

PLANNING COMMISSION MEETING

No New Business will be Considered by the Planning Commission after the Hour of 11:00 p.m. unless a Majority of the Planning Commission Determines to Continue beyond that Hour.

**Memorandums:** Memorandums relating to agenda items are on file in the Planning Department. If you have questions regarding the agenda, you may call the Planning Dept. (805) 524-1500 ext. 113 or visit the Planning Dept. in City Hall for information. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Dept. in City Hall during normal business hours.

AGENDA

ITEM	REFERENCE
1. CALL TO ORDER	
2. PLEDGE OF ALLEGIANCE	
3. OATH of ALLEGIANCE	
City Clerk Clay Westling to administer Oath of Allegiance to Douglas Tucker who was reappointed to the Planning Commission by Mayor Patti Walker during the City Council Meeting on February 9, 2010.	
4. ELECTIONS	
4a. Planning Commission Chair	
4b. Planning Commission Vice-Chair	
5. ORAL COMMUNICATIONS	
This is the opportunity for citizen presentations or comments not related to agenda items, but within responsibility of the Planning Commission (Please do not exceed 5 minutes per topic).	
6. CONSENT CALENDAR	
6a. Minutes of the January 20, 2010 Planning Commission Meeting.	Copy
7. PUBLIC HEARING	
7a. <i>Revision to Santa Paula/Fillmore Greenbelt Agreement.</i> (Public Hearing continued from January 20, 2010)	Memo

**Purpose:** Consider a request to allow Santa Paula to encroach into the Greenbelt by 500 acres for the Limonera project in exchange for converting

the Greenbelt Agreement into an ordinance and placing an additional 190 acres into the Greenbelt.

**Recommendation:** Adopt Planning Commission Resolution 10-844 **Reso** recommending the City Council revise the Santa Paula/Fillmore Greenbelt Agreement from a resolution to an ordinance.

**8. REPORTS and COMMUNICATIONS**

8a. Community Development Director

Oral

8b. Planning Commission

Oral

**9. ADJOURNMENT**

9a. The Planning Commission adjourns to the next regular scheduled Planning Commission meeting on March 17 2010, 6:30 p.m., in the City Council Chambers, City of Fillmore, 250 Central Avenue, Fillmore, CA 93015.

Next Regular City Council Meeting  
February 23, 2010

PLEASE NOTE: If you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the public notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing (Calif. Gov't Code § 65009).

Any legal action by an applicant seeking to obtain judicial review of the Planning Commission's decision on a hearing listed on this agenda may be subject to the 90-day filing period of, and governed by, Code of Civil Procedure Section 1094.6

In compliance with Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Secretary at (805) 524-1500-113, 48 hours prior to the meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

PLANNING COMMISSION  
CITY OF FILLMORE  
250 CENTRAL AVENUE  
FILLMORE, CA 93015

JANUARY 20, 2010  
REGULAR MEETING  
6:30 PM

## MINUTES

### CALL TO ORDER

6:30 p.m., Chair Douglas Tucker called the Planning Commission meeting to order and led the assembly in the Pledge of Allegiance. Planning Commissioners present were: Chair Douglas Tucker, Vice Chair Tom Fennell, Vance Johnson and Diane McCall. Staff present were: Community Development Director Kevin McSweeney, City Attorney Theodore Schneider Assistant Planner Manuel Minjares and Planning Secretary Denise Beauduy. Absent: Commissioner Mark Austin.

### ORAL COMMUNICATIONS

There were no comments.

### CONSENT CALENDAR - Approved

The Consent Calendar consisted minutes of the December 9, 2009, special Planning Commission meeting. It was moved and seconded to approve the Consent Calendar. Chair Tucker stated the date in the header on page 2 of the minutes should be corrected and changed from August 19 to December 9, 2009. There were no other comments. The minutes were approved with the correction to the date. Motion: McCall; Second: Johnson. Ayes: Fennell, Johnson, McCall and Tucker. Noes: None. Abstain: None. Absent: Austin. Motion Carried 4:0.

