

# CITY OF MOORPARK GENERAL PLAN

## LAND USE ELEMENT

Adopted by the City Council  
on  
May 13, 1992

**TEXT AMENDMENTS (Color as shown in document):**

1. **Resolution No. 98-1515, Adopted October 7, 1998**
2. **Resolution No. 99-1572, Adopted February 3, 1999\***
3. **Resolution No. 2002-2002, Adopted November 8, 2002**
4. **Resolution No. 2005-2398, Adopted October 5, 2005**
5. **Resolution No. 2009-2828, Adopted June 17, 2009**

\* Also known as Measure "S" or the "SOAR Ordinance." Except as otherwise provided, Section 8.0 et seq. of the Land Use Element, **Moorpark City Urban Restriction Boundary**, may be amended or repealed only by the voters of the City of Moorpark at an election held in accordance with State law.

## **ACKNOWLEDGEMENTS**

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## **1.0 INTRODUCTION**

### **1.1 STATUTORY REQUIREMENTS**

State of California Planning and Zoning Law requires that a land use element be prepared as part of a general plan as follows:

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

Effectively, the land use element has the broadest scope of the elements required by the state. Since it regulates how land is to be utilized, it integrates and synthesizes most of the issues and policies contained in all other plan elements.

Throughout the General Plan Update process, the City of Moorpark held a series of regularly scheduled public workshops to provide public input in identifying the specific issues and goals of the community for the City's overall planning area which includes the area within existing City limits and the area of unincorporated land immediately surrounding the City. Land use designations for the overall planning area are identified on the two Land Use Plan maps included in the back of this document. Exhibit 3 indicates land use designations within existing City limits and Exhibit 4 indicates land use designations for the unincorporated areas immediately surrounding the City.

### **1.2 OVERVIEW**

The Moorpark community was notable originally for its agriculture and historical character. However, as a function of regional growth trends, low land costs, and Moorpark's proximity to employment centers in the Los Angeles area, recent development pressure has resulted in the urbanization of much of

the City's large open space area and agricultural lands. While under urbanizing pressure, the City has maintained a low-profile suburban rural character by continuing a pattern of low density, single family housing in a setting of surrounding rolling hillsides. The majority of the City's development has occurred in the low-lying valley floor areas generally surrounding the Arroyo Simi. Exhibit 1 shows the valley floor as well as already developed areas of the City.

Moorpark's town center is concentrated along Moorpark Avenue, north of High Street and consists of community uses such as City office buildings, the civic center, the library, park areas, etc. Along High Street, Moorpark's older downtown area is comprised of a variety of commercial-serving uses characterized by a conglomerate of styles, character, and images that are historically based. The specific location of Moorpark's town center and downtown area are shown in Exhibit 2. Most of the hillside areas surrounding the urbanized areas of the City and in the unincorporated planning area remain primarily in agricultural and open space use. Generally, Moorpark is characterized as a bedroom community with the majority of Moorpark residents employed outside of Ventura County.

## 2.0 OVERVIEW OF EXISTING CONDITIONS

### 2.1 EXISTING LAND USE (CITY AREA)

An Existing Conditions report was prepared for the City of Moorpark in May 1990 in order to identify land use trends, potential land use incompatibilities and conflicts, community planning opportunities, and to serve as a basis for projecting future growth and change within the City. -The report indicates that for January 1990, there were approximately 7,797 residential dwelling units with a total City population of 26,054. A comprehensive survey of City land uses was completed in November 1989 and updated in May 1992 and is summarized in Table 1.

**Table 1**  
**CITY OF MOORPARK LAND USE INVENTORY**  
**Updated May 1, 1992**

| LAND USES                | ACRES | APPROXIMATE PERCENT OF TOTAL ACRES |
|--------------------------|-------|------------------------------------|
| Low Density Residential  | 2,066 | 26.1                               |
| High Density Residential | 144   | 1.8                                |
| Commercial               | 58    | 0.7                                |

|                     |              |              |
|---------------------|--------------|--------------|
| Office              | 12           | 0.2          |
| Industrial          | 366          | 4.6          |
| Public/Quasi Public | 306          | 3.9          |
| Park*               | 52           | 0.7          |
| Agriculture         | 50           | 0.6          |
| Vacant              | 4,533        | 57.3         |
| Right-of-Way        | 329          | 4.1          |
| <b>Total</b>        | <b>7,916</b> | <b>100.0</b> |

\* (The acreage listed under the Park category on Table 1 does not include a 69-acre parcel, owned by the City, which is planned for development as Arroyo Vista Park. That 69-acre property is included under the vacant category in Table 1).

Residential uses comprise the major urbanized land use within the City (23 percent). Moorpark has been in the midst of a major home construction boom since the late 1970s which accelerated after the City's incorporation in 1983. From 1985 to 1990, Moorpark has been one of the fastest growing cities in Ventura County, with a 61 percent population growth rate. This rate exceeds that of surrounding cities, including Ventura, Thousand Oaks and Simi Valley. However, Moorpark's growth rate is expected to be reduced considerably in the 1990s due to the implementation of the City's Measure F growth control ordinance, adopted in 1986. This ordinance limits residential development to 270 units per year between the years 1989-1994.

Commercial, office and industrial uses combined, on the other hand, comprise less than six percent of City land uses. Demand is limited for these uses due to locational factors such as the lack of a major commercial corridor in the City, lack of freeway frontage/access and the need for regional accessibility.

Agricultural lands occupy less than one percent of the City's land use and consist mostly of row crops and orchards. These lands are surrounded by developed areas and are predominantly planned for urban uses.

Approximately 142.5 acres within the City are neighborhood and community park lands. Forty-five of these dedicated acres are improved recreation areas. Some school facilities also serve community recreation needs. Existing and proposed regional facilities in the surrounding area contribute to community recreation opportunities and include Happy Camp Park, and Oak Park.

The majority of land within the City falls in the vacant category (62%); however, much of this acreage has been approved

for development or is currently under construction. Pressure to urbanize the remaining undeveloped areas is likely to continue, underscoring the need for cohesive city policies and logical planning principles to direct future growth.

A redevelopment plan has also been adopted for the City which identifies a redevelopment project area that includes approximately 16 percent of the total City area. The primary objectives of this plan are to prevent the spread of urban blight, increase sales tax revenues, create employment opportunities, improve infrastructure and provide greater levels of social and economic viability.

Moorpark's central business district is included within the City's redevelopment project area. Recent urbanization has degraded much of the central business district's historical sense of place and concentration of uses. However, City studies have indicated the opportunity to restore and enhance the utility of this area through revitalization of existing open space and historical buildings.

Many public services in the City are provided by Ventura County agencies, i.e., water, wastewater, library, and fire. Solid waste collection service is provided by a private contractor. Generally, the current level of service provided for water, wastewater and solid waste collection is considered adequate for the existing community.

