

**May 2, 2024**

**Ventura County Planning Commission**

**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. 6A**



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

# Planning Commission Public Comments



**CASE NUMBER PL23-0033 – Agenda Item # 6A**

**FOR PARTICIPANTS ON ZOOM**

[ventura-org-rma.zoom.us/webinar/register/WN\\_UK3eBuHvR2K2vxDHMWKCTw#/registration](https://ventura-org-rma.zoom.us/webinar/register/WN_UK3eBuHvR2K2vxDHMWKCTw#/registration)

Members of the public who wish to speak, please press the raise hand button on Zoom now and you will be connected at the appropriate time. If participating by telephone, please press \* and then 9 to be queued. This is for agenda item # 6A.

# Presentation Overview



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



Mill Road, 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  $\leq$  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

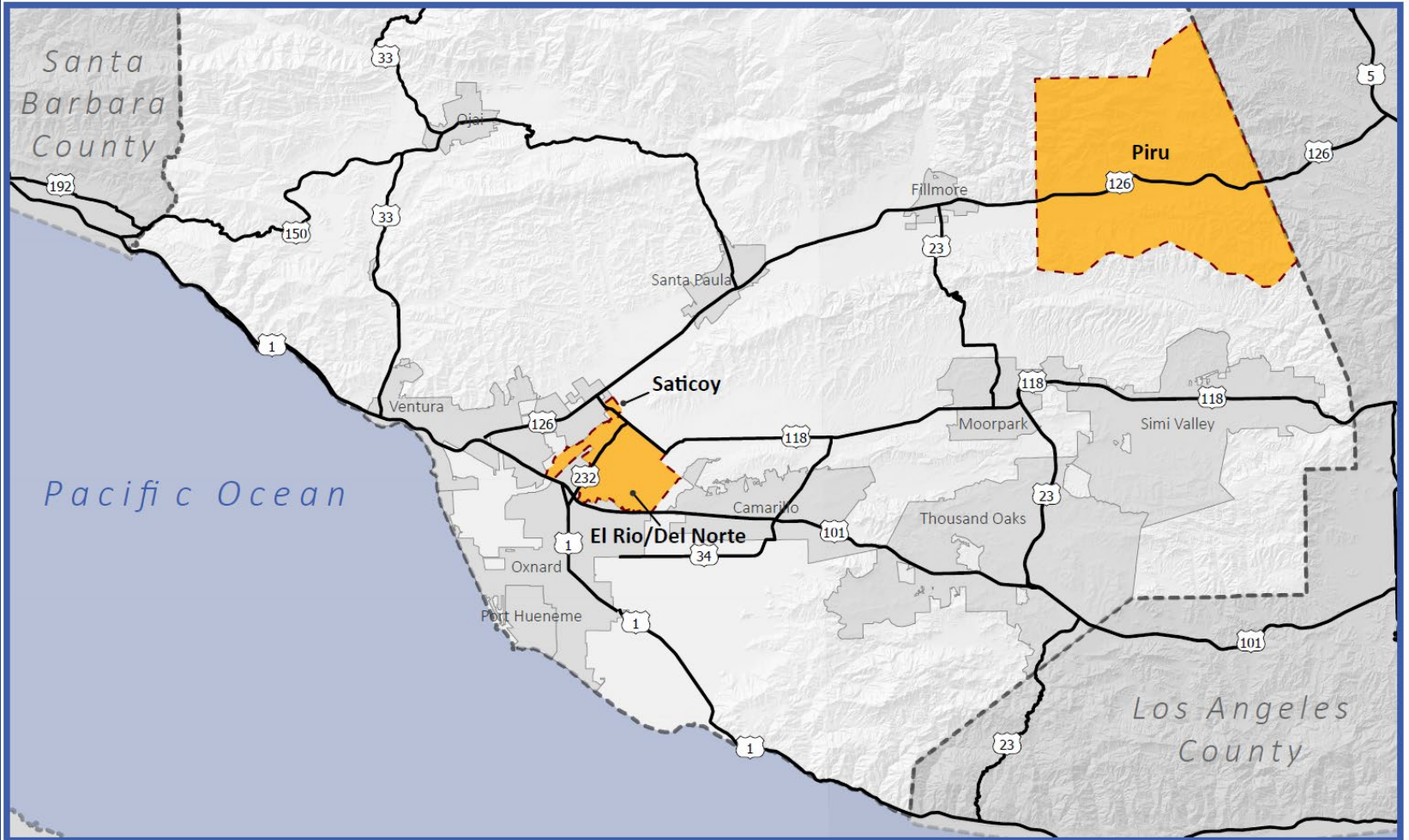


Figure 4-13:  
Designated Disadvantaged Communities

Map Date: January 22, 2024  
Source: Ventura County, 2020; CalEnviroScreen 3.0



- Major Roadways
- Designated Disadvantaged Communities
- Cities



# 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 Meeting in Ventura



Public Meeting in Santa Paula

# 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

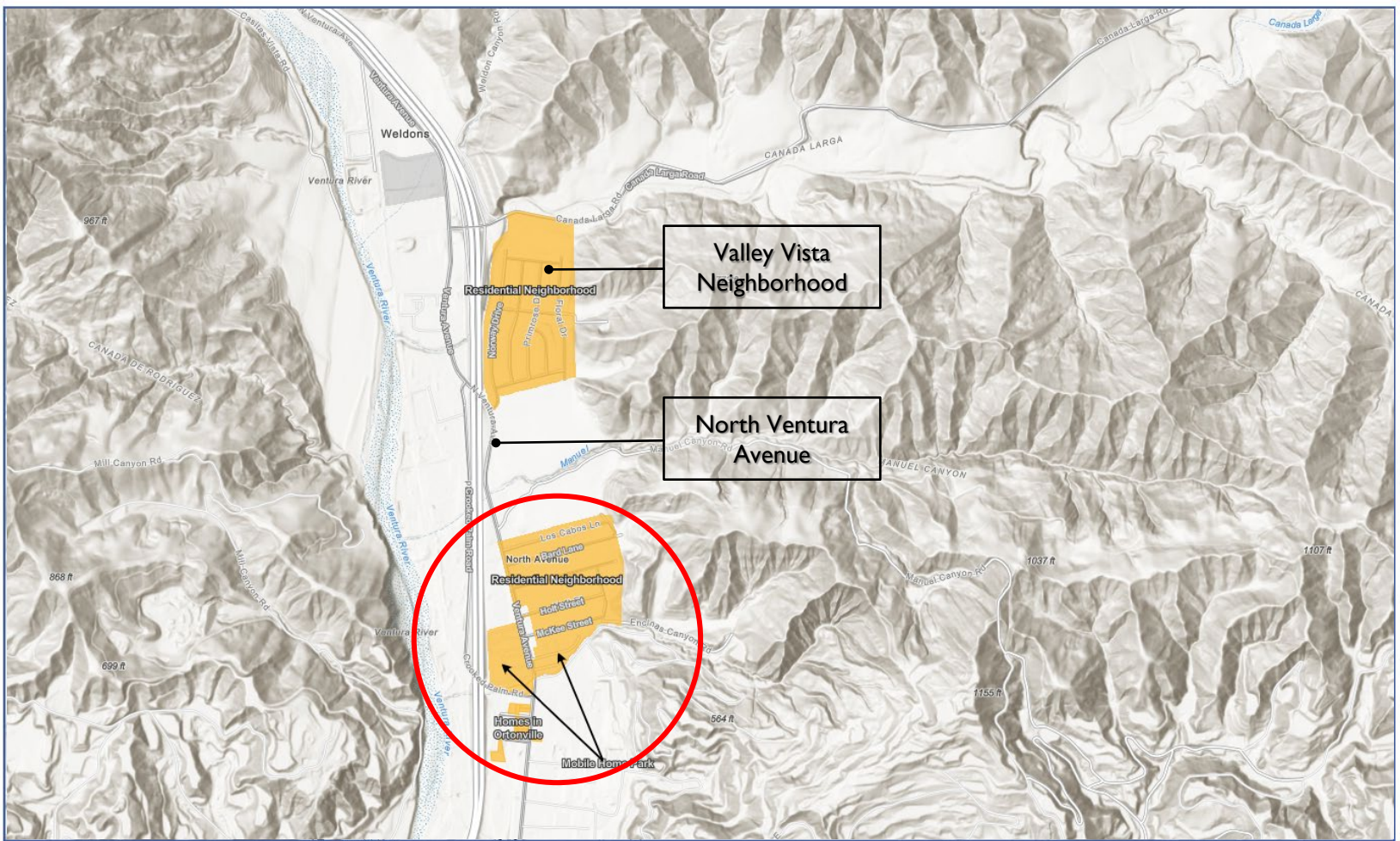
- Local resident within Ortonville neighborhood in Ventura Study Area requested that homes in Ortonville be included under Option 3.
- Staff included homes in Ortonville and farmworker housing at Limoneira Company HQ in an Amended Option 3.

