

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council
FROM: Barry K. Hogan, Community Development Director
Prepared By: David A. Bobardt, Planning Manager
DATE: May 29, 2007 (CC Meeting of 6/6/2007)
SUBJECT: Consider Tierra Rejada Greenbelt and Proposed Sphere of Influence Update for City of Simi Valley

BACKGROUND

On April 18, 2007, Councilmember Parvin requested a future agenda item to discuss the Tierra Rejada Greenbelt and its implications on the proposed expansion of Simi Valley's Sphere of Influence, which would include land in the greenbelt.

DISCUSSION

Tierra Rejada Greenbelt Agreement

In Ventura County, a number of greenbelt agreements between Cities and the County have been established as a means of preserving open space and/or agricultural land between urban areas. The Tierra Rejada Greenbelt Agreement was originally adopted in 1984 by the cities of Moorpark, Simi Valley, Thousand Oaks, and the County of Ventura (Attachment 1). A minor amendment removed about 18.6 acres in the Simi Valley Area of Interest in 1986. Its basic terms for the defined boundaries (Attachment 2) are that each City and the County agree to a policy of non-annexation and to retain the affected land for open space uses. All of the land in the greenbelt area is unincorporated. Besides the Greenbelt Agreement, other policies and regulations affecting land use within the Tierra Rejada Greenbelt area include the County's General Plan and Zoning Ordinance, the Countywide Save Open Space and Agricultural Resources (SOAR) Ordinance, the Moorpark SOAR Ordinance, Areas of Interest, Spheres of Influence, and the Guidelines for Orderly Development. The impact of each of these regulations and policies is discussed below.

County General Plan – All of the land area in the Tierra Rejada Greenbelt is designated for open space uses. The County General Plan defines open space by including land that meets the State Government Code definition of essentially unimproved land used

for the preservation of natural resources, managed production of resources, outdoor recreation, and special management for health and safety. In addition to this definition, the County General Plan's open space designation also applies to land that establishes community boundaries to prevent sprawl, promotes efficient municipal services, or contains State or Federal facilities over which the County has no land use authority.

County Zoning Ordinance – Zoning designations for land in the Tierra Rejada Greenbelt include Open Space and Agricultural Exclusive zones, with 10-acre to 40-acre minimum lot sizes. Among the permitted and conditionally permitted land uses in the Open Space and/or Agricultural Exclusive zones are agricultural operations (including greenhouses and agricultural sales), kennels, catteries, equestrian centers, cemeteries, communications facilities, single-family homes, second dwellings, farmworker housing, colleges and universities, government buildings, mineral resource development, organics processing, campgrounds, golf courses and driving ranges, motocross/off-highway vehicle parks, hazardous and municipal waste collection, treatment, storage, and disposal facilities, and large animal veterinary hospitals. A complete list is attached as Attachment 3.

Countywide SOAR Ordinance – The Countywide SOAR Ordinance, adopted in 1998, in general requires through December 31, 2020 a vote of the people to change the County general plan policies for agricultural, open space, and rural land, including the redesignation of land designated for such uses to other uses.

Moorpark SOAR Ordinance – The Moorpark SOAR Ordinance established a physical boundary for the provision of urban services or approval of urban land uses by the City of Moorpark. The entire greenbelt area is outside this urban service boundary, requiring a vote of the Moorpark electorate if the City is to extend its services to any urban development (i.e. greater than 1 unit per 20 acres) in this area prior to December 31, 2020.

Areas of Interest – The Local Agency Formation Commission (LAFCo) has defined Areas of Interest to identify logical areas in which there will be no more than one City. Most of the Tierra Rejada Greenbelt is in Moorpark's Area of Interest. The exception is an area in Simi Valley's Area of Interest (including the Ronald Reagan Presidential Library) discussed later in this report. Area of Interest boundaries are shown in Attachment 2

Spheres of Influence – Under the Government Code, the LAFCo's for each county are responsible for determining service boundaries for local governments and special districts. Service boundaries are established by first adopting a rational and probable future service area for the jurisdiction, known as its Sphere of Influence. An annexation cannot be approved unless it is found to be consistent with the adopted Sphere of Influence. Under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, LAFCo's have until January 1, 2008, to update the Spheres of Influence for local governments and special districts. Aside from this update process, local governmental agencies can file an application for an update at any time. None of the land within the

Tierra Rejada Greenbelt is presently within any City's Sphere of Influence, although the City of Simi Valley is seeking an expansion of its sphere to include the land in its Area of Interest in the greenbelt. This issue is discussed later in this report.

Guidelines for Orderly Development – Originally adopted by all cities in Ventura County, the County of Ventura, and the Ventura County LAFCo in 1969, and revised in 1996, the Guidelines for Orderly Development clarify the relationship between the Cities and the County with respect to urban planning. These guidelines include policies that urban development should occur within cities whenever and wherever practical. The County will consult with Cities on discretionary permits in the City's Area of Interest, and encourage applicants for urban land uses in City Spheres of Influence to apply to the City for permits (with annexation by the City if approved). These Guidelines are included in Attachment 4.

Although unincorporated, the Tierra Rejada Greenbelt area is served by a number of public agencies. Attachment 5 shows the water districts and school districts serving the area. The entire greenbelt area is within Supervisorial District No. 4.

Proposed Simi Valley Sphere of Influence Update

On April 18, 2007, the Ventura County LAFCo considered a staff-initiated update to Simi Valley's Sphere of Influence. As part of the update, LAFCo staff recommended that approximately 229 acres of land currently in the Tierra Rejada Greenbelt (Attachment 6) be added to Simi Valley's Sphere of Influence. This land includes the Ronald Reagan Presidential Library, a few houses on 10-acre lots, and a vacant 68-acre parcel. Relevant sections of the LAFCo staff report are attached (Attachment 7). The reason for inclusion in the Sphere of Influence was to acknowledge that some municipal services were already provided by the City of Simi Valley and the area was within the city's General Plan. Simi Valley's General Plan calls for open space uses on the land.

Because of this policy, and that inclusion in a Sphere of Influence is a step toward annexation, Moorpark Community Development staff sent a letter to LAFCo (Attachment 8) requesting that this addition not be considered until the Greenbelt Agreement issues are addressed. The Thousand Oaks Community Development Department requested a continuance on this matter until its Council could consider the issues and provide direction. LAFCo continued this item until its June 13, 2007 meeting. In addition, the Board of Supervisors has requested staff to prepare an ordinance for their consideration to codify the greenbelt agreement.

The land uses within the Tierra Rejada Greenbelt have changed greatly since the agreement was adopted in 1984. The County has approved the subdivision of large portions of the land into 10-acre lots, which have subsequently been developed with large houses. Other uses have included lighted equestrian facilities, a lighted golf driving range, a paintball park, outside storage, and retail nurseries. The area proposed for inclusion in Simi Valley's Sphere of Influence is primarily developed, and there are no other potential properties within Simi Valley's Area of Interest that could be exchanged for this property in the greenbelt. One large vacant 68-acre parcel in the

application, owned by California Coastal Financial (see Exhibit 6), is planned for open space by Simi Valley. In a recent meeting of the City Managers of Moorpark, Simi Valley, and Thousand Oaks, there was consensus that the greenbelt agreement should be revisited, but that the current Sphere of Influence expansion proposal by Simi Valley should not be contingent on such action.

STAFF RECOMMENDATION

Direct staff to:

1. Prepare a letter to the Ventura County LAFCo indicating the City of Moorpark is not opposed to the inclusion of the subject property in Simi Valley's Sphere of Influence.
2. Work with staff from the cities of Simi Valley, Thousand Oaks, and the County to discuss potential changes to the Tierra Rejada Greenbelt Agreement for consideration by affected City Councils and Board of Supervisors.

