

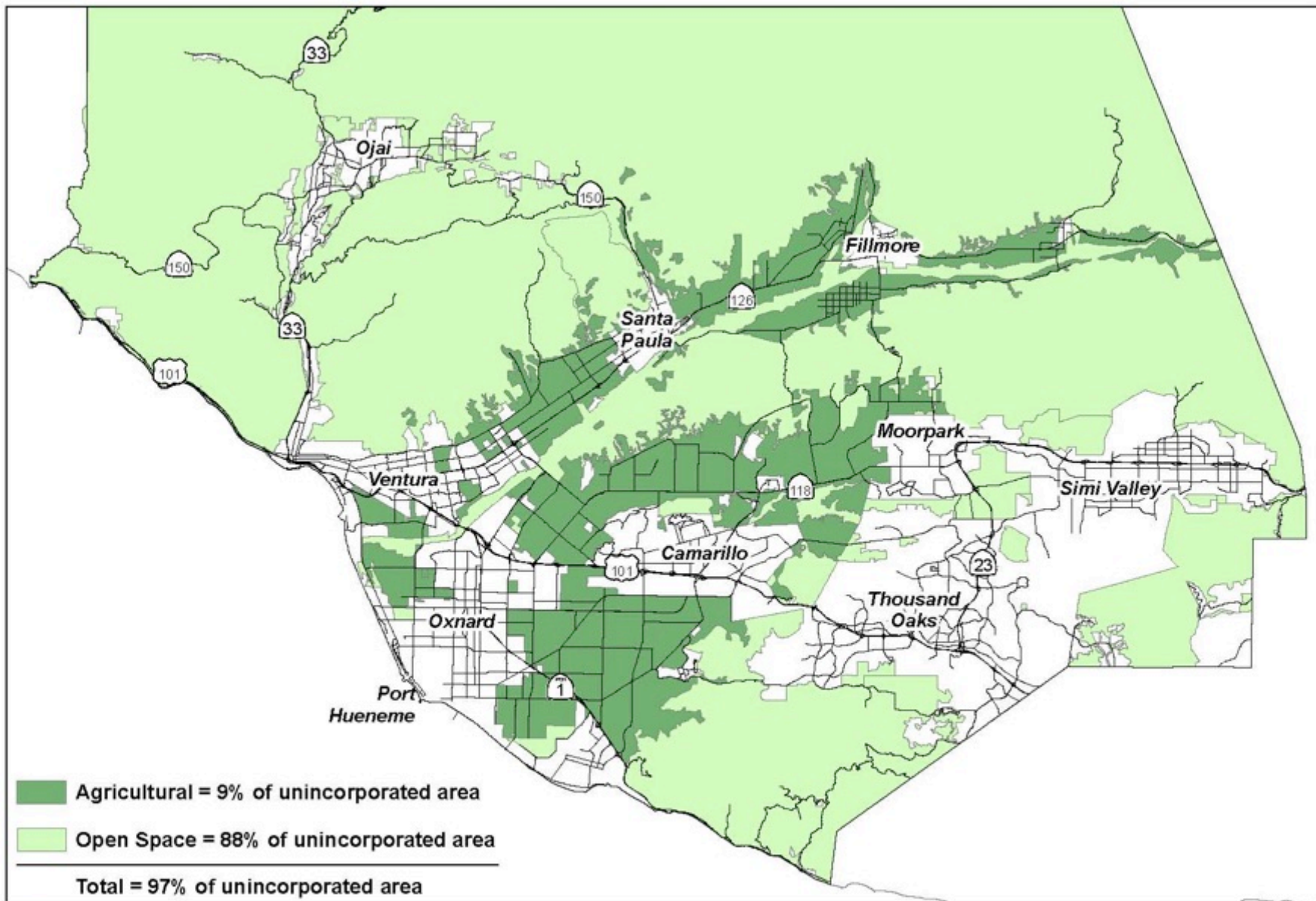
# Farmworker Housing in Ventura County

Where not?



***"From Harvest to Home"***

***March 20, 2015***



Ventura County  
Resource Management Agency  
Information Systems Department  
Map created on 03/12/2012



## Open Space and Agricultural Land Uses

0 1.5 3 6 Miles

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.