## **2.2 EXISTING LAND USE (UNINCORPORATED AREA)**

Outside of the City limits, within the City's overall Area of Interest, land uses are primarily rural in nature and include agriculture, grazing, mineral extraction, regional park uses, and some residential estate lots. A description of the existing land uses for the unincorporated lands surrounding the City is provided below:

Happy Camp Regional Park is located immediately north of the City limits. Approximately 290 acres of this facility are located within the City's unincorporated planning area. North of the City limits and west of Happy Camp Regional Park the terrain is primarily rolling hillsides occupied by citrus and avocado groves with some livestock grazing uses and large residential lots. A sand and gravel quarry operation is also located in the northern-most reaches of the study area boundary.



To the west of the City limits and north of Los Angeles Avenue, the terrain varies from level areas of the valley floor to rolling hillsides. These areas are primarily occupied by agricultural and livestock grazing land uses. South of Los Angeles Avenue, the terrain includes flatlands (on the valley floor adjacent to the Arroyo Simi), and gently sloping hillside areas. Most of the area is occupied by agricultural row crop uses. Adjacent and southwest of the City limits are the residential uses within Moorpark Home Acres, which are not included as a part of the City's overall planning area.

Immediately south of the City limits, rolling hillsides form a backdrop to the community. Some residential estates exist in this area, but are generally not visible from the Moorpark community. The Tierra Rejada Greenbelt, an area preserved for agricultural and open space uses, is located south and southeast of the City limits.

East of the City limits and north of Tierra Rejada Road, the terrain varies from dominant hillsides and steeply sloping topography, to flatter areas adjacent to portions of the Arroyo Simi. A number of oak tree stands exist in the drainage courses of the hillside areas. The hillsides of this area represent a visually prominent landform, visible from various points within the community.

North of the City and east of Happy Camp Regional Park, the terrain is characterized by prominent hillsides, steeply sloping areas and some oak tree stands. Current uses include scattered agriculture and some livestock grazing uses.

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 in 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.~~ [Amended per Resolution No. 99-1572.]

### **3.0 COMMUNITY ISSUES**

"Issues" are defined as important community matters or problems that have been identified in the General Plan Update process and are addressed within the goals, policies and implementation measures of this document.

## **Land Use Mix**

Moorpark is characterized as primarily a bedroom community with a large number of commuter residents. Achieving a more balanced Moorpark community growth pattern relies on land use diversity which includes greater amounts of industrial, office and commercial uses. Intermixing of land uses has resulted in some compatibility issues primarily related to residential uses located adjacent to industrial, agricultural and public facility uses in the community. Related issues include:

- Limited commercial and office demand due to Moorpark's location away from major urban centers, and lack of major commercial corridor and freeway frontage.
- Increasing the community employment base and thereby increasing the community jobs/housing ratio.
- Maintaining the community's suburban rural character as growth occurs.
- Entryways to the community and its commercial areas are congested and disoriented.
- Existing residential uses adjacent to industrial uses.

## **Redevelopment**

Recently, the community's primary focus of the 1,217 acre redevelopment project area has been Moorpark's older central business district. The City seeks to recapture and promote the downtown's small town character while maintaining its existing historical elements. Specific issues include:

- Attracting new businesses and customers to downtown Moorpark.
- Rehabilitation/protection of existing residential neighborhood and historical elements in the downtown.
- Undergrounding of public utility lines.

## **Natural Features**

As development continues in the outlying areas of the community, more of the natural resources are endangered by pressure to urbanize. These resources include agricultural lands, visually prominent horizon lines and hillside areas, oak tree groves, floodways, drainages and rock quarry uses. Specific issues include:

- Appropriate development standards for steeply sloping hillsides and visually prominent horizon lines.
- Developing a stricter ordinance which provides more protection for mature trees as well as sensitive species of trees.
- Identifying appropriate uses and improvement areas for the Arroyo Simi Floodway.
- Open space maintenance, improvements and liability costs.

### **Public Services**

Generally, public service issues involve maintaining adequate levels of service in the community as growth occurs. Continued development will create significant demands for both new infrastructure and improvements to existing service systems. Specific issues involve:

- Ensuring public service/infrastructure improvements such as water and sewer line extensions, wastewater treatment plant capacity, utility and flood control improvements; increasing solid waste.
- School, police, fire, library, and traffic control services to support new individual projects and projected community growth.
- Minimizing public service/infrastructure costs due to fragmented and over-extended development patterns.
- Coordinating the development of public service master plans with the updated Moorpark Land Use Plan.

### **Regional Plans**

Regional planning issues are addressed in the County of Ventura's various regional planning programs such as the Air Quality Management Plan, the 208 Areawide Water Management Plan and the Subregional Transportation Plan. These planning programs have been developed and updated in coordination with the Countywide Planning Program (CPP), an advisory committee comprised of approximately 70 members including representatives of county and city planning staff, environmental interest groups, building interests, utilities agencies, and numerous other interest groups.

Specific issues involve:

- Monitoring community growth rates to maintain consistency with county adopted population forecasts for Moorpark's growth and non-growth areas.
- Maintaining consistency with components of Countywide Planning Program including the Air Quality Management Plan, the 208 Areawide Water Management Plan and the Subregional Transportation Plan.
- Coordinating future updates and revisions of the Countywide Planning Program components with the Moorpark Land Use Plan.

#### 4.0 LAND USE GOALS AND POLICIES

The goals and policies of the General Plan function as a hierarchy and provide the basis for decision making regarding the City's long-term physical development. The distinction between goals and policies and the purpose of each within the City of Moorpark General Plan is discussed below.

##### Goals

A goal is a statement of a value or quality desired by the community and is abstract by nature. Goals express an ideal future state or condition desired within the community and set the direction of future development. Goals are generally not quantifiable, time-dependent or suggestive of specific actions for achievement.

##### Policies

A policy is an action-oriented statement designed to achieve a specific state. A policy is a clear and unambiguous statement that guides day-to-day decision making regarding future development. Policies are effectuated by implementation measures or programs which are included in Section 7.0 of this document.

The following Goals and Policies have been formulated in order to respond to several criteria, including:

- Community issues: important community matters that have been identified in the General Plan Update process.
- Opportunities and constraints: identification of community planning policy opportunities and constraints serving as a basis for projecting future growth and change within the City.
- Relevant plans/data collection: research and review of pertinent data and related community plans and documentation, i.e., existing General Plan, Downtown Study, Redevelopment Plan, Regional Plans.

With the above criteria serving as the framework for establishing planning policy, the Land Use Element Goals and Policies focus on the following primary concerns:

- Balanced community growth patterns
- Land use compatibility

- Maintaining suburban rural community character Revitalization of the downtown area
- Preservation of important natural features, agricultural areas, and visually prominent hillside areas
- Overall intensity and density of residential land uses decreases as distance from arterials and commercial shopping areas increases

## **GROWTH AND POPULATION**

**Goal 1: Attain a balanced City growth pattern which includes a full mix of land uses.**

**Policy 1.1:** New development and redevelopment shall be orderly with respect to location, timing, and density/intensity; consistent with the provision of local public services and facilities; and compatible with the overall suburban rural community character.

**Policy 1.2:** Every five years the City's land use inventory shall be reviewed and, if necessary, the land use element shall be modified to ensure that general plan policies are being adhered to and to provide an adequate up-to-date data base for continuing development considerations.

**Policy 1.3:** New residential development shall be consistent with City-adopted growth ordinance policies.

**Policy 1.4:** New development and redevelopment shall be coordinated so that the existing and planned capacity of public facilities and services shall not be adversely impacted.

