

The following text of the initiative was crafted by the SOAR organization and the City of Oxnard in concert. In concept it is very similar to the other city initiatives. However, because of the cooperation by the City Council certain properties were added to the area within the CURB line as a political compromise. Additionally, the City devised a unique concept calling for a city buffer boundary outside of the CURB line in order to convey its concerns to the County of Ventura of developing within that buffer boundary.

* * * * *

SAVE OPEN SPACE AND AGRICULTURAL RESOURCES OXNARD CITY URBAN RESTRICTION BOUNDARY

The people of the City Oxnard do ordain as follows:

Section 1. Title.

This ordinance shall be known as the Oxnard Save Open Space and Agricultural Resources (SOAR) Ordinance and shall be uncodedified.

Section 2. Purpose and Findings.

A. Purpose. The purpose of this ordinance is to establish and adopt for the City of Oxnard a City Urban Restriction Boundary (CURB) line, and to redesignate "Agricultural Planning Reserve" to "Agriculture" with the following objectives:

1. To encourage efficient growth patterns and protect the City of Oxnard's quality of life by concentrating future development largely within existing developed areas, or, in some cases, directly adjacent to them, consistent with the availability of infrastructure and services;
2. To promote on lands outside the CURB ongoing agricultural and other natural resource and open space uses as defined in Government Code section 65560(b), such as preservation of natural resources, public and private outdoor recreation, uses that foster public health and safety, and productive investment for farming enterprises;
3. To manage the City's growth in a manner that fosters and protects the "small town" character of Oxnard while encouraging appropriate economic development in accordance with the City's unique local conditions;
4. To allow the City to continue to meet its reasonable housing needs for all economic segments of the population, especially low and moderate income households, by directing the development of housing into areas where services and infrastructure are more efficiently available; and
5. To promote stability in long term planning for the City by establishing a cornerstone policy within the General Plan designating the geographic limits of long term urban development and allowing sufficient flexibility within those limits to respond to the City's changing needs over time.

B. Findings.

1. The protection of existing agricultural, open space, watershed and water percolation lands surrounding the City of Oxnard and within its Planning Area (as defined by Chapter III, Section A 6) is of critical importance to present and future residents of the City of Oxnard. Agriculture has been and remains a major contributor to the economy of the City of Oxnard and County of Ventura, creating employment for many people, directly and indirectly, and generating substantial tax revenues for the City. Additionally, wetlands, dunes and riparian areas within the Oxnard Planning Area are of world class importance providing irreplaceable environmental resources and habitats.
2. In particular, the City of Oxnard and surrounding area, with its unique combination of soils, micro-climate and hydrology, has become one of the finest growing regions in the world. Agricultural production from the County of Ventura and in particular production from the soils and silt from the Santa Clara River, Calleguas Creek, Conejo Creek and Revolon/Beardsley Wash, and alluvial plains adjacent to the City provide beneficial food and fiber locally and world-wide, and have achieved international acclaim, enhancing the City's economy and reputation.
3. Continued urban encroachment into agricultural and watershed areas will impair agriculture and threaten the public health, safety and welfare by reducing beneficial production, causing increased traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities and inevitable conflicts between urban and agricultural uses.
4. The unique character of the City of Oxnard and quality of life of City residents depend on the protection of a substantial amount of open space and agricultural lands. The protection of such lands not only ensures the continued viability of agriculture, but also protects the available water supply and contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources. As importantly, adopting a CURB around the City of Oxnard would promote the formation and continuation of a cohesive community by defining its boundaries and by helping to prevent urban sprawl. Such a CURB would promote efficient municipal services and facilities by confining urban development to defined development areas.
5. This initiative ensures that the agricultural and open space uses outside of the CURB are inviolable against transitory short-term political decisions and that agricultural, watershed and open space lands outside the CURB are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people. Accordingly, the initiative requires that until December 31, 2020, the City of Oxnard may not allow the provision of urban services, or creation of urban uses, other than in certain limited circumstances and according to specific procedures set forth in the initiative, outside the CURB.
6. Although established in generally the same location as the Sphere of Influence line as it existed as of January 1, 1998, the CURB is not intended to and shall in no way inhibit the Local Agency Formation Commission from changing or altering the Sphere of Influence line in accordance with state law. The two lines, although coincidentally coterminous as of one point in time are independent one from the other in legal significance and purpose. While the Sphere of Influence line may be altered by the Local Agency Formation Commission in accordance with the provisions of state law, the CURB is a local land use policy of the City and shall not be changed except as herein provided
7. Adequate land for housing is provided in the area encompassed within the CURB. Should at any time the City determine that it is failing to meet its fair share of housing, the initiative provides a mechanism for correcting that imbalance without a vote of the electorate.

Section 3. General Plan Amendment.

Chapter IV, the Growth Management Element of the Oxnard 2020 General Plan, is hereby amended by inserting at page IV-48, *et seq.*, the following text:

D. OXNARD CITY URBAN RESTRICTION BOUNDARY

Introduction

The voters of the City of Oxnard have, through the initiative process, established and adopted an urban growth boundary line denominated the Oxnard City Urban Restriction Boundary (CURB). Its purpose, principals, implementation procedures, and methodologies for amendment are set forth in this subsection of Chapter IV.

1. PURPOSE

The City of Oxnard and surrounding area, with its unique combination of soils, micro-climate and hydrology, has become one of the finest growing regions in the world. Agricultural production from the County of Ventura and in particular production from the soils and silt from the Santa Clara River, Calleguas Creek, Conejo Creek and Revolon/Beardsley Wash, and alluvial plains adjacent to the City provides beneficial food and fiber to local inhabitants and to the world at large and has achieved international acclaim, enhancing the City's economy and reputation.

The purpose of this CURB is to ensure that the development policies, and underlying goals, objectives, principles and policies set forth in the Oxnard 2020 General Plan relating to Growth Management (Chapter IV), Land Use (Chapter V) and Open Space and Conservation (Chapter VII) are inviolable against transitory short-term political decisions and that agricultural, watershed and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people.

2. PRINCIPLES

Continued urban encroachment into agricultural and watershed areas will impair agriculture and threaten the public health, safety and welfare by causing increased traffic congestion, associated air pollution, and potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities and inevitable conflicts between urban and open space/agricultural uses.

The unique character of the City of Oxnard and quality of life of City residents depend on the protection of a substantial amount of open space, natural resource and agricultural lands. The protection of such lands not only ensures the continued viability of agriculture, but also contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources. As importantly, adopting a CURB will promote the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such a CURB will promote efficient municipal services and facilities by confining urban development to defined development areas.

