

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF VENTURA REGARDING
THE FILLMORE/PIRU GREENBELT**

The Board of Supervisors of Ventura County ordains as follows:

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 County of Ventura and the City of Fillmore General Plans, as well as the Heritage Valley Implementation Plan, with a Greenbelt program designed to preserve unincorporated County lands that are located between the City of Fillmore and the eastern boundary of Ventura County, for agricultural and open space purposes.

For reasons set forth in Section 15 of this Ordinance (Unique Considerations), the preservation of agricultural land within this Greenbelt is of critical importance. Therefore, land uses which may conflict with agricultural production, and in particular those uses listed in Section 15, Subsection B, shall receive enhanced review, analysis and treatment, up to and including denial, in order to ensure compatibility.

The enhanced review, analysis and treatment of the uses listed in Section 15, Subsection B will apply to all lands located within the Greenbelt's boundary.

It is the intent of this Ordinance that the boundaries of the Fillmore/Piru Greenbelt should be in compliance with the City of Fillmore's Sphere of Influence. The City of Fillmore is currently in the process of revising and updating its General Plan, including a potential change in the City's Sphere of Influence. The inaugural greenbelt boundaries have been set to accommodate the General Plan Study Area. Following adoption of the updated General Plan, the County of Ventura and the City of Fillmore will amend the boundaries of this Greenbelt to conform to Fillmore's revised General Plan Study Area. After any Local Agency Formation Commission (LAFCo) approval of a revised Sphere of Influence boundary, the County of Ventura and the City of Fillmore will amend the boundaries of this Greenbelt to conform to LAFCo's action.

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. *ok ok*

Section 3. NON-ANNEXATION AND NON-URBAN DEVELOPMENT POLICY -- The Board of Supervisors of the County of Ventura and the City Council of the City of Fillmore 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 County of Ventura and the City of Fillmore's adoption of: 1) General Plan policies and zoning regulations, 2) the Guidelines for Orderly Development, and 3) Greenbelt policies have demonstrated a long-term commitment to agricultural and

open space land conservation. The Ventura County Board of Supervisors reaffirms the following findings:

1. The lands in the Greenbelt area are worthy of permanent retention in agricultural and open space uses in the overall best interest of the County of Ventura, the City of Fillmore and the State;
2. The Greenbelt area is difficult for either the County of Ventura or the City of Fillmore to serve with sewers, water, fire and municipal services;
3. California is losing farmland 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 farmland, especially for parcels located adjacent to urban areas;
6. Some urban uses, when located contiguous to farmland, are incompatible with commercial agricultural operations which can lead to additional farmland conversion;
7. The County of Ventura and/or the City of Fillmore have participated in numerous farmland protection programs and initiatives in recent years including initiating the voter-approved Measure A in 1998 and the Agricultural Policy Working Group (APWG) in 1997/98; adopting the 'Right-to-Farm Ordinance' in 1997; re-establishing the Agriculture Policy Advisory Committee (APAC) in 1996; and establishing the Agricultural Land Trust Advisory Committee (ALTAC) in 1991/92, the Agricultural Lands Protection Program (ALPP) in 1982/83 and the Land Conservation Act (LCA) Program in 1969;
8. 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), represents a primary objective;
9. The loss of agricultural land to urban development is consistently a significant unmitigable impact under the California Environmental Quality Act (CEQA);
10. Agriculture represents an important component of Ventura County's and the City of Fillmore's economies – the loss of farmland to urban development is irreversible and will have a negative impact on the County's and the City's economies;
11. The continuation of agricultural operations protects Ventura County's landscape and environmental resources;
12. 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
13. The retention of open space lands protects scenic resources and natural habitats and provides opportunities for passive and active recreational activities, parks and trail systems.

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

AGRICULTURAL LANDS PROTECTION PROGRAM (ALPP) – In May 1983, the Ventura County Board of Supervisors adopted the *ALPP* for the unincorporated areas of the County. The *ALPP* established a new *Agriculture* land use designation (minimum parcel size 40 acres) and redefined the *Open Space* and *Rural* land use designations.

AGRICULTURAL LAND TRUST ADVISORY COMMITTEE (ALTAC) – *ALTAC* was established by the Ventura County Board of Supervisors in November 1990 and included 11 members who represented the Board, farmers and the public. *ALTAC* established a countywide non-profit land trust and recommended a process for the permanent conservation of irrigated farmland and the implementation of an agricultural advocacy program.

