

## 4.11 LAND USE AND PLANNING

This section evaluates the potential effects of implementing the 2040 General Plan on land use and planning, including community character and established communities. This section also addresses compatibility with the Ventura County Comprehensive Airport Land Use Plan. For discussion of aircraft-related hazards, refer to Section 4.9, “Hazards, Hazardous Materials and Wildfire.” Refer to Section 4.13, “Noise and Vibration,” for discussion of aircraft-related noise impacts. As described in the “Approach to the Environmental Analysis” section, above, the following assessment of impacts is based on the characterization of existing environmental conditions and regulatory setting provided in the January 2020 Background Report (Appendix B). Where necessary, each section identifies changes (e.g., new information, regulatory changes) to the environmental and regulatory setting included in the Background Report that are relevant to understanding the 2040 General Plan’s potential impacts.

Comments received on the notice of preparation included concerns regarding land use and zoning, conformance with the Guidelines for Orderly Development, and consistency with the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). These comments are addressed in this section, as appropriate. The NOP and comments on the NOP are included in Appendix A.

### 4.11.1 Background Report Setting Updates

#### REGULATORY SETTING

The Background Report (Appendix B) accurately describes the regulatory setting for the purpose of this evaluation. Refer to Chapter 3, “Land Use,” and Section 8.3, “Scenic Resources.” There is no additional information necessary to understand the potential land use and planning impacts of the 2040 General Plan.

#### ENVIRONMENTAL SETTING

The Background Report (Appendix B) accurately describes the environmental setting for the purpose of this evaluation. Refer to Chapter 3, “Land Use,” and Section 8.3, “Scenic Resources.” There is no additional information necessary to understand the potential land use and planning impacts of the 2040 General Plan.

### 4.11.2 Environmental Impacts and Mitigation Measures

#### METHODOLOGY

The evaluation of potential land use impacts is based on review of documents pertaining to the plan area, as well as potential compatibility of the 2040 General Plan with existing and planned land uses within the unincorporated county. As part of this review, the Background Report, land use plans for cities and Area Plans, geographic information system zoning and land use designations were reviewed to determine whether implementation of the 2040 General Plan would impede or conflict with those plans such that an environmental impact would occur.

In determining the level of significance, this analysis assumes that the 2040 General Plan would comply with relevant Guidelines for Orderly Development, greenbelt agreements, and the Save Open Space & Agricultural Resources (SOAR) initiative measure for Ventura County's unincorporated areas.

## THRESHOLDS OF SIGNIFICANCE

As discussed in the "Approach to the Environmental Analysis" section, the thresholds used to determine the significance of the proposed GPU's impacts are based on Ventura County's adopted Initial Study Assessment Guidelines (ISAG), which include threshold criteria to assist in the evaluation of significant impacts for individual projects. Appendix G of the State CEQA Guidelines also provides considerations for determining the significance of a project's impacts, in the form of initial study checklist questions.

To develop thresholds of significance for this section of the draft EIR, the County has deviated from the ISAG threshold criteria, where appropriate, to appropriately consider the programmatic nature of a general plan for the entire unincorporated area and to incorporate the 2019 revisions to the Appendix G checklist.

Specifically, ISAG Section 25, threshold 1, related to consistency of a land use or project activity with the community character policies and development standards in the Ventura County General Plan goals, policies and programs, or applicable Area Plan, is not used as a threshold in this analysis because this draft EIR is an evaluation of an update to the Ventura County General Plan goals, policies and programs, and Area Plans under which future projects would be evaluated. Future development and other physical changes would be required to demonstrate consistency with the 2040 General Plan.

In addition, ISAG Section 25, threshold 2 has been revised to delete references to project-specific and cumulative impacts to a community surrounding a project site. These revisions broaden the threshold to apply to program-level impacts with respect to established communities within the plan area. In addition, Appendix G question XI.a, which evaluates whether a project would physically divide an established community, and Appendix G question XI.b, which evaluates whether a project would cause a significant environmental impact due to a conflict with a land use plan, policy, or regulation, are not addressed by ISAG thresholds. Therefore, these questions have been added as separate thresholds below.

For the purpose of this draft EIR, implementation of the 2040 General Plan would have a significant impact on land use and planning if it would:

- ▶ Result in physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within any communities.
- ▶ Result in the physical division of an established community.
- ▶ Cause a significant environmental impact due to a conflict with a regional plan, policy, or program adopted for the purpose of avoiding or mitigating an environmental effect.

## ISSUES NOT DISCUSSED FURTHER

The Area Plans for communities of El Rio/Del Norte, Lake Sherwood/Hidden Valley, North Ventura Avenue, Oak Park, Ojai Valley, Piru, and Thousand Oaks were reviewed for updates to policies and implementation programs specific to these Area Plans that would potentially have impacts on the environment with respect to land use and planning. The 2040 General Plan would not result in substantive changes to area plan policies and implementation programs related to land use and planning. The Area Plan policies and implementation programs related to these issues are consistent with the 2040 General Plan policies and implementation programs, which are addressed in the following impact discussions. Therefore, the environmental effects of the Area Plan goals and policies are not addressed separately in this section.

## 2040 GENERAL PLAN POLICIES AND IMPLEMENTATION PROGRAMS

Policies and implementation programs in the 2040 General Plan related to land use and community character and, specifically, the thresholds of significance identified above, include the following:

### Land Use and Community Character Element

- ▶ **Policy LU-1.1: Guidelines for Orderly Development.** The County shall continue to promote orderly and compact development by:
  - working with cities in Ventura County and the Ventura Local Agency Formation Commission (LAFCO) to promote and maintain reasonable city boundaries and Spheres of Influence to prevent growth-inducing urban development in unincorporated areas, and
  - require unincorporated urban development to be located in areas designated as Existing Communities and unincorporated urban centers consistent with the Guidelines for Orderly Development and as defined in Policy LU-1.2. (RDR, IGC) [*Source: Existing GPP Goal 3.1.1.2 and Goal 3.1.1.5, modified*]
- ▶ **Policy LU-1.2: Area Designations.** For purposes of planning within the county and as used in this General Plan, the County establishes the following area designations:
  - **Urban.** Figure 2-1 indicates the boundary of the Urban area designation. All areas inside these boundaries are considered within the Urban area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-2 and associated policies for further information on this designation.
  - **Existing Community.** Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR). See Goal LU-3 and associated policies for further information on this designation.