## 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.

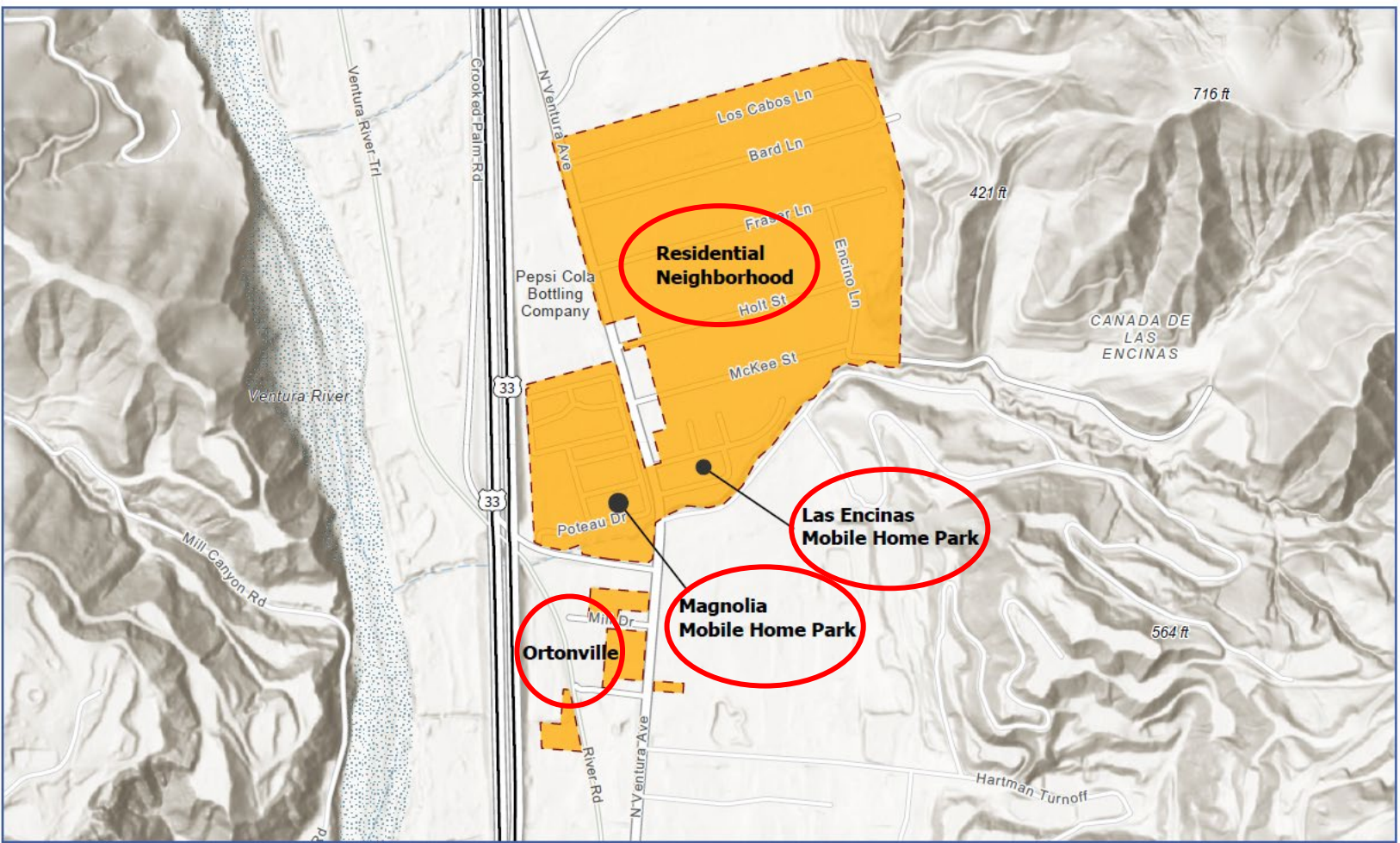
0 500 1,000 US Feet

Major Roadways

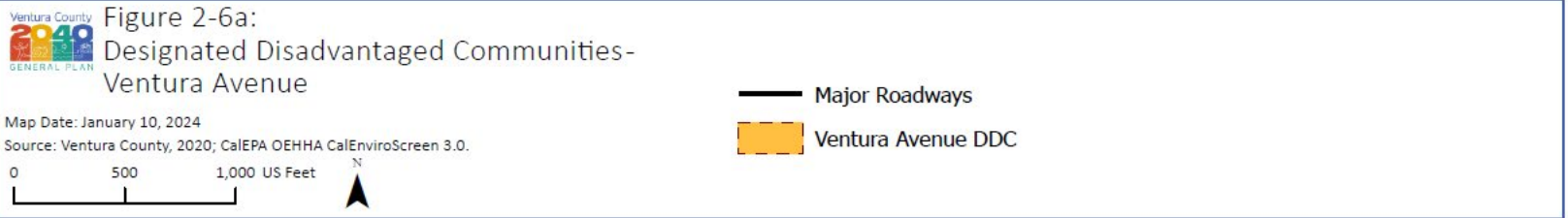
