

PROPOSED

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA REGARDING THE SANTA PAULA-FILLMORE GREENBELT

The Board Supervisors of the County of Ventura ordains as follows:

Section 1. PURPOSE AND INTENT -- The purpose of this Greenbelt Ordinance is to express the County of Ventura's commitment to the agricultural and open space land conservation goals and policies contained in the Ventura County General Plan.

Section 2. BOUNDARIES OF THE SANTA PAULA-FILLMORE GREENBELT. -- The Santa Paula-Fillmore Greenbelt is comprised of about 32,649 acres of unincorporated County territory, located between the City of Fillmore and the City of Santa Paula and within the Fillmore and Santa Paula Areas of Interest, and is bounded by the following features and is specifically identified in the Map Attachment to this Ordinance:

1. On the west by the eastern boundary of the Santa Paula City Urban Restriction Boundary (CURB);
2. On the north by the southern boundary of the Los Padres National Forest;
3. On the east by the Fillmore CURB boundary and the western boundary of the Fillmore-Piru Greenbelt; and
4. On the south by the southern boundaries of the Fillmore and Santa Paula Areas of Interest.

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 Santa Paula-Fillmore Greenbelt. The City Councils of the Cities of Santa Paula and Fillmore 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 Santa Paula-Fillmore Greenbelt.

Section 4. FINDINGS -- The Cities of Fillmore and Santa Paula, and the Ventura County Board of Supervisors' adoption 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, have 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 Santa Paula and Fillmore, 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 Santa Paula and Fillmore;
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 farm and natural open space 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), is a primary objective of the Greenbelt;
7. The continuation of agricultural operations and open space uses protects Ventura County's landscape and environmental resources;
8. 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
9. 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:

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 Ventura Local Agency Formation Commission (LAFCO) have adopted the Guidelines.

Important Farmlands Inventory (IFI) – The IFI are maps for California that 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*.

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.

Open Space Lands -- Land or water area that either remains in its natural state or is used for agriculture or is otherwise essentially undeveloped as defined in Section 65560 of the Government Code.

Spheres of Influence -- Plans adopted by a Local Agency Formation Commission (LAFCO) that designate the probable ultimate boundary of a city or special district.

Technical/Policy Review Committee – A committee consisting of at least one staff representative and at least one elected official from the Cities of Santa Paula and Fillmore, the County of Ventura, and LAFCO, appointed or otherwise authorized by the jurisdictions' decision-making body. This Committee must convene to review proposed amendments to this Ordinance in the interests of reaching agreement, before presenting the amendments to the jurisdictions' decision-making bodies.

Section 6. 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 permitted land uses that are consistent with these general plan and zoning ordinance designations, subject to permit conditions, use standards, performance standards and permit findings, will be permitted within the Greenbelt.

Section 7. SPHERES OF INFLUENCE (URBAN GROWTH BOUNDARIES) -- The boundaries of this Greenbelt should be consistent with the Santa Paula and Fillmore Spheres of Influence and City Urban Restriction Boundaries (CURBs). The coterminous Greenbelt/Sphere of Influence/CURB boundary, consistent with 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 boundary of incorporated cities, the Greenbelt should not extend into the sphere of influence of either of the two cities until there is a comparable adjustment to the impacted sphere of influence.

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 may be initiated by the Cities of Fillmore, Santa Paula, and/or the County of Ventura. Proposed amendments shall be reviewed by the Technical/Policy Review Committee as defined in Section 5, prior to being considered by 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 Santa Paula and Fillmore by separate ordinance or resolution, request that LAFCO endorse and certify this Greenbelt Ordinance and each city's 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 Santa Paula-Fillmore Greenbelt.

Section 12. ADDITIONAL GOALS

The Cities of Fillmore and Santa Paula, 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 emphasize the goals of protection of agricultural land, the maintenance of a healthy agricultural economy and the preservation of open space land within the boundaries of the Santa Paula-Fillmore Greenbelt. The above recognition is based on the Findings set forth in Section 4 of this Ordinance.

PASSED AND ADOPTED this _____ day of _____, 2010, by the following vote:

AYES: Supervisors _____

NOES: _____

ABSENT: _____

CHAIR, BOARD OF SUPERVISORS

ATTEST:

MARTY ROBINSON
Clerk of the Board of Supervisors
County of Ventura, State of California

By: _____
Deputy Clerk of the Board