

**Amendments to the General Plan Land Use and
Community Character Element and the General
Plan Background Report to Include Additional
Designated Disadvantaged Communities**

Item No. 126



Resource Management Agency, Planning Division
Jessica Nguyen, Senior Planner
Shelley Sussman, Planning Manager

Presentation Overview



1. Project Background
2. Proposed Amendments
3. Public Engagement
4. Findings and Consistency Analysis
5. Recommended Actions



N. Ventura Ave., Ortonville, proposed Ventura Avenue DDC



West Santa Paula, across a citrus packaging plant,
proposed Santa Paula Unincorporated DDC

Project Background

Ventura County General Plan



Designated Disadvantaged Communities (DDCs)

- Areas that experience environmental pollution and related health issues more than all other communities in the state.
- Low-income areas (median household incomes at or below 80% of the statewide median income).

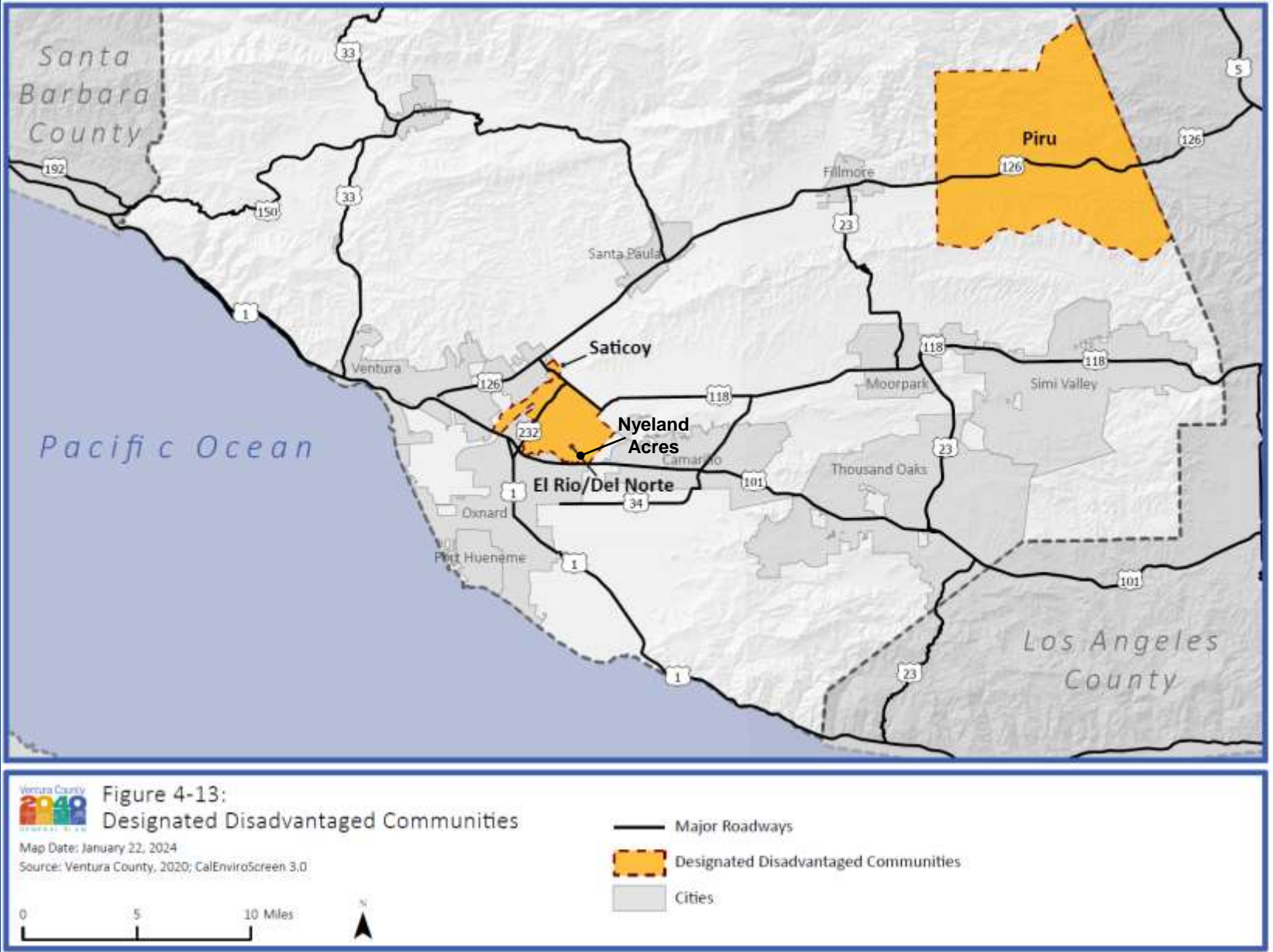
Implementation Program LU-Q

- Research unincorporated Oxnard and Ventura areas for additional disadvantaged communities. If any are disadvantaged, consider updating the General Plan to designate such communities as disadvantaged.

Background Report

- Includes supporting technical information and baseline conditions for the General Plan.

Existing Designated Disadvantaged Communities



Study on Additional Disadvantaged Communities



- Explored options to identify additional disadvantaged communities in unincorporated areas of Ventura, Santa Paula, and Oxnard.
- Considered county and state technical data and US Census Bureau data.
- Community engagement in March 2023.



Public Hearing Timeline



Planning Commission October 5, 2023

- Recommended Option 3, with a modification to include the farmworker housing at Limoneira Company HQ on Cummings Road.
- Recommended further consideration for buffer areas to be evaluated as a potential future tool to implement General Plan goals, policies, and programs applicable to DDCs.

October 10, 2023

- Local resident within Ortonville neighborhood in Ventura Study Area requested that homes in Ortonville be included under Option 3.
- Staff included homes in Ortonville and farmworker housing at Limoneira Company HQ in an Amended Option 3.

Board of Supervisors December 5, 2023

- Board direction:
 - Supports Amended Option 3
 - Exclude Valley Vista neighborhood
 - Designate farmworker units, not entire parcel

