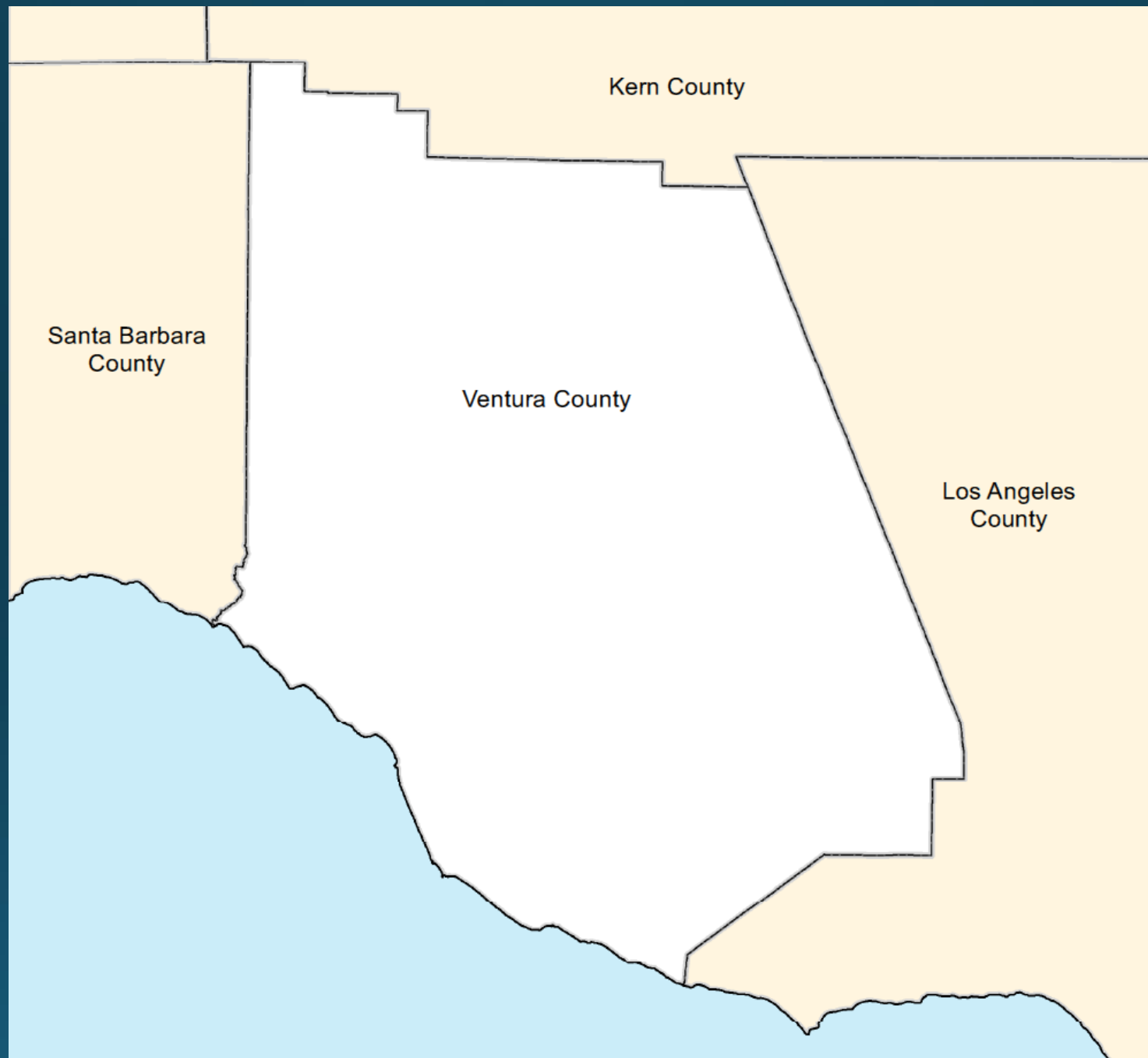


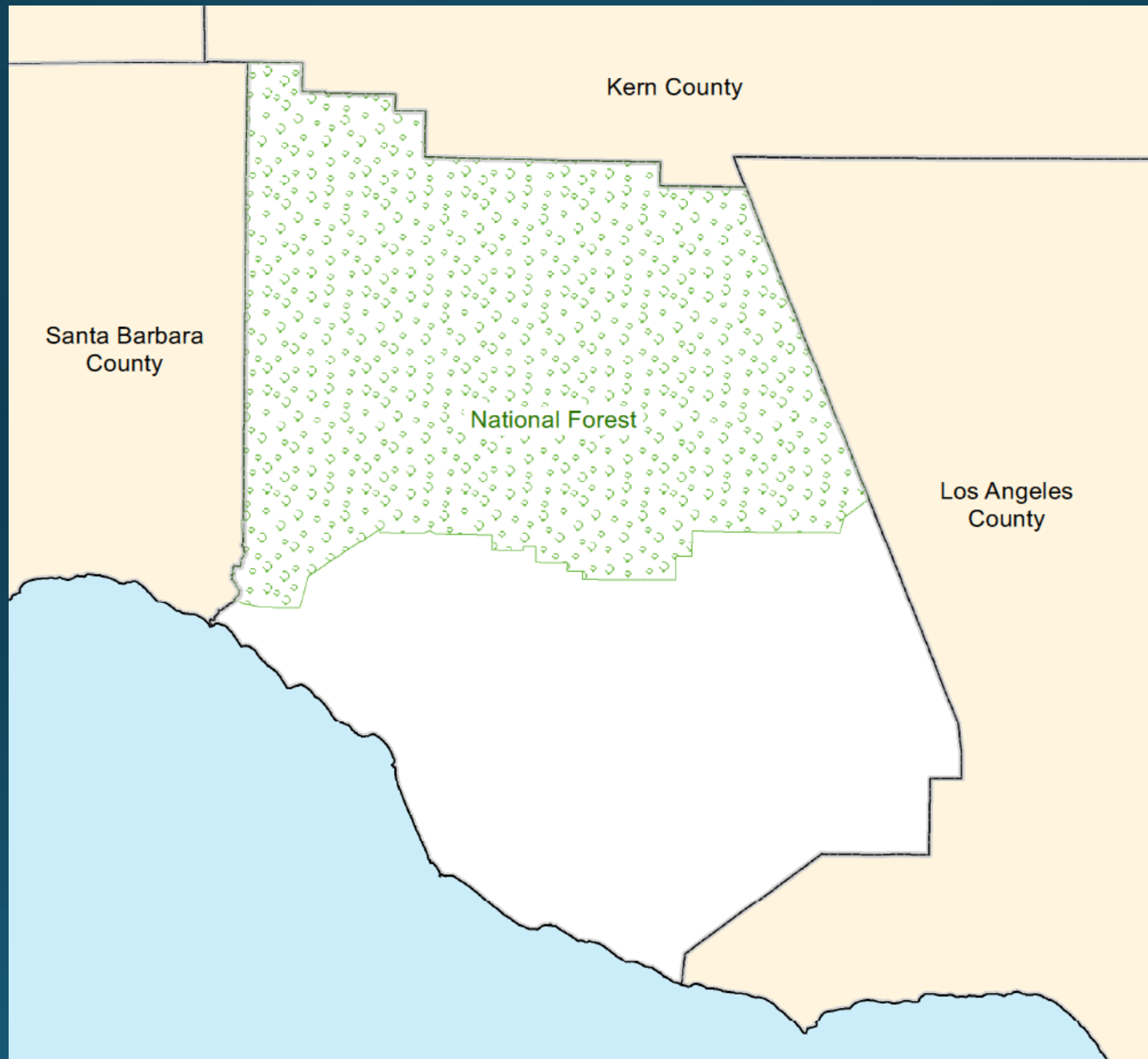
Agricultural Preservation & Growth Management in Ventura County

