

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD CALLING A SPECIAL MUNICIPAL ELECTION ON JUNE 8, 2010, TO ADOPT THE PROPOSED GOALS AND POLICIES FOR THE OXNARD 2030 GENERAL PLAN INCLUDING AN AMENDMENT TO THE CITY URBAN RESTRICTION BOUNDARY TO INCLUDE THE DEL NORTE COMMUNITY EXTENSION AREA AND REDESIGNATION OF LAND USES WITHIN THAT AREA, AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA TO CONSOLIDATE THE SPECIAL MUNICIPAL ELECTION WITH THE STATEWIDE PRIMARY ELECTION TO BE HELD ON THE SAME DATE

WHEREAS, Government Code section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city and any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and

WHEREAS, the current City of Oxnard 2020 General Plan was adopted on October 7, 1990, and was amended 47 times; and

WHEREAS, on May 7, 2002, the City Council gave staff direction to embark on a broad, citywide visioning process that would involve public officials, city staff, local school districts, neighborhood representatives and residents and other interested parties; and

WHEREAS, on April 15, 2003, the final public input report from the visioning process that involved eight community workshops and a community survey was presented to the City Council; and

WHEREAS, on August 25, 2005, the City retained a team of consultants to prepare a Background Report, Alternatives Analysis, Goals and Policies, and a Program Environmental Impact Report; and

WHEREAS, on June 13, 2006, the Background Report and Alternatives Analysis were presented to a joint meeting of the City Council and Planning Commission at which direction was given to consider Alternative B, which proposed, among other things, an Oxnard City Urban Restriction Boundary (CURB) line amendment to include the Del Norte Community Extension (which is that certain property of approximately 468 acres bounded by Vineyard Avenue, Central

Avenue, Rose Avenue, and the northerly extent of properties generally along the north side of Lemar Avenue) as the project for purposes of the Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, on May 17, 2007, a progress report was presented to the Planning Commission; and

WHEREAS, during 2008, a direction and consensus evolved to extend the general planning horizon to the year 2030 to better coordinate with regional planning and in recognition of the long lead time to plan, finance, and construct major public works; and

WHEREAS, on March 5, 2009, the Background Report, Alternatives Report, 2030 Draft General Plan (Goals and Policies, and Land Use and Circulation diagrams), Draft 2006-2014 Housing Element, and Draft Program Environmental Impact Report (PEIR) were released for public review and comment; and

WHEREAS, the official public comment period for the PEIR was March 9 to May 22, 2009, and 67 comment documents were received; and

WHEREAS, on May 12, 2009, an update report on the Goals and Policies, 2006-2014 Housing Element, and PEIR was presented to a joint meeting of the City Council and Planning Commission; and

WHEREAS, between June 4, 2009, and August 20, 2009, staff presented summaries of the content of Chapters 2 through 8 of the Goals and Policies to the Planning Commission and received public comment; and

WHEREAS, the operative documents of the Oxnard 2030 General Plan will consist of (1) the Background Report (2006), and (2) the Goals and Policies (which includes the 2006-2014 Housing Element); and

WHEREAS, the 2006-2014 Housing Element is subject to specific state statutory requirements for periodic updates, and in order to meet mandated State timelines and requirements, the 2006-2014 Housing Element is proceeding on a schedule for adoption by the City Council separate from the other components of the Oxnard 2030 General Plan; and

WHEREAS, on October 6, 2009, a report on the possible amendments to the CURB line was presented to the City Council, public comment was taken, and direction was received from the City Council to continue with Alternative B; and

WHEREAS, on November 23, 2009, five sections of the Draft PEIR were recirculated for public review and comment limited to the recirculated sections for a 45-day period that ended January 7, 2010, during which 73 comments were received; and

WHEREAS, on December 17, 2009, a summary of the five recirculated sections of the Draft PEIR was presented to the Planning Commission and public comments were received; and

WHEREAS, on December 31, 2009, the Response to Comments on the Draft PEIR and the Revised Goals and Policies were released for public review; and

WHEREAS, on January 11, 2010, the Response to Comments on the five recirculated sections of the Draft PEIR were released for public review; and

WHEREAS, following a public hearing held on January 21, 2010, and continued to January 28, 2010, the Planning Commission adopted Resolution No. 2010-02, recommending City Council certification of Final PEIR (EIR No. 09-01, State Clearinghouse No. 2007041024) for the Oxnard 2030 General Plan, Alternative B (Planning and Zoning Permit No. 10-620-01), and Resolution No. 2010-03, recommending City Council adoption of the Oxnard 2030 General Plan; and

WHEREAS, the Final PEIR was presented to the City Council at a public hearing on February 2, 2010, following which the City Council adopted Resolution No. 13,770 certifying the Final PEIR in accordance with Section 15090 of the California Environmental Quality Act (“CEQA”) Guidelines; and

WHEREAS, the City Council wish to submit to Oxnard voters the question of whether the Goals and Policies component of the proposed Oxnard 2030 General Plan should be adopted; and

WHEREAS, in 1998, the voters of the City of Oxnard adopted the SOAR (Save Open Space and Agricultural Resources) initiative establishing the City Urban Restriction Boundary (CURB), redesignating as “Agriculture (AG)” all land previously designated “Agricultural Planning Reserve (AG/PR),” and establishing a City Buffer Boundary (CBB) which lies outside of the CURB line and is coterminous with the Oxnard Area of Interest; a copy of said SOAR initiative is attached hereto as Exhibit A; and

WHEREAS, the CURB defines the urban development boundary for the City of Oxnard until December 31, 2020, and a change to the CURB line or an agricultural land use designation within the CBB generally requires majority approval of Oxnard voters; and

WHEREAS, the proposed Goals and Policies of the Oxnard 2030 General Plan expressly preserve these SOAR requirements and SOAR policy; and