Ventura Avenue DDC:Amended Option 3

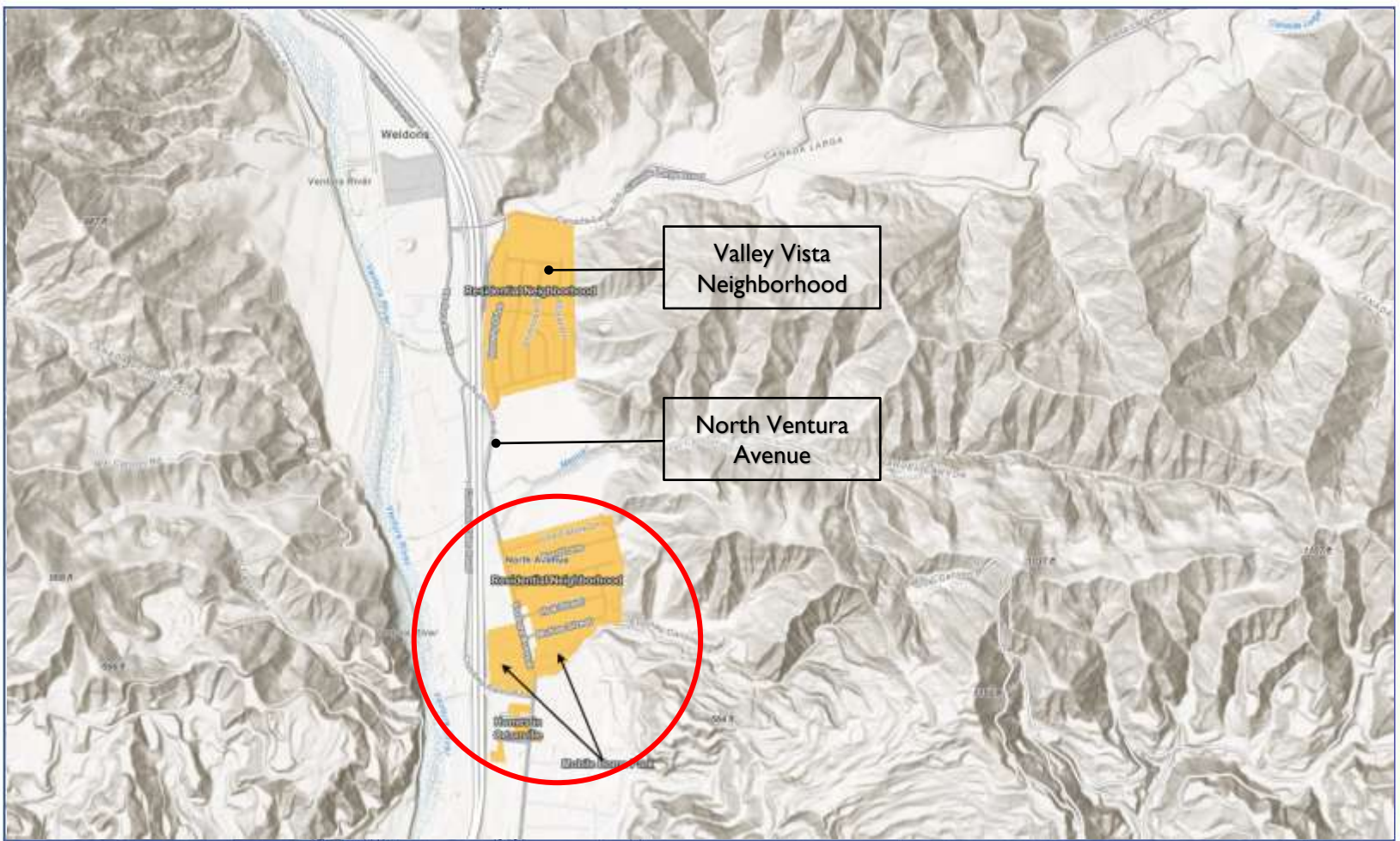


Figure 2-6a:
Designated Disadvantaged Communities-
Ventura Avenue

Ventura County
2049
GENERAL PLAN

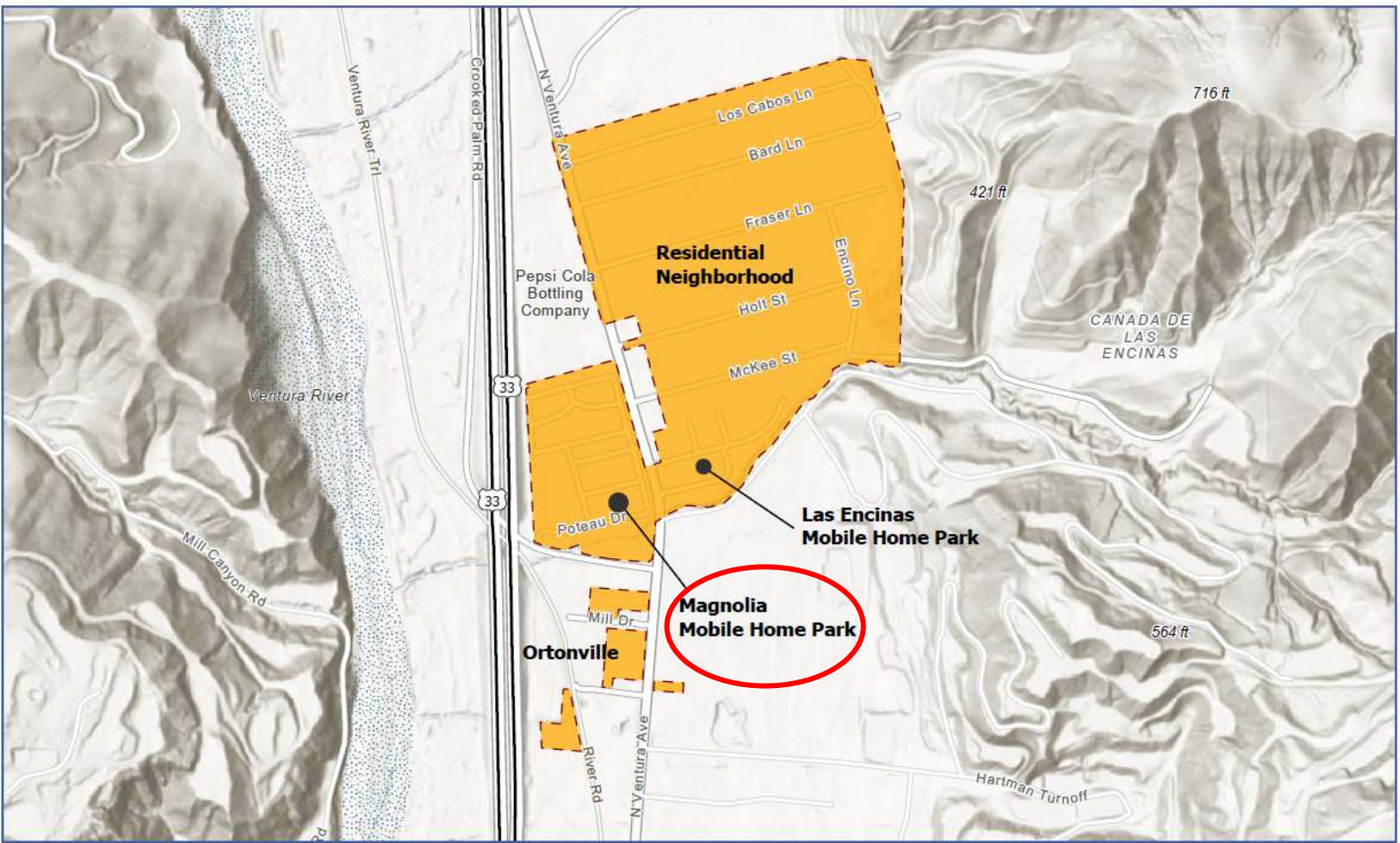
Map Date: January 10, 2024
Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.

0 500 1,000 US Feet

Major Roadways

Ventura Avenue DDC

Ventura Avenue DDC: Board Direction

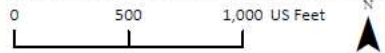


Magnolia Mobile Home Park



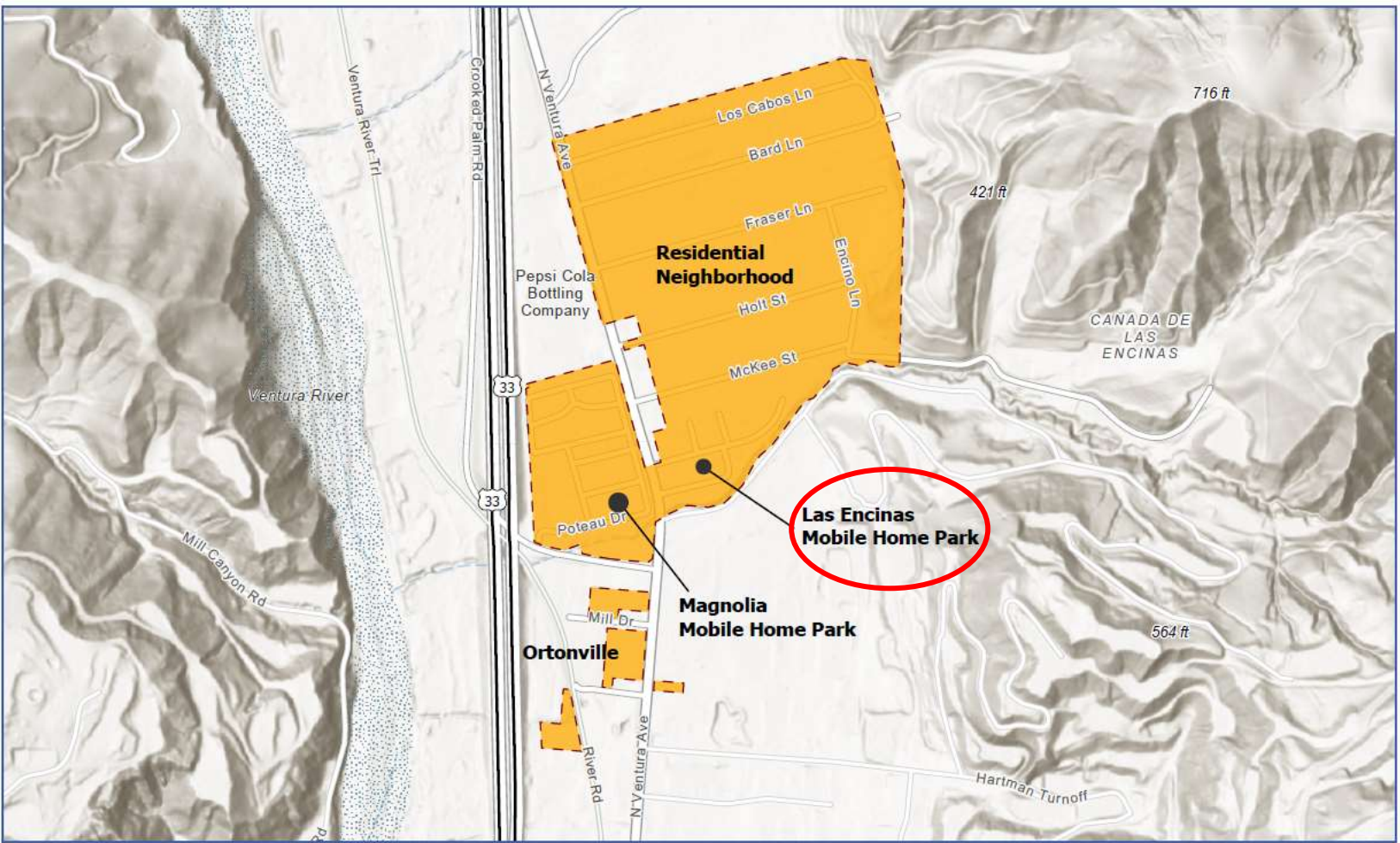
Figure 2-6a:
Designated Disadvantaged Communities-
Ventura Avenue

Map Date: January 10, 2024
Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.



