

Land Use & Growth Management in Ventura County

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by
Bruce Smith, AICP
Plans, Ordinances and Regional Planning Section Manager
Ventura County Planning Division
805-654-2497/bruce.smith@ventura.org

Ventura County



Land Use & Growth Management in Ventura County

- **City Incorporations** – Shifted electoral power from unincorporated County to the cities.
- **Greenbelts** - Areas between cities to be preserved for agriculture and open space.
- **Guidelines for Orderly Development** - Urban development and services to occur within cities.
- **SOAR Initiatives/Ordinances** – Voter control of city boundaries & County general plan amendments.

Incorporation of East Ventura County Cities

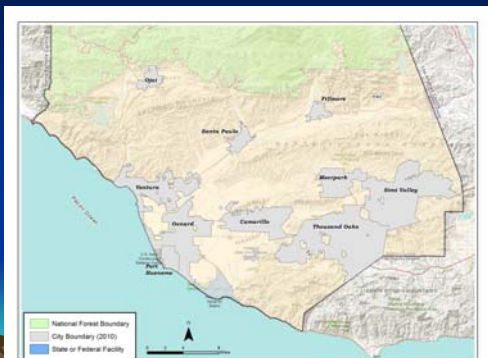
Cities of Ventura County in 1962



Incorporation of East Ventura County Cities

- Thousand Oaks 1964
- Camarillo 1964
- Simi Valley 1969
- Moorpark 1982

Cities of Ventura County in 2010



Incorporation of East Ventura County Cities

- Significantly reduces the percentage of County residents living in the unincorporated area:
 - 1960 = 50% of County population
 - 1990 = 13% of County population
 - 2010 = 11% of County population
- Shifts electoral power and sales tax to the cities.

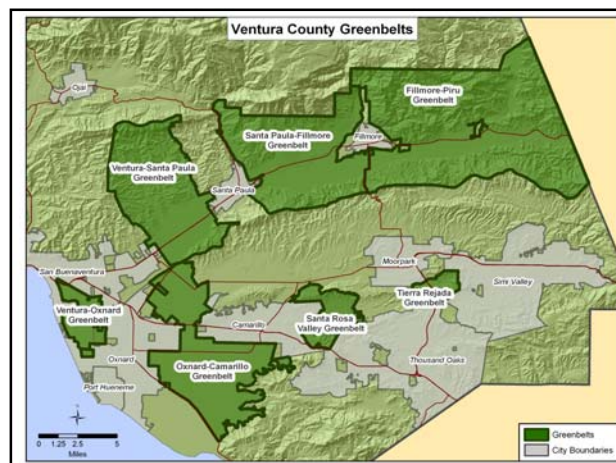
Greenbelts in Ventura County

What are greenbelts?

- Agreements between cities and the County not to annex land or allow urban development in a prescribed geographical area.
- Greenbelts were originally adopted by resolution; current trend is adoption by ordinance.

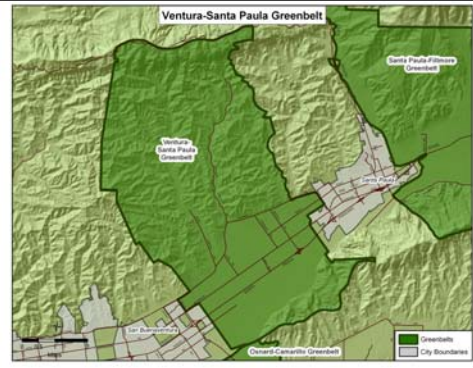
Greenbelts & LAFCO

- 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. (Section 2.5.3 of Commissioner's Handbook)



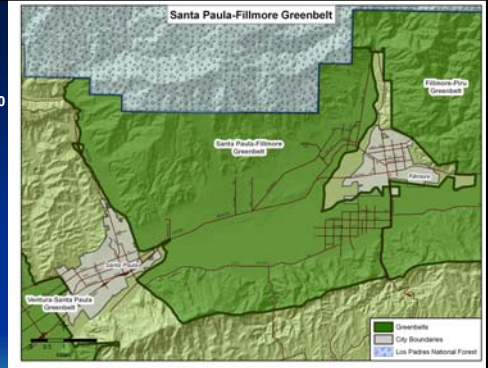
Ventura - Santa Paula Greenbelt

- Adopted by Ventura and Santa Paula in 1967
- County added later; LAFCO endorsed.
- Greenbelt expanded from agricultural lands in Santa Clara Valley north to open space
- Includes 27,884 acres



