

ARTICLE 2: MAP REQUIREMENTS

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)