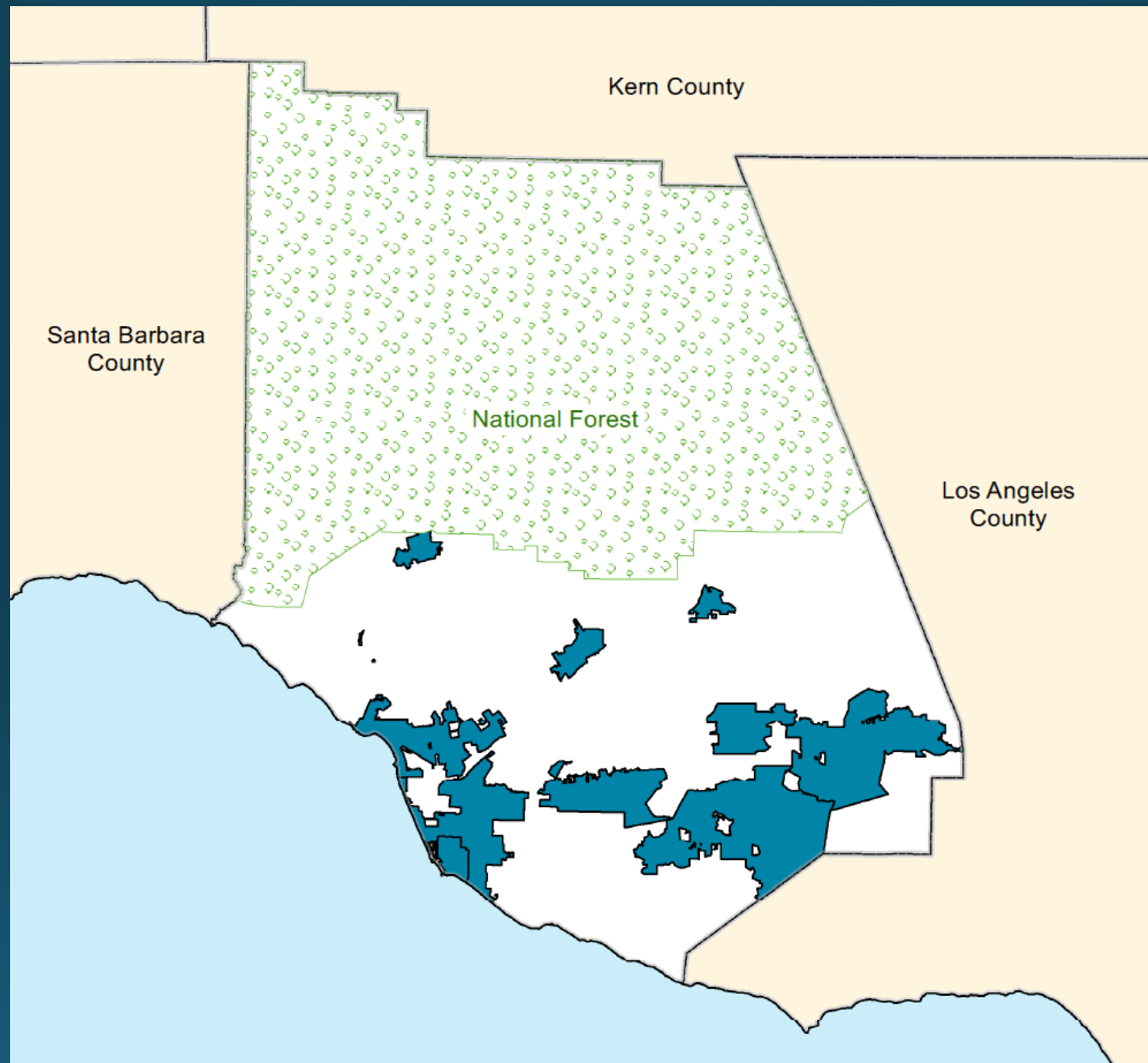
Kai Luoma, Executive Officer
Ventura LAFCo

Agricultural Preservation and Growth Management in Ventura County

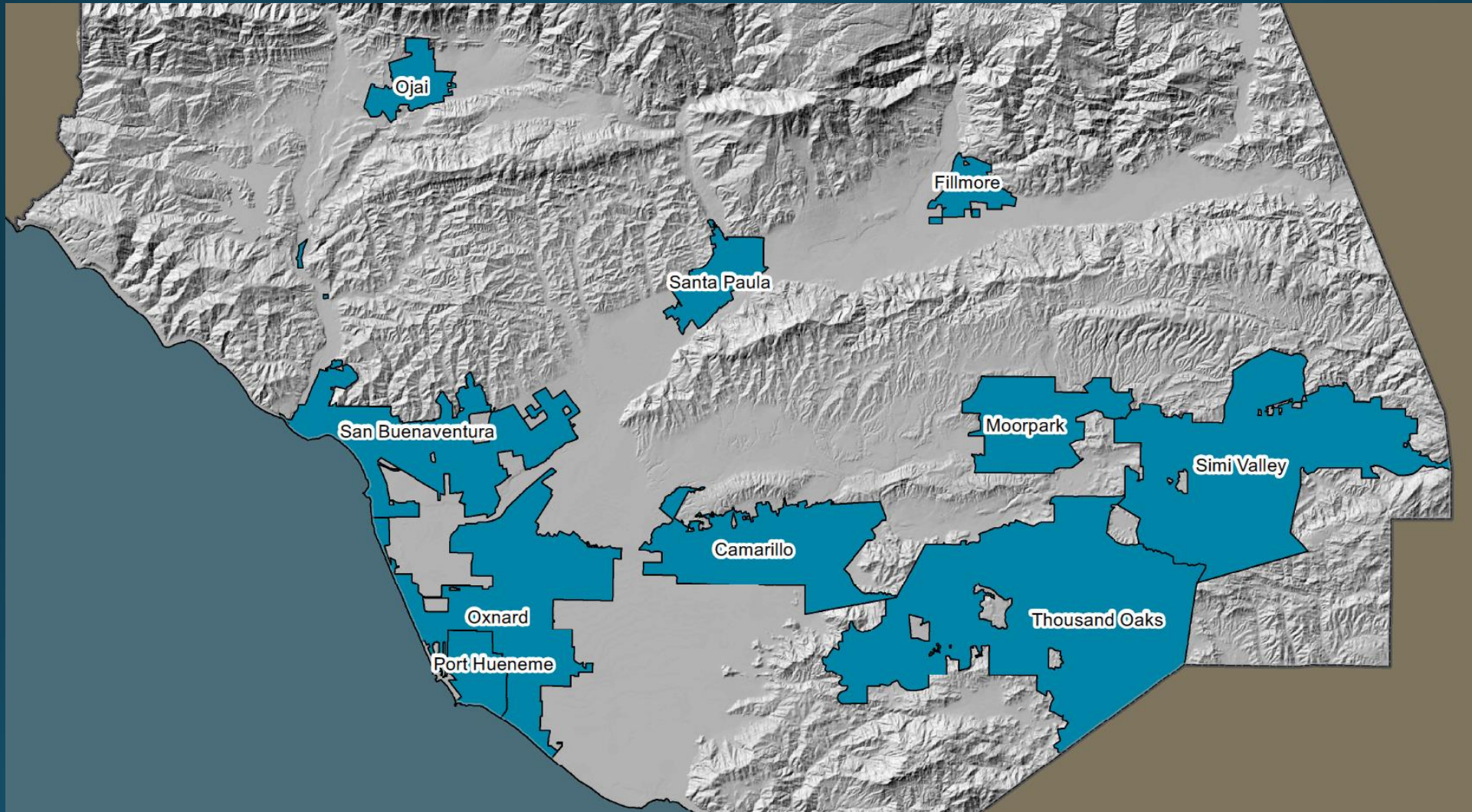
- **Greenbelt Agreements:** Areas between cities to be preserved for agriculture and open space.
- **Guidelines for Orderly Development:** Urban development to occur within cities.
- **Save Open Space/Agricultural Resources Initiatives:** Voter control of city boundaries & County general plan amendments.



