



# Public Information

County of Ventura • Resource Management Agency • Planning Division  
800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

## SOAR Questions and Answers

### What is “SOAR”?

SOAR stands for “Save Open-Space and Agricultural Resources” from the title of voter-approved initiatives passed by several city councils and the Board of Supervisors.

### Is there more than one SOAR ordinance/initiative?

Yes. The following jurisdictions have, by vote of their electorate or action of their legislative bodies, enacted SOAR ordinances/initiatives:

- San Buenaventura - 11/7/1995, 11/6/2001 and 11/8/2016
- Camarillo - 11/3/1998 and 11/8/2016
- Oxnard - 11/3/1998 and 11/8/2016
- Simi Valley - 11/3/1998 and 11/8/2016
- Thousand Oaks - 11/3/1998 and 11/8/2016
- Ventura County - 11/3/1998 and 11/8/2016
- Moorpark - 1/12/1999 and 11/8/2016
- Santa Paula - 11/7/2000 and 11/8/2016
- Fillmore - 1/17/2002 and 11/8/2016

### What do the SOAR ordinances/initiatives do?

Adopted for the cities of Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley, and Thousand Oaks, the SOAR ordinances and initiatives establish “City Urban Restriction Boundary” (CURB) lines around each city and require city voter approval before any land located outside the CURB lines can be developed under the city’s jurisdiction for urban purposes.

The City of Ventura's SOAR ordinance has two measures: (1) its original SOAR measure, which requires voter approval of any change to the General Plan involving the "Agriculture" designation; and, (2) the Hillside Voter Participation Act (HVPA), which requires voter approval of any urban development within the HVPA line.

The County of Ventura's SOAR ordinance requires countywide voter approval of any change to the County General Plan involving the "Agricultural," "Open Space" or "Rural" land use map designations, or any change to a General Plan goal or policy related to those land use designations.

### Are there any exceptions to obtaining voter approval?

Yes. Each of the SOAR ordinances/initiatives contains a list of limited exceptions to the general requirement for voter approval. Please refer to each SOAR ordinance/initiative for a list of exceptions for that jurisdiction.

### Where can I get a copy of the SOAR ordinances and initiatives?

All SOAR ordinances and initiatives can be viewed at: <https://soarvc.org>. Copies of the County's SOAR ordinance can be obtained from the County Resource Management Agency, Planning Division at the Ventura County Government Center, Hall of Administration, 800 South Victoria Avenue, Ventura CA. Copies of each of the affected cities' ordinances/initiatives can be obtained from the respective city's Planning Department or the respective city clerk.

### How long do these SOAR ordinances/initiatives remain in effect?

They remain in effect until December 31, 2050.

### Does the County of Ventura's SOAR ordinance affect my ability to use or sell my land?

No. The SOAR ordinance does not change the County General Plan and zoning regulations governing your property, nor do they affect the process by which property is bought and sold. For more information regarding the County General Plan and zoning regulations affecting your property, please contact the County Planning Division at 805/654-2488.

### How do I obtain zoning and building permits on my property located in the unincorporated County area?

The procedures for obtaining zoning and building permits have not changed. All new or modified use(s) and structure(s) must be consistent with the provisions of the Zoning Ordinance Code and County Building Code, and be consistent with the land use designations and goals and policies of the General Plan.





### How do I change the County General Plan land use designation on my property?

SOAR added a major additional step to the County’s General Plan Amendment (GPA) process by requiring voter approval of most changes to the "Agricultural," "Open Space" or "Rural" land use designations. The County’s process includes the following steps:

1. GPA Screening application and hearing before the Board of Supervisors.
2. GPA and other permit/entitlement applications (if approved at Screening hearing).
3. Environmental review & documentation.
4. Public hearings before the Planning Commission and Board of Supervisors.
5. [Added by SOAR] If the GPA proposal to change a land use designation of "Agricultural," "Open Space" or "Rural" is approved by the Board of Supervisors and is not otherwise exempt under SOAR, the GPA is placed on the ballot for a general or special election.