- **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. In the General Plan, the Area Plan designation defines the boundary for the specific geographic areas of the county that are covered by an adopted Area Plan. Area Plans shall be consistent with the General Land Use Diagram, although the Area Plans may be more specific. Figure 2-2 indicates the areas covered by the Area Plans in the county.
- An **Area of Interest** is part of a plan adopted by Ventura Local Agency Formation Commission (LAFCO) which divides the county into major geographic areas that are 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. Figure 2-3 shows the Area of Interest boundaries for the county.
- An **Unincorporated Urban Center** is 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. For example, the Community of Piru represents the focal center in the Piru Area of Interest.
- A **Sphere of Influence**, as used in this General Plan, is an area determined by the Ventura Local Agency Formation Commission (LAFCO) to represent the “probable” ultimate boundary of a city. LAFCO also recognizes Spheres of Influence for special districts, which are not discussed in this Element. The adoption of Spheres of Influence is required by Government Code Section 56425. (RDR) *[Source: Existing GPP, Section 3.2, modified]*
- ▶ **Policy LU-1.3: Regional Housing Needs Allocations.** The County shall coordinate with Southern California Association of Governments (SCAG) to direct state regional housing needs allocations predominantly to cities to ensure consistency with the County’s Save Open Space & Agricultural Resources (SOAR) initiative and the SCAG’s Sustainable Communities Strategy. (RDR, IGC) *[Source: New Policy]*
- ▶ **Policy LU-1.4: Land Use Patterns.** The County shall ensure that new land use patterns emphasize efficient use of land and infrastructure, walkable neighborhoods, contemporary development practices, and sense of place consistent with the Guidelines for Orderly Development. (RDR) *[Source: New Policy]*
- ▶ **Policy LU-1.5: Infill Development.** The County shall encourage infill development within Existing Communities and within or adjacent to existing development within unincorporated urban centers to maximize the efficient use of land and existing infrastructure. (RDR) *[Source: Existing GPP Policy 3.4.2.1 and Policy 4.1.2.2, modified]*
- ▶ **Policy LU-2.1: Urban.** The Urban area designation, referred to in the Save Open Space & Agricultural Resources (SOAR) initiative, is used to depict existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one principal dwelling unit per two acres. This designation has been applied to all incorporated lands within a city’s Sphere of Influence as established

by the Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest which may be candidates for future incorporation. In this General Plan, this term is synonymous with the combination of the areas shown as “Cities” and “Unincorporated Urban Centers” on Figure 2-1. (RDR, MPSP) *[Source: Existing GPP Policy 3.2 Land Use Designations, modified, SOAR]*

- ▶ **Policy LU-3.1: Existing Community(ies).** The Existing Community area designation, referred to in SOAR, identifies existing urban residential, commercial, or industrial enclaves outside of incorporated areas and unincorporated urban centers. The Existing Community area designation recognizes existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses, contains these enclaves within specific areas so as to prevent further expansion, and limits the building intensity and land use to previously established levels. Thomas Aquinas College is newly designated in this initiative as Existing Community, with the intention that it be confined to its current boundaries with the understanding that it may continue to intensify its building for its educationally related purposes.

Figure 2-1 indicates the boundary of the Existing Community area designation. All areas inside these boundaries are considered within the Existing Community area designation for purposes of this General Plan and implementation of the Guidelines for Orderly Development and Save Open Space & Agricultural Resources (SOAR) initiative. This term is considered synonymous with “Urban Enclave” as used in other planning documents. (RDR, MPSP) *[Source: Existing GPP Policy 3.2 Land Use Designations, modified. SOAR]*

- ▶ **Policy LU-3.2: Areas Appropriate for the Existing Community Designation.** The County shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers within Existing Community designated boundaries. (MPSP) *[Source: Existing GPP Policy 3.2.2.2, SOAR, modified]*
- ▶ **Policy LU-3.3: Range of Uses in the Existing Community Designation.** The County shall recognize that the Existing Community area designation may cover the range of zones present in the area including, but not limited to, residential, commercial, and industrial, as well as the range of existing population densities and building intensities. The County shall allow the appropriate zoning, population densities, and building intensities based on the adopted Area Plan or, where no Area Plan exists, by the applicable Existing Community Map contained in Appendix A. Because of the degree of specificity on the Existing Community Maps, the County shall require a General Plan amendment for any zone change within an Existing Community. (MPSP) *[Source: Existing GPP Policy 3.2.2.2, SOAR]*
- ▶ **Policy LU-4.1: General Plan Land Use Diagram.** The County shall maintain and implement a Land Use Diagram for purposes of describing the types of allowed land uses by geographic location and the density and/or intensity of allowed uses within each designation.

The goals and locational descriptions set forth in this Element are general guidelines for determining whether land should be within a particular land use designation depicted on the General Plan Land Use Diagram (Figures 2-4 and 2-5). The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Diagram, whether or not such parcel meets all of the applicable criteria.

The General Plan Land Use Diagram covers the mainland areas of the county. The following designations apply to Anacapa and San Nicholas islands and are incorporated into the Land Use Diagram by reference.

- Anacapa Island is designated “OS” as Open Space
- San Nicholas Island is designated “P” as State, Federal, Other Public Lands (RDR) [*Source: Existing GPP Policy 3.1.2.1, modified*]
- ▶ **Policy LU-4.2: Zoning Consistency.** The County shall ensure that zoning designations are consistent with the General Land Use Diagrams (Figures 2-4 and 2-5) and the Zoning Consistency Matrix (Table 2-1). The County shall apply the following factors to determine the appropriate zone classification (from among those consistent with the appropriate land use designation):
  - Recognizing the desirability of retaining existing uses and densities on the subject land;
  - Recognizing the desirability of accommodating anticipated uses on the subject land;
  - Maintaining continuity with neighboring zoning, land uses and parcel sizes;
  - Implementing the recommendations of specific zoning and land use studies of the area in question;
  - Recognizing and addressing the presence and significance of resources and hazards; and
  - Evaluating the ability to provide public services and facilities. (RDR) [*Source: Existing GPP Policy 3.1.2.2, Modified*]
- ▶ **Policy LU-4.3: Minimum Parcel Size.** The County shall require subdivisions of land to meet the minimum parcel size requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A. Parcels smaller than the stated minimum may be allowed under the following circumstances:
  - A parcel may be created for the sole purpose of transferring, by lease or sale, possession of an agricultural water well and the land around the well as may be necessary for its operation. Such parcels, and the wells they contain, shall be used for agricultural purposes only.
  - Parcels for public purposes such as, but not limited to, fire, police, municipal water wells, flood control, and other public health and safety facilities.
  - Affordable and elderly housing developments that are eligible for density bonuses as specified in Article 16 of the County Non-Coastal Zoning Ordinance may be granted a reduction from the minimum parcel size requirements in accordance with the provisions of Article 16 or pursuant to state law.