Attachments:

1. Tierra Rejada Greenbelt Agreement
2. Tierra Rejada Greenbelt
3. County Non-Coastal Zoning Ordinance Excerpt
4. Guidelines for Orderly Development
5. School and Water Districts
6. Proposed Addition to Simi Valley Sphere of Influence
7. Excerpt from LAFCo Staff Report
8. April 17, 2007 Letter to LAFCo

CTO RESOLUTION NO. 84-143
S.V. RESOLUTION NO. 84-34
MOORPARK RESOLUTION NO. 84-110

A JOINT RESOLUTION OF THE CITY COUNCILS OF THE CITIES OF
MOORPARK, SIMI VALLEY AND THOUSAND OAKS,
AND THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA ESTABLISHING
A GREENBELT WITHIN THE TIERRA REJADA VALLEY

WHEREAS, a greenbelt can be defined as an area consisting of prime agricultural or other open space land, as defined in Section 35046 and 65560 of the Government Code, which is preserved in agricultural or other open space uses; and

WHEREAS, the area lying generally in the Tierra Rejada Valley west of the City of Simi Valley, north of the City of Thousand Oaks, and south of the City of Moorpark is difficult for any of the Cities or the County to service with sewers, water, police, fire and other municipal services;

WHEREAS, all the community and regional plans designate the Tierra Rejada Valley for agricultural and open space uses and the area is excluded from all city spheres of influence; and

WHEREAS, the City Councils of the Cities of Moorpark, Simi Valley and Thousand Oaks, and the Board of Supervisors of the County of Ventura hereby find that the lands described below are worthy of retention in agricultural and other open space uses for the overall best interests of the cities, the County and the State.

NOW, THEREFORE, BE IT RESOLVED, the Moorpark City Council, Simi Valley City Council, Thousand Oaks City Council and Ventura County Board of Supervisors hereby establish this greenbelt for the Tierra Rejada Valley and agree to a policy of non-annexation and retention of open space uses for the properties in the Tierra Rejada Valley as shown on the map attached as Exhibit A of this resolution and generally described as follows:

Bordered on the north by the City of Moorpark, Moorpark Road, the Tierra Rejada Valley Watershed, and the City of Simi Valley; on the east by the City of Simi Valley; on the south by the City of Thousand Oaks and on the west by the Arroyo Santa Rosa and the Las Posas Hills.

BE IT FURTHER RESOLVED that the following implementation measures be established:

At such time as the provisions of the greenbelt agreement are abrogated by the County with regard to any of the remaining area within the boundaries of Waterworks District No. 8, LAFCO shall automatically reconsider the proper location of the City of Simi Valley's Sphere of Influence boundary in this area, subject only to the City amending its General Plan to include such area.

Should the City of Moorpark propose to annex any portion of the territory in the Tierra Rejada Valley located within Waterworks District No. 8, LAFCO shall automatically reconsider the proper location of the City of Simi Valley's Sphere of Influence boundary in this area, subject only to the City amending its General Plan to include such area.

BE IT FURTHER RESOLVED that the Local Agency Formation Commission is requested to endorse the greenbelt and to continue to act in a manner consistent with the preservation of the aforementioned lands for agricultural and other open space purposes.

THE CLERKS ARE DIRECTED to send a certified copy of this resolution to the Local Agency Formation Commission.

CITY OF SIMI VALLEY

PASSED and ADOPTED on March 26, 1984



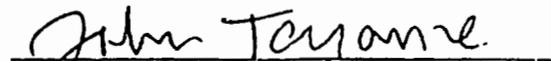
ELTON GALLEGLY, MAYOR OF THE
CITY OF SIMI VALLEY, CALIFORNIA

ATTEST:



Linda Papworth, Deputy City Clerk
City of Simi Valley, California

APPROVED AS TO FORM:

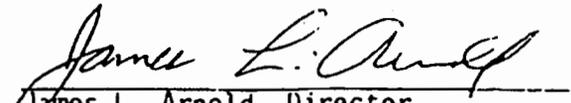


John Torrance, City Attorney
City of Simi Valley, California

APPROVED AS TO CONTENT:



M. L. Koester, City Manager
City of Simi Valley, California



James L. Arnold, Director
Department of Community Development
City of Simi Valley, California

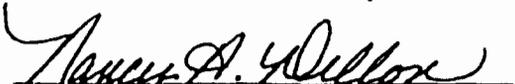
CITY OF THOUSAND OAKS

PASSED and ADOPTED on June 5, , 1984



LEE LAXDAL, MAYOR OF THE
CITY OF THOUSAND OAKS, CALIFORNIA

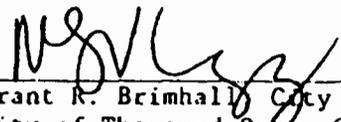
ATTEST:


Nancy A. Dillon, City Clerk
City of Thousand Oaks, California

APPROVED AS TO FORM:

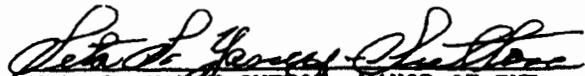

Mark G. Sellers, Acting City Attorney
City of Thousand Oaks, California

APPROVED AS TO ADMINISTRATION:


Grant R. Brimhall, City Manager
City of Thousand Oaks, California

CITY OF MOORPARK

July 2
PASSED and ADOPTED on ~~February~~ __, 1984


LETA L. YANCY-SUTTON, MAYOR OF THE
CITY OF MOORPARK, CALIFORNIA

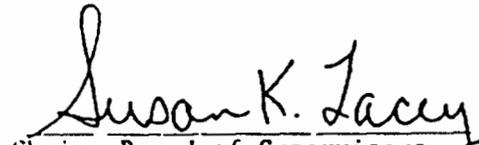
ATTEST:


Doris D. Bankus, City Clerk
City of Moorpark, California



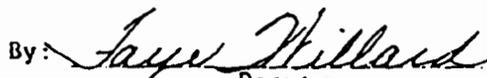
COUNTY OF VENTURA

THE FOREGOING RESOLUTION was duly and regularly adopted by the Board of Supervisors of the County of Ventura, California on February 21, 1984.