Ventura Avenue DDC



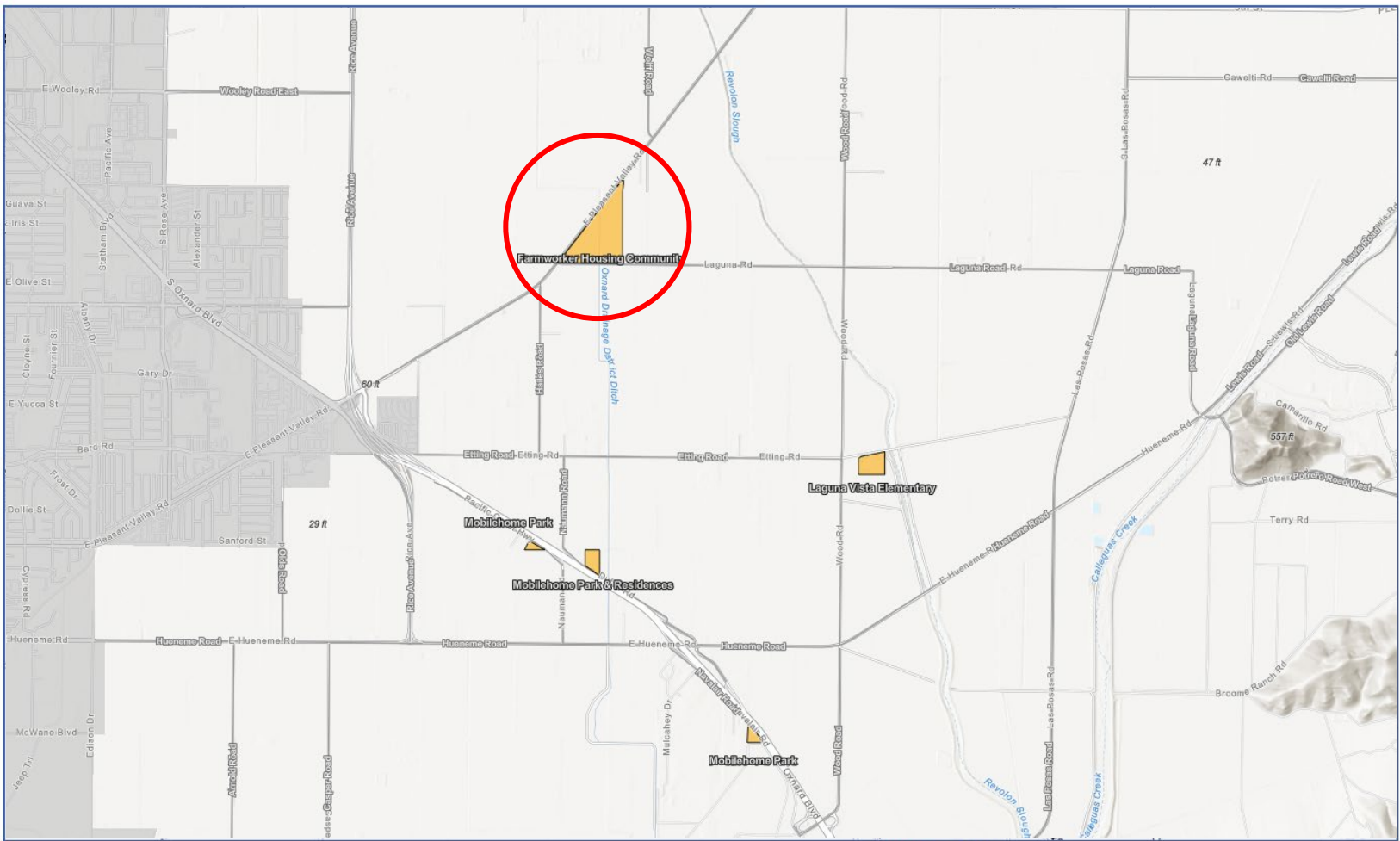
# Ventura Avenue DDC: Board Direction



Residential Neighborhood near Mill Canyon Rd



# Oxnard Plain DDC: Amended Option 3