All costs associated with processing a privately-initiated GPA are the responsibility of the applicant. The costs associated with placing an item on a general election ballot or the cost of conducting a special election can be significant. For information, contact the County Elections Division at 805/654-2700.

### Can my property’s zoning be changed or can the County Zoning Ordinance Code be amended?

This depends on whether or not the proposed change is consistent with all of the goals and policies of the General Plan that apply to the applicable land use designation.

### Do the city SOAR ordinances and initiatives affect city annexations of properties outside city urban growth boundaries?

No. The SOAR ordinances and initiatives do not change the annexation process or procedures. Annexation of property to a city can be initiated by the property owner(s) and/or the city, and is subject to approval of the Ventura Local Agency Formation Commission (LAFCO).

State law requires that LAFCO “consider” a city’s adopted general plan before it approves an annexation to a city.

However, even if property outside a city CURB line is subsequently annexed to that city, the property could not be developed for urban purposes unless it is approved by vote of the city electorate.

### Can unincorporated property inside the CURB line of a city, be annexed to the city?

Yes, but only if approved by LAFCO. State law prescribes the process, procedures and criteria LAFCO must follow in order to approve annexations to cities.

In order for property to be annexed to a city, it must be located within the LAFCO-adopted “sphere of influence” for that city. A city SOAR ordinance or initiative does not change that city’s sphere of influence.

If you need further information regarding annexations or spheres of influence, please contact the Ventura LAFCO.

### Is it true the city CURB lines encompass different areas than existing LAFCO sphere of influence boundaries for those cities?

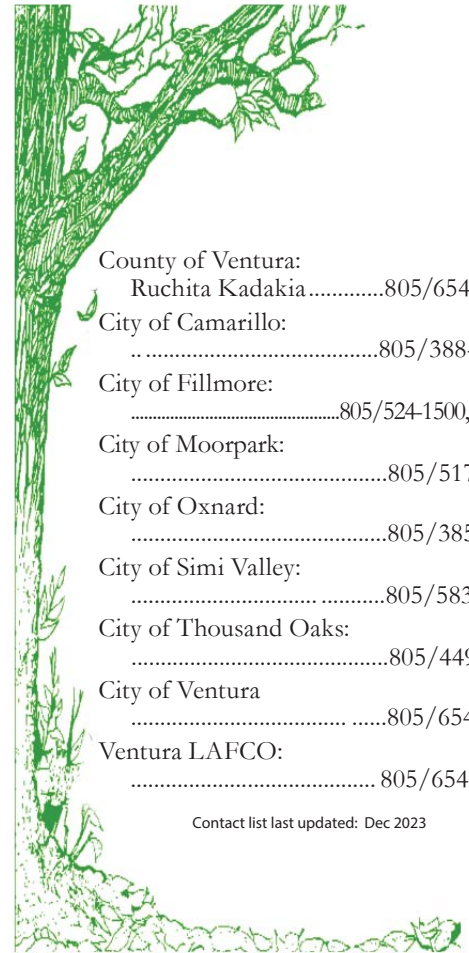
Yes. In most cases the city CURB lines encompass area(s) not currently within LAFCO-adopted Sphere of Influence boundaries. Conversely, some CURB lines do not encompass all area(s) within that city's spheres of influence.



### Do the SOAR ordinances and initiatives affect Land Conservation Act (LCA) contracts or otherwise reduce property taxes?

No. The SOAR ordinances and initiatives do not affect LCA contracts nor change the manner by which property taxes are assessed.

### Who do I call if I have further questions about the SOAR ordinances and initiatives?



County of Ventura:	
Ruchita Kadakia.....	805/654-2414
City of Camarillo:	
.....	805/388-5360
City of Fillmore:	
.....	805/524-1500, #113
City of Moorpark:	
.....	805/517-6258
City of Oxnard:	
.....	805/385-8156
City of Simi Valley:	
.....	805/583-6769
City of Thousand Oaks:	
.....	805/449-2323
City of Ventura	
.....	805/654-7893
Ventura LAFCO:	
.....	805/654-2576

Contact list last updated: Dec 2023