

ORDINANCE NO. 4474

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF VENTURA REGARDING
THE VENTURA-OXNARD GREENBELT**

The Ventura County Board of Supervisors does hereby ordain:

Section 1. PURPOSE AND INTENT -- The purpose of this Ordinance is to express the County of Ventura's commitment to agricultural and open space land conservation goals and policies contained in the Ventura County General Plan with a greenbelt program designed to protect unincorporated County agricultural and open space lands that are contiguous to the incorporated cities of San Buenaventura and Oxnard.

Section 2. BOUNDARIES OF THE VENTURA-OXNARD GREENBELT – The Ventura-Oxnard Greenbelt is comprised of 5,062 acres of unincorporated County territory, and is located between the Cities of San Buenaventura and Oxnard. The Ventura-Oxnard Greenbelt is shown on the attached Exhibit 1, which is incorporated herein by reference. As a general description, the Greenbelt's boundaries are as follows:

- On the southwest by the City of Oxnard Sphere of Influence;
- On the north and northwest by the City of San Buenaventura Sphere of Influence; and
- On the south and southeast by the City of Oxnard Sphere of Influence.

Section 3. NON-ANNEXATION AND NON-URBAN DEVELOPMENT POLICY – This ordinance manifests the County of Ventura's intent to maintain agricultural and open space uses within the Ventura-Oxnard Greenbelt. The City Council of the Cities of San Buenaventura and Oxnard have agreed to a policy of non-urban development, non-annexation and the retention of agricultural and open space uses on the land within the Ventura-Oxnard Greenbelt.

Section 4. FINDINGS – Adoption by the Cities of San Buenaventura and Oxnard and the County of Ventura of: 1) general plan policies and zoning regulations; 2) the Guidelines for Orderly Development; and 3) greenbelt programs, together with the County-administered Land Conservation Act (LCA) Program, has demonstrated a long-term commitment to agricultural and open space land conservation. The Board hereby reaffirms the following findings:

1. Maintaining lands in agricultural and open space uses within the Greenbelt area is in the overall best interest of the Cities of San Buenaventura and Oxnard, the County of Ventura and the State;
2. The Greenbelt area is not currently served with sewers, water, or other municipal services from the cities of San Buenaventura and Oxnard;
3. California is losing farmland and natural open space at a rapid rate and some of Ventura County's most developable land is also its most productive agricultural land;

4. 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;
5. Encroaching urban development poses a threat to the continued viability of Ventura County's agricultural lands, especially for parcels located adjacent to urban areas;
6. The protection and conservation of agricultural land, especially in areas that are presently farmed or feature *Prime* or *Statewide Importance* soils as defined by the Important Farmlands Inventory (IFI), represent a primary objective;
7. The continuation of agricultural operations protects Ventura County's landscape and environmental resources; and
8. Maintaining the integrity of separate distinct cities and preventing inappropriate urban development from locating between city boundaries represent important "quality of life" goals for the residents of Ventura County.

Section 5. DEFINITIONS -- As used in this Greenbelt Ordinance, the following terms shall have the meanings set forth in this section:

GENERAL PLAN -- A long term plan for the physical development of a city or county and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning needs. The California Government Code requires that each planning agency prepare, and its legislative body adopt, seven mandatory elements of the *General Plan*.

GREENBELT -- An area consisting of irrigated agricultural land or other Important Farmlands Inventory (IFI) and/or designated open space lands as defined in Sections 56064 and 65560 of the Government Code.

GUIDELINES FOR ORDERLY DEVELOPMENT (GUIDELINES) -- The *Guidelines* are incorporated into the General Plan and establish the policy that urban development should be located within incorporated cities whenever and wherever practical. All city councils within Ventura County, the Ventura County Board of Supervisors and the Ventura Local Agency Formation Commission (LAFCo) have adopted the *Guidelines*.

IMPORTANT FARMLANDS INVENTORY (IFI) -- The *IFI* are maps for California which are compiled from United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRCS) soil surveys and current land use information using eight mapping categories. Ventura County uses five of the eight IFI classifications: *Prime Farmland*, *Farmland of Statewide Importance*, *Unique Farmland*, *Farmland of Local Importance* and *Grazing Land*.