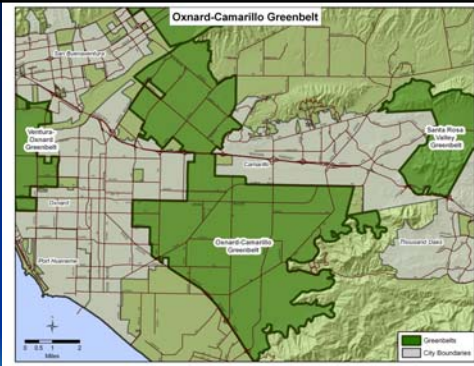
Santa Paula - Fillmore Greenbelt

- Adopted in 1980 by Santa Paula, Fillmore, and County
- Recent amendment to remove Santa Paula's East Area 1
- Includes 31,743 acres



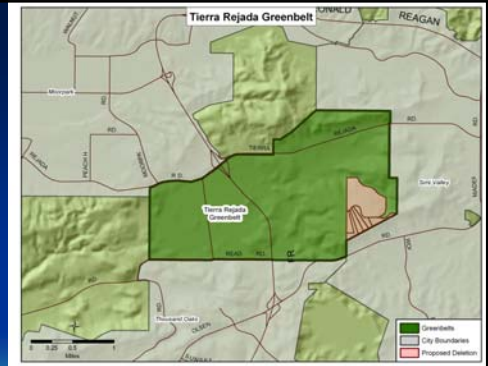
Oxnard-Camarillo Greenbelt

- Adopted in 1982 by Oxnard, Camarillo, and County.
- Originally included only area south of Hwy 101
- Includes 27,679 acres



Tierra Rejada Greenbelt

- Adopted in 1983 by Moorpark, Simi, Thousand Oaks, and County
- Originally adopted by resolution; now adopted by ordinance.
- Amendment removed Reagan Library site
- Includes 2,492 acres



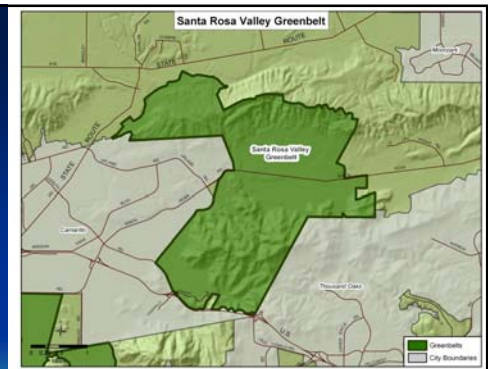
Ventura - Oxnard Greenbelt

- Adopted in 1994 by Ventura, Oxnard and County
- Includes 4,432 acres



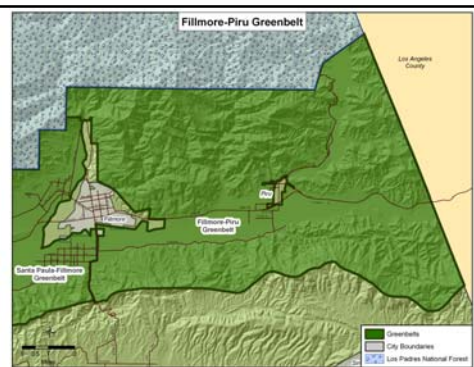
Santa Rosa Valley Greenbelt

- Adopted in 1995 by Camarillo & County
- Thousand Oaks not a signatory
- Agreement between includes 6,134 acres



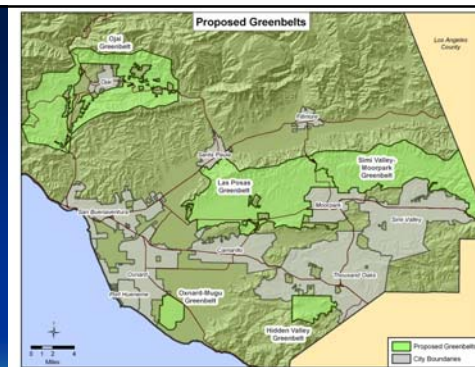
**Fillmore -
Piru
Greenbelt**

- Adopted in 2000 by Fillmore, and County
- LA County declined to participate
- First greenbelt to be adopted by ordinance.
- Includes 62,396 acres; largest greenbelt



Proposed New Greenbelts

- Ojai
- Las Posas
- Simi Valley-Moorpark
- Oxnard-Mugu
- Hidden Valley



Existing and Proposed Greenbelts



Guidelines for Orderly Development

Guidelines for Orderly Development - Purpose

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

Guidelines for Orderly Development - Framework

The Guidelines are a unique effort to encourage urban development to occur within Cities; enhance the regional responsibility of County government; and facilitate the orderly planning and development of Ventura County by:

- Providing a framework for cooperative intergovernmental relations.
- Allowing for urbanization in a manner that will accommodate the development goals of the individual communities while conserving the resources of Ventura County.
- Promoting efficient and effective delivery of community services for existing and future residents.
- Identifying in a manner understandable to the general public the planning and service responsibilities of local governments providing urban services within Ventura County.

