

# **ARTICLE 2: MAP REQUIREMENTS**

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## **Sec. 8202-1 - Subdivisions Creating Five Or More Lots**

A tentative map and a final map shall be required for all subdivisions which create five or more lots, create five or more condominiums as defined in Section 783 of the Civil Code, are a community apartment project (as defined in Sec. 11004 of the Business and Professions Code) containing five or more parcels, or are a conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where:

- (a) The parent parcel contains less than five acres, each lot created by the division abuts upon a publicly maintained public street or highway, and no dedications or improvements are required by the legislative body; or
- (b) Each lot created by the subdivision has a gross area of 20 acres or more and has an access approved by the Public Works Agency and the Ventura County Fire Protection District to a publicly maintained public street or highway; or
- (c) The parent parcel has an access approved by the Public Works Agency and the Ventura County Fire Protection District to a public street or highway and is zoned for industrial or commercial development, and which has the approval of the legislative body as to street alignments and widths; or
- (d) Each lot created by the subdivision has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.

A tentative map and a parcel map shall be required for those subdivisions described in subsection (a), (b), (c) and (d). For the purposes of computing the number of lots created by a subdivision, any remainder parcel and any lots to be conveyed to a governmental agency, public entity, public utility, or subsidiary of a public utility for reconveyance to a public utility for rights-of-way, shall not be counted.

## **Sec. 8202-2 - Subdivisions Creating Four Or Fewer Lots**

Except as otherwise provided in this Chapter, a tentative map and a parcel map shall be required for all subdivisions creating four or fewer lots, or four or fewer condominiums, or (in the case of community apartment projects) containing four or fewer apartments, or (in the case of conversions to a stock cooperative) involving four or fewer dwelling units.

## **Sec. 8202-3 - Waivers**

A tentative map and a final map or parcel map shall, upon proper application therefor, be waived in the following cases:

- (a) Lot Line Adjustments - Lot line adjustments involving only legal lots are eligible for map waiver provided that the Advisory Agency has issued written findings that the adjustment is consistent with applicable building ordinances, and that either (1) all of the resulting lots will conform to all applicable zoning requirements, or (2) no conforming lot will be made nonconforming with applicable zoning requirements and the adjustment will not reduce the aggregate area of all affected lots which do not meet the minimum area requirements of their zoning designations;
- (b) Large Lot Subdivisions - Subdivisions (other than condominium conversions, community apartment projects and stock cooperative conversions) which create no more than four lots, including any remainder parcel, each of which has a gross area of at least 40 acres or is not less than a quarter of a quarter section are eligible for map waiver provided that the Advisory Agency has issued written findings that (1)

the subdivision meets all of the requirements of this Chapter and the Subdivision Map Act for a subdivision by parcel map except only those requirements set forth in Section 8206-1.1 of this Chapter and in Section 66448 of the Subdivision Map Act and such other requirements as may be waived by the Advisory Agency pursuant to this Section, and (2) no injury would be done to the public health, safety or welfare by permitting the subdivision to occur without a field survey;

- (c) Lot Elimination Subdivisions - Subdivisions which merge existing legal lots and then resubdivide the property so as to eliminate one or more of the previously existing lots by adding their territory to one or more of the other previously existing lots without otherwise altering the boundaries of the latter group of previously existing lots are eligible for map waiver provided that the Advisory Agency has issued written findings that the subdivision is consistent with the public health, safety and welfare, and that (1) all of the resulting lots will conform to all applicable zoning, general plan and specific plan requirements, or (2) at least one of the previously existing lots which are eliminated by the subdivision was nonconforming with applicable zoning, general plan or specific plan requirements, or (3) at least one of the previously existing lots which are enlarged by the subdivision was nonconforming with applicable zoning, general plan or specific plan requirements; (AM. ORD. 4083-12/20/94)
- (d) Mergers - Mergers which create one new lot out of two or more previously existing lots by eliminating all common lot lines which separate such lots from each other are eligible for map waiver provided that, if one or more of the previously existing lots are not legal lots, the Advisory Agency may impose whatever conditions for the map waiver as it could impose for a Conditional Certificate of Compliance issued pursuant to Sections 8212-4 through 8212-4.2 with respect to such illegal lots, and may require satisfaction of all such conditions as a condition precedent to recordation of the map waiver approval form; and (AM. ORD. 4083-12/20/94)
- (e) Mobilehome Park Condominium Conversions - Subdivisions which convert mobilehome parks (as defined in Section 50781 of the Health and Safety Code) into condominiums and which create no more than four lots, including any remainder parcel, (as opposed to separate interests in airspace) are eligible for map waiver provided that the Advisory Agency has issued written findings that none of the conditions listed in subsections (a) (1) through (a) (4) of Section 66428.1 of the Subdivision Map Act exist, and (ADD. ORD. 4083-12/20/94, AM ORD. 4334 - 12/06/05)
- (f) Parcel Map Waiver/Conservation Subdivision - Subject to the following terms and conditions and approval by the Planning Director, a Parcel Map Waiver/Conservation Subdivision occurs when an existing legal lot is divided into two new legal lots or when a Lot Line Adjustment between two legal lots creates two new lots and the two new lots qualify as a Conservation Parcel and a Non-Conservation Parcel as defined below.

(1) Definitions and Requirements

- (A) Conservation Parcel - A Conservation Parcel is a parcel created through the Parcel Map Waiver/Conservation Subdivision process which:
  - (i) Has one or more Significant Biological Resources, as defined in the Ventura County Initial Assessment Guidelines, which include but are not limited to habitats of endangered, threatened, or rare species; wetland habitats; coastal habitats; migration corridors for fish or wildlife; locally important species/communities; and/or property which can be restored to the status of supporting or exhibiting Significant Biological Resources.
  - (ii) Is acquired and maintained as permanent, natural open space by a Conservation Organization, defined below; and