**Policy 1.5:** A comprehensive planning approach for undeveloped areas of the community shall be followed, to prevent disjointed, incremental expansion of development.

**GOAL 2: Establish a logical Sphere of Influence.**

**Policy 2.1:** The City shall strive to obtain and maintain sphere of influence boundaries consistent with the **City Urban Restriction Boundary**.

~~planned urban area on the adopted Land Use Plan.~~ [Amended per Resolution No. 99-1572]

## RESIDENTIAL DEVELOPMENT

**GOAL 3: Provide a variety of housing types and opportunities for all economic segments of the community.**

**Policy 3.1:** A mix of residential densities shall be provided which accommodates the housing needs of all members of the community.

**Policy 3.2:** Residential projects shall include variation of residential product types, lot sizes, and designs, unless determined by the City to be infeasible due to the size of the project.

**Policy 3.3:** Where feasible, inclusionary zoning shall be used to require that a percentage of new, private residential development be affordable to very low to moderate income households.

**Policy 3.4:** If feasible, a housing trust fund ordinance shall be adopted to require developers of non-residential projects to provide housing or contribute an in-lieu fee that goes into an affordable housing trust fund.

**GOAL 4: Promote upgrading and maintenance of existing housing.**

**Policy 4.1:** The residential character of identifiable neighborhoods shall be maintained by requiring adjacent new development to have compatible architectural design, landscape, streetscape, color and materials, building setbacks, and building heights.

**Policy 4.2:** Existing neighborhoods shall be protected and preserved in order to maintain their character and identity.

**Policy 4.3:** The City shall avoid displacement of conforming residential uses.

**GOAL 5: Develop new residential housing which is compatible with the character of existing individual neighborhoods and minimizes land use incompatibility.**

**Policy 5.1:** Multiple-family dwellings shall be developed in close proximity to employment opportunities, shopping areas, public parks, and transit lines, with careful consideration of the proximity to and compatibility with single-family neighborhoods.

**Policy 5.2:** Infill development in existing residential neighborhoods shall be compatible with the scale and character of the surrounding neighborhood.

**Policy 5.3:** Landscaped and/or natural vegetation buffer areas shall be provided around and within residential projects to minimize land use conflicts and privacy impacts.

**Policy 5.4:** Clustering of residential dwelling units may be allowed, if it can be shown that the common area created by the clustering is designed to protect a public interest or provide a public benefit such as the following: protects environmentally sensitive habitat or agricultural land; promotes land conservation as well as visual relief; provides a substantial recreational opportunity or an affordable housing benefit.

#### **SPECIFIC PLAN AREAS**

**GOAL 6: Encourage the use of Specific Plans in the undeveloped areas of the community.**

**Policy 6.1:** Specific Plans shall be utilized as a tool for implementation of General Plan policies and priorities for larger land areas. The intent of each Specific Plan is to achieve a long-term cohesive development program which is responsive to the physical and economic opportunities and constraints of each individual Specific Plan area.



**Policy 6.2:** The ultimate land uses, design guidelines, development standards, infrastructure and phasing requirements adopted for any given Specific Plan shall be consistent with the General Plan text discussion (see Section 5.2) of the type, location and intensity of use determined appropriate for each Specific Plan area.

**Policy 6.3:** Where the City finds it appropriate to consider development permit requests for individual parcels within "multiple ownership" Specific Plan areas prior to the adoption of a Specific Plan, the permit request shall be based upon the General Plan overlay designation as shown on the land use plan. The overlay designation is intended to reflect a level of intensity and types of uses that are appropriate to occur in the absence of an overall Specific Plan. Said individual requests shall be consistent with the General Plan text (see Section 5.1) discussion of the type, location and intensity of use determined appropriate for the General Plan overlay designation assigned to each multiple ownership Specific Plan area. Properties within the City's sphere of influence, that are proposed to be annexed into the City limits, shall not be exempted from a Specific Plan requirement.

**Policy 6.4:** Development intensity and density should decrease as distance from arterials and commercial shopping areas increases.

**Policy 6.5:** The land use plan shall include adequate land for public recreational, cultural, educational, institutional (governmental, police, fire, etc.), religious and other service uses for the community.

#### **COMMERCIAL DEVELOPMENT**

**GOAL 7: Provide for & variety of commercial facilities which serve community residents and meet regional needs.**

**Policy 7.1:** Commercial development should be clustered in compact areas, rather than extended along streets and highways (i.e., strip commercial development).

**Policy 7.2:** Commercial uses should be located along major roadways in order to consolidate centers and provide pedestrian links to adjacent residential areas.

**Policy 7.3:** External cross-connections between commercial uses shall be provided so as to reduce the number of curb cuts and number of vehicle trips on adjacent roadways.

**Policy 7.4:** The City shall encourage adjacent commercial developments to coordinate design with regard to access, parking, and architectural features.

**GOAL 8: Provide for new commercial development which is compatible with surrounding land uses.**

**Policy 8.1:** New commercial uses shall be compatible in scale and character with all adjacent commercial uses.

**Policy 8.2:** Commercial development shall incorporate design features such as walls, landscaping and setbacks, and include height and lighting restrictions so as to minimize adverse impacts on adjacent uses and enhance the visual characteristics of the area.

**Policy 8.3:** Automobile and truck access to commercial properties shall be located so as to minimize impacts to adjacent uses.

**Policy 8.4:** Commercial uses shall be well maintained to enhance the visual characteristics of the area.

**GOAL 9: Promote the revitalization of the downtown commercial core (Moorpark Avenue area, Walnut Street, Bard Street, Magnolia Avenue, and High Street).**

- Policy 9.1:** The visual character of the downtown commercial core shall be strengthened in order to attract a variety of commercial uses and to promote the economic viability of downtown Moorpark.
- Policy 9.2:** The low-rise scale of the downtown commercial core should be maintained.
- Policy 9.3:** The establishment of a community meeting/marketplace in the downtown core shall be promoted.
- Policy 9.4:** A comprehensive plan for the downtown commercial core, shall promote new commercial infill areas, park or recreational opportunities, public parking, and a potential multimodal transportation center.
- Policy 9.5:** The civic center shall remain in the downtown area to encourage the revitalization of downtown.
- Policy 9.6:** Public spaces and services shall be maintained to create an aesthetically and functionally welcoming environment.
- Policy 9.7:** An integrated architectural theme should be used in the redevelopment of existing or development of new commercial buildings.

#### **INDUSTRIAL DEVELOPMENT**

**GOAL 10: Encourage a diversity of industrial uses which are located and designed in a compatible manner with surrounding land uses.**

- Policy 10.1:** New industrial development should be located adjacent to existing industrial uses and along major transportation corridors.
- Policy 10.2:** Industrial uses shall incorporate design features, such as screen walls, landscaping and setbacks, and include height and lighting restrictions, so as to minimize

adverse impacts on adjacent uses and enhance the visual characteristics of the area.

**Policy 10.3:** Industrial uses shall be well maintained to enhance the visual characteristics of the area.

**Policy 10.4:** Industries which are considered to have limited emissions and which meet local, regional, and state air and water pollution control goals and standards should be encouraged to locate within the City.