AGRICULTURAL POLICY ADVISORY COMMITTEE (APAC) – *APAC* advises the Board of Supervisors, the County Planning Commission, County Planning staff and the cities on all matters having direct, indirect and cumulative impacts on the viability of agriculture in the County. *APAC* consists of five commercial growers, each appointed by a member of the Board.

AGRICULTURE POLICY WORKING GROUP (APWG) – The *APWG* was initiated by the Ventura County Board of Supervisors in April 1997 and included 25 members that represented most cities in the County (including Fillmore), the public, farmers and other interests. The *APWG*'s primary mission was to develop strategies that validated or established a framework for the retention and protection of Ventura County's farmland and the agriculture industry.

AREAS OF INTEREST -- Plans adopted by the Ventura Local Agency Formation Commission (LAFCo) which divide the County into major geographic areas reflective of community and planning identity. Within each *Area of Interest*, there is to be no more than one city (but there will not necessarily be a city in each *Area*).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) – Adopted in 1970, CEQA requires a project proponent to identify the significant impacts of public and private actions on the environment and to provide this information to decision-makers and the public.

DISCRETIONARY DEVELOPMENT -- Any development proposal, project or permit which requires the exercise of judgment, deliberation or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity.

GENERAL PLAN -- A long term plan for the physical development of a county or city 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* (including Open Space and Conservation Elements). An Agriculture Element is optional.

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

GUIDELINES FOR ORDERLY DEVELOPMENT (GUIDELINES) – The *Guidelines* provide 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 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 including *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 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.

MINISTERIAL DEVELOPMENT – Any development proposal, project or permit where the decision-making authority merely determines whether there has been conformity with applicable statutes, ordinances or regulations.

OPEN SPACE LANDS – Land or water area that either remains in its natural state or is used for agriculture or is otherwise essentially undeveloped.

RIGHT-TO-FARM ORDINANCE – Ventura County's Ordinance is intended to protect properly conducted commercial agricultural practices from nuisance lawsuits, require disclosure to persons purchasing real estate in agricultural areas that owners/occupants may experience inconveniences and discomforts associated with agricultural operations and provide for optional mediation of disputes involving agricultural operations.

SPHERES OF INFLUENCE – Plans adopted by a Local Agency Formation Commission (LAFCo) which designates the probable ultimate boundary of a city or special district.

ZONING ORDINANCE – The County of Ventura Zoning Ordinance is the principal tool in which the Ventura County General Plan and other policies are implemented. The Ordinance establishes building standards (height limits, lot coverage, setbacks, etc.) and allowable land uses (either by right [ministerial uses] or allowed only if certain conditions are met [discretionary uses]).

Section 6. GREENBELT DESCRIPTION – The Fillmore/Piru Greenbelt is comprised of about 72,000 acres of unincorporated County territory, located between the City of Fillmore and the eastern boundary of Ventura County and within the Fillmore and Piru Areas of Interest, and is bounded by the following features and identified in Attachment 1 of this Ordinance:

1. On the west by the eastern boundaries of the Fillmore/Santa Paula Greenbelt and the City of Fillmore's General Plan Study Area;
2. On the north by the Los Padres National Forest boundary;
3. On the east by the Ventura/Los Angeles County boundary; and
4. On the south by the ridgeline of Oak Ridge and the Santa Susana Mountains.

Excluded from this Greenbelt is all territory within the Fillmore General Plan Study Area as shown on Attachment 2 of this Ordinance as well as territory that is within and adjacent to the Community of Piru as shown on Attachment 3.

Section 7. PERMITTED USES -- The Ventura County General Plan and Zoning Ordinance shall control land uses permitted within the Greenbelt.

1. The Greenbelt's General Plan designations include:
 - *Agriculture and Open Space*
2. The Greenbelt's Zoning Ordinance designations include:
 - *Agriculture-Exclusive (A-E) and Open Space (O-S)*
3. Only land uses that are consistent with the above referenced 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.
4. The primary goal of this Greenbelt is the conservation of agricultural and open space lands within the Greenbelt's boundaries. Land uses that may not be compatible with this goal will receive enhanced review, analysis and treatment and are referenced in Section 15, Subsection B of this Ordinance.
5. The enhanced review, analysis and treatment of the uses listed in Section 15, Subsection B of this Ordinance will apply to all lands located within the Greenbelt's boundary.