- Major Roadways
- Ventura Avenue DDC

Ventura Avenue DDC: Board Direction

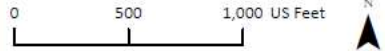


Las Encinas Mobile Home Park



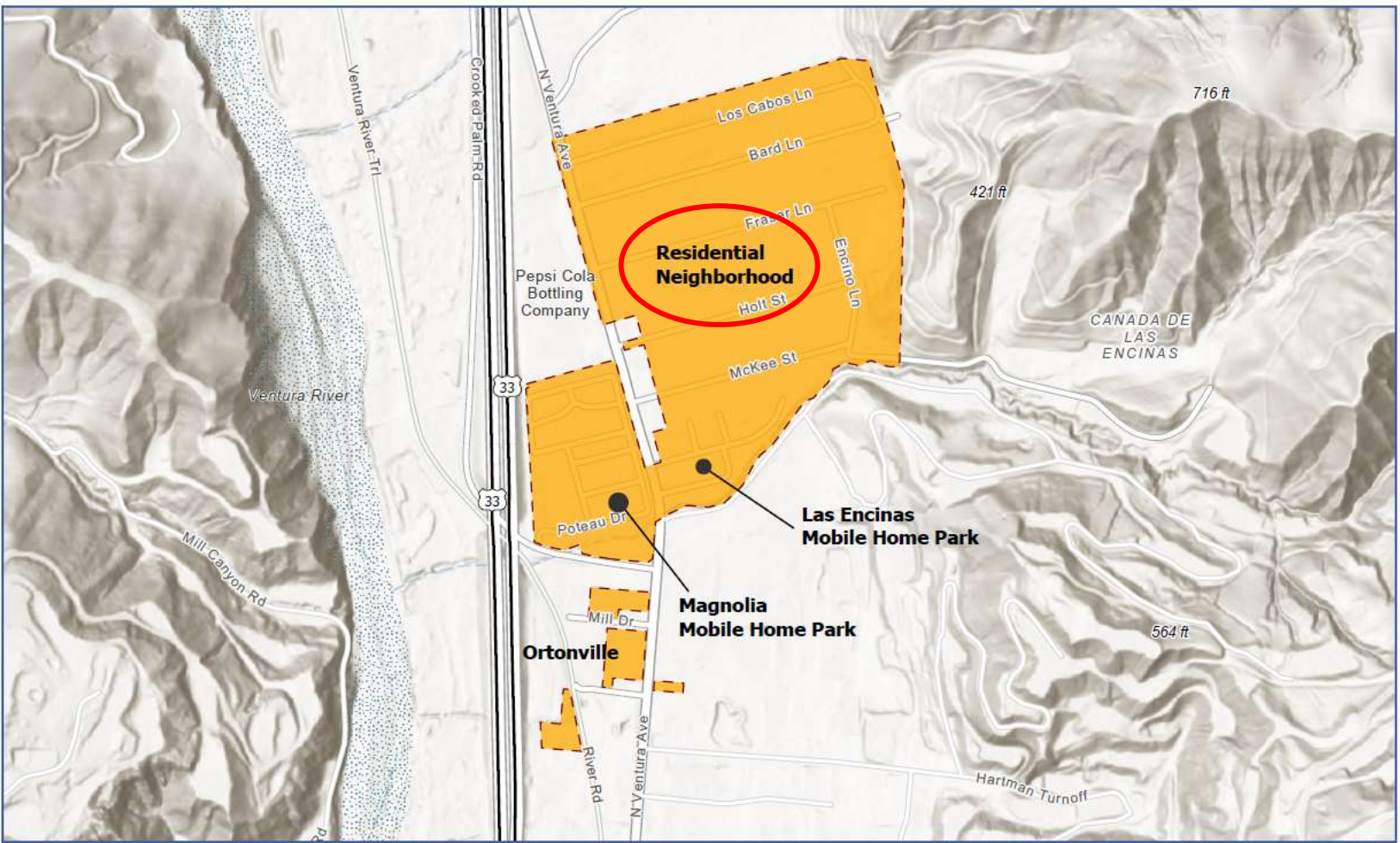
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Designated Disadvantaged Communities-
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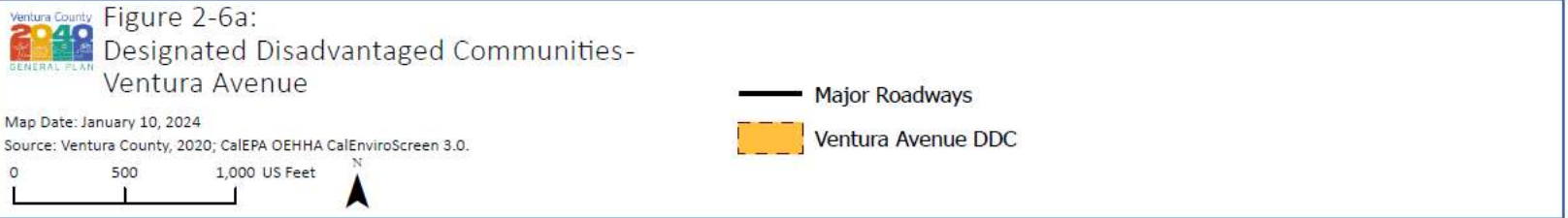


