



## DRAFT CITY OF MOORPARK GENERAL PLAN 2050

# ADDENDA AND ERRATA

April 11, 2023

This document presents minor modifications to the Draft Moorpark General Plan 2050 text and figures following publication based on comments received from the public and posted on the project website ([moorparkgeneralplan.com](http://moorparkgeneralplan.com)) and from local, regional, and state agencies. Changes were made to clarify, align, or further establish the intent of the recommendations within the General Plan. Many of the comments or edits pertained to minor clarifications, such as revising text containing typographical or grammatical errors. However, some pertained to substantive content of the Plan, including narrative text, goals, policies, and implementation measures, and errors of figures and graphics referenced by policy. To address these comments, this document recommends changes to the Plan's text and figures with deletions noted by ~~red-strikeout~~ and insertions by blue underline.

The proposed modifications of the Draft Plan are presented in three sections. Section A specifies revisions to the background text and goals, policies, and implementation measures and references the page number in the Plan document where they can be found. Section B presents the revised and corrected figures and Section C documents the complete text from the Moorpark Save Open-space and Agricultural Resources - 2050 initiative (SOAR) that will be incorporated in the Land Use Element.

### **SECTION A: MODIFICATIONS OF NARRATIVE TEXT AND GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

Page	Modification
<b>Introduction</b>	
1-10	Commercial uses, including individual retail stores, multitenant retail centers and mini-malls, and shopping centers, occupy approximately <u>2.5%</u> of land in the city...
1-11	In 2020, approximately 13% of the city's land was vacant, the majority of which is characterized by variable topography with moderate to steep slopes. <u>The remaining area of the city consists of transportation and utility-related uses (3%), right of way (14%), and water (2%).</u>
<b>Land Use</b>	
2-5 through 2-8	<i>Removed entire discussion of neighborhoods as there was no relevance to General Plan content or recommendations</i>
2-23	<i>See Section C for SOAR document. Section 8 of attached document to be included in its entirety in the Land Use Element , including Exhibit A, but excluding Exhibit B.</i>



Page	Modification
2-28	Require that new <a href="#">commercial and residential</a> development be located and designed to avoid or mitigate any potentially hazardous conditions, <a href="#">including the Very High FHSZ</a> .
<b>Open Space, Parks, and Recreation</b>	
6-9	<a href="#">...improved</a> parks...
6-9	...within a 10-minute walk of a <a href="#">public</a> park have limited access.
6-13	...2,331 acres. <a href="#">In addition, the City recently purchased 80 acres of open space in the Tierra Rejada Valley and approximately 900 acres of open space in North Moorpark, which now represent a resource for the community.</a>
6-19	...passive recreation activities (e.g., hiking, fishing, bike riding, <a href="#">wildlife observation</a> ), consistent with requirements...
<b>Conservation</b>	
7-2	SOAR establishes city-urban restriction boundaries (CURB) <del>around the perimeter of each city...</del>
7-3	<del>This Element is divided into three sub-sections addressing topics identified in the California Government Code and General Plan guidelines.</del> This chapter provides the local context and accompanying goals for the following topics... <del>The final section,</del> <a href="#">In</a> a separate implementation plan, <del>contains</del> a series of implementation programs and activities <a href="#">are described which</a> <del>to</del> carry out the goals and policies of this Element.
7-3	These include partnerships with the State, County, Moorpark Watershed, Parks, Recreation and Conservation Authority, Ventura County Resource Conservation District, and other <a href="#">state</a> , county, <a href="#">and regional</a> governmental entities.
7-4	The primary surface waterway is the Arroyo Simi, <a href="#">part of the Calleguas Creek Watershed</a> , which runs east to west across the center of the city...
7-5	The Santa Monica-Sierra Madre Connection connects the Santa Monica, Simi, Santa Susana, and Sierra Madre mountain ranges that are identified as irreplaceable and imminently threatened. <del>The Connection is in the eastern half of the city, branching around Moorpark College and residential developments that largely restrict wildlife movement through this area.</del>
7-24	Most of the energy used in Moorpark's buildings is in the form of electricity and natural gas used for lighting, air conditioning, space and water heating, cooking, clothes washing and drying, and many other purposes. Southern California Edison and <a href="#">the Clean Power Alliance are</a> the city's electricity suppliers and the Southern California Gas Company supplies Moorpark with natural gas.
<b>Safety</b>	
8-9	Continue the development of local preparedness plans, <del>and</del> multi-jurisdictional cooperation <a href="#">and training</a> , and communication for emergency situations.



Page	Modification
8-9	Emergency coordination: Coordinate with Ventura County, neighboring cities, and non-governmental partners to <a href="#">provide regular training and outreach to</a> effectively prepare for and respond to hazards and natural disasters.
8-10	Secondary ingress and egress: Explore secondary means of ingress and egress in areas with <a href="#">existing</a> evacuation constraints...
8-10	...available throughout the community before, during, and after <del>a</del> seismic <a href="#">and wildfire</a> events.
8-13	<a href="#">SE 1.20 Disaster Response Training: Coordinate with Ventura County Fire Department and Ventura County Sheriff's Office of Emergency Services to conduct training for all employees to ensure basic understanding of Disaster Service Worker responsibilities, the State Emergency Management System, National Incident Management System, and the Incident Command System.</a>
8-33	The second largest fire, the <del>1946 Wiley Canyon Fire</del> <a href="#">1970 Clampett Fire</a> , burned <del>approximately 21,300</del> <a href="#">over 115,000 acres</a> , including the <a href="#">open space area east of SR-24 and south of SR-118.</a> <del>area north of Poindexter and Princeton Avenues that is currently developed with residential and recreational uses.</del>
8-38	To minimize fire damage and loss, the city's Building Code, <a href="#">Ventura County Fire Code</a> , and <a href="#">Ventura County Fire Apparatus Access Code</a> <del>and Fire Code</del> , based on...
8-38	<del>In Local Responsibility Areas, such as the city of Moorpark, lands are only designated as Very High FHSZs.</del> As shown in Figure SE-10, <del>Very High Fire Hazard Severity Zone Areas</del> , northern and eastern Moorpark, as well as...
8-39	...the Ventura County Multi-Jurisdictional Hazard Mitigation Plan, the <a href="#">Ventura County</a> Community Wildfire Protection Plan...
8-39	California Building Standards Code <del>and Fire Code</del> : <a href="#">Coordinate with Ventura County Fire Department to continue</a> to adopt and enforce the most recent version of the California Building Code and Fire Code, as well as California Fire Safe <del>Standards Regulations</del>
8-39	Sufficient water supplies for firefighting: <a href="#">Work with Ventura County Fire Department to ensure</a> that existing and future development in the city has sufficient water supplies, <a href="#">including adequate flow rates and back-up power supplies nearby</a> for fire-fighting purposes.
8-39	Fire <del>safety</del> <a href="#">protection</a> plans: New development within Very High Fire Hazard Severity Zones or the Wildland Urban Interface must prepare a fire <del>safety</del> <a href="#">protection</a> plan for review and approval by the Ventura County Fire Department prior to issuance of building permit.
8-39	...street signs that identify evacuation routes, <a href="#">visible street addresses</a> , and adequate water supply for structural suppression <a href="#">in accordance with the California Fire Safe Regulations.</a>



Page	Modification
8-39	<a href="#">SE 4.9 Redevelopment: Require re-development in the Very High Fire Hazard Severity Zone to comply with current California Building Code, Ventura County Fire Code, and California Fire Safe Regulations.</a>
8-39	<a href="#">SE4.10 Re-Evaluate Development: Re-evaluate redevelopment in Fire Hazard Severity Zones after a large wildfire to ensure safety and maintain consistency with all current state and local requirements regarding redevelopment after wildfires.</a>
8-48	Hazardous materials and waste within Moorpark are managed by the Certified Unified Program Agency (CUPA), a local administrative agency within the Ventura County <del>Resource Management Agency</del> <a href="#">Environmental Health Department</a> .
8-49	Hazardous materials business plans: Require business owners to incorporate into their business plans submitted to the <a href="#">Ventura County</a> <del>Fire Protection District</del> <a href="#">Environmental Health Department</a> those measures necessary to minimize hazardous materials accidents due to intense ground shaking potential and flooding.
8-49	Hazardous waste: Coordinate with the Ventura <del>County Public Works Agency</del> <a href="#">Environmental Health Department</a> to manage hazardous waste, including household hazardous waste.
8-50	The Ventura County Fire Department (VCFD) provides fire protection in Moorpark <a href="#">as a contract county for CAL FIRE</a> .
8-50	Both fire stations are staffed with one captain and <del>three</del> <a href="#">two</a> fire fighters.
8-51	Fair share extension: <a href="#">Work with Ventura County Fire Department to develop a program for</a> <del>Require</del> new development to fund a fair share extension of fire services to maintain service standards, including personnel and capital improvements costs.
Implementation	
Action #	Modification
ED-I10	...Ventura County Economic Development <del>Corporation</del> <a href="#">Collaborative</a> ...
OSPR-I3	...landscaping utilizing drought-tolerant and fire-retardant <a href="#">native</a> species;
SE-I7	<i>add SE 1.20 under Relevant Policies</i>
SE-I8	<i>add SE 1.20 under Relevant Policies</i>
SE-I27	Vegetation Management Program. <a href="#">Work with Ventura County Fire Department to enforce</a> codes...
COS-I15	Wildlife Corridors: <del>Work with Ventura County to evaluate the appropriateness of designating additional wildlife corridors within city boundaries.</del> <a href="#">Evaluate and designate as appropriate a Wildlife Corridor within the City of Moorpark, in consideration of the Santa Monica-Sierra Madre Connection (Figure C-4), and in collaboration with Ventura County to ensure it considers the methodology and analysis contained within the County's General Plan.</a>





Page	Modification
<a href="#"><u>COS-I31: Default Tier Review</u></a>	<a href="#"><u>Periodically review City's default tier for Clean Power Alliance and consider modifications as appropriate.</u></a>
<a href="#"><u>SE-I57: Redevelopment</u></a>	<a href="#"><u>Update the Moorpark Municipal Code to require redevelopment after wildfire to comply with current California Building Code, Ventura County Fire Code, and California Fire Safe Regulations. SE-4.9, Community Development Department, Short</u></a>
<a href="#"><u>SE-I58: Re-Evaluate Development</u></a>	<a href="#"><u>Develop a program to re-evaluate redevelopment in Fire Hazard Severity Zones after large wildfires to ensure safety and maintain consistency with all current state and local requirements regarding redevelopment after wildfires SE-4.10, Community Development Department, Ventura County Fire Department, Ongoing.</u></a>