3. IMPLEMENTATION

a) The City of Oxnard hereby establishes and adopts a CURB. The CURB is established generally coterminous with and in the same location as the Sphere of Influence line established by the Local Agency Formation Commission as it existed as of January 1, 1998 except (1) that certain property of approximately 247 acres at the northwest corner of the City bounded on the South by Gonzales on the west by Victoria, adjacent to the Northwest Community, and (2) that certain property of approximately 79 acres of the west edge of the City bounded by the South by 5th Street on the west by Harbor Avenue, and generally southwesterly of the Edison Canal, generally referred to as "North Shore" and (3) that certain property of approximately 41 acres located within the City limits west of Victoria Avenue at the northwest corner of 5th Street directly west of the Oxnard Airport are additionally encompassed within the CURB. The Sphere of Influence line and the new CURB line are illustrated in Figure IV-4, Exhibit "A" and the parcels outside of the Sphere of Influence line but within the CURB line described herein are shaded for illustration purposes on said Figure IV-4, Exhibit "A". Figure III-1 inaccurately reflects the current location of the LAFCO Sphere of Influence line. While it is not the purpose of this General Plan Amendment to correct such errors, the Sphere of Influence references on said map are noted to be in error.

b) Until December 31, 2020, the City of Oxnard shall restrict urban services (except temporary mutual assistance with other jurisdictions) and urbanized uses of land to within the CURB, except as provided herein. Other than for the exceptions provided herein, upon the effective date of this General Plan amendment, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any general plan amendment, rezoning, specific plan, subdivision map, special use permit, building permit or any other ministerial or discretionary entitlement which is inconsistent with the purposes of this General Plan amendment, unless in accordance with the amendment procedures of this General Plan amendment.

c) "Urbanized uses of land" shall mean any development which would require the establishment of new city sewer systems or the significant expansion of existing city sewer infrastructure; or would create residential lots less than 10 acres in area per primary residence; or would result in the establishment of commercial or industrial uses which are neither exclusively related to agriculture nor exclusively related to the production of mineral resources.

d) Until December 31, 2020, all land designated as "Agriculture Planning Reserve (AG/PR)" is hereby re-designated as "Agriculture (AG)", as shown on Figure V-5 (amended), Exhibit "B".

E. AMENDMENT PROCEDURES

Until December 31, 2020, the foregoing Purposes, Principles and Implementation provisions may be amended only by a vote of the people commenced pursuant to Article I of Chapter 3 of Division 9 of the Elections Code, or pursuant to the procedures set forth below:

1. The City Council may amend the CURB described herein if it deems it to be in the public interest, provided that the amended boundary is within the limits of the CURB.

2. The City Council, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend the CURB to comply with state law regarding the provision of housing for all economic segments of the community. For that purpose the City Council may amend the CURB as described herein and as designated on Figure IV-4, Exhibit "A", in order to include lands to be designated for residential uses, provided that no more than 20 acres of land may be brought within the CURB for this purpose in any calendar year. Such amendment may be adopted only if the City Council makes each of the following findings:

- a) The land is immediately adjacent to existing compatibly developed areas and the applicant for the inclusion of land within the CURB has provided to the City evidence that the Fire Department, Police Department, Department of Public Works, the Community Services Department, applicable water and sewer districts, and the school districts with jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and
- b) That the proposed development will address the highest priority need identified in the analysis by which the City has determined it is not in compliance with state law, i.e., low and very low income housing; and
- c) That there is no existing residentially designated land available within the CURB to accommodate the proposed development; and
- d) That it is not reasonably feasible to accommodate the proposed development by redesignating land within the CURB.

3. The City Council, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend the CURB, if the City Council makes each of the following findings:

- a) The land proposed for inclusion within the CURB is immediately adjacent to areas developed in a manner comparable to the proposed use;
- b) Adequate public services and facilities are available and have the capacity and capability to accommodate the proposed use;
- c) The proposed use will not have direct, indirect, or cumulative adverse significant impacts on the area's agricultural viability, habitat, scenic resources or watershed;
- d) The proposed use will not adversely affect the stability of land use patterns in the area (i.e., the land affected will not introduce or facilitate a use that is incompatible with adjoining or nearby uses);
- e) The land proposed for inclusion within the CURB has not been used for agricultural purposes in the immediately preceding two years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions, inaccessibility to appropriate water or other physical reason; and
- f) The land proposed for inclusion within the CURB does not exceed 40 acres for any one landowner in any calendar year, and one landowner's property may not similarly be removed from the restrictions contemplated by this General Plan amendment more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.
- g) Including the land within the CURB will not result in more than 160 acres being added to the CURB in any calendar year.

4. The City Council, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may amend the CURB if the City Council makes each of the following findings:

- a) Application of the provisions of subsections 1, 2, or 3 of these amendment procedures are unworkable as applied to a specific parcel and failure to amend the CURB would constitute an unconstitutional taking of a landowner's property for which compensation would be required; and
- b) The amendment and associated land use designations will allow new land uses only to the minimum extent necessary to avoid an unconstitutional taking of the landowner's property.

5. The City Council, following at least one public hearing for presentations by an applicant and the public, and after compliance with the California Environmental Quality Act, may place any amendment to the CURB or the provisions of this initiative on the ballot in the manner provided by state law.

6. The City Council may amend the CURB to include land contemplated for construction of public potable water facilities, public schools, public parks or other government facilities, or to include any development project that has obtained as of the effective date of the initiative a vested right pursuant to state or local law, all uses exempted from the provisions of this General Plan Amendment, but only to the minimum amount of land reasonably necessary to accommodate said uses.

7. The City Council may reorganize, reorder, and renumber General Plan provisions, including the provisions of this General Plan amendment.

Section 4. Conforming Amendments.

In light of the General Plan amendments set forth above, the City of Oxnard 2020 General Plan adopted November, 1990, as amended through January 1, 1998, is hereby further amended as set forth below in order to promote internal consistency among the various elements of the General Plan. Text to be inserted into the General Plan is indicated in bold italic type. Text to be deleted is presented in ~~strickthrough~~ type. Text in standard, bold or italic type currently appears in that fashion in the General Plan and remains unchanged by this Amendment. Occasionally, ellipses [* * *] are inserted to show that extensive passages remain unchanged.

The following amendments may be further amended by the City Council without a vote of the people, provided that no inconsistencies with the balance of the 2020 General Plan are created thereby.

- a) The 2020 General Plan Table of Contents at page “-i-”, is amended to add to Chapter 4 the City Urban Restriction Boundary, designating its commencement at page IV- 48.
- b) The Growth Management Element Table of Contents at page “-iii-” is amended to add the City Urban Restriction Boundary, designating its commencement at page IV- 48.
- c) The 2020 Land Use Map, Figure V-5, is amended to delete references to Agriculture PR, the mobilehome (factory built) designations and the “Specialized -RS- Restricted” designation outside of the newly established CURB line. The textual references on Figure V-5 to “AG/PR” and are “~~X~~”d” out on Figure V-5 (amended) to leave a reference to “AG”, illustrating the changes made. Additionally, the mobilehome (factory built) designations, and the “Specialized -RS- Restricted” outside the CURB line in the southeast area are “~~X~~”d” out. To the extent the Map purports to represent the existence of an “AG/PR” designation, or urban uses outside the CURB line, it is deleted. See Exhibit “B”.
- d) Page III-5, Section 3 is amended to read:

3. **Current City Jurisdiction and City Urban Restriction Boundary** The City's jurisdiction is the incorporated territory of the City. Land use within the City limits is regulated by the City subject to the limitations and regulations of the regional, state and federal government.

Additionally, the City has adopted an Oxnard City Urban Restriction Boundary (CURB). Until December 31, 2020, the CURB is the boundary of urban uses for the City. The City may, through the Local Agency Formation Commission (LAFCO), annex lands outside of the CURB, in the manner set out in the CURB initiative ordinance.

