ORDINANCE NO. 4566

NOTICE OF ADOPTION AND SUMMARY OF ORDINANCE NO. 4566:
VENTURA COUNTY-INITIATED ADOPTION OF AN ORDINANCE REPEALING
AND RE-ENACTING DIVISION 8, CHAPTER 2 OF THE VENTURA COUNTY
ORDINANCE CODE CONSISTING OF THE VENTURA COUNTY
SUBDIVISION ORDINANCE

A public hearing was held by the VENTURA COUNTY BOARD OF SUPERVISORS on
Tuesday, June 16, 2020, at 1:00 p.m. in the Board of Supervisors Hearing Room, County
Government Center, Hall of Administration, 800 South Victoria Avenue, Ventura,
California, 93009.

CASE NUMBER: PL19-0042

APPLICANT: County of Ventura, Planning Division

LOCATION: All areas in unincorporated Ventura County

SUMMARY OF ORDINANCE NO. 4566: The County must, by ordinance, regulate and
control the approval, design and improvement of subdivisions in accordance with the
Subdivision Map Act. The Ventura County Subdivision Ordinance was repealed and
reenacted to be consistent with the Map Act, other applicable state laws, and the current
standards and practices of the County. The reenacted Subdivision Ordinance, hereinafter
referred to as “the ordinance,” makes typographical and grammatical changes, updates
state law references, and clarifies the processes and procedures for ministerial mapping
actions and discretionary subdivision applications. The primary substantive changes of
the ordinance include:

- Article 4 (Parcel Map Waivers): Limits the types of subdivisions that may be eligible
  for waiver of map requirements to: (1) mobilehome park conversions to resident
  ownership pursuant to Government Code section 66428.1; and (2) environmental
  subdivisions for the conservation of biotic and/or wildlife habitat pursuant to
  Government Code section 66418.2.
- Article 5 (Tentative Maps):
  - Consolidates the processing procedures, requirements and regulations
    pertaining to tentative map application submissions, map design
    requirements and supplemental document submissions into a single
    article.
  - Incorporates new expiration deadlines and extension allowances
    consistent with state law.
  - Authorizes the Planning Director to administratively approve minor
    amendments without a public hearing if specific criteria are met.
  - Addresses defensible space and fuel modification requirements in
    compliance with Ventura County Fire Protection District regulations and
    state law.
- Article 8 (Improvements, Dedications, Reservations and Fees):
  - Incorporates the County’s process for accepting and releasing monument
    securities in accordance with state law.
  - Updates the residential density formula to calculate Quimby fees consistent
    with state law.
- Article 9 (Lot Line Adjustments):
  - Identifies the standards for processing lot line adjustment applications,
    including the specific documentation required.
- Provides more opportunities for the processing of ministerial lot line adjustments than are currently allowed, including new exceptions to lot line adjustments involving lots that do not meet the County’s minimum lot size requirements.
- **Article 10 (Voluntary Mergers):**
  - Identifies the standards for processing voluntary merger applications, including the specific documentation required.
  - Allows a previously legal lot that was illegally subdivided to be voluntarily merged back into the original configuration that existed prior to the illegal subdivision.
- **Article 11 (Conservation Subdivisions):**
  - Changes the processing and approval of conservation subdivisions from the parcel map waiver process to the tentative and parcel map process.
  - Removes the requirement that the parent parcel be legal.
  - Expands the types of allowable resources to be conserved.
- **Article 14 (Certificates of Compliance and Conditional Certificates of Compliance):**
  - Clarifies and expands the current processing procedures for certificates of compliance and conditional certificates of compliance.
- **Article 16 (Appeals):**
  - Clarifies the applicable appeal boards, deferral of appeals, noticing and setting of public hearing dates and issuance of decisions.
- **Article 17 (Enforcement):**
  - Addresses enforcement procedures for the abatement and/or correction of violations of the ordinance, Map Act and conditions of approval of approved subdivisions.
- **Article 18 (Amendments):**
  - Establishes procedures for amending the ordinance.

**ENVIRONMENTAL REVIEW:** This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15308. No unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 preclude use of the section 15308 categorical exemption.

The ordinance was adopted by the following vote:

- AYES: LONG, HUBER, PARKS, ZARAGOZA
- NOES: None
- ABSENT: BENNETT

The adopted Ventura County Ordinance No. 4566 is available in its entirety at the Office of the Clerk of the Board of Supervisors located in the Hall of Administration at 800 S. Victoria Avenue, Ventura, CA, and in the Board of Supervisors hearing archives available online at: [https://www.ventura.org/board-of-supervisors/agendas-documents-and-broadcasts/](https://www.ventura.org/board-of-supervisors/agendas-documents-and-broadcasts/)

Prepared by County Counsel.