## **SECTION B: MODIFICATIONS OF FIGURES AND GRAPHICS**

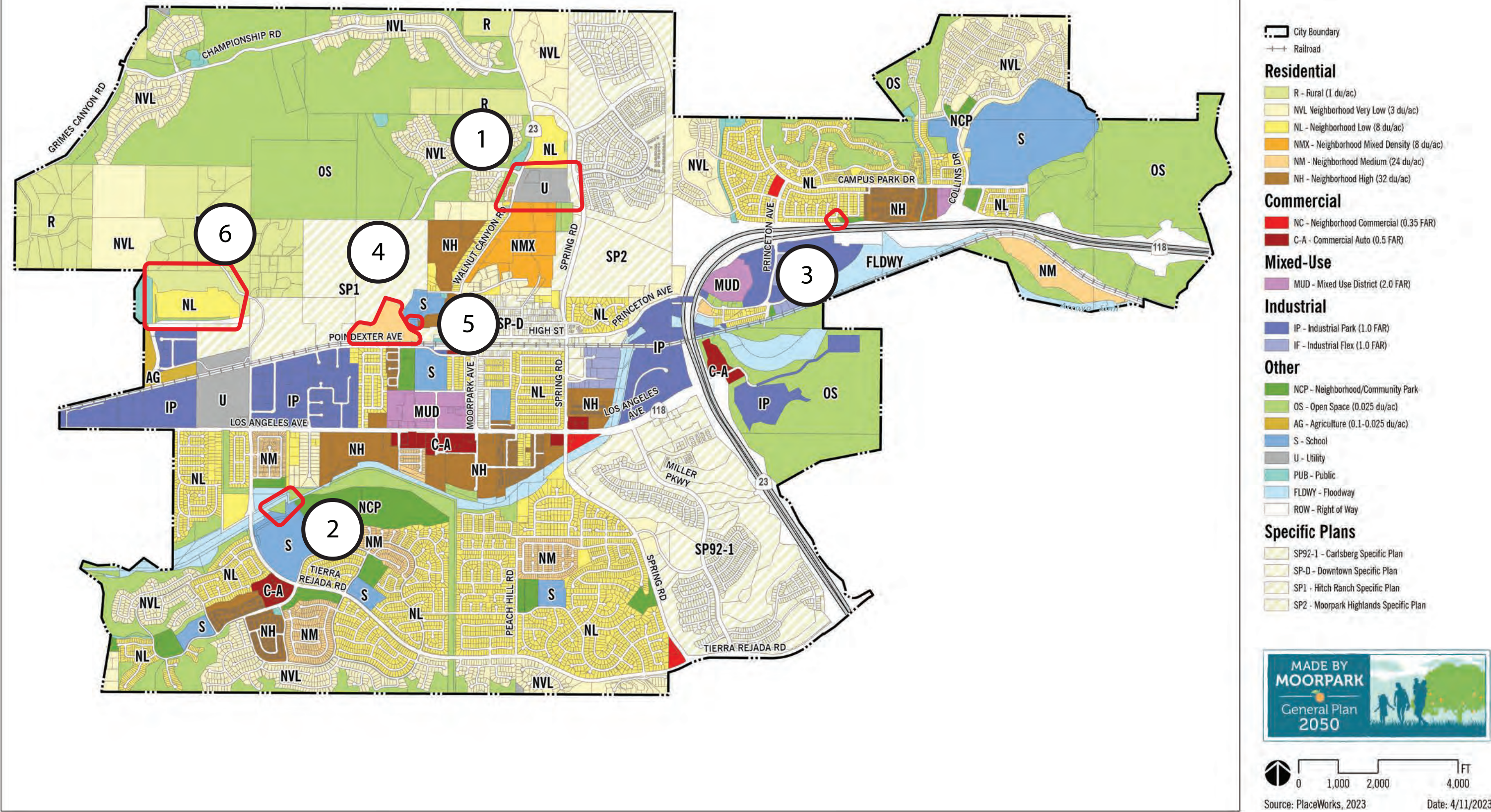
<b>Changes to Land Use Diagram</b>			
<b>Map Item</b>	<b>Prior Designation</b>	<b>New Designation</b>	<b>Note</b>
1	OS	U	Ventura County Waterworks Property
2	S	OS	Ventura County Watershed Protect - adjacent to school, should be floodway
3	NCP	NL	Error carried over from previous general plan - private residential property adjacent to park.
4	SP-1 Hitch Ranch	NM	Updated to reflect approved Hitch Ranch Project
5	SP-1 Hitch Ranch	S	Boundary of SP-1 corrected to reflect school use.
6	NVL	NL, R, OS, ROW	Updated to reflect approved North Ranch project

<b>Additional Figure Errata</b>	
<b>Figure</b>	<b>Modification</b>
C_1	Changed map styling to improve legibility and definition between categories
C_2a	Defined acronym in legend
C_2b	Defined acronym in legend
C_8	Defined acronym in legend
SE_1	Route changes and additions, formatting adjustments
SE_2	Miscellaneous incidental changes, formatting adjustments
SE_3	Miscellaneous incidental changes, formatting adjustments
SE_4	Miscellaneous incidental changes, formatting adjustments
SE_5	Miscellaneous incidental changes, formatting adjustments
SE_6	Addition of DWR 100-Year Floodplain, revisions to legend, formatting adjustments
SE_7	Styling changes to increase legibility, formatting adjustments
SE_8	Miscellaneous incidental changes, formatting adjustments
SE_9	Miscellaneous incidental changes, formatting adjustments
SE_10	Miscellaneous incidental changes, formatting adjustments