- Parcels designated as Cultural Heritage Sites may be granted a reduction from the minimum parcel size requirements in accordance with the Non-Coastal Zoning Ordinance.
  - Parcels subdivided for resource conservation purposes in accordance with the conservation subdivision process established in the Ventura County Subdivision Ordinance.
  - Parcels subdivided for the perpetual maintenance of biotic or wildlife habitat in accordance with California Government Code section 66418.2.
  - Parcels of less than the prescribed minimum lot area may be allowed for farmworker housing complexes on land zoned Agricultural Exclusive (AE) within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres. (RDR) *[Source: Existing GPP Policy 3.1.2.6, Modified]*
- **Policy LU-4.4: Nonconforming Parcel Size.** The County shall not prohibit the use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum parcel size requirements of the applicable land use designation, solely by reason of such failure. However, this policy shall not be construed to permit the division of any parcel into two or more lots if any of the new lots fail to meet the minimum parcel size requirements. (RDR) *[Source: Existing GPP Policy 3.1.2.7, modified]*
- **Policy LU-5.1: General Plan Land Use Amendments.** When reviewing proposed General Plan amendments to modify or change land use designations or the General Plan Land Use Diagram, the County shall consider if the proposal:
- maintains consistency with the General Plan Vision, Guiding Principles, and relevant goals, and policies;
  - maintains consistency with the Guidelines for Orderly Development;
  - minimizes the creation of a land use that is inconsistent with the policies, land uses, or development standards of surrounding parcels;
  - enhances compatibility with existing or planned uses in the area;
  - addresses new physical, social, or economic factors that are relevant and were not present at the time of the General Plan adoption;
  - reduces the potential for undesired, growth-inducing precedent;
  - demonstrates appropriate infrastructure and services are available, or amendment is conditioned on requirement to provide or appropriately fund needed infrastructure and services; and
  - demonstrates acceptable effect on the fiscal health of the County. (MPSP) *[Source: New Policy]*

- ▶ **Policy LU-5.2. Land Use Boundary Interpretation.** The County Planning Director shall have the interpretative authority, subject to appeal to the Planning Commission and Board of Supervisors, of the alignment of all land use boundaries depicted on the General Plan Land Use Diagram, consistent with the goals and policies of the General Plan. To the extent feasible, the boundaries on the Land Use Diagram should follow natural or human-made boundaries (including parcel lines), such as:
  - water courses
  - ridge lines
  - toes of slopes
  - lines marking changes in vegetation
  - lines marking changes in slope
  - parcel boundaries
  - roads
  - rail lines
  - utility corridors
  - lines separating different land uses
  - lines marking the separation between a group of large lots from a group of small lots
  - lines marking features or designations referenced in the definitions and criteria of the various land use categories. (RDR) *[Source: Existing GPP Policy 3.1.2.8, Existing Lake Sherwood/Hidden Valley Area Plan Policy 1.1.2.3, Oak Park Area Plan Policy 3.1.2.2, and Piru Area Plan Policy 3.1.2.2, modified]*
- ▶ **Policy LU-5.3: Concurrent Zoning Change Processing.** The County shall process zone changes, if necessary, concurrently with General Plan amendments to assure zoning consistency. (RDR) *[Source: Existing GPP Policy 3.1.2.9]*
- ▶ **Policy LU-6.1: Agricultural Buffers.** The County shall require non-agricultural land uses adjacent to agricultural uses to incorporate adequate buffers (e.g., fences, setbacks) to limit conflicts with adjoining agricultural operations. (RDR) *[Source: New Policy]*
- ▶ **Policy LU-7.1: Areas Appropriate for the Rural Land Use Designation.** The County shall require that lands designated as Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development. (RDR) *[Source: Existing GPP Policy 3.2.2.3, SOAR]*



- ▶ **Policy LU-7.2: Minimal Parcel Size for the Rural Land Use Designation.** The County shall require that the smallest minimum parcel size consistent with the Rural land use designation is two acres. The County may require larger minimum parcel sizes based on the parcel's Non-Coastal Zoning Ordinance zoning classification. (RDR) *[Source: Existing GPP Policy 3.2.2.3, SOAR, modified]*
- ▶ **Policy LU-7.3: Maximum Lot Coverage Nonconforming Lots - Rural Land Use Designation.** The County shall require that the maximum lot coverage for lots of less than one acre (nonconforming) in area shall be as specified for the Rural designation, or 2,500 square feet plus 1 square foot for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater. (RDR) *[Source: Existing GPP Figures 3.7a through 3.28b, Existing Community Building Intensity/Population Density Tables, Footnote No. 1]*
- ▶ **Policy LU-8.1: Areas Appropriate for the Agricultural Land Use Designation.** The County shall ensure that the Agricultural land use designation primarily includes lands that are designated as Prime Farmlands, Farmlands of Statewide Importance, or Unique Farmlands in the state's Important Farmland Inventory (IFI), although the County may not designate land as Agricultural if small areas of agricultural land are isolated from larger blocks of farming land. In such cases, the Agricultural land is to be assigned to the Open Space or Rural designation for consistency with surrounding properties. (MPSP) *[Source: Existing GPP Policy 3.2.2.4-1, SOAR]*
- ▶ **Policy LU-8.2: Land Uses Appropriate for the Agricultural Land Use Designation.** The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses. (RDR) *[Source: Existing GPP Policy 3.2.2.4-3, SOAR]*
- ▶ **Policy LU-8.3: Minimal Parcel Size for the Agricultural Land Use Designation.** The County shall ensure that the smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP) *[Source: Existing GPP Policy 3.2.2.4-2, SOAR]*
- ▶ **Policy LU-8.4: Maximum Lot Coverage Nonconforming Lots - Agricultural Land Use Designation.** The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Agricultural designation, or 2,500 square feet plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet, whichever is greater. Greater lot coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures listed in the Non-Coastal Zoning Ordinance under the heading of "Crop and Orchard Production." (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 5, modified]*
- ▶ **Policy LU-9.1: Areas Appropriate for the Open Space Land Use Designation.** The County shall ensure that the Open Space land use designation includes areas of land or water that are set aside for 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, wetlands, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands. (MPSP) *[Source: Existing GPP Policy 3.2.2.5-1, SOAR]*

- ▶ **Policy LU-9.2: Preservation of Areas for Public Health and Safety.** The County shall designate areas of land or water which are set aside for public health and safety as Open Space, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, 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. (MPSP) [Source: Existing GPP Policy 3.2.2.5-4, SOAR, modified]
- ▶ **Policy LU-9.3: Minimal Parcel Size for the Open Space Land Use Designation.** The County shall ensure that the smallest minimum parcel size consistent with the Open Space land use category is 10 acres. The County may require larger minimum parcel sizes based on the zone classification. (RDR, MPSP) [Source: Existing GPP Policy 3.2.2.5-6, SOAR]
- ▶ **Policy LU-9.4: Minimal Parcel Size for the Open Space Contiguous with Agricultural.** The County shall require Open Space properties contiguous with Agricultural designated land to have a minimal parcel size of 20 acres. (RDR, MPSP) [Source: Existing GPP Policy 3.2.2.5-7, SOAR]
- ▶ **Policy LU-9.5: Recreational Areas Appropriate for the Open Space Land Use Designation.** The County shall designate areas appropriate for recreational activities as Open Space, including, but not limited to, use and enjoyment of recreational trails and areas for hunting and fishing. Preservation of open space also serves to protect 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. (MPSP) [Source: Existing GPP Policy 3.2.2.5-3, SOAR, modified]
- ▶ **Policy LU-9.6: Undeveloped Areas Appropriate for the Open Space Land Use Designation.** The County shall designate undeveloped natural areas as Open Space if they surround urban-designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development. (MPSP) [Source: Existing GPP Policy 3.2.2.5-5, SOAR, modified]
- ▶ **Policy LU-9.7: Natural Resource Areas Appropriate for the Open Space Land Use Designation.** The County shall designate areas set aside for managed production of resources as Open Space, including, but not limited to, forest lands, rangeland, agricultural lands not otherwise designated Agricultural; areas required for the 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. (MPSP) [Source: Existing GPP Policy 3.2.2.5-2, SOAR, modified]
- ▶ **Policy LU-9.8: Maximum Lot Coverage Nonconforming Lots – Open Space Land Use Designation.** The County shall ensure that the maximum lot coverage of lots of less than 10 acres (nonconforming) in area shall be as specified for the Open Space designation, or 2,500 square feet plus 1 square foot for each 22,334 square feet of lot area over 5,000 square feet, whichever is greater. Greater building coverage may be allowed under discretionary permits for Farmworker Housing Complexes and existing uses/structures

listed in the Non-Coastal Zoning Ordinance under the heading of “Crop and Orchard Production.” (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 5, modified]*