WHEREAS, the proposed Goals and Policies of the Oxnard 2030 General Plan also amends the CURB to include the Del Norte Community Extension and redesignates that area from Agriculture to a mixture of the following land use designations (all acreage is approximate): Planning Reserve (176 acres); Medium Residential (135 acres); Public Utility/Energy Facility (125 acres); School (18 acres) and Park (14 acres), in order to provide opportunity for the development of high quality, transit-oriented, economically feasible, environmentally responsible, mixed income and affordable housing choices for Oxnard residents; and

WHEREAS, the Del Norte Community Extension area is shown on Figure 3-1, Land Use Map, in the proposed Goals and Policies of the Oxnard 2030 General Plan as Urban Village, which is a designation that allows development standards flexibility within mixed use areas but does not change the total amount or type of uses as determined by the underlying land use designations; and

WHEREAS, pursuant to California Elections Code section 9222, the City Council proposes by this Resolution to submit the proposed Goals and Policies of the Oxnard 2030 General Plan to a public vote on the June 8, 2010, ballot; and

WHEREAS, In order to reduce costs, the City Council desires that this special municipal election be consolidated with the Statewide General Election to be held June 8, 2010.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The City Council hereby calls a special municipal election in the City of Oxnard, to be held on June 8, 2010, at which the question of whether to adopt the Goals and Policies of the Oxnard 2030 General Plan, attached hereto as Exhibit B (the "Oxnard 2030 General Plan Ballot Measure"), shall be submitted to the qualified voters within the City.
2. The full text of the Oxnard 2030 General Plan Ballot Measure being submitted to the voters is attached hereto as Exhibit B.
3. As provided in Section 9.1 of the Oxnard 2030 General Plan Ballot Measure and as authorized by Elections Code section 9217, any subsequent amendments, revisions, updates, repeals or any other changes to the Oxnard 2030 General Plan may be made by the City Council without voter approval, except as required by SOAR policy (Section 3.4 of the Oxnard 2030 General Plan).

4. The ballots to be used at the election shall be in form and content as required by law. Votes cast for and against the Oxnard 2030 General Plan Ballot Measure shall be separately counted and if the Oxnard 2030 General Plan Ballot Measure receives a majority of the votes in its favor, the Oxnard 2030 General Plan Ballot Measure shall be adopted.
5. Pursuant to the requirements of Elections Code section 10403, the Board of Supervisors of the County of Ventura is hereby requested to consent and agree, pursuant to Elections Code section 10401, to the consolidation of a Special Municipal Election with the Statewide Primary Election on Tuesday, June 8, 2010, for the purpose of submitting the Oxnard 2030 General Plan Ballot Measure to the voters.
6. The Oxnard 2030 General Plan Ballot Measure shall appear on the ballot substantially as follows:

ADOPTION OF THE GOALS AND POLICIES OF THE OXNARD 2030 GENERAL PLAN. Shall the City of Oxnard adopt the Goals and Policies of the Oxnard 2030 General Plan, including preservation of the Save Open Space and Agricultural Resources (“SOAR”) initiative, amendment to the City Urban Restriction Boundary to include the Del Norte Community Extension area and redesignation of land uses within that area from “Agricultural” to other purposes?	YES ____ NO ____
--	---------------------

7. Pursuant to Elections Code section 10411, the Board of Supervisors is authorized to canvass the returns of the Special Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used.
8. That pursuant to Elections Code section 10002, the Board of Supervisors is requested to permit the County Clerk to render the services and supplies as shown on Exhibit C, attached hereto and made a part hereof, and any and all other services and supplies necessary to complete the special election on June 8, 2010.
9. That the City of Oxnard agrees to pay the reasonable cost of the services and supplies rendered by the County Clerk.
10. The City Council directs the City Clerk to transmit a copy of the Oxnard 2030 General Plan Ballot Measure to the City Attorney. The City Attorney shall prepare an impartial analysis of the measure for inclusion in the ballot pamphlet, in accordance with the provisions of California Elections Code section 9280.

11. The members of the City Council are authorized to file a written argument in favor of the Oxnard 2030 General Plan Ballot Measure in accordance with Elections Code section 9282.
12. That pursuant to Elections Code section 9285(b), the City Council of the City of Oxnard adopts the provisions of Elections Code section 9285(a).
13. The City Clerk shall provide notice of the time and place of holding the election and the measure to be voted on in accordance with the California Elections Code.
14. The City Clerk is hereby directed to file a certified copy of this Resolution with the Board of Supervisors and the County Elections Division of the County of Ventura.
15. The City Council hereby authorizes the City Clerk and City administrative staff to take all other necessary steps to complete the process of putting the Oxnard 2030 General Plan Ballot Measure on the June 8, 2010 ballot whereby the Oxnard 2030 General Plan Ballot Measure will be put to a public vote.

PASSED AND ADOPTED this 9<sup>th</sup> day of February, 2010, by the following vote:

AYES:

NOES:

ABSENT:

---

Dr. Thomas E. Holden, Mayor

ATTEST:

---

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



---

Alan Holmberg, City Attorney

**EXHIBIT A**  
**OXNARD SOAR ORDINANCE**

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 uncodified.

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, a City Buffer Boundary (CBB) 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 redesignate land within the CBB that is designated "Agriculture" in the Oxnard 2020 General Plan or 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 (LAFCO)

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 LAFCO in accordance with the provisions of state law, the CURB and the CBB are local land use policies 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 established and adopted an urban growth boundary line denominated the 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 at the west edge of the City bounded on the South by Fifth Street, on the west by Harbor Avenue, and generally south westerly of the Edison Canal, generally referred to as "the 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 Fifth 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, unless such land is further re-designated after being included within the CURB in accordance with the amendment procedures of this General Plan amendment.

#### 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 1 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 strikethrough 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" 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" designation 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.

