

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director 

DATE: September 4, 2015 (CC Meeting of 9/16/2015)

SUBJECT: Consider Public Hearing and Recommendation to the Save Open Space and Agricultural Resources (SOAR) Board on an Update to the Moorpark City Urban Restriction Boundary (Moorpark CURB)

BACKGROUND

On September 2, 2015, the City Council scheduled a public hearing for September 16, 2015, to consider a recommendation to the SOAR Board on an update to the Moorpark CURB as the SOAR Board moves forward with a ballot initiative to extend the SOAR ordinances throughout the cities in Ventura County to the year 2050. This hearing was advertised in the Ventura County Star, the Moorpark Acorn, and on the City website.

DISCUSSION

SOAR Ordinances in Ventura County

In 1998, a countywide Save Open Space and Agricultural Resources (SOAR) Ordinance was adopted by the Board of Supervisors. In addition, each of the Ventura County cities, except Port Hueneme and Ojai, adopted its own City SOAR measure between 1995 and 2002, either by the electorate or action of City Council. Moorpark's SOAR Initiative Ordinance was approved by the voters on January 12, 1999. Most City SOAR Ordinances and the County SOAR Ordinance remain in effect until December 31, 2020. The SOAR Ordinances of the Cities of Ventura and Thousand Oaks remain in effect until December 31, 2030. A County brochure explaining the SOAR Ordinances is attached (Attachment 1).

The chief difference between the City SOAR Ordinances and the County SOAR Ordinance is that the City SOAR Ordinances establish a City growth boundary beyond which the City's voter approval would be required for most types of development, and the County SOAR Ordinance requires Countywide voter approval for the conversion of unincorporated land designated in the General Plan for agricultural, open space, or rural uses to a non-agricultural, open space, or rural land use designation.

Moorpark SOAR

The current Moorpark SOAR Initiative Ordinance, incorporated into the City's Land Use Element of the General Plan, established a growth boundary, known as the Moorpark City Urban Restriction Boundary (Moorpark CURB), which is co-terminus with the City's Sphere of Influence as it existed on January 1, 1998. Full text of the Moorpark SOAR Initiative Ordinance is attached (Attachment 2). Only one property within the current City boundary is outside the Moorpark CURB. It was added to the City's Sphere of Influence and annexed to the City in May of 1998 for open space conservation purposes as part of the SDI project, and therefore does not need to be located inside the CURB. In addition to the establishment of a Moorpark CURB and procedures for implementing and amending the Moorpark CURB, the Moorpark SOAR Initiative Ordinance includes conforming amendments to the Land Use and Circulation Elements of the City's General Plan.

Unlike most of the cities in Ventura County, since incorporation the City of Moorpark has not had a Sphere of Influence that extended beyond its City boundaries. A Sphere of Influence is generally considered to be the area adjacent to a city in which growth is planned and annexation to the city will ultimately occur. Moorpark was created out of a planned community in the County, with years of growth potential within its boundary, so its original Sphere of Influence matched its City boundary. The Ventura County Local Agency Formation Commission (LAFCo) now has adopted policies for Spheres of Influence to coincide with, or cover less area than, voter-approved growth boundaries (Sec. 4.2.1). Furthermore, LAFCo's policies favor expansions of Spheres of Influence that affect existing open space or prime agricultural land when the territory is likely to be developed within 5 years and has been designated for non-agricultural or open space use by applicable general or specific plans (Sec. 4.3.2(b)).

Extension of SOAR Ordinances

Since the majority of the existing city and county SOAR Ordinances are set to expire at the end of the year 2020, the supporters of SOAR are preparing initiatives for the petition process to extend the SOAR provisions with the intent of qualifying for the November 2016 General Election. On July 1, 2015, in response to a request from the SOAR supporters to meet with the City to discuss any concerns about their proposed initiatives, the City Council appointed an ad-hoc committee (Parvin, Mikos) to meet with the SOAR Board. On August 17, 2015, the ad-hoc committee met with SOAR Board members Richard Francis and Linda Parks. The focus of the meeting was centered on the City's desire for the SOAR Board to consider expanding the Moorpark CURB beyond its existing boundaries in their proposal by adding two parcels immediately west of the City limits on the south side of Los Angeles Avenue, totaling 184.97 acres, or 2.3 percent of the existing Moorpark CURB, to allow for additional potential growth opportunities (explained below) once the City is built out within the current Moorpark CURB (Attachment 3). Mr. Francis responded to the proposal by asking for the City Council to consider and vote on the matter through a public hearing process (Attachment 4).

Future Growth of Moorpark

Almost all large undeveloped parcels of land in Moorpark are currently in the development process, either with a project under review, approved, or under construction. Most of these projects are residential developments. A total of 650 remaining housing units have been approved but have not yet been built, with an additional 1,661 housing units proposed and under review. Details on the status of these residential projects are provided in Attachment 5. An update to the City's General Plan Land Use and Circulation Elements should occur in 2016. Because buildout of all the projects shown in Attachment 5 is projected during the next 10-15 years, the Land Use Element update process will need to examine the potential for growth areas beyond the city limits to address housing and other needs that could be no longer met within the City. Additional land will likely be needed to address State mandates for the City to meet its regional share of housing needs, should these State mandates still be in place in the future.

Development Potential of Land Adjacent to Moorpark

City staff examined the potential for development of land surrounding the current City boundary. Land to the northeast had been proposed for development with the Hidden Creek and North Park projects, which were ultimately overwhelmingly rejected by the voters of Moorpark. Land to the north and northwest is developed with productive orchards, and the lower densities in the City's Orchard Downs, Country Club Estates and Pinnacle neighborhoods make an appropriate boundary for urban development. Land to the southeast of the City is protected by the Tierra Rejada Greenbelt Agreement, and land to the south and southwest is already developed with rural uses and constrained by topography.

The 184.97 acres of land proposed to be added to the Moorpark CURB, as shown in Attachment 3, would be the easiest to develop of all land surrounding the City, given that it is relatively flat, would have access to Los Angeles Avenue (State Route 118) at a future signal planned for the North Hills Parkway and required for the Moorpark West Studios project, and is not a part of any protected greenbelt, such as land in the Tierra Rejada Greenbelt. In addition, it is surrounded by existing or approved development on three sides. The land is bounded to the east by existing homes in the City, to the south by the Arroyo Simi and existing homes in both the City and unincorporated County (Home Acres) south of the arroyo, and to the north by the approved studio project on land zoned for industrial development even before incorporation. The proposed western boundary of this land is adjacent to a Southern California Edison high voltage transmission corridor, which is the current western City Boundary between Los Angeles Avenue and the Union Pacific Railroad line. This corridor would be a barrier to future westward development. They are currently under two ownerships, with the AA Milligan Trust, et al. owning approximately 127 acres on the east, and Terence H. Latasa, et al. owning approximately 58 acres on the west. Given the surrounding land development, staff believes that the most likely potential future use of this property, if approved for development, would be to address some form of residential and public recreational

needs. The City's 2009 Parks and Recreation Master Plan identified the need for more sports fields and an additional community park.