- e) Page III-5, Section 4, amended to read:

4. **Sphere of Influence**

The Local Agency Formation Commission in every county adopts a Sphere of Influence for each City within that county to represent “the probable ultimate physical boundaries and service area” of that city (Government Code Section 56425.) The Ventura LAFCO has adopted such a Sphere of Influence for the City of Oxnard. Land use outside the current City jurisdiction but within the Sphere of Influence is controlled by Ventura County in formal consultation or by joint action with the City. ~~As discussed in greater detail in the Growth Management Element, this 2020 General Plan expresses City policy to expand the City's Sphere of Influence to include the following areas: (1) south of Pleasant Valley Road and east of highway 1; and (2) south of Ocean View Junior High School and east of Olds Road.~~

- f) The last paragraph of Section 7 on page III-14 is amended to read:

The population projections of the 2020 General Plan are consistent with the 208 Plan, ~~however, approval of any proposed development that extends beyond the 1981 Sphere of Influence may require amendments to the 208 Plan; and the CURB adopted by the City will help ensure consistency with the 208 Plan.~~

g) Page III-16, Section 9 is amended to read:

9. Oxnard-Camarillo Greenbelt Agreement

The City of Oxnard along with the City of Camarillo and County of Ventura is a party to the Oxnard-Camarillo Greenbelt Agreement which contributes to the preservation of a large agricultural area (approximately 27,000 acres) between the cities of Oxnard and Camarillo. Greenbelt agreements are adopted by a joint resolution of the affected agencies and represent a policy commitment to the ongoing preservation of agricultural [sic] and open space. As further evidence of Oxnard's commitment to agricultural preservation, this 2020 General Plan encourages ~~evaluating~~ the expansion of the Oxnard-Camarillo Greenbelt ***in the eastern and southeastern area of the Planning Area outside of the CURB line south of State route 1 (PCH)*** and the establishment of new greenbelts in the northwest portion of the Planning Area and north of the Santa Clara River in cooperation with the City of San Buenaventura and the County of Ventura as reflected in the general plans of those jurisdictions.

h) The first paragraph of "Findings" at page IV-19 is amended to read:

1. Buildout of the 2020 General Plan could add ~~12,462~~ 11,832 dwelling units, 73,324 jobs and ~~37,215~~ 35,470 persons (*See Table XIII-12*).

i) "Development Policies" at pages IV-19 through IV-23, is amended to read:

A. Goals

1. Sensible urban growth based on the ability to provide the necessary governmental services and municipal utilities.
2. Maintain the quality of life desired by the residents of Oxnard.
3. Orderly growth and development that is consistent over the life of the 2020 General Plan, *fostered by the Oxnard City Urban Restriction Boundary*.

B. Objectives

* * *

5. Create an appropriate balance between urban development and preservation of agricultural uses within the Planning Area. ***Development exclusively within the CURB while leaving the balance in Resource Protection, Open Space or Agricultural designations is presumptively an appropriate balance.***
6. Insure that areas annexed to the City share equitably in the costs of all necessary municipal improvements.

C. Principles

Certain growth management principles can guide orderly development. *In that spirit, the citizens of Oxnard have established and adopted the CURB. It is anticipated that in the long run these growth management principles and the CURB will determine the ultimate size and shape of the City. In the interim, these principles can also guide development and timing of specific projects within the CURB.* These principles include the following:

[the 8 principles remain unchanged].

D. Policies

The Growth Management Element policies consist of two general categories:

- Development/Non-development Areas ***demarcated primarily by the CURB***
- Growth Management and Monitoring Program

* * *

1. Development/Non-Development Areas

This category of policies involves (1) ~~potential changes in the City's 1981 Sphere of Influence boundary to accommodate new development adoption of an CURB restricting urban uses to within a defined boundary,~~ (2) ~~regard for the Sphere of Influence boundary,~~ (3) expansion of the City's greenbelts to preserve agricultural lands, and (3) ~~(4)~~ annexations policies. These are each discussed below.

a. The Oxnard City Urban Restriction Boundary (CURB).

Adopted through the initiative process in 1998, the CURB sets the primary self-imposed demarcation for the geographic urbanization of the City. Although the citizens utilized the location of the LAFCO Sphere of Influence Boundary for locating the CURB, it serves a fundamentally different purpose. Whereas the LAFCO Sphere of Influence Line regulates annexation, the CURB identifies the area within which primarily urban land uses will be accommodated. Upon adjustment of the Sphere of Influence Line and annexation outside the CURB, more rural, agricultural and open space uses, as well as necessary schools, parks or other necessary governmental uses may be accommodated under City jurisdiction.

a. b. Sphere of Influence Boundary

* * *

The 2020 General Plan establishes two "Potential Sphere Expansion Areas" that the City will subsequently consider recommending to LAFCO for inclusion in its Sphere of Influence. The areas are shown on Figure III-1. They have been identified for the following reasons:

- 1: To round out the land use adjacent to an existing mobile home park.
- 2: To facilitate the construction of a new mobile home park.

The proposed Sphere of Influence would generally correspond to the City's 1981 Sphere of Influence. It would however, also include the area north and west of the Oxnard-Pacific Mobile Home Park, and the area south of Ocean View Junior High School.

Annexation of these areas shall be recommended to LAFCO if an adequate infrastructure phasing plan and fiscal program is proposed to and adopted by the City.

b. c. Greenbelt Agreements

* * *

e. d. Annexation of Unincorporated Areas

* * *

j) The second paragraph on page IV-23 is amended to read:

(l) Annexation Within The Sphere of Influence

Urban development is permitted (consistent with the phasing policies described below) in areas located within the ~~proposed~~ Sphere of Influence and prohibited in unincorporated areas outside the Sphere of Influence. The County should discourage applications for development or urban uses in unincorporated areas, and direct such applications to the City.

k) The first paragraph on page IV-29 is amended to read:

Figure IV-2, Exhibit “C”, illustrates the initial Residential Phasing Plan for the City. This plan will be subject to review of the annual reports provided by the Development Monitoring System (described below). ***However, Figure IV-2, Exhibit “C”, is amended to delete priority phasing for properties outside of the CURB, specifically the properties encompassed within General Plan Study Area 9, “The Pleasant Valley/Butler Road Area”, south of Pleasant Valley/north of Highway 1/ north of Etting. As well as south of Etting/south of Ocean View Junior High School/east of Olds.***

l) Pages IV-40 through IV-42 are amended to read:

B. Project Consistency Reports and Capital Facilities and Public Service Impact Evaluation

The City shall adopt an ordinance providing that for all new development projects requiring discretionary approval within ***specific areas to be identified at the time of adoption of such ordinance***, ~~the areas identified on Figure IV-3;~~ the Planning Department will complete a Project Consistency Report containing a Capital Facilities and Public Services Impact Evaluation.