- Major Roadways
- Ventura Avenue DDC

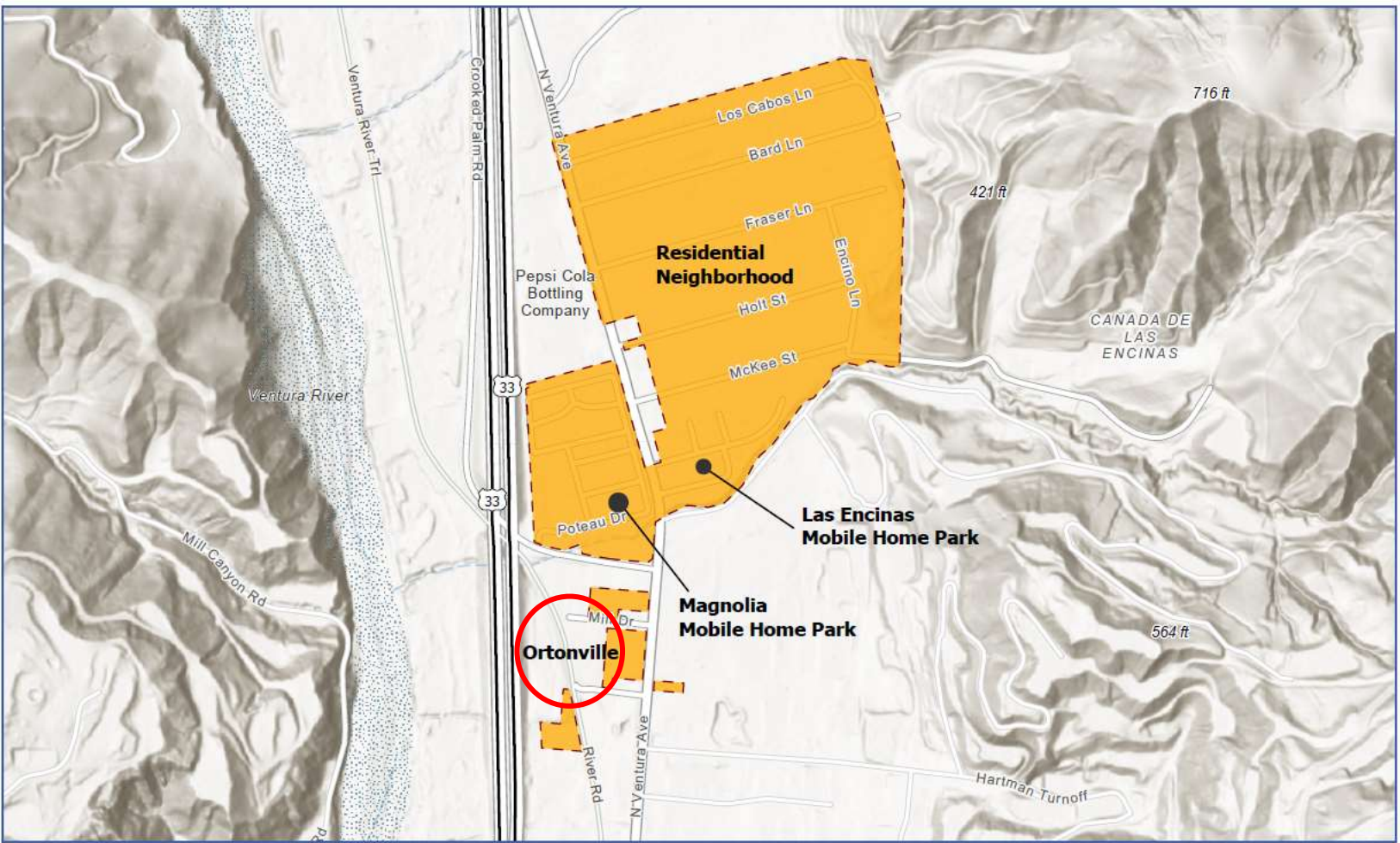
Ventura Avenue DDC: Board Direction



Residential Neighborhood, North Ventura Avenue



Ventura Avenue DDC: Board Direction

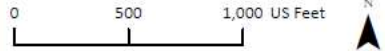


Oil rigs on Mill Road, Ortonville



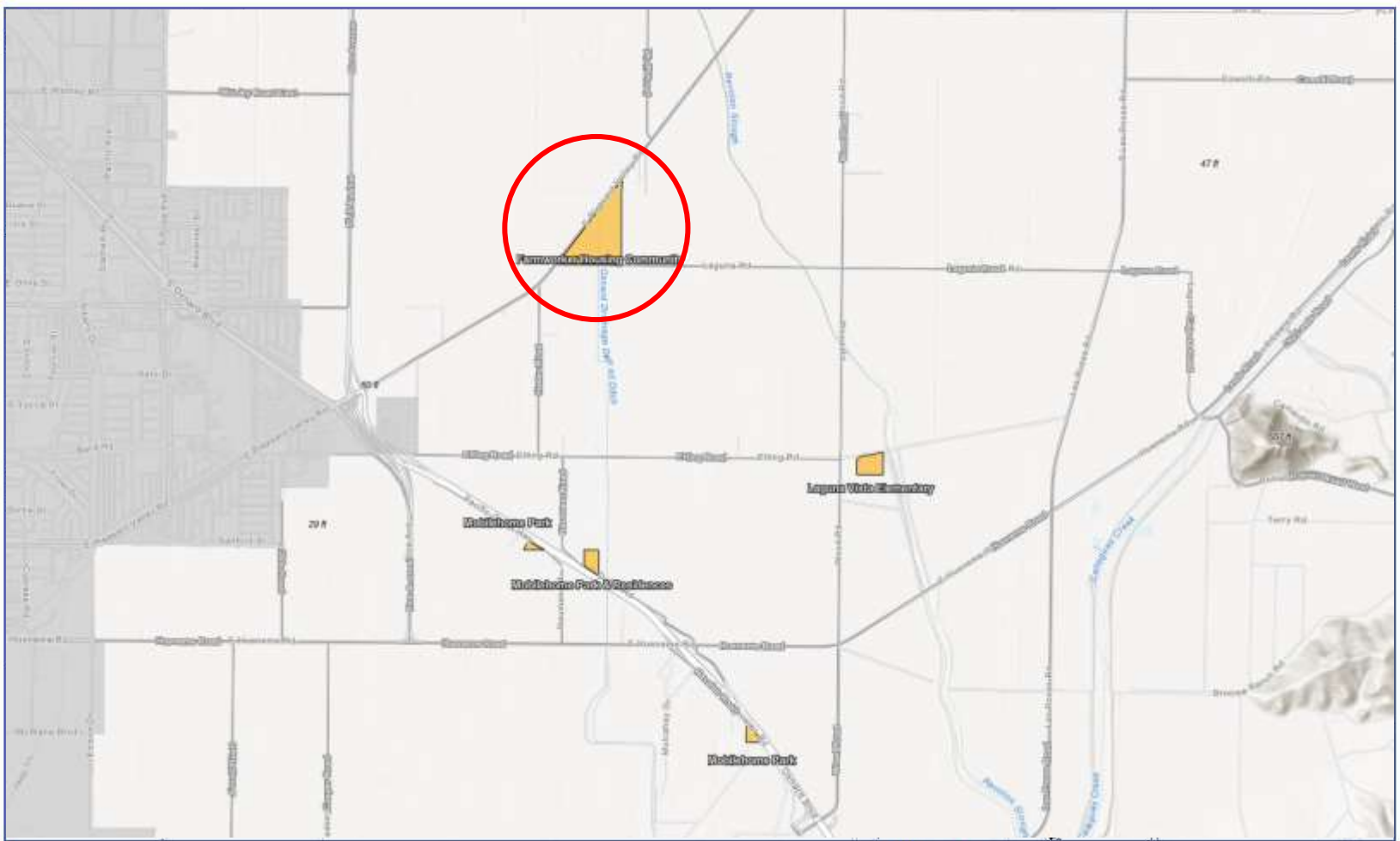
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Designated Disadvantaged Communities-
Ventura Avenue

Map Date: January 10, 2024
Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.



- Major Roadways
- Ventura Avenue DDC

Oxnard Plain DDC:Amended Option 3



Ventura County 2049 GENERAL PLAN

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

Map Date: January 10, 2024
Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.

0 0.5 1 Miles

Major Roadways
Cities
Oxnard Plain DDC

Oxnard Plain DDC: Board Direction

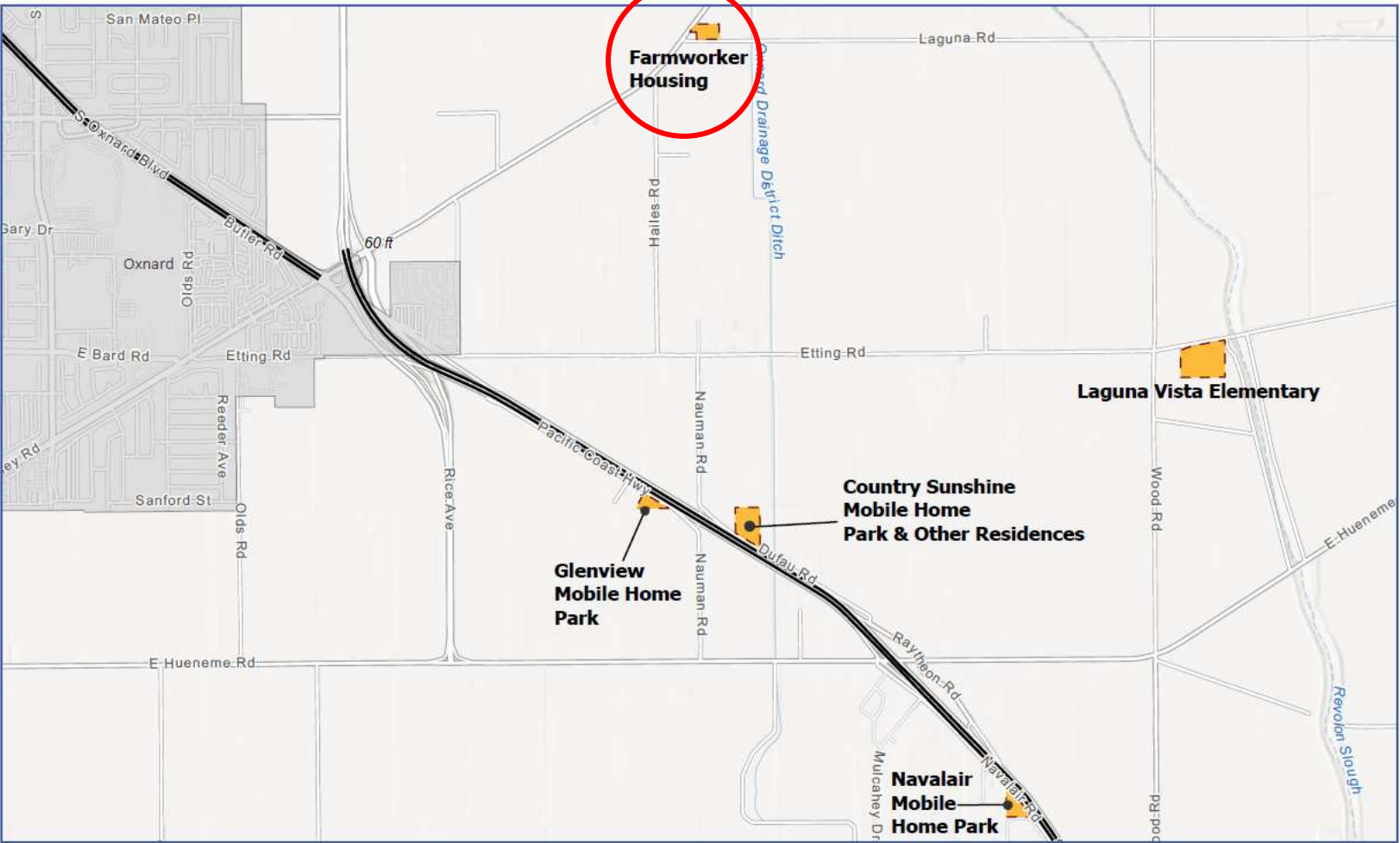


Figure 2-6b:
Designated Disadvantaged Communities-
Oxnard Plain

Map Date: January 10, 2024
Source: Ventura County, 2020; CalEPA OEHA CalEnviroScreen 3.0.