LOCAL AGENCY FORMATION COMMISSION (LAFCo) -- County *LAFCo*'s are State-mandated agencies that are responsible for orderly growth, logical boundaries, efficient services and the preservation of agriculture and open space. *LAFCo*'s are required to guide urban development away from prime farmland and open space unless such actions would not promote planned, orderly and efficient development.

MEASURE A -- An advisory measure, initiated by the Ventura County Board of Supervisors in 1998, that recommended the County and the ten cities adopt by ordinance the six existing and five proposed Greenbelts, prohibit changes to the external growth boundaries

unless approved by the voters and form an Agriculture/Open Space Conservation District. Sixty-eight percent of Ventura County's voters approved the measure.

ADMINISTRATIVE REVIEW COMMITTEE – A committee consisting of one staff person from the City of San Buenaventura, the City of Oxnard, the County of Ventura and Ventura LAFCo, appointed or otherwise authorized by the jurisdiction's decision-making body to meet and review proposed amendments to this Ordinance or the greenbelt ordinances or resolutions of the Cities of San Buenaventura or Oxnard

SPHERES OF INFLUENCE -- Plans adopted by a LAFCo which designate the probable ultimate boundary of a city or special district.

ZONING ORDINANCE – The Ventura County Non-Coastal Zoning Ordinance is the principal tool in which the County General Plan and other policies are implemented. The Ordinance establishes building standards (height limits, lot coverage, setbacks, etc.) and allowable land uses.

Section 6. PERMITTED USES – The Ventura County General Plan and Zoning Ordinance shall control land uses within the Greenbelt.

1. The Greenbelt's General Plan designations include Agriculture and Open Space.
2. The Zoning Ordinance designations include *Agriculture-Exclusive (AE)* and *Open Space (OS)*.
3. Only permitted land uses that are consistent with the general plan and zoning ordinance designations for the properties, subject to permit conditions, use standards, performance standards and permit findings, will be permitted within the Greenbelt.

Section 7. SPHERES OF INFLUENCE -- The boundaries of this Greenbelt should be consistent with the San Buenaventura and Oxnard spheres of influence, where applicable. The coterminous greenbelt/sphere of influence boundary, consistent with Ventura LAFCo's policies and procedures, should serve as the limit for the extension of urban services and infrastructure.

Because spheres of influence represent the probable ultimate boundaries of incorporated cities, the Greenbelt should not extend into the sphere of influence of any of the two Cities until there is a comparable adjustment to the sphere of influence (urban growth boundary). If a future expansion or reduction of the spheres of influence is approved by the Ventura LAFCO, then the Greenbelt boundaries should be adjusted accordingly, so as to assure consistency. This ordinance does not establish any regulatory authority over spheres of influence or annexations.

Section 8. AMENDMENT PROCEDURES -- Proposals for amending the boundaries or features of the Greenbelt could be initiated by the Cities of San Buenaventura or Oxnard, or the County of Ventura. Proposed amendments shall be reviewed by an Administrative Review Committee, as defined in Section 5, prior to being considered by the City or County decision-making bodies.

Section 9. LAFCO ACTION – The Board of Supervisors, by this Greenbelt Ordinance, and the City Councils of the Cities of San Buenaventura and Oxnard by separate resolution or ordinance, request that the Ventura LAFCo endorse and certify this Greenbelt Ordinance and each cities' corresponding Greenbelt resolution or ordinance and continue to take action consistent with the preservation of agricultural and open space land within the Greenbelt.

Section 10. 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 Ventura County Board of Supervisors 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.

Section 11. SUPERSEDE-- This Greenbelt Ordinance shall supersede any previous Resolution adopted by the County with respect to the Ventura-Oxnard Greenbelt.

PASSED AND ADOPTED this 9th day of June, 2015, by the following vote:

AYES: Supervisors Bennett, Parks, Zaragoza,
Foy and Long

NOES: _____

ABSENT: _____

Kathy J. Long
CHAIR, BOARD OF SUPERVISORS

ATTEST:

MICHAEL POWERS
Clerk of the Board of Supervisors
County of Ventura, State of California



By: [Signature]
Deputy Clerk of the Board