* * *

~~The initial evaluation levels are depicted graphically on Figure IV-3.~~ These may be revised in connection with the annual review of the Five-Year Development Plan.

m) Figure IV-3 erroneously indicates potential for development of 1) the area south of Pleasant Valley/north of Highway 1/ north of Etting, as well as south of Etting/south of Ocean View Junior High School/east of Olds; and 2) that portion of the southern part of the City south of Hueneme Road and east of Arnold Road, specifically as areas designated for capital facilities impact evaluation levels. The text does not discuss the potential for developing those areas. Figure IV-3 is misleading and serves no purpose and is deleted. See Exhibit “D”.

n) Figure V-4 is amended to delete the references to: 1) “J. Mobile Home Parks” to the extent that such reference includes an area outside the CURB, specifically south of Pleasant Valley/north of Highway 1/ north of Etting; 2) “O. Donlon Parcel”; 3) “R. Ho Parcel”; and 4) Study Areas 8, 9, 10, 13, 15 and 16, to the extent that such Study Areas contemplate urban development outside the CURB. Any other portions of Figure V-4 that contemplate development outside the CURB are also deleted. See Exhibit “E”.

o) The last paragraph on page V-31 is deleted as follows:

~~Two sites, one south of Ocean View School and a site south of Pleasant Valley Road, east of Route 1 should be designated for new mobile home/manufactured housing, to provide options for lot ownership and relocation of persons residing in existing non-conforming trailer parks.~~

p) The last paragraph on page V-33 is deleted as follows:

~~O. Donlon Parcel~~

~~Include the Donlon parcel and study areas 8 and 10 within the Planning Reserve Overlay designation.~~

q) Section R on page V-34 is amended to read:

R. Ho Parcel

~~Designate the parcel Agriculture with a Community Reserve zoning allowing ancillary retail use such as a nursery.~~

r) The following portions of Table V-5, at page V-37 and V-38 are amended as shown:

<u>General Plan Study Area</u>	<u>Area (Acres)</u>	<u>Existing Land Use</u>	<u>2020 General Plan Land Use Designation</u>
8. Lemonwood/Eastmont/ Diamond Bar Neighborhoods Roundout	200	Agriculture	Agriculture (PR) School
9. Pleasant Valley/ Buttler Road Area	403 17	Agriculture, Cemetery, Vacant	Agriculture, Mobile Homes, Cemetery, Medium Density Residential
10. West of Rice, South of Fifth	610	Agriculture	Agriculture (PR) School
		* * *	
13. Western Edge	2,563	Agriculture	Agriculture Agriculture (PR)
		* * *	
15. Northwest Area	319	Agriculture	Agriculture (PR) School

s) The following portions of pages V-41 through V-44 are amended to read:

g. *Area 8 - Lemonwood/ Eastmont/ Diamond Bar Neighborhoods Roundout*

This area lies outside the current Sphere of Influence, ***the CURB***, and within the Oxnard-Camarillo Greenbelt. ***Accordingly, although some thought has in the past been given to the potential use of such area for development, it is now considered inappropriate for urban uses.*** The area is designated for agricultural uses. ~~with a Planning Reserve Overlay which indicates that the area may be given consideration as an area for urbanization at the time of the ten-year revision to this 2020 General Plan. The potential urbanization of this area, along with Area 10, would round out the urban form of Oxnard on the eastern edge of the City.~~ This area also contains a designation for a future high school site

which, *if such plans were to come to fruition*, would be detached from the Greenbelt Agreement. The 1990 General Plan land use designation was for low density residential development.

h. Area 9 - Pleasant Valley/Buttler Road Area

This area consists of several parcels under multiple ownership located north and south of Pleasant Valley Road, and east and west of State Route 1. The designated land uses include low-medium density residential development on the south side of Pleasant Valley Road between Olds Road and Route 1 and, a senior housing development at the northwest corner of the intersection of Butler Road and Pleasant Valley road, and two areas designated for mobile home development. One area would be located south of Pleasant Valley Road and east of Route 2, north of the existing mobile home park. This mobile home park would be specifically designated to allow lot ownership. The other mobile home park is designated for the area south of the Ocean View Junior High School and east of Olds Road and is designated exclusively as an area to serve as replacement housing for other mobile home and trailer parks within the City which are not consistent with the 2020 General Plan land use designations. These proposed land uses would require an amendment to the City's Sphere of Influence boundary. This area was designated for low-medium density residential development in the 1990 General Plan.

i. Area 10 - Area West of Rice Avenue, South of Fifth Street

This area is located west of Rice Avenue and south of Fifth Street and lies outside *the CURB and the* present Sphere of Influence boundary and within the Oxnard Camarillo Greenbelt. It is presently in agricultural production. There are also petroleum resource extraction activities in this area. Like Area 8, this is designated for agricultural use, with a Planning Reserve Overlay indicating that it may be reevaluated at the 10-year revision to the 2020 General Plan. A future elementary school site is also designated which, *if such plans were to come to fruition*, would be detached from the Greenbelt Agreement. This area was designated as open space in the 1990 General Plan.

* * *

l. Area 13 — Western Edge Area

This area includes the northwest portion of the Planning Area outside the CURB and the present Sphere of Influence and is generally located north of Teal Club Road and east of Patterson Road and is designated for continued agricultural land use. The portion of the area located east of Victoria Avenue has a Planning Reserve Overlay indicating that it should be reevaluated for possible urbanization at the ten-year revision of this 2020 General Plan. The 1990 General Plan land use designation for this area was Open Space.

* * *

n. Area 15 — Northwest Area

This area, which is currently in agricultural production and is outside *the CURB and the* current (1981) Sphere of Influence, is generally located east of Patterson Road and north and south of Gonzales Road. This area is designated for agricultural uses, with a Planning Reserve Overlay which indicates that area may be reevaluated at the time of the ten-year revision to this 2020 General Plan. A future high school site is designated at the southwest corner of the intersection of Patterson Road and Gonzales Road.

Any future development east of Victoria Avenue and north of Gonzales Road, *whether urban or open space in nature*, shall recognize the existence of the Baillard Landfill and shall conform to setback distances specified by local or state regulations and the recommendations of a specific environmental study.

- t) Text of the General Plan at page V-53, fifth and sixth sentences, and associated Table V-7 at pages V-54 and V-55 are modified to read:

The 2020 General Plan contains a total of 9,777 acres of residential uses, of which ~~1,463~~ **1,265** acres remain to be developed. The plan provides for 1,652 acres of commercial uses, with approximately 416 acres devoted to new commercial uses. A total of 4,139 acres are designated for industrial uses, of which 1,675 acres are currently undeveloped. The 2020 General Plan retains about ~~8,695~~ **10,468** acres of designated open space within the Planning Area of which ~~6,582~~ **8,355** would be available for agriculture. An additional 12,905 acres of agricultural and open space land would remain in the Oxnard-Camarillo Greenbelt.

TABLE V-7

<u>Land Use Designation</u>	<u>Currently In Use or Developed Acreage*</u>	<u>Acreage to be Developed</u>	<u>2020 Total Acreage</u>
RESIDENTIAL			
Rural			
	*	*	*
Mobile Home 1	267	20	287
Mobile Home 2	0	53	53
	*	*	*
SUBTOTAL	8,314	1,463 1,390	9,777 9,704
	*	*	*
OPEN SPACE (Acres)			
	*	*	*
Agriculture (does not Include game reserve)	6,582	n/a	6,582
	*	*	*
Planning Reserve Overlay	{1,773}	n/a	{1,773}
	*	*	*
MISCELLANEOUS			
	*	*	*

Oxnard-Camarillo Greenbelt

(Exclusive of Planning Reserve)	12,905	n/a	12,905
	*	*	*
TOTAL within Planning Area	41,820	4,194 4,121	46,014 45,941

*As of September, 1989

- u) Tables V-8A and V-8B at pages V-56 and V-57, respectively, are deleted. See Exhibit "F" and Exhibit "G". The third and fourth paragraphs at page V-53 relating to those tables are deleted as follows:

Table V-8A provides a detailed projection of specific land uses at build-out (2020) based on existing land uses (see Table V-1) plus anticipated development based on the 2020 General Plan land use categories described above.