A number of planned projects would already affect the agricultural use and appearance of two parcels, whether or not they are included in a future Moorpark CURB. The County Water and Sanitation Division is currently proposing a series of groundwater wells on this land to treat and add to the water supply for Waterworks District No. 1. That project is going through environmental review at this time. The Moorpark West Studios project is required to widen Los Angeles Avenue, which would need some of this land for the road widening, as well as for drainage improvements. The Walnut/Gabbert Canyon Drain study has identified the need for an additional drain through this land adjacent to the existing homes in the Buttercreek neighborhood in order to address additional runoff created by a number of projects north of Los Angeles Avenue. All of these projects would affect the appearance of the property at the western entry to Moorpark.

The addition of these two parcels to the Moorpark CURB would not commit the City to approving development. Any proposal for urban use of the land would still require General Plan Amendment pre-screening, environmental review, and hearings before the Planning Commission and City Council for a General Plan Amendment, Zone Change, Subdivision, and Planned Development Permit. In addition, review by the Ventura County Local Agency Formation Commission (LAFCo) would also need to take place. The loss of agricultural land would need to be addressed by both the City and LAFCo through their review processes.

McGrath Farms Communication

The City also received a letter from JD McGrath Farms requesting to include their approximately 115-acre property west of the City limits north of the Union Pacific Railroad line in the future growth area for Moorpark. The letter and map showing their properties are included in Attachment 6. City staff does not recommend including this property in the future Moorpark CURB at this time as it is currently accessed by a private rail crossing and is mostly steep hillside land with a plateau on top, covered with orchards, separated from the Tentative Tract 5906 industrial park by a large drainage area. Besides extensive grading, future urban development of this property may also require an additional road connection to Grimes Canyon Road north of the railroad tracks, involving access across multiple additional properties. Staff will, however, examine the future potential of the unincorporated area north of Los Angeles Avenue east of Grimes Canyon Road during its work on the Land Use Element Update as a potential future study area for urban development.

Conclusion

Given that existing land within the City appears to be sufficient to accommodate needs through at least the year 2025, staff would recommend that the proposed Moorpark CURB expansion area in Attachment 3 be included in an updated Moorpark SOAR Ordinance as an area, "to be added to the Moorpark CURB on January 1, 2026." The

addition of these two properties to the existing Moorpark CURB will help meet future development needs through at least 2030. Any additional land to be potentially added to the City in the future would need to go through the Moorpark CURB amendment process, if the updated Moorpark SOAR Ordinance is approved.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony, and close the public hearing.
2. Direct staff to prepare a letter for the Mayor's signature to the SOAR Board expressing the support of the City Council for an updated Moorpark CURB as presented.

Attachments

1. County SOAR Brochure
2. Moorpark SOAR Initiative Ordinance (Measure "S")
3. Moorpark CURB with Proposed Expansion Area
4. Email from Richard Francis
5. Projected Development
6. Letter from JD McGrath Farms and Map of Properties



Public Information

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805 654-2488 • <http://www.ventura.org/rma/planning>

SOAR Questions and Answers

What is “SOAR”?

SOAR stands for “Save Open-Space and Agricultural Resources” from the title of initiatives submitted to several city councils and the Board of Supervisors.

Is there more than one SOAR ordinance/initiative?

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

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

What do the SOAR ordinances/initiatives do?

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

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

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

Are there any exceptions to obtaining voter approval?

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

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

Copies of the County SOAR ordinance can be obtained from the County Resource Management Agency, Planning Division at the Ventura County Government Center, Hall of Administration, 800 South Victoria Avenue, Ventura, CA. Copies of each of the affected cities’ ordinances/initiatives can be obtained from that respective city’s Planning Department or the respective city clerk.

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

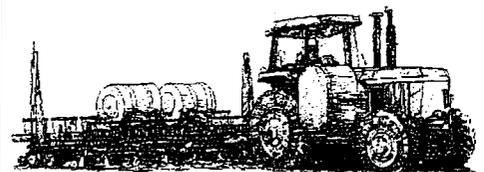
- Camarillo, Fillmore, Moorpark, Oxnard, Santa Paula, Simi Valley & Ventura County: Dec. 31, 2020
- Ventura & Thousand Oaks: Dec. 31, 2030

Does the County SOAR ordinance affect my ability to use or sell my land?

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

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

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





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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

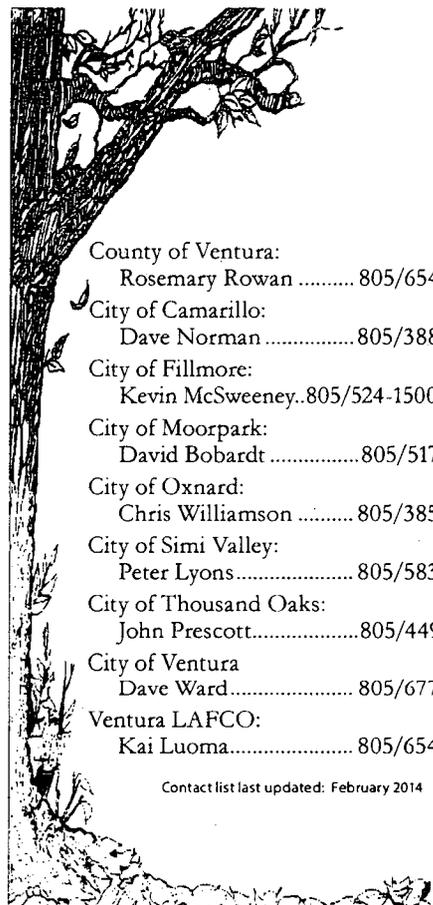
Yes. In most cases the city CURB lines encompass area(s) not currently within LAFCO-adopted Sphere of Influence boundaries. Conversely, some CURB lines do not encompass all area(s) within that city’s spheres of influence.



Do the SOAR ordinances & initiatives affect Land Conservation Act (LCA) Contracts or otherwise reduce property taxes?

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

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



- County of Ventura:
 - Rosemary Rowan 805/654-2461
- City of Camarillo:
 - Dave Norman 805/388-5360
- City of Fillmore:
 - Kevin McSweeney..805/524-1500, #116
- City of Moorpark:
 - David Bobardt805/517-6281
- City of Oxnard:
 - Chris Williamson 805/385-8156
- City of Simi Valley:
 - Peter Lyons 805/583-6769
- City of Thousand Oaks:
 - John Prescott.....805/449-2311
- City of Ventura
 - Dave Ward..... 805/677-3964
- Ventura LAFCO:
 - Kai Luoma..... 805/654-2575

Contact list last updated: February 2014

MEASURE "S"

The Measure "S" Initiative Ordinance was adopted by a majority of the voters at a Special Municipal Election held on January 12, 1999, and became effective on February 13, 1999, pursuant to Moorpark City Council Resolution No. 99-1572, adopted on February 3, 1999

To the Honorable Clerk of the City of Moorpark: We, the undersigned, registered and qualified voters of the City of Moorpark hereby propose an initiative measure to amend the Moorpark City General Plan. We petition you to submit this measure to the City Council for adoption without change, or for submission of the measure to the voters of the City of Moorpark at a SPECIAL ELECTION. The measure provides as follows:

SAVE OPEN-SPACE AND AGRICULTURAL RESOURCES MOORPARK CITY URBAN RESTRICTION BOUNDARY FULL TEXT OF RESOLUTION

The people of the City of Moorpark do hereby ordain as follows:

Section 1. Title.