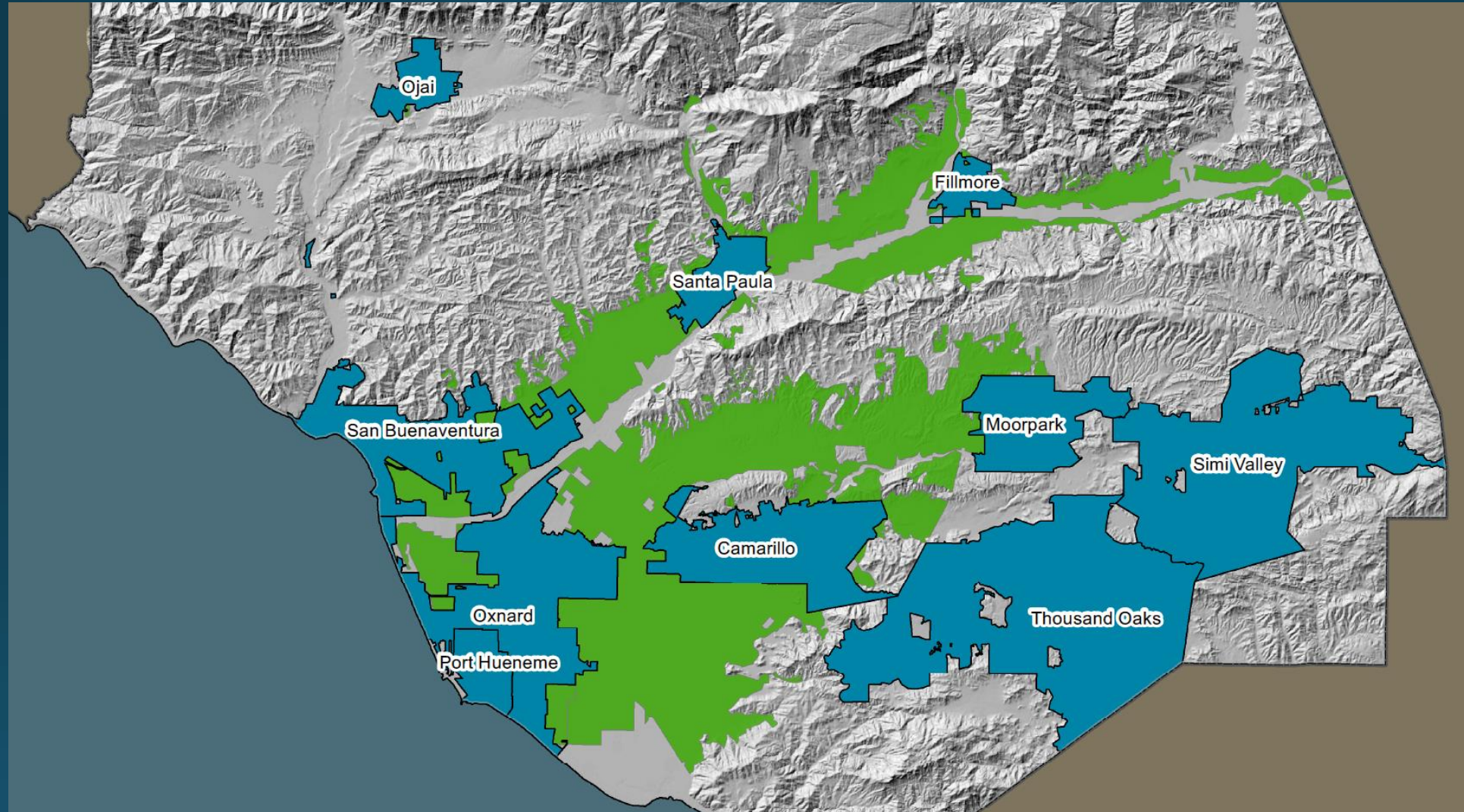




Cities of Ventura County



County General Plan – Agricultural Designation