### PUBLIC HEARING

*Revision to Santa Paula/Fillmore Greenbelt Agreement (continued from December 9, 2009).*

6:32 p.m., Mr. McSweeney stated the item is not ready for the Planning Commission to take action and gave Planning staff's recommendation to continue the public hearing to the next meeting. It was moved and seconded to continue the public hearing to the next regular scheduled Planning Commission meeting, February 17, 2010, 6:30 p.m., City Council Chambers, 250 Central Ave., Fillmore, CA 93015. Motion: Tucker; Second: McCall. Ayes: Fennell, Johnson, McCall and Tucker. Noes: None. Abstain: None. Absent: Austin. Motion Carried 4:0.

6:33 p.m., Commissioner Austin is present.

### PUBLIC HEARING

*Request for a one year time extension for Entitlements: Development Permit 05-03; Conditional Use Permit 07-04 for Tract 5099, Sespe Court, LLC, 315 W. Haley St., Ste 101, Santa Barbara, CA, Applicant.*

6:33 p.m., Assistant Planner Manuel Minjares presented the staff report. Mr. Minjares stated the Applicant's request for a one year time extension for a project that was approved by the City

Council, September 25, 2007. Mr. Minjares said the project consists of a Tract Map, Development Permit and Conditional Use Permit for a 10-lot subdivision with two granny flats. Mr. Minjares said the Applicant submitted construction plans and plan check fees, November 19, 2007, to begin the plan review process. However, because of the downturn in the economy, the Applicant did not complete the plan review process after the first submittal. Mr. Minjares stated per the project Conditions of Approval, the Applicant had two years from the last date of due diligence to request a time extension and per the Zoning Ordinance sections for the Development Permit and Conditional Use Permit, the Applicant may request one time extension not to exceed one year. The applicant submitted an application on November 4, 2009 requesting a one year time extension for the Development Permit and the Conditional Use Permit, and City staff determined the last date of due diligence was November 19, 2007 and the application was in compliance with the Zoning Ordinance. Mr. Minjares explained that Government Code Section 66452.22, which approved July 15, 2009, provides a two year extension for the Tract Map. The Tract Map will expire September 25, 2011.

6:36 p.m., Chair Tucker opened the public hearing and invited public testimony.

6:37 p.m., There were no comments and Chair Tucker closed the public hearing.

#### **ACTION**

Planning Commission Resolution 10-846, Time Extension for DP05-03, was Adopted.

It was moved and seconded to adopt Planning Commission Resolution 10-846, granting a one year time extension for Development Permit 05-03, Sespe Court, LLC., Applicant. Motion: Johnson; Second: Fennell. Ayes: Austin, Fennell, Johnson, McCall and Tucker. Noes: None. Abstain: None. Absent: None. Motion Carried 5:0.

#### **ACTION**

Planning Commission Resolution 10-847, Time Extension for CUP 07-04 was Adopted.

It was moved and seconded to adopt Planning Commission Resolution 10-847, granting a one year time extension for Conditional Use Permit 07-04, Sespe Court, LLC., Applicant. Motion: Johnson; Second: Tucker. Ayes: Austin, Fennell, Johnson, McCall and Tucker. Noes: None. Abstain: None. Absent: None. Motion Carried 5:0.

#### **REPORTS AND COMMUNICATIONS**

There were none.

#### **ADJOURNMENT – 6:38 PM**

There being no further business to come before the Planning Commission, the meeting was adjourned to the next regular Planning Commission Meeting scheduled for February 17, 2010, 6:30 p.m. in the City Council Chambers, 250 Central Avenue, Fillmore, CA 93015.

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Denise Beauduy  
Planning Secretary



## CITY OF FILLMORE

CENTRAL PARK PLAZA  
250 Central Avenue  
Fillmore, California 93015 -1907  
(805) 524-3701 • FAX (805) 524-5707

ITEM 7a.

February 17, 2010

TO: Planning Commission

FROM: Kevin McSweeney,  
Community Development Director 

SUBJECT: Public Hearing: Request revision to the Santa Paula/Fillmore/Ventura County Greenbelt Agreement into an Ordinance.