**Policy 10.5:** The City shall encourage the establishment of a recycling market development zone (i.e., enterprise zone) for recycling businesses.

## AGRICULTURE

**GOAL 11:** 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 be deemed viable. [Amended per Resolution No. 99-1572]*

**Policy 11.1:** 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. [Amended per Resolution No. 99-1572]*

**Policy 11.2:** When new residential development is adjacent to existing agricultural uses, a 200-foot minimum width setback shall be provided to minimize compatibility conflicts. *No setback is required from ornamental, fruit-bearing tree groves within a Residential*

*Planned Development (RPD) project when such groves are provided to emulate the character of commercial agriculture, based on a City-approved landscape plan. [Amended per Resolution No. 2002-2002]*

**Policy 11.3:** Agricultural uses in buffer areas between Moorpark and adjacent communities shall be encouraged, and the City shall support the use of Greenbelt Agreements to preserve agricultural land uses.

#### **PUBLIC FACILITIES AND SERVICES**

**GOAL 12: Ensure that a full range of public facilities and services are provided to meet the needs of the community.**

**Policy 12.1:** Development shall be permitted only when adequate public facilities and services are available or will be provided when needed.

**Policy 12.2:** Efficient and equitable delivery of urban services shall be ensured by the development of capital improvement plans for urban services which 1) identify existing and future (general plan buildout) needs; 2) establish a phasing plan for providing new urban services commensurate with needs generated by existing and future development; 3) assure that financing is available to provide adequate necessary facilities and services prior to approval of any project which would exceed the capacity or significantly reduce the quality of existing services.

**Policy 12.3:** The City shall cooperate with the County of Ventura and other appropriate agencies in the siting of any future landfill or other non-hazardous, waste processing facility.

**Policy 12.4:** New residential development shall include adequate public and private open space and recreational uses to serve residential neighborhoods.

- Policy 12.5:** The City's current standard of five acres of parkland per 1,000 persons, or such higher maximum standard allowed by State law, shall be maintained consistent with the City's Open Space and Recreation Element to ensure that adequate passive/active parkland is provided in conjunction with future infill, redevelopment, and new development projects.
- Policy 12.6:** Developers of new commercial and industrial buildings or expansion projects shall be required to pay the established fee for City park and recreation facilities and services.
- Policy 12.7:** Where feasible, shared use programs between public and private service and facility providers shall be encouraged.
- Policy 12.8:** Any proposed project shall be required to contribute its fair share of the cost of providing adequate public services and facilities.
- Policy 12.9:** Where determined feasible, future development shall include infrastructure improvements to allow use of tertiary treated water.

#### **ECONOMIC DEVELOPMENT AND EMPLOYMENT**

**GOAL 13: Achieve a well-balanced and diversified economy within the City which provides a variety of economic and employment opportunities.**

- Policy 13.1:** A balanced job/housing ratio should be encouraged.
- Policy 13.2:** New commercial and industrial uses which will generate long-term employment opportunities and diversify the community's employment base shall be encouraged.
- Policy 13.3:** The City shall encourage the coordinated revitalization of obsolete or declining commercial areas, particularly focusing on the downtown area.

**Policy 13.4:** The City shall work with the business community in a cooperative manner to encourage desired businesses to locate and to remain in the City.

**Policy 13.5:** The City shall work with the business and development community to encourage an increase in sales tax capture.

**Policy 13.6:** The City shall establish and implement a business attraction, promotion, and retention plan.

#### **PRESERVATION OF ENVIRONMENTAL QUALITY**

**GOAL 14: Establish land uses and development intensities which are compatible with scenic and natural resources and which encourage environmental preservation.**

**Policy 14.1:** New development shall be located and designed to minimize adverse visual and/or environmental impacts to the community.

**Policy 14.2:** New development shall respect, integrate with, and complement the natural features of the land.

**Policy 14.3:** New development shall not contribute to or cause hazardous conditions of any kind.

**Policy 14.4:** The flood control easement area adjacent to the Arroyo Simi floodway shall be preserved and enhanced as an important natural and scenic feature of the community.

**Policy 14.5:** Compatible open space/recreational uses of the Arroyo Simi floodway should be encouraged which are consistent with the provisions of the Federal Emergency Management Agency for floodway uses.

**Policy 14.6:** Areas identified as significant aquifer recharge areas shall be protected and preserved.

**GOAL 15: Maintain a high quality environment that contributes to and enhances the quality of life and protects public health, safety and welfare.**

**Policy 15.1:** Public & private projects shall be designed so that significant vegetation shall be maintained and protected, including riparian and oak woodland vegetation and mature trees (as defined in the City Code).

**Policy 15.2:** Ecologically sensitive habitats shall be protected and preserved or replaced with no net loss of habitat so long as there is substantial public benefit to any relocation program.

**Policy 15.3:** Natural and cultural resources having significant educational, scientific, scenic, recreational or social value shall be protected and preserved.

**Policy 15.4:** Development which will not result in a negative impact on air quality shall be encouraged in order to maintain and enhance air quality for the health and well-being of City residents.

**Policy 15.5:** The City shall require developers to maintain wildlife corridors to allow for the passage of animals between designated open space or recreation areas.

**Policy 15.6:** Commercial, industrial and manufacturing uses shall be required to implement reuse, reduction, and recycling programs consistent with the City's Source Reduction and Recycling Element.

**Policy 15.7:** Efficient/effective siting, operation and maintenance of sanitation facilities shall be encouraged to minimize offensive odors and discharges from the sanitation plant.

**Policy 15.8:** Development in significant hazard areas, which cannot be mitigated without resulting in significant adverse environmental impacts, shall be prohibited.



**Policy 15.9:** New development projects shall be required to use xeriscape landscaping techniques which include drought-tolerant plant species, reduction of turf area, irrigation designed to meet plant needs, and grouping plants according to their watering needs.

**Policy 15.10:** The City shall encourage the introduction of water conservation fixtures, which exceed Building Code requirements, into new development projects.

#### **COMMUNITY APPEARANCE**

**GOAL 16: Enhance and maintain the suburban/rural identity of the community.**

**Policy 16.1:** For each existing neighborhood the overall theme(s) and character shall be maintained or enhanced. Redevelopment and/or infill projects shall be consistent with the theme and character of the area.

**Policy 16.2:** Hillside development standards shall be adopted which restrict grading on slopes greater than 20 percent and which encourage the preservation of visual horizon lines and significant hillsides as prominent visual features. (Conceptual Horizon Lines are shown on Exhibit 5, located at the back of this document.)

**Policy 16.3:** The overall density and intensity of development should decrease as the slope increases.

**Policy 16.4:** New residential development should complement the overall community character of the City, establish a sense of place, and ensure compatibility with important existing local community identities.

