

TUESDAY FEBRUARY 14, 2006 AT 9:30 A.M.

ORDINANCE NO. 4338 / 222

ORDINANCE ADOPTING THE VENTURA-SANTA PAULA GREENBELT AND  
AMENDMENT TO BOUNDARIES

An ordinance of the Board of Supervisors of the County of Ventura adopting the Ventura-Santa Paula Greenbelt and Amendment to Boundaries is presented to the Board at this time, and upon motion of Supervisors Flynn; seconded by Supervisor Long, and duly carried, it is ordered that the same be passed and adopted as an ordinance of the County of Ventura, to be known as Ordinance No. 4338.

Board members vote as follows:

Ayes: Supervisors Parks, Bennett, Mikels, Flynn, and Long

Noes: None

Absent: None

All members of the Board present voting on the passage and adoption of said Ordinance, it is hereby declared and ordered that said Ordinance is hereby passed and adopted as an Ordinance of the County of Ventura, to be known as Ordinance No. 4338.

It is further ordered that said ordinance shall take effect and be enforce at the expiration of thirty (30) days from the date hereof, and before the expiration of fifteen (15) days the same shall be published, with the names of the members of the Board of Supervisors voting for and against the same, at least once in the Ventura County Star, a newspaper of general circulation printed and published in the County of Ventura, State of California.

COPIES TO:

County Executive Office (2)  
Auditor  
Files (3)  
Item 21  
2/14/06

# AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA ADOPTING THE VENTURA-SANTA PAULA GREENBELT

**Section 1. PURPOSE AND INTENT** -- The purpose of this Greenbelt Ordinance is to promote the agricultural and open space land conservation goals and policies contained in the General Plans of the County of Ventura and the Cities of San Buenaventura and Santa Paula with a Greenbelt program designed to preserve unincorporated County lands that are located between the Cities of San Buenaventura and Santa Paula for agricultural and open space purposes.

**Section 2. GOVERNMENT CODE REFERENCE** -- The Greenbelt consists of irrigated agricultural and open space lands as defined by Sections 56064 and 65560 of the Government Code.

**Section 3. NON-ANNEXATION AND NON-URBAN DEVELOPMENT POLICY** -- The City Councils of the Cities of San Buenaventura and Santa Paula and the Board of Supervisors of the County of Ventura establish this Greenbelt so as to maintain its agricultural and open space uses, and agree to a policy of non-urban development, non-annexation and the retention of agricultural and open space uses on the Greenbelt's lands.

**Section 4. FINDINGS** -- The Board's adoption of: 1) general plan policies and zoning regulations, 2) the Guidelines for Orderly Development, 3) greenbelt agreements, and 4) the Land Conservation Act (LCA) Program, has demonstrated a long term commitment to agricultural land conservation. The Board hereby reaffirms the following findings:

1. California is losing farmland at a rapid rate and some of Ventura County's most developable land is also its most productive agricultural land;
2. Acre-for-acre, Ventura County's agricultural lands are among the most productive in California, nearing three times the production level of the Statewide average;
3. Encroaching urban development poses a threat to the continued viability of Ventura County's farmland, especially for parcels located adjacent to urban areas;
4. Some urban uses, when located contiguous to farmland, are incompatible with commercial agricultural operations which can lead to additional farmland conversion;
5. The County of Ventura has established numerous farmland protection programs and initiatives in recent years including the Agricultural Lands Protection Program (ALPP) and was instrumental in creating the Ventura Agricultural Land Trust (VALT);
6. It is the policy of the County of Ventura to protect and conserve agricultural land, especially in areas that are presently farmed or feature "Prime" or "Statewide Importance" soils as defined by the Important Farmlands Inventory (IFI);

7. The loss of agricultural land to urban development is consistently a significant unmitigable impact under the California Environmental Quality Act (CEQA);
8. The continuation of agricultural operations protects Ventura County's landscape and environmental resources;
9. Agriculture represents an important component of Ventura County's economy – the loss of farmland to urban development is irreversible and will have a negative impact on the County's economy;
10. Protecting open space, maintaining the integrity of separate distinct cities and preventing inappropriate urban development from locating between city boundaries represent important "quality of life" goals; and
11. The retention of open space lands protects scenic resources and provides opportunities for recreational activities, parks and trail systems.