Table V-8B summarizes existing and projected population, housing and land use with build-out of the 2020 General Plan and provides a break-down of future development by master planned developments, infill development "infill/modification" areas, and Major Study Areas. Projected development could add a total of 12,462 housing units, 8.96 MSF of commercial uses, 1,283 hotel/motel rooms, 10.23 MSF of BRP and 28.91 MSF of industrial land uses.

- v) Section D at page V-68 is amended to read:

d. Planning Reserve Overlay

This overlay has been placed on certain open space areas contiguous to developed portions of the City to indicate that they may be considered for urbanization during the term of the 2020 General Plan. The areas may be specifically evaluated at the next comprehensive general plan review in the year 2000. This designation applies to properties designated Agriculture located west of Rice Avenue and south of Fifth Street, and east of Victoria Avenue and north of Teal Club Road, and to the areas designated Mineral Resources. (Approximately ~~1,773~~ **324** acres.)

- x) Section E at page V-72 is deleted and Section F is re-lettered as follows:

e. Application to LAFCO for revision of the Sphere of Influence boundary as identified in the Growth Management Element.

f. e. Development of an annexation program coinciding with the overall phasing policies.

- w) The first paragraph of Section B at page VII-27, and associated Table VII-8A at page VII-29 are amended to read:

b. Agricultural Production and Prime Agricultural Lands

The deep alluvial soils of the Oxnard Plain provide a highly fertile natural resource for agricultural production. The availability of water, coupled with the region's unique climate, contribute to a year round growing season with almost 365 frost free days per year. Within the City's Planning Area, 22,782 acres of land are under agricultural production. Of the ~~4,194~~ **3,996** acres of land to be developed under the 2020 General Plan, approximately ~~3,531~~ **3,333** acres are currently in agricultural use [fn3] of which all ~~but 198~~ **acres** are within the City's 1981 Sphere of Interest, *and the Oxnard CURB*. (See Table VII-8A) At buildout, a total of ~~19,251~~ **19,449** acres of agricultural land will remain in the Planning Area.

* * *

TABLE VII-8A [page VII-29]

AGRICULTURAL LAND CONVERSION TO URBAN USES

<u>AREA</u>	<u>EXISTING AG LAND</u>	<u>AG LAND CONVERSION</u>	<u>NET AG LAND REMAINING</u>
<u>Study Areas</u>			
1	275	275	0
		*	*
8 (PR)	200+	50 0	150 200
9	86++	86 0	0 86
10 (PR)	610+	12 0	596 610
		*	*
13 (PR)	2,563	0	2,563
		*	*
15 (PR)	319	50 0	269 319
		*	*
<u>SUBTOTAL (Acres)</u>	<u>7,773</u>	<u>2303 2,105</u>	<u>5,470 5,668</u>
		*	*
<u>TOTAL (Acres)</u>	<u>15,009</u>	<u>3,531 3,729</u>	<u>19,251 19,449</u>
* Outside 1981 Sphere (198 acres)			
+ Within Oxnard-Camarillo Greenbelt (total of 62 acres to be converted)			
++ 31 acres within Oxnard-Camarillo Greenbelt (all to be converted)			
		*	*

PR-Planning Reserve

- x) The Figure VII-7 is deleted. See Exhibit "H". Page VII-33 is amended to read:

d. Greenbelt Agreement

In 1982, the City of Oxnard signed a joint resolution with the City of Camarillo to create the Oxnard-Camarillo Greenbelt comprising approximately 27,000 acres between the two cities. The County of Ventura became a party to the agreement in 1983 when the agreement was amended to include an additional 2,200 acres in the Del Norte area. Figure VII-6 also presents covered by the Oxnard-Camarillo Greenbelt Agreement

within the City's Planning Area. Although future development will reduce the amount of open land within the Planning Area by ~~4,442~~ acres (See ~~Figure VII-7~~) a substantial number of acres, this 2020 General Plan supports the possible expansion of the Oxnard-Camarillo Greenbelt south of State route 1 (approximately 2,672 acres) and the creation of a new greenbelt in the northwest portion of the Planning Area (approximately 2,461 acres). (See Figure VII-6). ~~A total of 841 acres would be detached from the existing Oxnard-Camarillo Greenbelt; 810 in Study Areas 8 and 10; and another 31 acres in Study Area 9.~~

- y) Table XIII-11, at page XIII-29 of the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995 is further amended to read:

TABLE XIII-11
EXPECTED HOUSING CONSTRUCTION — 1989-1995

Infill Development	1085
Specific Plan Build-Out	1100
Major Study Areas	2100 1220
Mobile Home Loss	(135)
Total	4,150 3270

- z) Section 3 at page XIII-29 of the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995 is further amended to read:

3. Availability of Suitable Housing Sites.

Short -range projections of housing unit potential have been made to the year 1995 based on residential land use allocations and density standards contained in the Land Use Element. These future projections indicate a potential addition of about ~~4150~~ 3270 housing units within the City as shown in Table XIII-11. The first two categories of housing unit potential, "infill development" and "Specific Plan buildout," provide for an estimated 2,185 housing units which are "in the pipeline" or expected to be constructed during 1989-1995. Additional housing construction by 1995 is anticipated in several of the Major Study Areas which are designated Phase 1 in the Growth Management Element, amounting to about ~~2100~~ 1220 units.

- aa) Section C at page XIII-34, and accompanying Table XIII-12 at page XIII-35-36 of the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995 are further amended to read:

C. Existing and Potential Housing Sites

Sufficient area exists to meet the City's future housing needs. The Land Use Element of the 2020 General Plan allots a total of ~~1,463~~ 1,265 acres of undeveloped land for residential uses. Table XIII-12 provides a breakdown of housing and estimated population by land use category for all planned residential areas. Buildout of approved specific plans and infill development of existing vacant sites should provide about 3,379 net new housing units, the majority of these by 1995 unless economic factors reduce the number of new housing starts. ~~The planned housing in the 16 Major Study Areas provides for about 9,083 housing units. These 12,462 additional units provided for by the 2020 General Plan would increase the amount of housing in the City to a total of 54,319 housing units by the year 2020, which would serve the projected population of 164,936~~

~~Buildout of the 2020 General Plan represents an average rate of construction of about 450 units per year, comparable to the City's recent past experience (see Figure XIII-2) and quite realistic given the growing nature of the subregion as documented by SCAG. However, in In order to meet the regional Housing Needs Assessment (RHNA) adopted by SCAG, 600 to 700 new units would have to be constructed per year. This number may not be attainable if economic constraints during the planning period persist. Nor is it a wise objective given the resource limitations of the area.~~

The Project Consistency Review program described in the Growth Management Element is designated to insure that adequate infrastructure exists or will exist prior to or concurrent with all new development. Where the necessary services are not currently available, they can be provided through programs such as specific plan approvals and assessment districts. *The projected growth for areas lying outside the CURB may not occur until sometime after 2020.*

