



8



8 Agriculture Element

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8. Agriculture Element

Ventura County’s temperate climate with warm, wet winters and hot, dry summers coupled with fertile soils, supports the cultivation of a diversity of agricultural commodities, including strawberries, celery, lemons, raspberries, avocados, nursery stock, tomatoes, peppers, cut flowers, cabbage, and kale. According to the State of California, Ventura County ranked eighth among California counties in total crop value in 2017 based on data from the County Agricultural Commissioner’s Annual Crop and Livestock Report.

The areas that sustain agricultural commodity growth have a broad range of characteristics. For example, berry production requires a temperate moist climate, so most strawberry production is found close to the coast, surrounding the cities of Ventura, Oxnard, Camarillo, and Port Hueneme. The climate tends to be dryer and warmer further from the coast, favoring citrus crops. Specifically, the Highway 126 and 150 corridors are prime areas for citrus growth. The fertile soil combined with ideal temperate seasonal temperatures allow lemons, oranges, and mandarins to thrive. Some commodity types, such as avocados, can grow in a variety of climate regions, allowing them to flourish countywide.

The 2017 Crop and Livestock Report indicates that much of the county’s agricultural production occurred on 95,850 acres of irrigated cropland out of a total farmed acreage of approximately 294,000 acres. Of the total farmed acreage, approximately 198,000 acres are considered rangeland.

As with other agricultural regions in California, organic farming is an expanding economic growth opportunity. In Ventura County, organic farms specialize in vegetables and herbs, fruits and nuts, field and seed crops, and cut flowers and nursery production.

Goals and policies in this element are organized under the following headings:

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Farmworker and Farm Family Housing

A sustainable labor force is central to success of the county’s agricultural sector, and access to affordable housing is a key factor. Housing is becoming even more important as the county’s agriculture shifts to more labor-intensive crops and more of the farm/ranch labor in the county works year-round. Goals, policies, and implementation programs related to farmworker and farm family housing are included in Chapter 3, Housing Element.

Agricultural Economics

Goals, policies, and implementation programs related to agricultural economics are in Chapter 10, Economic Vitality Element.

8.1 Agricultural Land Preservation

This section focuses on reinforcing the County’s commitment to agricultural land preservation. Ventura County is a leader in effectively preserving agricultural land through land use policies, intergovernmental agreements, conservation programs, and voter initiatives. The County has taken several actions to direct growth away from agricultural and open space lands including the development of, and adherence to, the Guidelines for Orderly Development, greenbelt agreements, Save Open Space & Agricultural Resources measures, the California Land Conservation Act, and the County’s Initial Study Assessment Guidelines for implementing the California Environmental Quality Act (CEQA).

Guidelines for Orderly Development

Ventura County’s “Guidelines for Orderly Development” (Guidelines) were originally adopted by the Board of Supervisors, all city councils within Ventura County, and the Ventura Local Agency Formation Commission (LAFCo) in 1969. The County revised and readopted the Guidelines in December 1996. The intent of the Guidelines is threefold: (1) clarify the relationship between the cities and the County with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use change requests. These Guidelines represent a unique, collaborative commitment to encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County. General Plan goals, policies, and implementation programs that integrate the Guidelines are primarily contained in the Land Use and Community Character Element.

Greenbelt Agreements

Beginning in 1967, several cities and the County began adopting greenbelt agreements. These are voluntary agreements between the County and one or more cities to limit development of agricultural and/or open space areas within the unincorporated county. Through greenbelt agreements, cities commit to not annex any property within a greenbelt while the County agrees to restrict development to uses consistent with existing agricultural or open space zoning. There are seven greenbelts in Ventura County covering approximately 164,000 acres collectively.

California Land Conservation Act

The state adopted the California Land Conservation Act in 1965, set forth at Government Code section 51200 et seq. (LCA, also known as the Williamson Act), to provide tax incentives to encourage the protection of agricultural and open space land. In 1969, the County adopted, and has subsequently revised, its “Guidelines for Implementation of the Land Conservation Act of 1965/the Williamson Act” (LCA Guidelines). All land with an Agricultural land use designation in the General Plan is considered an Agricultural Preserve under the LCA. The

LCA is implemented through three contract types: LCA Contract, the Farmland Security Zone Area Contract (FSZA/LCA), and the Open Space Contract (OS/LCA). These contracts intend to preserve agricultural land and discourage its premature conversion to non-agricultural uses. Among other things, the LCA Guidelines establish eligibility criteria for these contracts. In exchange for the preservation of agricultural land, participating property owners receive a reduction of property taxes that are limited to the agricultural value of the property.