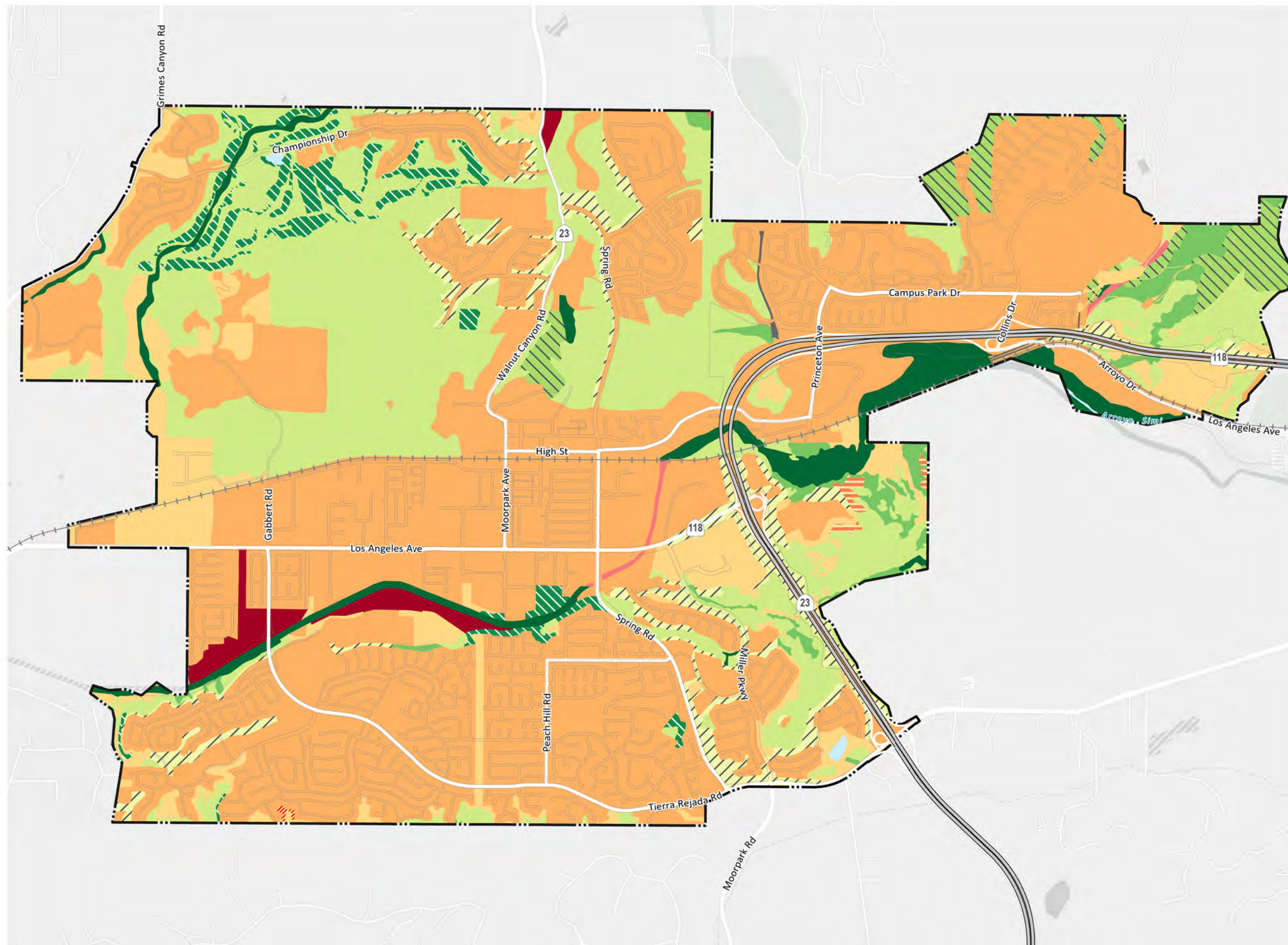


LAND USE

Figure LU-3  
Land Use Diagram







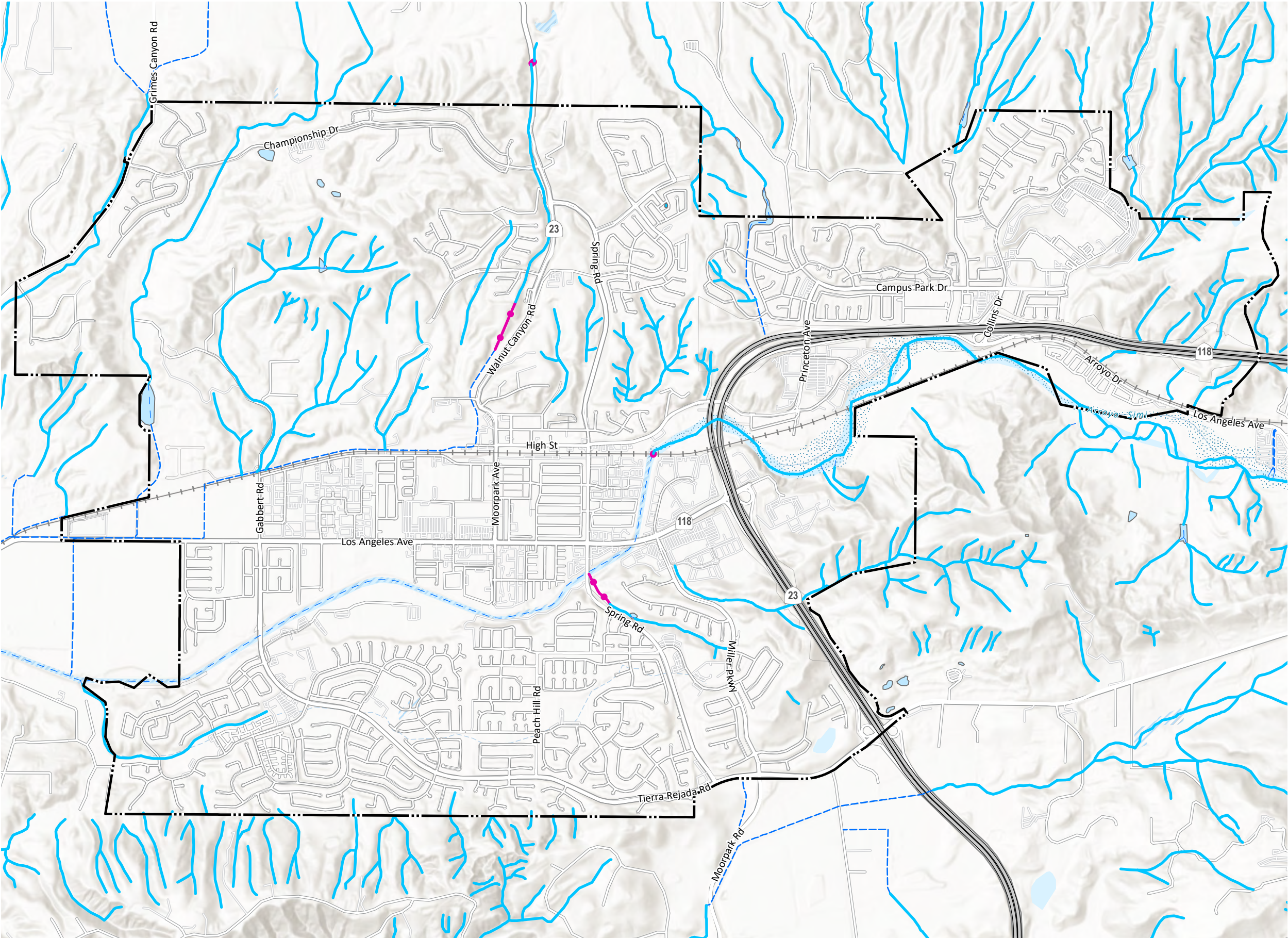
CONSERVATION

Figure C-1  
Vegetation Communities

- City Boundary
- Railroad
- Vegetation Communities**
  - Agriculture
  - Alluvial Scrub
  - Channel
  - Chaparral
  - Developed
  - Disturbed
  - Eucalyptus Woodland
  - Landscaped
  - Mixed Scrub
  - Native Bunchgrass Grassland
  - Oak Woodland
  - Open Water
  - Ornamental
  - Riparian



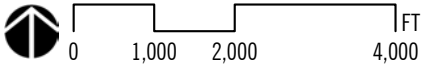




CONSERVATION

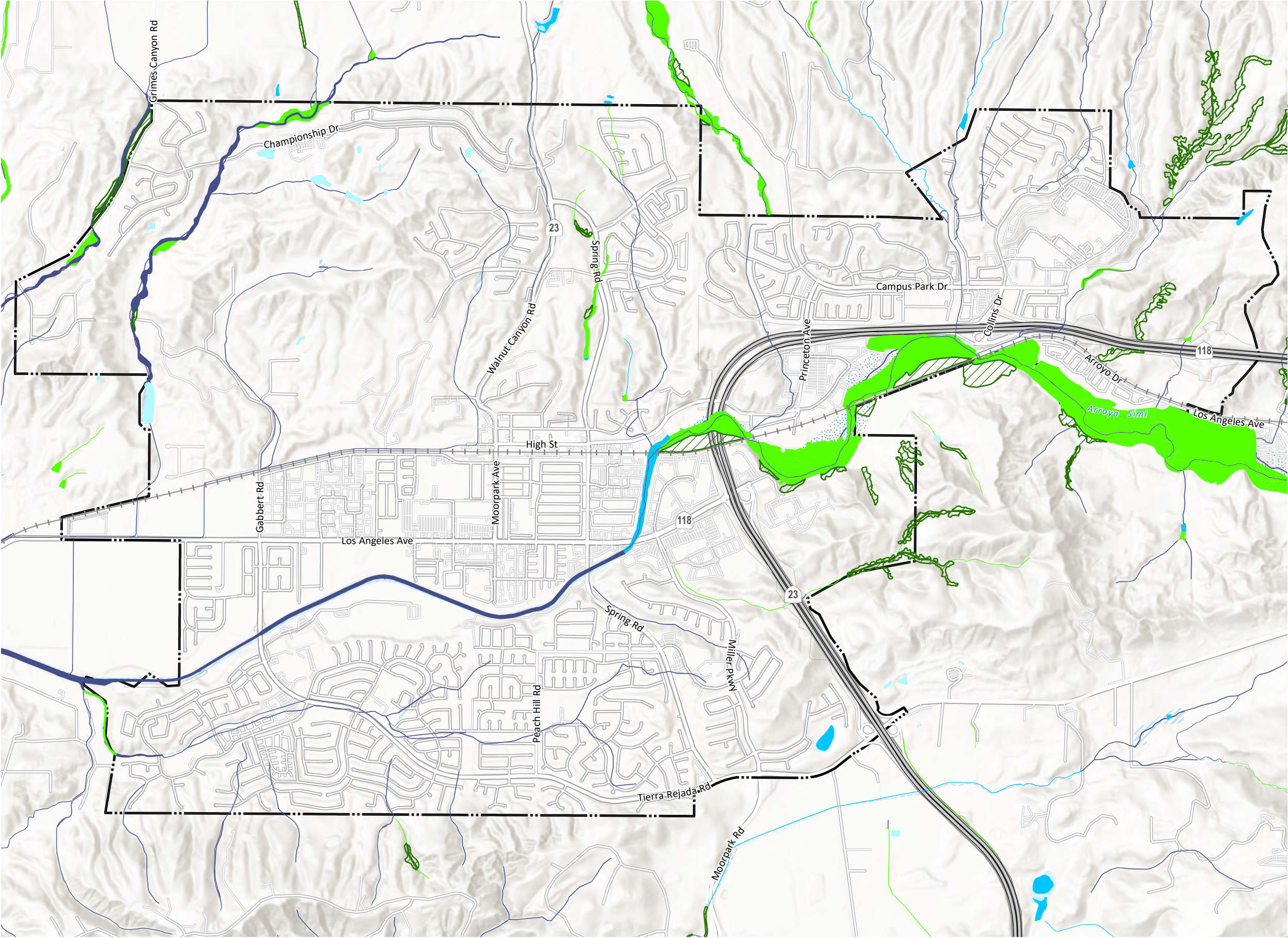
Figure C-2A  
Potential Aquatic Features  
- [National Hydrology Dataset \(NHD\)](#)

- City Boundary
- NHD Type
- ArtificialPath
  - CanalDitch
  - Connector
  - StreamRiver
  - LakePond
  - Reservoir



Source: PlaceWorks, 2022; ECorp, 2022 Date: 11/9/2022

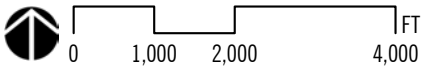




CONSERVATION

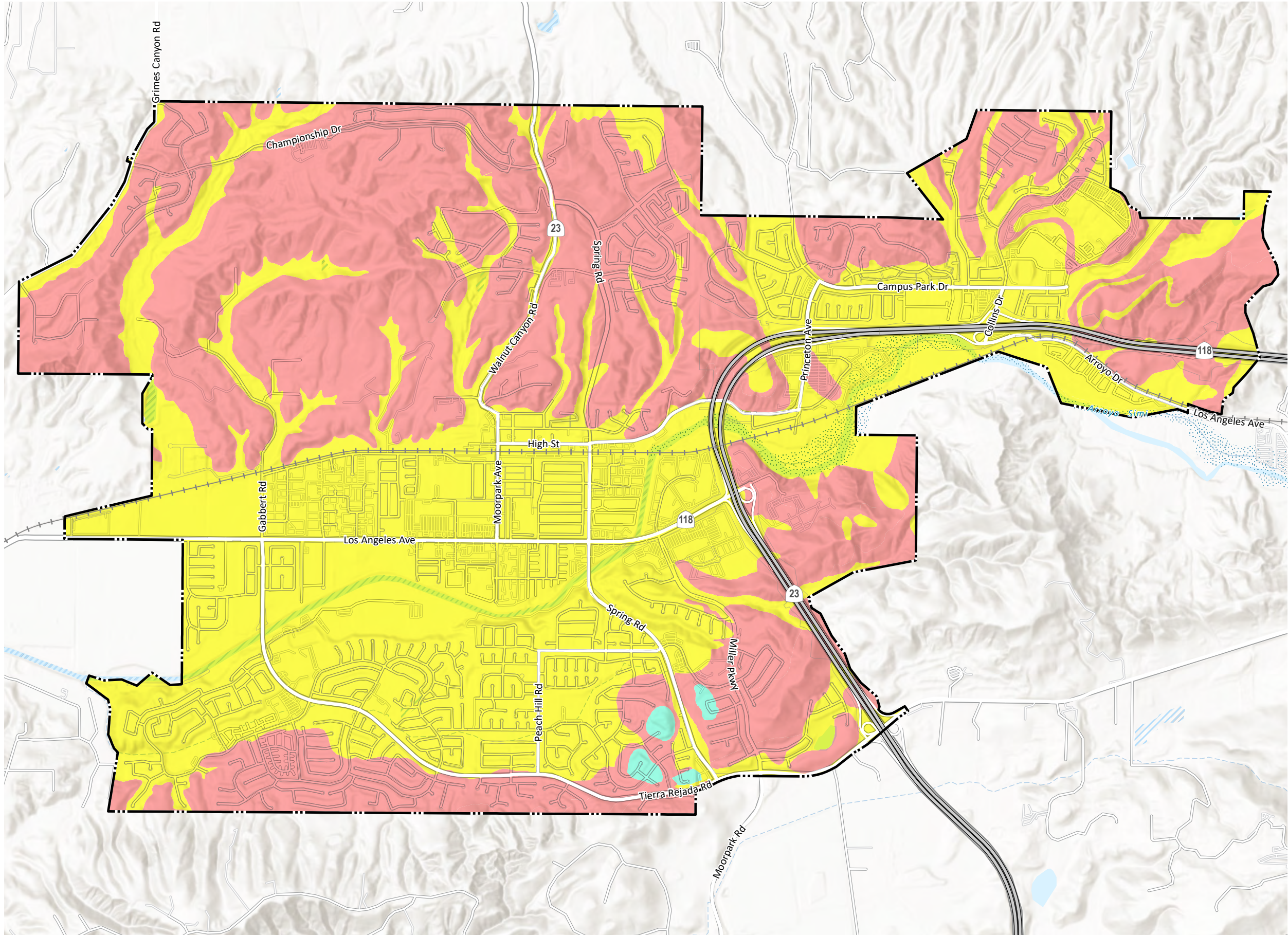
Figure C-2B  
Potential Aquatic Features  
- [National Wetlands  
Inventory](#) (NWI)