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

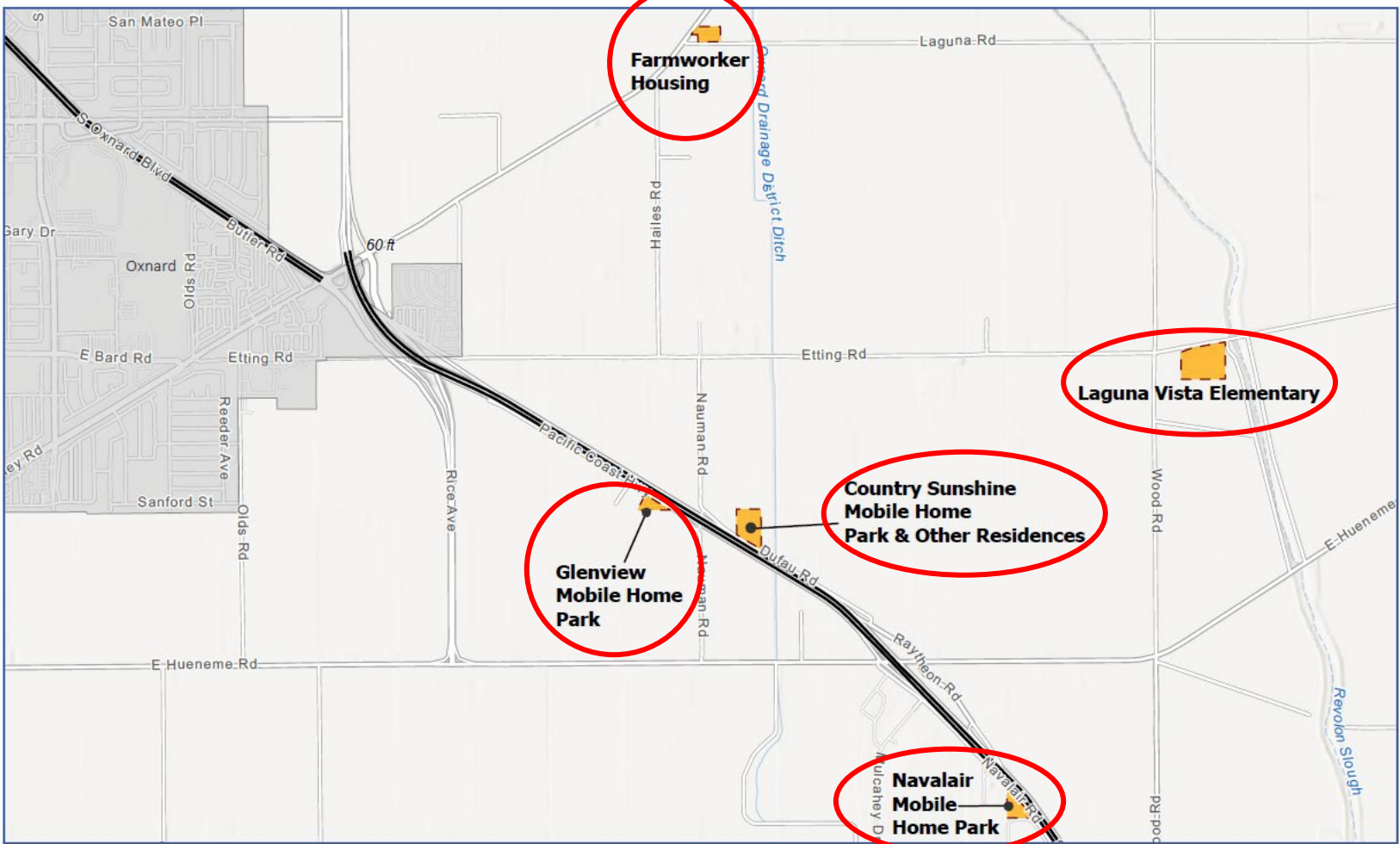
Map Date: January 10, 2024  
Source: Ventura County, 2020; CalEPA OEHHA CalEnviroScreen 3.0.

