

Planning Commission Hearing  
May 2, 2024 | PL23-0033  
Exhibit 3

## Legislative Version of the Proposed Amendments to the General Plan, Land Use and Community Character Element

**Staff Explanation:** *This document contains proposed revisions to Section 2.5, “Environmental Justice,” of the Land Use and Community Character Element (Chapter 2) of the Ventura County General Plan. Revisions include minor revisions to the existing text in Section 2.5, amendment of Figure 2-6, and addition of Figures 2-6a, 2-6b, and 2-6c to include additional designated disadvantaged communities as identified by the Board of Supervisors on December 5, 2023.*

*Legislative Format:*

*All draft text is shown in “legislative format” as follows:*

- *Existing General Plan text that will be retained is shown as plain black text (not underlined).*
- *Staff explanations for proposed changes are shown in black italicized text and will not be included in the final, clean format.*
- *Text that is being proposed is shown as blue underlined text.*
- *Existing text that is proposed for deletion is shown as ~~strikerthrough~~ across the word/sentence.*
- *Figures proposed for deletion are shown with a bold ~~red~~ strikethrough line across the figure.*
- *Figures proposed to be added are shown with blue underlined figure titles.*

<p>County of Ventura Planning Commission Hearing Case No. PL23-0033 Exhibit 3 - Legislative Version of the Proposed Amendments to the General Plan, Land Use and Community Character</p>
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**[Staff Explanation:** Due to the narrow geographic scale of the additional DDCs identified by the Board, Figures 2-6a, 2-6b, and 2-6c are proposed to be added to better depict the boundaries of those additional DDCs. Page numbers may be inaccurate due to the nature of the proposed amendments. Refer to page numbers in the clean format.]

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The Land Use and Community Character Element includes a series of diagrams (i.e., maps) to depict areas described in this element. These are as follows:

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*[Staff Explanation: Due to the narrow geographic scale of the additional DDCs identified by the Board, Figures 2-6a, 2-6b, and 2-6c are proposed to be added to better depict the boundaries of those additional DDCs. Page numbers may be inaccurate due to the nature of the proposed amendments. Refer to page numbers in the clean format.]*

## 2.1 Growth Management

One of Ventura County’s distinguishing characteristics is its open space and scenic character. The County is dedicated to directing urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. The County has a direct role in maintaining agricultural, rural, and open space areas and shaping the character of urban development. At the same time, the County seeks to support and encourage the cities in their land use planning efforts to ensure that a quality living environment is provided for all existing and future county residents. The County has adopted several regulatory measures to guide growth and development in the county, which are described below, as well as in Chapter 8, Agriculture Element. An overview of the annexation history and development trends in Ventura County is located in Section 3.3, “Annexation and Development Trends,” of the Background Report.

### Guidelines for Orderly Development

Ventura County’s Guidelines for Orderly Development (Guidelines) are a set of policies that have been adopted by the County, all incorporated cities in the county, and the Ventura Local Agency Formation Commission (LAFCO). The Guidelines intend to: (1) clarify the relationship between the cities and the County with respect to urban planning; (2) facilitate a better understanding regarding development standards and fees; and (3) identify the appropriate governmental agency responsible for making determinations on land use change requests. The Guidelines represent a unique, collaborative commitment to encourage urban development within cities whenever and wherever practical; enhance the regional responsibility of County government; and facilitate orderly planning and development in Ventura County.

The Guidelines were developed into their current form through the key milestones listed below:

- **1967:** Several cities and the County began adopting greenbelt agreements.
- **1969:** The Guidelines were adopted by the Ventura County Board of Supervisors and LAFCO as a set of policies related to growth and delivery of urban services.