Section 8. SPHERES OF INFLUENCE (URBAN GROWTH BOUNDARIES) -- The boundaries of the Greenbelt shall be consistent and coterminous with the City of Fillmore Sphere of Influence, where applicable. The coterminous Greenbelt/Sphere of Influence boundary, consistent with LAFCo's policies and procedures, will establish limits on the extension of urban services and infrastructure.

Because the Sphere of Influence represents the probable ultimate boundary of the City of Fillmore, the City's Sphere of Influence shall not extend into the Greenbelt. The County of Ventura and the City of Fillmore will adjust the Greenbelt boundary to reflect any changes the Ventura LAFCo may make to the Fillmore Sphere of Influence, so as to assure consistency. This Ordinance does not establish any regulatory authority over spheres of influence or annexations.

Section 9. TIME FRAME AND REVIEW PROCEDURES -- The description, features, terms and conditions of the Greenbelt shall be in effect for an indefinite time period.

Beginning October 10, 2010 (and at ten-year intervals thereafter), the Ventura County Board of Supervisors shall review the features, terms, conditions and the status of all Greenbelt lands. The review will coincide with the ten-year update of the Ventura County General Plan and a LAFCo-initiated countywide sphere of influence (urban growth boundary) study.

Section 10. ANNUAL REPORT -- Annually, beginning one year after the adoption of this Ordinance, the County of Ventura Planning Director and the City of Fillmore Planning Director will provide status reports to the Ventura County and Fillmore Planning

Commissions, respectively. In addition, status reports will also be provided to the Piru Neighborhood Council and the (Santa Clara) Valley Advisory Committee. The status reports will include updates on all Greenbelt lands and any proposed revisions to the Greenbelt Ordinance.

Section 11. AMENDMENT PROCEDURES -- Proposals for amending the boundaries or features of the Greenbelt could be initiated by the County of Ventura or the City of Fillmore. Proposed amendments shall be reviewed by a Technical Review Committee (TRC) comprised of representatives from the County of Ventura and the City of Fillmore.

After reviewing the proposal, the TRC shall forward a recommendation to the Board of Supervisors and the Fillmore City Council concerning the merits and deficiencies of the proposed Greenbelt amendment.

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 Ventura County Board of Supervisors. A super-majority vote is defined as a 4/5th vote of the Board of Supervisors.

Section 12. LAFCO ACTION -- The Ventura County Board of Supervisors requests that the Ventura Local Agency Formation Commission (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 13. PRECEDENCE -- This Greenbelt Ordinance shall supercede all previously adopted Greenbelt resolutions or portions of resolutions in conflict herewith.

Section 14. 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 15. UNIQUE CONSIDERATIONS

Subsection A. Additional Goals

The City of Fillmore and the County of Ventura recognize that land use decisions should balance many goals, including the provision of housing and urban services as well as the preservation and development of natural resources. To reach a balance among these goals, jurisdictions must consider the specific circumstances of each case.

The primary purpose of this Ordinance is to establish that within the boundaries of the Fillmore/Piru Greenbelt, the goals of protection of agricultural land, the maintenance of a healthy agricultural economy and the preservation of open space land shall be of critical importance. In light of these goals, proposed land uses that are potentially incompatible with agriculture shall receive enhanced review, analysis and treatment, up to and including denial, so as to ensure compatibility.

The above recognition is based on the Findings set forth in Section 4 of this Ordinance. In addition, it is in conformance with the purpose and goals of the City of Fillmore

General Plan, the Ventura County General Plan, the Heritage Valley Implementation Plan and the Fillmore Citrus Protective District.

The following goals of the Ventura County and the City of Fillmore¹ General Plans shall be given enhanced consideration when making land use decisions in the Greenbelt:

1. Ventura County General Plan

- a. Preserve and protect agricultural lands as a non-renewable resource to assure their continued availability for the production of food, fiber, and ornamentals.
- b. Establish policies and regulations which restrict agricultural land to farming and related uses rather than other development purposes.
- c. Restrict the introduction of conflicting uses into farming areas.