- b) The first paragraph of "Findings" at page IV-19 is amended to read:
1. Buildout of the 2020 General Plan could add ~~42,462~~ 11,832 dwelling units, 73,324 jobs and ~~37,245~~ 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 CURB.*

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 by the voters in 1998, the CURB sets the primary self-imposed demarcation for the geographic urbanization of the City. Although the citizens voters 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. *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~~

\* \* \*

~~c. d. Annexation of Unincorporated Areas~~

\* \* \*

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

(1) 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, and 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:

General Plan Study Area	Area (Acres)	Existing Land Use	2020 General Plan Land Use Designation
8.Lemonwood/Eastmont/	200	Agriculture	Agriculture (PR)

Diamond Bar Neighborhoods Roundout			School
9. Pleasant Valley/ Buttler Road Area	493 17	Agriculture, Cemetery, Vacant	<del>Agriculture, Mobile Homes, Cemetery, Medium Density Residential</del>
10. West of Rice, South of Fifth	610	Agriculture * * *	<del>Agriculture (PR) School</del>
13. Western Edge	2,563	Agriculture * * *	<del>Agriculture Agriculture (PR)</del>
15. Northwest Area	319	Agriculture	<del>Agriculture (PR) School</del>

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 evaluated 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 Bailard 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

Land Use Designation	Currently In Use or Developed Acreage*	Acreage to be Developed	2020 Total Acreage
<b>RESIDENTIAL</b>			
<b>Rural</b>			
Mobile Home 1	267	20	287
Mobile Home 2	0	53	53
<b>SUBTOTAL</b>	<b>8,314</b>	<b>1,463 1,390</b>	<b>9,777 9,704</b>
<b>OPEN SPACE (Acres)</b>			
Agriculture (does not Include game reserve)	6,582	n/a	6,582
Planning Reserve Overlay [1,773]		n/a	[1,773]
<b>MISCELLANEOUS</b>			
Oxnard-Camarillo Greenbelt (Exclusive of Planning Reserve)	12,905	n/a	12,905
<b>TOTAL within Planning Area</b>	<b>41,820</b>	<b>4,194 4,121</b>	<b>46,014 45,941</b>

\*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 DRP 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:

~~c. 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

AG LAND AREA	EXISTING	AG LAND	NET
REMAINING	AG LAND	CONVERSION	
<u>Study Areas</u>			
1	275	275	0
	* * *		
8 (PR)	200+	<del>50* 0</del>	<del>150 200</del>
9	86++	<del>86* 0</del>	<del>0 86</del>
10 (PR)	610+	<del>12* 0</del>	<del>596 610</del>
	* * *		
13 (PR)	2,563	0	2,563
	* * *		
15 (PR)	319	<del>50* 0</del>	<del>269 319</del>
	* * *		
<u>SUBTOTAL (Acres)</u>	<u>7,773</u>	<u><del>2,303</del> 2,105</u>	<u><del>5,470</del> 5,668</u>
	* * *		
<u>TOTAL (Acres)</u>	<u>15,009</u>	<u><del>3,531</del> 3,729</u>	<u><del>19,251</del> 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 C 1989-1995

Infill Development 1085

ATTACHMENT # 10  
EXHIBIT A  
PAGE 15 OF 28

Specific Plan Build-Out	1100
Major Study Areas	<del>2100</del> 1220
Mobile Home Loss	(135)
Total	<del>4,150</del> 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 ~~4,463~~ 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 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	<del>280 dus</del>	<del>@1.9 persons/du = 532</del>
Mobile Home 2	<del>600 dus</del>	<del>@2.7 persons/du = 1,620</del>
Medium Density	<u>100 dus</u>	@2.7 persons/du = <u>270</u>
	<del>1,125 dus</del>	<del>2,886</del>
	245 dus	734
	* * *	
SUBTOTAL	<del>9,083</del> 8,203 dus	23,705 <del>26,248</del>
	* * *	
TOTAL	<del>12,712</del> 11,832 dus	35,470 <del>37,690</del>

- 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)*

Sec.	Neighborhood	No. Acres	Yield Potential # D.U.	Target Income Group	Present Zone/Comment
G-5	SE Mar Vista	20.26	128	VeryLow/Low/Mod	C-R
<del>G-5</del>	<del>SE Mar Vista</del>	<del>19.69</del>	<del>103</del>	<del>VeryLow/Low</del>	<del>C-R; Designated Residential site in General Plan (MHP-1); LAFCO annexation application pending</del>
<b>SUBTOTAL:</b>		<del>20.26</del>	<del>231</del>	<del>128</del>	
<b>Pending:</b>		<del>19.69</del>	<del>0</del>	<del>103 (avg. 5.23 DU/AC)</del>	<del>0</del>
<b>Vacant:</b>		20.26		106 (avg. 5.23 DU/AC)	
<b>Projected Yield:</b>		<del>39.95</del>	<del>20.26</del>	<del>209</del>	<del>106</del>

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

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

- 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 December 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 1 of Chapter 2 of Division 9 of the Elections Code, or as set forth below:

1. The City Council may change the designation of land that is placed within 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 redesignate land within the CBB if the City Council makes each of the following findings:
  - a) Failure to change the designation of a specific parcel of land would constitute an unconstitutional taking of a landowner's property for which compensation would be required; and
  - b) The redesignation will allow new land uses only to the minimum extent necessary to avoid an unconstitutional taking of the landowner's property.

#### Section 6. Exemptions for Certain Projects.

The provisions of this ordinance otherwise requiring a vote of the people do not apply to nor affect the authority and discretion of the City Council with respect to any roadways designated in the circulation element of the Oxnard General Plan as of January 1, 1998, construction of public potable water facilities, public schools, public parks or other government facilities, or any development project that has obtained as of the effective date of this initiative a vested right pursuant to state or local law.