**GOAL 17: Enhance the physical and visual image of the community.**

- Policy 17.1:** New development shall be compatible with the scale and visual character of the surrounding neighborhood.
- Policy 17.2:** Identifiable entryways for the overall community, and unique or principal business/commercial districts of the City (i.e. City core and transportation corridors) should be encouraged.
- Policy 17.3:** Design standards should be established for City entryways on the south (SR-23 and Tierra Rejada Road), east (SR-118 freeway at Los Angeles Avenue, and New Los Angeles Avenue), north (Walnut Canyon Road and future SR-23 extension), and west (Los Angeles Avenue), which encourage landscape setbacks, sign monumentation and other special design treatments to enhance gateways to the City.
- Policy 17.4:** Design concepts should be established for the overall community and for special treatment areas, such as the downtown district, which may include guidelines for architecture, landscape architecture, signage, streetscape, and infrastructure.
- Policy 17.5:** New development should incorporate a variety of landscape architecture themes and techniques to help organize and delineate land uses and to enhance the overall visual quality of the City.
- Policy 17.6:** Enhanced landscaping shall be used around residential, commercial and industrial buildings and parking areas as well as along easements of flood control channels, roadways, railroad right of ways, and other public and private areas, to soften the urban environment and enhance views from roadways and surrounding uses.
- Policy 17.7:** Design features which provide visual relief and separation shall be required between land uses of conflicting character.

**Policy 17.8:** Undergrounding of utilities shall be required in conjunction with development projects whenever feasible.

**Policy 17.9:** Visual impacts of above-grade utility structures, such as water storage tanks, water check valves, electric and telephone boxes, etc., shall be minimized through use of landscaping, materials, and colors that blend with the environment.

**Policy 17.10:** A design program which includes specific standards and detailed design measures shall be established for the downtown area.

**Policy 17.11:** The City shall cooperate with the County of Ventura Cultural Heritage Board to identify and inventory, and preserve Moorpark's historical resources.

**Policy 17.12:** The City shall encourage the provision of art in public places and encourage developers to include works of art or artistic elements as a part of commercial and industrial development projects.

**GOAL 18: Provide for and promote the revitalization of visually degraded landscaping, building facades and deteriorated buildings in the community.**

**Policy 18.1:** All downtown area revitalization efforts shall preserve, as appropriate, a historic theme reflective of the community's origins.

**Policy 18.2:** The established redevelopment authority shall be used to help provide for the revitalization of the downtown area.

**Policy 18.3:** The creation of both residential and commercial historic districts, and the upgrading of historic structures should be encouraged.

**Policy 18.4:** Development in the downtown area should incorporate the careful use of compatible or similar construction materials and

architectural style, so as not to detract from the integrity of historical features.

**Policy 18.5:** Creative programs for resolving the parking problems of commercial uses on High Street and Moorpark Avenue shall be encouraged.

**5.0 LAND USE PLAN ASSUMPTIONS/DESIGNATIONS**

**5.1 LAND USE CLASSIFICATIONS**

In accordance with the State General Plan Guidelines, the Land Use Element designates the amount, location, distribution density, and intensity of each land use proposed. The following section describes the intent of each of the land use categories identified for the City's entire planning area and shown on Exhibits 3 and 4.

**Residential Density**

For each of the residential land use classifications listed in Table 2, the maximum density for new development shall be the density as shown in Column A. The City Council may approve a density bonus over the otherwise maximum residential density, consistent with the State Density Bonus Law (Section 65915 et seq. of the California Government Code) and any density bonus provisions contained in the City Municipal Code. ~~No density bonuses will increase shall exceed the Density Limit shown in Column B of Table 2 with the percentage of affordable housing provided, but may not exceed 100%.~~

**Table 2**

**RESIDENTIAL LAND USE DESIGNATIONS**

| <b>Residential Designation</b> | <b><del>A</del> Maximum Density*</b> | <b><del>B</del> Density Limit**</b> |
|--------------------------------|--------------------------------------|-------------------------------------|
| RL Rural Low                   | 1.0 DU/5 Acres                       | <del>1.25 DU/5 Acres</del>          |
| RH Rural High                  | 1.0 DU/Acre                          | <del>1.25 DU/Acre</del>             |
| L Low                          | 1.0 DU/Acre                          | <del>2.0 DU/Acre</del>              |
| ML Medium Low                  | 2.0 DU/Acre                          | <del>3.0 DU/Acre</del>              |
| M Medium                       | 4.0 DU/Acre                          | <del>5.0 DU/Acre</del>              |
| H High                         | 7.0 DU/Acre                          | <del>10.0 DU/Acre</del>             |
| VH Very High                   | 15.0 DU/Acre                         | <del>20.0 DU/Acre</del>             |

\* Maximum development density unless a density bonus is approved consistent with State Density Bonus Law and City Municipal Code.

~~\*\* No density bonus shall result in a density level which exceeds the Density Limit established in Table 2.~~

**LAND USE CATEGORIES**

**RL - Rural Low Residential** (1 dwelling unit per 5-acre maximum)

This designation is intended to allow limited development of residential estate lots on minimum five-acre lots or using

clustering techniques for areas characterized by significant site constraints, (rugged topography, steep slopes, lack of services, limited access, etc.), or areas of important visual and natural resources.

**RH - Rural High Residential** (1 dwelling unit per 1-acre maximum)

This designation is intended for residential development in areas containing some development constraint features such as, rugged topography, significant natural or visual resources, limited access, etc. Residential uses are characterized by rural large estate lots or clustered single family homes, with significant permanent open space area, consistent with the constraints of the land.

**L - Low Density Residential** (1.0 dwelling unit per acre maximum)

This designation is intended for residential development characterized by either single family homes on half acre lots or larger, or by clustered single family homes which are sensitive to the natural terrain and minimize grading requirements.

**ML - Medium Low Density Residential** (2.0 dwelling units per acre maximum)

This designation is intended for single family residential development either in standard subdivision form or using clustering techniques to minimize grading and to conserve slopes of twenty percent or greater.

**M - Medium Density Residential** (4.0 dwelling units per acre maximum)

This designation is intended for residential development characterized by single family homes in standard subdivision form or innovative designs which utilize clustering, zero lot line, or planned development features. This designation covers a significant portion of the residential acreage in the City and usually occupies areas of generally level topography.

**H - High Density Residential** (7.0 dwelling units per acre maximum)

This designation is intended for a wide range of residential development types including attached and detached single family units and multiple family attached units. Areas with this designation should exhibit adequate and convenient access to

local collector streets and be conveniently serviced by neighborhood commercial and recreational facilities.

**VH - Very High Density Residential** (15.0 dwelling units per acre maximum)

This designation is intended for residential development characterized by multiple family attached units and apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide onsite recreational amenities and be located in close proximity to major community facilities, business centers and major arterials.

**SP - Specific Plan**

This designation allows for the preparation of a specific plan as described in detail in Section 5.2 and Appendix A.

**C-1 - Neighborhood Commercial** (.25 FAR)\*

This designation includes neighborhood shopping centers (approximately 1-5 acres) which provide a limited range of retail goods and services required by residents in the immediate vicinity. It encourages consolidated shopping opportunities including, personal services, convenience stores, eating and drinking establishments, gas stations, banks and other neighborhood serving uses.

\*Floor Area-Ratio (FAR) is the maximum percentage of buildable area defined by the ratio of gross floor area (not including parking structures) within a structure to the total project site.