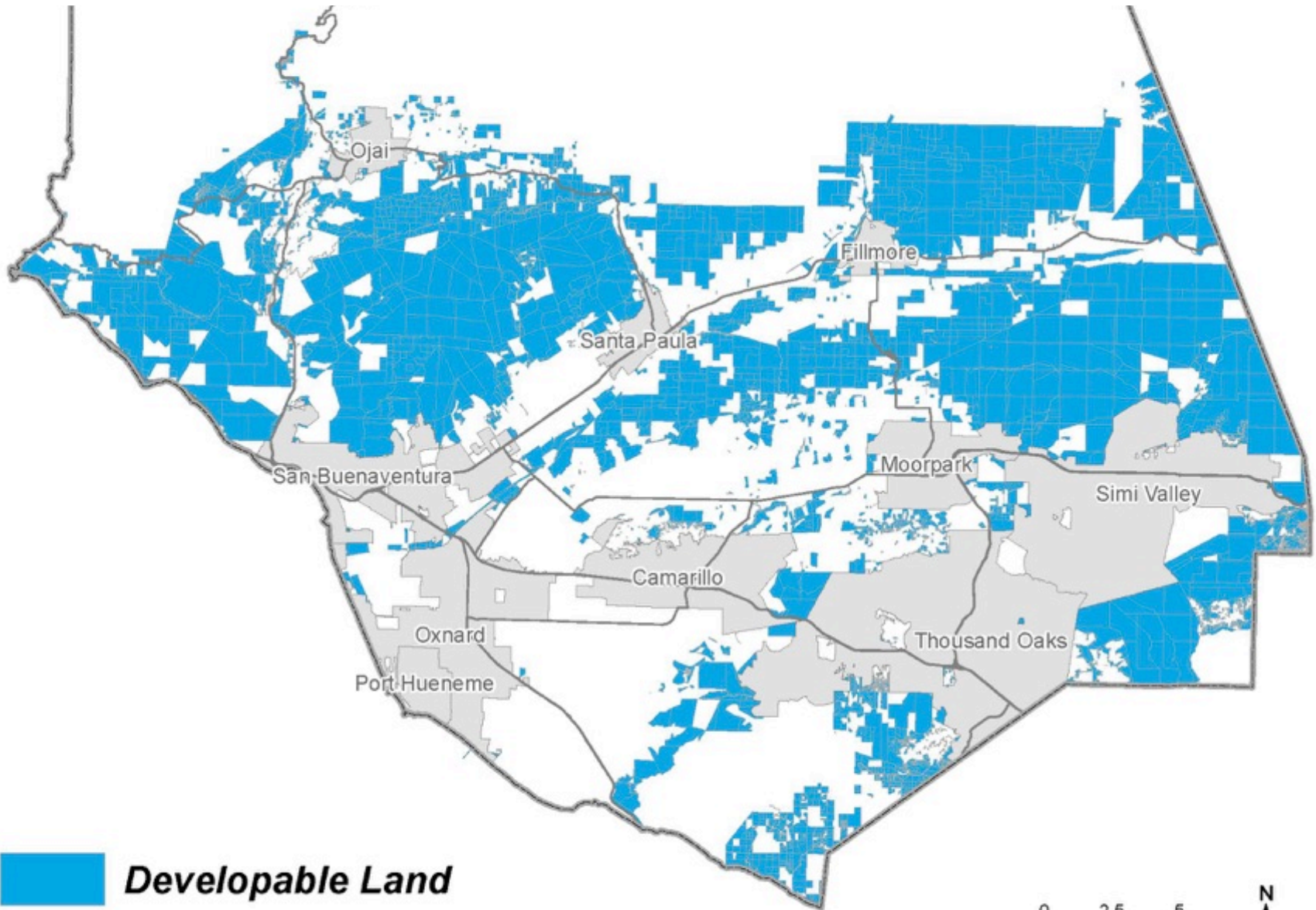


# Agricultural & Open Space Preservation Efforts

*How did we accomplish this?*

- Greenbelt Agreements
- Land Conservation Act
- Guidelines for Orderly Development
- SOAR Measures