- Major Roadways
- Cities
- Oxnard Plain DDC



Farmworker Housing, Pleasant Valley Road

Oxnard Plain DDC: Board Direction

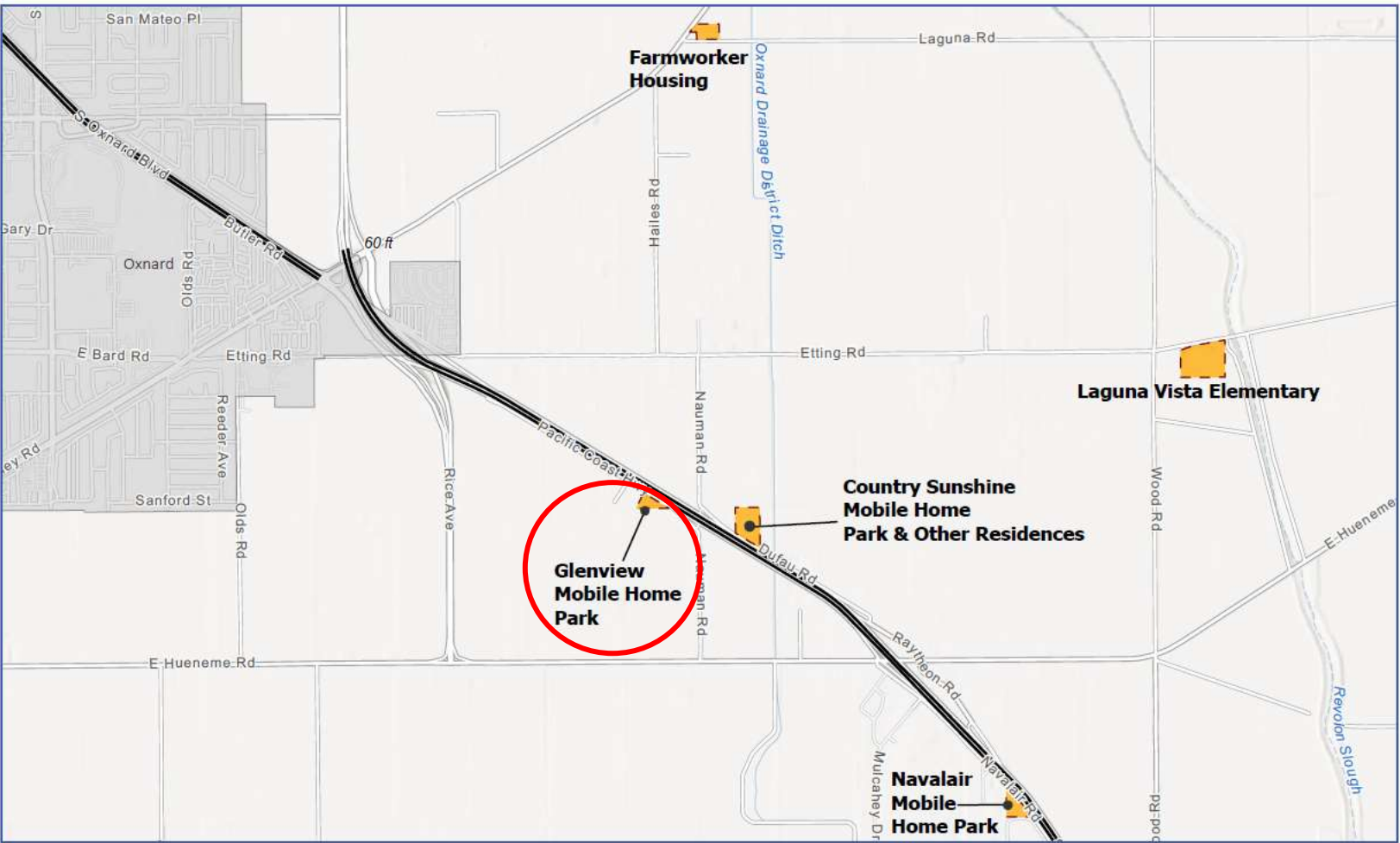


Figure 2-6b:
Designated Disadvantaged Communities-
Oxnard Plain

Map Date: January 10, 2024
Source: Ventura County, 2020; CalEPA OEHA CalEnviroScreen 3.0.