**C-2 - General Commercial** (0.25 FAR)

This designation provides for commercial areas with a wide range of retail and service activities (6-20 acres). Intended uses include community shopping centers, department stores, **furniture and appliance stores**, restaurants, automotive uses, office and professional services, and business support services. This designation encourages the grouping of commercial outlets into consolidated centers with direct access to major roads, arterials and/or freeways. **Sites greater than eight (8) acres that are adjacent to both a freeway interchange and an arterial roadway as identified in the Circulation Element and that are not adjacent to planned residential uses may be developed with retail furniture or appliance stores with attached distribution warehouse facilities at a maximum 0.38 FAR when all other standards of the Zoning Ordinance are met. [Amended per Resolution No. 2005-2398]**

**I-1 - Light: Industrial** (.38 FAR)

This designation is intended to provide for a variety of industrial uses within the City. Suitable uses include light industrial service, technical research and business office use in a business park context. The M-1, limited industrial, zone as identified in the City's Zoning Ordinance is consistent with the I-1 designation.

**I-2 - Medium Industrial** (.38 FAR)

This designation is intended to provide for intensive industrial uses including light manufacturing, processing, fabrication and other non-hazardous industrial uses. The M-2, Medium Industrial, Zone, as identified in the City's Zoning Ordinance, is consistent with the I-2 designation.

**AG1 - Agriculture 1** (1 dwelling unit per 10-40 acre minimum)

This designation applies to viable agriculture uses located near urban growth areas of the City.

**AG2 - Agriculture 2** (1 dwelling unit per 40-acre minimum)

This designation is intended for large parcels of agricultural use located in rural areas, with appropriate buffers in proximity to adjacent urban areas.

**OS-1 - Open Space 1** (1 dwelling unit per 10-40 acre minimum)

This designation identifies those open space lands which contain various development constraints such as slope gradient, soil and geotechnical hazards, plus other environmental concerns, access, and availability of public services. A mineral resource production overlay designation is provided for significant mineral resource deposits as identified by the California Department of Conservation Division of Mines and Geology.

**OS-2 - Open Space 2** (1 dwelling unit per 40-acre minimum)

This designation identifies permanent open space areas which function to preserve visual resources and natural areas, buffer communities and provide relief from noise and crowding of urban development, maintain environmentally hazardous areas, etc.

**P - Park**



This designation identifies neighborhood, community and regional park facilities in the community. Implementation of the City's park development standards provide for balanced recreational facilities throughout the community.

### **S - Schools**

Public school sites of all levels, elementary through high school, as well as the Moorpark College facility are all identified by this classification.

### **0 - Utility**

This designation identifies major public utility facilities.

### **PUB - Public/Institutional**

This designation identifies public facilities, including: government buildings, libraries, fire stations, non-profit organization buildings, and community service centers but excludes jail facilities.

### **FLDWY - Floodway**

This designation identifies the floodway of the Arroyo Simi as identified by the Federal Emergency Management Agency (FEMA). Habitable structures are prohibited.

### **FRWY-R/W - Freeway Right-of-Way**

This designation identifies the existing right-of-way and portions of future right-of-way for the SR-118 and SR-23 freeways.

## **5.2 SPECIFIC PLAN DESIGNATION - SP**

The specific plan designation has been provided in the Land Use Element to address large-scale projects in the City and proposed sphere of influence study area. Pursuant to Government Code Sections 65450-65457, specific plans are intended as a tool for the systematic implementation of the general plan and shall include text and diagrams indicating:

- The distribution, location and extent of land uses and the circulation system proposed within the specific plan area
- The proposed distribution, location, extent and intensity of major transportation, sewage, water, drainage, solid waste disposal, energy and other essential support facilities within the specific plan area
- Developed standards and regulations, and standards and criteria for the preservation of natural resources
- An implementation program ensuring the fulfillment of the items above

Appendix A, located in the back of this Land Use Element, contains further requirements for specific plan contents and identifies the evaluation criteria the City Council will consider in determining whether a plan is appropriate for the area concerned. These criteria include natural features and topographic constraints, cultural constraints, environmental effects, land use considerations, etc. A major goal for the specific planning process is to ensure that development occurs in an orderly fashion, with due regard to environmental factors. All Land Use Element goals and policies shall be applicable to designated specific plan areas. The actual acreage and locations of development which occur within each specific plan will be based on the evaluation criteria the City Council will consider in determining whether a plan is appropriate for the area concerned.

Based upon the City's implementation of the Land Use Element Goals and Policies, specific plan areas containing significant constraints may result in reduced development intensity and greater amounts of open space from that proposed on the Land Use Plan.

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, and 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. **[Amended per Resolution No. 99-1572]**

Specific plan areas 1, 2, ~~8~~ 9, and 10 have been delineated based on ownership, landform and circulation considerations. Specific plan areas with adjoining boundaries may be combined to allow for a consolidated planning effort where all issues are addressed in a comprehensive manner as required by Government Code Sections 65450-65457. A detailed description of the issues for each of the specific plan areas is provided in the following subsections. [\[Amended per Resolution No. 99-1572\]](#)

### **Planning Area Within City Limits**

As noted on the Land Use Plan, four specific plan areas have been designated within the undeveloped areas of the existing City of Moorpark limits (specific plan areas 1, 2, 9, and 10). These specific plans have been designated to address comprehensively a variety of land use issues including topography, viewshed, and circulation. Each specific plan area will be required to include a minimum of 25 percent of the total acreage for open space. As noted within each of the following specific plan area descriptions, residential densities exceeding the maximum density could be granted at the discretion of the Moorpark City Council if the property owners within the specific plan area agree to provide public improvements, public services, and/or financial contributions that the City Council determines to be of substantial public benefit to the community.

Specific plan areas within the City are assigned an overlay designation, as shown on the land use map, to reflect the permitted land uses in absence of an overall specific plan.

#### **SPECIFIC PLAN 1**

Specific Plan 1 consists of 285 acres under single ownership, located in the western section of the City, north of Poindexter Avenue and the Southern Pacific Railroad tracks. Gabbert Road crosses the westerly portion of the specific plan area. Generally, the specific plan area is characterized by rolling hillsides which are currently used for grazing purposes.

#### **Opportunities and Constraints**

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

Topography - An evaluation of steep slopes, unstable soils, seismic faults, and other geotechnical constraints within the hillside areas of development will be considered 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. 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.

Public Services/Infrastructure - Water, sewer, gas and electric service to the specific plan area will be provided through service extensions from existing transmission lines in the surrounding area. 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 will require consideration for topographical constraints, viewshed issues, and the adjacent Southern Pacific railroad tracks; shall

provide protection for the conceptual alignment of the future SR-118 freeway corridor; and shall ensure that roadway rights-of-way 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 415, 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 620. A minimum of 3 acres of land shall be designated as Public Institutional within this specific plan area. The appropriate amount of land to be designated as Open Space, Park, School, or any other appropriate land use designation, will be determined at the time of specific plan preparation or approval.

Overlay Designation - Agriculture 1 (285 acres)

### **SPECIFIC PLAN 2**

Specific Plan 2 consists of 445 acres under single ownership. It is located northerly of the City, east of Walnut Canyon Road and west of College Heights Drive. Generally, the majority of this specific plan area is characterized as a gently sloping plateau with prominent hillsides in the northern section, and is currently vacant and used for seasonal grazing.

