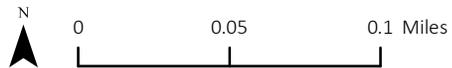
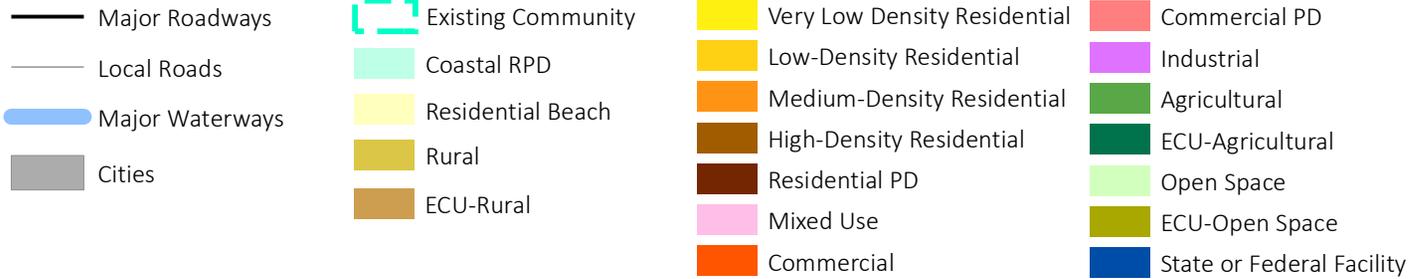


Figure A-26:
General Plan
Land Use Diagram
Tapo Canyon

Map Date: August 28, 2019

Source: Ventura County Resource
Management Agency GIS, 2019;
Mintier Harnish, 2019



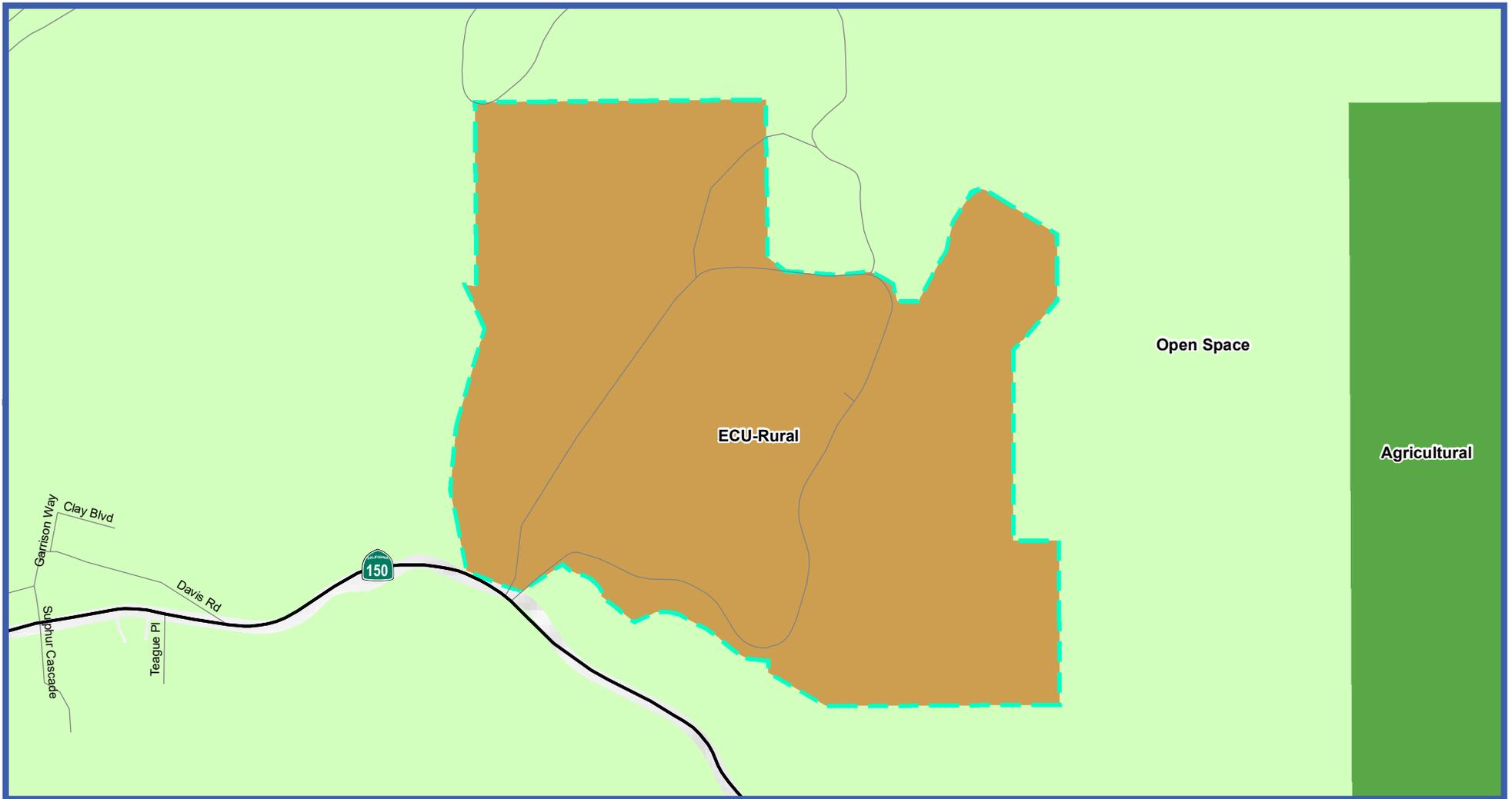
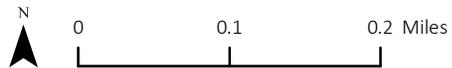