2. City of Fillmore General Plan

- a. Preserve viable agriculture and prime agricultural lands as a Greenbelt and buffer outside the City's Sphere of Influence.
- b. Development shall be compatible with and have minimal adverse impacts upon the environment, agriculture and natural resources.

3. Heritage Valley Implementation Plan

In addition to these General Plan goals, the Greenbelt will assist in preserving the agricultural assets of the area in conformance with the goals of the Heritage Valley Implementation Plan. This economic development plan relies upon the pastoral beauty and historical resources of the Santa Clara Valley as the basis for a coordinated effort to market the area as a major tourist attraction. The area's past and present status as a major citrus and avocado growing area is a major component of this Plan. In order to promote the Plan's goals, and protect the resources on which it is based, the goals of preservation of agricultural land and the agricultural economy shall be given enhanced consideration.

4. Fillmore Citrus Protective District

The Greenbelt also endorses the efforts of the agricultural industry to reduce dependence on pesticides. The Fillmore Citrus Protective District, a private co-op, works to control agricultural pests through the use of beneficial insects rather than pesticides. For example, land uses which generate dust, impair these efforts not only by providing a habitat for agricultural pests such as mites but by reducing the effectiveness of the beneficial insects. In order to promote this beneficial activity, land uses which would adversely impact this effort will receive enhanced review, analysis and treatment in light of the above goals and these industry efforts.

Subsection B. Land Uses of Concern

When making land use decisions, the Ventura County Planning Director, the Ventura County Planning Commission and the Board of Supervisors shall give careful consideration to whether the proposed action would consume, for non-agricultural purposes, agricultural land designated Prime, Statewide Importance, Unique or Local

¹ The stated goals are from the "Goals, Policies and Implementation Measures" of the City of Fillmore proposed General Plan Update. This Ordinance should be amended as necessary to reflect any changes in these goals and policies after their adoption.

Importance, or would compromise the viability of adjoining land for agricultural purposes. Specifically, the following uses, which have been determined to be of concern, shall receive enhanced review, analysis and treatment, up to and including denial, in order to ensure their compatibility:

1. Airfields, Landing Pads & Strips, Private
2. Communications Facilities
3. Farm Labor Group Quarters
4. Government Buildings
5. Correctional Institutions
6. Law enforcement Facilities
7. Mineral Resource Development
8. Waste Treatment and Disposal Facilities

PASSED AND ADOPTED by the Ventura County Board of Supervisors, County of Ventura, State of California, this 10th day of October, 2000, by the following vote:

AYES: *Supervisors Lacey, Schillo, Mikels, Flynn and Long.*

NOES: *None.*

ABSENT: *None.*

Kathy I. Long
Kathy I. Long, Chair
Ventura County Board of Supervisors

ATTEST:

Richard D. Dean, County Clerk



By: Robetta Rodriguez
DEPUTY COUNTY CLERK

LOS PADRES
NATIONAL FOREST

FILLMORE/PIRU GREENBELT






ADOPTED BY THE
CITY OF FILLMORE
ORDENANCE # 00-750
OCT. 10, 2000

ADOPTED BY THE
COUNTY OF VENTURA
ORDENANCE # 4214A
OCT. 10, 2000

FILLMORE

VENTURA COUNTY, CALIFORNIA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

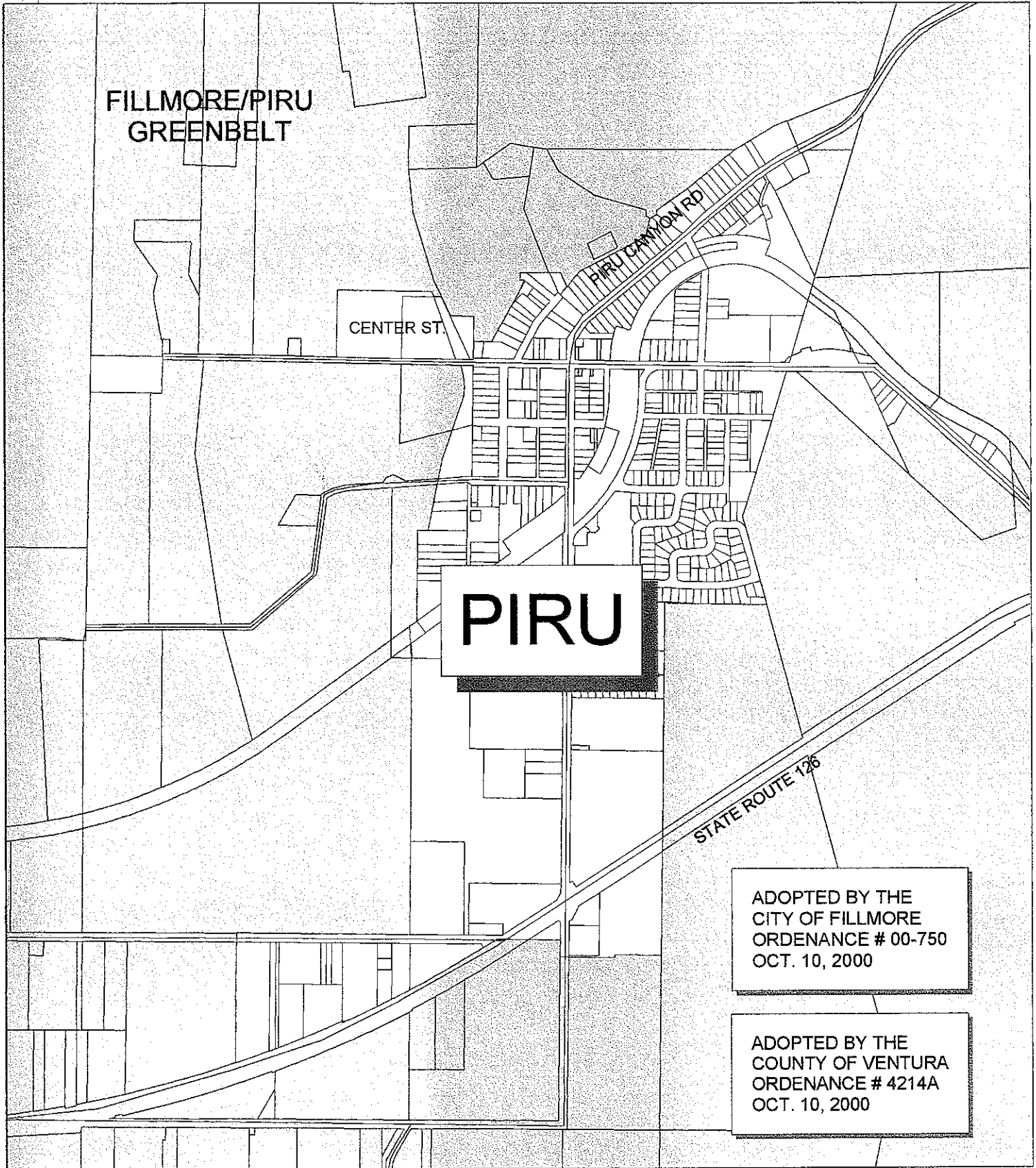
FILLMORE/PIRU GREENBELT BOUNDARY ATTACHMENT 2

-  Parcel.shp
-  FILLMORE CITY BOUNDARY
-  Greenbelt
-  Fillmore/Piru
-  SANTA PAULA-FILLMORE

DISCLAIMER: THIS MAP WAS CREATED BY THE VENTURA COUNTY RESOURCE MANAGEMENT AGENCY, PLANNING DIVISION, WHICH IS DESIGNED AND OPERATED SOLELY FOR THE CONVENIENCE OF THE COUNTY AND RELATED PUBLIC AGENCIES. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND NO DECISION INVOLVING A RISK OF ECONOMIC LOSS OR PHYSICAL INJURY SHOULD BE MADE IN RELIANCE THEREON.



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VENTURA COUNTY, CALIFORNIA
 RESOURCE MANAGEMENT AGENCY
 PLANNING DIVISION

**FILLMORE/PIRU GREENBELT BOUNDARY
 ATTACHMENT 3**

DISCLAIMER: THIS MAP WAS CREATED BY THE VENTURA COUNTY RESOURCE MANAGEMENT AGENCY, PLANNING DIVISION, WHICH IS DESIGNED AND OPERATED SOLELY FOR THE CONVENIENCE OF THE COUNTY AND RELATED PUBLIC AGENCIES. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP AND NO DECISION INVOLVING A RISK OF ECONOMIC LOSS OR PHYSICAL INJURY SHOULD BE MADE IN RELIANCE THEREIN.



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