#### Section 7. Insertion Date.

A. Upon the effective date of this ordinance, Section 3 and 4 shall be deemed inserted in the City of Oxnard's 2020 General Plan as an amendment thereof; except that if the four amendments of the mandatory elements of the general plan permitted by state law for any given calendar year have already been utilized in 1998, prior to the effective date of this ordinance, Sections 3 and 4 shall be deemed inserted in the City's General Plan on January 1, 1999.

B. The City of Oxnard 2020 General Plan in effect at the time the Notice of Intention to circulate this initiative was submitted to the City Clerk of Oxnard, and that General Plan as amended by this ordinance, comprise an integrated, internally consistent and compatible statement of policies for the City. In order to ensure that the City of Oxnard 2020 General Plan remains an integrated, internally consistent and compatible statement of policies for the City as required by state law and to ensure that the actions of the voters in enacting this ordinance are given effect, any provision of the 2020 General Plan that is adopted between the submittal date and the date that Sections 3 and 4 are deemed inserted into the 2020 General Plan, shall, to the extent that such provision is inconsistent with Sections 3 and 4, be amended as soon as possible and in the manner and time required by state law to ensure consistency between such provision and Sections 3 and 4. In the alternative, such interim-enacted inconsistent provision shall be repealed.

#### Section 8. Severability.

This ordinance shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this ordinance is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The voters hereby declare that this measure, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this ordinance is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this ordinance that can be given effect without the invalid

application. This ordinance shall be broadly construed in order to achieve the purposes stated in this ordinance. It is the intent of the voters that the provisions of this ordinance shall be interpreted by the City and others in a manner that facilitates the confinement of urban uses thereby protecting agricultural, open space and rural lands, and preventing urban sprawl.

Section 9. Amendment or Repeal.

Except as otherwise provided herein, Sections 3, 4 and 5 of this ordinance may be amended or repealed only by the voters of the City of Oxnard at an election held in accordance with state law.

Section 10. Competing Measures.

This ordinance is inconsistent with and is intended as an alternative to any other ordinance or initiative on the same ballot that would establish a CURB in a different location than the CURB established by this ordinance or that would not establish a CBB or that would establish a CBB in a different location than the CBB established by this ordinance. If this ordinance and any such other ordinance or initiative are both passed by a majority voting thereon, the ordinance or initiative receiving the highest number of affirmative votes shall control, as provided in Elections Code section 9221.