- ▶ **Policy LU-9.9: Open Space Land Use Designation Interpretations.** The County shall ensure that Open Space Interpretations granted prior to May 17, 1983 permitting parcel sizes less than those specified in the General Plan shall be considered conforming to the General Plan. Zoning which is consistent with the purpose and intent of the Open Space Interpretations shall be considered conforming to the General Plan. (RDR) *[Source: Existing GPP Figure 3.2a Zoning Compatibility Matrix Non-Coastal Zones, Footnote Open Space Interpretations, modified]*
- ▶ **Policy LU-11.1: Location.** The County shall encourage mixed-use, commercial, and industrial discretionary development be located within cities, existing unincorporated urban centers, or designated Existing Communities where necessary public facilities and services can be provided to serve such development. (RDR) *[Source: Existing GPP Policy 3.4.2.1, modified]*
- ▶ **Policy LU-11.2: Applications Within Sphere of Influence.** The County shall direct all applicants for commercial and industrial discretionary development located within a city’s Sphere of Influence to that city for possible annexation and processing. (RDR) *[Source: Existing GPP Policy 3.4.2.2, modified]*
- ▶ **Policy LU-11.3: Design.** The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. (RDR) *[Source: Existing GPP Policies 3.4.2.3 and 3.4.2.4, modified]*
- ▶ **Policy LU-11.5: Mixed-Use Development.** The County shall require discretionary development on land designated mixed-use be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping. (RDR, PSP) *[Source: New Policy]*
- ▶ **Policy LU-11.6: Live-Work Development.** The County shall encourage mixed-use developments to include live-work floor plans for residents who desire office, commercial, or studio space adjacent to their living space. (RDR) *[Source: New Policy]*
- ▶ **Policy LU-11.7: Density Exceptions – Mixed Use Land Use Designation.** The County shall exclude from the Mixed Use land use maximum density farmworker dwellings and accessory dwelling units pursuant to section 65852.2 of the Government Code. (RDR) *[Source: Existing GPP Figure 3.4 General Residential Building Intensity Standards/Population Density Range Table, Footnote No. 2, Modified]*

- ▶ **Policy LU-11.8: Location of Retail Sales and Service Type Commercial and Office Facilities.** The County shall encourage retail sales and service type commercial and office facilities to locate in shopping centers, established commercial areas, or planned mixed-use districts. (RDR) [Source: Existing GPP Policy 3.4.2.5]
- ▶ **Policy LU-12.1: Parks and Recreational Facilities.** The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR) [Source: New Policy]
- ▶ **Policy 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) [Source: Existing GPP Policy 3.2.2.6]
- ▶ **Policy LU-15.1: Area Plan Requirements.** When the County comprehensively updates an Area Plan, the County shall ensure that the updated Area Plan includes specific policies and programs that address local issues, and a range of land use designations that accommodate the land uses appropriate to the area and commensurate with public infrastructure and services. Through the Area Plan Update process, the County shall ensure that all principles, goals, objectives, policies, and plan proposals set forth in the area plan are consistent with the County General Plan.

For consistency, the County shall organize the updated area plans using the following structure:

#### **Introduction**

- Purpose
- Area Plan Chronology
- Content and Organization

#### **Local Setting**

- Overview of Plan Area
- Community History

#### **Area Plan Elements**

- Land Use and Community Character
- Circulation, Transportation, and Mobility
- Public Facilities, Services, and Infrastructure
- Conservation and Open Space
- Hazards and Safety
- Water Resources (MPSP) [Source: New Policy]

- ▶ **Policy LU-15.2: General Plan and Area Plan Consistency.** Area Plans for specific geographic subareas of the County may be adopted as part of the County General Plan. Area Plans shall be consistent with the General Land Use Diagram (Figures 2-4 and 2-5), although the Area Plans may be more specific and provide additional direction and restrictions concerning future development and resource management. (MPSP) *[Source: Existing GPP Policy 3.1.2.4]*
- ▶ **Policy LU-15.3: General Plan and Area Plan Hierarchy.** Within locations covered by an area plan, where an inconsistency is identified between the General Plan and the Area Plan, the more restrictive of the two shall prevail. (RDR, MPSP) *[Source: New Policy]*
- ▶ **Policy LU-15.4: Complete Communities.** The County shall encourage the development of an appropriately-scaled land use mix in each designated Area Plan where these plans include this type of use, and each designated Existing Community that contributes to an adequate economic base to fund capital improvements, including long-term maintenance, and to meet the daily needs of residents, including grocery stores, local-serving restaurants, community facilities, and civic centers. (RDR, MPSP) *[Source: Lake Sherwood/Hidden Valley Area Plan Goal 1.1.1.4 and Oak Park Area Plan Goal 3.1.1.5, modified]*
- ▶ **Policy LU-15.5: Commercial and Industrial Land for Employment Uses.** The County shall provide sufficient commercially and industrially designated land to meet the employment needs of the community. (MPSP) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.8.1.1 and Piru Area Plan Goal 3.3.1.1]*
- ▶ **Policy LU-15.6: Neighborhood Configurations to Promote a Variety of Lifestyles.** The County shall encourage the development of neighborhood configurations that encourage a variety of lifestyles, a central community focus, and distinct identity. (MPSP, RDR) *[Source: Existing Oak Park Area Plan Goal 3.3.1.3]*
- ▶ **Policy LU-15.7: Neighborhood Configurations to Preserve Natural Features.** The County shall encourage the development of neighborhood configurations that preserve the natural features of the site and minimize the requirements for grading. (RDR) *[Source: Existing Oak Park Area Plan Goal 3.3.1.4 and Thousand Oaks Area Plan Goal 3.3.1.2]*
- ▶ **Policy LU-15.8: Nonconforming Uses in Residential Areas.** The County shall continue to work with land owners to eliminate nonconforming land uses in residential areas, as appropriate. (SO) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.6.1.4, modified]*
- ▶ **Policy 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) *[Source: New Policy]*
- ▶ **Policy 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) *[Source: Existing GPP Goal 3.4.1.5 and Policy 3.4.2.3, modified]*