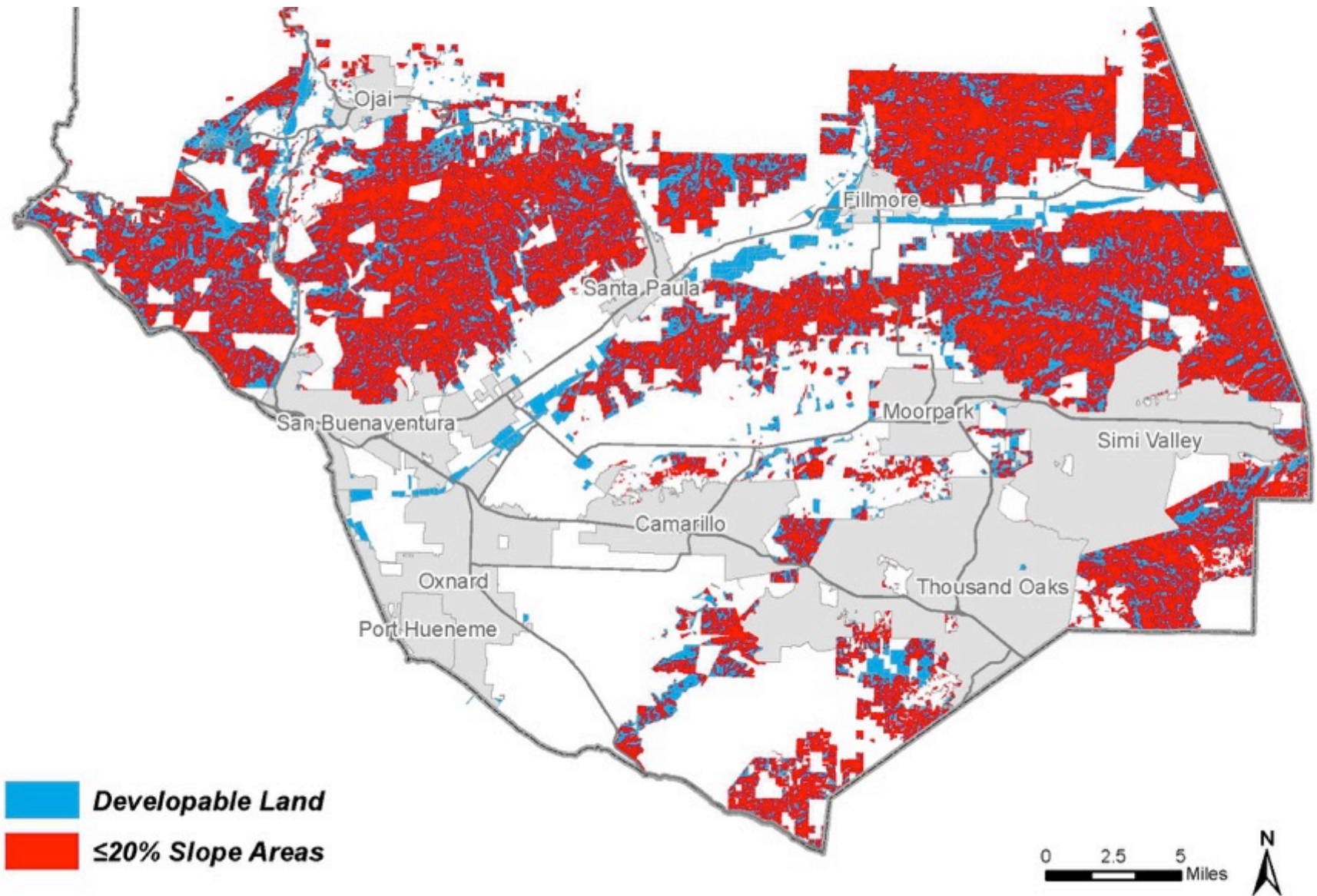
# RHNA: “Developable Land”



