

EXHIBIT 3

Proposed Board Resolution with Clean Version of
Proposed General Plan Amendment

County-Initiated Amendment to the Ventura
County General Plan – Land Use Element, and
Proposed Ordinance Amending Articles 2, 3, 5, 7,
8, and 19 of the Ventura County Non-Coastal
Zoning Ordinance to Include a Definition, Lot Area
Exception, Use Category, and Development
Standards for Urban Parks

Case No. PL22-0056

County of Ventura
Planning Commission Hearing
Case No. PL22-0056
Exhibit 3 - Proposed Board Resolution with Clean Version of
Proposed General Plan Amendment

This page is intentionally left blank.

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA APPROVING AMENDMENTS TO THE VENTURA COUNTY GENERAL PLAN (PL22-0056)

WHEREAS, the County of Ventura ("County") has prepared amendments to the Land Use Element of the Ventura County General Plan in the form attached to this Resolution ("General Plan Amendment"), which amendments are also shown in legislative format in Exhibit 3 to the [insert date], Ventura County Board of Supervisors letter, as part of the County's proposed amendments to the General Plan and Non-Coastal Zoning Ordinance to establish a new urban parks use category and make other amendments as specified (collectively, Proposed Park Amendments);

WHEREAS, on October 5, 2023, the Ventura County Planning Commission held a legally noticed public hearing regarding the Proposed Park Amendments, including the General Plan Amendment, at which time the Planning Commission heard and received oral and written testimony from the general public and County staff, including the staff report and all exhibits;

WHEREAS, the Planning Commission voted X-X to recommend that the County's Board of Supervisors ("Board") approve and adopt the Proposed Park Amendments, including the General Plan Amendment;

WHEREAS, the Board held a legally noticed public hearing regarding the Proposed Park Amendments, including the General Plan Amendment, in Ventura, California, on [insert date]; and

WHEREAS, the Board considered the Planning Commission's recommendation as well as all written and oral testimony from County staff and members of the public regarding the Proposed Park Amendments, including the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the Board:

1. **FINDS** that the County's approval of the General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) is exempt from CEQA pursuant to CEQA Guidelines section 15168(c)(2) because adoption of the proposed ordinance is a later activity within the scope of the certified 2040 General Plan Environmental Impact Report (EIR) and does not require a subsequent EIR;
2. **FINDS** that the General Plan Amendment is in the public interest, consistent with all other applicable federal and state laws, and consistent with the goals, policies and programs of the Ventura County General Plan; and
3. **APPROVES** the General Plan Amendment in the form attached to this Resolution.

Upon a motion by Supervisor _____, and seconded by Supervisor _____, duly carried, the foregoing Resolution was passed and adopted this ____ day of _____, 2023, by the following vote:

AYES: Supervisors _____

NOES: Supervisors _____

ABSENT: Supervisors _____

CHAIR, BOARD OF SUPERVISORS

ATTEST:

DR. SEVET JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By _____

Deputy Clerk of the Board

Table 2-1, General Plan Land Use Designations and Zoning Compatibility Matrix, of the Land Use Element of the General Plan is hereby amended by removing the Parks and Recreation land use designation and Recreation zone classification, to read as follows:

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

| General Plan Land Use Designations | Coastal and Non-Coastal Zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------------|-------------------------------|----|-------------|----|----|-------------|-----|---------|-------------|-------------|-------------|-------------|------|-----|-----|----|----|----|-------------|-------------|-------------|-------------|-------------|----|-----|-------------|-------------|-------------|-------------|-------------|-------------|----|---------------------|--|
| | AE | C1 | CA | CC | CM | COS | CPD | CPD/CBD | CR | CR1 | CR2 | CRE | CRPD | CPD | IND | M1 | M2 | M3 | OS | R/MU | R1 | R2 | RA | RB | RBH | RE | RES | RHD | RO | RPD | TC | TP | OS-REC ² | |
| Rural | | | | | | | | | <div></div> | | | <div></div> | | | | | | | | | | | <div></div> | | | <div></div> | | | | <div></div> | | | | |
| ECU-Rural | | | | | | | | | <div></div> | | | <div></div> | | | | | | | | | | | <div></div> | | | <div></div> | | | | <div></div> | | | | |
| Agricultural | <div></div> | | <div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECU-Agricultural | <div></div> | | <div></div> | | | | | | | | | | | | | | | | | | | | <div></div> | | | | | | | | | | <div></div> | |
| Open Space ¹ . | <div></div> | | <div></div> | | | <div></div> | | | | | | | | | | | | | <div></div> | | | | | | | | | | | | | | <div></div> | |
| ECU-Open Space ¹ . | <div></div> | | <div></div> | | | <div></div> | | | | | | | | | | | | | <div></div> | | | | | | | | | | | | | | <div></div> | |
| Very Low Density Residential | | | | | | | | | | | | | | | | | | | | <div></div> | <div></div> | | <div></div> | | | <div></div> | | | <div></div> | | | | | |
| Low-Density Residential | | | | | | | | | | <div></div> | <div></div> | | | | | | | | | | <div></div> | <div></div> | | | | | | | | | | | | |
| Medium-Density Residential | | | | | | | | | | | <div></div> | | | | | | | | | <div></div> | | | | | | | <div></div> | | | | <div></div> | | | |
| Residential High- Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | <div></div> | | | | | | |