**Section 5. GREENBELT BOUNDARIES**-- The greenbelt shall be comprised of approximately 27,884 acres of unincorporated County territory, the boundaries of which are shown on the map attached as Attachment A and shall be referred to as "The Ventura-Santa Paula Greenbelt " or "Greenbelt." The boundaries are generally described as follows:

1. On the north by the City of San Buenaventura's and the City of Santa Paula's Areas of Interest boundaries;
2. On the east by the City of Santa Paula's Sphere of Influence and parcel lines;
3. On the south by the City of San Buenaventura's and the City of Santa Paula's Areas of Interest boundaries.
4. On the west by the City of San Buenaventura's Sphere of Influence boundary, the eastern boundary of the Hillside Voter Participation Area, and parcel lines.

The boundaries of this Greenbelt are consistent with the San Buenaventura and Santa Paula Spheres of Influence as established by the Ventura County Local Agency Formation Commission ("LAFCO"), where applicable. Portions of the San Buenaventura Sphere of Influence form the western boundary, and portions of the Santa Paula Sphere of Influence form the eastern boundary of the Greenbelt, respectively. The coterminous greenbelt/sphere of interest boundary, consistent with LAFCO's policies and procedures, should establish limits on the extension of urban services and infrastructure.

Because Spheres of Influence represent the probable ultimate boundaries of incorporated cities, the Greenbelt does not extend into the Sphere of Influence of either of the two Cities unless there is a comparable adjustment to the Sphere of Influence. Future expansions or reductions of the Spheres of Influence shall be approved by the Ventura LAFCO, and the Greenbelt boundaries will be adjusted accordingly, so as to assure consistency. This ordinance does not establish any regulatory authority over Spheres of Influence.

The boundaries of this Greenbelt include only those unincorporated County lands that are located within the San Buenaventura and Santa Paula Areas of Interest as adopted by

LAFCO. Future modifications of the Greenbelt's boundaries will not be permitted to cross over adjoining Area of Interest boundaries.

**Section 6. PERMITTED USES** -- The Ventura County General Plan, Zoning Ordinance, and Save Open-space and Agricultural Resources (SOAR) Ordinance shall control land uses within the Greenbelt. The Greenbelt's General Plan designations include *Agriculture, Open Space, Rural, and Existing Community*, and the Zoning Ordinance designations include *Agriculture-Exclusive (A-E), Rural Exclusive (R-E), Open Space (O-S), and General Industrial (M-3)*. Only land uses that are consistent with these general plan and zoning ordinance designations, subject to ministerial or discretionary permit conditions, use standards, performance standards and permit findings, will be permitted within the Greenbelt. Redesignation of property within the Greenbelt may occur in conformance with the provisions of the SOAR Ordinance. The SOAR Ordinance allows the Board of Supervisors to redesignate land to Existing Community where the land contained lawfully established urban building intensities, or urban land uses, prior to the effective date of the SOAR amendment (Dec. 4, 1998).

**Section 7. TIME FRAME AND REVIEW PROCEDURES** -- The description, terms, conditions and features of this Greenbelt ordinance shall be in effect for an indefinite time period. Periodic reviews of the Greenbelt's boundaries, features and other factors shall be conducted at ten year intervals beginning February 14, 2006

**Section 8. AMENDMENT PROCEDURES** -- Once effective, any changes to the Greenbelt Ordinance (except changes to match LAFCO-approved Sphere of Influence revisions and new additions to the Greenbelt) shall require a super-majority vote of the Board of Supervisors of Ventura County. A super-majority vote is defined as a 4/5<sup>th</sup> vote of the Board.

**Section 9. LAFCO ACTION** -- The Board of Supervisors requests that the LAFCO endorse and certify this Greenbelt Ordinance and continue to act in a manner consistent with the preservation of the aforementioned lands for agricultural and open space purposes.

**Section 10. PRECEDENCE** -- This Greenbelt Ordinance shall supersede all previously adopted Greenbelt resolutions or portions of resolutions pertaining to the Ventura-Santa Paula Greenbelt, in conflict herewith.

**Section 11. SEVERABILITY** -- If any section, subsection, sentence, clause or phrase of this ordinance is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this ordinance. The Board of Supervisors of the County of Ventura hereby declares that it would have passed this ordinance and each

section, subsection, sentence, clause or phrase thereof irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Ventura, State of California, this 7<sup>th</sup> day of February, 2006, by the following vote:

AYES: SUPERVISORS BENNETT, LONG, MIKELS, FLYNN AND PARKS

NOES: NONE

ABSENT: NONE

  
Linda Parks, Chair  
Ventura County Board of Supervisors

ATTEST: JOHN F. JOHNSTON  
Clerk of the Board of Supervisors  
County of Ventura, State of California

By:   
Deputy Clerk of the Board



Attachment A – Map of Ventura-Santa Paula Greenbelt

# Attachment A