TABLE XIII-12 [Page XIII-35 and 36]
HOUSING AND POPULATION POTENTIAL FOR RESIDENTIAL AREAS

<u>Major Study Areas</u>	<u>Housing Units</u>	<u>Population</u>
	*	*
9. Pleasant Valley/Butler Road		
Low-Medium Density	145 dus	@3.2 persons/du = 464
Mobile Home 1	280 dus	@1.9 persons/du = 532
Mobile Home 2	600 dus	@2.7 persons/du = 1,620
Medium Density	<u>100 dus</u>	@2.7 persons/du = <u>270</u>
	1,125 dus	2,886
	245 dus	734
	*	*
SUBTOTAL	9,083 8,203 dus	23,705 26,248
	*	*
TOTAL	12,712 11,832 dus	35,470 37,690

- bb) The Vacant Land Inventory, January 31, 1995, entitled "SITES TO BE ZONED RESIDENTIAL", commencing at Page 7 of Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995 is further amended to read:

MOBILE HOME PARK - 1: mhp-1 (1-7 dus/acre)

<i>Sec. Neighborhood</i>	<i>No. Acres</i>	<i>Yield Potential # D.U.</i>	<i>Target Income Group</i>	<i>Present Zone/Comment</i>
<i>G-5 SE Mar Vista</i>	<i>20.26</i>	<i>128</i>	<i>VeryLow/Low/Mod</i>	<i>C-R</i>
<i>G-5 SE Mar Vista</i>	<i>19.69</i>	<i>103</i>	<i>VeryLow/Low</i>	<i>C-R; Designated Residential site in General Plan (MHP-1); LAFCO annexation appli-cation</i>

pending

<i>SUBTOTAL:</i>	<i>20.26</i>	<i>231 128</i>
<i>Pending:</i>	<i>19.69 -0-</i>	<i>103 (avg.5.23 DU/AC) -0-</i>
<i>Vacant:</i>	<i>20.26</i>	<i>106 (avg.5.23 DU/AC)</i>
<i>Projected Yield:</i>	<i>39.95 20.26</i>	<i>209 106</i>

MOBILE HOME PARK - 2: mhp-2 (7-12 dus/acre)

<i>G-5 SE Mar Vista</i>	<i>53.33</i>	<i>576</i>	<i>VeryLow/Low/Mod</i>	<i>C-R; Site is not annexed to the City and is not located within the Sphere of Influence.</i>
<i>SUBTOTAL:</i>	<i>53.33</i>	<i>576</i>		
<i>Projected Yield</i>	<i>53.33</i>	<i>507 (avg. 9.5 DU/AC)</i>		

- cc) "Tally of Vacant Land Inventory Statistics," commencing at Page 9 of Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995 is further amended as follows: *Mobile Home-1 and Mobile Home -2*, together comprising approximately 73.28 acres, are deleted, reducing the total acres to zone residential from 482.81 to 409.53, and reducing the unit potential from 4,839 to 4,148, and reducing the projected units from 3,954 to 3,343. Finally, the Total Acres, is thereby reduced from 917.92 to 844.64. Total Unit Potential is reduced from 7,529 to 6,838, and finally, the Total Units Projected is reduced from 6,335 to 5,724.
- dd) Projections of Very Low, Low and Moderate Income Potential Units, at page 4, of Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995, is further amended as follows: G-5 SE Mar Vista, Komorowski (Pending) project, set forth as 19.69 acres, 103 total units, indicating 103 units as Low, is deleted. And, the project identified as G-5 SE Mar Vista, set forth at page 5, of the attachment entitled Projections of Very Low, Low and Moderate Income Potential Units Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as resolution No. 10,995, reflecting 53.33 acres, 576 Total Units, 116 Very Low and 460 Low, targeted for Very Low/Low/Moderate, is deleted. Said sites, not yet zoned residential, reduce the total of "sites to be zoned residential", at page 6 of the attachment entitled "Projections of Very Low, Low and Moderate Income Potential Units" Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995, from 457.49 acres to 384.47; from 4,870 units in areas to be zoned residential to 4,191; and reduces the projections by income category from 331 very low units to 215, 815 low units to 252. Accordingly, the Grand Totals on page 6, of the attachment entitled Projections of Very Low, Low and Moderate Income Potential Units, Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995, are reduced from 637.59 acres to 564.57; 6,478 Total Units to 5,799; 496 Very Low to 380; and 1,097 Low to 534.
- ee) Exhibit A, Attachment 1, to the revisions of the Housing Element adopted December 12, 1995, as Resolution No. 10,995, at stamped page 020 is amended to read:

VACANT LAND RE-ZONING PROGRAMS

* * *

Responsible Program: Mar Vista, 19.69 Acres, Map H-5
Designated as residential site in the General Plan. The site is already pre-zoned MHP-1.
It is not yet annexed to the City:
Program Goal: Annex to the City to provide additional MHP-1 sites
Responsible Agency [sic]: Community Development Department
Timetable: Within 12 months of program adoption.

Responsible Program: Mar Vista, 53.33 Acres, Map G-5
Currently not annexed to the City. The site is not located within the Sphere of Influence.
Program goal: Annex site to City.
Responsible Agency: Community Development Department
Timetable: Within 12 months of program adoption.

Section 5. City Buffer Boundary (CBB).

The CBB is established outside the CURB and within the Oxnard Planning Area, as shown on Exhibit I. The CURB may be amended to include land within the CBB as provided in this ordinance. Until Dec. 31, 2020, the City of Oxnard shall not change the designation of land within the CBB that is designated "agriculture" in the Oxnard 2020 General Plan, unless the change is approved by the voters of the City of Oxnard pursuant to Article I of Chapter 2 of Division 9 of the Elections Code, or as set forth below:

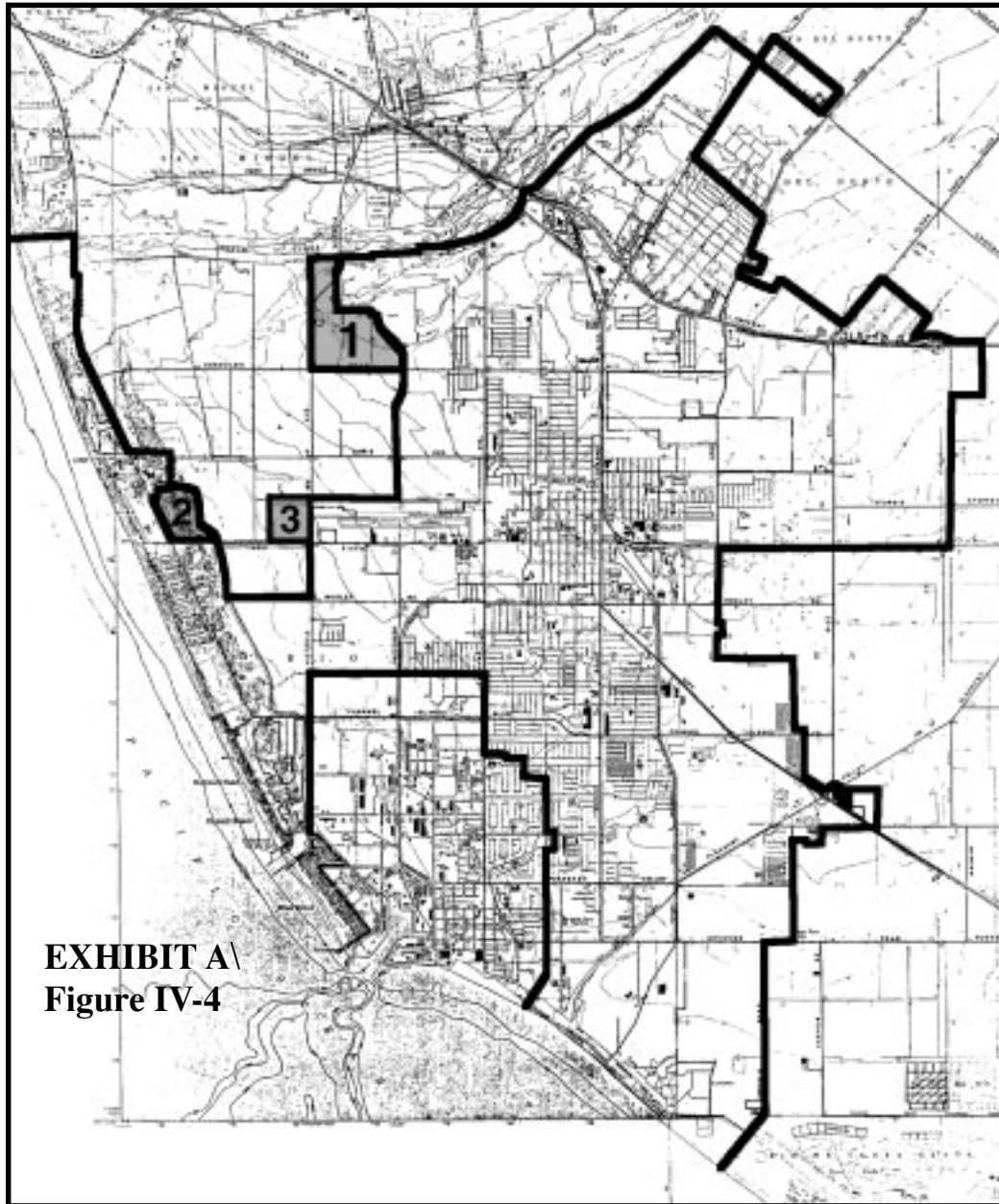


EXHIBIT A
Figure IV-4

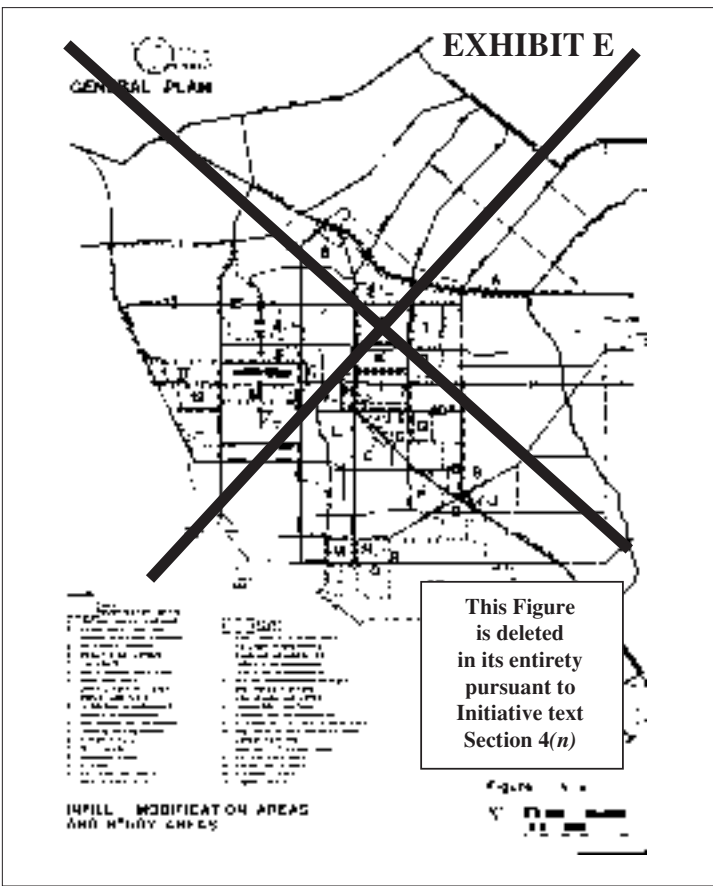
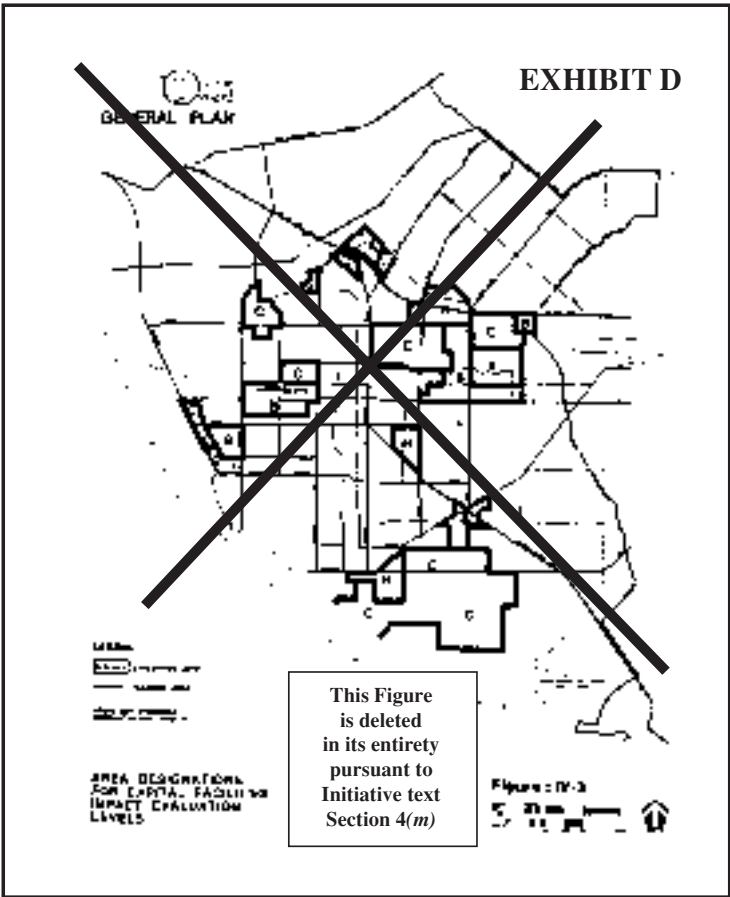
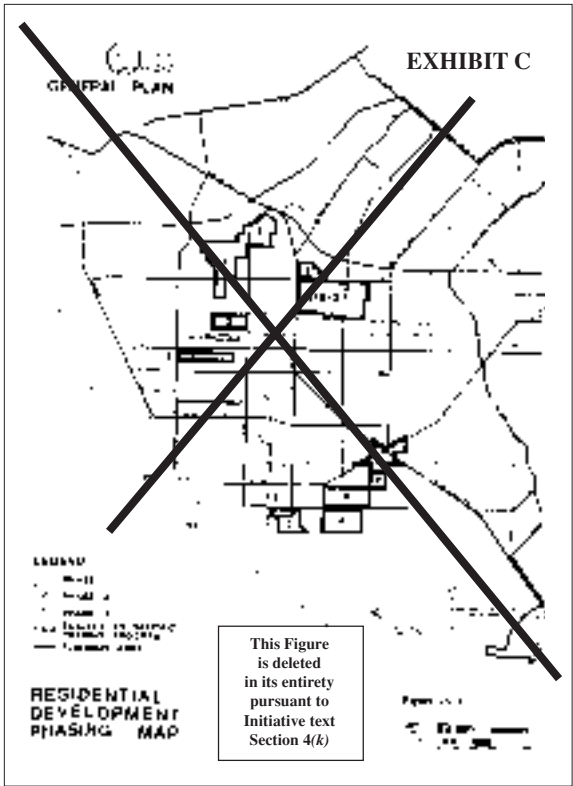