Guidelines for Orderly Development – 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.

Guidelines for Orderly Development – 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 Influence, which were subsequently renamed Areas of Interest (max. of one city in each Area).
- **1983** - Revised and adopted by all jurisdictions. Renamed Areas of "Influence" to "Interest", established Spheres of Influence for each city (which identified where annexations could occur), and clarified land use policies.

Guidelines for Orderly Development – Key Dates

- **1988** – Guidelines incorporated into the land use policies of the County General Plan.
- **1995** - Revised and adopted by all jurisdictions. Defined "urban" as < 2 acre parcels, which resulted in County "Rural" land use designation being changed from 1 acre to 2 acres. Clarified policies and established policies for areas outside of city Areas of Interest.

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 to achieve their development goals 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.

Policies within City Spheres of Influence

- Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
- 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.

City Spheres of Influence and County Existing Communities



Policies within City Areas of Interest

- 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. The County shall respond to all comments received from the City.
- 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.

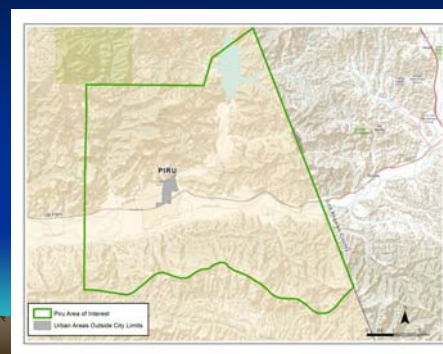
City Area of Interest and County Existing Communities



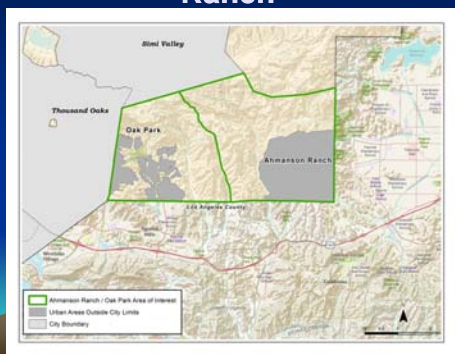
Policies outside of City Area of Interest

- The County is responsible for land use planning and for providing municipal services.
- Urban development should only be allowed in Unincorporated Urban Centers or Existing Communities as designated in the County General Plan.
- Urban development in Unincorporated Urban Centers should only be allowed when an Area Plan has been adopted by the County, to ensure the proposed development is consistent with the intent of the Guidelines.

County Unincorporated Urban Centers - Piru



County Unincorporated Urban Centers – Oak Park & Ahmanson Ranch



Guidelines for Orderly Development

- 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 created around each city.
- 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.

Save Open space and Agricultural Resources (SOAR)

SOAR Initiatives/Ordinances

Coordinated citizen ballot initiatives/ordinances affecting the County and all cities except Port Hueneme and Ojai:

City	Enacted	Expires
Ventura	Nov. 7, 1995	Dec 31, 2030
Ventura County	Nov. 3, 1998	Dec. 31, 2020
Camarillo	Nov. 3, 1998	Dec. 31, 2020
Oxnard	Nov. 3, 1998	Dec. 31, 2020
Simi Valley	Nov. 3, 1998	Dec. 31, 2020
Thousand Oaks	Nov. 3, 1998	Dec. 31, 2030
Moorpark	Jan. 12, 1999	Dec. 31, 2020
Santa Paula	Nov. 7, 2000	Dec. 31, 2020
Fillmore	Jan. 17, 2002	Dec. 31, 2020

SOAR Initiatives/Ordinances

- 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.
- Establishes city urban limit lines (CURBs) and requires citywide vote to alter.
- LAFCO has endorsed the use of city SOAR initiatives/ordinances in consideration of proposed amendments to city Spheres of Influence and city annexations.
- Generally re-enforces existing Greenbelts, City Spheres of Influence, Guidelines for Orderly Development, and County General Plan.

CURB Boundaries



Future of Land Use & Growth Management in Ventura County

- **2020 expiration of SOAR ordinances** – Will they be extended?
- **State requirements for water and sewers** – Extension of city services or new County services to serve unincorporated, non-urban areas beyond city spheres?
- **State requirements for affordable housing** – How can the County and the cities meet HCD's requirements for affordable housing?
- **City and County budgetary stress** – Will we go back to the days of economic competition rather than cooperation?