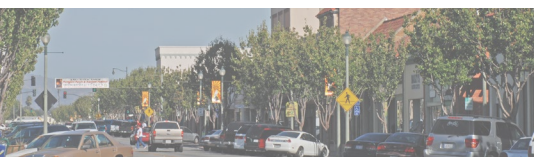


D



Appendix D: Guidelines for Orderly Development

Please see the next page.

RESOLUTION NO. 222
December 10, 1996

A RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTING REVISIONS TO THE
VENTURA COUNTY GUIDELINES FOR ORDERLY DEVELOPMENT

WHEREAS, the Board of Supervisors has reviewed and considered the proposed revisions to the County Guidelines as recommended by the Guidelines Task Force, comprised of representatives from the city councils of the ten cities in Ventura County, from the Local Agency Formation Commission, and from the Board of Supervisors; and

WHEREAS, the Board of Supervisors has made the necessary changes to the Countywide General Plan on December 10, 1996, to ensure consistency between the General Plan and the revised Guidelines; and

WHEREAS, the Board finds that there is no possibility that the proposed revisions to the Guidelines could have a significant effect on the environment and that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the General Rule, Section 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, the Board finds that the proposed revisions clarify the application of the Guidelines and are consistent with the basic intent of the existing Guidelines.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of Ventura hereby adopts the revised Guidelines for Orderly Development as presented in the transmittal letter to the Board dated December 10, 1996.

Upon motion of Supervisor Mikela and seconded by Supervisor Kildee and duly carried, the foregoing resolution is approved on this 10th day of December, 1996.

Frank Schell

Chair, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California and Ex-Officio
Clerk of the Board of Supervisors
thereof.

By

Roberta Rodriguez
Deputy



1996 Guidelines for Orderly Development

Preface:

In a cooperative effort to guide future growth and development, the cities, County and Local Agency Formation Commission have participated in the creation of these "Guidelines for Orderly Development." The following guidelines are a continuation of the guidelines which were originally adopted in 1969, and maintain the theme that urban development should be located within incorporated cities whenever or wherever practical.

The intent of these guidelines is to clarify the relationship between the cities and the County with respect to urban planning, serve to facilitate a better understanding regarding development standards and fees, and identify the appropriate governmental agency responsible for making determinations on land use requests. These guidelines are a unique effort to encourage urban development to occur within cities, and to enhance the regional responsibility of County government.

These guidelines facilitate the orderly planning and development of Ventura County by:

- o Providing a framework for cooperative intergovernmental relations.
- o Allowing for urbanization in a manner that will accommodate the development goals of the individual communities, while conserving the resources of Ventura County.
- o Promoting efficient and effective delivery of community services for existing and future residents.
- o Identifying in a manner understandable to the general public the planning and service responsibilities of local governments providing urban services within Ventura County.

General Policies:

1. Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning.
2. The cities and the County should strive to produce general plans, ordinances and policies which will fulfill these guidelines.

Policies Within Spheres of Influence:

The following policies shall apply within City Spheres of Influence (Spheres of Influence are created by LAFCO, as required by State law, to identify the probable boundaries of cities and special districts, realizing that spheres may be amended from time to time as conditions warrant):

3. Applicants for land use permits or entitlements for urban uses shall be encouraged to apply to the City to achieve their development goals and discouraged from applying to the County.

4. The City is primarily responsible for local land use planning and for providing municipal services.
5. Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
6. Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
7. Land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.
8. Development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.

Policies Within Areas of Interest Where a City Exists:

The following policies apply within Areas of Interest where a City exists, but outside the City's Sphere of Influence (Areas of Interest are created by LAFCO to identify logical areas of common interest within which there will be no more than one City):

9. Applications for discretionary land use permits or entitlements shall be referred to the City for review and comment. The County shall respond to all comments received from the City.
10. The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City.
11. Urban development should be allowed only within Existing Communities as designated on the County General Plan.
12. Existing Communities as designated on the County General Plan should financially support County-administered urban services which are comparable to those urban services provided by Cities.

Policies Within Areas of Interest Where No City Exists:

13. The County is responsible for local land use planning and for providing municipal services.
14. Urban development should only be allowed in Unincorporated Urban Centers or Existing Communities as designated in the County General Plan.
15. Urban development in Unincorporated Urban Centers should only be allowed when an Area Plan has been adopted by the County, to ensure that the proposed development is consistent with the intent of the Guidelines.