| General Plan Land Use Designations | Coastal and Non-Coastal Zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------------------|-------------------------------|-------------|----|-------------|-------------|-------------|-------------|-------------|----|-----|-----|-----|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------|----|----|----|-------------|-------------|----|-----|-----|-------------|-------------|----|----|---------------------|--|--|
| | AE | C1 | CA | CC | CM | COS | CPD | CPD/CBD | CR | CR1 | CR2 | CRE | CRPD | CPD | IND | M1 | M2 | M3 | OS | R/MU | R1 | R2 | RA | RB | RBH | RE | RES | RHD | RO | RPD | TC | TP | OS-REC ² | | |
| Residential Planned Development | | | | | | | | | | | | | <div></div> | | | | | | | | | | | | | | | | <div></div> | | | | | | |
| Coastal Residential Planned Development | | | | | | | | | | | | | <div></div> | | | | | | | | | | | | | | | | | <div></div> | | | | | |
| Residential Beach | | | | | | | | | | | | | | | | | | | | | | | | <div></div> | <div></div> | | | | | | | | | | |
| Mixed Use | | | | | | | | | | | | | | | | | | | <div></div> | | | | | | | | | | | <div></div> | | | | | |
| Commercial | | <div></div> | | <div></div> | | | <div></div> | <div></div> | | | | | | <div></div> | | | | | | | | | | | | | | | | | | | | | |
| Commercial Planned Development | | | | | | | <div></div> | <div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | | | | <div></div> | | | | | | | | | | <div></div> | <div></div> | <div></div> | <div></div> | | | | | | | | | | | | | | | | | |
| State, Federal, Other Public Lands | | | | | | <div></div> | | | | | | | | | | | | <div></div> | | | | | | | | | | | | | | | | | |

Notes: ¹ The minimum lot size is 10 acres, or 20 acres if contiguous with Agricultural.

² Parcels and corresponding zone classifications have not yet been identified for the Open Space Parks and Recreation zone classification.

Table 2-2, Land Use Designation General Development Standards, of the Land Use Element of the General Plan is hereby amended by removing the Parks and Recreation land use designation and its related development standards, to read as follows:

Table 2-2 Land Use Designation General Development Standards

| Acronym | Land Use Designation | Maximum Density / Intensity | Minimum Lot Size | Max. 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* |
| LDR | Low-Density Residential | 6 du/ac | 6,000 SF | n/a* |
| MDR | Medium-Density Residential | 14 du/ac | 3,000 SF | n/a* |
| RHD | Residential High-Density | 20 du/ac | No Minimum | n/a* |
| RPD | Residential Planned Development | 20 du/ac | No Minimum | n/a* |
| CRPD | Coastal Residential Planned Development | 36 du/ac | No Minimum | n/a* |
| RB | Residential Beach | 36 du/ac | 1,500 SF | n/a* |
| Mixed Use, Commercial, and Industrial Designations | | | | |
| MU | Mixed Use | 20 du/ac; 60% lot coverage | No Minimum | 60% |
| C | Commercial | 60% lot coverage | No Minimum | 60% |
| CPD | Commercial Planned Development | 60% lot coverage | No Minimum | 60% |
| I | Industrial | 50% lot coverage | 10,000 SF | 50% |
| Other Designations | | | | |
| P | State, Federal, Other Public Lands | n/a | None | n/a |

* Maximum lot coverage is per appropriate County Zoning classification.