### **Opportunities and Constraints**

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

Topography - Existing steep hillsides within the specific plan area require a complete evaluation of steep slopes, unstable soils, and other potential geotechnical constraints 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 importance and visibility of hillside horizon lines and prominent ridgelines within this specific plan area from surrounding areas will be evaluated during the preparation and review of the specific plan. Clustering of dwelling units should be considered where appropriate to conserve important visual and natural resources/hazard areas.

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.

Public Services/Infrastructure - Water, sewer, gas and electric service to the specific plan area will be provided through service extensions from existing transmission lines in the surrounding area. 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 will require consideration for topography, viewshed, and for its integration with both the conceptual future freeway alignments for SR-118 and SR-23, and the future 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 475, 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 712. A minimum of 7 acres of land shall be designated as Public Institutional within this specific plan area. The appropriate amount of land to be designated as Open Space, Park, School, or any other appropriate land use designation, will be determined at the time of specific plan preparation or approval.

Overlay Designation -      Open Space 1 (300 acres)  
                                  Rural Low       (145 acres)

### **Specific Plan 3 (Deleted)**

### **Specific Plan 9**

Specific Plan 9 consists of approximately 24.8 acres under one ownership, located in the western section of the City, north of High Street, west of Walnut Canyon Road, and south of Casey Road. This specific plan area consists of the City's former high school site and contains the playing fields and classroom buildings. The area formerly a part of the high school site, that was purchased by the Moorpark Boys and Girls Club, is not part of this specific plan area.

### **Opportunities and Constraints**

Specific plan area development issues will be addressed during specific plan preparation and subsequent review, and includes

Topography - An evaluation of steep slopes, unstable soils and other geotechnical constraints within the hillside areas of development will be conducted during the development/review of this 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 importance and visibility of hillside horizon lines and any prominent ridgelines within this specific plan area from surrounding areas will be evaluated during the preparation and review of the specific plan. Clustering of

dwelling units should be considered where appropriate to conserve important visual and natural resources/hazard areas.

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.

Public Services/Infrastructure - Water, sewer, gas and electric service to the specific plan area will be provided through service extensions from existing transmission lines in the surrounding area. 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 will require consideration for its relationship to topographical constraints, viewshed issues, and its relationship to the SR-23 freeway. 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 80, 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 120. The appropriate amount of land to be designated as Open Space, Park, or any other appropriate land use designation, will be determined at the time of specific plan preparation or approval.



Overlay Designation - School (24.8 acres)

### **Specific Plan 10**

Specific Plan 10 consists of 70.59 acres under one ownership. This specific plan area is located just east of Walnut Canyon Road, north of Wicks Road, and south of Broadway. The terrain of this specific plan area varies from steep slopes to relatively level land on a gently sloping plateau.

#### Opportunities and Constraints

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

Topography - An evaluation of steep slopes, unstable soils and other geotechnical constraints within the hillside areas of development will be conducted during the development/review of this 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 importance and visibility of hillside horizon lines and any prominent ridgelines within this specific plan area from surrounding areas will be evaluated during the preparation and review of the specific plan. Clustering of dwelling units should be considered where appropriate to conserve important visual and natural resources/hazard areas.

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.

Public Services/Infrastructure - Water, sewer, gas and electric service to the specific plan area will be provided through service extensions from existing transmission lines in the

surrounding area. 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 will require consideration for its relationship to topographical constraints, and viewshed issues, and its relationship to the SR-118 freeway. The specific plan shall provide protection for the conceptual alignment of the future SR-118 freeway corridor and 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 154, 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 231. The appropriate amount of land to be designated as Open Space, Park, or any other appropriate land use designation, will be determined at the time of specific plan preparation or approval.

Overlay Designation - Rural Low (70.59 acres)

### ***Downtown Specific Plan (SP-D)***

***The Downtown Specific Plan concentrates on long range planning for the primary downtown core which focuses along Moorpark Avenue, High Street and a portion of Spring Road.***

***The intent of the Downtown plan is to create a viable central business core. The plan seeks to accomplish this goal by establishing a variety of uses that address community needs. The plan seeks to develop anchor-type uses of medium chain retailers, mixes of restaurants, retail and specialty markets, visitor service uses, convenience uses, civic/community uses such as post office, library, and, office uses, entertainment, and service businesses, compatible with adjacent civic center,***

*industrial, and residential uses. The object is to increase the attraction level of the core area and create jobs for community residents.*

*The plan contains design standards, landscape standards and public improvement criteria to create a harmonious downtown environment. Architectural styles encouraged for the downtown plan area re-enforce the ambiance of rural country charm which has been favored for the development of the core area, historically. Property maintenance standards, landscape and streetscape standards and core area monument signage provide a sense of place and enhance the quality of the downtown experience.*

*Site specific land use designations are contained within the Downtown Specific Plan. These uses provide a mix intended to create a special place and destination center within the downtown area.*

*The specific plan provides a menu of development opportunities, improvements and relationships structured to provide economic growth and stability within the community core area. The plan addresses a variety of programs and potential funding sources to help to implement the plan and accomplish goals and policies contained in this element related to commercial development, economic development and employment. [Added per Resolution No. 98-1515]*

#### **Planning Area Outside City 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. [Amended per Resolution No. 99-1572]~~

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. **[Amended per Resolution No. 99-1572]**

~~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. [Amended per Resolution No. 99-1572]~~

**Specific Plan 4** (Deleted)

**Specific Plan 5** (Deleted)

**Specific Plan 6** (Deleted)

**Specific Plan 7** (Deleted)

**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. [Amended per Resolution No. 99-1572]~~

## **6.0 LAND USE PLAN STATISTICAL SUMMARY**

The following table (Land Use Plan - Statistical Summary, Table 3) summarizes the approximate acreage and the number of dwelling units resulting from each of the land use classifications designated on the Land Use Plan maps for the overall planning area (City Area -Exhibit 3, and Unincorporated Area - Exhibit 4). Dwelling unit estimates are based on an estimate of the density which could occur for each residential land use classification based on the maximum density permitted. The actual number of dwelling units constructed and associated population amount will vary with the development conditions and constraints for each project (access, availability of services, geotechnical and natural resource constraints, etc.). In addition, a density increase above the maximum density could be approved, up to the designated density limit for each residential land use category, 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.

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 per 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). The Table 3 buildout figures were calculated using the smaller county-wide ratios and are considered a conservative population estimate for the City.** The required environmental documentation for future projects shall provide a more detailed level of population per dwelling unit analysis based on the square footage of each dwelling unit

and the type of land use for residential subdivisions. **[Amended per Resolution No. 99-1572]**

Additionally, the Environmental Impact Report prepared for this land use element and circulation element update of the Moorpark General Plan evaluates potential impacts on the service capabilities of relevant infrastructure systems (i.e., sewer, water, police, fire, etc.) associated with the land use designations proposed as a part of this update process.