Definitions for Implementing Guidelines for Orderly Development:

"Urban Development":

Development shall be considered urban if it meets any of the following criteria:

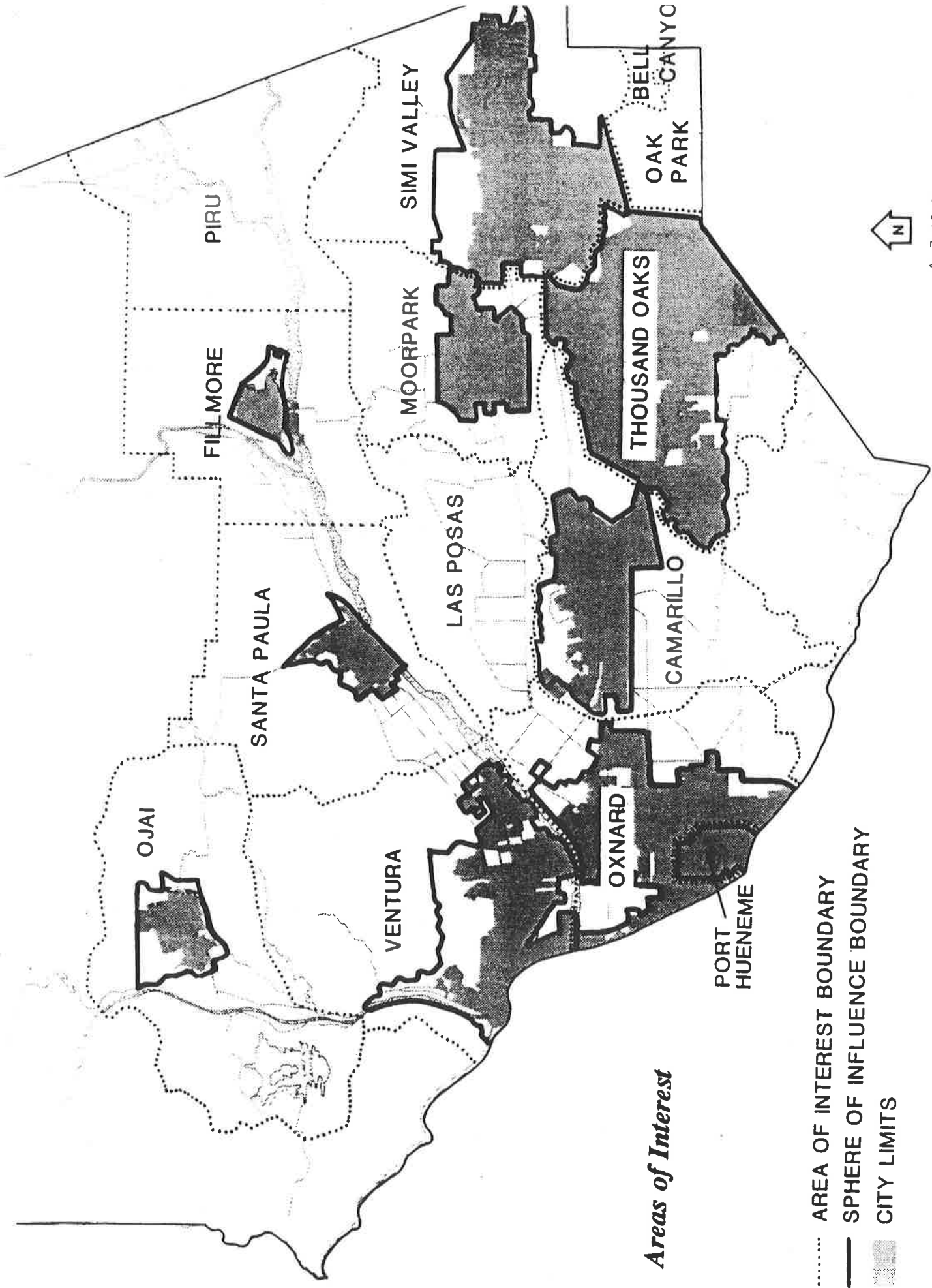
- o It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems;
- o It would result in the creation of residential lots less than two (2) acres in area; or
- o It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

"Existing Community":

Existing Community is a land use designation of the County General Plan which identifies existing urban residential, commercial, or industrial enclaves located outside Urban designated areas (i.e., cities or Unincorporated Urban Centers). An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban designated areas but do not qualify as Unincorporated Urban Centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.

"Unincorporated Urban Center":

Unincorporated Urban Center is a term of the County General Plan which refers to an existing or planned urban 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, and may be a candidate for future incorporation.



A. 7-18-95