This initiative measure shall be known as the Moorpark Save Open-space and Agricultural Resources, or Moorpark SOAR, initiative.

Section 2. Purpose and Findings.

A. Purpose. The purpose of this initiative is to adopt for the City of Moorpark an Urban Restriction Boundary. The Moorpark City Urban Restriction Boundary (Moorpark CURB) line has the following objectives:

1. 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;

CC ATTACHMENT 2

2. To encourage efficient growth patterns and protect the City of Moorpark's quality of life by concentrating future development largely within existing developed areas consistent with the availability of infrastructure and services;

3. To promote on lands outside the Moorpark CURB line ongoing 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;

4. To manage the City's growth in a manner that fosters and protects the small town and semi-rural character of Moorpark while encouraging appropriate economic development in accordance with the City's unique local conditions; and

5. 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.

6. To ensure that the preservation and protection of (1) open-space, (2) environmentally sensitive habitat, and (3) agricultural production are inviolable against transitory short-term political decisions and that watershed, viewshed, open-space, and agricultural 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.

B. Findings.

1. Continued urban encroachment into open-space, watershed, viewshed, or agricultural areas will 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 not only for the City but for its jurisdictional neighbors and severely impact the viability of adjacent agricultural lands. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities and inevitable conflicts between urban, agricultural and open-space uses.

2. The unique character of the City of Moorpark and quality of life of City residents depend on the protection of a substantial amount of open-space, rural and agricultural lands

and their associated visual resources. 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 and visual resources. As importantly, adopting a geographic urban limit line around the City of Moorpark would promote the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such a boundary would promote efficient municipal services and facilities by confining urban development to defined development areas.

3. The protection of existing open-space, watershed, viewshed, and agricultural lands, within and surrounding the City of Moorpark is of critical importance to present and future residents of the City of Moorpark. Agriculture has been and remains a major contributor to the economy of the Moorpark area and County of Ventura, directly and indirectly creating employment for many people and generating substantial tax revenues for the City and its surrounding area.

4. In particular, the City of Moorpark is a component of Ventura County and a gate-keeper to the surrounding area, with its unique combination of soils, micro-climate and hydrology, which has become one of the finest growing regions in the world. Vegetable and fruit production from the County of Ventura and more particularly from the soils and silt from the Arroyo Simi, the entire Calleguas watershed area, the Tierra Rejada Valley and alluvial plains adjacent to the City have achieved international acclaim, enhancing the City's economy and reputation.

5. This initiative ensures that the Goals and Policies relating to Agriculture (Goal 11 and Policies 11.1 through 11.3) and Preservation of Environmental Quality (Goal 14 and 15) and Policies 14.1 through 14.6 and Policies 15.1 through 15.3, 15.5, and 15.8 of the General Plan 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. Accordingly, the initiative requires that until December 31, 2020, the City of Moorpark shall, with minor exceptions, restrict the provision of urban services, and creation of urban uses, other than in certain circumstances and according to specific procedures set forth in the initiative, to within the City Urban Restriction Boundary created by the initiative.

6. Although established in the same location as the Sphere of Influence line as it exists 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, and addresses the issue of annexation, the City Urban Restriction Boundary is a local planning policy addressing the issue of land uses and shall not be changed except as herein provided.

Section 3. General Plan Amendment.

The Moorpark SOAR Initiative hereby inserts as "Section 8.0", et seq., to the Land Use Element of the City of Moorpark General Plan, the following:

"8.0 MOORPARK CITY URBAN RESTRICTION BOUNDARY

Introduction

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

8.1 PURPOSE

The City of Moorpark and surrounding area, with its unique combination of soils, microclimate and hydrology, has become one of the finest growing regions in the world. Vegetable and fruit production from the County of Ventura and in particular production from the soils and silt from the Arroyo Simi, the entire Calleguas watershed, the Tierra Rejada Valley, and alluvial plains adjacent to the City have achieved international acclaim, enhancing the City's economy and reputation.

The purpose of the Moorpark CURB is:

A. 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. To encourage efficient growth patterns and protect the City of Moorpark's quality of life by concentrating future development largely within existing developed areas consistent with the availability of infrastructure and services;

C. To promote on lands outside the Moorpark CURB line ongoing 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;

D. To manage the City's growth in a manner that fosters and protects the "small town" and semi-rural character of Moorpark while encouraging appropriate economic development in accordance with the City's unique local conditions;

E. 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

F. To ensure that the preservation and protection of (1) open-space, (2) environmentally sensitive habitat, and (3) agricultural production are inviolable against transitory short-term political decisions and that watershed, viewshed, open-space, and agricultural 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.

8.2 PRINCIPLES.

A. Continued urban encroachment into open-space, viewshed, watershed and agricultural areas will impair agriculture, negatively impact sensitive environmental areas, and intrude on open-space irrevocably changing its beneficial utility. By diminishing such beneficial uses, urban encroachment also diminishes the quality of life and threatens the public health, safety and welfare by causing increased traffic congestion, associated air pollution, alteration of sensitive lands in flood plains and causing potentially serious water problems, such as pollution, depletion, and sedimentation of available water resources not only for the City of Moorpark but for its jurisdictional neighbors. Such urban sprawl would eventually result in both the unnecessary, expensive extension

of public services and facilities and inevitable conflicts between urban and open-space/agricultural uses.

B. The unique character of the City of Moorpark and quality of life of City residents depend on the protection of a substantial amount of open-space, watershed and agricultural lands. The protection of such lands through the implementation of this General Plan Amendment by initiative 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 visual and natural resources. As importantly, adopting a City Urban Restriction Boundary around the City of Moorpark will promote the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such a City Urban Restriction Boundary will promote efficient municipal services and facilities by confining urban development to defined development areas.

8.3 IMPLEMENTATION OF CURB

A. The City of Moorpark hereby establishes and adopts a Moorpark City Urban Restriction Boundary (Moorpark CURB) line. The Moorpark CURB shall be established coterminous with and in the same location as the Sphere of Influence line established by the Local Agency Formation Commission as it exists as of January 1, 1998, or as altered or modified pursuant to the Amendment Procedures set forth below. Graphic representation of that line is shown at Exhibit "A".

B. Until December 31, 2020, the City of Moorpark shall restrict urban services (except temporary mutual assistance with other jurisdictions) and urbanized uses of land to within the Moorpark City Urban Restriction Boundary, except as provided herein, and except for the purpose of completing roadways designated in the circulation element of the Moorpark General Plan as of January 1, 1998, construction of public potable water facilities, public schools, public parks or other government facilities. 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, conditional use permit, building permit or any other ministerial or discretionary entitlement, which is inconsistent with the purposes of this Section, unless in accordance with the Amendment Procedures of Section 8.4.