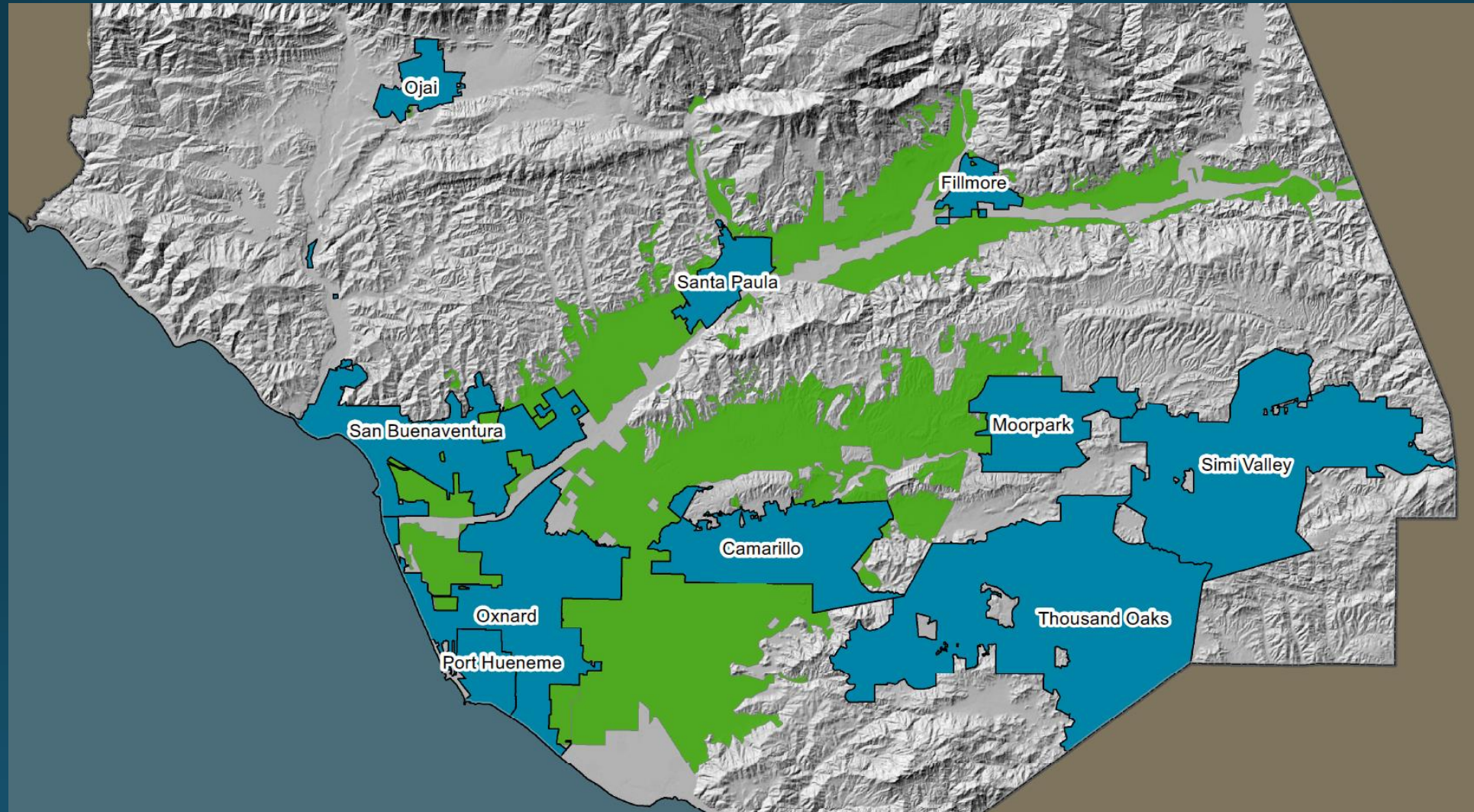


Greenbelt Agreements

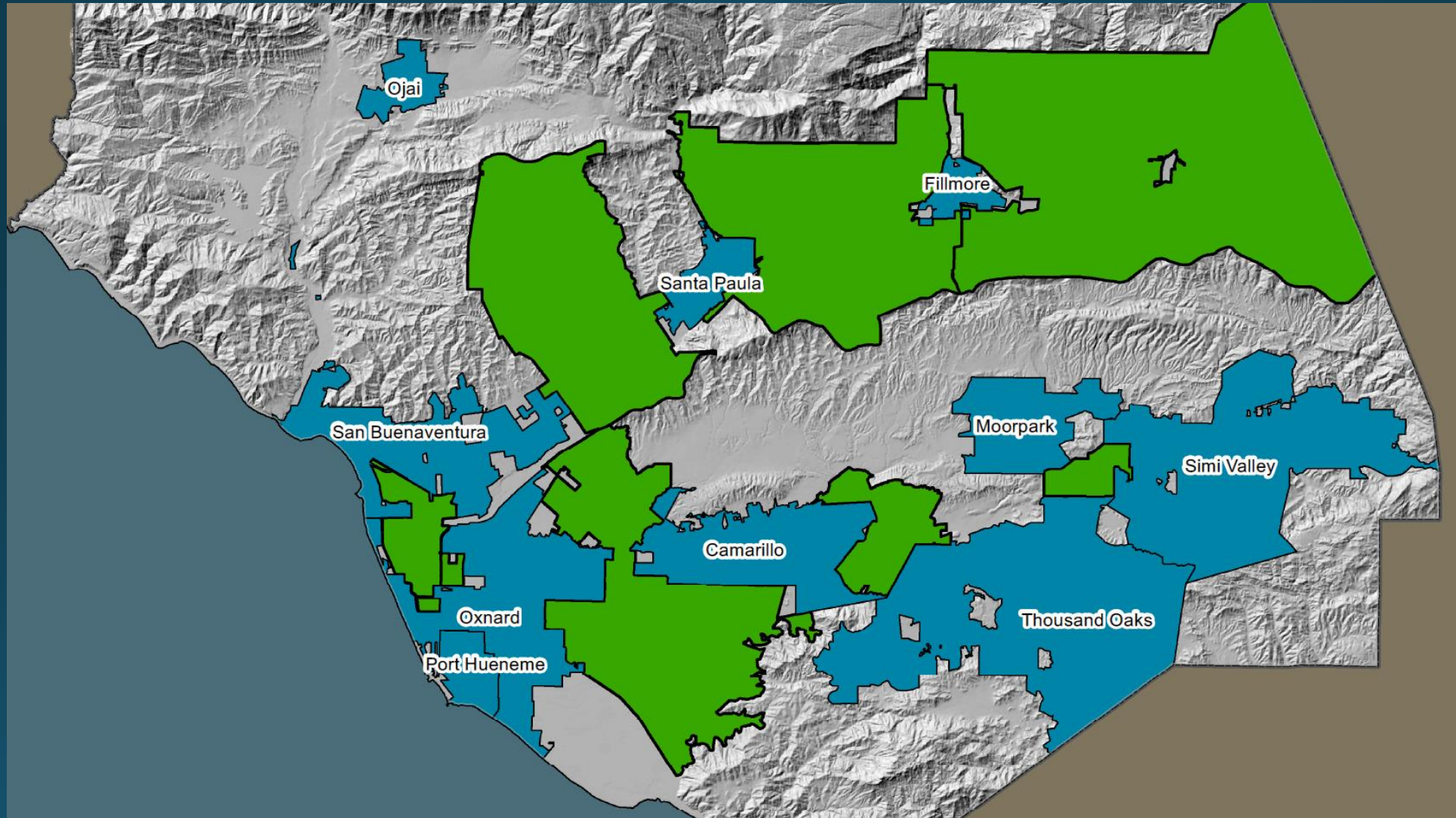
What are greenbelt Agreements?