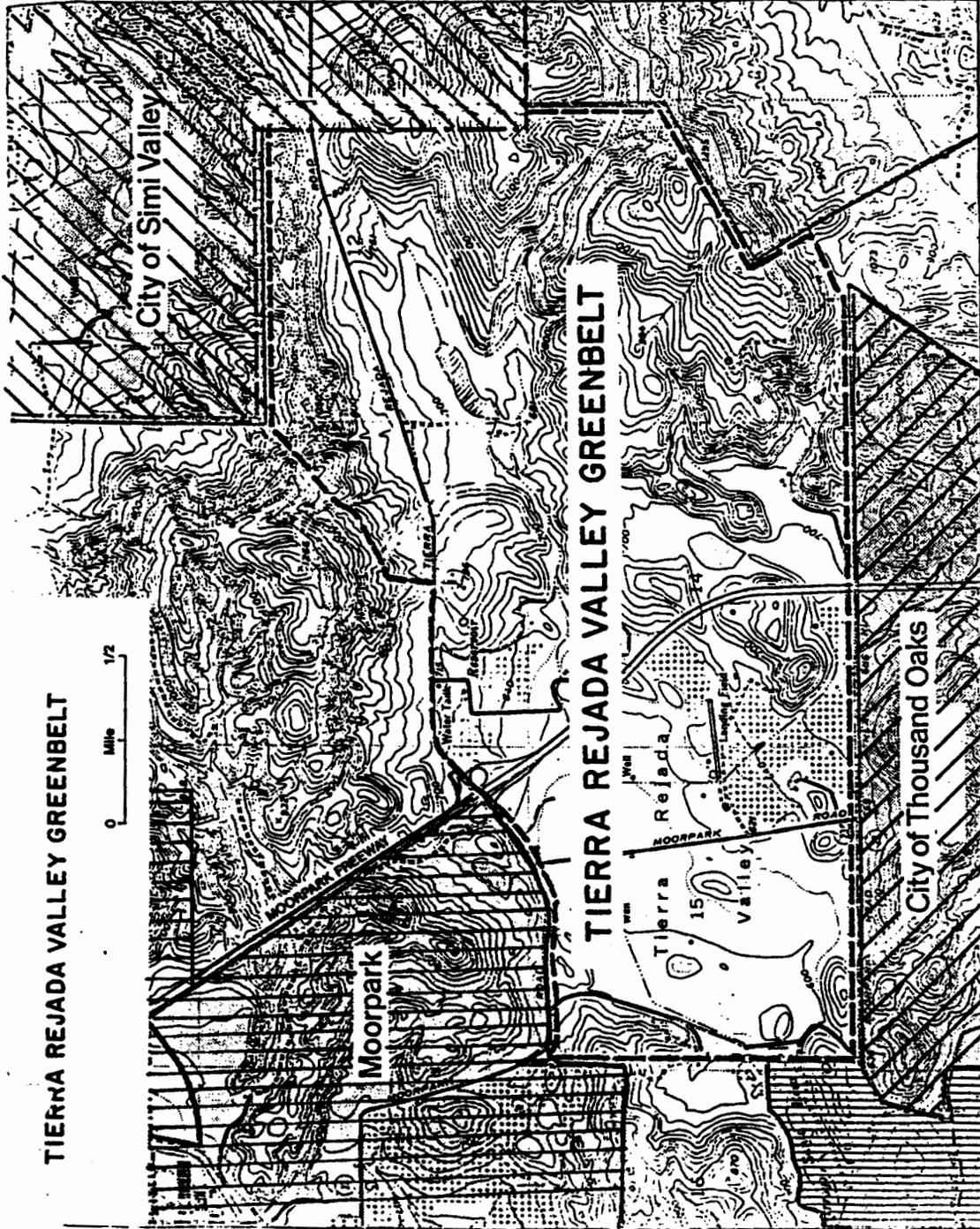

Chair, Board of Supervisors

Attest:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California and ex-officio Clerk
of the Board of Supervisors
thereof.

By: 
Deputy





STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.
CITY OF MOORPARK)

I, DORIS D. BANKUS, City Clerk of the City of Moorpark, California, do hereby certify that the foregoing Resolution No. 84-110 was adopted by the City Council of the City of Moorpark at an ^{adjourned} regular meeting thereof held on the 2nd day of July, 19 84, and that the same was adopted by the following vote, to wit:

AYES: Councilmembers Harper, Beaulieu, Prieto, Straughan
and Mayor Yancy-Sutton;

NOES: None;

ABSENT: None.

WITNESS my hand and the official seal of said City this 2nd
day of July, 19 84.

Doris D. Bankus
CITY CLERK



000034

TERRA REJADA GREENBELT AREA



CC ATTACHMENT 2

**VENTURA COUNTY
NON-COASTAL
ZONING ORDINANCE**

**DIVISION 8, CHAPTER 1
OF THE
VENTURA COUNTY ORDINANCE CODE**

**LAST AMENDED 12-06-05
VENTURA COUNTY PLANNING DIVISION**

CC ATTACHMENT 3

000036

ARTICLE 4: PURPOSES OF ZONES

Sec. 8104-0 - Purpose

The categories and purposes of land use zones in Ventura County are established as follows:

Sec. 8104-1 - Open Space/Agricultural Zones

Sec. 8104-1.1 - Open Space (O-S) Zone

The purpose of this zone is to provide for the conservation of renewable and nonrenewable natural resources, to preserve and enhance environmental quality and to provide for the retention of the maximum number of future land use options while allowing reasonable and compatible uses on open lands in the County which have not been altered to any great extent by human activities.

Sec. 8104-1.2 - Agricultural Exclusive (A-E) Zone

The purpose of this zone is to preserve and protect commercial agricultural lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry.

Sec. 8104-2 - Rural Residential Zones

Sec. 8104-2.1 - Rural Agricultural (R-A) Zone

The purpose of this zone is to provide for and maintain a rural setting where a wide range of agricultural uses are permitted while surrounding residential land uses are protected.

Sec. 8104-2.2 - Rural Exclusive (R-E) Zone

The purpose of this zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities.

Sec. 8104-2.3 - Single-Family Estate (R-O) Zone

The purpose of this zone is to provide areas exclusively for single-family residential estates where a rural atmosphere is maintained by the allowing of a range of horticultural activities as well as animals for recreational purposes.

Sec. 8104-3 - Urban Residential Zones

Sec. 8104-3.1 - Single-Family Residential (R-1) Zone

The purpose of this zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots.

Sec. 8104-3.2 - Two-Family Residential (R-2) Zone

The purpose of this zone is to provide for and maintain residential areas allowing two single-family dwelling units or a two-family dwelling unit on lots which meet the minimum area requirements of this zone.

ARTICLE 5: USES AND STRUCTURES BY ZONE

(AM ORD. 4317 - 03-15-05)

Sec. 8105-0 - Purpose

Section 8105-4 and 8105-5 list in matrix form the land uses and structures that are allowed in each zone, under this Chapter, and indicate the type of land use entitlement required to establish a particular use in that zone. Land uses permitted herein may also require additional licensing/permitting from other Ventura County, State of California, or United States government agencies. (AM. ORD. 4092 - 6/27/95; AM. ORD. 4291 - 7/29/03)

Sec. 8105-1 - Use of Matrices

Sec. 8105-1.1 - Key To Matrices

Except as otherwise provided in Section 8111-1.2.1.6, (specific to the R-P-D zone), the following symbols indicate the type of permit required for uses allowed in each zone:

	= Not Allowed
	= Allowed, but exempt from obtaining a Zoning Clearance.
	= Zoning Clearance, or other ministerially approved permit unless specifically exempted.
	= Zoning Clearance or other ministerially approved permit with signed waivers.
	= Planning Director-approved Planned Development Permit
	= Planning Commission-approved Planned Development Permit
	= Board of Supervisors-approved Planned Development Permit
	= Planning Director-approved Conditional Use Permit
	= Planning Commission-approved Conditional Use Permit
	= Board of Supervisors-approved Conditional Use Permit

(ADD. ORD. 3749 - 10/29/85; AM. ORD. 4092 - 6/27/95)

Sec. 8105-1.2

Italicized notes appearing in this Zoning Ordinance are editorial in nature and are not a part of the Ordinance or its regulatory scheme. (AM. ORD. 4187 - 5/25/99 - grammar)

Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
AGRICULTURE AND AGRICULTURAL OPERATIONS									
Animal Husbandry									
Domestic Animals Per Art. 7	E	E	E	E	E				
more animals than are permitted by Art. 7 (3, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Reduced Animal Setbacks Per Table 2 (Sec. 8107-2.5.1) (16)	▲	▲	▲	▲	▲				
Apiculture * (2, 15)	△	△	△						△
Aquaculture/Aquiculture (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Insectaries for Pest Control (3, 6, 15)	See Principal Structures Related to Agriculture								
Vermiculture * (16)	See Principal Structures Related to Agriculture								
up to 5,000 sq. ft. of open beds	△	△	△	△	△				△
over 5,000 sq. ft. of open beds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Wild Animals, Not Inherently Dangerous * (16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	☒	☒				
Inherently Dangerous Animals (16)	☒	☒							
Agricultural Contractors' Service And Storage Yards And Buildings (15, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Crop and Orchard Production (6, 12)	E	E	E	E	E	E	E	E	E
Packing, Storage Or Preliminary Processing Involving No Structures	E	E	E	E					E
Timber Growing And Harvesting, And Compatible Uses	See Principal Structures Related to Agriculture								
protected trees	Pursuant to Articles 7 and 9								
other trees	E	E	E	E					E
Principal Structures Related To Agriculture (Greenhouses, Hot Houses, Structures for Prelim. Packing, Storage and Preservation of Produce & Similar Structures; Cumulative GFA Per Lot) Except Agricultural Shade/Mist Structures * (See Sec. 8106-6.4 & 8107-20) (15)	See Principal Structures Related to Agriculture								
Up to 1,000 sq. ft. (6)	△	△	△	△					△
Over 1,000 sq. ft. to 20,000 sq. ft. (15)	△	△	<input type="checkbox"/>						
Over 20,000 sq. ft. to 100,000 sq. ft.	<input type="checkbox"/>	<input type="checkbox"/>	☒						
Over 100,000 sq. ft. (6)	☒	☒							
Wineries (Including Processing, Bottling & Storage)(2, 15)	See Principal Structures Related to Agriculture								
Up to 2,000 sq. ft. structure	△	△	△						
Over 2,000 to 20,000 sq. ft. structure	<input type="checkbox"/>	<input type="checkbox"/>	☒						
Over 20,000 sq. ft. structure	☒	☒	☒						
With public tours or tasting rooms	☒	☒	☒						