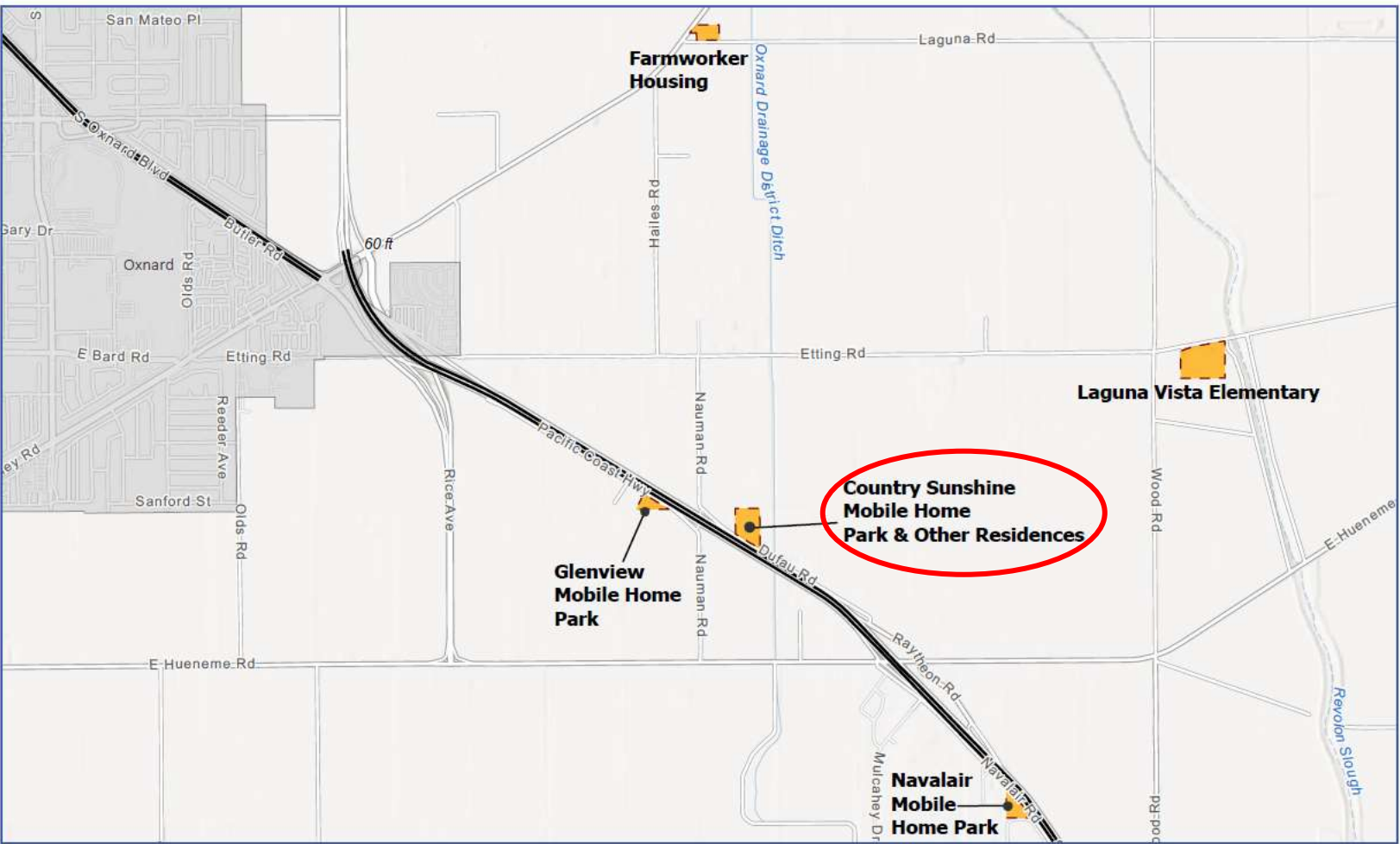


- Major Roadways
- Cities
- Oxnard Plain DDC



Glenview Mobile Home Park

Oxnard Plain DDC: Board Direction



Country Sunshine Mobile Home Park



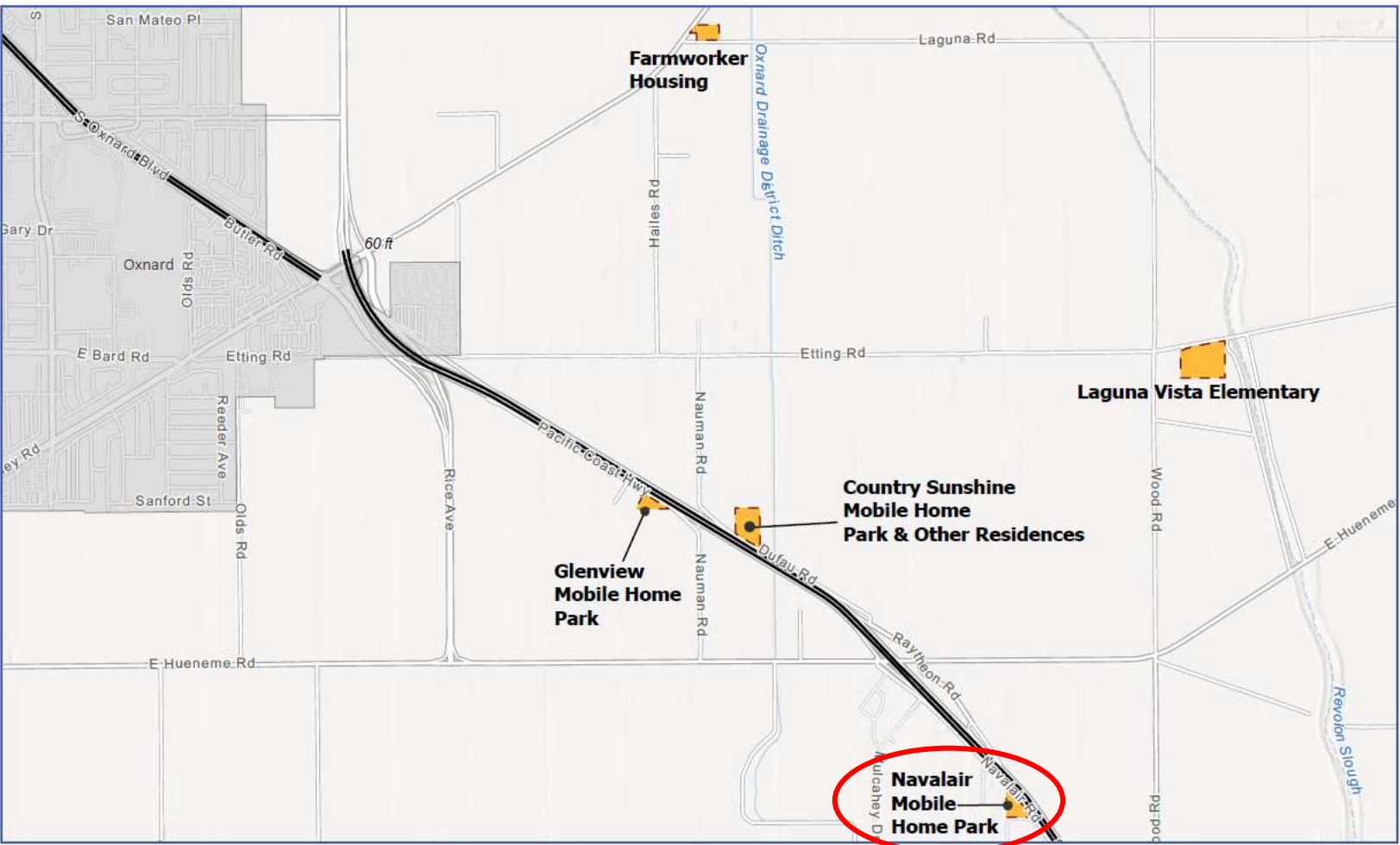
Figure 2-6b:
Designated Disadvantaged Communities-
Oxnard Plain

Map Date: January 10, 2024
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- Major Roadways
- Cities
- Oxnard Plain DDC

Oxnard Plain DDC: Board Direction



Navalair Mobile Home Park



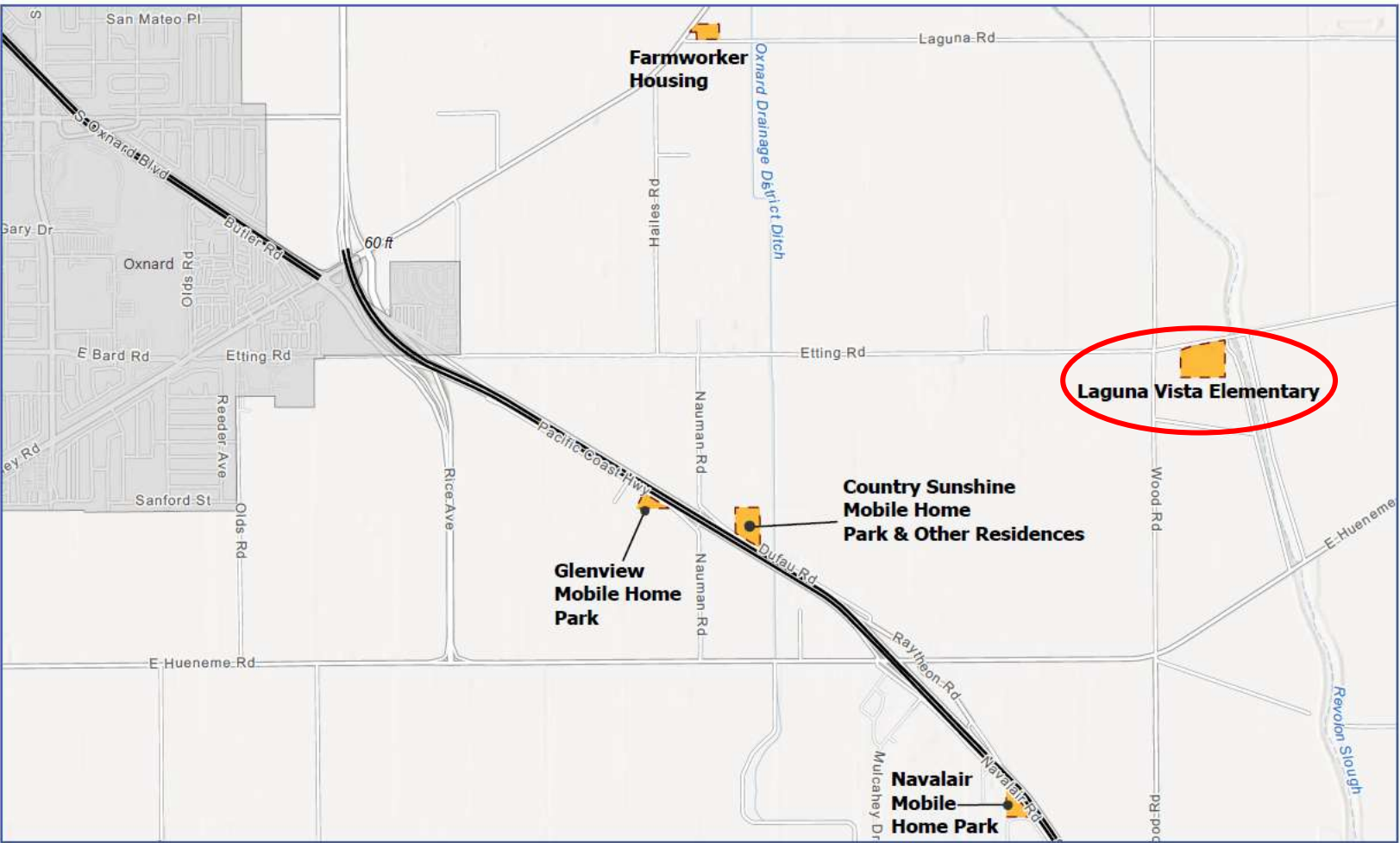
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Source: Ventura County, 2020; CalEPA OEHA CalEnviroScreen 3.0.