## 2. Land Use and Community Character Element

### LU-16.9 Building Orientation and Landscaping

CAP

The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR)

### LU-16.10 Visual Access for Rural Development

The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR)

### LU-16.11 Parks and Recreational Facilities

EJ HC

The County shall support the development of parks and recreation facilities and encourage these uses to locate within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)

## 2.5 Environmental Justice

Pursuant to Senate Bill (SB) 1000 (2016), general plans adopted after January 1, 2018, must include an environmental justice element or include goals, policies, and objectives in other element(s) of the general plan addressing health risks within “designated disadvantaged communities.” Designated disadvantaged communities are identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or are low-income areas that are disproportionately affected by pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Household incomes for “low-income areas” are at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development’s list of state income limits adopted pursuant to Section 50093 of the Health and Safety Code. Designated disadvantaged communities in Ventura County are shown on Figure 2-6.

SB 244 (2011) requires cities, counties, and local agency formation commissions (LAFCO) to identify disadvantaged unincorporated communities and provide an analysis of water, wastewater, stormwater, drainage, and structural fire protection needs or deficiencies. SB 244 defines a “disadvantaged unincorporated community” as a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

For the Ventura County 2040 General Plan, environmental justice is addressed as a cross-cutting topic, with goals and policies incorporated throughout the General Plan as it relates to each element.

Ventura County has established a Guiding Principle on environmental justice issues. As stated in Chapter 1, Ventura County is “Commit[ted] to the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies, protect disadvantaged communities from a disproportionate burden posed by toxic exposure and risk, and continue to promote civil engagement in the public decision-making process.”

There are two major components of environmental justice. One is meaningful involvement in the decision-making process, and the second is the actual planning, siting, development, and operations of public facilities and infrastructure. An overview of environmental justice [and](#) disadvantaged ~~unincorporated~~ communities in the county is located in Section 3.11, “Environmental Justice and Disadvantaged Communities,” [and](#) [Section 4.4, “Active and Healthy Living.”](#) of the Background Report.

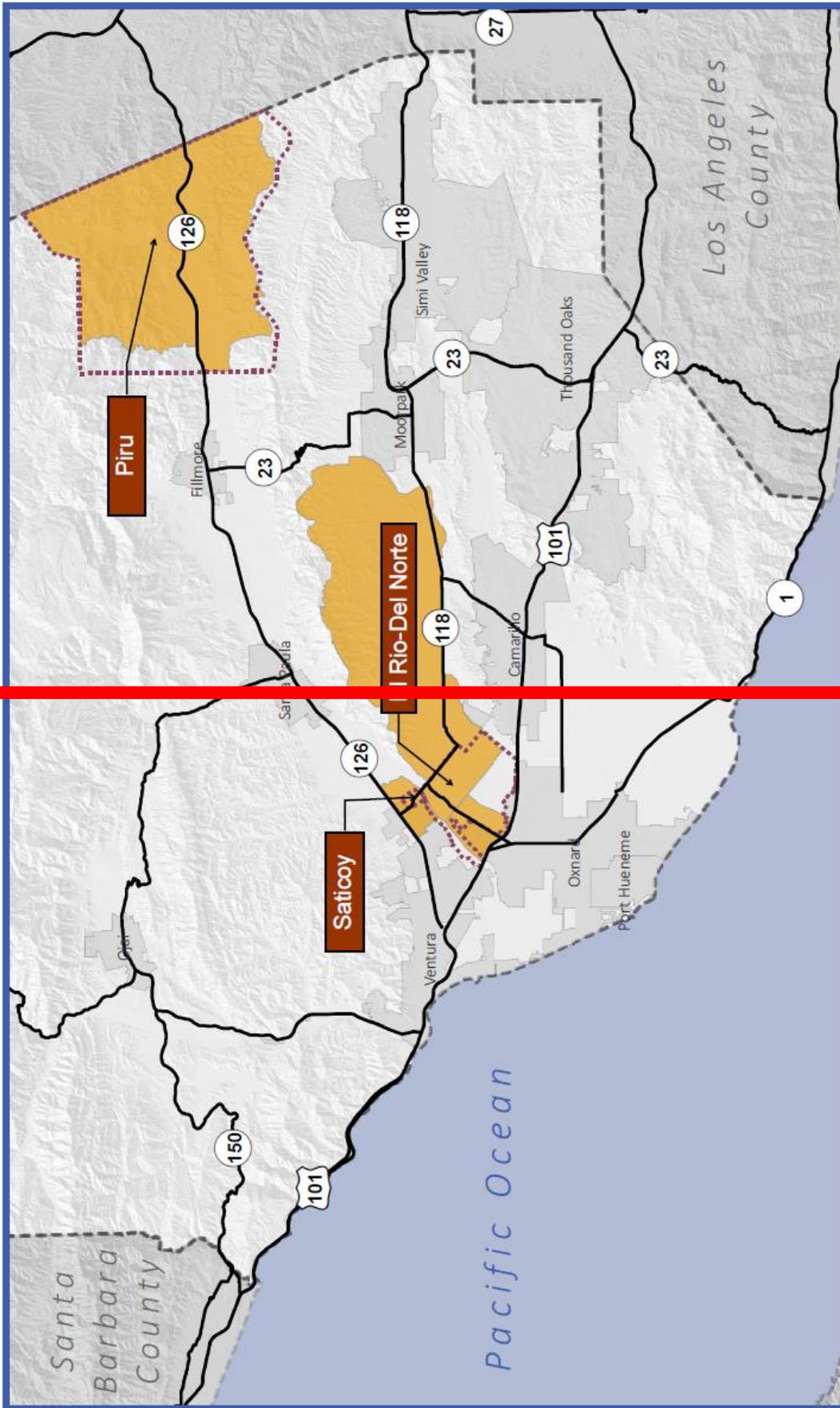
**[Staff Explanation:** Section 2.5 briefly discusses SB 1000 and DDCs but lacks a reference to supporting information. Thus, the proposed minor text revisions are made to clarify and include a reference to

