Meeting Date: June 9, 2009

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☒ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other: Study Session

Prepared By: Christopher Williamson, AICP, Senior Planner Agenda Item No. O-2

Reviewed By: City Manager City Attorney *Fischer* Finance Other *(Specify)*

DATE: May 22, 2009

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director

SUBJECT: **Authorization to Prepare and Place a City Urban Restriction Boundary (CURB) Amendment to the Save Open-Space and Agricultural Resources (SOAR) as Proposed in the Draft 2030 General Plan and Draft 2006-2014 Housing Element for Next Available Consolidated State Election. Filed by City of Oxnard.**

RECOMMENDATION

That City Council direct the City Manager to appoint a team to prepare ballot language and related documents to place a CURB amendment to the SOAR ordinance on the next available consolidated state election to implement the proposed 2030 General Plan and 2006-2014 Housing Element.

DISCUSSION

The Draft 2030 General Plan and Draft 2006-2014 Housing Element propose that the SOAR ordinance be amended to extend the CURB from Vineyard Avenue to Rose Avenue between Le Mar Avenue and Central Avenue, as shown in Attachment 1. Under the Oxnard SOAR Ordinance, the proposed CURB amendment must be approved by the City of Oxnard voters before the City may apply to the Ventura County Local Agency Formation Commission (LAFCO) for a Sphere of Influence (SOI) amendment and one or more subsequent annexations. LAFCO may require other developed areas west of Vineyard Avenue to be annexed to avoid creating unincorporated islands.

The proposed CURB amendment area is approximately 500 acres, of which about 160 acres are within the United Water Conservation District El Rio spreading grounds. The remaining 340 acres are currently in agricultural use under three owners (from south to north): 1) Alger Trust (55 acres), 2) Jones Family Limited Partnership (Jones Ranch, 165 acres)), and 3) Seacoast Cooling (120 acres). The proposed 2030 General Plan (Alternative B) includes preparation and adoption of a Jones Ranch Specific Plan with not more than 2,500 homes (of which at least 50 percent would be a combination of farmworker and affordable housing), parks, streets, supporting neighborhood retail uses, and potentially an elementary school. This development would occur in an orderly manner over approximately ten years and is proposed as a major element of the City's affordable housing program for both the current 2006-2014 and the subsequent 2014 to 2020 Housing Element planning periods.

The Draft 2030 General Plan proposes that the Seacoast Cooling and Alger Trust parcels would retain their current agricultural use designations and that these properties are not anticipated to be developed until at least the year 2020, subject to future General Plan amendments and CEQA review processes. These properties could be considered as an affordable housing reserve for post-2020 Housing Element planning periods.

The proposed CURB amendment is included in the 2030 General Plan Program Environmental Impact Report (EIR). Subsequent SOI, annexation, and LAFCO actions would be based on a Subsequent EIR that is being prepared as part of the proposed Jones Ranch Specific Plan project. Amending the CURB does not approve the Jones Ranch Specific Plan, but allows the City to accept the application, show the proposed land uses on the 2030 General Plan land use diagram (map), and include Jones Ranch Specific Plan proposed affordable housing as a program in the 2006-2014 Housing Element, subject to voter approval and with alternative programs should the CURB amendment not be approved.

FINANCIAL IMPACT

The average cost of placing a ballot item on a consolidated state election is approximately $35,000. No source of funding has been identified at this time.

Attachment 1 Proposed CURB Amendment Diagram

Proposed CURB Amendment

ATTACHMENT 1
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