- Major Roadways
- Cities
- Oxnard Plain DDC

Oxnard Plain DDC: Board Direction



Laguna Vista Elementary



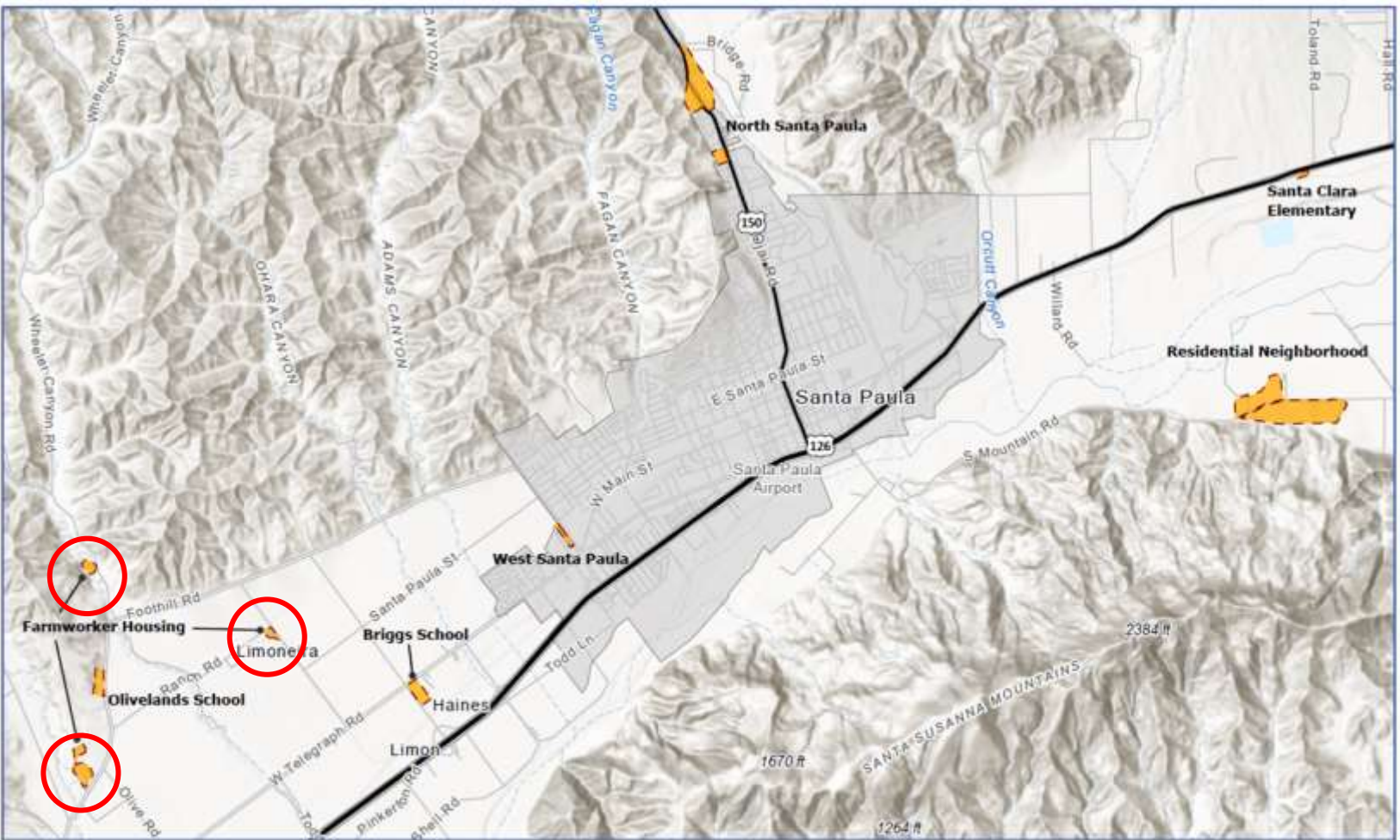
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Oxnard Plain

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- Major Roadways
- Cities
- Oxnard Plain DDC

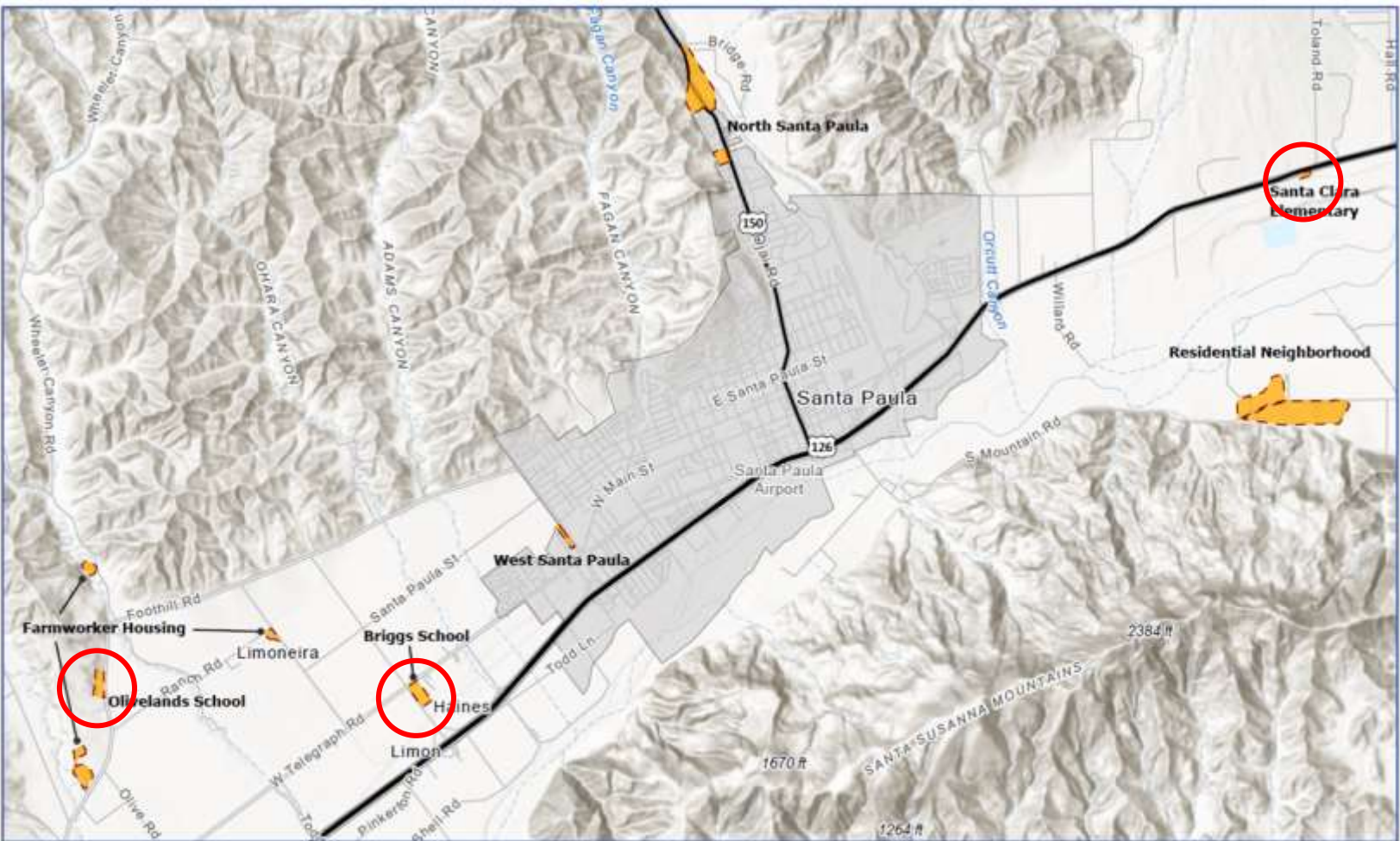
Santa Paula Unincorporated DDC: Board Direction



Farmworker Housing, Wheeler Canyon



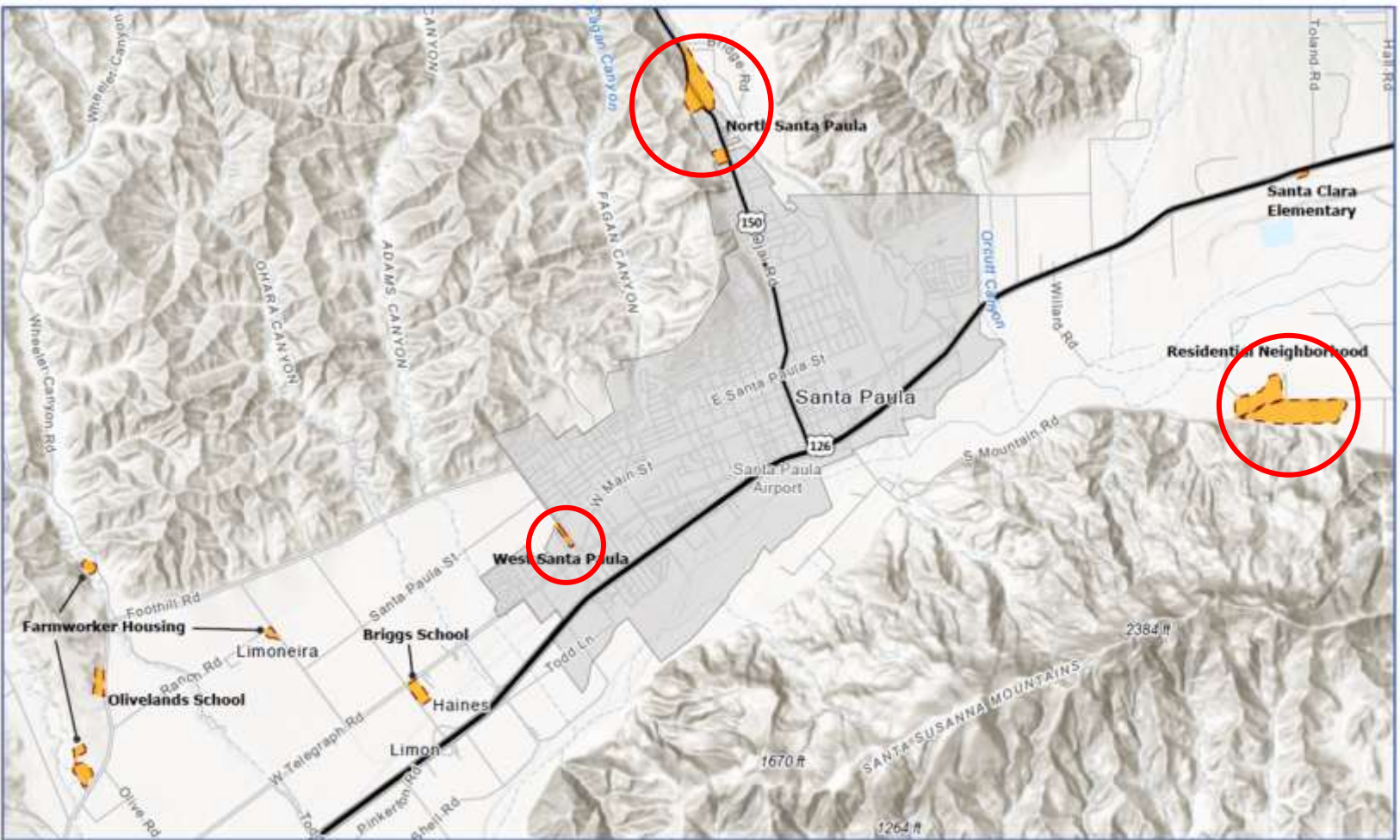
Santa Paula Unincorporated DDC: Board Direction