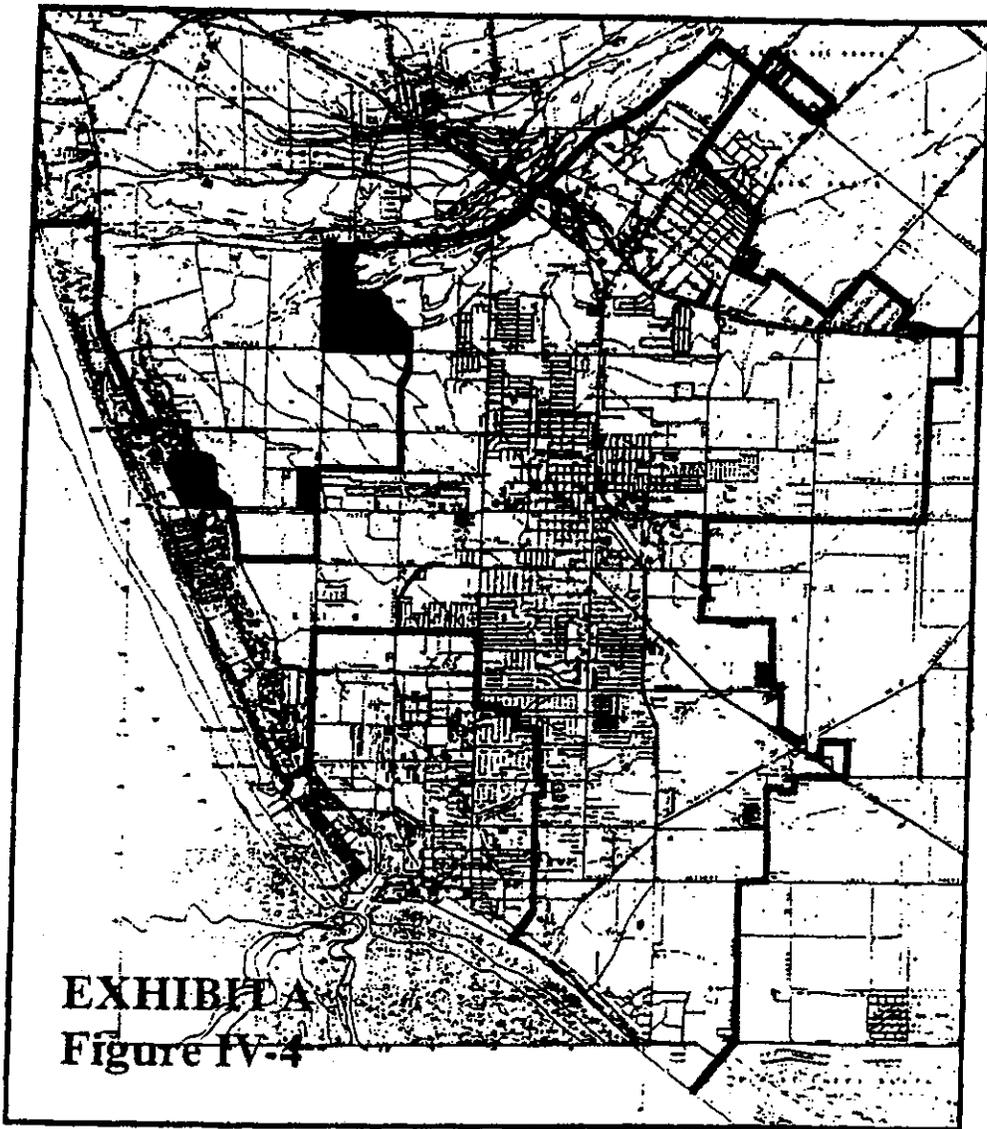
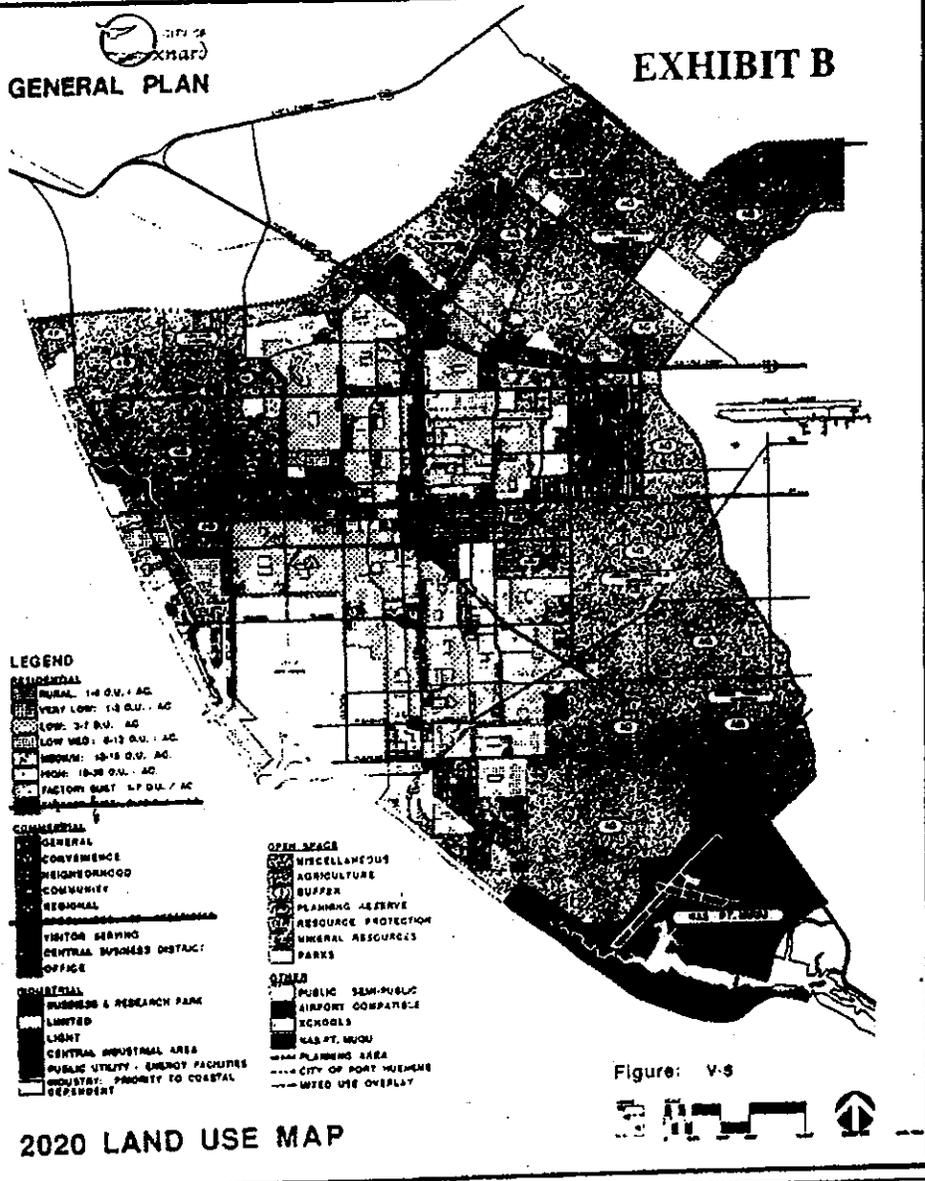


EXHIBIT A  
Figure IV-4



**LEGEND**

- RESIDENTIAL**
  - RURAL: 14-20 AC
  - VERY LOW: 1-2 AC
  - LOW: 3-7 AC
  - LOW MED: 8-12 AC
  - MEDIUM: 13-18 AC
  - HIGH: 19-25 AC
  - FACTORY DIST: 27 AC
- COMMERCIAL**
  - GENERAL
  - CONVENIENCE
  - NEIGHBORHOOD
  - COMMUNITY
  - REGIONAL
  - VISITOR SERVICES
  - CENTRAL BUSINESS DISTRICT
  - OFFICE
- INDUSTRIAL**
  - BUSINESS & RESEARCH PARK
  - LIMITED
  - LIGHT
  - CENTRAL INDUSTRIAL AREA
  - PUBLIC UTILITY - ENERGY FACILITIES
  - INDUSTRIES - PRIORITY TO COASTAL DEPENDENT

- OPEN SPACE**
  - MISCELLANEOUS
  - AGRICULTURE
  - BUFFER
  - PLANNING RESERVE
  - RESOURCE PROTECTION
  - MINERAL RESOURCES
  - PARKS
- OTHER**
  - PUBLIC SEMI-PUBLIC
  - AIRPORT COMPATIBLE
  - SCHOOLS
  - HAS PT. MOUNT
  - CITY OF PORT WASHINGTON
  - LIMITED USE OVERLAY