*There are specific regulations for this use; see Article 7.
 Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
Accessory Uses And Structures * (15)									
Accessory Structures Related to Agriculture and Animal Husbandry/Keeping * (e.g. Bams, Storage Buildings, Sheds; Cumulative GFA Per Lot) (15, 25)									
up to 2,000 sq. ft. (15, 25)	△	△	△	△	△	△		△	△
over 2,000 sq. ft. to 5,000 sq. ft. (15, 25)	△	△	□	□	□	□		□	□
over 5,000 sq. ft. to 20,000 sq. ft. (25)	△	△	⊗						
over 20,000 sq. ft. to 100,000 sq. ft. (25)	□	□							
over 100,000 sq. ft. (25)	⊗	⊗							
exceeding height limits (25)	□	□	□						
Offices * (7, 19, 25)	See Article 7								
Accessory bathrooms * (See Sec. 8107-1.9) (25)	△	△	△						
Agricultural Sales Facilities * (16, 19)									
Small facilities: up to 500 sq. ft., meeting standards established by Section 8107-6.2 (25)	△	△	△						△
Meeting standards of Sections 8107-6.2.1, 8107-6.2.2, and 8107-6.3.4 (25)	□	□	□						
Large facilities: over 500 to 2,000 sq. ft. (25)	□	□	⊗						
Large facilities: over 2,000 to 5,000 sq. ft. (25)	⊗	⊗	⊗						
Wholesale nurseries for propagation: with sales facilities up to 500 sq. ft. (26, 34)	△	△	△						
with sales facilities of over 500 to 2,000 sq. ft. (26, 34)	□	□	⊗						
with sales facilities of over 2,000 to 5,000 sq. ft. (26, 34)	⊗	⊗	⊗						
with sales of non-agricultural items or materials not propagated on site. (26, 34)	⊗	⊗	⊗						
Agricultural Shade/Mist Structures * (16, 25, 34)									
up to 1,000 sq. ft. (25)	△	△	△	△					△
over 1,000 sq. ft. to 20,000 sq. ft. (25)	△	△	△	□					
over 20,000 sq. ft. or 15% of lot area (whichever is greater) (25)	△	△	□						
over 15% of lot area (25)	□	□							
Animal Shade Structures (26)									
Up to 500 sq. ft. (26)	△	△	△	△					△
Over 500 sq. ft. to 1,000 sq. ft. (26)	△	△	△	□					□
Over 1,000 sq. ft. to 10,000 sq. ft. (26)	△	△	△	□					
Over 10,000 sq. ft. or up to 7.5% of lot area (whichever is greater) (26)	△	△	□	□					
Over 20,000 sq. ft. or up to 15% of lot area (whichever is greater), Permeable Structures only (26)	□	□	□						
Over 15% of lot area, Permeable Structures only (26)	□	□							

*There are specific regulations for this use; see Article 7.
 Italicized numbers refer to amendment history at end of use matrices.
 Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
Over 7.5% of lot area, Impermeable Structures only (26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>
Farmworker Dwelling Units * (15, 25)	△	△	△						△
not meeting standards established by Sec. 8107-26.1 & 2 (25, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>
Animal Caretaker Dwelling Units (26)	△	△	△						△
not meeting standards established by Sec. 8107-26.1 & 2 (26, 32)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>
Open Storage Per Art. 7 (6, 15, 25)	E	E	E	E					E
Fuel Storage (6, 25)	△	△	△						△
Underground Fuel Storage Permitted By Other County Agencies (25)	E	E	E	E					E
Agricultural Promotional Uses (26)	☒	☒	☒						☒
ANIMAL KEEPING, NON-HUSBANDRY * (6, 2, 15)									
Domestic Animals Per Art. 7	E	E	E	E	E	<input type="checkbox"/>		E	E
More Animals Than Are Permitted By Art. 7 (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Horses And Other Equines Per Art. 7 (15)	E	E	E	E	E	<input type="checkbox"/>		E	E
More Animals Than Are Permitted By Art. 7 (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Kennels/Catteries (2, 15, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Equestrian Centers (16, 19)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	☒				
Wild Animals, Not Inherently Dangerous (15, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Inherently Dangerous Animals (16)	☒	☒	☒						
Reduced Animal Setbacks Per Table 2 (Sec.8107-2.5.1) (16)	▲	▲	▲	▲	▲	▲		▲	▲
Accessory Structures	See Accessory Structures Related to Agriculture and Animal Husbandry/Keeping; Animal Shade Structures; Animal Caretaker Dwelling Units (32)								
AIRFIELDS AND LANDING PADS AND STRIPS, PRIVATE	☒	☒	☒	☒					
BOARDING HOUSES AND BED-AND-BREAKFAST INNS* (2) (35)	☒	☒	☒	☒		☒	☒	☒	
On Designated Cultural Heritage Sites (29, 34)	☒	☒	☒	☒		☒	☒	☒	
CARE FACILITIES (SEE ALSO H. & S. C. AND W. & I. C.)									
Day Care Centers (19)			<input type="checkbox"/>	<input type="checkbox"/>		☒	☒	☒	
Family Day Care Home (28)	E	E	E	E	E	E	E	E	
Intermediate: Care Of 7 Or More Persons (2)			☒	☒		☒	☒	☒	
Residential: Care Of 6 Or Fewer Persons	△	△	△	△	△	△	△	⊗	
Care Of 7 Or More Persons (7)			☒	☒		☒	☒	☒	

*There are specific regulations for this use; see Article 7.
 Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
CEMETERIES * (See Sec. 8107-27) (15)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						
Accessory Crematories, Columbaria And Mausoleums	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
CHURCHES, SYNAGOGUES AND OTHER BUILDINGS USED FOR RELIGIOUS WORSHIP			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
CLUBHOUSES (NO ALCOHOLIC BEVERAGES) (2)			<input checked="" type="checkbox"/>						
COMMUNICATIONS FACILITIES * (See Sec. 8107-28) (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CULTURAL/HISTORIC USES (29)									
Cultural Heritage Sites with Ordinance Deviations (29)	Pursuant to Article 7 and principal or accessory uses								
Historic Repository (29)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Interpretive Centers (29)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
DWELLINGS									
Dwellings, Single-Family * (<i>Mobilehomes - See Sec. 8107-1.3</i>)	△	△	△	△	△	△	△	⊗	△
Mobilehome, Continuing Nonconforming (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lower Income/Senior Developments <i>Built Pursuant To Art. 16 (13, 19)</i>						⊗	⊗	⊗	
Dwellings, Two-Family, Or Two Single-Family Dwellings							△	⊗	
Lower Income/Senior Developments (<i>Built Pursuant To Art. 16 (13, 19)</i>)							⊗	⊗	
Dwellings, Multi-Family								⊗	
Lower Income/Senior Developments <i>Built Pursuant To Art. 16 (13, 19)</i>								⊗	
Qualified Condominium Conversions <i>Pursuant To Art. 19 (14)</i>							⊗	⊗	
Farmworker Housing Complex (31)	⊗	⊗							
Dwellings, Accessory Structures To									
Buildings For Human Habitation: (3, 19)									
temporary buildings during construction * (19)	△	△	△	△	△	△	△	△	△
second dwelling unit * (2, 11, 15, 33)	△	△	△	△	△	△	△	△	△
Buildings Not For Human Habitation Or Agricultural And Animal Husbandry/Keeping Purposes (E.G. Garage, Storage Building): (3, 15, 19, 27)									
up to 2,000 sq. ft. GFA per lot (3, 6, 19)	△	△	△	△	△	△	△	△	△
over 2,000 sq. ft. GFA per lot (3, 6, 15, 19)	○	○	○	○	○	⊗	⊗	⊗	
exceeding height limits of main structure (18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	⊗	<input type="checkbox"/>