### RECOMMENDATION

The Greenbelt Committee (Mayor Walker, Councilperson Hernandez) recommends the Planning Commission take the following action:

- Adopt Planning Commission Resolution 09-844, recommending the City Council adopt the Santa Paula/Fillmore/Ventura Greenbelt Ordinance.

### BACKGROUND

The City of Santa Paula desires to extend into the existing Santa Paula/Fillmore Greenbelt by approximately 500 acres in order to accommodate the proposed Limoneria residential development. This expansion area is called East Area 1.

The City of Fillmore City Council commented on the proposed project, Limoneria-East Area 1, stating that because the Greenbelt is proposed to be amended, the Greenbelt should become an ordinance (law) instead of the existing resolution and Santa Paula should identify other property to include in the Greenbelt to make-up for the loss of 500 acres.

Per City Council direction, City staff has prepared revisions to the existing Santa Paula/Fillmore/County of Ventura Greenbelt to remove East Area 1 from the greenbelt and include partial replacement greenbelt acreage for the removal of East Area 1 land.

### BACKGROUND AND PROJECT DESCRIPTION

Greenbelts are adopted by either resolution or ordinance between public agencies with land use control. They represent a form of mutual regulatory control between two or more jurisdictions and generally involve the protection of farmland and open space (land designated as in the General Plan "Agriculture" or "Open Space"), as well as the future extensions of urban services/facilities and annexations. Greenbelts are intended to operate as "buffers" between urban uses.

### Historical Context

In 1980 the City of Santa Paula, City of Fillmore and County of Ventura adopted a greenbelt agreement by Resolution covering 32,745 acres. In 1999, the greenbelt agreement was amended by resolution to remove the East Area 2 expansion area and replacement greenbelt acreage was provided north of the Santa Paula.

In February 2008, the Santa Paula City Council approved the East Area 1 Specific Plan and in June 2008, the Santa Paula voters approved moving the CURB line for the East Area 1 project, which permits the City to apply to LAFCO for annexation of the land into the city. Since the development of East Area 1 is incompatible with the purpose and intent of the Santa Paula/Fillmore/Ventura County Greenbelt, an amendment to this greenbelt is required to remove East Area 1 from the greenbelt.

Additionally, according to the Santa Paula Land Use Element of the General Plan (Urban Expansion policy 4.n.n. and corresponding action to implement the Urban Expansion goal 31), the City of Santa Paula should adopt new formal greenbelt agreements for the Santa Clara River Valley to the east of town and amend the greenbelt agreement with Fillmore such that each acre removed from the existing greenbelt would be added to the greenbelt in other locations within the City's Area of Interest.

Over the past year, representatives from both cities and the County have met to discuss options regarding revising the Santa Paula/Fillmore greenbelt boundaries to remove East Area 1 expansion area and discuss potential replacement acreage and greenbelt boundary clean ups.

At the last Greenbelt Committee meeting held January 11, 2010, the parties agreed that the greenbelt agreement would be amended by Ordinance and that due to geographic and land constraints the acre for acre replacement was not necessary. However a good faith effort by Santa Paula would be undertaken to expand the greenbelt along the South Mountain Expansion Area to compensate for the removal of East Area 1.

### ANALYSIS

The proposed Greenbelt Ordinance is intended to preserve agriculture. It prevents the City of Fillmore and Santa Paula from expanding into the Greenbelt area and prevents Ventura County from approving development inconsistent with Agricultural and Open Space uses.

#### Boundaries:

The Greenbelt boundary in Fillmore is located at the easterly bank of the Sespe Creek levee which is also the City's CURB, Sphere of Influence and City limit line and the southerly boundary is the Sphere of Influence. Please note in Exhibit "A" that the Sespe Creek will be added to the Greenbelt. These boundaries are consistent with the Fillmore General Plan Land Use Element (2005).