- Agreements between one or more cities and the County.
- Parties agree to a policy of non-annexation, non-urban development, and retention of agricultural/open space uses in a prescribed geographical area.
- Agreements request that LAFCo “endorse” the agreement and “act in a manner consistent with the preservation of the...lands for agricultural and other open space purposes”

County General Plan – Agricultural Designation



Greenbelts



Greenbelts

- Ventura/Santa Paula – 1967 (28,000 acres)
- Santa Paula/Fillmore – 1980 (32,000 acres)
- Oxnard/Camarillo – 1982 (28,000 acres)
- Tierra Rejada - 1983 (2,500 acres)
- Ventura/Oxnard – 1994 (4,500 acres)
- Santa Rosa Valley - 1995 (6,000 acres)
- Fillmore/Piru – 2000 (62,000 acres)

Total

163,000 acres

Greenbelts & LAFCo

Commissioner's Handbook Section 3.2.4.4:

- LAFCo has endorsed the agreements as “statements of local policy”
- “LAFCo will not approve a proposal from a city that is in conflict with any Greenbelt Agreement, unless exceptional circumstances are shown to exist.”
- “LAFCo encourages that Greenbelt Agreements be amended by all parties involved prior to the filing of any proposal that may be in conflict with the Agreements is considered by LAFCo.”

Guidelines for Orderly Development (G.O.D)

G.O.D. - Purpose

- Clarify the relationship between the Cities and the County with respect to urban planning
- Facilitate a better understanding regarding development standards
- Identify the appropriate governmental agency responsible for making determinations on land use requests

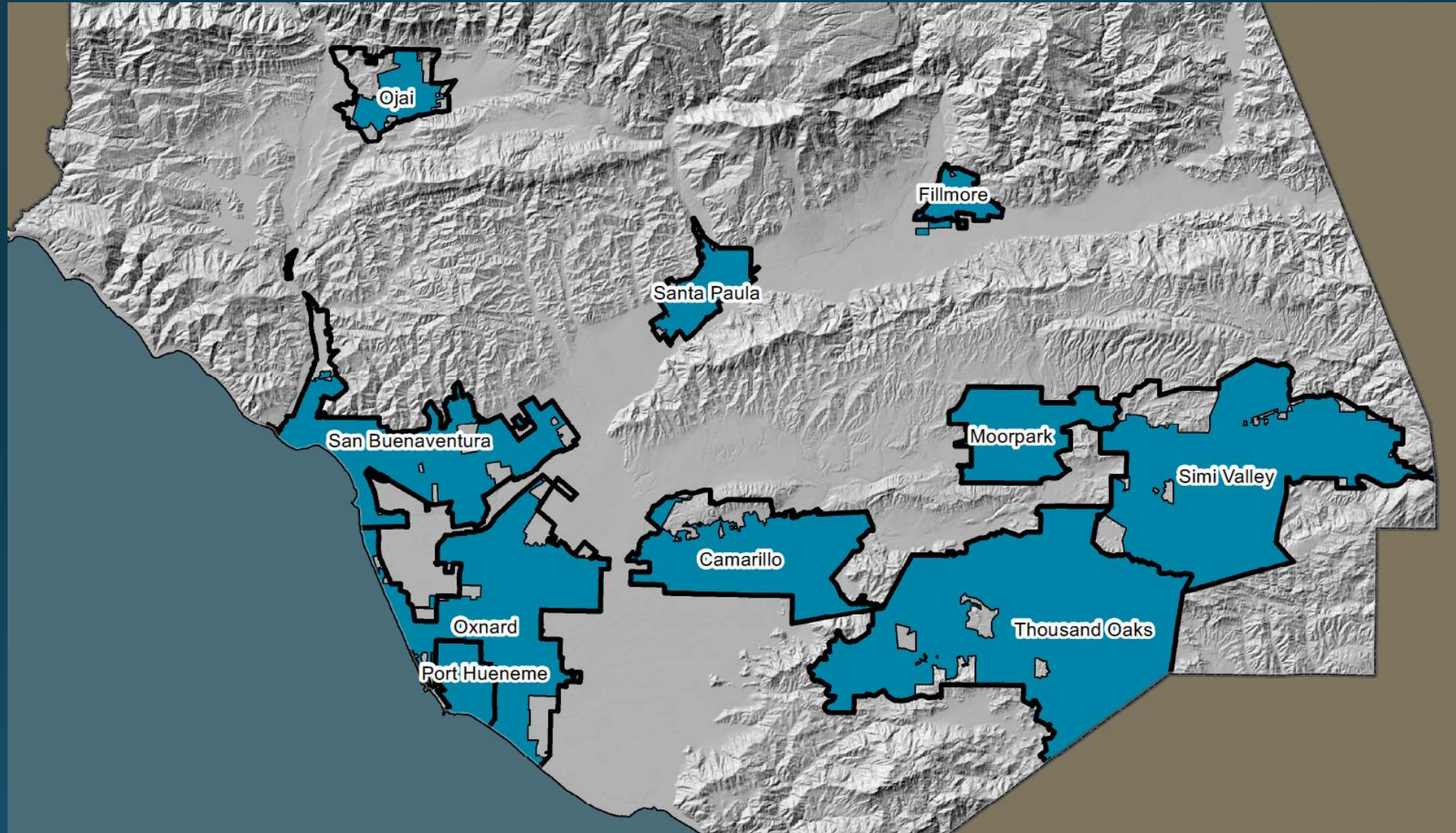
G.O.D. – General Policies

- 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.
- The Cities and the County should strive to produce general plans, ordinances and policies which will fulfill these Guidelines.

G.O.D. – Key Dates

- **1969** - Adopted by the County Planning Commission and LAFCo. Policies related to urban growth and delivery of urban services.
- **1976** - Revised and adopted by County, LAFCo, and all cities except Ojai. Established Areas of Interest (max. of one city in each Area).
- **1983** - Revised and adopted by all jurisdictions. Established policies for Spheres of Influence for each and clarified land use policies.
- **1988** – Guidelines incorporated into the land use policies of the County General Plan.
- **1995** - Revised and adopted by all jurisdictions. Clarified policies and established policies for areas outside of city Areas of Interest.