Oliveland School, across an agricultural field



Santa Paula Unincorporated DDC: Board Direction



Mupu Elementary School, North Santa Paula



Farmworker Housing, Aliso Canyon
proposed Santa Paula Unincorporated DDC

Proposed General Plan Amendments

Proposed Amendments to the General Plan (Exhibit 3)



- Text revisions in Section 2.5 (Environmental Justice)
- Amend Figure 2-6 (Designated Disadvantaged Communities)
- Add new figures: Figures 2-6a, 2-6b, and 2-6c.

Proposed Amendments to the Background Report (Exhibit 5)

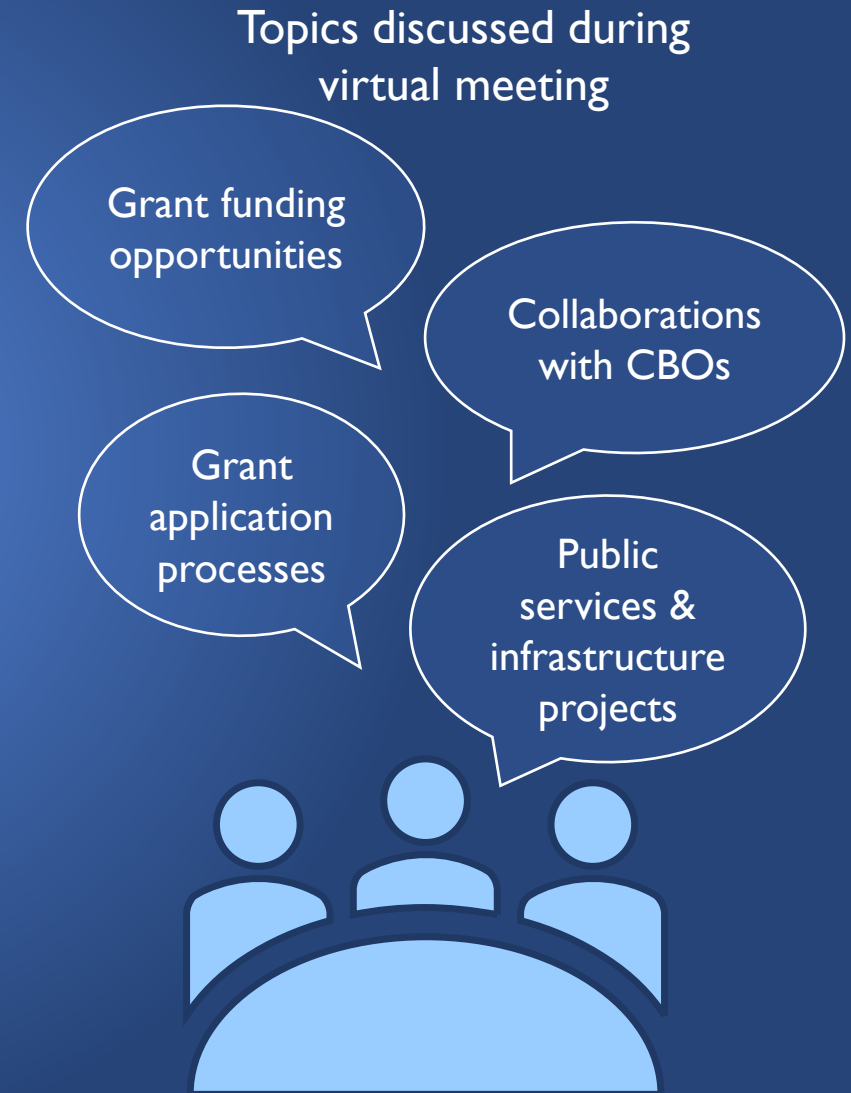


- Fix grammatical conventions in Section 4.4 (Active and Health Living).
- Amend Figure 4-13 (Designated Disadvantaged Communities).
- Add a new subsection, “Designation of Additional Disadvantaged Communities Through General Plan Program LU-Q.”
- Add new figures: Figures 4-14, 4-14A, 4-14B, and 4-14C.
- Add new Appendix 4.A, “Study of Additional Potential Disadvantaged Community Designations.”

Public Engagement on Proposed Amendments



- Virtual public meeting held on February 22
 - Meeting was conducted in English and Spanish.
 - Meeting recording and presentation are available on project website.
 - 20 public comments were shared.
- SB 18 tribal consultation
 - 14 tribes were contacted
 - 2 tribes provided comments



Planning Commission Hearing, May 2, 2024



- Planning Commission voted unanimously to recommend that your Board adopt the amendments as proposed.
- Three public speakers:
 - Supportive of proposed amendments.
 - Encouraged better access to public meetings, especially for Mixtec speakers.
 - Encouraged increased public services and infrastructure for El Rio/Del Norte area.

California Environmental Quality Act (CEQA)



- Proposed Amendments do not constitute a project pursuant to CEQA, Public Resources Code section 21065.
 - Proposed Amendments identify additional DDCs by amending figures and text to depict the boundaries of such communities.
 - No physical action is being taken upon the environment, either directly or indirectly, and no direct or indirect physical change will occur.
- Even if it were considered a project, it would be further exempt pursuant to CEQA Guidelines section 15061(b)(3).
 - Proposed Amendments simply define boundaries of DDCs and do not cause any change to existing environment.
 - Proposed Amendments are intended to protect the DDCs from further environmental pollution and harm.

Findings and Consistency Analysis



- Proposed Amendments are consistent with all applicable General Plan goals, policies, and implementation programs.
- Proposed Amendments are consistent with good planning practices and are in the interest of public health, safety, and general welfare.



Lagauna Vista Elementary, proposed Oxnard Plain DDC

Public Noticing and Public Comments



1. Public notice advertised in the Ventura County Star (7/11) and La Vida (7/11)
2. Posted on the project website (7/9)
3. Emailed to interested parties (7/9)
4. Emailed General Plan interested parties (7/9)
5. Mailed to properties within Study Areas (7/11)
6. Posted on the County's Public Notices Bulletin Board (7/18)

Planning Division staff has not received any public comments as of
9:00 a.m., Monday, July 22

Recommended Actions



I. **ADOPT** a resolution attached as Exhibit I:

- a. **CERTIFYING** that your Board has reviewed and considered this Board Letter and all exhibits hereto and has considered all other materials and public comments received during the public comment and hearing processes;
- b. **FINDING**, on the basis of the entire record and as set forth in Section B of the Planning Commission Staff Report (Exhibit 6), that adoption of the proposed amendments to the General Plan and General Plan Background Report (Exhibits 2 and 4) is not a project under CEQA and, even if it were, the adoption of the proposed amendments is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed amendments will have a significant effect on the environment;
- c. **FINDING**, that the proposed amendments to the General Plan and General Plan Background Report are consistent with the goals, policies and implementation programs of the General Plan and good planning practices and are in the interest of public health, safety and general welfare;
- d. **APPROVING** the proposed amendments to the General Plan and General Plan Background Report; and
- e. **SPECIFYING** that the Clerk of the Board of Supervisors is the custodian, and 800 South Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which these decisions are based.



Farmworker Housing, Limoneira HQ,
proposed Santa Paula Unincorporated DDC

Questions?