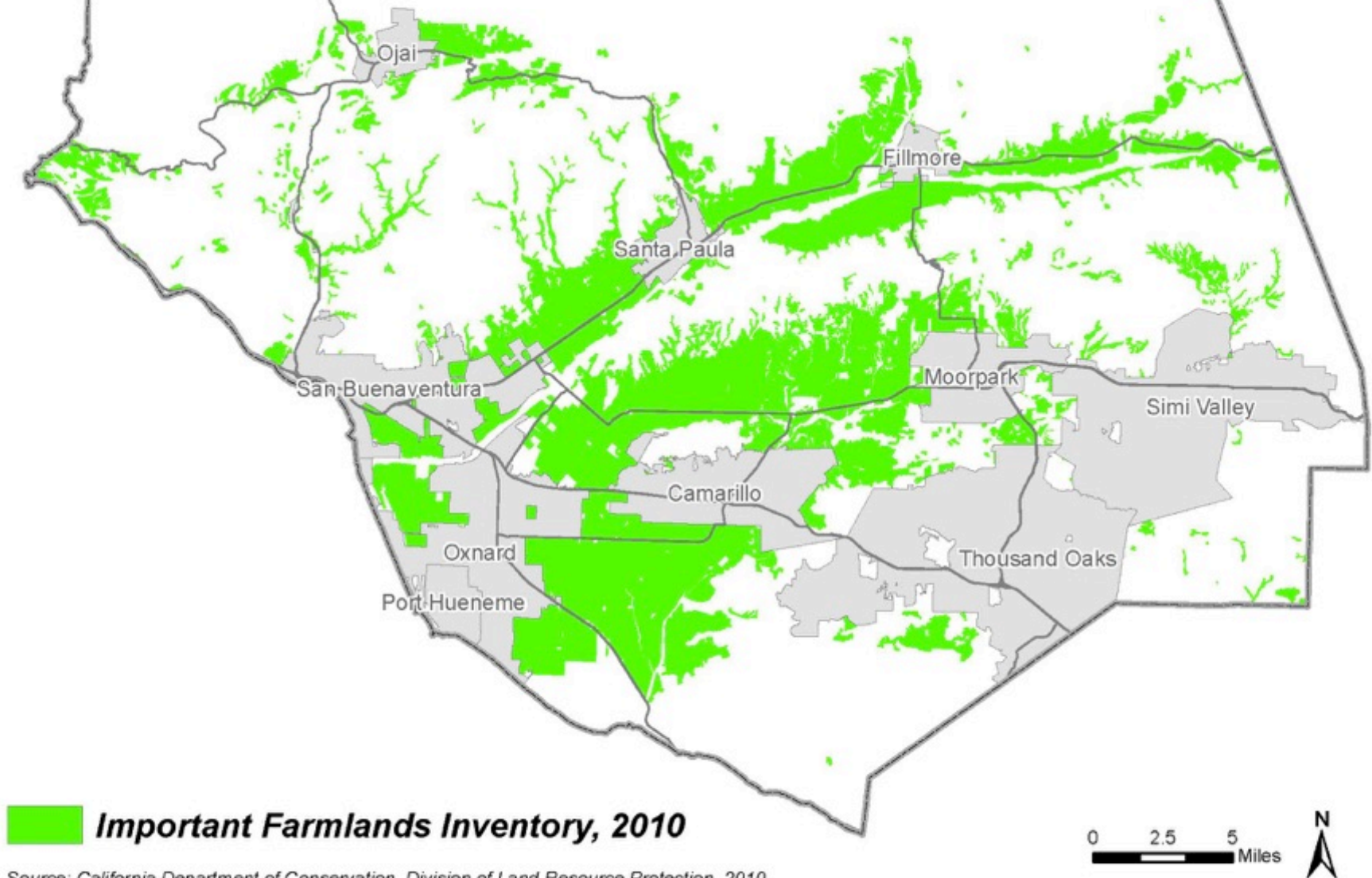
Source: SCAG, 2008



# Steep slopes that exceed 20%

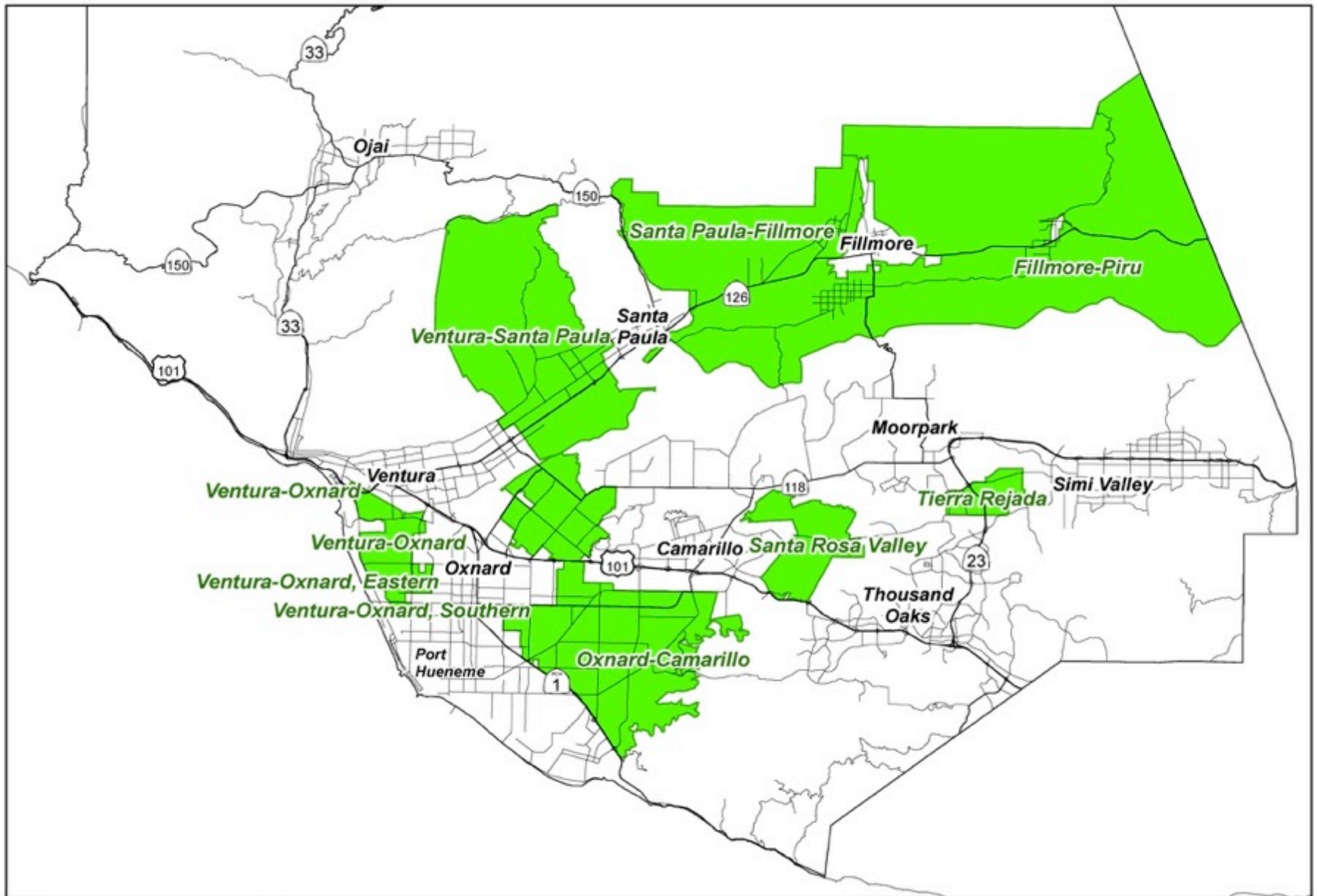


# *County of Ventura* **State Important Farmland Inventory**



Source: California Department of Conservation, Division of Land Resource Protection, 2010





Ventura County  
Resource Management Agency  
Information Systems Department  
Map created on 04/09/2012