City Spheres of Influence



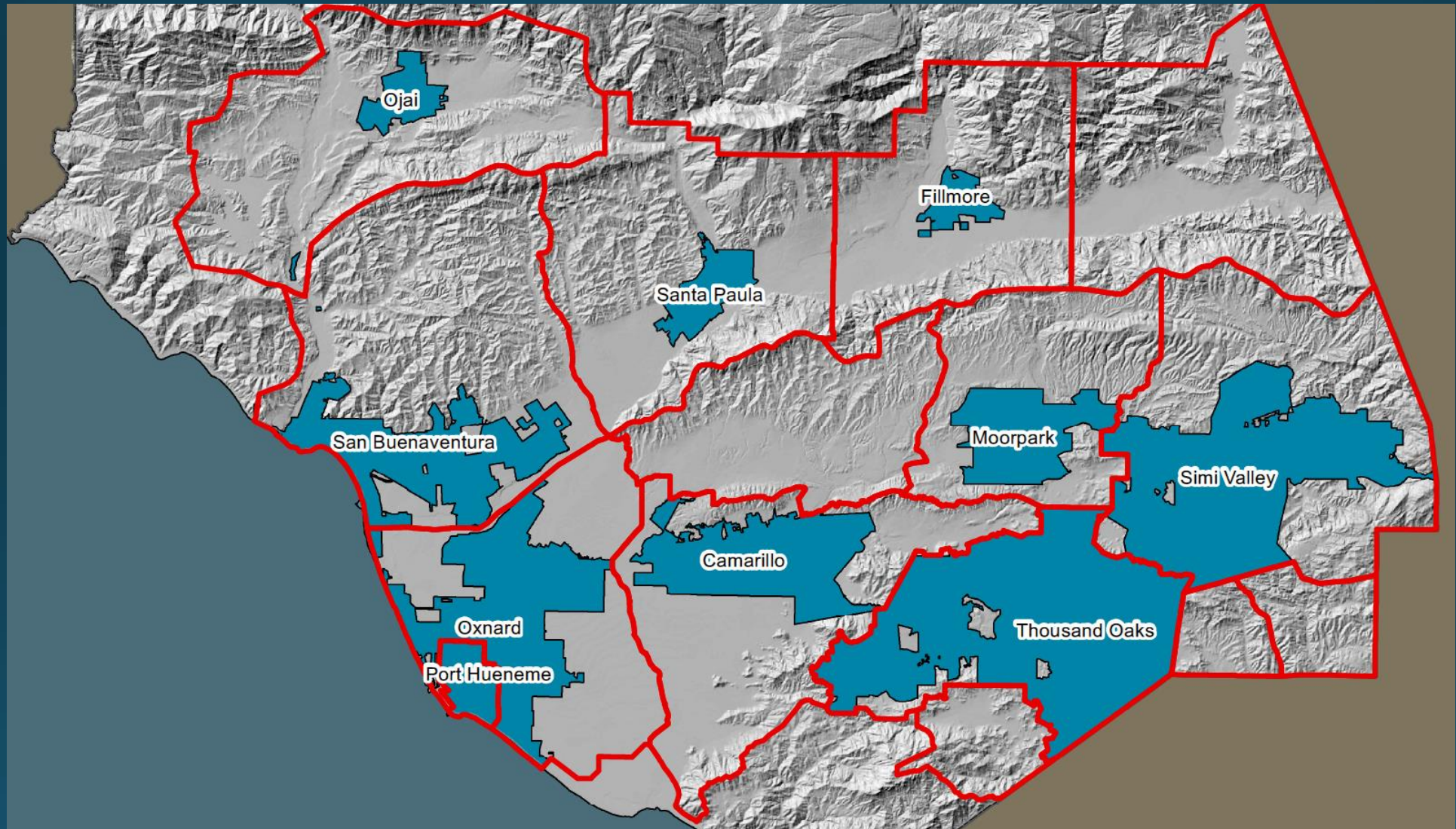
Policies within City Spheres of Influence

- The city is primarily responsible for local land use planning and providing municipal services.
- Applicants for land use permits or entitlements for urban uses shall be encouraged to apply to the City and discouraged from applying to the County.
- Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
- Annexation to the City is preferable to the formation of new or expansion of existing County service areas.

Policies within City Spheres of Influence

- Land uses allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.
- 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.

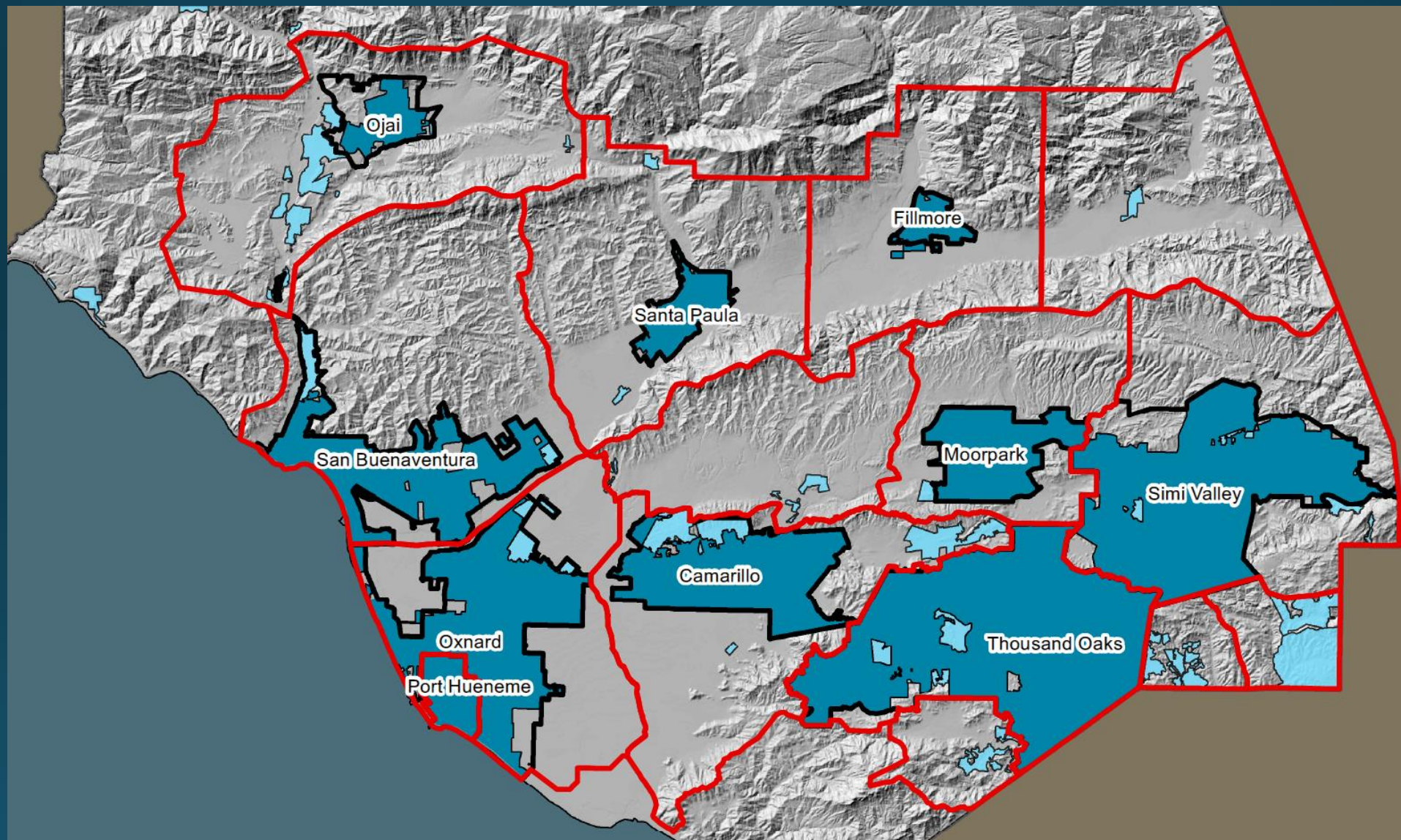
Areas of Interest



Policies within City Areas of Interest (outside city spheres of influence)

- The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City.
- Applications for discretionary land use permits or entitlements shall be referred to the City for review and comment.
- Urban development should be allowed only within Existing Communities as designated on the County General Plan.
- 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 the Cities.