*Section 4.4, “Active and Healthy Living” in the General Plan Background Report, which includes detailed discussions on DDCs identified pursuant to SB 1000.*

*Currently, Figure 2-6 depicts a map of existing DDCs in unincorporated Ventura County, but the map legend does not clearly distinguish the boundaries of the existing DDCs from census tracts identified as disadvantaged in CalEnviroScreen. The proposed amendment to Figure 2-6 clearly identifies the boundaries of the existing DDCs, removes census tract boundaries, as well as includes the additional DDCs as identified by the Board on December 5, 2023. Removing census tract boundaries from Figure 2-6 provides a better focus on the figure’s intended purpose of depicting DDCs.*

*Due to the narrow geographic scale of the additional DDCs identified by the Board, Figures 2-6a, 2-6b, and 2-6c are proposed to be added to better depict the boundaries of those additional DDCs.]*

## 2. Land Use and Community Character Element



**Figure 2-6**

### Designated Disadvantaged Communities

Map Date: September 09, 2020

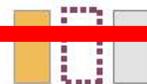
Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.

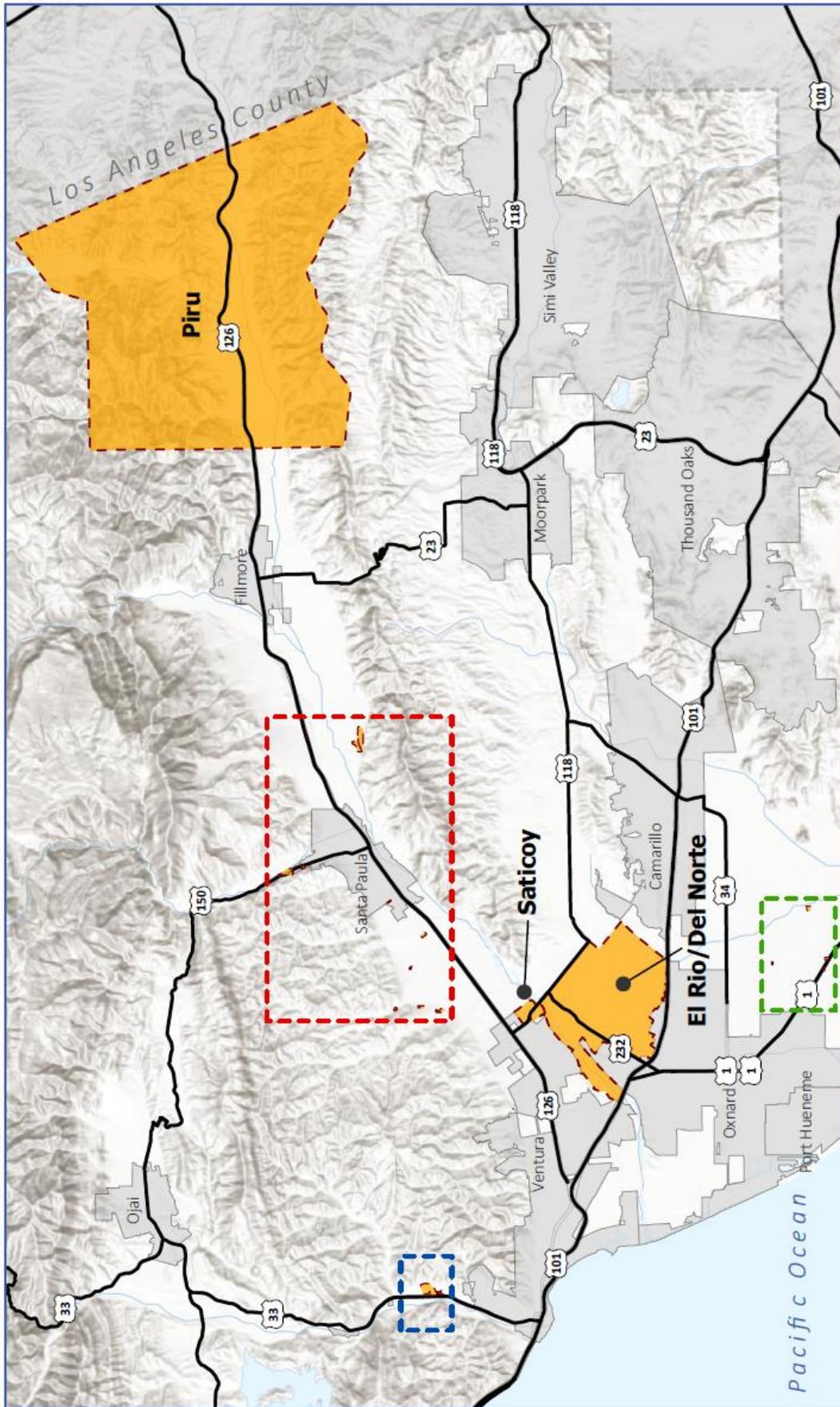


Senate Bill 1000 (2016) (Source: 2010 Decennial Census, US Census Bureau)