0 0.5 1 Miles

Major Roadways  
Cities  
Oxnard Plain DDC



# Oxnard Plain DDC: Board Direction

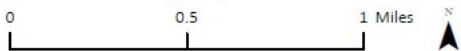


Farmworker Housing, Country Sunshine Mobile Home Park, Laguna Vista Elementary



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

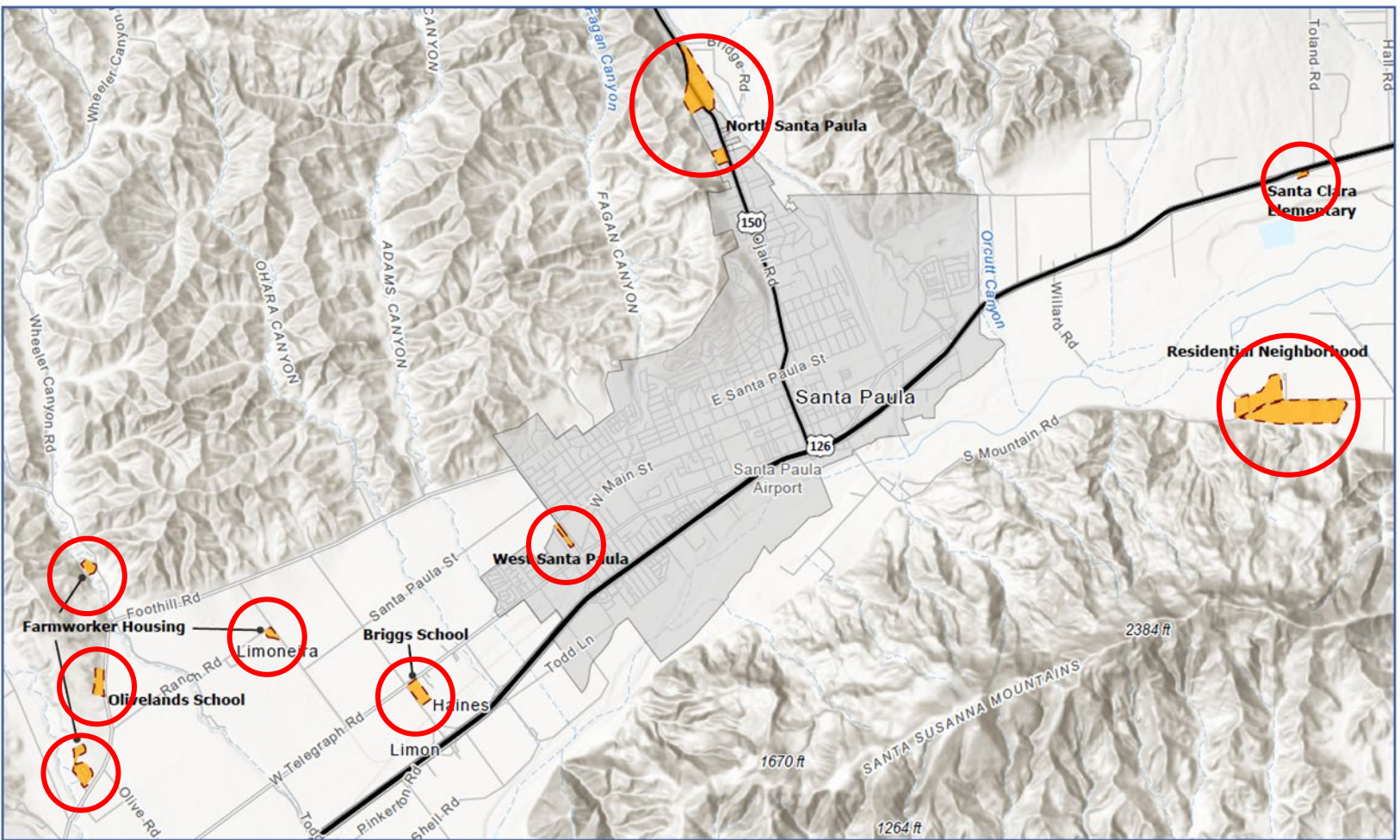
Map Date: January 10, 2024  
Source: Ventura County, 2020; CalEPA OEHA CalEnviroScreen 3.0.