The Greenbelt boundary in Santa Paula removes 500 acres of the Limoneria site and adds 216 acres along the south side of South Mountain Road. Please note that the Limonera Area 1 site has an approved EIR. The City of Santa Paula has submitted an application into LAFCO to annex this area.

The Greenbelt boundary for Ventura County includes those mentioned for Fillmore and Santa Paula but also makes map corrections to include the Greenbelt within the boundaries of the Area of Interest. Please note in Exhibit "A" that the Balcom Canyon area is added in the Greenbelt in order for the Area of Interest and the Greenbelt to have coterminus boundaries.

Ordinance Text:

The Greenbelt area is located within the Ventura County jurisdiction. That area is designated by the County as Open Space and Agriculture. Within that designation of Open Space and Agriculture, certain land uses are permitted that is of concern for Fillmore and Santa Paula such as landfills, prisons, labor camp housing and government buildings. These land uses currently require a Conditional Use Permit by the County and to prohibit the uses within those designations will require a county wide Zoning Ordinance Amendment.

Therefore, the Cities of Fillmore and Santa Paula have agreed to include in the Greenbelt Ordinance, language that requires those types of uses will receive an "enhanced" review. This type of language does not prohibit the use, but it requires that if these uses are proposed, the Cities should ensure that the County provides analysis, treatment and compatibility review.

The Ventura County Counsel is unable to add this language to its Greenbelt Ordinance. To do so would require having to prepare a county-wide Zoning Ordinance Text Amendment for additional land use controls. Therefore, the County has created language for their Greenbelt Ordinance that is more descriptive of the intent of reviewing land uses and the common goal to keep the Greenbelt to preserve agriculture. This means that the Cities may adopt ordinances which prescribe enhanced review and request it of the county when an application is made for a use of concern.

ENVIRONMENTAL

Before making a recommendation on the proposed Greenbelt Ordinance, the California Environmental Quality Act (CEQA) requires that the environmental impacts of the action be assessed. Ventura County has determined to be the "Responsible Agency" for the Greenbelt because the area is within their jurisdiction.

As the Responsible Agency, the County has taken the lead of environmental review in terms of land use review.

Fillmore's CEQA review is limited to mapping and not land use decisions. The permitted land uses are not proposed to be changed. Therefore, the Project is exempt from review under CEQA Guideline 15061(b)(3) (Review of Exemption) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. As indicated above, the proposed Ordinance consists only of minor revisions and clarifications and will not have the effect of deleting or substantially changing any regulatory standards or findings. These minor revisions would not have an effect on the environment and, therefore, are not subject to the CEQA Regulations.

  
Kevin McSweeney  
Community Development Director

Attachments:

1. PC Resolution 09-844
2. Proposed Ordinance
3. Greenbelt Map

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CITY OF FILLMORE

PLANNING COMMISSION  
RESOLUTION 09-844

RECOMMENDING THE CITY COUNCIL  
ADOPT A JOINT GREENBELT ORDINANCE  
WITH THE CITY OF SANTA PAULA  
AND VENTURA COUNTY

**Whereas** the City of Fillmore has been requested to allow Santa Paula to encroach into the existing Fillmore/Santa Paula Greenbelt by 500 acres to accommodate a development project known as Area 1.

**Whereas** the existing greenbelt was approved by resolution 5337A (City of Santa Paula) and resolution 99-2358 (City of Fillmore) and was not adopted by "Ordinance."

**Whereas**, the City of Fillmore, City of Santa Paula and Ventura County agrees to converting the existing Greenbelt approved as a resolution and convert it to an ordinance and expand the Greenbelt by approximately 190 acres in exchange to allowing the City of Santa Paula to encroach into the existing Greenbelt by 500 acres.

**NOW THEREFORE BE IT RESOLVED**, the City of Fillmore Planning Commission does hereby recommend to the Fillmore City Council to adopt a Greenbelt Ordinance per exhibits A and B.

PASSED AND ADOPTED by the Planning Commission of the City of Fillmore this 17<sup>th</sup> day of February 2010.