- ▶ **Policy 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) *[Source: New Policy]*
- ▶ **Policy 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) *[Source: New Policy]*
- ▶ **Policy 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) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.7.2.2, El Rio/Del Norte Area Plan Goal 3.7.1.4, Piru Area Plan Policy 3.2.2.6, and Oak Park Area Plan Policy 3.4.2.2]*
- ▶ **Policy LU-16.6: Strip Commercial Development Concerns.** The County shall discourage the development of new or expansion of existing strip commercial development. (RDR) *[Source: Existing El Rio/Del Norte Area Plan Goal 3.7.1.5 and Ojai Valley Area Plan Goal 3.6.1.3]*
- ▶ **Policy 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) *[Source: Existing Lake Sherwood/Hidden Valley Area Plan Policy 1.1.2.5, Oak Park Area Plan Policy 3.3.2.3, modified]*
- ▶ **Policy 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) *[Source: Existing GPP Policy 1.9.2.5, modified]*
- ▶ **Policy LU-17.4: New Incompatible Land Uses.** The County shall prohibit the introduction of new incompatible land uses and environmental hazards that would have health implications into or abutting existing residential areas, in particular within designated disadvantaged communities. (RDR, MPSP, PSR) *[Source: New Policy]*
- ▶ **Policy LU-17.5: Placement of New Residential Uses.** Within designated disadvantaged communities, the County shall discourage the establishment of new residential and other sensitive land uses near incompatible industrial land uses unless appropriate mitigations or design consideration can be included. (RDR, MPSP, PSR) *[Source: New Policy]*

#### Implementation Programs

- ▶ **Implementation Program A: Guidelines for Orderly Development Implementation.** The County shall continue to implement the Guidelines for Orderly Development and work with cities to promote orderly and compact, increased options for affordable housing, lower vehicle miles traveled, and limit sprawl. *[Source: New Program]*
- ▶ **Implementation Program B: General Plan Consistency.** The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan, including the Zoning Ordinances and Building Code. *[Source: New Program]*

- ▶ **Implementation Program F: Comprehensive Area Plan Updates.** The County shall review and periodically prepare a comprehensive update to each of the Area Plans to ensure that they reflect community needs and expectations. *[Source: New Program]*
- ▶ **Implementation Program G: Update Coastal Area Plan.** The County shall move General Plan policies specific to the Coastal Zone to the Coastal Area Plan as part of the next Coastal Area Plan update. *[Source: New Program]*

#### Circulation, Transportation, and Mobility Element

- ▶ **Policy CTM-1.10: Direct Traffic to Highways to Preserve County Character.** The County shall strive to direct interregional traffic to federal and state highways. Improvement to County roadways shall not be for the primary purpose of relieving congestion on federal or state highways. (SO) *[Source: Existing GPP Policy 4.2.2.1, modified]*
- ▶ **Policy CTM-2.11: Efficient Land Use Patterns.** The County shall establish land use patterns that promote shorter travel distances between residences, employment centers, and retail and service-oriented uses to support the use of public transportation, walking, bicycling, and other forms of transportation that reduce reliance on single-passenger automobile trips. (RDR, MPSP) *[Source: New Policy]*

#### Public Facilities, Services, and Infrastructure Element

- ▶ **Policy PFS-5.2: Land Use Compatibility with Solid Waste Facilities.** The County shall review and condition discretionary development near landfills and other solid waste processing and disposal facilities (including facilities for composting, green waste, food waste) to avoid incompatible development and future nuisance complaints from encroachment by incompatible land uses. (RDR) *[Source: New Policy]*

#### Conservation and Open Space Element

- ▶ **Policy COS-4.2: Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation.** The County shall cooperate with cities, special districts, other appropriate organizations, and private landowners to identify and preserve the county's cultural, historical, paleontological, and archaeological resources. (IGC) *[Source: Existing GPP Goal 1.8.1.2, modified]*
- ▶ **Policy COS-4.3: Historical Landmarks Preservation.** The County shall require all structures and sites that are designated, or being considered for designation, as County Historical Landmarks to be preserved as a condition of discretionary development, in accordance with the Secretary of the Interior Standards, unless a structure is unsafe or deteriorated beyond repair. The property owner shall place an appropriate marker on the site to describe the historical significance of the structure, site or event. (RDR) *[Source: Existing Oak Park Area Plan Policy 1.5.2.2, Ojai Valley Area Plan Policy 1.7.2.2, and Thousand Oaks Area Plan Policy 1.5.2.2, modified]*
- ▶ **Policy COS-4.4: Discretionary Development and Cultural, Historical, Paleontological, and Archaeological Resource Preservation.** The County shall require discretionary development be assessed for potential cultural, historical, paleontological, and archaeological resources by a qualified professional and be designed to avoid impacts to these resources whenever to the maximum extent feasible. Unavoidable impacts, whenever possible shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. (RDR) *[Source: Existing GPP Policy 1.8.2.1,*

*GPP Policy 1.8.2.2, Ojai Valley Area Plan Goal 1.7.1.2 and Policy 1.7.2.1, Thousand Oaks Area Plan Goal 1.5.1.4 and Policy 1.5.2.1, Oak Park Area Plan Policy 1.5.2.1, and Piru Area Plan Policy 1.4.2.2, modified]*

- ▶ **Policy COS-4.5: Adaptive Reuse of Historic Structures.** The County shall encourage discretionary development to adaptively reuse architecturally or historically significant buildings if the original use of the structure is no longer feasible and the new use is allowed by the underlying land use designation and zoning district. (RDR) *[Source: New Policy]*
- ▶ **Policy COS-4.6: Architectural Design to Reflect Historic and Cultural Traditions.** The County shall encourage discretionary development to incorporate architectural designs and features that reflect the historical and cultural traditions characteristic to the area or community. (RDR) *[Source: Existing Piru Area Plan Policy 1.4.2.3, modified]*
- ▶ **Policy COS-6.5: Mineral Resource Land Use Compatibility.** The County shall ensure that discretionary development is compatible with mineral resources extraction and processing if the development is to be located in areas identified on the Mineral Resource Zone Maps prepared by the California Geological Survey or in County identified mineral resource areas. The County shall:
  1. Require an evaluation to ascertain the significance of the mineral resources deposit located in the area of a discretionary development and to determine if the use would significantly hamper or preclude access to or the extraction of mineral resources.
  2. Require discretionary development proposed to be located adjacent to existing mining operations to provide a buffer between the development and mining operations to minimize land use incompatibility and avoid nuisance complaints.
  3. Establish a buffer distance based on an evaluation of noise, community character, compatibility, scenic resources, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. (RDR) *[Source: New Policy]*