- City Boundary
- NWI Riparian
- Forested/Shrub Riparian
- NWI Type
- Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Riverine



Source: PlaceWorks, 2022; ECorp, 2022 Date: 11/9/2022





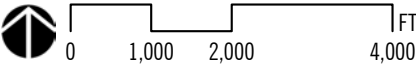
CONSERVATION

Figure C-8  
Paleontological Sensitivity - [Potential Fossil Yield Classification \(PFYC\)](#)

City Boundary

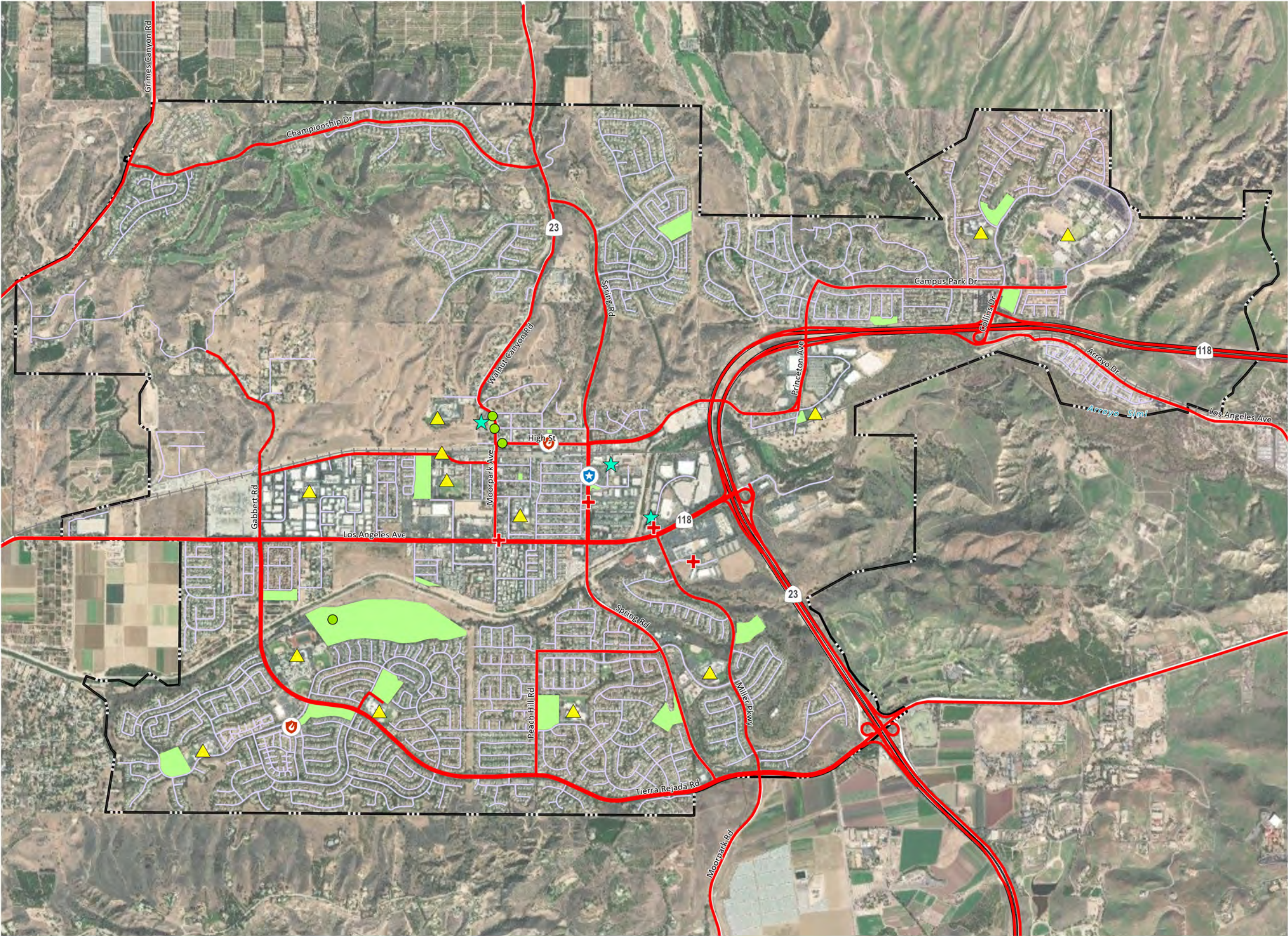
Paleontological Sensitivity

- PFYC 1
- PFYC 2
- PFYC 4



Source: PlaceWorks, 2022 Date: 11/10/2022



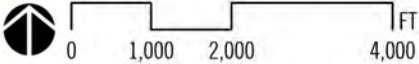


Wildfire  
Figure 5.20-4  
Evacuation Routes

- City Boundary
- Evacuation Routes
- Police Services Center
- Fire Station
- Community Facility
- Government Facility
- Medical
- School/College Campuses
- Parks