Figure: V-9

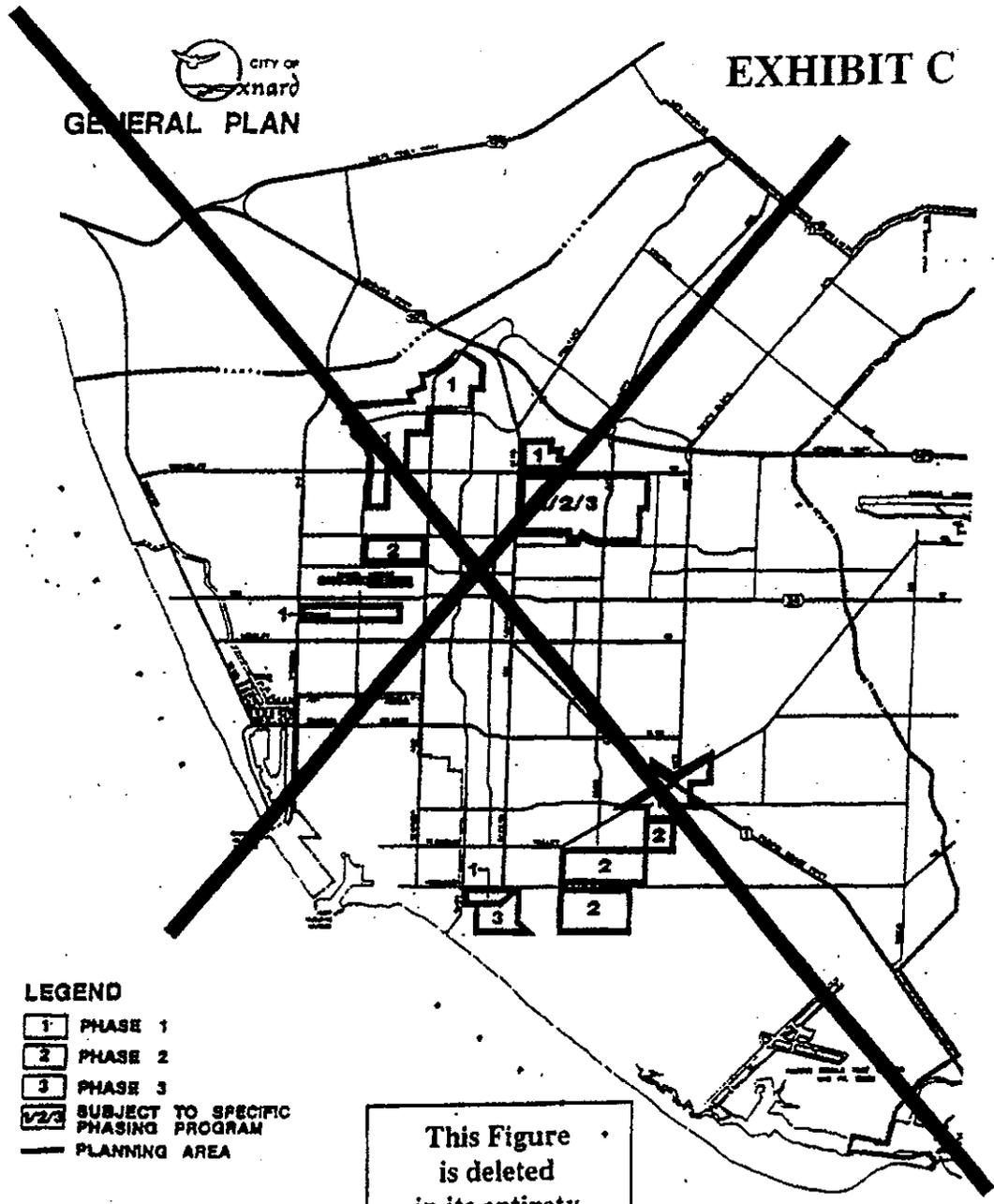
**2020 LAND USE MAP**





CITY OF  
Exton  
GENERAL PLAN

# EXHIBIT C



### LEGEND

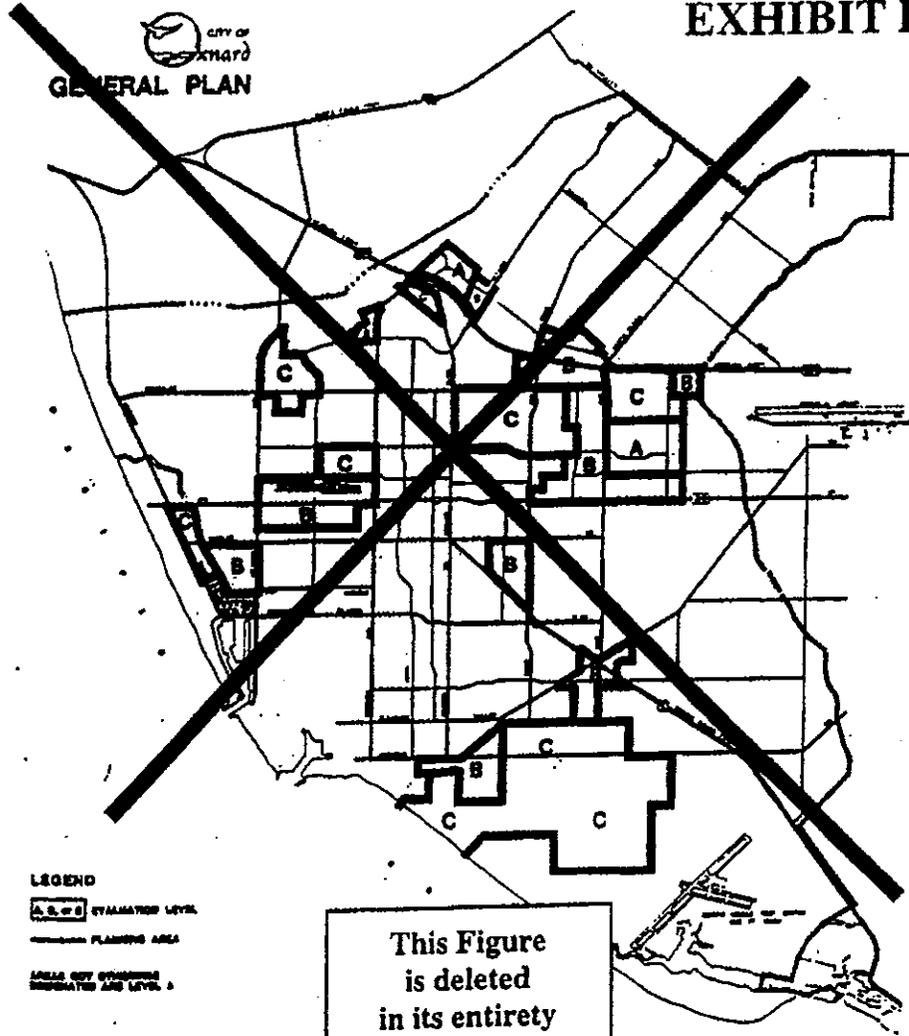
- 1 PHASE 1
- 2 PHASE 2
- 3 PHASE 3
- 1/2/3 SUBJECT TO SPECIFIC PHASING PROGRAM
- PLANNING AREA