Unincorporated areas within Senate Bill 1000 Eligible Census Tracts

Cities





**Figure 2-6:**

**Designated Disadvantaged Communities**

Map Date: January 10, 2024

Source: Ventura County, 2020 and 2024; CalEnviroScreen 3.0 and 4.0



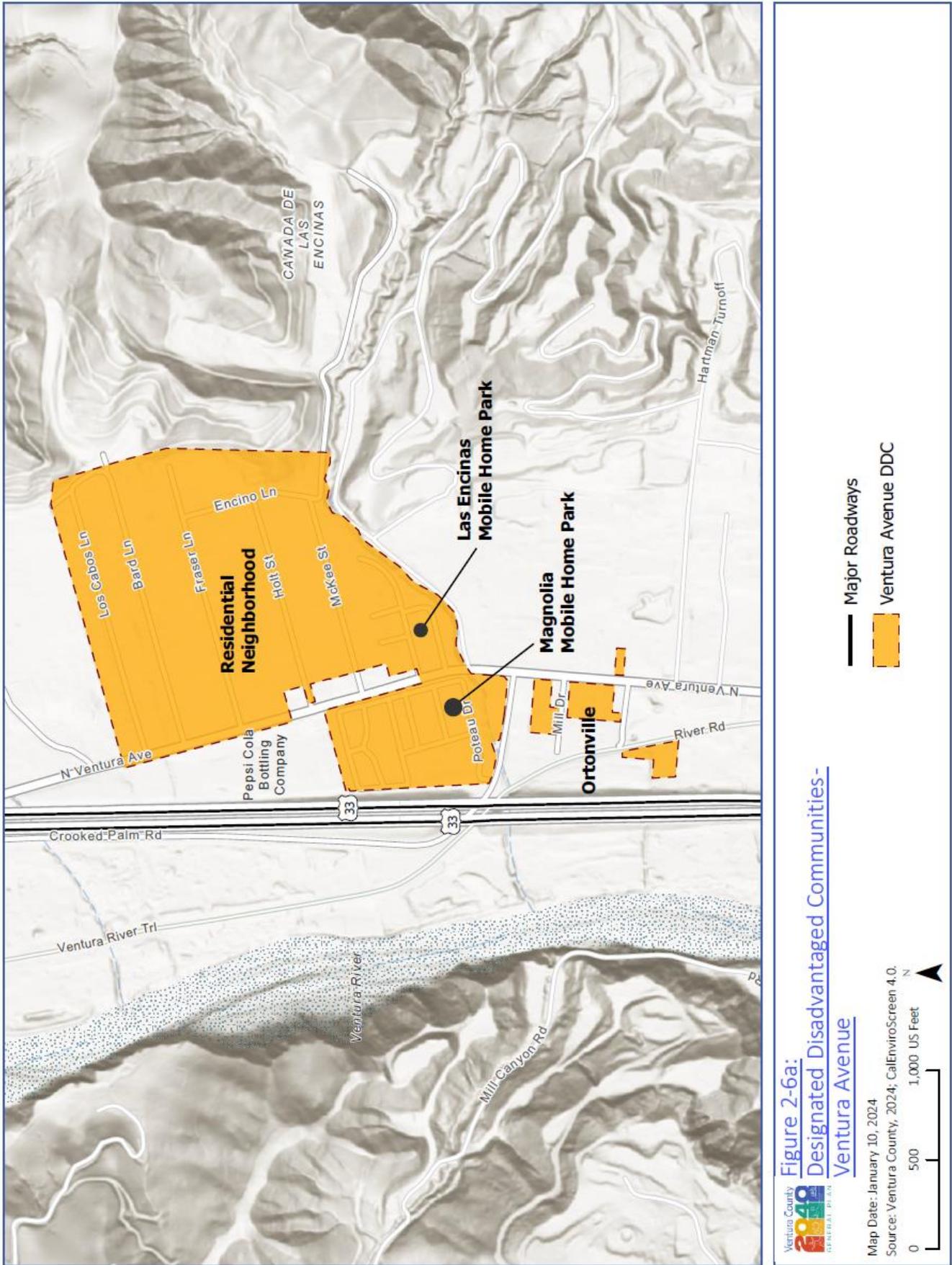
8 Miles

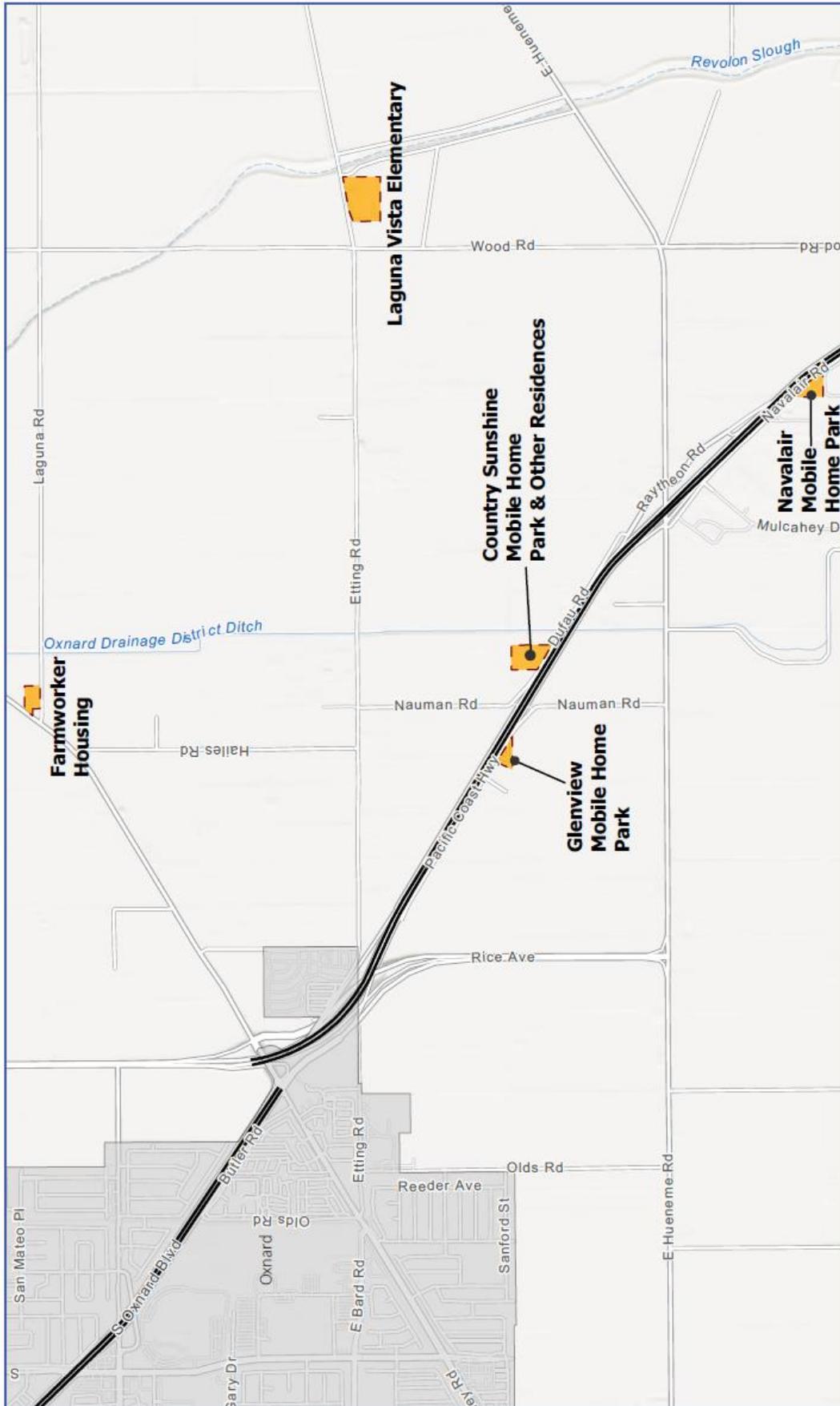


-  Ventura Avenue (See Figure 2-6a)
-  Oxnard Plain (See Figure 2-6b)
-  Santa Paula Unincorporated (See Figure 2-6c)