Initial Study Assessment Guidelines

The County adopted the Initial Study Assessment Guidelines (ISAGs) in 1992, and comprehensively revised them in April 2011. The ISAGs are intended to inform the public, project applicants, consultants, and County staff of the threshold criteria and standard methodology used in determining whether a project could have significant effects on the environment under CEQA. Regarding impacts to agricultural soils, the ISAGs state that any project that would result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique, or Local Importance on the State's Important Farmland Inventory will have a significant impact. Furthermore, any project that would result in the direct or indirect loss of agricultural soils exceeding certain acreage-loss thresholds identified in the ISAGs will be considered to have a significant impact.

Save Open Space & Agricultural Resources (SOAR)

Ventura County voters first approved the countywide SOAR initiative measure in 1998. The County SOAR initiative requires countywide voter approval (i.e., approval by voters in both the unincorporated county and incorporated cities) of most changes to the General Plan involving the Agricultural, Open Space, or Rural land use designations, and most changes to a General Plan goal or policy related to those land use designations. In November 2016 by countywide vote, SOAR was renewed and extended through 2050. Goals, policies, and implementation programs from the 1988 General Plan that were referenced in the 2016 SOAR initiative are included in this General Plan, with only minor non-substantive revisions.

The policies in this section seek to continue the protection of the County's agricultural lands and capabilities.

AG-1

To preserve and protect agricultural lands as a nonrenewable resource to assure the continued availability of such lands to produce food, fiber, and ornamentals.

AG-1.1



Agricultural Land Protection and Preservation

The County shall continue to protect and preserve agricultural land by directing growth away from productive agricultural lands into cities, unincorporated urban areas, or existing communities and by supporting the acquisition or voluntary dedication of agriculture conservation easements. (RDR, MPSP)

AG-1.2

Agricultural Land Use Designation

The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil. (RDR, MPSP)

AG-1.3

Greenbelt Agreements

The County shall preserve agricultural land by retaining and expanding existing Greenbelt Agreements and encouraging the formation of additional Greenbelt Agreements. (MPSP, IGC)

- AG-1.4** **Land Conservation Act Contracts**
The County shall encourage Land Conservation Act (LCA) contracts on irrigated farmlands and Open Space lands. (MPSP, IGC, PI)
- AG-1.5** **Facilities and Programs to Support Local Agriculture**
The County shall encourage the continuation and development of facilities and programs that support agricultural production and enhance the marketing of county grown agricultural products.
- AG-1.6** **Support Economic Viability of Agriculture**
The County shall improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.
- AG-1.7** **Encourage Purchase of Local Agricultural Products**
The County shall encourage opportunities for Ventura County residents to buy local agricultural products.
- AG-1.8** **Avoid Development on Agricultural Land**
 The County shall ensure that discretionary development located on land identified as Important Farmland on the State's Important Farmland Inventory shall be conditioned to avoid direct loss of Important Farmland as much as feasibly possible. (RDR)

8.2 **Agricultural and Urban Area Compatibility**

The County has measures in place to minimize conflicts between agricultural and urban land uses to ensure the long-term productivity of the agricultural sector, namely the Agricultural/Urban Buffer Policy and the Right-to-Farm Ordinance.

Agricultural/Urban Buffer Policy

The County's Agricultural/Urban Buffer Policy provides policy direction to prevent and/or mitigate conflicts that may arise at the agricultural/urban interface. This policy is intended to protect the economic viability and long-term sustainability of the county's agricultural industry. It applies where urban structures or ongoing non-farming activities are permitted adjacent to land in crop or orchard production or classified by the California Department of Conservation Important Farmland Inventory as Prime, Statewide Importance, Unique or Local Importance farmland. These guidelines apply to projects requiring discretionary approval by the County or a city where the proposed non-farming activity is abutting or on land zoned "Agriculture Exclusive," "Open Space," or "Rural Agriculture," and the farming activity is located outside a Sphere of Influence.