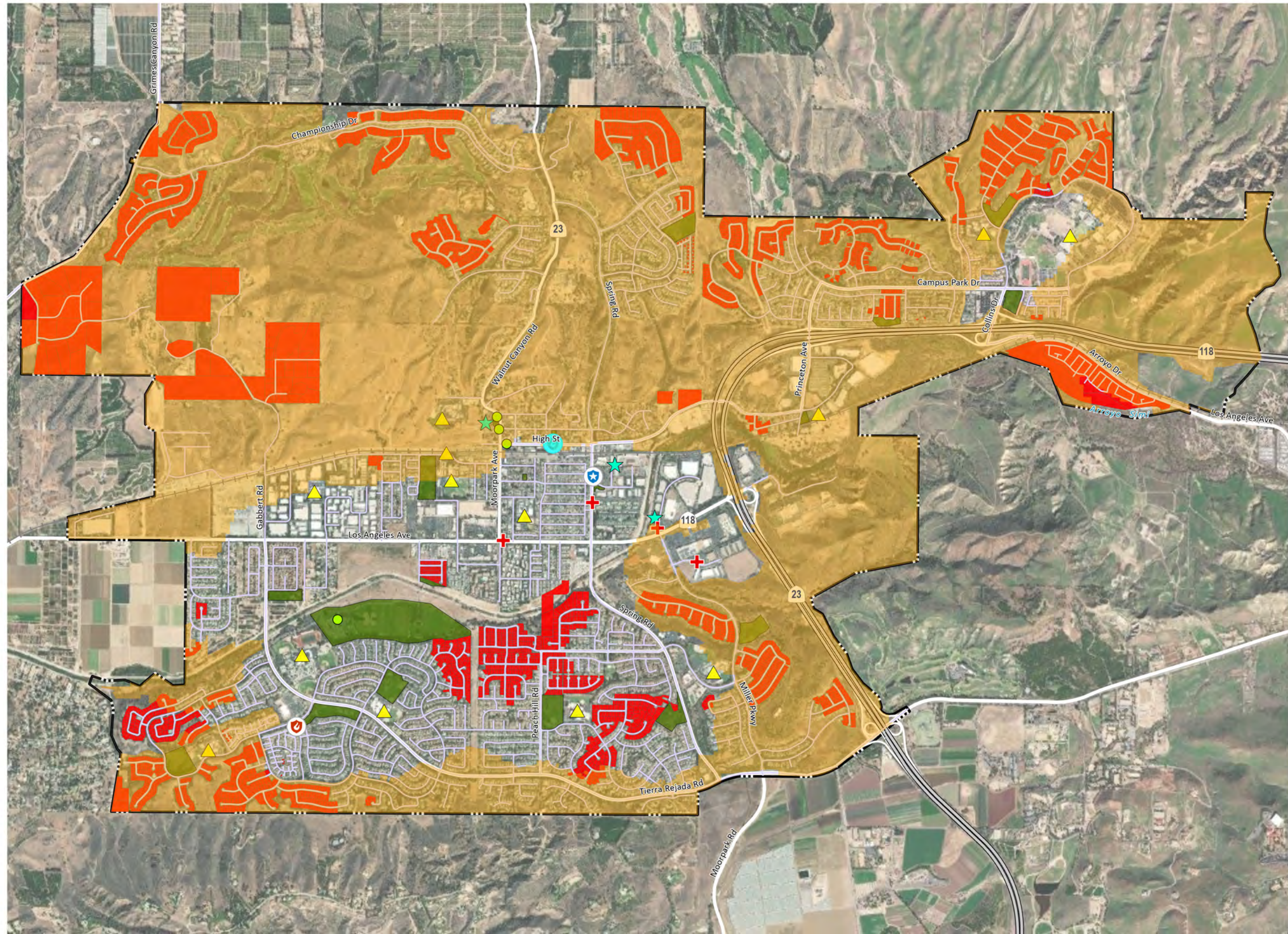


Draft Environmental Impact Report



Source: City of Moorpark, 2022; PlaceWorks, 2022  
Date: 2/27/2023





SAFETY

Figure SE-2  
Evacuation Constrained  
Residential Parcels

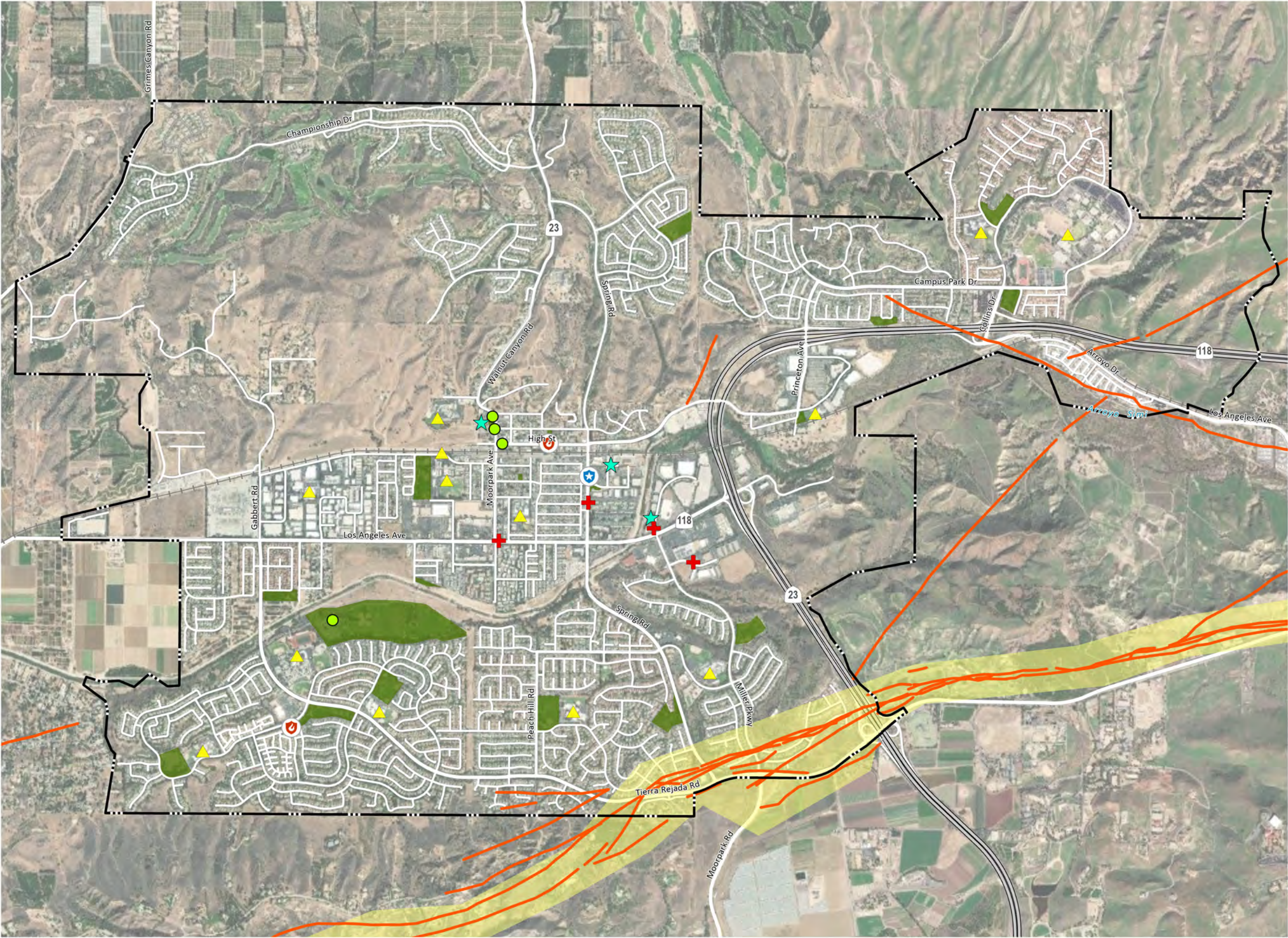
- City Boundary
- Very High Fire Hazard Severity Zone (LRA)
- Residential Parcels with Evacuation Constraints
- Critical Facilities**
- Police Services Center
- Fire Station
- Community Facility
- Government Facility
- Med cal
- School/College Campuses
- Parks



Source: City of Moorpark, 2022; PlaceWorks, 2022; ESRI, 2022

Date: 2/24/2023





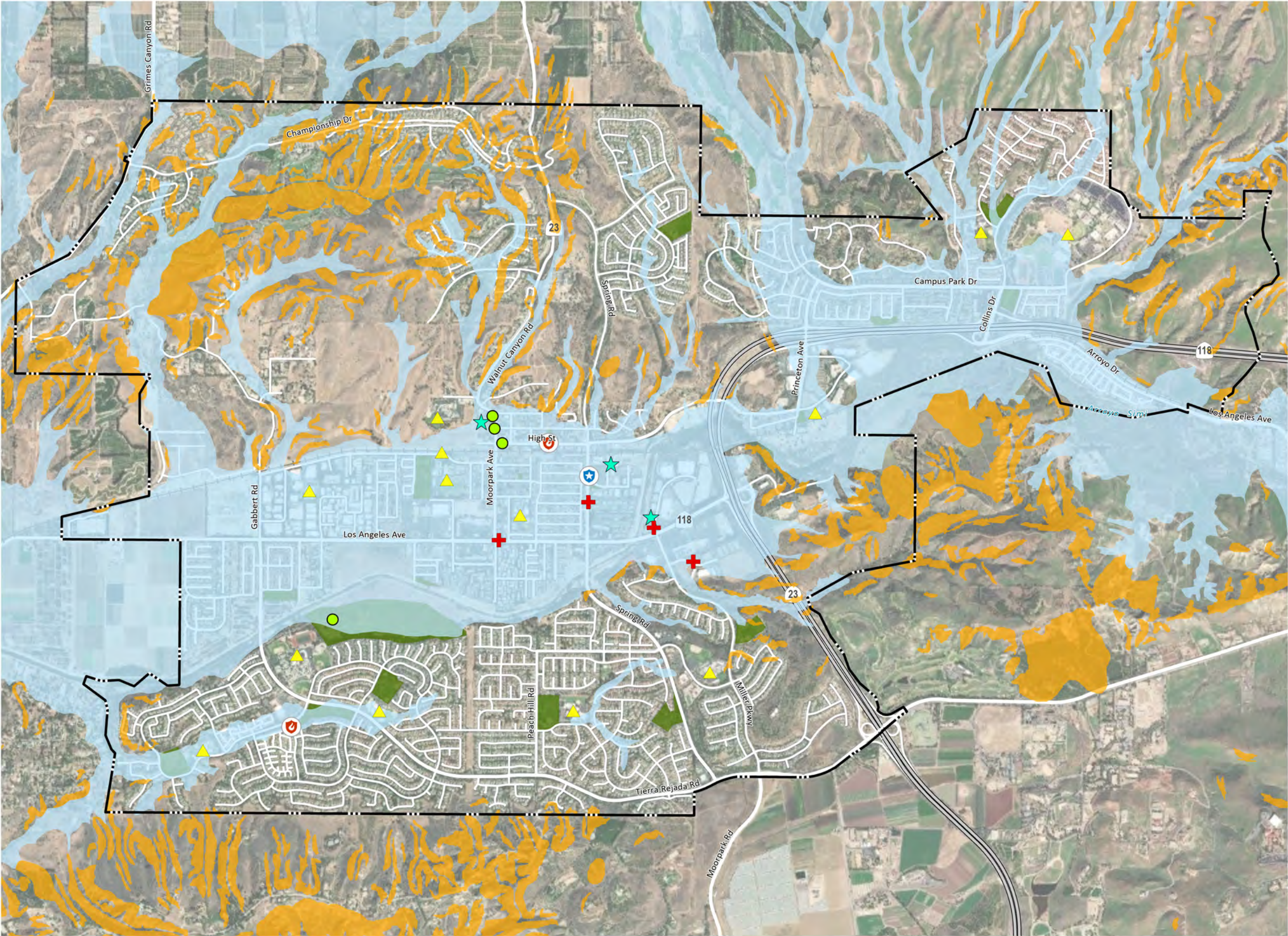
SAFETY

Figure SE-3  
Earthquake Zones and Faults

- City Boundary
- Earthquake Faults
- Aquist-Priolo Earthquake Fault Zone
- Critical Facility
  - Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks



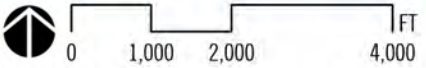




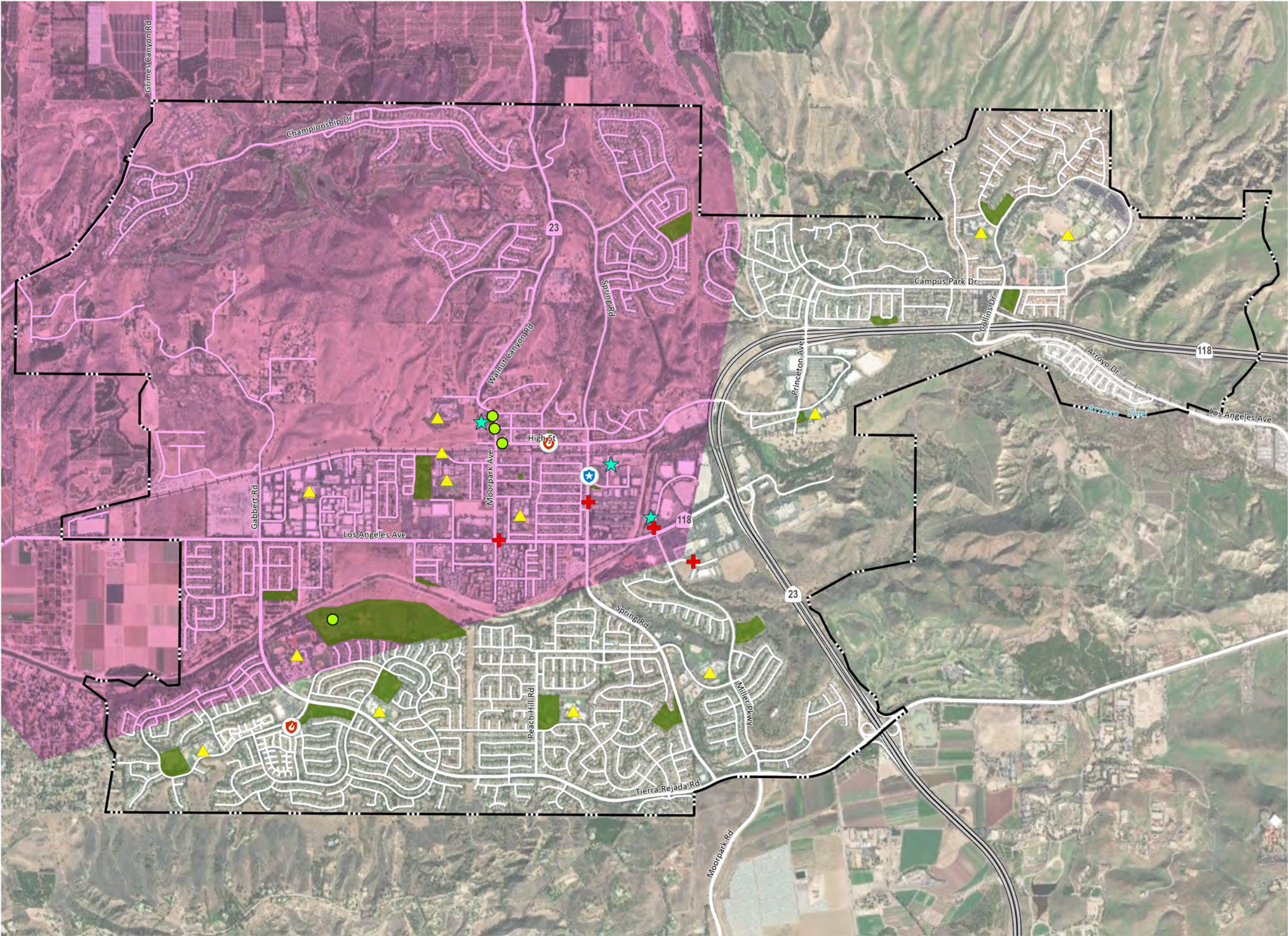
SAFETY

Figure SE-4  
Seismic Hazard Zones

- City Boundary
- Earthquake-Induced Landslide Zones
- Liquefaction Zones
- Critical Facility
  - Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks



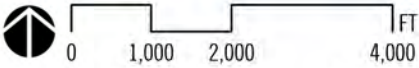




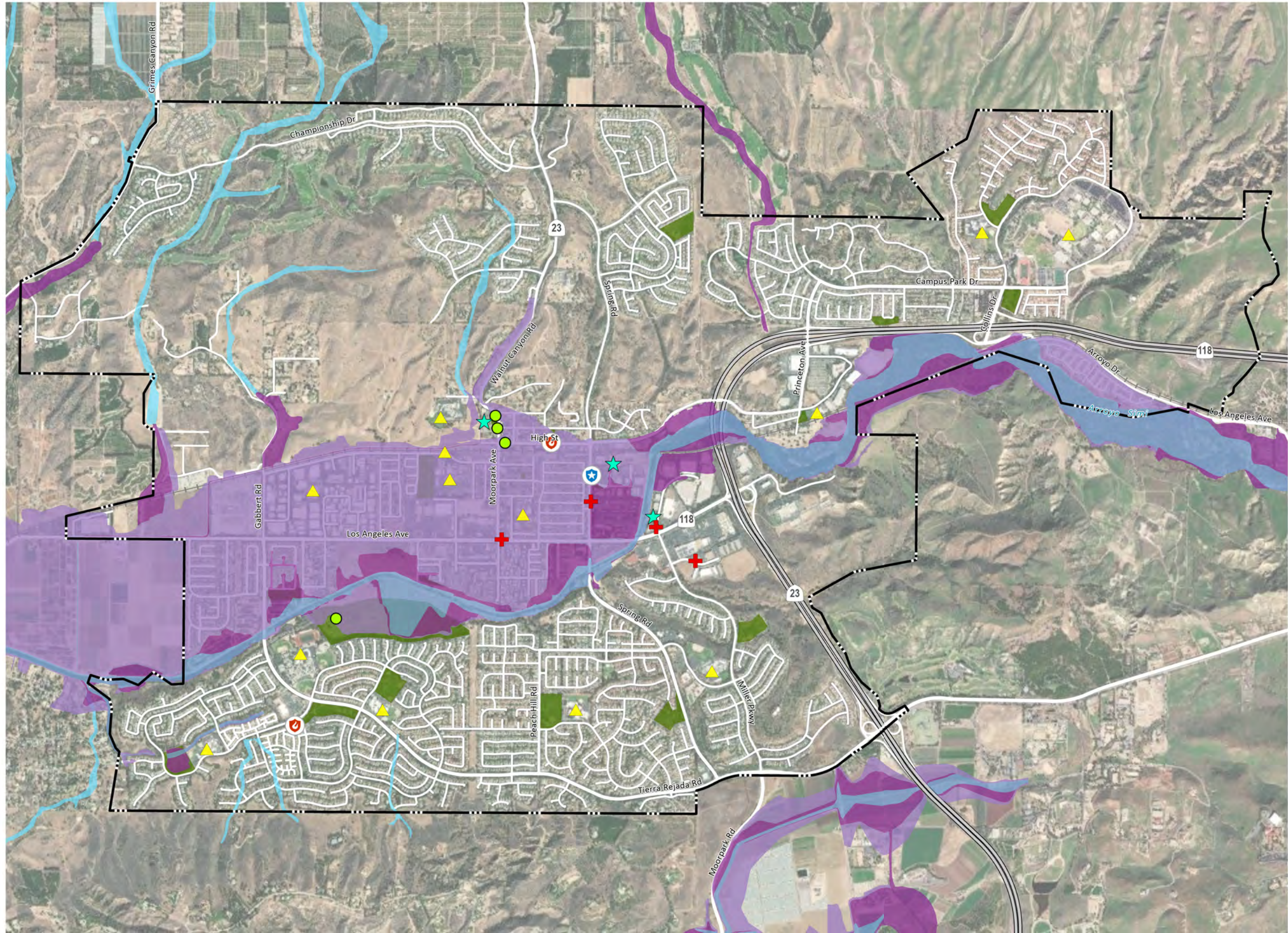
SAFETY

Figure SE-5  
Subsidence Hazard Zones

- City Boundary
- Subsidence Hazard Area
- Critical Facility
  - Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks



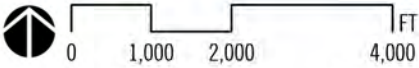




SAFETY

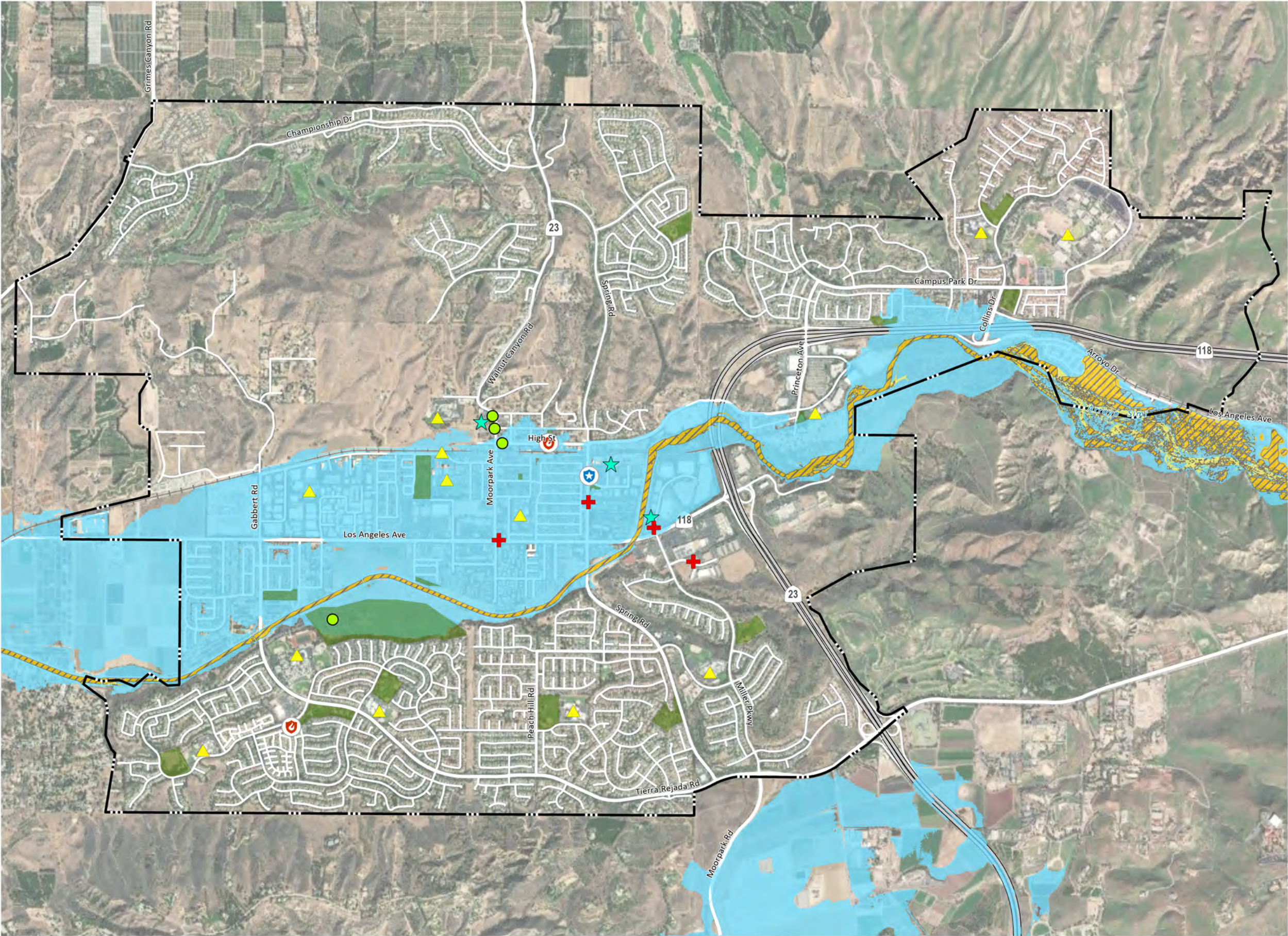
Figure SE-6  
Flood Zones

- City Boundary
- Flood Zones
  - 100 year Flood Zone
  - 500 year Flood Zone
  - Regulatory Floodway
  - DWR Awareness 100 Year Flood Zone
- Critical Facility
  - Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks



Source: PlaceWorks, 2022; FEMA, 2021; DWR, 2021  
Date: 2/24/2023

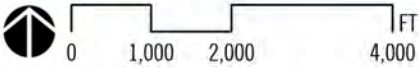




SAFETY

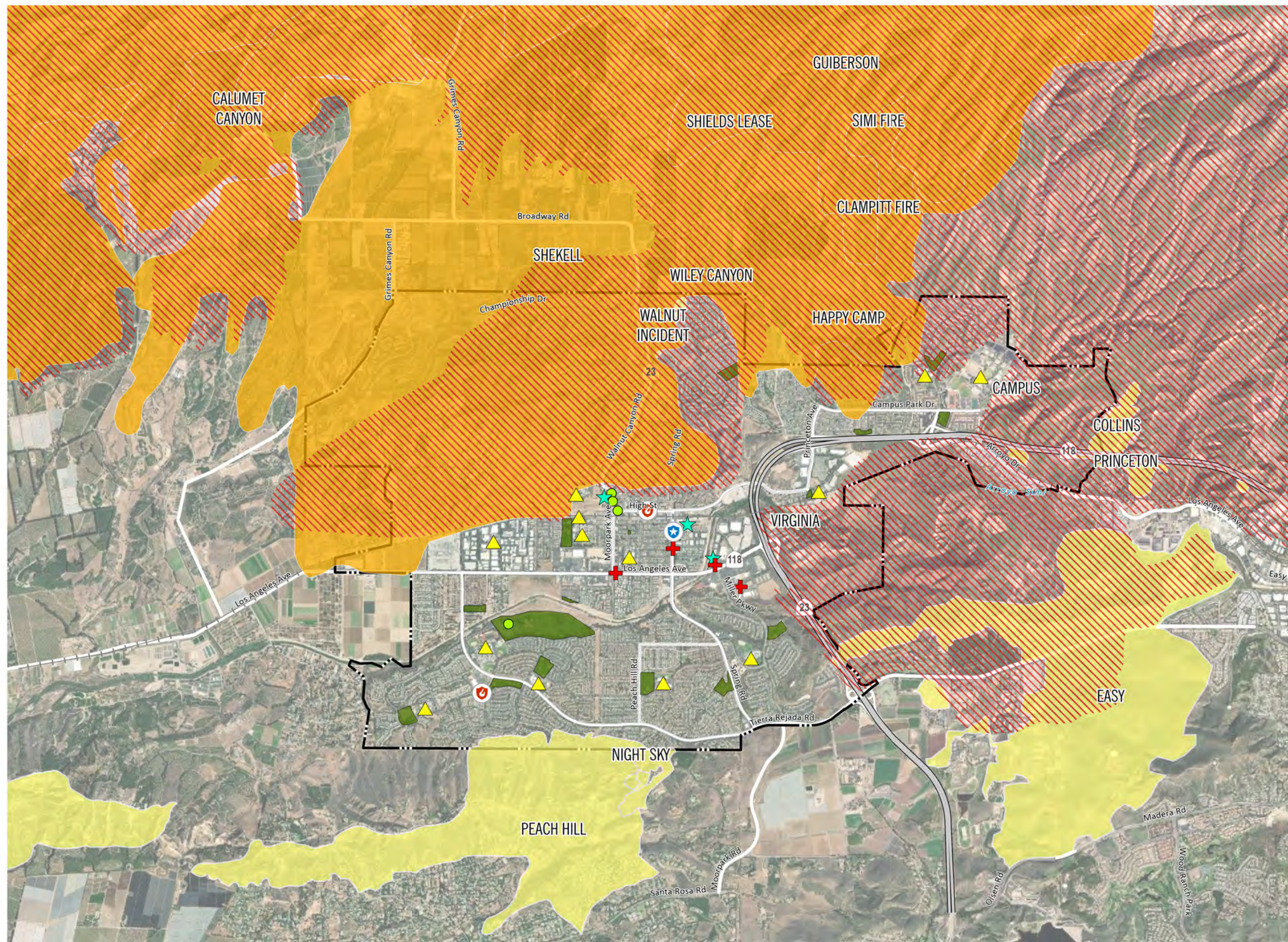
Figure SE-7  
Dam Inundation Areas

- City Boundary
- Dam Inundation Area
  - Sycamore Canyon
  - Las Lajas
  - Sinaloa Lake
  - Wood Ranch
- Critical Facility
  - Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks



Source: PlaceWorks, 2022; DWR, 2021 Date: 2/24/2023

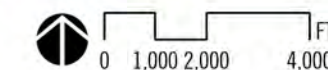




# SAFETY

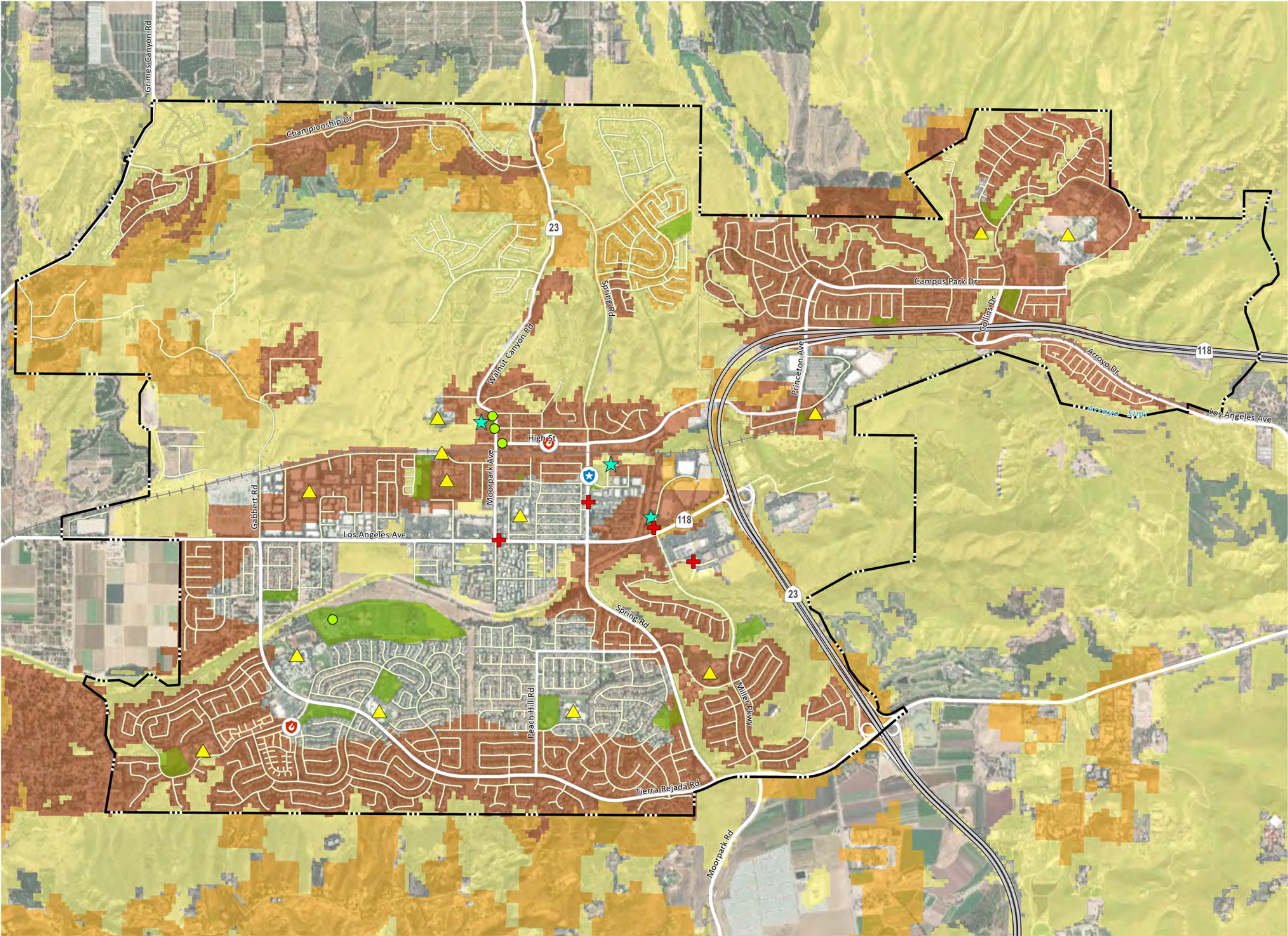
Figure SE-8  
Historic Fires within or near  
Moorpark by Acres Burned

- City Boundary
- Historic Fire Perimeter
- Acres
  - < 10,000 Acres
  - 10,000 - 20,000 Acres
  - 20,000 + Acres
- Critical Facilities
  - Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks



Source: CalFire, 2020; PlaceWorks, 2022 Date: 2/24/2023

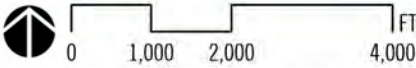




SAFETY

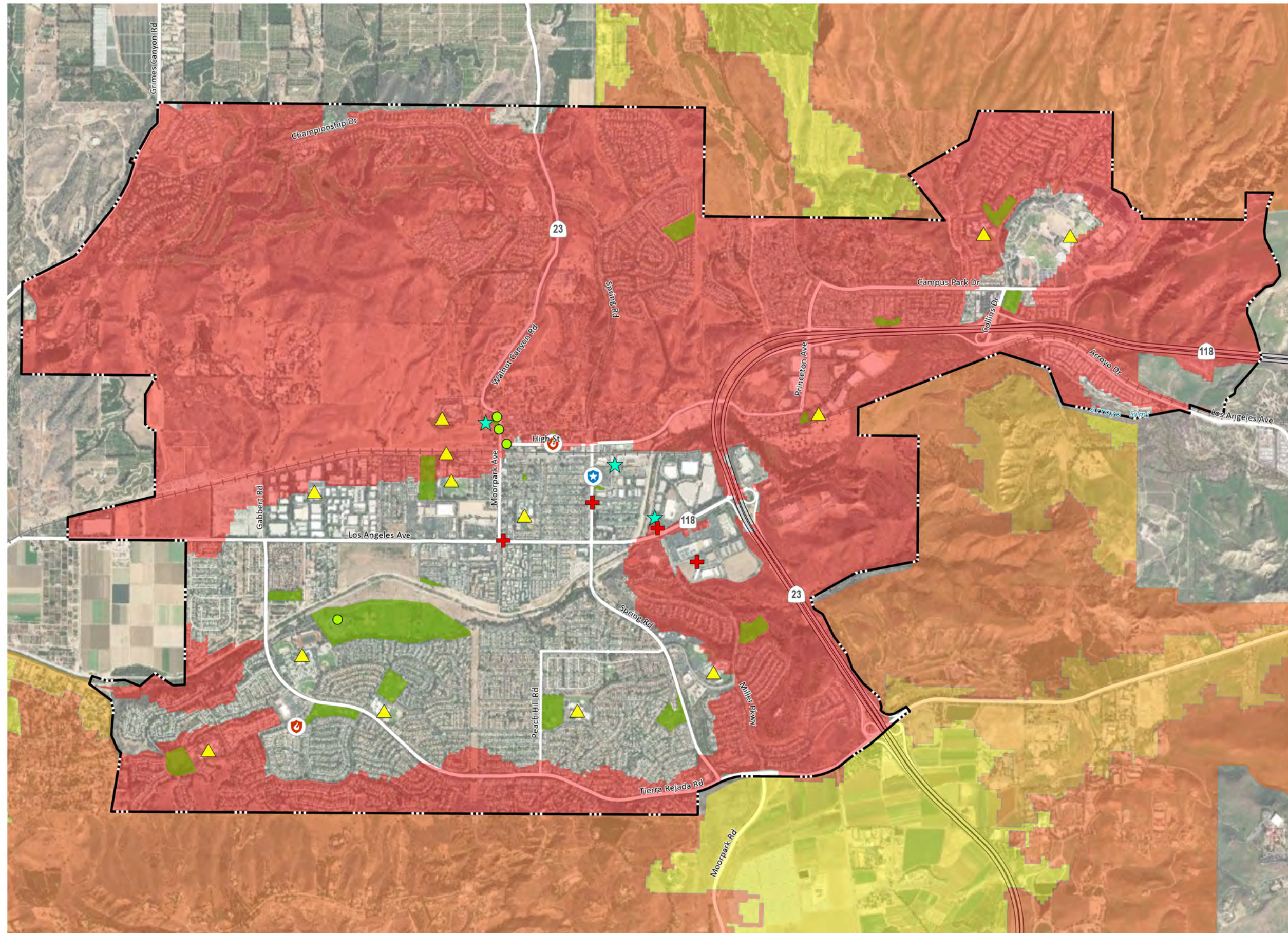
Figure SE-9  
Wildland Urban Interface

- CalFire Wildland/Urban Interface
- Influence Zone: Wildfire-susceptible vegetation within 1.5 miles from the interface or intermix zones.
  - Intermix Zone: Housing development or improved parcels interspersed in an area dominated by wildland vegetation subject to wildfire.
  - Interface Zone: Dense housing next to vegetation, but not dominated by wildland vegetation, that can burn in a wildfire.
- City Boundary
- Critical Facilities
- Police Services Center
  - Fire Station
  - Community Facility
  - Government Facility
  - Medical
  - School/College Campuses
  - Parks