Existing Communities



G.O.D

- One of the first and most comprehensive multi-city and county urban land use and services agreements in the US.
- Addresses urban sprawl by limiting number of cities (one per Area of Interest) and mandating orderly annexations within Spheres of Influence.
- Promotes efficient delivery of urban services by cities rather than single-purpose agencies.
- LAFCo has actively pursued island annexations within city spheres.
- County receives a percentage of sales taxes from cities in exchange forgoing urban development.

G.O.D and LAFCo

LAFCo Commissioner's Handbook section
3.2.4.3:

LAFCo encourages proposals that involve urban development or that result in urban development to include annexation to a city wherever possible. In support of this policy LAFCo has adopted the Guidelines for Orderly Development, the policies of which are incorporated by reference.

Save Open Space and Agricultural Resources (SOAR)

What is SOAR?

- SOAR is a series of voter initiatives that require a vote of the people before agricultural land or open space areas can be redesignated for development.
- Generally re-enforces Greenbelts, City Spheres of Influence, Guidelines for Orderly Development, and County General Plan.
- Land use decisions made by voters, not politicians.

SOAR Initiatives/Ordinances

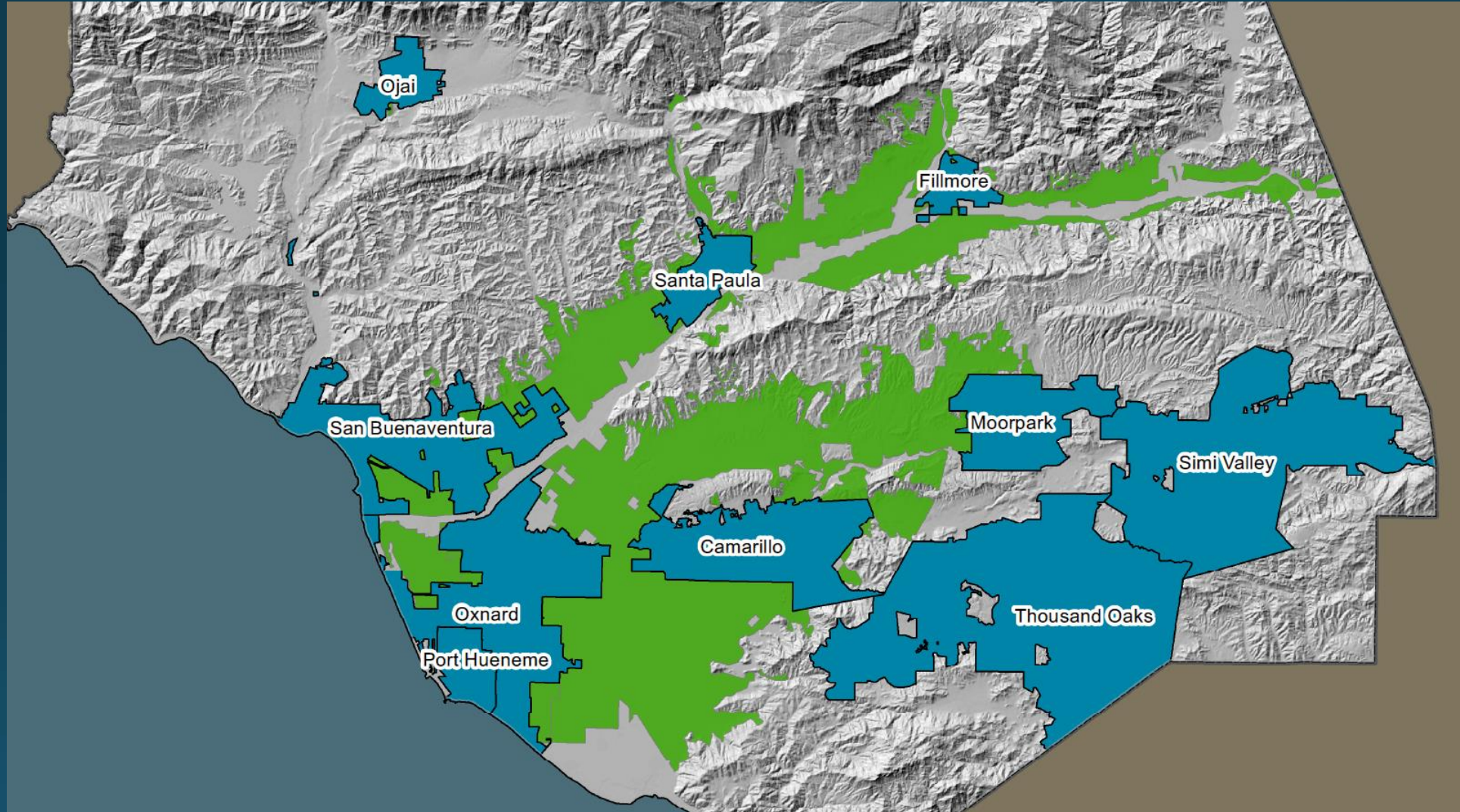
City	Enacted	Original Expiration	Expires
Ventura	1995	2030	2050
Ventura County	1998	2020	2050
Camarillo	1998	2020	2050
Oxnard	1998	2020	2050
Simi Valley	1998	2020	2050
Thousand Oaks	1998	2030	2050
Moorpark	1999	2020	2050
Santa Paula	2000	2020	2050
Fillmore	2002	2020	2050