Right-to-Farm Ordinance

The County adopted the Right-to-Farm Ordinance in the late 1970s. It is administered by both the Planning Division through the Zoning Ordinance and by the County Agricultural Commissioner. The Right-to-Farm Ordinance is intended to support and provide a safeguard for existing agricultural and farming operations that could be threatened by encroaching residential development. This is achieved through mandatory disclosure notifications provided to property owners who will be developing residential uses adjacent or near existing agricultural operations. The disclosure informs people seeking to develop or purchase homes of the Right-to-Farm Ordinance and the potential impacts that may be generated by nearby farming operations. The Ordinance also protects farms from nuisance complaints associated with customary farming practices.

The policies in this section seek to enhance compatibility protections that will enhance the long-term viability of agricultural in Ventura County.

AG-2

To minimize conflicts between agricultural operations and urban land uses.

AG-2.1

Discretionary Development Adjacent to Agriculturally Designated Lands

The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands. (RDR)

AG-2.2

Impacts from Transportation Capital Improvements

The County shall plan transportation and other County capital improvements so as to avoid or mitigate impacts to important farmland to the extent feasible. (SO)

AG-2.3

Right-to-Farm Ordinance

The County's Right-to-Farm Ordinance shall be maintained and updated as needed to protect agricultural land uses from conflicts with non-agricultural uses, as well as to help land purchasers and residents understand the potential for nuisance, (e.g., dust, noise, odors) that may occur as the natural result of living in or near agricultural areas. (RDR)

AG-2.4

Hillside Erosion Control Ordinance

The County shall regulate hillside agricultural grading through the Hillside Erosion Control Ordinance and its oversight by the Public Works Agency. (RDR)

8.3 Innovative Specialty Agriculture

Ventura County's agricultural sector is a leading economic driver. The County has an opportunity to continue to support innovation and vitality in this sector through increased production of specialty agriculture, and utilization of Integrated Pest Management Strategies.

Ventura County's Mediterranean-type climate allows for tremendous diversity of production with over 60 different crops that each generate over \$1 million in gross receipts annually. The mild climate allows for significant crop production year-round allowing farmers to grow three and four crops annually in the same field. With that diversity, county farmers primarily grow "specialty crops," defined as "fruits and vegetables, tree nuts, dried fruits, and horticulture and nursery crops, including floriculture" by the United States Department of Agriculture (USDA).

Organic farming is a specialty agricultural sector regulated by the USDA and the Agricultural Commissioner. According to the USDA, organic operations must demonstrate that they are protecting natural resources, conserving biodiversity, and using only approved substances. In addition to increasing economic competitiveness, organic farming practices can result in fewer environmental impacts and help to maintain soil health. Organic farming emphasizes sustainable practices, including mixed-cropping patterns and crop rotation, which reduces water usage and maintains the soil structure.

Integrated Pest Management is an ecosystem-based strategy that focuses on long-term prevention of pests through a combination of techniques such as biological control, habitat manipulation, modification of cultural practices, and use of resistant crop varieties. Pesticides are used only after monitoring indicates they are needed

according to established guidelines, and treatments are made with the goal of removing only the target organism. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and nontarget organisms, and the environment.

While Ventura County has a successful agricultural economic sector, the County's agricultural lands can also be used to grow specialty agricultural crops, especially those aimed at the growing popularity of locally grown crops and animal products.

AG-3

To promote the expansion of agricultural activities to include new and innovative specialty agricultural practices and products.

AG-3.1

Locally-Owned Farms and Specialty Products

The County should encourage locally owned (Ventura County) farms and ranches, the growing of specialty products and innovative and high-value crops, and specialized animal facilities and rearing methods. (RDR, JP)

AG-3.2



Integrated Pest Management Practices

The County shall encourage and support the use of Integrated Pest Management practices to reduce pesticide use and human health risks. (JP, PI)

AG-3.3



Public Education for Agricultural Products and Integrated Pest Management

The County shall collaborate with the agricultural community to provide information on Integrated Pest Management and agricultural products and practices in Ventura County. (JP, PI)

8.4 Food Security

A policy framework that supports agriculture is not only beneficial to economic development but is also central to the social well-being of county residents. Food security is based on the notion that everyone has adequate and consistent access to safe and healthy foods, which is a key component to a healthy lifestyle. Lack of access to adequate food sources creates food insecurity, which has numerous social, economic, and health implications. Ventura County's prime agricultural location and robust agricultural economy have created an environment where food insecurity is on the decline compared to statewide and nationwide trends. The increase in food security for all residents is attributed to the prioritization of County programs that focus on awareness of healthy food options and access to food, as well as programs that protect food sources from invasive pests and species that have the potential to disrupt the ability to supply locally produced food. A secure food future ensures that Ventura County communities can continue to flourish, and all residents have access to healthy food options.

