Somis Ranch Farmworker Housing Community

Hard Won Victories Award

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Somis Ranch Partners
AMCAL Housing
RRM Design Group

APA CA CENTRAL COAST Section





The Somis Ranch Farmworker Housing community is a recently approved 360-unit, 100% affordable housing development located in the unincorporated County of Ventura near the City of Camarillo and community of Somis. The project, which is anticipated to begin construction in April 2022, will provide much needed, high-quality housing to local farmworkers and their families near agricultural employment centers. The development embraces Spanish/Mission Revival influenced architecture, and contains an abundance of common spaces and amenities for residents, such as a community center, recreation center, playgrounds, a basketball court, a dog park, and informal green spaces. Sustainability features are incorporated throughout.

The project obtained Ventura County Board of Supervisors approval of a Tentative Parcel Map, Planned Development Permit, and Conditional Use Permit in February 2021, after an initial submittal in May 2019, a period of only 21 months. Agency staff and consultants prepared and certified an Environmental Impact Report (EIR) in nine (9) months, while conducting extensive community outreach and limiting the number of public meetings to the five (5) allowed by the Housing Accountability Act. The project faced numerous complex permitting challenges, such as the inclusion of a package wastewater treatment facility due to the unavailability of sewer service, new driveway connections and improvements to the adjacent Caltrans right of way, required interagency coordination throughout the entitlement process.

The project is the largest of its kind in Ventura County, and is the first to be approved utilizing Section 8103-2.7 of the Non-Coastal Zoning Ordinance, reflecting the County's commitment to providing affordable housing via progressive and innovative planning efforts.