Ayes:  
Noes:  
Abstain:  
Absent:

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Douglas Tucker, Chair  
Planning Commission

ATTEST:

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Denise Beauduy, Secretary

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ORDINANCE NO. xxxx

AN ORDINANCE IMPLEMENTING AN AGREEMENT BETWEEN THE CITY OF SANTA PAULA, THE CITY OF FILLMORE, AND THE COUNTY OF VENTURA TO PRESERVE UNINCORPORATED COUNTY LANDS LOCATED BETWEEN THE CITY OF FILLMORE AND THE CITY OF SANTA PAULA FOR AGRICULTURAL AND OPEN SPACE PURPOSES ("THE GREENBELT").

The Council of the City of Fillmore does ordain as follows:

SECTION 1: The City Council finds and declares that:

- A. On June 3, 2008, voters of Santa Paula adopted Measure G which effectively allowed development within the East Area 1 Specific Plan area ("EA1"). Among other things, EA1 must be annexed to the City before development can commence.
- B. In accordance with Resolution 80-1169 (adopted January 5, 1980), Resolution 97-2152 (adopted January 28, 1997) and Resolution 99-2358 (adopted June 7, 1999), the City of Fillmore agreed with the City of Santa Paula and County of Ventura to preserve certain areas between Fillmore and Santa Paula for agricultural and open space purposes (the "Existing Greenbelt").
- C. EA1 is located within the Existing Greenbelt. It must be removed from the Existing Greenbelt in order for development and annexation to proceed.
- D. On October 21, November 18, December 9, 2009, January 20, and February 17, 2010 the Planning Commission held public hearings regarding the Project. Following the public hearing on February 17, 2010, the Planning Commission adopted Resolution 10-844 which recommended that the City Council, adopt this Ordinance.
- E. The Planning Commission's recommendation was forwarded to the City Council for action at a public hearing on February 2, 2010.
- F. The Council considered the information provided by City staff, public testimony, and the Applicant. This Ordinance, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the administrative record that is too voluminous to reference.

SECTION 2: Greenbelt Findings. The City Council recognizes and reaffirms the following:

- A. The Greenbelt is worthy of permanent retention in agricultural and open space uses in the Parties' best overall interests;
- B. The Greenbelt is difficult for either the Parties to serve with sewers, water, fire and municipal services;
- C. California is losing farmland at a rapid rate and some of Ventura County's most developable land is also its most productive agricultural land;
- D. 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;
- E. Encroaching urban development poses a threat to the continued viability of Ventura County's farmland, especially for parcels located adjacent to urban areas;
- F. Some urban uses, when located contiguous to farmland, are incompatible with commercial agricultural operations which can lead to additional farmland conversion;
- G. The Parties are committed to protecting farmland and open space as evidenced by numerous voter approved and other enactments including, without limitation:
  - 1. Enacting the Land Conservation Act (LCA) Program in 1969;
  - 2. Establishing the Agricultural Lands Protection Program (ALPP) in 1982/83;
  - 3. Establishing the Agricultural Land Trust Advisory Committee (ALTAC) in 1991/92;
  - 4. Re-establishing the Agriculture Policy Advisory Committee (APAC) in 1996;
  - 5. Establishing the Agricultural Policy Working Group (APWG) in 1997/98;
  - 6. Adopting the "Right-to-Farm-Ordinance" in 1997; and
  - 7. The 1998 Measure A advisory ballot measure approved by sixty-nine percent of voters urging the County and each of its ten cities to

establish growth boundaries preserving farmland, open space and scenic vistas by, among other things, establishing greenbelts by ordinance.

- H. The loss of agricultural land to urban development is consistently a significant unmitigable impact under the California Environmental Quality Act (CEQA);
- I. Agriculture represents an important component of the Parties' economies – the loss of farmland to urban development is irreversible and will have a negative impact on the Parties' economies;
- J. Continuing agricultural operations protects Ventura County's landscape and environmental resources;
- K. 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;
- L. Retaining open space lands protects scenic resources and natural habitats and provides opportunities for passive and active recreational activities, parks and trail systems.
- M. This Ordinance is intended to conform with the purpose and goals of the Fillmore General Plan, the Santa Paula General Plan, and the Ventura County General Plan.