Figure A-27:
General Plan
Land Use Diagram
Thomas Aquinas College

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



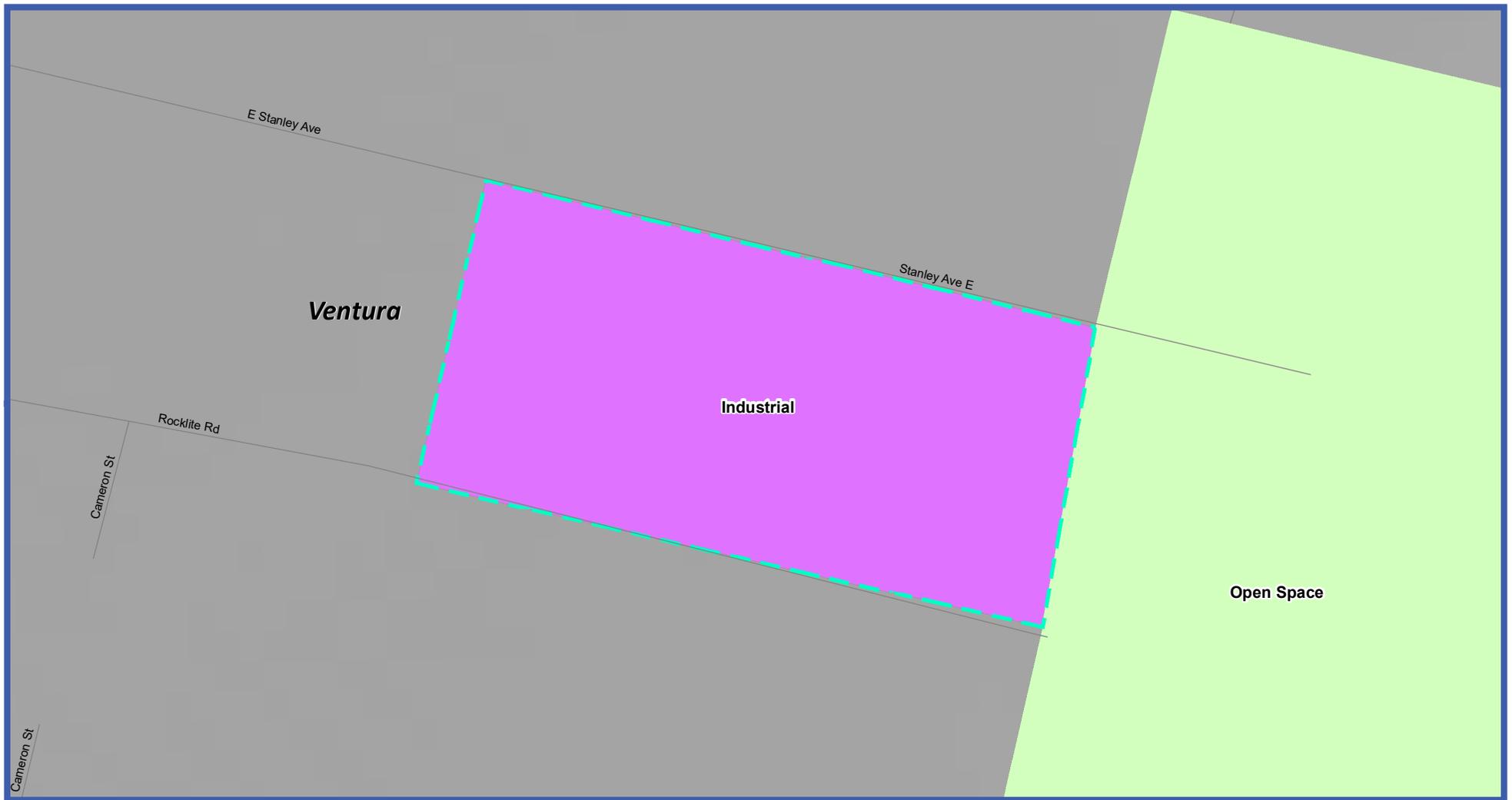


Figure A-28:
General Plan
Land Use Diagram
Ventura Avenue

Map Date: August 28, 2019
 Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |

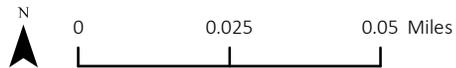


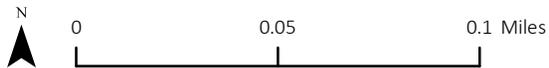


Figure A-29:
General Plan
Land Use Diagram
West Santa Paula

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

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|-----------------|--------------------|------------------------------|---------------------------|
| Major Roadways | Existing Community | Very Low Density Residential | Commercial PD |
| Local Roads | Coastal RPD | Low-Density Residential | Industrial |
| Major Waterways | Residential Beach | Medium-Density Residential | Agricultural |
| Cities | Rural | High-Density Residential | ECU-Agricultural |
| | ECU-Rural | Residential PD | Open Space |
| | | Mixed Use | ECU-Open Space |
| | | Commercial | State or Federal Facility |



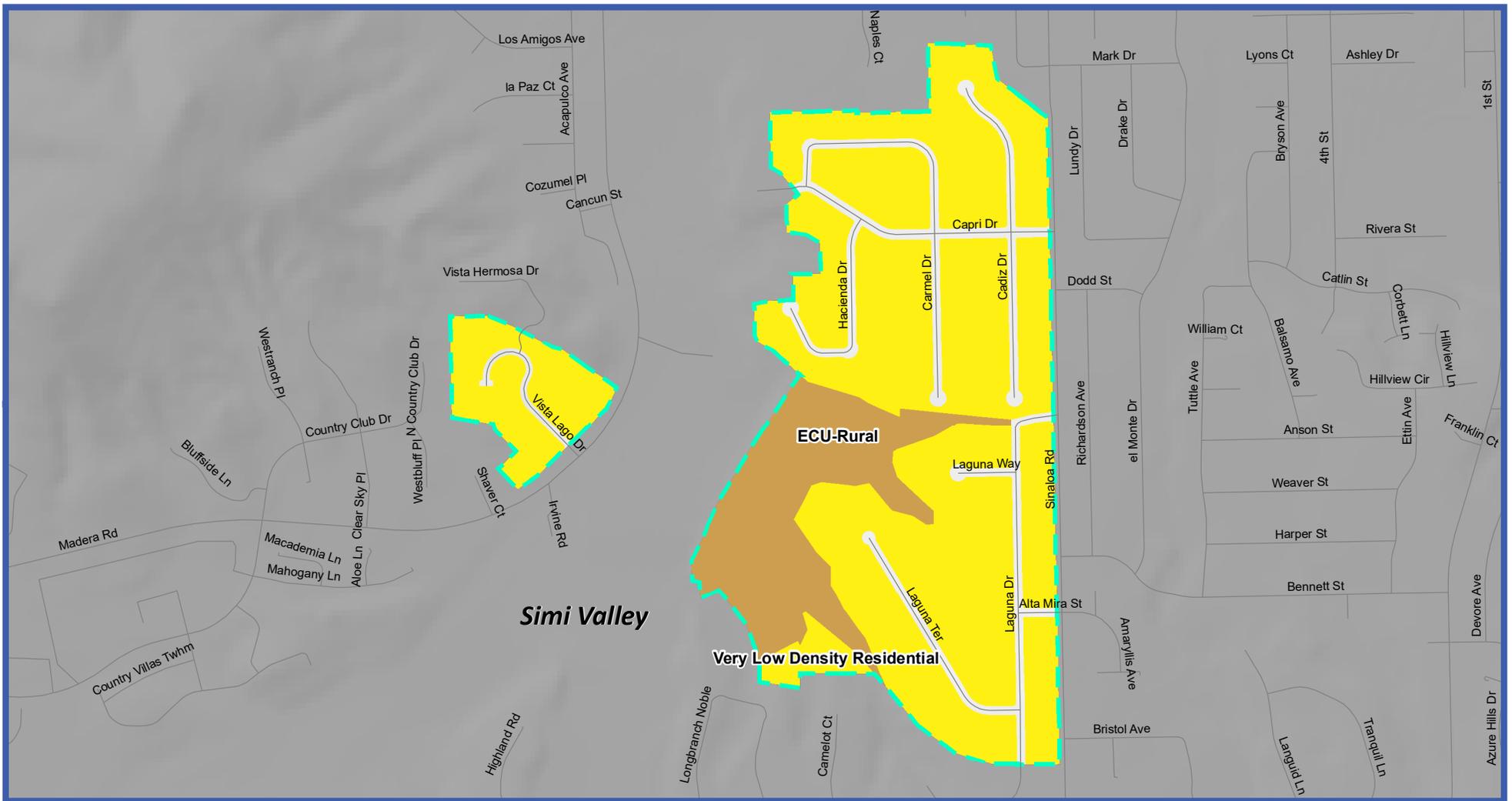


Figure A-30:
General Plan
Land Use Diagram
West Simi

Map Date: August 28, 2019

Source: Ventura County Resource Management Agency GIS, 2019; Mintier Harnish, 2019