## RESIDENTIAL DEVELOPMENT PHASING MAP

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

Figure IV-2





**LEGEND**  
[A, B, C] EVALUATED LEVEL  
--- PLANNING AREA  
\_\_\_ LOCAL GOV. BOUNDARY

**AREA DESIGNATIONS  
FOR CAPITAL FACILITIES  
IMPACT EVALUATION  
LEVELS**

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

**Figure : IV-3**  
[Scale bar and north arrow]



**GENERAL PLAN**

**EXHIBIT E**



- LEGEND**
- 1. INFILL / MODIFICATION AREAS
  - 2. VICTORIA PROPERTY CORRIDOR
  - 3. WILSON SQUARE CORRIDOR
  - 4. GRAND BUILDING CORRIDOR
  - 5. THE STREET CORRIDOR
  - 6. WISLEY ROAD CORRIDOR
  - 7. FINE POINTS
  - 8. SOUTH CHICAGO CORRIDOR
  - 9. BURNHAM AREA
  - 10. CENTRAL BUSINESS DISTRICT
  - 11. URBAN CORE AREA
  - 12. LA COLONIA CORRIDOR
  - 13. SANGAREE CORRIDOR
  - 14. SOUTHWOOD CORRIDOR
  - 15. CHICAGO PARKS
  - 16. CITY PARKS
  - 17. MILWAUKEE PARKS
  - 18. OLD PARKS
  - 19. THE CHICAGO CENTER
  - 20. WISLEY ROAD TRAILHEAD

- 21. STUDY CORRIDOR AREAS
- 22. NEW LINDS WOODS CORRIDOR
- 23. SANGAREE CORRIDOR
- 24. SANGAREE CORRIDOR
- 25. TEAL ROAD CORRIDOR
- 26. OLD LAKE WOODS CORRIDOR
- 27. LAKE WOODS CORRIDOR
- 28. NEW SCHOOL AND AIRPORT
- 29. LINDSWOOD / BURNHAM / WISLEY ROAD CORRIDOR
- 30. MILWAUKEE TRAILHEAD / WISLEY ROAD AREA
- 31. AREA WEST OF 10TH SOUTH OF 10TH
- 32. SOUTH WEST AREA
- 33. AREA EAST OF WISLEY CANAL
- 34. WISLEY ROAD AREA
- 35. WISLEY ROAD AREA
- 36. WISLEY ROAD AREA

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

**INFILL / MODIFICATION AREAS AND STUDY AREAS**

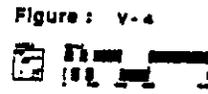


TABLE V-8A  
2020 LAND USE SUMMARY

LAND USE TYPE	UNITS	TOTAL
<u>Residential</u>		
		54,319 DU <sup>1/</sup>
1. Res - Low (SFD)	26,685 DU	
2. Res - Medium (SFA)	6,785 DU	
3. Res - Medium/High	5,813 DU	
4. Apartments	9,356 DU	
5. Elderly Residential	475 DU	
6. Mobile Homes	3,195 DU	
<u>Commercial</u>		
		15,945.68 TSF <sup>2/</sup>
7. Office (0-99 TSF)	31,113 TSF	
8. Office (100+ TSF)	4,650.53 TSF	
9. Government Office	327.50 TSF	
10. Medical Office	309.63 TSF	
11. General Commercial	4,241.85 TSF	
12. Regional Commercial	2,614.11 TSF	
13. Community Commercial	2,191.91 TSF	
14. Nghbrhd. Commercial	605.67 TSF	
15. Cnvinc. Commercial	61.99 TSF	
16. Restaurant	419.44 TSF	
17. Fast-Food Restaurant	64.01 TSF	
<u>Hotel</u>		
		524 ROOMS
18. Motel	540 ROOMS	
19. Hotel	1,984 ROOMS	
<u>Business Park</u>		
		10,225.79 TSF
20. Business Park	10,225.79 TSF	
<u>Industrial</u>		
		41,439.97 TSF
22. Light Ind I (Existing)	6,765.80 TSF	
23. Light Ind II (Future)	29,868.38 TSF	
24. Industrial	5,008.01 TSF	

<sup>1/</sup>DU = Dwelling Unit  
<sup>2/</sup>TSF = Thousand Square Feet

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

**EXHIBIT F**

V-56

TABLE V-8B

POPULATION, HOUSING AND LAND USE SUMMARY

	POPULATION	HOUSING (dua)	COMM (MSF)	HOTEL (rooms)	BRP (MSF)	IND (MSF)
1. Current (as of 1-1-89) <sup>1/</sup>	127,721	41,857	6.78	1,241	-0-	12.53
2. Projected (to 2020)						
(a) Master Planned Developments <sup>2/</sup>	5,315	1,331	4.25	1,283	8.35	22.15
(b) Infill Development	5,655	1,848	1.78	-0-	.18	6.76
(c) Infill/Mod. Areas	-0-	-0-	.85 <sup>3/</sup>	-0-	-0-	-0-
(d) Major Study Areas	26,248	9,000	2.28 <sup>3/</sup>	-0-	-0-	-0-
SUB-TOTAL (a-d)	37,215 <sup>1/</sup>	12,482 <sup>1/</sup>	8.36	1,283	8.53	28.91
3. TOTAL (1+2) <sup>5/</sup>	164,936	54,319	15.75	2,524	8.88	41.44