SECTION 3: Purpose. This Ordinance is adopted in accordance with, among other things, Measure A and the Ventura County Guidelines for Orderly Development for the purpose of promoting and preserving agricultural and open space within the unincorporated County lands identified as the "Greenbelt" in this Ordinance. As set forth below, the Greenbelt deserves unique consideration and preservation.

SECTION 4: Definitions. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this Ordinance. Words and phrases not defined by this Ordinance have the meaning set forth in the Ventura County General Plan, other applicable law, or the Fillmore Municipal Code ("FMC").

- A. "Areas of Interest" means those geographical areas established by the Ventura County Local Agency Formation Commission beginning in the late 1960s. Areas of interest divide the south half of Ventura County (the non Forest Service land) into fifteen major geographic planning areas based primarily on topography and community identity. They are areas created by local policy that are not based on any legislative direction or mandate. The basic policies are to have no more than one city in any area

of interest and to have areas of interest serve as planning referral lines between the County and cities for discretionary land use entitlements. Areas of interest are reviewed and updated periodically in conjunction with the Ventura County *Guidelines for Orderly Development*, as amended, and the County of Ventura General Plan.

- B. "Agricultural lands" means "prime agricultural land" as defined by Government Code § 56064 and farmland identified by the Important Farmlands Inventory as designated by 7 C.F.R. §§ 657.1, *et seq.*;
- C. "Greenbelt" means approximately 31,743 acres of agricultural and open space real property located within unincorporated Ventura County between the City of Fillmore and the City of Santa Paula and within the Fillmore and Santa Paula Areas of Interest, which is more particularly identified by this Ordinance.
- D. "Open Space lands" means land meeting the definition set forth in Government Code § 65560(b).
- E. "Party" or "Parties" means, collectively, the City of Fillmore, City of Santa Paula, and County of Ventura.
- F. "Technical/Policy Review Committee" means a committee consisting of at least one staff representative and at least one elected official from the city of Santa Paula, the city of Fillmore, the county of Ventura and the Local Agency Formation Commission (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 5: Greenbelt Established; Limitations; Amendments.

- A. Established. A Greenbelt is established as graphically set forth in attached Exhibit "A," which is incorporated by reference. In general, the Greenbelt's boundaries are as follows:
  - 1. On the westerly boundary be coterminous with the Santa Paula CURB;
  - 2. On the north by the Los Padres National Forest boundary;
  - 3. On the east by the Fillmore City Limits, Sphere of Influence and CURB; and

4. On the south by the ridge line of South Mountain and Oak Ridge.
- B. Limitation. The Greenbelt boundaries include only those unincorporated Ventura County lands that are located within the Santa Paula and Fillmore Areas of Interest. Future modifications of the Greenbelt's boundaries are not permitted to cross over adjoining Area of Interest boundaries.
- "C. Amendments.
1. The City Council will review the features, terms, conditions and the status of the Greenbelt during the next update to the Santa Paula General Plan and LAFCo urban growth boundary study.
  2. Proposals for amending the boundaries or features of the Greenbelt may be initiated by the cities of Fillmore, Santa Paula, and/or or the County of Ventura. Proposed amendments must be reviewed by the Technical/Policy Committee before being considered by City or County decision-making bodies.
  3. After reviewing proposed changes, the Technical/Policy Committee must forward a recommendation to the Parties' respective governing bodies concerning the merits and deficiencies of the proposed Greenbelt amendment.
  4. The City Council may, but is not required to, make changes to the Greenbelt as recommended by the Technical/Policy Committee."