C. "Urbanizes uses of land" shall mean any development which would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems; or, would result in the creation of residential lots less than 20 acres in area; or, would result in the establishment of commercial or industrial uses which are not exclusively agriculturally-related.

D. The Moorpark City Urban Restriction Boundary may not be amended, altered, revoked or otherwise changed prior to December 31, 2020, except by vote of the people or by the City Council pursuant to the procedures set forth in Section 8.4.

E. Implementation of this initiative will in no way preclude the Moorpark City Council from making land use decisions regarding lands inside the Moorpark City Urban Restriction Boundary.

8.4 AMENDMENT PROCEDURES

Until December 31, 2020, the foregoing Purposes, Principles and Implementation provisions of this Section of the Land Use Element may be amended only by a vote of the people commenced pursuant to the initiative process by the public, or pursuant to the procedures set forth below:

A. The City Council may amend the City Urban Restriction Boundary if it deems it to be in the public interest, provided that the amended boundary is within or coextensive with the limits of said City Urban Restriction Boundary.

B. The City Council, following at least one public hearing for presentations by an applicant and by the public, and after compliance with the California Environment Quality Act, may amend the City Urban Restriction Boundary in order to comply with State regulations regarding the provision of housing for all economic segments of the community, provided that no more than 10 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:

- 1) The City is in violation of State regulations regarding its fair share of housing stock.
- 2) The land is immediately adjacent to existing compatibly developed areas and the applicant for the inclusion of land within the Urban

Restriction Boundary 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 District with jurisdiction over such land have adequate capacity to accommodate the proposed development and provide it with adequate public services; and

- 3) 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 regulations, i.e., low and very low income housing; and
- 4) That there is no existing residentially designated land available within the Urban Restriction Boundary to accommodate the proposed development; and
- 5) That it is not reasonably feasible to accommodate the proposed development by redesignating lands within the Urban Restriction Boundary.

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

- 1) The land proposed for receiving urban services, urbanized land uses, or inclusion within the Urban Restriction Boundary is immediately adjacent to areas developed in a manner comparable to the proposed use;
- 2) Adequate public services and facilities are available and have the capacity and capability to accommodate the proposed use;
- 3) The proposed use will not have direct, indirect, or cumulative adverse significant impacts to the area's agricultural viability, habitat, scenic resources, or watershed value;
- 4) The proposed use will not adversely affect the stability of land use patterns in the area (i.e., the parcel affected will not introduce or

facilitate a use that is incompatible with adjoining or nearby uses);

- 5) The land proposed for reception of public services, urbanization or inclusion within the Urban Restriction Boundary has not been used for agricultural purposes in the immediately preceding 2 years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions or other physical reasons; and
- 6) The land proposed for reception of public services, urbanization or inclusion within the Urban Restriction Boundary 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 protections contemplated by this Initiative more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.

D. The City Council following at least one public hearing for presentation by an applicant and by 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:

- 1) Failure to amend the CURB would constitute an unconstitutional taking of a landowners property for which compensation would be required or would deprive the landowner of a vested right; and
- 2) The amendment and associated land use designations will allow additional land uses only to the minimum extent necessary to avoid said unconstitutional taking of the landowner's property or to give effect to the vested right.

E. The City Council following at least one public hearing for presentations by an applicant and by the public, and after compliance with the California Environmental Quality Act, may place any amendment to the Urban Restriction Boundary or the provisions of this initiative on the ballot pursuant to the mechanisms provided by State Law.

F. The City Council may amend the CURB line location to encompass lands contemplated for construction of public potable water facilities, public schools, public parks or other government facilities, all uses exempted from the provisions of this General Plan Amendment by the provisions of Section 8.3, but only to the minimum amount reasonably necessary to accommodate said uses.

G. The City Council may reorganize, renumber or reorder the individual provisions of the General Plan, including the provisions of this Section 8 sequence, in the course of ongoing updates of the General Plan in accordance with the requirements of state law.

Section 4. Conforming Amendments.

In light of the General Plan Land Use Element amendments set forth above, the City of Moorpark General Plan 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 while text to be stricken is presented in ~~strikethrough~~ type; text in standard type currently appears in the General Plan and remains unchanged by this initiative. Occasionally, ellipses [* * *] are introduced to indicate significant blocks of text remain unchanged within a section. The language adopted in the following conforming amendments may be further amended as appropriate without a vote of the people in the course of future updates and revisions to the General Plan provided the same are not amended in such a manner as to create inconsistencies within the General Plan.

1. The Last paragraph of Section 2.2 of the Land Use Element, at page 6 is amended as follows:

The future development of lands surrounding the City boundary **outside of the City Urban Restriction Boundary is to be discouraged and generally shall not be permitted in the absence of a vote of the electorate. Other exceptions to this policy are found at Section 8.4.** ~~require that adequate public services and infrastructure be extended to these areas in conjunction with or prior to approval of any development proposals.~~

2. Policy 2.1 of the Land Use Element at page 11 is amended as follows:

The City shall strive to obtain and maintain sphere of influence boundaries consistent with the **City Urban Restriction Boundary**. ~~The planned urban area on the adopted Land Use Plan~~

3. Goal 11 of the Land Use Element at page 16 is amended as follows:

Identify and encourage the preservation of viable agricultural resources in the City and its Area of Interest. **Unless property has not been used for agricultural purposes in the immediately preceding 2 years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions, or other physical reasons, it shall deemed viable.**

4. Policy 11.1 of the Land Use Element at page 16 is amended as follows:

An agricultural land use designation should be retained for farmlands within the City's Area of Interest, which have been identified as Prime and/or Statewide Importance **unless the property has not been used for agricultural purposes in the immediately preceding 2 years and is unusable for agriculture due to its topography, drainage, flooding, adverse soil conditions or other physical reasons.** ~~as long as economically viable.~~

5. Section 5.2 SPECIFIC PLAN DESIGNATION - SP, of the Land Use Element, at page 28, is amended as follows:

Exhibits 3 and 4 of this document identify the location and the proposed land use mix of specific plan areas 1, 2, 9, and 10, which are within the existing City limits, ~~and specific plan area 8, which is within the unincorporated planning area.~~ Specific plan area 3 (proposed within the City limits) and specific plan areas 4, 5, 6, 7 (proposed within the unincorporated planning area) were studied but were found not to be

appropriate for urban development **for the foreseeable future** during ~~the time period covered by this Land Use Element (year 2010 buildout)~~ and were not approved.

Specific plan areas 1, 2, 8, 9, and 10 have been delineated based on ownership, landform and circulation considerations.

6. Planning Area Land Use Plan Map, City of Moorpark General Plan, Land Use Element Exhibit 4 is amended to demonstrate the Moorpark CURB line, as well as to delete the references to SP#8, Specific Plan No. 8 Boundary. "Exhibit 4" to the Land Use Element is amended to reflect that consideration of development of Specific Plan 8 is abandoned. See Exhibit "B" to this initiative.