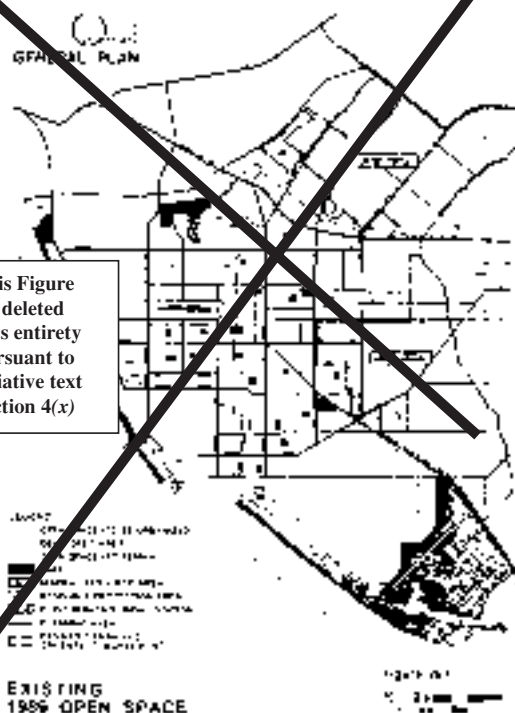
TABLE V-2A
2020 LAND USE SUMMARY

LAND USE TYPE	AREA	TOTAL
241,421,000		
1. Residential Single-Family	26,085,000	
2. Residential Medium-Density	6,185,000	
3. Residential High-Density	2,800,000	
4. Medium-Density	8,330,000	
5. Medium-Density	4,000,000	
6. Medium-Density	1,100,000	
Commercial	15,845,000	
7. Office	2,000,000	
8. Office	4,000,000	
9. Office	4,000,000	
10. Office	4,000,000	
11. Office	4,000,000	
12. Office	4,000,000	
13. Office	4,000,000	
14. Office	4,000,000	
15. Office	4,000,000	
16. Office	4,000,000	
17. Office	4,000,000	
18. Office	4,000,000	
19. Office	4,000,000	
20. Office	4,000,000	
21. Office	4,000,000	
22. Office	4,000,000	
23. Office	4,000,000	
24. Office	4,000,000	
25. Office	4,000,000	
26. Office	4,000,000	
27. Office	4,000,000	
28. Office	4,000,000	
29. Office	4,000,000	
30. Office	4,000,000	
31. Office	4,000,000	
32. Office	4,000,000	
33. Office	4,000,000	
34. Office	4,000,000	
35. Office	4,000,000	
36. Office	4,000,000	
37. Office	4,000,000	
38. Office	4,000,000	
39. Office	4,000,000	
40. Office	4,000,000	
41. Office	4,000,000	
42. Office	4,000,000	
43. Office	4,000,000	
44. Office	4,000,000	
45. Office	4,000,000	
46. Office	4,000,000	
47. Office	4,000,000	
48. Office	4,000,000	
49. Office	4,000,000	
50. Office	4,000,000	
51. Office	4,000,000	
52. Office	4,000,000	
53. Office	4,000,000	
54. Office	4,000,000	
55. Office	4,000,000	
56. Office	4,000,000	
57. Office	4,000,000	
58. Office	4,000,000	
59. Office	4,000,000	
60. Office	4,000,000	
61. Office	4,000,000	
62. Office	4,000,000	
63. Office	4,000,000	
64. Office	4,000,000	
65. Office	4,000,000	
66. Office	4,000,000	
67. Office	4,000,000	
68. Office	4,000,000	
69. Office	4,000,000	
70. Office	4,000,000	
71. Office	4,000,000	
72. Office	4,000,000	
73. Office	4,000,000	
74. Office	4,000,000	
75. Office	4,000,000	
76. Office	4,000,000	
77. Office	4,000,000	
78. Office	4,000,000	
79. Office	4,000,000	
80. Office	4,000,000	
81. Office	4,000,000	
82. Office	4,000,000	
83. Office	4,000,000	
84. Office	4,000,000	
85. Office	4,000,000	
86. Office	4,000,000	
87. Office	4,000,000	
88. Office	4,000,000	
89. Office	4,000,000	
90. Office	4,000,000	
91. Office	4,000,000	
92. Office	4,000,000	
93. Office	4,000,000	
94. Office	4,000,000	
95. Office	4,000,000	
96. Office	4,000,000	
97. Office	4,000,000	
98. Office	4,000,000	
99. Office	4,000,000	
100. Office	4,000,000	

EXHIBIT F

This Table is deleted in its entirety pursuant to Initiative text Section 4(u)

EXHIBIT H



This Figure is deleted in its entirety pursuant to Initiative text Section 4(x)

TABLE V-2B
POPULATION, HOUSING AND LAND USE SUMMARY

	POPULATION	HOUSING (units)	COMM (MSF)	TOTAL (Acres)	RRP (MSF)	IRD (MSF)
1. Current (as of 1-1-88) ^{1/}	127,721	41,857	6.79	1,741	-0-	12.59
2. *Projected (to 2020)						
(a) Master Planned Developments ^{2/}	5,312	1,591	4.25	1,233	8.35	27.15
(b) Infill Developments	5,855	1,848	1.86	-0-	18	8.76
(c) Infill-Med. Areas	0	0	1.95 ^{3/}	-0-	-0-	-0-
(d) Major Study Areas	28,748	9,000	2.23 ^{5/}	-0-	-0-	-0-
SUB TOTAL (e-d)	37,215 ^{7/}	12,462 ^{7/}	1.96	-0-	-0-	-0-
3. TOTAL (1+2) ^{8/}	164,936	54,319	15.75	2,974	8.35	30.35

1/ See Table V-1 for detailed breakdown of 1988 land uses
2/ See Table V-2A for list of master planned projects
3/ Wagon Wheel
4/ See Table V-12 for breakdown by individual study areas
5/ Northridge Community, East Club L Grand Beach Specific Plan Areas
6/ Airport South
7/ See Table XIII-12 for detailed breakdown of projected housing and population
8/ See Table V-2A for detailed breakdown of 2020 land uses

EXHIBIT G

This Table is deleted in its entirety pursuant to Initiative text Section 4(u)

EXHIBIT I not available in this electronic version.