The policies in this section seek to protect access to local agricultural products and protection of agricultural resources.

AG-4

To ensure equitable access to fresh, locally grown, and healthy agricultural products for residents throughout the county.

AG-4.1



Connections to Local Produce

The County shall strive to enhance access to and consumption of fresh, local produce by encouraging direct connections between local farmers/ranchers and markets, restaurants, institutions, schools, hospitals, food banks, and other businesses. (JP)

AG-4.2

Growing Food on Public Land

The County shall work with other agencies and institutions to encourage the use of available public land to allow for community gardens, including on college campuses, schools, parks, and public easements, subject to applicable regulations intended to control and manage for unintended pest and disease impacts to commercial agriculture and suitable plans for ongoing operations and maintenance. (IGC)

AG-4.3



Technological Innovation

The County shall encourage the use of technology that supports agricultural production, while enhancing environmental sustainability and natural resource conservation. (JP)

AG-4.4



Pest Management

The County shall continue to monitor leading research findings on methods and technologies for reducing harm to the agricultural sector from invasive plants, pests, and diseases and modify and expand agricultural practices when appropriate and feasible. (SO)

AG-4.5



Certified Farmers' Markets and Community Supported Agriculture

The County shall support certified farmers' markets, community supported agriculture (CSAs) operations, and other similar activities, by working with local communities, local agricultural groups, and the California Department of Food and Agriculture (CDFA) Certified Farmers Market Program, particularly in communities that are underserved by healthy food purveyors. (IGC)

8.5 Sustainable Farming and Ranching

Sustainable farming and ranching practices ensure that the viability of the land for future agricultural use can continue into the future. The use of fertilizer in Ventura County accounted for approximately 60 percent of countywide agricultural greenhouse gas (GHG) emissions in 2015. Fertilizers commonly used in commercial agriculture decompose over time in soil to produce nitrous oxide (N₂O) gasses, which are harmful GHGs. The addition of these GHGs contribute to the overall pollution emissions in the County.

Truly sustainable farming and ranching also requires agricultural practices and operations that are less dependent on fossil fuels, an energy source that is typically used to run most agricultural related equipment. In 2015, gasoline- and diesel-powered off-road agricultural equipment other than irrigation pumps accounted for 27 percent of countywide agricultural GHG emissions. For existing diesel equipment, renewable diesel is a cost-effective alternative fuel option. This reduces the need for equipment modifications or replacements. Although the supply of renewable diesel is currently far exceeded by that of conventional diesel, the state is already making efforts to increase the supply of renewable diesel in the short- and long-term through the Low Emission Diesel regulation and the Low Carbon Fuels Standard.

The policies in this section seek to enhance the sustainability of agriculture in the county by transitioning away from fossil fuels to renewable energy sources.

AG-5

To encourage sustainable and regenerative farming and ranching practices that promote resource conservation and reduce greenhouse gases.

AG-5.1



Inorganic Nitrogen Based Fertilizers

The County shall encourage farmers to reduce fertilizer application and transition to products that reduce or avoid nitrous oxide (N₂O) emissions, such as organic composting and enhanced efficiency fertilizers. (MPSP)

AG-5.2



Electric- or Renewable-Powered Agricultural Equipment

The County shall encourage and support the transition to electric- or renewable-powered or lower emission agricultural equipment in place of fossil fuel-powered equipment, when feasible. (PI, JP)

AG-5.3



Electric- or Renewable- Powered Irrigation Pumps

The County shall encourage farmers to convert fossil fuel-powered irrigation pumps to systems powered by electric or renewable energy sources, such as solar-power, and encourage electric utilities to eliminate or reduce stand-by charges. (SO)

AG-5.4



Alternative Irrigation Techniques

The County shall encourage farmers to continue and enhance the water-saving irrigation techniques designed to reduce water consumption. (RDR, JP)

AG-5.5



Carbon Farming Practices

The County shall encourage and support the efforts of resource conservation districts, farmers, and other stakeholders to expand carbon farming practices, such as reduced tilling, cover-cropping, composting, biochar, and other activities that both reduce greenhouse gas (GHG) emissions and increase carbon sequestration and storage, when feasible. (JP)

8.6 Agricultural Resilience

A resilient agricultural sector is key to the longevity of agricultural production in Ventura County. Recent shifts in weather patterns and surface temperatures because of climate change have created vulnerabilities that can affect the success of agricultural production. An agricultural sector that is resilient and adapts to anticipated climatic changes has a greater potential to continue to remain a primary economic driver for the County. The policies in this section seek to enhance the resilience of agriculture in Ventura County to changes in the environment.