“Other Designations” in Section 2.2, Land Use Designations and Standards, of the Land Use Element of the General Plan is hereby amended to read as follows:

OTHER DESIGNATIONS

This designation is applied to extensive areas of the county where good conservation practices and interagency coordination are imperative. This designation identifies and geographically locates resource areas of the county for their conservation, development, and utilization. These areas are characterized by minimal development and the limited availability of public services.

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION

State, Federal, Other Public Lands (P)

This designation applies to those state- and federally-owned parks, forests, rangelands, coastal resources, and/or recreation areas. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission’s jurisdiction (i.e., beaches and tidelands). For all other areas the County has no land use authority. Areas so designated include land under federal or state ownership on which governmental facilities are located.

Principal uses of these areas include: continued provision of public recreational facilities and access; multi-use management where applicable; support for rangeland activities, and interconnection or coordination of state, federal, and local facilities and programs when possible.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: Not applicable

LU-12

Repealed

LU-12.1

Repealed

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION POLICY DIRECTION

LU-13

To maintain a designation that:

- Recognizes lands devoted to governmental uses which are under the authority of the state or federal government and over which the County has no effective land use jurisdiction.
- Encourages the proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately-owned lands.

LU-13.1 Areas Appropriate for the State, Federal, Other Public Lands Land Use Designation

The County shall include state- or federally-owned lands on which a significant governmental use is located under the State, Federal, Other Public Lands land use designation, and which are under the control of the state or federal government. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction. All other areas are beyond the land use jurisdiction of the County. (MPSP)

LU-13.2 Process for Changing the State, Federal, Other Public Lands Land Use Designation

When land designated as State, Federal, Other Public Lands is transferred to a private party or another public entity, the County shall require that the land be re-designated to an appropriate land use designation through the General Plan amendment process. (RDR, MPSP)

CITY'S SPHERE OF INFLUENCE (SOI) POLICY DIRECTION

LU-14

To acknowledge the interests of cities and recognize the Ventura Local Agency Formation Commission (LAFCO) adopted Spheres of Influence as areas in which urbanization will likely occur under the authority of each city.

LU-14.1 Development Applications in a City's Sphere of Influence (SOI)

The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the appropriate city about submitting their application and shall discourage applicants from applying to the County. (RDR)



Additional policies on intergovernmental coordination are in Section 2.7, Development Review and Inter-Agency Coordination.

Section 2.4, Character and Design, of the Land Use Element of the General Plan is hereby amended by revising LU-16 and adding LU-16.11 to read as follows:

2.4 Character and Design

A key aspect of preserving agricultural, rural, and open space lands is actively investing in enhancing existing communities and urban areas. These are areas with adequate public services and infrastructure to support housing and employment centers. This section focuses on promoting attractive communities with a distinct sense of place. An overview of design standards based on zoning is located in section 3.6, “Existing Zoning,” of the Background Report.

LU-16

To enhance the character and design of unincorporated communities in the county in order to cultivate self-contained communities and provide parks and recreational facilities designed to meet the daily needs of Ventura County residents.

LU-16.1

Community Character and Quality of Life

The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR)

LU-16.2

Urban Design Standards for Commercial and Industrial Development

The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion. (RDR)

LU-16.3

Mixed Use Development

The County shall support compatible, mixed-land use development in areas designated as Area Plans and Existing Communities, where these plans include this type of use. (MPSP, RDR)

LU-16.4

Live/Work Spaces

In Area Plans and Existing Communities, the County shall encourage the development of flexible live-work spaces for residents who desire office, commercial, or studio space adjacent to their living space, where these plans include this type of use. (RDR)

LU-16.5



Multimodal Access to Commercial Development

The County shall encourage discretionary commercial development to promote ease of pedestrian/bicycle access to encourage walk-in business, while providing sufficient off-street parking. (RDR)

LU-16.6

Strip Commercial Development Concerns

The County shall discourage the development of new or expansion of existing strip commercial development. (RDR)

LU-16.7

Parking Location

The County shall encourage discretionary development to locate central gateways and building entrances in areas that are visible from the street to contribute to an active

commercial center and locate parking in areas that are less visible from the street. (RDR)

LU-16.8

Residential Design that Complements the Natural Environment

The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR)

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)