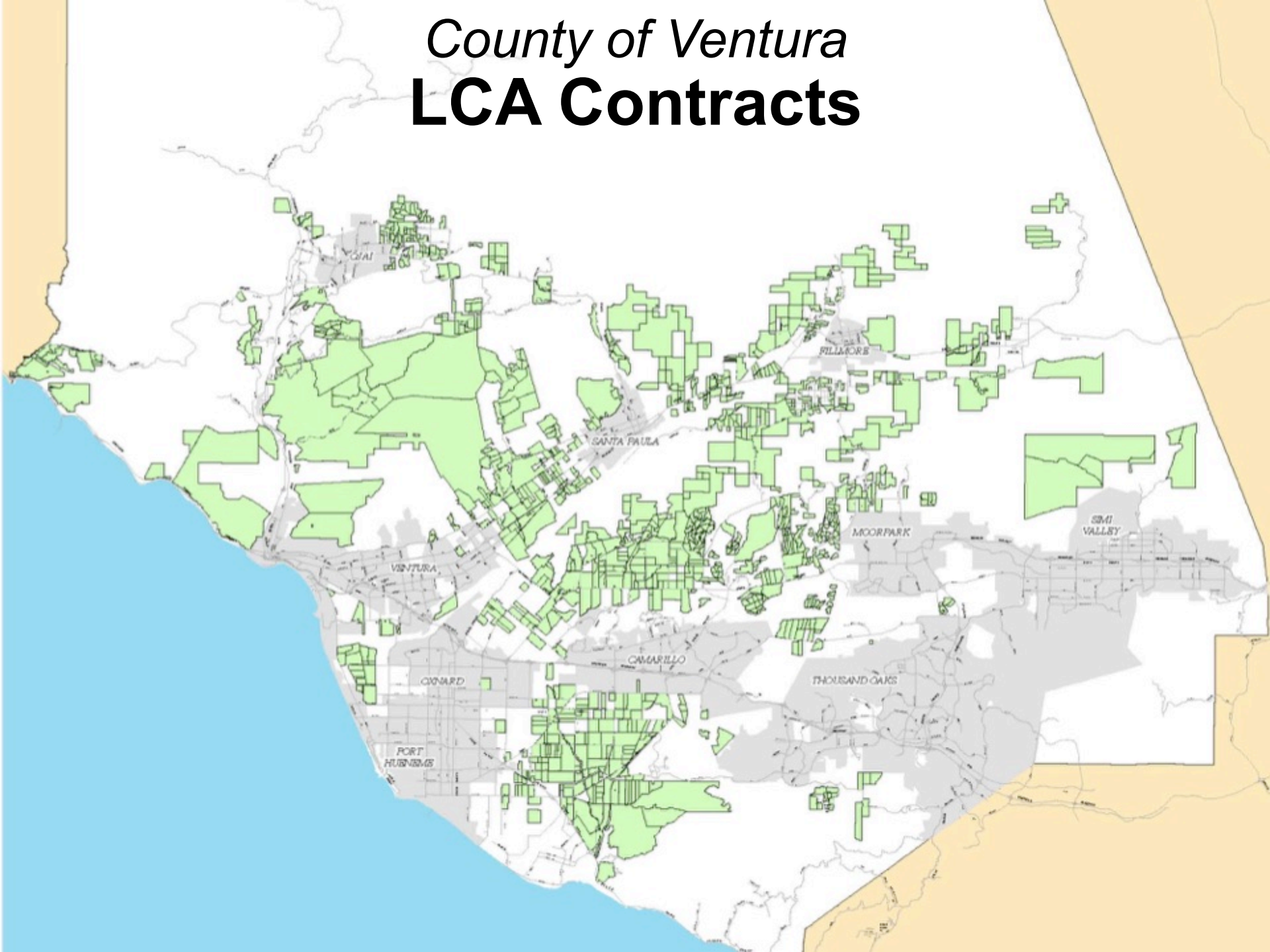
## County of Ventura Existing Greenbelts

0 1.5 3 6 Miles

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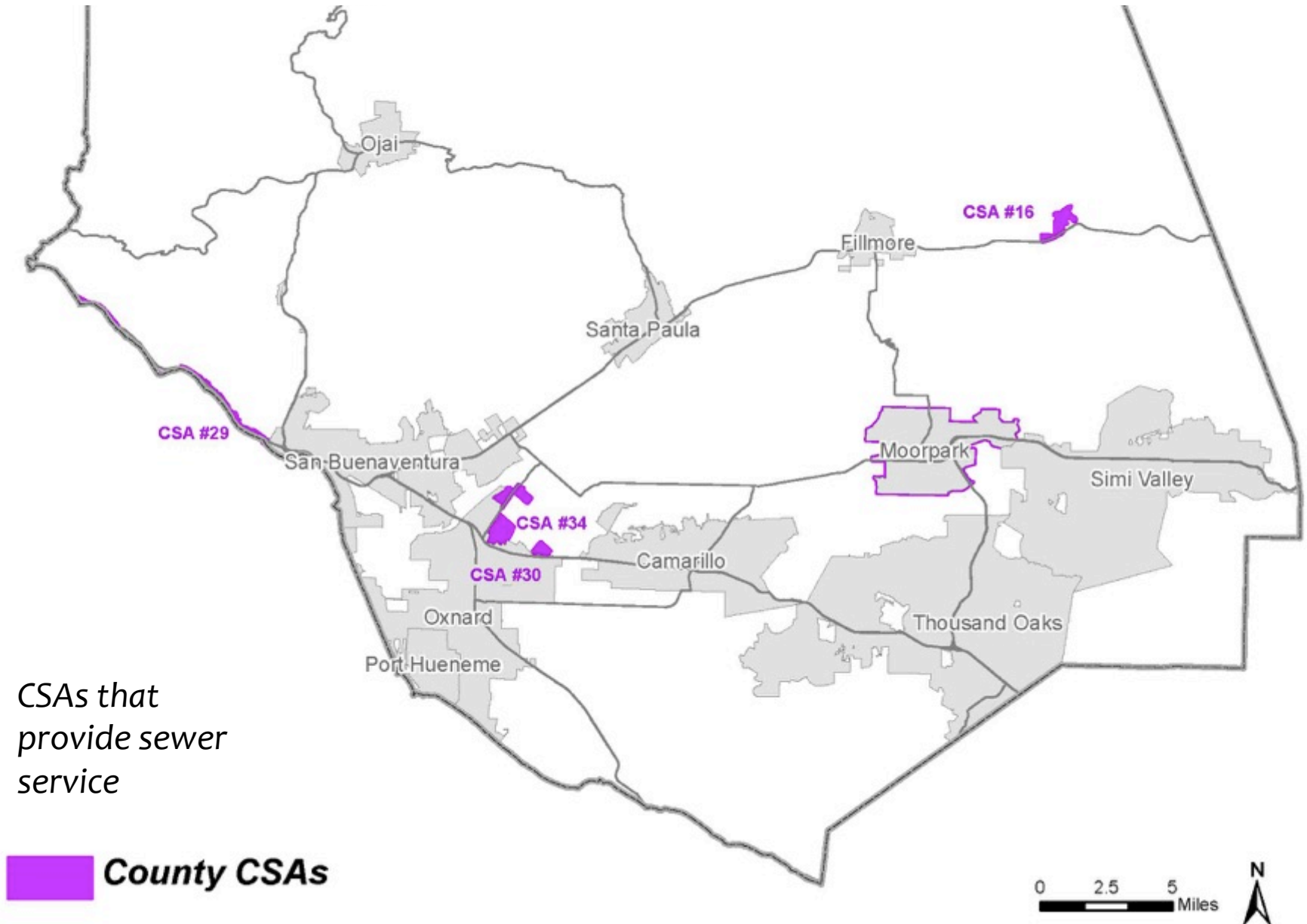