#### Hazards and Safety Element

- ▶ **Policy HAZ-1.4: Development in High Fire Hazard Severity Zones and Hazardous Fire Areas.** The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE). (RDR) *[Source: New Policy]*
- ▶ **Policy HAZ-2.3: Incompatible Land Uses in Floodplains.** The County shall prohibit incompatible land uses and limit discretionary development within floodplains. (RDR) *[Source: Existing GPP Goal 2.10.1.3 and Policy 2.10.2.1, modified]*
- ▶ **Policy HAZ-4.10: Development in Landslide/Debris Flow Hazard Areas.** The County shall not allow development in mapped landslide/debris flow hazard areas unless a geologic and geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. (RDR) *[Source: Existing GPP Policy 2.7.2., modified]*



- ▶ **Policy HAZ-6.1: Airport Land Use Plan.** The County shall regulate land use types, density, and intensity using guidance from the Ventura County Comprehensive Airport Land Use Plan, Point Mugu Air Installations Compatible Use Zones (AICUZ) study, State Aeronautics Act, and California Airport Land Use Planning Handbook guidelines. (RDR) *[Source: New Policy]*
- ▶ **Policy HAZ-6.2: Airport Safety Zones.** The County shall require density and allowed uses within the Airport Safety Zones to be as defined in the Ventura County Airport Comprehensive Land Use Plan (ACLUP) and the current Point Mugu Air Installations Compatible Use Zones (AICUZ) study, as applicable to the project location. The County shall require any overrides of a determination of inconsistency with the ACLUP to be done in accordance with state law. (RDR) *[Source: New Policy]*
- ▶ **Policy HAZ-9.6: Airport Noise Compatibility.** The County shall use the aircraft noise analysis prepared for local airports or the noise contours from the current Point Mugu Air Installations Compatible Use Zones (AICUZ) study, as most appropriate for a project location, as an accurate mapping of the long-term noise impact of the airport's aviation activity. The County shall restrict new discretionary residential land uses to areas outside of the 60 decibel Community Noise Equivalence Level (dB CNEL) aircraft noise contour unless interior noise levels can be mitigated to meet a maximum 45 dB CNEL. (RDR) *[Source: New Policy, NBVC JLUS]*

#### Agriculture Element

- ▶ **Policy AG-1.2: Agricultural Land Use Designation.** The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil. (RDR, MPSP) *[Source: Existing GPP Policy 1.6.2.1, modified, SOAR]*
- ▶ **Policy AG-2.1: Discretionary Development Adjacent to Agriculturally Designated Lands.** The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands. (RDR) *[Source: Existing GPP Policy 1.6.2.6, SOAR]*

#### Economic Vitality Element

- ▶ **Policy EV-1.8: Encourage Development Efficiency.** The County shall coordinate and work with cities in the county to enhance the efficiency of development of remaining vacant commercial and industrial sites and encourage infill and revitalization of underutilized sites. (MPSP, IGC) *[Source: VCEVSP A5]*

#### Implementation Programs

- ▶ **Implementation Program C: Promote Infill and Revitalization.** The County shall prepare development standards, including those that provide for adequate infrastructure, for development on remaining vacant commercial and industrial sites to encourage infill and revitalization of underutilized sites. *[Source: VCEVSP A.5]*

## ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### **Impact 4.11-1: Result in Physical Development That Is Incompatible With Land Uses, Architectural Form Or Style, Site Design/Layout, Or Density/Parcel Sizes Within Existing Communities**

The land use diagram of the 2040 General Plan would accommodate future development of relatively higher intensity residential, commercial, mixed use, and industrial land uses within the Existing Community area designation (boundary) and the Urban area designation (boundary). These are areas with existing residential, commercial, and/or industrial uses developed with urban building intensities generally located adjacent to the boundaries of incorporated cities or along highway corridors such as SR 33, SR 118, SR 126, and Highway 101. The residential, commercial, mixed use, and industrial land use designations of the 2040 General Plan would apply to approximately 1.2 percent of land in the unincorporated county. Potential uses within these designations include small- and large-lot detached single-family homes, one- to three-story attached single-family dwellings and lower density multifamily developments, mixes of commercial, office, residential, civic, and/or recreational uses, one- to two-story structures for retail and commercial services, and industrial employment-generating uses, such as production, assembly, warehousing, and distribution.

The Rural land use designation would allow for low-density and low-intensity land uses such as residential estates and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes, such as greenhouses, principal and accessory structures related to agriculture, and also oil and gas wells, and would apply to approximately 0.9 percent of land in the unincorporated county.

Approximately 97.1 percent of the unincorporated county would remain designated as either Open Space (approximately 88 percent) or Agriculture (approximately 9 percent) under the 2040 General Plan. The Open Space land use designation would allow low intensity development with a minimum parcel size of 10 acres and 1 dwelling unit per parcel. Other uses could include composting operations, greenhouses, correctional institutions, fire stations, and oil and gas wells. The Agriculture land use designation would allow for development of one dwelling unit per parcel and a minimum parcel size of 40 acres. Other uses could include greenhouses, principal and accessory structures related to agriculture, and composting operations. Proposed policies of the 2040 General Plan addressing flaring and trucking associated with new discretionary oil and gas wells could result in the construction and operation of new pipelines for the conveyance of oil, gas, or produced water.

One of Ventura County's distinguishing characteristics is its open space and scenic character. Existing urban development within the county is focused near existing cities and within or near Existing Community boundaries to preserve the working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. Areas designated as greenbelts within the county protect open space and agricultural lands to prevent premature conversion to uses incompatible with agricultural uses. In addition, the Guidelines for Orderly Development and County's SOAR initiative promotes orderly and compact development within the county. The Guidelines for Orderly Development promote and maintain reasonable city boundaries and Spheres of Influence to prevent growth-inducing urban development in unincorporated areas and require unincorporated urban development to be located in areas within Existing Community boundaries and unincorporated urban centers. Urban development is defined as areas where the building intensity is greater than one principal dwelling unit per 2 acres.

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 to minimize incompatible land uses in these areas. The unincorporated county contains a wide array of housing types – from urban multifamily complexes along the coast and in some Existing Communities to rural residential uses on large acreages. The various densities of residential development in the county not only provide housing choices, but their locations and designs play a critical role in the character and quality-of-life of county residents.

The 2040 General Plan would accommodate future development primarily within existing unincorporated communities. By making refinements to the Existing Community and Urban land use designations of the existing general plan, the 2040 General Plan would more clearly distinguish among land uses allowed within each designation and set forth maximum development density and intensity standards. Specifically, the 2040 General Plan would establish 13 new land use designations that provide more detailed information on the types of land uses (e.g., commercial, industrial, residential) that would be allowable within areas currently designated as Existing Community and Urban (Table 4.11-1). The refined land use designations of the 2040 General Plan would result in future development that is compatible with the land uses, densities, and parcel sizes of existing communities.