- Major Roadways
- Cities
- Oxnard Plain DDC



# Santa Paula Unincorporated DDC: Board Direction



Olive Rd, Santa Paula, California



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

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



- Major Roadways
- Cities
- Santa Paula Unincorporated DDC





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 (**Exhibit 6**)
  - 14 tribes were contacted
  - 2 tribes provided comments

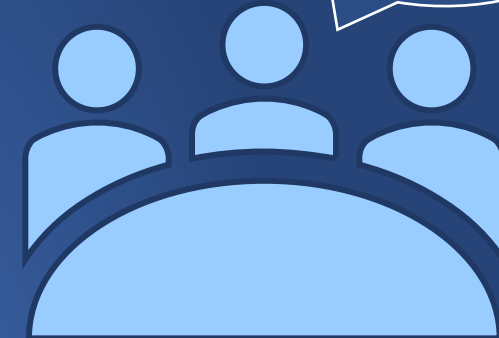
Topics discussed during  
virtual meeting

Grant funding  
opportunities

Collaborations  
with CBOs

Grant  
application  
processes

Public  
services &  
infrastructure  
projects





# 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 (4/19) and La Vida (4/18)
2. Posted on the project website (4/18)
3. Emailed to community connectors and interested parties (4/18)
4. Mailed to properties within Study Areas (4/18)
5. Emailed General Plan interested parties (4/18)
6. Posted on the County's Public Notices Bulletin Board (4/24)
7. Posted on the Planning Commission's website (4/24)

Planning Division staff has not received any public comments as of  
3:30pm, Wednesday, May 1



# Recommended Actions



1. **CERTIFY** that the Planning Commission has reviewed the staff report and all exhibits hereto, and has considered all other materials and public comments received during the public comment and hearing process;
2. **ADOPT** a resolution attached as Exhibit I recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the General Plan:
  - a. **CERTIFY** that the Board has reviewed and considered the Board Letter and all exhibits hereto, and has considered all other materials and public comments received during the public comment and hearing processes;
  - b. **FIND**, on the basis of the entire record and as set forth in Section B of the Planning Commission Staff Report, that adoption of the proposed amendments to the General Plan and Background Report (Exhibits 2 and 4) is not a project under CEQA and is further 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. **FIND**, on the basis of the entire record and as set forth in Sections A, B, C, and D, of the Planning Commission Staff Report, that the proposed amendments to the General Plan (Exhibits 2 and 4) are consistent with the goals, policies, and programs of the General Plan and good planning practices and in the interest of public health, safety and general welfare;
  - d. **ADOPT** a resolution approving the proposed amendments to the General Plan; and
  - e. **SPECIFY** 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?