# *County of Ventura* **LCA Contracts**





# County Operated CSAs



# Farmworker Dwelling Units



# Farmworker Dwelling Unit Revised Standards

- \* Up to four farmworker dwelling units are permitted by a Zoning Clearance on a qualifying parcel.
- \* Qualifying parcels must have 40 acres of irrigated crops or 160 acres of dry farming per dwelling, or exceed a prescribed number of animals.



# Farmworker Dwelling Units Potential Development

## ***Estimate of Farmworker Dwellings Allowed with a Ministerial Permit***

**Parcels 40-80 Acres = 514 Units**

**Parcels 80-120 Acres = 135 Units**

**Parcels 120-160 Acres = 77 Units**

**Parcels >160 Acres = 257 Units**

**Total Dwelling Units = 983 Units**

# Farmworker Housing Complexes



# Farmworker Housing Complexes

## Potential Locations

Three candidate parcels in the El Rio community:

- \* Water service is provided by Cloverdale Mutual Water Company, a small water mutual.
- \* The high-density development would result in over-extraction of groundwater resources and water system upgrades would be cost-prohibitive.



# Farmworker Housing Complexes Potential Locations

Two candidate parcels in the Santa Susana Knolls:

- \* While there were adequate facilities to serve domestic use and low-density development, there was not sufficient water storage to meet minimum Ventura County standards for fire flow for high-density residential use.

# Farmworker Housing Complexes

## Potential Locations

### Candidate Parcels in the Saticoy Community:

- \* Water service is provided by the City of Ventura, which by policy will not allow a water service line that exceeds  $\frac{3}{4}$  inch in diameter.

### Candidate Parcels in North Ventura Avenue Area:

- \* Water service provided by the City of Ventura, which by policy does not allow new water service unless the development proposal is consistent with the City's General Plan.

# Farmworker Housing Complexes

## Potential Locations

### Six Parcels in Three Communities

<u>Location</u>	<u># of Dwellings</u>
Piru Community	30 units
Santa Susana Knolls	21 units
Santa Susana Knolls	20 units
El Rio Area	108 units
El Rio Area	55 units
El Rio Area	<u>16 units</u>
<b>TOTAL</b>	250 units



# Farmworker Housing Complexes

## Revised Standards

Allows farm worker housing complexes on land zoned “Agricultural-Exclusive” and “Open Space (within or adjacent to a city sphere of influence).