**Table 4.11-1 Existing General Plan Land Use Designations and Proposed New General Plan Land Use Designations**

Acronym	Land Use Designation	Max. Density/ Intensity	Min. Lot Size
<b>Existing General Plan Land Use Designations to Remain</b>			
RUR	Rural	1 du/2 ac (1 dwelling unit per each 2 acres)	2 acres
AG	Agricultural	1 du/40 ac	40 acres
OS	Open Space	1 du per parcel	10 acres, or 20 acres if contiguous w/Agricultural
P	State or Federal Facility (updated to State, Federal, and Other Public Lands)	N/A	None
<b>Proposed New Land Use Designations (to be applied only to areas with current Existing Community or Urban land use designations)</b>			
ECU-R	ECU-Rural	1 du/2 ac	2 acres
ECU-A	ECU-Agricultural	1 du/40 ac	40 acres
ECU-OS	ECU-Open Space	1 du per parcel	10 acres, or 20 acres if contiguous w/Agricultural
VLDR	Very Low Density Residential	3 du/ac	10,000 SF
LDR	Low-Density Residential	5 du/ac	6,000 SF
MDR	Medium-Density Residential	13 du/ac	3,000 SF
RHD	Residential High-Density	20 du/ac	No Minimum
RPD	Residential Planned Development	20 du/ac	No Minimum

Acronym	Land Use Designation	Max. Density/ Intensity	Min. Lot Size
MU	Mixed Use	20 du/ac; 60% coverage	No Minimum
C	Commercial	60% coverage	No Minimum
CPD	Commercial Planned Development	60% coverage	No Minimum
I	Industrial	50% coverage	10,000 SF
PR	Parks & Recreation	N/A	N/A

The 2040 General Plan would not make changes to the following existing land use designations:

- ▶ Agricultural, Open Space, or Rural land use designations located outside of Existing Community and Urban designated area (consistent with the SOAR initiative); and
- ▶ State and Federal Facility Designation since they apply to parcels owned by the State or federal government and are outside of the County's land use jurisdiction.

Potential impacts affecting architecture and style fall into three categories: historic character, architecture, and public spaces. Section 2.4 of the Land Use Element of the 2040 General Plan includes policies that focus on preserving agricultural, rural, and open space lands while actively investing in enhancing existing communities and urban areas. This section promotes attractive communities with a distinct sense of place. For example, Policy LU-16.1 encourages 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. This would ensure that future discretionary projects are developed with architecture character consistent with existing development. In addition, Policies COS-4.2 through COS-4.6 in the Conservation and Open Space Element would result in continued preservation and enhancement of the character of historic areas and resources within the plan area by requiring the County to cooperate with cities, special districts, other appropriate organizations, and private landowners to identify and preserve the county's cultural, historical, paleontological, and archaeological resources; require all structures and sites that are designated, or being considered for designation, as County Historical Landmarks to be preserved as a condition of discretionary development; and encourage discretionary development to incorporate architectural designs and features that reflect the historical and cultural traditions characteristic to the area or community.

Goal LU-16 of the 2040 General Plan is to enhance the character and design of unincorporated communities in the county to cultivate self-contained communities designed to meet the daily needs of Ventura County residents. Policy LU-11.3 encourages compatible site layout/design by requiring commercial and industrial discretionary development to be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas. Policies LU-15.5 through LU-15.8 and LU-16.1 through LU-16.6 encourage the development of an appropriately-scaled land use mix in each designated Area Plan and enhance the character and design of unincorporated communities in the county. In addition, Policies LU-16.8 and LU-16.9 require the County to encourage discretionary development to incorporate design features that provide a harmonious relationship between adjoining uses and the natural environment, and to orient and landscape to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.

As shown under “2040 General Plan Policies and Implementation Programs,” above, numerous policies in the 2040 General Plan would minimize future incompatibilities by requiring consideration of density and/or intensity of allowed uses within each land use designation. For example, Policies LU-4.1 and LU-4.2 would reduce incompatible land uses by specifying densities and/or intensities of allowed uses within each land use designation and maintaining continuity with neighboring zoning, land uses, and parcel sizes. Policies LU-6.1, LU-7.1 through 7.3, and LU-8.1 -8.4 reduce incompatible uses within agricultural areas by specifying buffers, allowable coverage, and allowable uses within those areas. Policies LU-11.1 through LU-11.8 promote development of mixed-use, commercial, and industrial uses in areas that are appropriate for these uses, thereby reducing the potential for incompatible land uses by directing land uses that are consistent with the proposed development type and density.

The 2040 General Plan also includes policies addressing land use compatibility in the Public Facilities, Services, and Infrastructure Element; Conservation and Open Space Element; and Hazards and Safety Element related to locating public facilities such as solid waste facilities (Policy PFS-5.2), airports (Policies HAZ-6.1, HAZ-6.2, and HAZ-9.6), and natural resources such as mineral resources (Policy COS-6.5) near compatible land uses. These policies direct development of more intensive land uses that could affect adjacent land uses (e.g., noise, odors, traffic impacts) away from incompatible land uses or incorporate buffers to minimize incompatible uses. Policies HAZ-1.4 and HAZ-2.3 would discourage development of incompatible land uses in areas with designated safety hazards such as high fire hazard or flooding. In addition, Policy LU-17.4 states that the County shall prohibit the introduction of new incompatible land uses into or abutting existing residential areas, in particular within designated disadvantaged communities. Areas designated as greenbelts within the county protect open space and agricultural lands to prevent premature conversion to uses incompatible with agricultural uses. Through greenbelt agreements, cities express commitments not to annex any property within a greenbelt while the County agrees to restrict development to uses consistent with zoning designations.

Article 4: Permitted Uses of the Ventura County Coastal Zoning Ordinance and Article 4: Purposes of Zones of the Ventura County Non-Coastal Zoning Ordinance designate allowable uses. Article 5: Development Standards/Conditions of the Ventura County Coastal Zoning Ordinance and Article 6: Lot Area and Coverage, Setbacks, Height and Related Provisions of the Ventura County Non-Coastal Zoning Ordinance specifies standards for setbacks, building heights, and lot coverage, which further restrict the development allowed is compatible with surrounding land uses.

Because the policies and programs in the 2040 General Plan would not result in physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within existing communities, this impact would be **less than significant**.

#### Mitigation Measures

No mitigation is required for this impact.

#### **Impact 4.11-2: Result in Physical Development That Would Divide An Established Community**

Established communities for the purpose of this analysis include unincorporated urban centers within the Urban area designation, and areas within the Existing Community area designation. Unincorporated urban centers within the Urban area designation have a building intensity greater than one principal dwelling unit per two acres.

The Existing Community area designation recognizes existing land uses in unincorporated areas with urban building intensities and urban land uses. Future development and other physical changes under the 2040 General Plan have the potential to divide an established community if infrastructure (e.g., roadways, utilities) or other incompatible land uses (e.g., airports) are developed within an established community. The 2040 General Plan would accommodate future development within established communities where public infrastructure and services already exist. As described above under Impact 4.11-1, there are numerous policies in the 2040 General Plan that would provide for land use compatibility to ensure that established communities remain intact while accommodating future development and other physical changes that would occur under the 2040 General Plan. The 2040 General Plan would retain the current boundaries assigned to the Existing Community and Urban land use designations to ensure consistency with the Guidelines for Orderly Development.