AG-6

To increase the resilience of the agricultural sector.

AG-6.1



Monitor Climate Change Research

The County shall support and monitor research on the effects of a changing climate on the agricultural industry within Ventura County. (PSR)

AG-6.2



Crop Resiliency



The County shall engage the agricultural sector to understand the tolerance of current crop mixes to withstand the impacts of climate change, including increased temperatures, disease, and pests, and explore options to diversify crops. (JP)







Additional goals and policies related to agricultural resiliency are included in:




- Chapter 6, Conservation and Open Space Element,
- Chapter 7, Hazard and Safety Element, and
- Chapter 9, Water Resources Element.

8.7 Implementation Programs









Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>A Right-to-Farm Ordinance The County shall periodically review and update the Right-to-Farm Ordinance when necessary to raise public awareness (including within the local real estate industry) of the Right-to-Farm provisions.</p>	AG-2.3	AGC RMA					■
<p>B Regionally-Grown Products Sales Incentives The County shall develop a program that encourages sales and distribution of regionally-grown (in Ventura County or neighboring counties of Los Angeles, Santa Barbara, or Kern) produce to local retailers, restaurants, and markets, and encourage chain stores to develop local distribution centers. The program will encourage residents to select locally grown food products for freshness, local economic development benefits, and reduced greenhouse gas (GHG) emissions.</p> 	AG-3.1 AG-4.1 AG-4.2 AG-4.5	AGC CEO	■				■
<p>C County Procurement The County shall develop a program to identify opportunities to continue to provide organic and locally grown foods into cafeteria services, the jail, Ventura County Medical Center, and other County-sponsored services and events that provide food service, to the extent feasible.</p> 	AG-3.1 AG-4.1	AGC GSA	■				■

8. Agriculture

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Agricultural Tourism Development Standards The County shall revise the Non-Coastal Zoning Ordinance to include regulations and development standards for agricultural tourism while protecting both the grower and the public. Ordinance revisions may also include additional development standards for agricultural promotional uses, if necessary. 	AG-3.1 AG-4.1 AG-4.2 AG-4.5	RMA <hr/> AGC	■				
E Specialty Farming Education The County shall continue to collaborate with and support the UC Cooperative Extension Office on education programs that inform and assist local farmers, ranchers, and agricultural managers in diversifying and establishing expertise in specialty agricultural products. 	AG-3.3	AGC <hr/> n/a					■
F Enhanced Access to Locally Grown Products The County shall conduct a study to identify barriers to local farm stands and take action to remove these barriers which may include an update to the Non-Coastal Zoning Ordinance, as necessary. 	AG-4.1 AG-4.2 AG-4.5	CEO <hr/> RMA	■				
G Farm-to-Front Door The County shall study the feasibility of encouraging “Farm-to-Front Door” business model and its potential benefits to businesses and residents in Ventura County. 	AG-4.1 AG-4.2 AG-4.5	RMA <hr/> AGC	■				

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>H Nutrient Management Plans</p> <p>The County shall continue to collaborate with the UC Cooperative Extension Office and UC Agriculture and Natural Resources to implement Nutrient Management Plans for commonly grown local crops featuring best management practices for nitrous oxide (N₂O) emission reductions.</p> <p></p>	AG-5.1	AGC HCA					■
<p>I Fossil Fuel-Powered Equipment Replacement</p> <p>The County shall coordinate with the Air Pollution Control District and electric utilities to develop a program to establish a countywide fossil fuel-powered equipment conversion target, track progress on conversions to renewable energy sourced electric powered systems and provide technical assistance to users considering replacement of pumps.</p> <p></p>	AG-5.2 AG-5.3	AGC CEO PWA	■				■
<p>J Alternative Fuel Funding for Agricultural Operations</p> <p>The County shall coordinate with the Air Pollution Control District to develop a program to identify funding sources or develop financial or regulatory incentives to encourage the switch to electric or alternatively fueled agricultural equipment, when feasible.</p> <p></p>	AG-5.2 AG-5.3	AGC CEO	■				■