*There are specific regulations for this use; see Article 7.
 Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
accessory bathrooms * (18)	△	△	△	△	△	△	△	△	△
Other Structures (18)									
freestanding light fixtures <i>per sec. 8106-8.6</i>	○	○	○	○	○	○	○	○	○
nonmotorized wheeled conveyances, within standards * (19)	△	△	△	△	△	△	△	△	△
which exceed standards	□	□	□	□	□	□	□	□	□
Antennas, Ground-Mounted (Noncommercial) *									
up to 40 ft. in height (16, 19)	△	△	△	△	△	△	△	△	△
above 40 ft. in height (6)	□	□	□	□	□	□	□	□	□
Patios, Paving And Decks Not More Than 30" Above Finished Grade, Per Art. 6 (18)	E	E	E	E	E	E	E	E	E
Play Structures, Outdoor Furniture, Mailboxes And Similar Structures Exempt From Setback Requirements Of Art. 6 (18)	E	E	E	E	E	E	E	E	E
Swimming, wading and ornamental pools less than 18" depth capacity (18)	E	E	E	E	E	E	E	E	E
Soil and geologic testing for water wells, foundations, septic systems and similar construction (18)	E	E	E	E	E	E	E	E	E
Dwellings, Accessory Uses To									
Keeping Of Animals; Nonhusbandry *									
equines and other domestic animals per art. 7 (19)	E	E	E	E	E	□		E	E
more animals than are permitted by art. 7 (3, 15)	□	□	□	□	□	□		□	□
pet animals in accordance with standards of art. 7	E	E	E	E	E	E	E	E	E
more animals than are permitted by art. 7 (3, 15)	□	□	□	□	□	□	□	□	□
wild animals as pets (<i>sec. 8107-2.3.1</i>) (15)	△	△	△	△	△	△		△	△
more wild animals than are permitted (16)	□	□	□	□	□	□		□	□
inherently dangerous animals	Not permitted								
youth projects * (16)	▲	▲	▲	▲	▲	▲		▲	▲
Commercial uses, minor, for project residents (<i>See sec. 8109-1.2.5</i>) (4)								⊗	
Garage/yard sales (<i>See definition</i>)	E	E	E	E	E	E	E	E	E
Home occupations * (3)	△	△	△	△	△	△	△	△	△
Open storage, per art. 7 * (19) (<i>See Section 8107-15</i>)	E	E	E	E	E	E	E	E	E
EDUCATION AND TRAINING									
Colleges and universities	⊗		⊗						
Schools, elementary and secondary (boarding and nonboarding)			⊗	⊗	⊗	⊗	⊗	⊗	
ENERGY PRODUCTION FROM RENEWABLE SOURCES (3)	⊗	⊗	⊗						

*There are specific regulations for this use; see Article 7.
Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
FENCES AND WALLS 6' HIGH OR LESS PER ART. 6	E	E	E	E	E	E	E	E	E
Over 6' High Per Art. 6 (18)	△	△	△	△	△	△	△	△	△
FESTIVALS, ANIMAL SHOWS, AND SIMILAR EVENTS, TEMPORARY OUTDOOR (35)	□	□	□						
FILMING ACTIVITIES * (2, 15)									
Permanent	Not permitted								
Temporary	□	□	□	□					
Occasional For Current News Programs/ Noncommercial Personal Use	E	E	E	E	E	E	E	E	E
Occasional Per Sec. 8107-11.1	△	△	△	△	△	△	△	△	△
Occasional With Waivers Per Sec. 8107-11.2	▲	▲	▲	▲	▲	▲			
Occasional, Not Meeting Standards (18)	□	□	□	□	□	□			
FIREWOOD OPERATIONS (3, 12)	□	□	□						
GOVERNMENT BUILDINGS (2)	☒	☒	☒	☒	☒	☒	☒	☒	
Correctional Institutions	☒		☒						
Fire Stations	□	□	□	☒	☒	☒	☒	☒	
Law Enforcement Facilities	□		□	☒	☒	☒	☒	☒	
Public Works Projects Not Otherwise Listed As Uses In This Section Constructed By The County Or Its Contractors	E	E	E	E	E	E	E	E	E
GRADING (A PWA Grading Permit May Still Apply) (7)	E	E	E	E	E	E	E	E	E
Within An Overlay Zone	Pursuant to Article 9								
HOSPITALS								☒	
LIBRARIES			☒	☒	☒	☒	☒	☒	
MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS	E	E	E	E	E	E	E	E	E
MINERAL RESOURCE DEVELOPMENT * (1)	☒	☒	☒						
Mining And Accessory Uses * (1)	☒	☒	☒						
Less Than 1 Year In Duration (1, 22)	□	□	□	□					
Public Works Maintenance, Less Than 1 Year in Duration (1, 22)	△	△	△	△	△	△	△	△	△
Reclamation Plan (22)	Following a public hearing where a reclamation plan is required per SMARA in conjunction with a land use entitlement								
Mining, Agricultural Site * (22)	▲	▲							
Oil And Gas Exploration And Production (7)	□	□	□	□					

*There are specific regulations for this use; see Article 7.
Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
Drilling, Temporary Geologic (Testing Only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>
MOBILE FOOD FACILITIES * (18)	E								
MOBILEHOME PARKS *			<input checked="" type="checkbox"/>						
MODEL HOMES/LOT SALES: 2 YEARS *			<input type="checkbox"/>						
More Than 2 Years			<input type="checkbox"/>						
ORGANICS PROCESSING OPERATIONS (COMPOSTING, VERMICOMPOSTING, CHIPPING AND GRINDING) (24)									
Biosolids Composting Operations * (24)	<input checked="" type="checkbox"/>								
Commercial Organics Processing Operations * (24)									
Small-Scale (up to 200 cubic yards on-site) * (24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>
Medium-Scale (over 200 cubic yards to 1,000 cubic yards on-site) * (24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>
Large-Scale (over 1,000 cubic yards on-site) * (24)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
PIPELINES/TRANSMISSION LINES, ABOVEGROUND *	<input type="checkbox"/>								
PUBLIC SERVICE/UTILITY FACILITIES (27)									
Small Utility Structures (17)	E								
Excluding Office And Service Yards (28)	<input checked="" type="checkbox"/>								
Public Service/Utility Offices And Service Yards, When Located On Lots Containing The Majority Of The Agency's Facilities (28)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>					
RECREATIONAL, SPORT AND ATHLETIC FACILITIES									
Botanic Gardens and Arboreta* (35)	<input checked="" type="checkbox"/>								
Camps * (8) (35)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Campgrounds * (8)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Community Centers				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
For Farm Workers And Nonprofit Farm Community Organizations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Fields, athletic, without buildings, With Or Without Night Lighting (7, 19, 27)				<input type="checkbox"/>					
Without Night Lighting (18, 27)	<input type="checkbox"/>								
Geothermal Spas (7)	<input checked="" type="checkbox"/>								
Golf Courses And/Or Driving Ranges, Except Miniature Golf (15)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>						
Motocross/Off-Highway Vehicle Parks *(17)	<input checked="" type="checkbox"/>								

*There are specific regulations for this use; see Article 7.
 Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
Parks (6)	△	□	△	△	△	△	△	⊗	
With Buildings	□	⊗	□	□	□	□	□	⊗	
Periodic Outdoor Sporting Events (7)	□								
Recreational Vehicle Parks *	⊗		⊗	⊗					
Recreation Projects, County-Initiated (5)	■	■	■	■	■	■	■	■	
Caretaker Recreational Vehicle, Accessory * (5)	△	△	△	△	△	△	△	△	
Retreats, Without Sleeping Facilities * (8)	□		□	□					
With Sleeping Facilities (8)	⊗		□	□					
Shooting Ranges And Outdoor Gun Clubs (4)	■								
SIGNS PER ARTICLE 10 UNLESS EXEMPT FROM ZONING CLEARANCE PER SEC. 8110-3 (7)	△	△	△	△	△	△	△	△	△
SOIL AMENDMENT OPERATIONS (16)	□	□	□						
STORAGE OF BUILDING MATERIALS, TEMPORARY * (3)	△	△	△	△	△	△	△	△	△
TREES AND NATIVE VEGETATION: REMOVAL, RELOCATION OR PRUNING (7, 12)									
Protected Trees, And Vegetation In Overlay Zone*	Pursuant to Articles 7 and 9								
Other Trees And Vegetation	E	E	E	E	E	E	E	E	E
USES AND STRUCTURES, ACCESSORY (OTHER THAN TO AGRICULTURE, ANIMALS OR DWELLINGS)	△	△	△	△	△	△	△	△	□
Freestanding Light Fixtures <i>Per Sec. 8106-8.6</i>	○	○	○	○	○	○	○	○	○
Organics Processing Operations *(24)									
On-Site Composting Operations (not related to normal farming activities) *(24)									
Small-scale (up to 10 cubic yards on-site) * (24)	E	E	E	E	E	E	E	E	E
Medium-scale (over 10 cubic yards to 200 cubic yards on-site) * (24)	△	△	△	△	△			□	△
Large-scale (over 200 cubic yards on-site) * (24)	□	□	□	□				□	
Waste Handling, Waste Disposal and Recycling Facilities (24)									
Household/CESQG Hazardous Waste Collection Facilities And Hazardous Waste Collection, Treatment and Storage Facilities * (24)	⊗								
Recyclable Household/CESQG Hazardous Waste Collection Facilities * (24)	E								

