



COUNTY OF VENTURA

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October 29, 2024

Board of Supervisors
County of Ventura
800 South Victoria Ave
Ventura, CA 93009

Subject: Recommendation of Supervisor Parvin To Direct the Resource Management Agency – Planning Division to set for study, hearing, and recommendation, within a reasonable time, an Amendment To The Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8107-6.4.2 – Wholesale Nurseries for Propagation to add the sale of inorganic mineral materials such as rocks, gravel, or decomposed granite and have the percentage of inventory apply only to non-agricultural items.

Dear Board Members,

Recommendation

It is recommended that our Board direct the Resource Management Agency – Planning Division to set for study, hearing, and recommendation, within a reasonable time, an Amendment To The Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8107-6.4.2 – Wholesale Nurseries for Propagation to add the sale of inorganic mineral materials such as rocks, gravel, or decomposed granite and have the percentage of inventory apply only to non-agricultural items.

Discussion

Ventura County's nurseries have long supported the preservation of its prime agricultural land. In response to drought and reduced water allocations, the County has implemented regulations to conserve water by limiting usage and encouraging drought-tolerant landscapes. Local water providers further promote these landscapes through incentives for transitioning to native vegetation and permeable surfaces, fostering sustainable practices to address water scarcity.

I am requesting an update to the NCZO to further achieve countywide water conservation, such as General Plan Water Resources Element Goal: WR-3, to *promote efficient use of water resources through water conservation, protection, and restoration*. Amendments to NCZO Ordinance 8107-6.4.2. would accomplish this goal. Currently Ordinance 8107-6.4.2 states the following:

Sec. 8107-6.4.2

The range of accessory and non-agricultural items that may be sold at the site pursuant to Sec. 8105-4 shall not exceed 20% of the inventory, based on the square footage of the sale and display area and shall be limited to any combination of the following:

a. Items that are used to help propagate and grow plants, such as seeds, compost, manure, mulch, and soil amendments, or;

b. Non-agricultural items which are customarily accessory to the agricultural commodities sold and serve to advance the sale of agricultural products, and/or educate the public about the agricultural industry in general, or the sale of products from the facility in particular. Such items shall be limited to such things as garden implements, pots, garden furniture, irrigation supplies, garden books, and the like.

In the current ordinance the amount and the type of items our nurseries are allowed to sell is very limited. I am requesting an amendment to this ordinance to add the sale of inorganic mineral materials such as rocks, gravel, or decomposed granite and change the 20% limit to be applied only to the non-agriculture items. The recommended addition to ordinance would read as follows:

Sec. 8107-6.4.2

The range of accessory (subsection a) is allowed and non-agricultural items (subsection b) that may be sold at the site pursuant to Sec. 8105-4 shall not exceed 20% of the inventory, based on the square footage of the sale and display area.

a. Items that are used to help propagate and grow plants, such as seeds, compost, manure, much, bark, soil amendments, and inorganic mineral materials such as rocks, gravel, or decomposed granite or;

b. Non-agricultural items which are customarily accessory to the agricultural commodities sold and serve to advance the sale of agricultural products, and/or educate the public about the agricultural industry in general, or the sale of products from the facility in

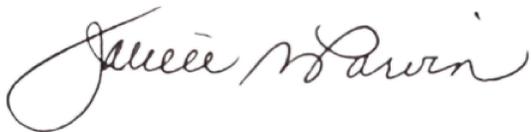
particular. Such items shall be limited to such things as, garden implements, pots, garden furniture, irrigation supplies, garden books, and the like.

As a County, we must continue to support local businesses, especially those promoting water-saving landscapes. By streamlining the process for selling products that encourage drought-tolerant landscaping, we can demonstrate our ongoing commitment to these businesses.

It is recommended the Board direct the Planning Division to set for study, hearing, and recommendation, within a reasonable time, an amendment to The Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8107-6.4.2 – Wholesale Nurseries for Propagation to allow the sale of inorganic mineral materials such as rocks, gravel, or decomposed granite. If the Planning Director determines any technical studies, including environmental review be necessary, appropriations for these studies should be included in the upcoming RMA Planning Division proposed Fiscal Year 2025-26 Budget.

This letter has been reviewed by the County Executive office, County Counsel and the Resource Management Agency – Planning Division. Please contact me with any questions (805) 955-2300.

Sincerely,

A handwritten signature in cursive script that reads "Janice Parvin". The signature is written in black ink and is positioned above the printed name and title.

Janice Parvin
Supervisor, District 4
County of Ventura