7. Section 5.2 SPECIFIC PLAN DESIGNATION - SP, of the Land Use Element, at page 35, at the subtitle "Planning Area Outside City Limits", through page 37, comprising approximately 20 paragraphs, addressing primarily "Specific Plan 8" is amended as follows:

Planning Area Outside Limits

~~As noted on the Land Use Plan, one specific plan area has been designated outside of the existing City of Moorpark limits (Specific Plan No. 8), within the area proposed for expansion of the City's sphere of influence. A specific plan for this area is required, and must address comprehensively a variety of land use issues including topography, viewshed, open space, and circulation. A minimum of 25 percent open space must be provided.~~

Specific plan areas 4, 5, 6, and 7 **and 8** (proposed within the unincorporated planning area) were analyzed in conjunction with the updating of the Land Use Element, but were found **to be outside the sphere of influence and outside of the CURB (See Section 8.0, et. seq.) and accordingly** not ~~to be~~ appropriate for urban development ~~prior to the year 2010 (General Plan buildout)~~ and were, therefore, not approved.

~~A description of the existing land uses, potential planning issues (opportunities and constraints), and the proposed land use mix for the one specific plan area proposed in the unincorporated planning area is provided below.~~

~~***~~

~~Specific Plan 8 (Deleted)~~

~~Specific Plan 8 consists of approximately 4,200 acres, under combined ownership, located northerly of the eastern portion of the City limits, east of Happy Camp Regional Park. Generally, this specific plan area is vacant open space, characterized by steep hillside terrain currently designated as open space.~~

~~Opportunities and Constraints~~

~~Specific plan area development issues to be addressed during specific plan preparation and subsequent review will include:~~

~~Topography — Existing steep hillsides within the specific plan area require a complete evaluation of steep slopes, unstable soils, and other potential geotechnical constraints of the plan area during the development/review of this specific plan. Consistent with City policy, grading is restricted on slopes greater than 20 percent and development prohibited in areas where potential hazards cannot be fully mitigated.~~

~~Hydrology — An evaluation of existing drainage courses, surface runoff, potential flood hazards and other hydrological constraints will be conducted during the development/review of this specific plan.~~

~~Viewshed — The visual importance of hillside horizon lines/prominent ridgelines within~~

~~this specific plan area from surrounding areas will be evaluated during the preparation and review of this specific plan. Clustering of dwelling units should be considered where appropriate to conserve important visual and natural resources.~~

~~Biological Resources — The significance of biological resources which may occur onsite (i.e., oak trees, threatened, rare, endangered plants and animals, etc.) shall be determined during specific plan preparation and review. The preservation of any resources determined to be significant shall be encouraged through habitat preservation, enhancement, or replacement.~~

~~Archaeology — The specific plan area will be evaluated to determine whether archaeological resources occur within the overall plan area and their potential significance.~~

~~Agriculture — This specific plan will address the viability and maintenance of the limited "Prime" and "Statewide Significance" farmlands which occur within the plan area.~~

~~Public Services/Infrastructure — Water, gas and electric service to the specific plan area will be provided through improvements within the plan area and service extensions from existing transmission lines in the surrounding area. Sewer service is not currently available and would need to be provided for all urban uses. An evaluation will be conducted during the development of this specific plan regarding required land use set asides and financing for schools and community services such as fire stations and libraries.~~

~~Parks — an evaluation will be conducted during the development of this specific plan to identify required park land dedication consistent with the City Municipal Code and General Plan requirements.~~

~~Circulation — the specific plan area circulation network shall provide consideration for its relationship to topographical constraints and viewshed issues and consideration for connection of the SR-118 and SR-23 freeways as well as the Broadway extension. The specific plan shall ensure that roadway right of ways are protected for the planned roadway upgrades, improvements and additions as identified in the City's circulation plan.~~

~~Proposed Land Uses~~

~~The number of dwelling units shall not exceed 2,400, unless the specific plan area property owner agrees to provide public improvements, public services and/or financial contributions that the City Council determines to be of substantial public benefit to the community, in which event, the number of dwelling units shall not exceed 3,221. The appropriate amount of land to be designated as Open Space, Park, School, Agricultural, or any other appropriate land use designation, will be determined at the time of specific plan preparation or approval.~~

8. Section 6.0 of the Land Use Element, LAND USE PLAN STATISTICAL SUMMARY, at page 38, is amended as follows:

As identified on Table 3, a combined total of up to ~~14,911~~ **12,511** dwelling units could be constructed in the overall planning area, based on maximum density estimates. The resulting buildout population for the Moorpark planning area would be approximately ~~40,856~~ **34,280** persons, based on the County's 2.74 population dwelling unit factor for the year 2010. **Note however that the resulting buildout for the Moorpark planning area would be approximately (a) 41,799 persons, based on the California Department of Finance Demographic Research Unit's "Ventura County Population and Housing Estimates" for Moorpark which average 3.341 persons per household for the**

years 1994-1997 inclusive; or, (b) 40,785 persons, based on the "VCOG 2020 Population Per Dwelling Unit Ratio Forecast" for the City of Moorpark (3.26 persons per dwelling unit). The Table 3 buildout figures were calculated using the smaller county-wide ratios and are considered a conservative population estimate for the City.

9. Table 3 of the Land Use Element at pages 39-40 is amended below to delete SP 8 "Messenger", its associated du, and total population figures. It is the purpose of this amendment to conform the table to the changes in the General Plan made by this amendment only. It is recognized that the City of Moorpark has passed certain resolutions amending the General Plan that would additionally affect the population figures set forth in Table 3, by virtue of the Carlsberg project (Permit #SP 92-1, Resolution #94-1061 adding 147 dwelling units); the Bollinger Project (Permit #94-1, Resolution #96-1197 adding 85 dwelling units); the SDI project (Permit #95-1, Resolution # 96-1222 deleting 1 dwelling unit); and the Jones project (Permit # 96-2, Resolution #97-1310 deleting 21 dwelling units). Notwithstanding those General Plan Amendments Table 3 has not been updated by the City. It is not the purpose of this conforming amendment to update Table 3 other than to reflect the amendments in this initiative. To the extent that the official City Table 3 should be modified as a result of Resolution Numbers 94-1061, 96-1197, 96-1222, and 97-1310, Table 3 continues to need modification.

Table 3

LAND USE PLAN - STATISTICAL SUMMARY

<u>Land Use Designation</u>	<u>City Area</u>	<u>Unincorporated Area</u>	<u>Total Planning Area Combined</u>
* * *			
SP SPECIFIC PLAN*			
* * *			
SP 8 MESSENGER		4,200 ac 2,400 du	4,200 ac 2,400 du
* * *			
<hr/>			
TOTAL DWELLING UNITS** (At Buildout-Year 2010)	12,511 du	2,400 du	12,511 14,911 du
TOTAL POPULATION*** (At Buildout-Year 2010)	34,280	6,576	34,280 40,856
<hr/>			
TOTAL CITY AREA ACRES (Approximate)			7,916 ac
TOTAL UNINCORPORATED AREA ACRES (Approximate)			-0- 4,200 ac
TOTAL PLANNING AREA COMBINED (Approximate)			7,916 12,116 ac

[NOTE: fn * and fn*** remain unchanged. fn** is modified:]

** Residential Density calculations for specific plan areas are based on the maximum density. Section 5.2 of the Land Use Element allows the City Council to approve a density exceeding the maximum density, up to an identified density limit, if public improvements, public services, and/or financial contributions are provided that the City Council determines to be of substantial public benefit to the community. If the density limit is approved for SP's 1, 2, 9, **and 10**, ~~and 8~~, the total dwelling units would increase from ~~14,911~~ **12,511** to ~~16,291~~ **13,070** and the total population would increase from ~~41,856~~ **34,280** to ~~44,637~~ **35,812** (these density limit estimates were used as the basis for determining the significance of impacts in the Final Environmental Impact Report and the Findings required by Section 15091 of CEQA).