*There are specific regulations for this use; see Article 7.
Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
Not meeting standards established by Section 8107-36.3.7 * (24)	<input type="checkbox"/>								
Soil And Geologic Testing For Water Wells Foundations, Septic Systems And Similar Construction (19)	E	E	E	E	E	E	E	E	E
Stockpiling Of Construction Related Debris and/or Fill Material for Non-agricultural Operations (28)									
Less Than 1,000 Cu. Yds. (28)	△		△	△					
1,000 Cu. Yds Or More (28)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>					
Swimming, Wading, And Ornamental Pools Less Than 18" Depth Capacity (19)	E	E	E	E	E	E	E	E	E
Patios, Paving And Decks Not More Than 30" Above Finished Grade, Per Art. 6 (18)	E	E	E	E	E	E	E	E	E
Play Structures, Outdoor Furniture And Similar Structures Exempt From Setback Requirements Of Art. 6 (18)	E	E	E	E	E	E	E	E	E
Open Storage Per Art. 7 *	E	E	E	E	E	E	E	E	E
Parking/Storage Of Large Vehicles (Per Requirements Of Sec. 8106-8.2.B) (16)	▲	▲	▲	▲	▲	▲	▲	▲	▲
To A Use Requiring A PD Permit Or CUP (2)	Pursuant to Article 11 Sec. 8111-6.1								
Dwelling, Caretaker									
VETERINARY HOSPITALS FOR LARGE ANIMALS *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES (24)									
Disposal Facilities, Hazardous Waste * (24)	■								
Disposal Facilities, Oilfield Waste * (24)	<input checked="" type="checkbox"/>								
Disposal Facilities, Solid Waste * (24)	■								
Recyclables Collection And Processing Facilities *(24)	<input checked="" type="checkbox"/>								
Recyclables Collection Centers * (24)	△		△	△	△	△	△	△	
Temporary Collection Activities *(24)	△	△	△	△	△	△	△	△	
Waste Collection And Processing Activities To Mitigate An Emergency *(24)	Pursuant to Sec. 8107-36.3.12								
Waste Processing Facilities And Transfer Stations * (24)	<input checked="" type="checkbox"/>								
WASTEWATER/SEWAGE TREATMENT FACILITIES									
Individual Sewage Disposal Systems	△	△	△	△	△	△	△	△	△
On-Site Wastewater Treatment Facilities (19)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Wastewater Treatment Facilities (19)	■	■	■	■				■	

*There are specific regulations for this use; see Article 7.
 Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1

	OS	AE	RA	RE	RO	R1	R2	RPD	TP
WATER PRODUCTION, STORAGE, TRANSMISSION, & DISTRIBUTION FACILITIES: (6)									
4 Or Fewer Domestic Service Connections (Privately Operated)	△	△	△	△	△	△	△	△	△
5 Or More Domestic Service Connections (Privately Operated)	□	□	□	□	□	□	□	□	□
For Agricultural Purposes (Privately Operated)	△	△	△						
Well Drilling For Use Only On Lot Of Well Location	E	E	E	E	E	E	E	E	E

**There are specific regulations for this use; see Article 7.
Italicized numbers refer to amendment history at end of use matrices.
Legend: see Section 8105-1.1*

C. 1996 GUIDELINES FOR ORDERLY DEVELOPMENT

Preface:

In a cooperative effort to guide future growth and development, the cities, County and Local Agency Formation Commission have participated in the creation of these "Guidelines for Orderly Development." The following guidelines are a continuation of the guidelines which were originally adopted in 1969, and maintain the theme that urban development should be located within incorporated cities whenever or wherever practical.

The intent of these guidelines is to clarify the relationship between the cities and the County with respect to urban planning, serve to facilitate a better understanding regarding development standards and fees, and identify the appropriate governmental agency responsible for making determinations on land use requests. These guidelines are a unique effort to encourage urban development to occur within cities, and to enhance the regional responsibility of County government.

These guidelines 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

General Policies:

1. 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.
2. The cities and the County should strive to produce general plans, ordinances and policies which will fulfill these guidelines.

Policies Within Spheres of Influence:

The following policies shall apply within City Spheres of Influence (Spheres of Influence are created by LAFCO, as required by State law, to identify the probable boundaries of cities and special districts, realizing that spheres may be amended from time to time as conditions warrant):

3. 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.
4. The City is primarily responsible for local land use planning and for providing municipal services.
5. Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
6. Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
7. Land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.
8. 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.

Policies Within Areas of Interest Where a City Exists:

The following policies apply within Areas of Interest where a City exists, but outside the City's Sphere of Influence (Areas of Interest are created by LAFCO to identify logical areas of common interest within which there will be no more than one City):

9. 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.
10. The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City.
11. Urban development should be allowed only within Existing Communities as designated on the County General Plan.

12. 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 Cities.

Policies Within Areas of Interest Where No Cities Exist:

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

Definitions for Implementing Guidelines for Orderly Development:

"Urban Development":

Development shall be considered urban if it meets any of the following criteria:

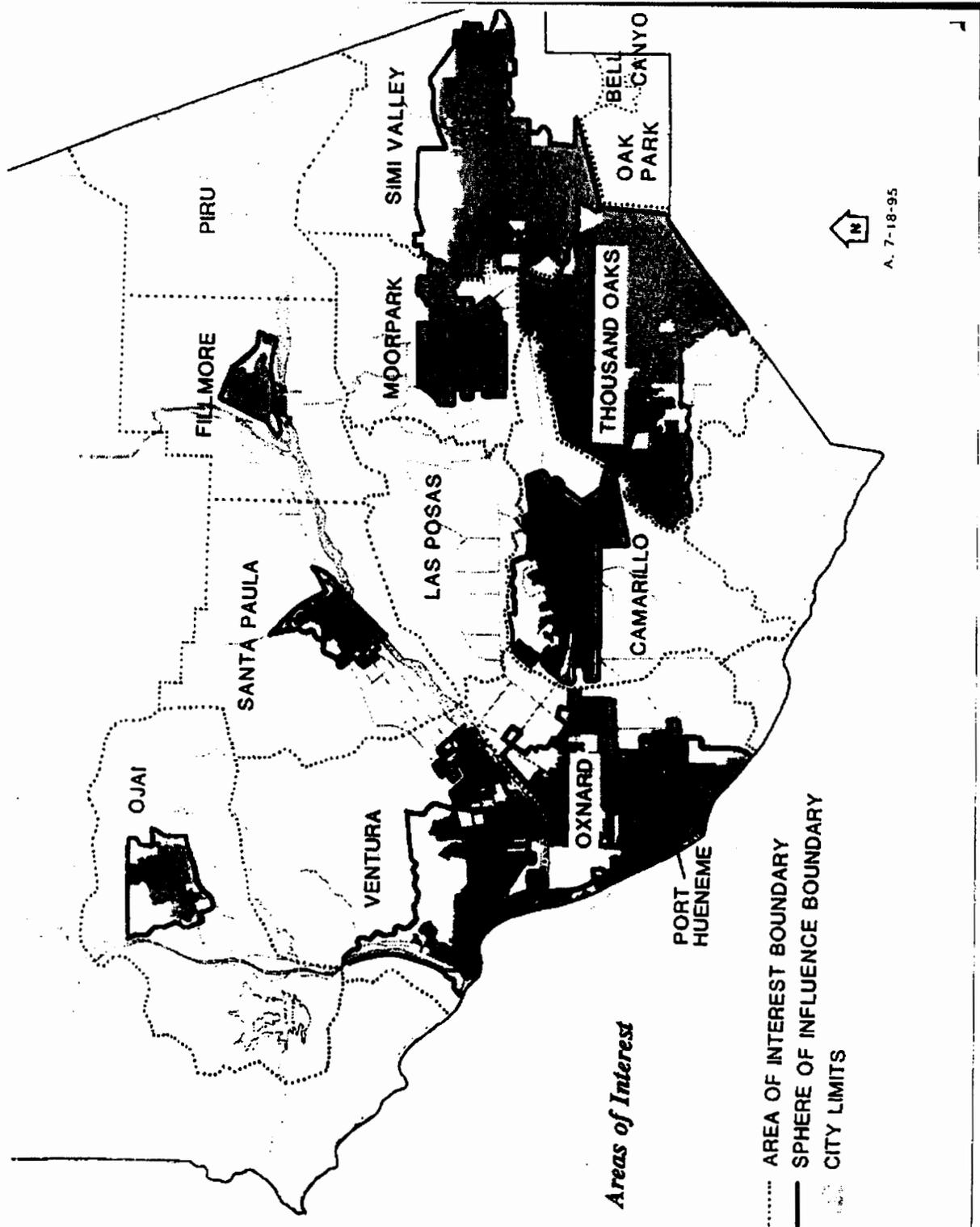
- o It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems;
- o It would result in the creation of residential lots less than two (2) acres in area; or
- o It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