-  Major Roadways
-  Cities
-  Designated Disadvantaged Communities

## 2. Land Use and Community Character Element

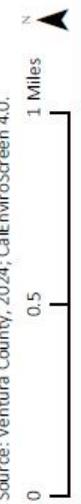




**Figure 2-6b:**  
Designated Disadvantaged Communities -  
Oxnard Plain

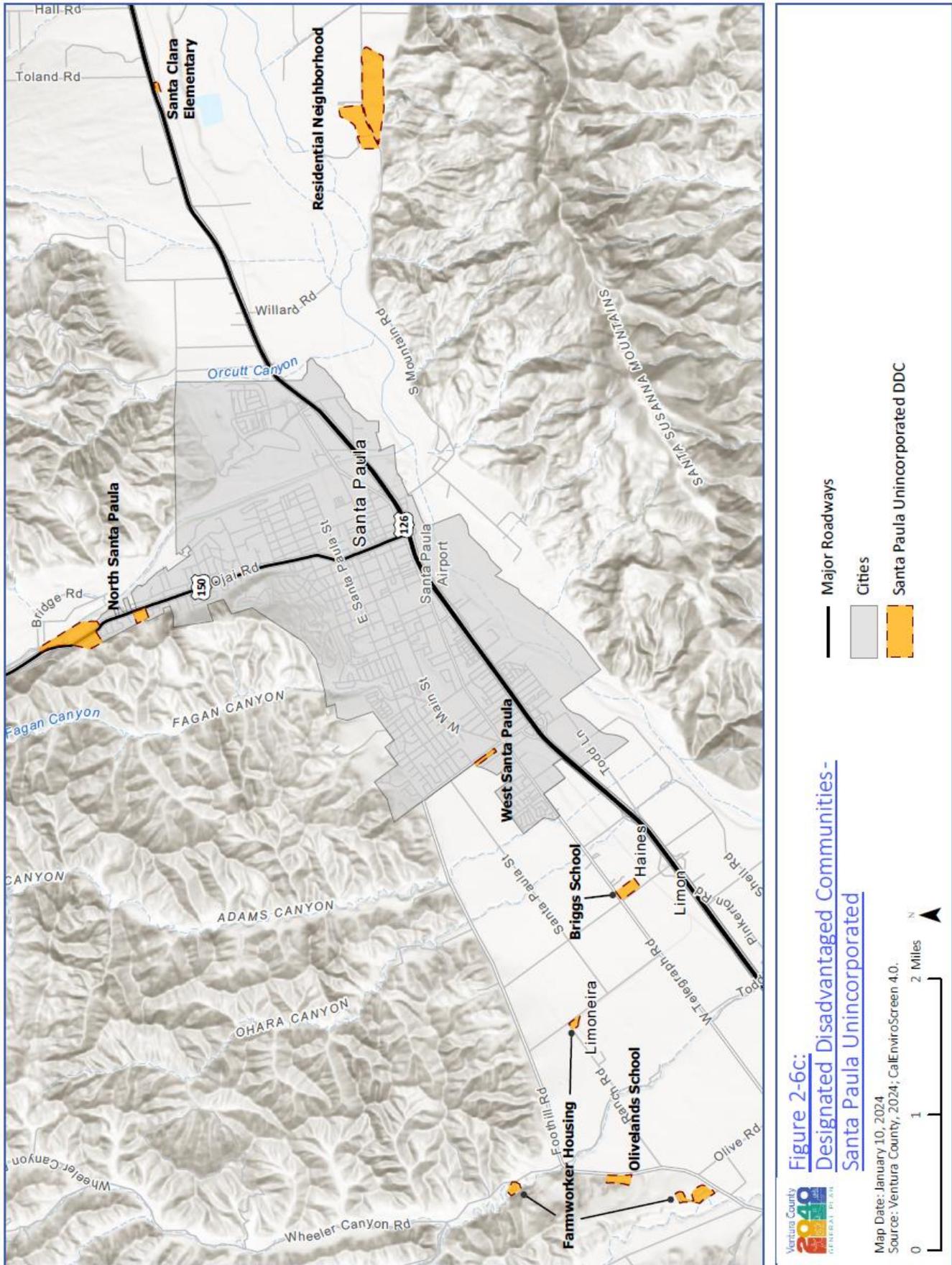


Map Date: January 10, 2024  
 Source: Ventura County, 2024; CalEnviroScreen 4.0.



- Major Roadways
- Cities
- Oxnard Plain DDC

## 2. Land Use and Community Character Element



**Figure 2-6c:**  
 Designated Disadvantaged Communities -  
 Santa Paula Unincorporated