# Farmworker Housing Complexes Potential Locations

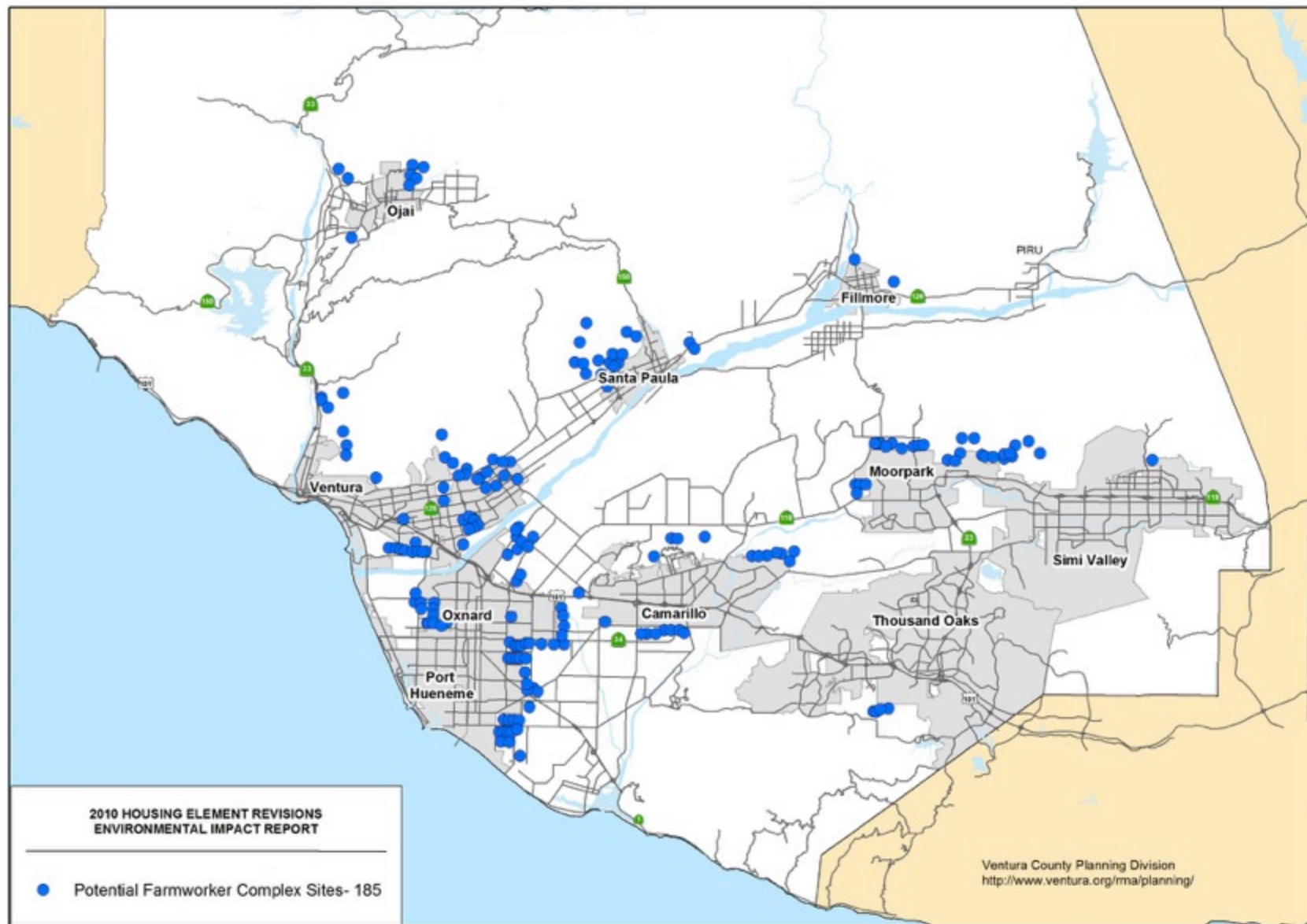
<u>Area of Interest</u>	<u>Number of Parcels</u>
Fillmore	6
Las Posas	5
Moorpark	11
Ojai	16
Oxnard	15
Piru	18
Santa Paula	22
Ventura	12
<b>Total</b>	<b>105</b>

# Farmworker Housing Complexes

## Revised Standards

Allows substandard size parcels for farm worker housing, provided the “remaining parcel” is at least 10 acres in size.





Ventura County Planning Division  
7/21/2010

**FIGURE 2.4-8  
Potential Farmworker Complex Sites**