"Existing Community":

Existing Community is a land use designation of the County General Plan which identifies existing urban residential, commercial, or industrial enclaves located outside Urban designated areas (i.e., cities or Unincorporated Urban Centers). An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban designated areas but do not qualify as Unincorporated Urban Centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.

"Unincorporated Urban Center":

Unincorporated Urban Center is a term of the County General Plan which refers to an existing or planned urban community which is located in an Area of Interest where no city exists. The Unincorporated Urban Center represents the focal center for community and planning activities within the Area of Interest, and may be a candidate for future incorporation.





SCHOOL DISTRICTS AND WATER DISTRICTS IN THE TIERRA REJADA GREENBELT

Note: Ronald Reagan Presidential Library and surrounding properties served by contract with Waterworks District No. 8

CC ATTACHMENT 5



Property Proposed for Inclusion in Simi Valley Sphere of Influence



STAFF REPORT

Meeting Date: April 18, 2007

Agenda Item 9

TO: LAFCO Commissioners

FROM: Everett Millais, Executive Officer *EM*

SUBJECT: Sphere of Influence Review and Update
 City of Camarillo
 City of Moorpark
 City of Simi Valley
 City of Thousand Oaks

RECOMMENDATIONS:

- A. Adopt the attached resolution making determinations and updating the sphere of influence for the City of Camarillo.
- B. Adopt the attached resolution making determinations and updating the sphere of influence for the City of Moorpark.
- C. Adopt the attached resolution making determinations and updating the sphere of influence for the City of Simi Valley.
- D. Adopt the attached resolution making determinations and updating the sphere of influence for the City of Thousand Oaks.

DISCUSSION:

For each city and special district LAFCO must determine and adopt a sphere of influence. A sphere of influence is defined as "... a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." (Government Code §56077) Notwithstanding this definition, LAFCOs are now required

COMMISSIONERS AND STAFF

COUNTY:
Linda Parks
Kathy Long
Alternate
Steve Bennett

CITY:
Don Waunch
John Zaragoza, Vice Chair
Alternate
Janice Parvin

SPECIAL DISTRICT:
Ted Grandsen
George Lange
Alternate
Bill Lotts

PUBLIC:
Kenneth M. Hess, Chair
Alternate
Louis Cunningham

EXECUTIVE OFFICER:
Everett Millais

DEPUTY EXEC OFFICER:
Kim Uhlich

OFFICE MGR/CLERK:
Debbie Schubert

LEGAL COUNSEL:
Leroy Smith

to "...review and update, as necessary, the adopted sphere not less than once every five years." (CA Government Code §56425(f))

In order to prepare and update spheres of influence LAFCO must first conduct municipal service reviews (MSR or MSRs). On March 21, LAFCO accepted the municipal service review for nine cities in Ventura County, including the cities of Camarillo, Moorpark, Simi Valley and Thousand Oaks. The recommendations now being made relate to the mandate to, as necessary, review and update the spheres of influence for the cities of Camarillo, Moorpark, Simi Valley and Thousand Oaks.

The recommendations relating to sphere of influence updates for the cities are based on the following five considerations:

1. The spheres of influence for the cities in the County have not been comprehensively reviewed in over 20 years. When sphere of influence maps were originally prepared large scale base maps were used and the sphere lines were often drawn with felt-tip markers. In other words the mapping of sphere of influence lines was not precise. When the original mapping occurred spheres of influence were not intended to be used for definitive land use regulations such as what has subsequently occurred with SOAR and related ordinances.

In 2002, as LAFCO embarked on the MSR and sphere update process, all of the sphere maps were transferred to geographic information system (GIS) data that enables precise mapping. As this occurred a number of minor discrepancies between city boundary lines, assessor parcel lines and spheres of influence have been found and are now proposed to be corrected. Further, however, there are areas where spheres do not match city boundaries or parcel lines and were approximated based on natural features such as ridge lines, flood plains, etc. These mapping inaccuracies have been further compounded as the various SOAR ordinances generally reference the poorly mapped spheres of influence. As a result, CURB lines for those cities with CURBs, including the cities of Camarillo, Moorpark, Simi Valley and Thousand Oaks, are often poorly defined and mapped. Whenever practical an attempt has been made to utilize GIS to refine and correct obvious mapping errors and to minimize the instances where sphere lines are not defined. There are still instances, however, where the sphere of influence does not follow city boundaries and/or parcel lines. Precisely mapping these areas will depend on future assessment mapping, usually based on survey work necessary for land divisions and subdivisions. The mapping and decisions about SOAR areas and/or CURB boundaries are the responsibility of the individual cities.

2. The Ventura LAFCO has adopted a number of policies relating to sphere of influence. These policies are contained in the Commissioner's Handbook and are

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reiterated in Attachment 1. In particular, there was focus on the polices relating to having sphere of influence lines coincide with city boundaries, lines of assessment (parcel lines), SOAR and CURB areas, and defined natural features if they can be precisely mapped.

3. As a part of the sphere of influence update process, if a City is currently providing basic services outside the existing sphere of influence the recommendations include adding these areas into the sphere as much as feasible given other constraints. Since 1994 cities and special districts may not provide services outside their boundaries, unless the area served is within their sphere of influence. The ability to provide services outside the sphere of influence is now extremely limited and, as a result, spheres of influence have even more meaning relating to service provision. Prior to 1994, however, many cities extended infrastructure and agreed to serve areas without regard to their sphere of influence. In some cases services were extended after 1994 due to ignorance of the law, but cannot now be disconnected.
4. Sphere of influence updates are considered as "projects" under CEQA and LAFCO is the lead agency for these projects. For the sphere update process, if sphere of influence changes could be determined to be generally or categorically exempt, or if a simple negative declaration could be prepared without any detailed environmental analysis, the change is being recommended. However, in instances where sphere of influence changes would require detailed or substantial analysis to comply with CEQA, possibly including mitigated negative declarations or EIRs, then such changes are not being recommended. In such instances it is more proper, including both the cost and usefulness of the analysis, to allow a city to be the CEQA lead agency for major sphere changes in conjunction with future sphere amendment and annexation applications that also include land use entitlements (e.g. pre-zoning).
5. LAFCO staff met with the staff of each city to review the existing sphere of influence, discuss changes and solicit input. The four points noted above were the basis for all changes discussed, but in some instances some of these points conflicted. For example, if aligning the sphere with a city's CURB would trigger substantial environmental analysis by LAFCO, such a change is not being recommended. Based on these reviews, LAFCO staff believes each of the four cities are in concurrence with the recommendations now being made.