County SOAR

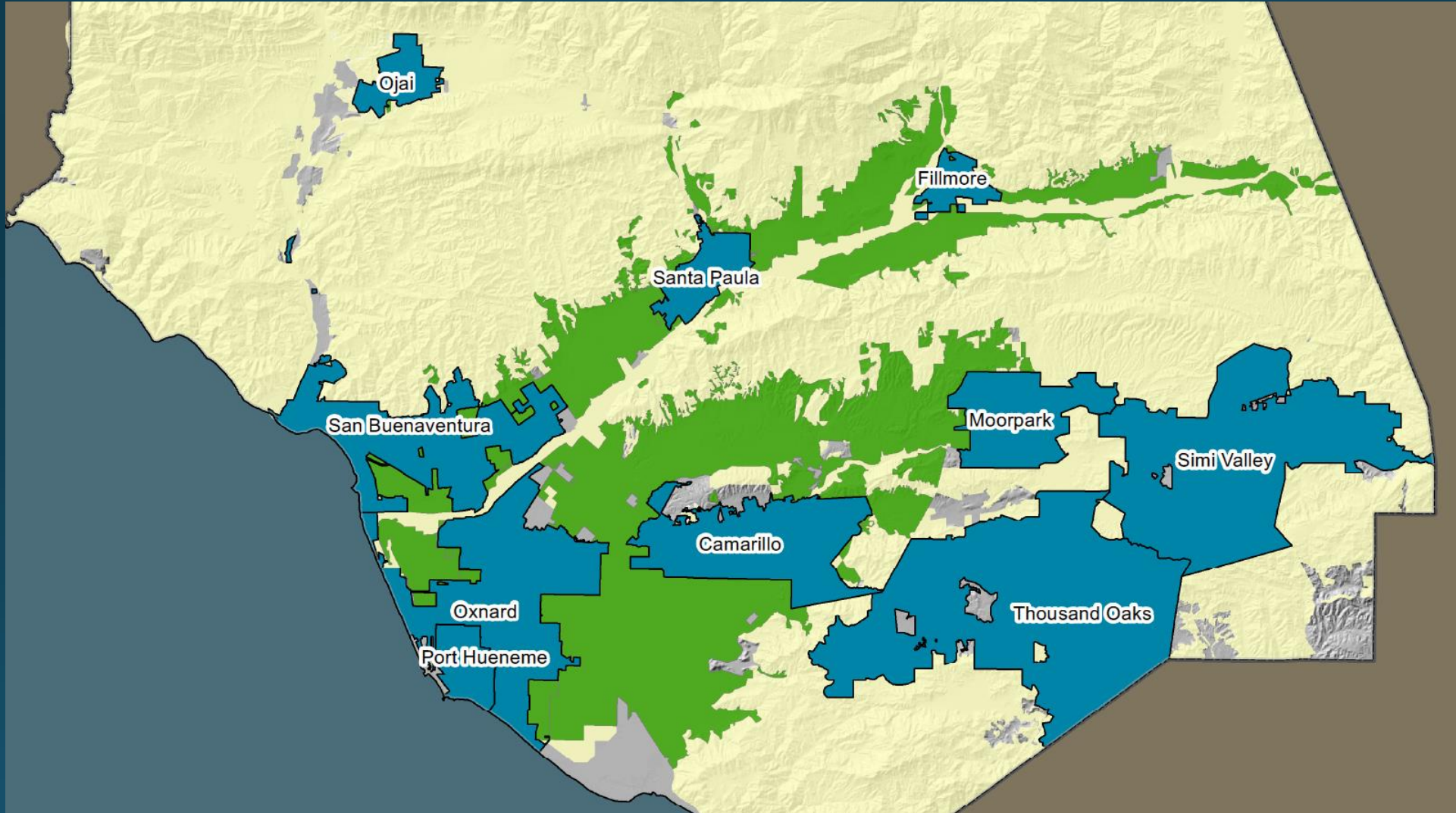
Requires countywide vote on amendments to County General Plan land use designations from Agricultural, Open Space or Rural to more intense land use designations or weaken the land use policies.

Areas Subject to County SOAR:

Agriculture



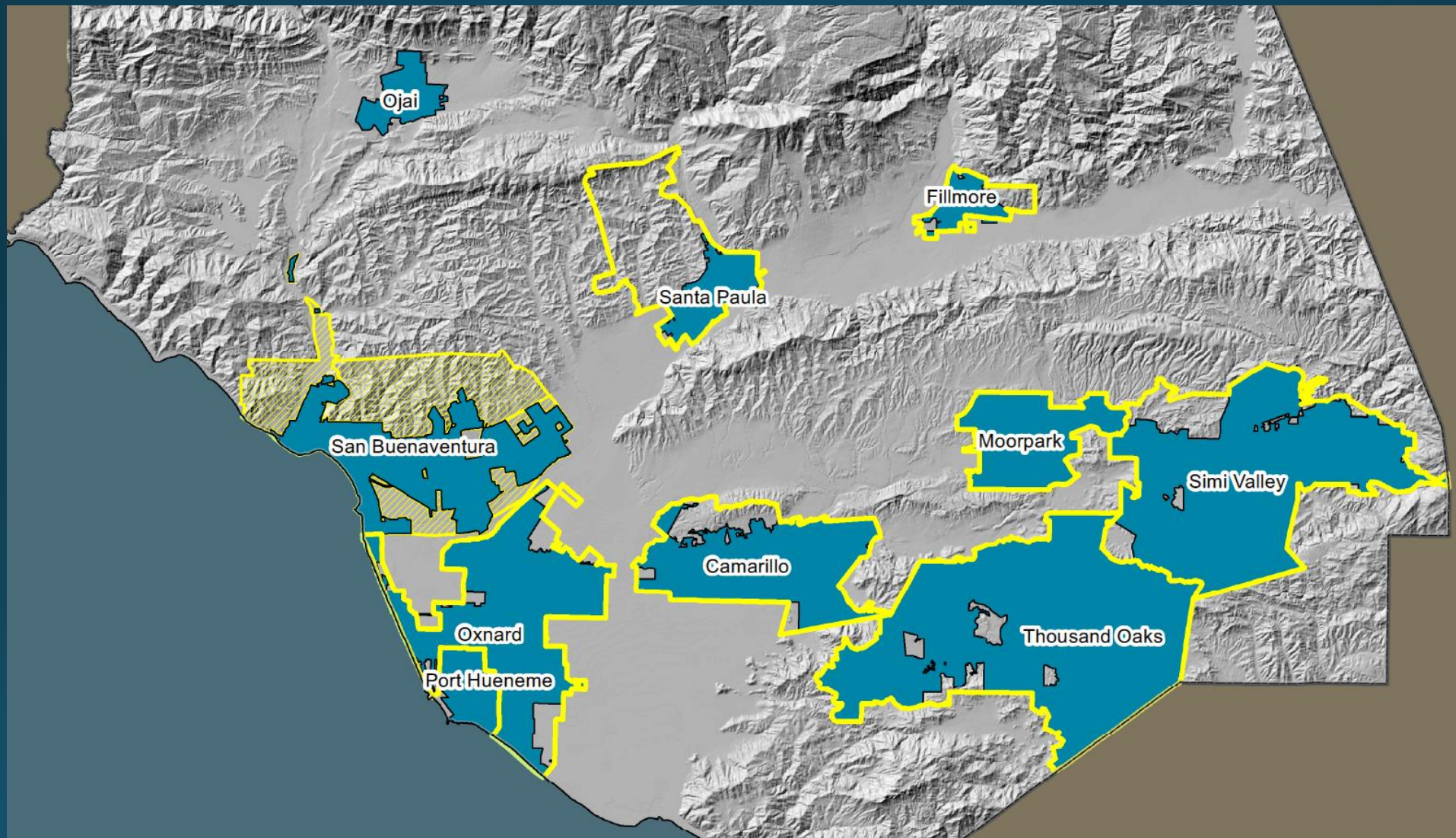
Areas Subject to County SOAR: **Agriculture** and **Rural/Open Space**



City SOAR

- Establishes city urban limit lines (CURBs).
- Citywide vote required in order to:
 - Enlarge CURB
 - Extend city services outside of CURB
 - Amend city general plan land uses outside CURB
 - Certain exceptions for 100% affordable housing and public facilities (schools, municipal facilities)

CURBs



G.O.D and LAFCo

- Spheres of Influence - Commissioner's Handbook section 4.2.1:

For cities that have enacted SOAR, “sphere of influence boundaries should coincide with, or cover lesser area than, voter approved growth boundaries.”

- Annexations – Commissioner’s Handbook section 3.2.4.2:

For cities that have enacted SOAR, “LAFCo will not approve a proposal unless it is consistent with such ordinances and voter approval has first been granted, or unless exceptional circumstances are shown to exist.”