8. Agriculture

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
K Water-Saving Irrigation Techniques Program The County shall continue to collaborate with and support the UC Cooperative Extension Office on educational programs on irrigation techniques to maximize water use efficiency, when feasible. 	AG-5.4	AGC PWA					
L Encourage and Facilitate Carbon Farming The County shall collaborate with University of California Cooperative Extension to encourage and facilitate carbon farming projects, including development of demonstration projects and site-specific carbon farm plans, to guide implementation of carbon farming practices throughout the county, when feasible. 	AG-5.1 AG-5.5 AG-6.2	AGC RMA					
M Research on Effects of Climate Change The County shall research the potential effects of climate change on the county’s existing agricultural industry as well as the resulting challenges and opportunities associated with these changes. Research partners may include the California Climate and Agriculture Network (CalCAN), University of California Cooperative Extension, Ventura County Farm Bureau, and the Agricultural Commissioner’s Office. The research shall address, but may not be limited to, loss of chill hours, increased populations of or new species of pests, higher rates of evapotranspiration, and opportunities created by warmer climate to grow crops that were previously unsuitable based on historic climate conditions. 	AG-6.1 AG-6.2	AGC RMA					

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>N Subsidies for Resilient Crop Production</p> <p>The County should encourage programs and obtain grants to seek funding to subsidize efforts to breed crops that are resilient to high heat, shade crops and installation of light reflectors, and reduce rates of tilling to promote soil health and combat increased temperatures as recommended by federal, state, and local agencies.</p> <p>CAP</p>	AG-6.2	AGC CEO	■				■
<p>O Establish an Agricultural Conservation Easement</p> <p>Discretionary projects that would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table below shall ensure the permanent protection of offsite farmland of equal quality at a 1:1 ratio (acres preserved: acres converted) through the establishment of an offsite agricultural conservation easement. “Offsite” means an area that is outside of the project’s permit boundaries if applicable, would not be disturbed by the project with respect to agricultural soils or production, and that otherwise complies with the below-stated requirements. Discretionary projects to develop and provide housing for use by farmworkers and their families are not subject to this agricultural conservation easement requirement.</p>	AG-1.1, AG-1.8	RMA AGC					■

8. Agriculture

General Plan Land Use Designation	Important Farmland Inventory Classification	Acres Lost	
Agricultural	Prime/Statewide	5	
	Unique	10	
	Local	15	
Open Space/Rural	Prime/Statewide	10	
	Unique	15	
	Local	20	
All Land Use Designations	Prime/Statewide	20	
	Unique	30	
	Local	40	

If the Planning Division, in consultation with the Agricultural Commissioner, determines that a discretionary project would result in direct or indirect loss of Important Farmland in exceedance of the acreage loss thresholds listed in the table above, the project applicant shall prepare and submit a report for the review and approval of the Planning Division in consultation with the Agricultural Commissioner which identifies a minimum of one proposed potential mitigation site suitable for ensuring the permanent protection of offsite farmland of equal quality at a 1:1 ratio (acres preserved: acres converted) through the establishment of one or more offsite agricultural conservation easements. The preservation of more than one site agricultural conservation easement may be considered in order to meet the required number of acres. The applicant shall also deposit funds with the County to contract with a qualified third-party agricultural economic consultant to review and advise the Planning Division and Agricultural Commissioner regarding the establishment and implementation of the agricultural conservation easement(s). The contents of the report shall be determined, reviewed, and approved by the Planning Division in consultation with

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>the Agricultural Commissioner (hereafter referred to as the “reviewing agencies”), and shall include information necessary for the reviewing agencies and a qualified entity responsible for holding the conservation easement (e.g., a land trust organization) to determine the viability of the proposed mitigation site(s) for the establishment of a permanent agricultural conservation easement.</p> <p>Among the factors necessary for approval by the reviewing agencies, the proposed mitigation site(s) shall be located in the County of Ventura unincorporated area, must not already have permanent protection, must be equivalent to or greater than the type of Important Farmland (e.g., Unique farmland) that would be converted by the project, and must be of sufficient size to be viable for long term farming use as determined by the County. Among other terms that may be required by the reviewing agencies in consultation with a qualified entity, the terms of an agricultural conservation easement shall include a requirement that it run with the land. There must also be a provision for annual monitoring by the qualified entity or its representative to ensure adherence to the terms of the conservation easement. Project applicants are responsible for all costs incurred by the County and the qualified entity to successfully implement this mitigation measure. Proof of the successful establishment of an agricultural conservation easement shall be provided to the Planning Division prior to issuance of a zoning clearance for inauguration of the project.</p>							