**EXHIBIT G**

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

1/ See Table V-1 for detailed breakdown of 1989 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 area  
 5/ Northern Community, Teal Club & Ormond Beach Specific Plan Areas  
 6/ Airport South  
 7/ See Table XIII-12 for detailed breakdown of projected housing and population  
 8/ See Table V-8A for detailed breakdown of 2020 land uses

# EXHIBIT H



CITY OF  
OXNARD  
GENERAL PLAN

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

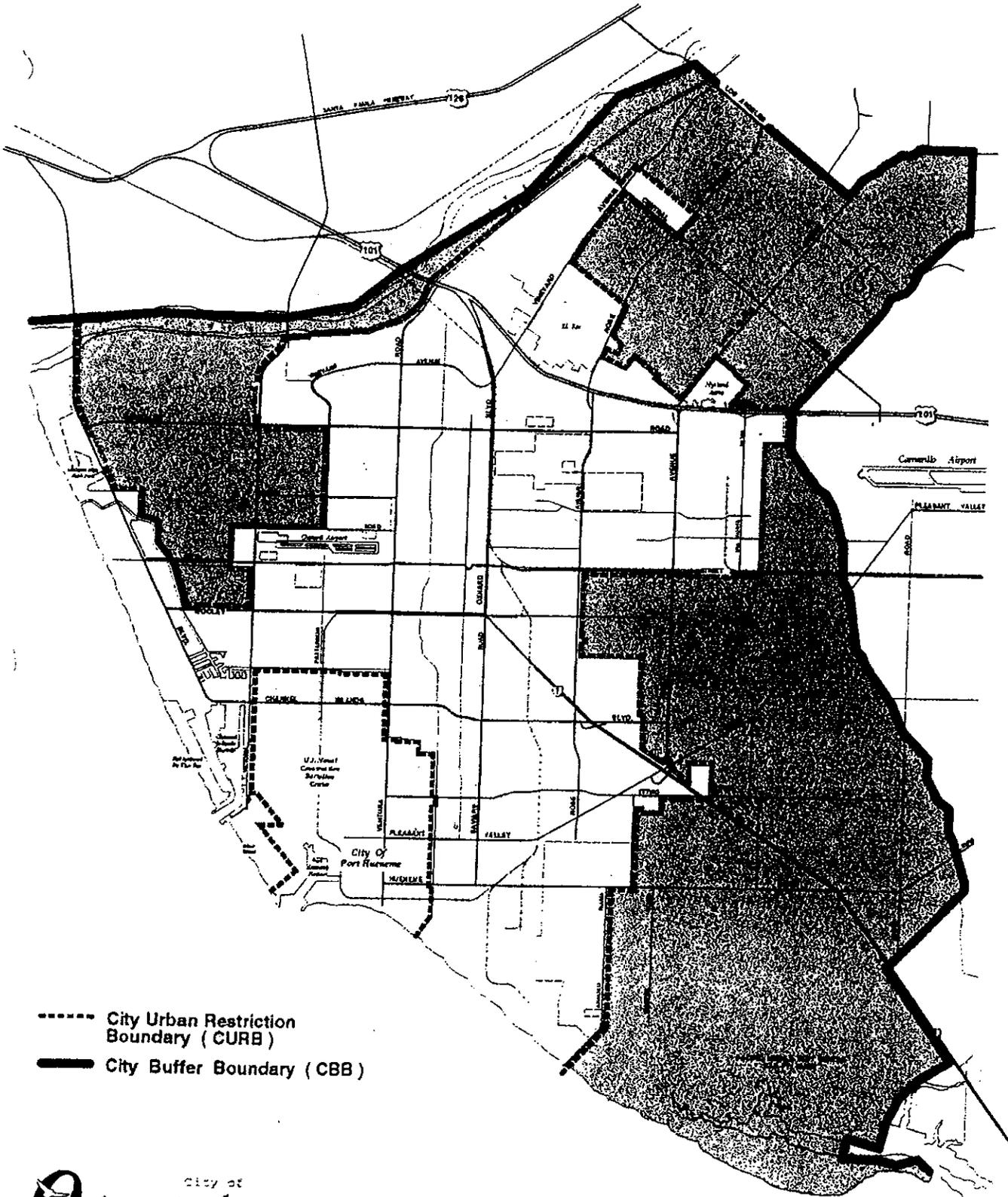
- LEGEND
- OPEN SPACE (TO BE URBANIZED)
  - DEVELOPED AREA
  - OPEN SPACE (TO REMAIN)
  - PARK
  - MINERAL RESOURCE AREA
  - RESOURCE PROTECTION AREA
  - POINT MUGU U.S. NAVAL STATION
  - PLANNING AREA
  - OXNARD-CAMARILLO GREENBELT AGREEMENT

EXISTING  
1989 OPEN SPACE

Figure: VB-7



ATTACHMENT # 10  
EXHIBIT A  
PAGE 27 OF 28



----- City Urban Restriction Boundary (CURB)  
 ——— City Buffer Boundary (CBB)

City of *Oxnard*



ATTACHMENT #10  
 EXHIBIT A  
 PAGE 28 OF 28

**DUE TO THE LENGTH OF  
EXHIBIT “B” IT HAS BEEN  
PROVIDED TO CITY COUNCIL  
UNDER SEPARATE COVER  
(DRAFT 2030 GENERAL PLAN GOALS  
& POLICIES)**