Source: CalFire, 2020; PlaceWorks, 2022 Date: 2/24/2023





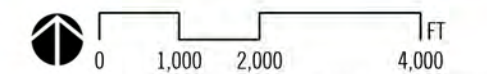
## SAFETY

Figure SE-10  
Fire Hazard Severity Zones

-  City Boundary
-  Very High Fire Hazard Severity Zone (LRA)
-  Very High Fire Hazard Severity Zone (SRA)
-  High Fire Hazard Severity Zone (SRA)
-  Moderate Fire Hazard Severity Zone (SRA)

### Critical Facilities

-  Police Services Center
-  Fire Station
-  Community Facility
-  Government Facility
-  Medical
-  School/College Campuses
-  Parks



Source: CalFire, 2020; PlaceWorks, 2022 Date: 2/27/2023





**SECTION C: SOAR ORDINANCE TEXT**

*Section 8 of attached document will be included in its entirety in the Land Use Element, including Exhibit A, but excluding Exhibit B.*



**CITY OF MOORPARK MEASURE**  
**“Moorpark Save Open-space and Agricultural Resources – 2050 initiative,”**  
**or “Moorpark SOAR – 2050.”**  
**FULL TEXT OF ORDINANCE (page 1 of 3)**

**PREAMBLE**

In 1999, the City of Moorpark, through the initiative process, approved an initiative measure establishing a City Urban Restriction Boundary (CURB), entitled the Save Open-Space and Agricultural Resources measure (SOAR) limiting development outside of the CURB. The measure sunsets – expires – in 2020. The effects of that measure have been very successful, accomplishing its purposes and objectives, while allowing for meeting the City’s growth goals and potentials. Accordingly, this initiative is intended to restate and re-adopt the 1999 SOAR measure, as currently found in the Moorpark City General Plan, and to restate, readopt and re-establish the CURB line, in order that the concepts embodied in the initiative are extended until December 31, 2050. Certain minor modifications borne of the experiences since the measure’s original adoption are set forth herein at Section 3.

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 – 2050 initiative, or Moorpark SOAR – 2050.

**Section 2. Purpose and Findings.**

**A. Purpose.** The purpose of this initiative is to readopt for the City of Moorpark its existing Urban Restriction Boundary. The Moorpark City Urban Restriction Boundary (Moorpark CURB) line readoption and extension to the year 2050 has the following objectives:

1. To continue to successfully 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;
2. To continue 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 continue 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 continue 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;
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; and
6. To continue 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, we have learned that adopting a geographic urban limit line around the City of Moorpark has promoted the formation and continuation of a cohesive community by defining the boundaries and by helping to prevent urban sprawl. Such a boundary has promoted 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 has been and 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, 2050, 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 restated and readopted by this initiative.
6. Although established generally in the same location as the Sphere of Influence line as it existed as of January 1, 1998, the CURB is not intended to and shall in no way inhibit the Local Agency Formation Commission from changing or altering the Sphere of Influence line in accordance with state law. The two lines, although generally 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 General Plan currently reads as follows. It is hereby restated and readopted, not to sunset until December 31, 2050, subject to the minor modifications as noted. Deletions are indicated by ~~strike-outs~~ and additions being indicated by *italics*.

**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

**CITY OF MOORPARK MEASURE**  
**“Moorpark Save Open-space and Agricultural Resources – 2050 initiative,”**  
**or “Moorpark SOAR – 2050.”**  
**FULL TEXT OF ORDINANCE (page 2 of 3)**

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 nonagricultural 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~~ *established* and ~~adopts~~ *adopted* a Moorpark City Urban Restriction Boundary (Moorpark CURB) line in 1999. The Moorpark CURB ~~shall be~~ *was* established coterminous with and in the same location as the Sphere of Influence line established by the Local Agency Formation Commission as it ~~exists~~ *existed* 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”. *With one minor deviation in the south eastern portion of the City the CURB line tracks the City limits.*

B. Until December 31, ~~2020~~ 2050, 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, or~~ 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. “Urbanized uses of land” shall mean any development which would require the establishment of new community sewer systems or the significant expansion or *extension* 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~~ 2050, 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~~ 2050, 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. *A contracted CURB line as referenced herein may only be extended pursuant to the procedures set forth herein.*

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 Environmental 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 with 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:

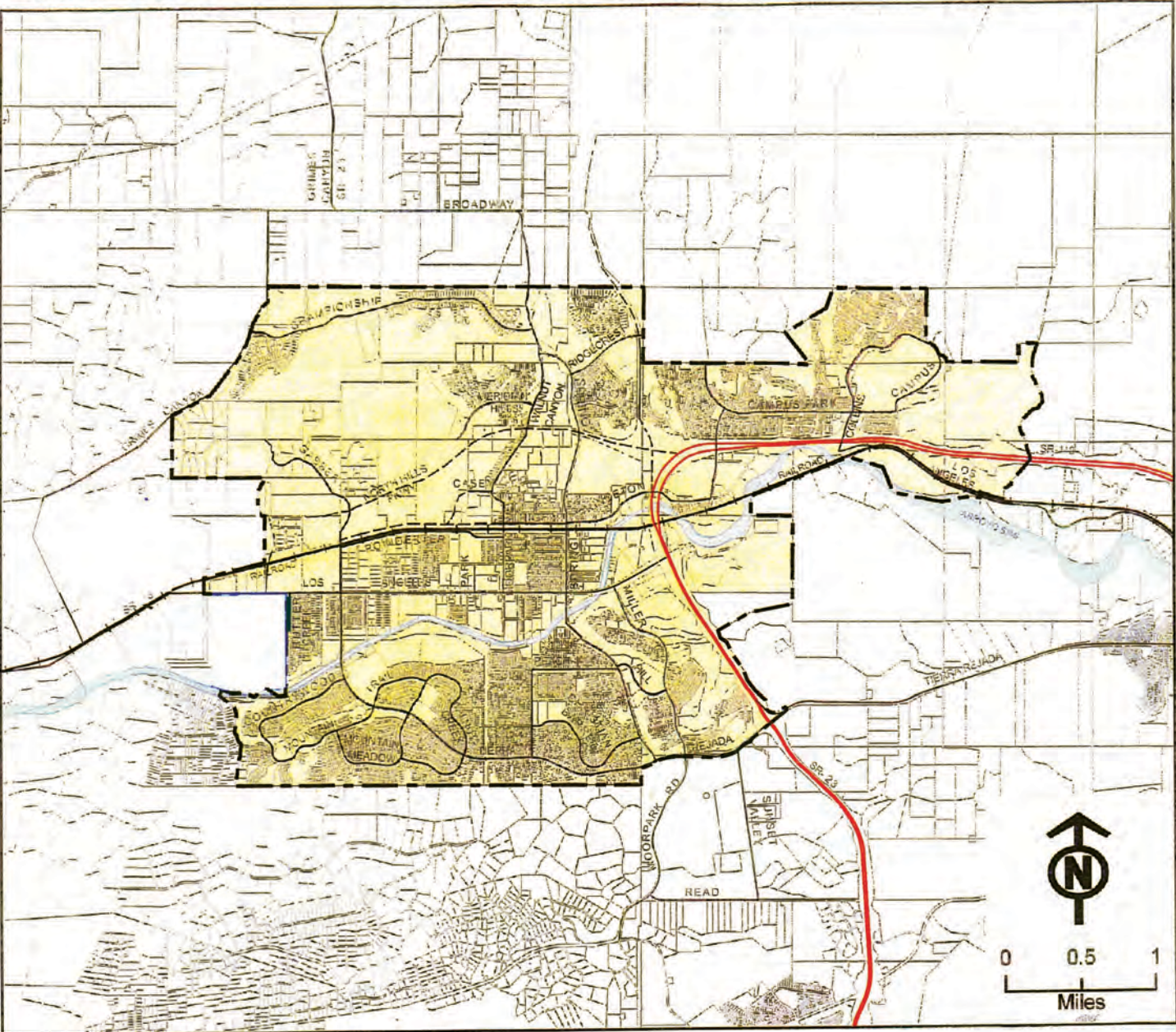
1. The land proposed for receiving urban services, urbanized land uses, or inclusion within the Urban Restriction Boundary is immediately adjacent to areas developed in a manner comparable to the proposed use;

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;



EXHIBIT A



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.



CC ATTACHMENT 3

City of Moorpark

**CITY OF MOORPARK MEASURE**  
**“Moorpark Save Open-space and Agricultural Resources – 2050 initiative,”**  
**or “Moorpark SOAR – 2050.”**  
**FULL TEXT OF ORDINANCE (page 3 of 3)**

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 24 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.
- 7. Notice of such Proposed Modification is given according to the City’s standard notice requirements to neighboring properties; and as well, not less than 30 days prior to the proposed modification appearing on the City Council agenda, to LAFCo, and to all individuals or organizations who or which have indicated a desire for such Notice by requesting the same by placing his/her/its name and contact information with the City Clerk.*
- 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 landowner’s 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; or~~ 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 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.  
{Added per Resolution No. 99-1572}

**Section 4. Insertion Date**

- A. Upon the effective date of this initiative, it shall be deemed inserted, replacing the existing Section 8.0, *et seq.* of the Land Use Element of the City of Moorpark’s General Plan as an amendment thereof; 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 5. 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 judgment 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 6. 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 7. 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.