10. Section 7.0 IMPLEMENTATION, of the Land Use Element, at Implementation Measure 16, at page 44, is amended as follows:

16. **Ensure that all applications** ~~Submit an application~~ to the Ventura County Local Agency Formation Commission (LAFCO) to amend the City's sphere of influence boundary, **are** consistent with the approved Land Use Plan, **and in particular the Moorpark City Urban Restriction Boundary**, to allow for proper planning **within** of the probable, ultimate physical boundaries and service area of the City.

11. The last paragraph of Section 5.0 of the Circulation Element (Roadway Circulation Plan), at page 20 is amended as follows:

Provision of an eastern extension of Broadway Road potentially connecting with Alamos Canyon Road and the SR-118 Freeway to serve circulation needs of potential future development **agricultural, open-space, or recreational uses** in the portion of the planning area northeast of the City limits.

Section 5. Insertion Date.

A. Upon the effective date of this initiative, it shall be deemed inserted as Section 8.0, et seq. of the Land Use Element of the City of Moorpark's General Plan as an amendment thereof; and the Conforming Amendments of Section 4 shall be appropriately inserted in the General Plan replacing the amended provisions, except, 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 prior to the effective date of this initiative, this General Plan amendment shall be deemed inserted in the City's General Plan on January 1 of the calendar year immediately following the date this initiative is adopted.

B. The City of Moorpark General Plan in effect at the time the Notice of Intention to circulate this initiative measure was submitted to the City Clerk of Moorpark, and that General Plan as amended by this initiative measure, comprise an integrated, internally consistent and compatible statement of policies for the City. In order to ensure that the City of

Moorpark 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 initiative are given effect, any provision of the General Plan that is adopted between the submittal date and the date that this initiative measure is deemed inserted into the General Plan, shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by section 3 of this initiative measure, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this initiative and other elements of the City's General Plan. In the alternative, such interim-enacted inconsistent provision shall be disregarded.

Section 6. Severability.

This measure 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 measure is held to be invalid or unconstitutional by a final judgement of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. 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 initiative is declared invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This initiative shall be broadly construed in order to achieve the purposes stated in this initiative. It is the intent of the voters that the provisions of this measure 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 7. Amendment or Repeal.

Except as otherwise provided herein, this initiative may be amended or repealed only by the voters of the City of Moorpark at an election held in accordance with state law.

Section 8. Competing Measures.

In the event there are competing measures on the same ballot with this measure that purport to address the same subject matter of this measure, the following rules shall apply: If more than one such measure passes, the both measures shall go into effect except to the extent that particular provisions of one initiative are in direct, irreconcilable conflict with particular provisions of another initiative. In that event, as to those conflicting provisions only, the provisions of the initiative which received the most votes shall prevail.

EXHIBIT A



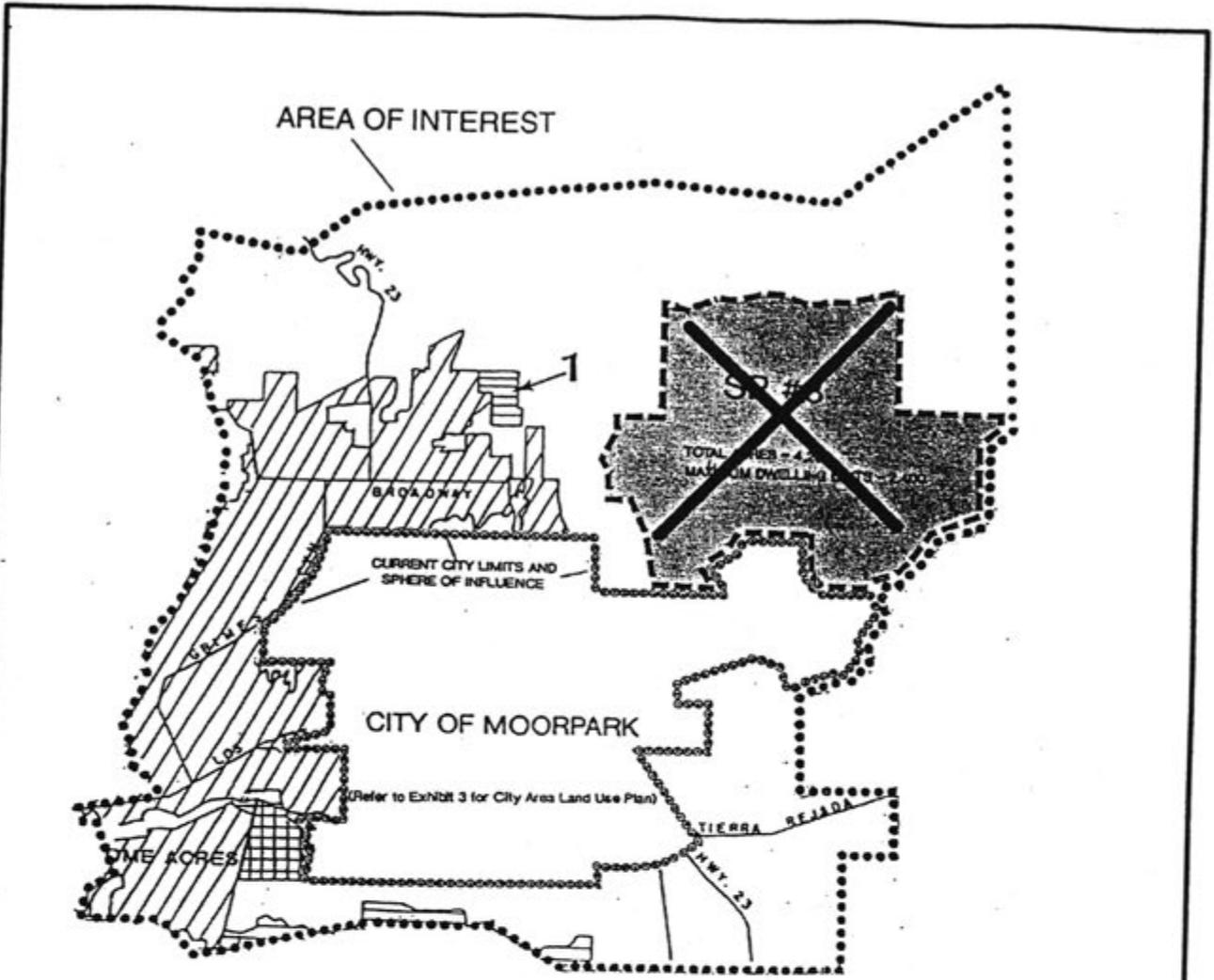


EXHIBIT B

TABLE OF CONTENTS

- CURRENT CITY LIMITS AND SPHERE OF INFLUENCE AND CURB LINE
- AREA OF INTEREST
- - - - - SPECIFIC PLAN NO. 8 BOUNDARY

VENTURA COUNTY LAND USE DESIGNATIONS FOR AREAS OUTSIDE THE CURRENT CITY LIMITS:

-  EXISTING COMMUNITY (PER AREA PLAN OR COMMUNITY MAP)
 -  RURAL (1 ACRE +)
 -  AGRICULTURAL (40 ACRE +)
 -  OPEN SPACE (10 ACRE +)
- * 5 ACRES MINIMUM



NOTE: Please refer to the text of the Land Use Element for a description of the designated Specific Plan No. 8 area

Planning Area Land Use Plan
CITY OF MOORPARK GENERAL PLAN

NO SPECIFIC SCALE

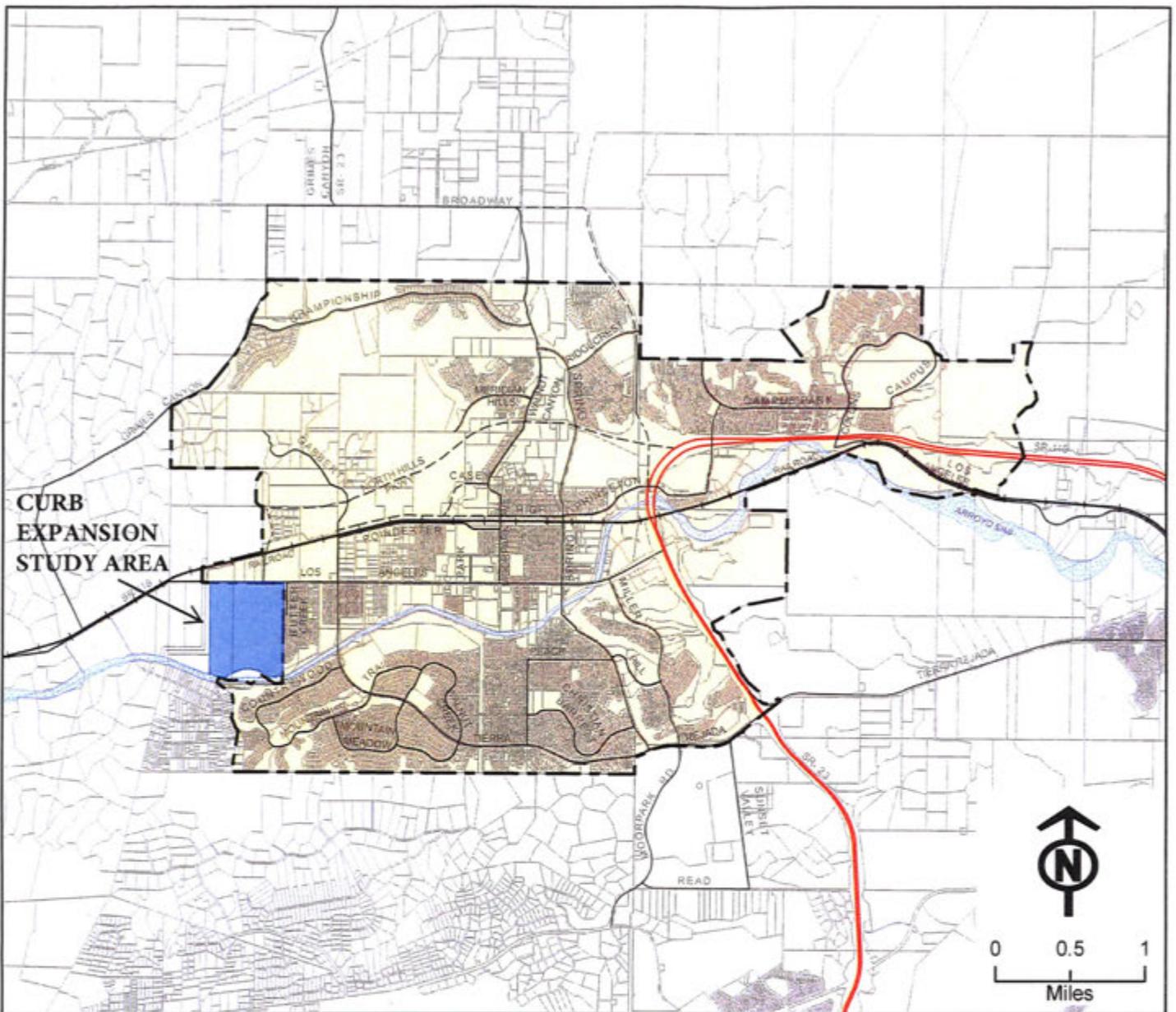
STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF MOORPARK)

I, Deborah S. Traffenstedt, City Clerk of the City of Moorpark, California, do hereby certify under penalty of perjury that the foregoing Measure "S" Ordinance was adopted by a majority of the voters, voting on the proposed ordinance at a Special Municipal Election on January 12, 1999, and pursuant to Resolution No. 99-1572, reciting the fact of the Special Municipal Election and declaring the election results and such other matters as required by law, and adopted by the City Council of the City of Moorpark at a meeting held on the 3rd day of February, 1999, the City Council declared and determined that the Measure "S" Ordinance was to go into effect ten (10) days after adoption of Resolution No. 99-1572.

WITNESS my hand and the official seal of said City this 3rd day of December, 1999.

Deborah S. Traffenstedt
Deborah S. Traffenstedt, City Clerk
(seal)





Legend

- CURB Boundary
- Freeway
- Major Streets
- Proposed Streets
- Parcels
- Moorpark City Limits

Sources:
 City of Moorpark, November 2008
 County of Ventura GIS data, October 2008
 Prepared: November 2008

Note: A copy of the City's CURB Figure is available for download at <http://www.ci.moorpark.ca.us> or for purchase at Moorpark City Hall, 799 Moorpark Avenue, Moorpark, CA 93021.



City of Moorpark

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CC ATTACHMENT 3

David Bobardt

From: Richard Francis <rff@lawrff.com>
Sent: Wednesday, August 19, 2015 6:53 PM
To: Steve Kueny
Cc: Janice Parvin; Roseann Mikos; rmikos@bigplanet.com; voteforparks@gmail.com; David Bobardt; Debbie Broussalian
Subject: RE: SOAR

To: Mayor Parvin, Councilmember Mikos and City Manager Steve Kueny

Supervisor Parks and I very much appreciated our meeting the other day and have had an opportunity to discuss your request for a change in the SOAR boundary (CURB) with the SOAR Board. While we have significant hesitancy for SOAR to *unilaterally* change the curb boundary that goes in front of the voters, we are quite sensitive to trying to accommodate the community's interests and concerns. We've agreed to make the change to include the 188 acres +/- on the west edge of the City that you requested at the end of our meeting, if your city council were to hold a public hearing and unanimously votes a "sense of the community" for that request sometime this September.