Sphere of influence updates must occur at noticed public hearings. Accordingly, proper notice has been made as required by law. In addition, the Commission must by law consider and prepare a written statement of its determinations with respect to four factors. Each of these factors and further details applicable to each city are discussed in the following sections.

City of Simi Valley

The City of Simi Valley sphere of influence generally follows the existing City boundary, but also includes some areas outside the current City boundary that are included in the City's General Plan. For some of these areas the sphere of influence does not follow property or parcel lines. Compounding some of these discrepancies is the fact that the City's CURB, established well after the existing sphere of influence, does not always follow either the existing City boundary or the existing sphere of influence. The City's CURB also meanders across property and parcel lines. In areas where the existing sphere of influence and/or the CURB do not follow property or parcel lines detailed survey work will be required in order to precisely map both the sphere of influence and the CURB. Due to the need for detailed survey work, the sizes of many of the affected parcels, and the City's desire to not reduce its sphere so that it is in a better position to comment on any development proposals filed with the County, no sphere of influence changes are being recommended to correct what will continue to be mapping issues affecting several large properties. At such time as development may be proposed for the affected properties, the City will be the lead agency and detailed survey work will be required, possibly including actions by both the City and the County to allow for the subdivision of land. As this occurs, and via sphere of influence amendment applications by the City, the sphere of influence can be precisely mapped and corrected by LAFCO.

As a part of the sphere of influence update for the City of Simi Valley, the Reagan Library property and seven adjoining properties are being recommended to be included in the sphere. The reason is that the City is currently providing services to the Library and to the adjoining developed parcels and is the only potential service provider for the three parcels that are undeveloped (two of which have road access and graded pads for homes). The City provides sewer service to this area directly, provides water service via Waterworks District No. 8, a dependent district governed by the City of Simi Valley City Council, and, via agreement with the County, provides police services for events at the Library. In addition, Presidential Drive, the sole access to the Library and the six adjoining residential lots, is maintained by the City, even though it is partially outside the City boundary. Detailed information about each parcel affected is shown in the following table:

Parcel No.	Owner	Size (acres)	Use
500-0-400-355	Ca Coastal Financial Funding	67.889	Open space (undeveloped)
500-0-400-365	The Ronald Reagan Presidential Foundation	99.980	Presidential Library
500-0-400-575	Ahmad & Kristine J Ibrahim	10.00	Single family residence
500-0-400-565	Catherine M. Clermont	10.55	Single family residence
500-0-400-555	Presidential Estates Venture LLC	10.00	Undeveloped (graded pad)
500-0-400-545	Satya N. & Suchitra Sahu Trust	10.00	Single family residence
500-0-400-535	Curtis Zubrin Trust	10.00	Undeveloped (graded pad)
500-0-400-525	Karen S. Flannery Trust	10.55	Single family residence

While these properties should be in the City's sphere of influence due to where and how services are provided, and while the City may ultimately want to annex the Library and the adjoining parcels, it should be noted that this entire area is also in the Tierra Rejada Greenbelt. This Greenbelt is a result of a joint resolution adopted in 1984 by the County of Ventura and the cities of Simi Valley, Moorpark and Thousand Oaks (Attachment 2). The Greenbelt resolution was predicated on the fact that the area in the Greenbelt was all outside the sphere of influence of any city and was difficult to serve with water, sewer and other municipal services. Even though LAFCO was not a formal party to the Greenbelt Agreement the resolution specifies that areas within Waterworks District No. 8 (a dependent district of the County in 1984) that might be served should result in a change in the sphere of influence for the City of Simi Valley, provided the area is also covered in the City of Simi Valley's General Plan.

Clearly, circumstances have changed since 1984. The development of the Reagan Library and the adjoining lots and the extension of services by Waterworks District No.

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8, now controlled by the City of Simi Valley, and the provision of other services by the City, are cause for changing the sphere of influence and for a future revision of the Greenbelt Agreement. This is further bolstered by the fact that this area is now also included in the City of Simi Valley General Plan, with all the parcels designated "Open Space."

An action by LAFCO to include this area in the City's sphere of influence will not change any of the services now provided or the zoning. The area will remain subject to the County's General Plan and zoning until annexation may occur. However, the sphere update should trigger a review and amendment of the Greenbelt Agreement by all parties, as originally contemplated, and should lead to the annexation of the area into the City of Simi Valley. It should be noted, though, that current LAFCO policies require the Greenbelt Agreement be amended first before the annexation of any area in a Greenbelt.

In addition to including the Reagan Library area in the City's sphere, the update also includes a number of minor mapping changes to align the sphere with the City boundary and/or parcel lines wherever it was apparent they were intended to match.

For California Environmental Quality Act (CEQA) purposes, the City of Simi Valley's sphere of influence update is exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines. This is the "general rule" exemption, meaning that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The recommended sphere of influence accounts for areas already being served by the City, but is otherwise basically the same as the existing sphere of influence. The area being added to the sphere is designated open space in the County General Plan and is also designated open space in the City's General Plan, and the City's General Plan for open space is more restrictive than the County's. Thus, no land use changes will result from this update. The sphere update should result in a revision to the Tierra Rejada Greenbelt Agreement, this Agreement is solely a statement of local policy that does not control land use, and provides for a sphere of influence change based on a change to services and the City's General Plan.

Pursuant to Government Code Section 56425(e) it is recommended that the Commission consider and adopt written statements of its determinations with respect to each of the following:

- (1) *The present and planned land uses in the area, including agricultural and open-space lands.* – The sphere of influence update for the City of Simi Valley accounts for areas already being served by the City, but is otherwise basically the same as the existing sphere of influence. The area being added to the sphere is designated open space in the County General Plan and is also designated open space in the City's General Plan, and the City's General

Plan for open space is more restrictive than the County's. Thus, no land use changes will result from this update.

- (2) *The present and probable need for public facilities and services in the area.* – To the extent that two of the residential lots in the area to being added to the sphere of influence do not now have connections to facilities controlled by the City, such service connections will be required prior to development. No other changes in public facilities or services provided by the City will result from this sphere of influence update.
- (3) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* – The sphere of influence update will not affect the present capacity of public facilities or the adequacy of the services provided by the City of Simi Valley.
- (4) *The existence of any social or economic community of interest in the area if the commission determines that they are relevant to the agency.* - The sphere of influence update will not affect the social or economic community of interest in the area.



City of Moorpark

COMMUNITY DEVELOPMENT DEPARTMENT: PLANNING – BUILDING AND SAFETY – CODE COMPLIANCE

799 Moorpark Avenue, Moorpark, California 93021 (805) 517-6200 fax (805) 532-2540

April 17, 2007

Mr. Everett Millais, Executive Officer
Ventura County LAFCo
800 S. Victoria Avenue
Ventura, CA 93009-1850

**Re: April 18, 2007 Agenda Item 9C
City of Simi Valley Sphere of Influence Update**

Dear Everett,

On behalf of the City of Moorpark, I am requesting that the Commission not amend the Sphere of Influence for the City of Simi Valley at this time to include the Ronald Reagan Presidential Library and adjacent properties. These properties are restricted from annexation by the Tierra Rejada Greenbelt Agreement, adopted by the Cities of Moorpark, Simi Valley, Thousand Oaks, and the County of Ventura. Inclusion in the Sphere of Influence is the first step toward annexation.

The City of Moorpark is concerned about the process whereby the Sphere of Influence amendment is being considered prior to a successful amendment of the Greenbelt Agreement. We request that any change to the Sphere of Influence involving land within the Tierra Rejada Greenbelt not be approved unless the Greenbelt Agreement is first amended to address such property. Please let me know if you have any questions on this matter.

Sincerely,


Barry K. Hogan
Community Development Director

C: Honorable City Council
Honorable Planning Commission
Steven Kueny, City Manager
File
Chron

CC ATTACHMENT 8

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PATRICK HUNTER
Mayor

KEITH F. MILLHOUSE
Mayor Pro Tem

ROSEANN MIKOS
Councilmember

MARK VAN DAM
Councilmember

JANICE PARVIN
Councilmember