Policy LU-1.1 states the County shall continue to promote orderly and compact development. Policy LU-3.1 further states that the Existing Community area designation, referred to in the SOAR initiative, identifies existing urban residential, commercial, or industrial enclaves outside of incorporated areas and unincorporated urban centers. The Existing Community area designation recognizes existing land uses in unincorporated areas that have been developed with urban building intensities and urban land uses, contains these enclaves within specific areas to prevent further expansion, and limits the building intensity and land use to previously established levels.

Policy CTM-5.5 states that discretionary development that would endanger the efficient, safe operation of an airport or would result in significant land use incompatibility impact with an airport shall be prohibited. Policy HAZ-6.7 states that the County shall condition discretionary development to minimize, to the maximum extent practical through site design or setbacks, the risk for exposure to railroad and trucking hazards. Policy LU-17.4 states that the County shall prohibit the introduction of new incompatible land uses into or abutting existing residential areas, in particular within designated disadvantaged communities.

By promoting land use compatibility, the 2040 General Plan minimizes the potential for allowing future development or other physical changes that would physically divide an established community. Therefore, established communities would not be physically divided, but instead, growth and expansion would be facilitated and organized in an efficient manner. This impact would be **less than significant**.

#### Mitigation Measures

No mitigation is required for this impact.

#### **Impact 4.11-3: Cause an Environmental Impact Due To A Conflict With A Regional Plan, Policy, or Program**

The 2040 General Plan is a policy document intended to guide land use decisions within the plan area (i.e., unincorporated Ventura County) through the year 2040. The RTP/SCS and Airport Comprehensive Land Use Plans are regional plans that have been adopted for the purpose of avoiding or mitigating environmental effects and are relevant to the plan area of the 2040 General Plan.

Additionally, a Regional Housing Needs Assessment (RHNA) is mandated by State housing law as part of the periodic process of updating local housing elements of the General Plan.

The State agency, California Department of Housing and Community Development (HCD), will assign an allocation of housing units to the SCAG region and SCAG will draft a methodology to distribute the allocated units to all the jurisdictions. The current 2014 –2021 Housing Element was certified by HCD on December 2013, which means that the County provided evidence of sufficient capacity to meet State requirements to accommodate housing needs. The next cycle of housing element updates for cities and counties within the SCAG area will cover the planning period from 2021 to 2029. As part of this process, SCAG will work with the County and the cities within the county to develop a methodology to distribute the RHNA as determined by HCD. Implementation of the 2040 General Plan policies and programs listed above, coordination of the RHNA with housing element updates, and compliance with applicable regulations would ensure that development under the 2040 General Plan is consistent with the RHNA.

SCAG is the metropolitan planning organization for the counties of Ventura, Imperial, Los Angeles, Orange, Riverside, and San Bernardino. In April 2016, SCAG adopted the 2016-2040 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 includes a significant portion of residential and commercial growth in High-Quality Transit Areas and Transit Priority Areas. For planning purposes, High-Quality Transit Areas are defined as an area within 0.5-mile of a well-serviced 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 Transit Priority Areas is defined as location where two or more high-frequency transit routes intersect. 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 and open space assets.

SCAG developed and adopted the 2016 RTP/SCS, which identifies regional transportation improvements needed to improve system maintenance and operations and mobility and accessibility countywide. The 2040 General Plan's Circulation, Transportation, and Mobility Element would be consistent with the goals of the 2016 RTP/SCS. Policies and programs in the Circulation, Transportation, and Mobility Element would require coordination with Caltrans, SCAG, Ventura County Transportation Commission, and cities to plan, develop, and maintain regional transportation facilities and services, and to identify existing and future transportation corridors (Policy CTM-2.6); provide a regional multimodal system (Policies CTM-2.11 through CTM-2.22); and discourage approval of projects that would have significant transportation impacts (Policy CTM-1.2). The environmental impacts of the 2040 General Plan Circulation, Transportation, and Mobility Element are addressed throughout Chapter 4 of this Draft EIR. Specifically, impacts relating to air quality, energy use, greenhouse gas emissions, noise, and traffic are addressed in Sections 4.3, "Air Quality;" 4.6, "Energy;" 4.8, "Greenhouse Gas and Climate Change;" 4.13, "Noise;" and 4.16, "Transportation and Circulation." In addition, although overall traffic levels are likely to increase with projected population growth, the 2040 General Plan includes goals, policies, and implementation programs that would address increases in traffic.

Future development under the 2040 General Plan would also be subject to the Land Use and Community Character Element policies and implementation programs that emphasize efficient use of land and infrastructure and walkable neighborhoods (Policy LU-1.4), encourage infill

development within Existing Communities and within or adjacent to existing development (Policy LU-1.5), and promote ease of pedestrian/bicycle access to encourage walk-in business (Policy LU-16.5). Furthermore, Policy LU-1.3 states the County shall coordinate with SCAG to direct State regional housing needs allocations predominantly to cities to ensure consistency with the County's SOAR initiative and the SCAG's SCS.

These policies and corresponding implementation programs promote mixed-use and infill development, reduce VMT, and promote the development, enhancement, and funding alternate methods of transportation. These policies are aligned with the goals of the RTP/SCS described above. Also, consistent with the RTP/SCS, the 2040 General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessarily scattered pattern of development, which often results in extraordinary demands on public services, above average public service costs and unnecessary and avoidable destruction or degradation of valuable resources.

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 land use compatibility of surrounding land uses with airport noise levels, with respect to the safety of persons, and protection of airspace needed for safe navigation. Refer to Section 4.9, "Hazards, Hazardous Materials, and Wildfire," for discussion of aircraft-related hazards and Section 4.13, "Noise and Vibration," for discussion of aircraft-related noise impacts. In addition, the County has agreements with the Cities of Oxnard and Camarillo to work together to recommend standards for compatibility of land uses developed surrounding airports. The County and Cities also request input from the Airport on land use approvals. The Airport compares the proposed land uses to the Airport Comprehensive Land Use Plan and makes recommendations. Those recommendations are reviewed and approved by the Aviation Advisory Commission, Airport Authority, Caltrans Aeronautics, and the Airport Land Use Commission. The recommendations are then provided the County or City and incorporated as requirements for permit approval.

The 2040 General Plan includes policies to ensure compatible land use with airports consistent with the Airport Comprehensive Land Use Plan including Policies HAZ-6.1 through HAZ-6.8 and Policy HAZ-9.6 that require the County to regulate land use types, density, and intensity using guidance from the Ventura County Comprehensive Airport Land Use Plan, Point Mugu Air Installations Compatible Use Zones study, State Aeronautics Act, and California Airport Land Use Planning Handbook guidelines, and address airport noise and airport safety related to approving land uses adjacent to airports.

Because the 2040 General Plan includes policies consistent with the RHNA, RTP/SCS, and the Airport Comprehensive Land Use Plan and requires coordination with these regional plans and programs, implementation of the 2040 General Plan would not cause a significance environmental impact due to a conflict with an applicable regional plan, policy or program. This impact would be **less than significant**.

#### Mitigation Measures

No mitigation is required for this impact.