Certainly, in our view, if the elected representatives of the citizens of Moorpark are united in that request then it is appropriate for us to make that change to the curb line as we craft the various SOAR initiatives.

I look forward to hearing from you. Thank you again for opening this dialogue.

Richard Francis

CC ATTACHMENT 4

MOORPARK RESIDENTIAL DEVELOPMENT POTENTIAL 9/1/2015

CC ATTACHMENT 5

APPROVED PROJECTS	STATUS	TOTAL PROJECT UNITS	UNBUILT REMAINING UNITS AS OF 9/1/2015
Tract 5045 Moorpark Highlands (Pardee/Toll/Richmon Am.)	Under Construction	552	37
Tract 5860 Living Smart (Pardee)	Under Construction	133	0
Tract 5187 Meridian Hills (K. Hovnanian)	Under Construction	248	153
Tract 5405 Meridian Hills Affordable (K. Hovnanian)	Under Construction	17	0
Tract 5463 Masters (Toll Brothers)	Under Construction	50	21
Tract 5425 Ivy Lane (Shea Homes)	Under Construction	99	0
Tract 5130 Vistas (City Ventures)	Approved	110	110
Tract 5347 (Birdsall)	Approved	21	21
Area Housing Authority - Everett St. Apartments	Approved	24	24
Tract 5053 (Pacific Communities)	Approved/Under Revision	284	284
TOTAL APPROVED UNITS		1538	650
PROPOSED PROJECTS			
RPD 2012-02 Essex Moorpark Apartments (Essex Portfolio)	Previously Approved	200	200
Specific Plan No. 1 (Hitch Ranch)	EIR Under Preparation	755	755
Tent. Tract 5505 (Mansi/Aldersgate Senior Housing)	Under Staff Review	390	390
Grand Moorpark	Under Staff Review	66	66
RPD 2005-02 (Chiu)	Incomplete	60	60
North Hills Village (AB)	GPA Pre-Screen Approved	50	50
Moorpark 67 LLC (Rasmussen)	GPA Pre-Screen Approved	140	140
TOTAL PROPOSED UNITS		1,661	1,661
 TOTAL POTENTIAL REMAINING UNITS (APPROVED AND PROPOSED)			2,311

J D McGrath Farms
5100 Olivas Park Drive
Ventura, Ca. 93003

September 4, 2015

Dear Council of the City of Moorpark,

As the City Council looks at future growth opportunities, the JD McGrath family requests our properties, parcels 500-0-330-080 and 500-0-340-020, be placed within the City of Moorpark for future growth opportunities.

Since 1995 our properties have been in SOAR.

We understand the City of Moorpark must maintain a percentage of SOAR land, but we find our properties are on the verge of becoming land-locked, making it increasingly more difficult to farm.

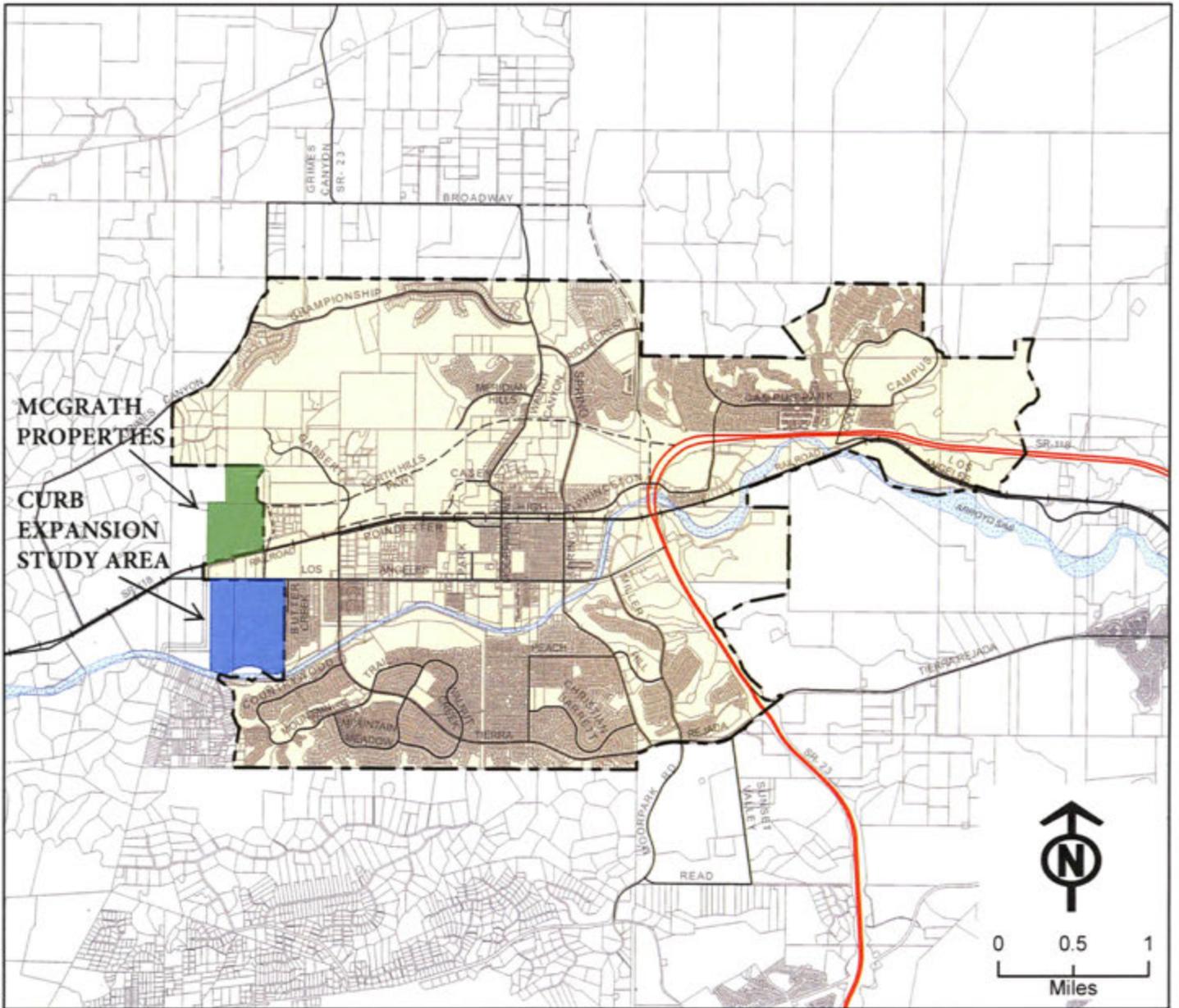
We hope the council will consider our request.

Respectfully,

Mary McGrath

Partner of JD McGrath Farms

CC ATTACHMENT 6



Legend

- CURB Boundary
- Freeway
- Major Streets
- Proposed Streets
- Parcels
- Moorpark City Limits

Sources:
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City of Moorpark

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