SECTION 6: Policies. The following goals and policies of the Fillmore, Santa Paula, and Ventura County General Plans must be given greater scrutiny when making land use decisions in the Greenbelt:

- A. Santa Paula General Plan
  1. Preserve viable agriculture and prime agricultural lands as a greenbelt and buffer around the City.
- B. Fillmore General Plan
  1. Preserve viable agriculture and prime agricultural lands as a Greenbelt and buffer outside the City's Sphere of Influence.
  2. Development must be compatible with and have minimal adverse impacts upon the environment, agriculture and natural resources.
- C. Ventura County General Plan

1. Preserve and protect agricultural lands as a non-renewable resource to assure their continued availability for the production of food, fiber, and ornamentals.
  2. Establish policies and regulations which restrict agricultural land to farming and related uses rather than other development purposes.
  3. Restrict the introduction of conflicting uses into farming areas.
- D. Land Uses of Concern. When making land use decisions, the Ventura County Planning Director, the Ventura County Planning Commission and the Board of Supervisors must give careful consideration to whether the proposed action would consume, for non-agricultural purposes, agricultural land designated Prime, Statewide Importance, Unique or Local Importance, or would compromise the viability of adjoining land for agricultural purposes. Specifically, the following uses, which are determined to be of concern, must receive greater scrutiny, analysis and treatment, up to and including denial, in order to ensure their compatibility:
1. Private and public airfields, landing pads, and air strips;
  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; and
  9. Recreational Opportunities.
- E. The Greenbelt should retain its agricultural and open space uses. The Parties agree to implement a policy of non-urban development, non-annexation and the retention of agricultural and open space uses within the Greenbelt.
- F. The Ventura County General Plan and applicable Zoning Ordinance controls 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, are permitted within the Greenbelt.
- G. Land uses which may conflict with agricultural production will receive greater scrutiny, analysis and treatment, up to and including denial, in order to ensure compatibility with the Greenbelt.
- H. This Ordinance does not establish any regulatory authority over spheres of influence or annexations.

SECTION 7: LAFCo Action. The Santa Paula City Council requests that the Ventura Local Agency Formation Commission (LAFCo) endorse and certify this Greenbelt Ordinance and continue utilize it to protect the Greenbelt.

SECTION 8: Authorization. The City Council authorizes the City Manager, or designee, to take all appropriate action to implement this Ordinance. Further, the City Manager, or designee, is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other, similar, documents (collectively, "Maps") that may be required to reconcile the changes made by this Ordinance with amendments made to the Maps by other City Council action in unrelated land use applications between 2005 and 2009.

SECTION 9: CEQA Review. This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing land use policy and specification of procedures related thereto and does not have the effect of deleting or substantially changing any regulatory standards or findings required. The Ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment; 15301 as a minor alteration of existing public or private structures involving negligible expansion of use; and 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density.

SECTION 10:       *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications, and to this end the provisions of this Ordinance are severable.

SECTION 11:       *Notice.* The City Clerk is directed to certify the passage and adoption of the Ordinance, make a note of the passage and adoption in the records of this meeting, and within fifteen days after the passage and adoption of this Ordinance cause it to be published and posted in accordance with California law.

SECTION 12:       *Effectiveness.* This Ordinance will become effective on the 31<sup>st</sup> day following its passage and adoption.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Patti Walker, Mayor

ATTEST:

\_\_\_\_\_  
Clay Westling, Deputy City Clerk

APN	Acres
104018108	3.47662
107001123	0.22742
107001124	2.09335
107001125	9.17180
107001126	1.05568
107001127	3.59591
107001128	0.17989
107014015	2.32294
107014032	1.10514
107014033	68.71053
107014039	2.72300
107014040	15.62991
107014045	44.77335
107015002	1.05558
107015004	10.91271
107015005	0.53528
107015008	0.58509
107015009	8.77664
107016001	3.83892
107016003	14.45482
107016004	0.63239
107016005	13.80401
107016006	3.70334
See note:	3.02484
<b>Total</b>	<b>216.38916</b>

Note: this is the bridge acreage. On the map you can see the capital "I" shaped parcel where the 12th street bridge is; this is that acreage. It has no parcel number.

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# Exhibit A Santa Paula-Fillmore Greenbelt

**Greenbelt Boundaries**

- Unchanged
- Added
- Removed

**City Boundaries**

- Spheres of Influence
- CURB Lines
- Parcel Lines