Table 3  
LAND USE PLAN- STATISTICAL SUMMARY

| Land Use Designation  | City Area    |               | Unincorporated Area |                  | Total Planning Area Combined      |                                    |
|---|--------------|---------------|---------------------|------------------|-----------------------------------|------------------------------------|
|   | Acres        | Units         | Acres               | Units            | Acres                             | Units                              |
| RL RURAL LOW<br>(1 du/5 acres maximum)                      | 1,668        | 334           |                     |                  | 1,668                             | 334                                |
| RH RURAL HIGH<br>(1 du/acre maximum)                        | 208          | 208           |                     |                  | 208                               | 208                                |
| L LOW DENSITY<br>(1 du/acre maximum)                        | 168          | 168           |                     |                  | 168                               | 168                                |
| ML MEDIUM LOW DENSITY<br>(2 du/acre maximum)                | 568          | 1,136         |                     |                  | 586                               | 1,136                              |
| M MEDIUM DENSITY<br>(4 du/acre maximum)                     | 1,174        | 4,696         |                     |                  | 1,174                             | 4,696                              |
| H HIGH DENSITY<br>(7 du/acre maximum)                       | 343          | 2,401         |                     |                  | 343                               | 2,401                              |
| VH VERY HIGH DENSITY<br>(15 du/acre maximum)                | 161          | 2,415         |                     |                  | 161                               | 2,415                              |
| SP SPECIFIC PLAN  |              |               |                     |                  |                                   |                                    |
| SP 1 LEVY   | 285          | 415           |                     |                  | 285                               | 415                                |
| SP 2 JBR  | 445          | 475           |                     |                  | 445                               | 475                                |
| <del>SP 8 MESSENGER</del>                                   | <del>-</del> | <del>-</del>  | <del>4,200</del>    | <del>2,400</del> | <del>4,200</del>                  | <del>2,400</del>                   |
| SP 9 MUSD   | 25           | 80            |                     |                  | 25                                | 80                                 |
| SP 10 SCHLEVE   | 71           | 154           |                     |                  | 71                                | 154                                |
| C-1 NEIGHBORHOOD COMMERCIAL                                 | 9            |               |                     |                  | 9                                 |                                    |
| C-2 GENERAL COMMERCIAL                                      | 194          |               |                     |                  | 194                               |                                    |
| I-1 LIGHT INDUSTRIAL  | 263          |               |                     |                  | 263                               |                                    |
| I-2 MEDIUM INDUSTRIAL                                       | 285          |               |                     |                  | 285                               |                                    |
| AG1 AGRICULTURE 1   | 45           | 1             |                     |                  | 45                                | 1                                  |
| AG2 AGRICULTURE 2   | -            | -             |                     |                  | -                                 | -                                  |
| OS1 OPEN SPACE 1  | 16           | 1             |                     |                  | 16                                | 1                                  |
| OS2 OPEN SPACE 2  | 1,080        | 27            |                     |                  | 1,080                             | 27                                 |
| S SCHOOL  | 357          |               |                     |                  | 357                               |                                    |
| P PARK  | 197          |               |                     |                  | 197                               |                                    |
| U UTILITIES   | 47           |               |                     |                  | 47                                |                                    |
| PUB PUBLIC/INSTITUTIONAL                                    | 16           |               |                     |                  | 16                                |                                    |
| FRWY FREEWAY RIGHT-OF-WAY<br>R/W                            | 291          |               |                     |                  | 291                               |                                    |
| <b>TOTAL DWELLING UNITS**<br/>(At Buildout - Year 2010)</b> |              | <b>12,511</b> |                     | <b>2,400</b>     |                                   | <b>14,911</b><br><del>12,511</del> |
| <b>TOTAL POPULATION***<br/>(At Buildout - Year 2010)</b>    |              | <b>34,280</b> |                     | <b>6,576</b>     |                                   | <b>40,856</b><br><del>34,280</del> |
| <b>TOTAL CITY AREA ACRES<br/>(Approximate)</b>              |              |               |                     |                  | <b>7,916</b>                      |                                    |
| <b>TOTAL UNINCORPORATED AREA<br/>ACRES (Approximate)</b>    |              |               |                     |                  | <b>4,200</b><br><del>-0-</del>    |                                    |
| <b>TOTAL PLANNING AREA COMBINED<br/>(Approximate)</b>       |              |               |                     |                  | <b>12,116</b><br><del>7,916</del> |                                    |

\*Acreage for open space, schools, parks, commercial, highway right-of-way, and any other appropriate land uses will be determined at time of specific plan approval

\*\*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 ~~40,856~~ 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).

\*\*\*Based on 2.74 persons per dwelling unit.  
[Amended per Resolution No. 99-1572]

## 7.0 IMPLEMENTATION

The City of Moorpark has several implementation measures available to carry out its adopted goals. Within the Land Use Element itself, policies have been developed which call for specific implementing actions to be taken by the City. Other policies are set forth which call for subsequent programs and actions to be taken which will implement the provisions of the general plan. Defined as an action, procedure, program or technique that carries out general plan policy, the Implementation Measures contained in this section are intended to assist the City in realizing the goals and policies of the Land Use Element and ensure that required mitigation measures are accomplished.

The adoption of a zoning ordinance is the City's principal instrument for implementing the general plan and is derived from the police power given to the City. This ordinance regulates land use by dividing the City into zones and specifying permitted uses, allowable development intensities, minimum lot size, building height and setback limits, and other development parameters within each land use zone. Zoning designations which are compatible with the Land Use classifications of the General Plan are illustrated on the General Plan/Zoning Compatibility Matrix (Exhibit 6).

Other implementation measures derived from the city's police power include the city's power to regulate subdivisions; to adopt specific plans; to enforce building housing codes; to establish park dedication requirements; to utilize environmental and design review procedures when considering development proposals; to require the construction of streets, water, and sewer facilities, and to require the acquisition and development of parkland, the acquisition of sites for low income housing, and the acquisition of open space, conservation, or scenic easements.

Because the general plan is based on community values and an understanding of existing and projected conditions and needs (which continually change), it is important to monitor and

review the general plan regularly. As indicated in the State of California General Plan Guidelines, components of the plan that have a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. At least every five (5) years this element shall be evaluated regarding its consistency with other General Plan elements and community goals.

### **Implementation Measures**

1. Use the Land Use Element to promote a balanced City growth pattern and land use compatibility, maintain the City's suburban/rural character, revitalize the downtown area, preserve important natural features and biological and cultural resources, and require that overall intensity and density of land use decreases away from the valley floor.
2. Implement provisions of, review, and amend as necessary the other elements of the City's general plan, including the following:
  - Update Open Space, Conservation and Recreation Element to ensure consistency of open space and park designations and policies with the Land Use Element.
  - Update Noise Element to reflect the City's planned circulation system as identified in the Circulation Element.
  - Update Safety Element to reflect potential hazard areas in relation to proposed land uses as identified in the Land Use Element.
  - Update Housing Element to reflect revised Land Use Element.
3. Consider preparation of additional elements of the general plan (such as Community Design, Economic Development, Public Services, Air Quality, Financial) in order to encourage further implementation of provisions contained within the Land Use Element.
4. Adopt and enforce a City noise ordinance which includes time restrictions for construction activities.
5. Utilize the State Subdivision Map Act to regulate the design and improvement of subdivisions within the City.
6. Utilize Development Agreements in order to assist in attaining public objectives and implementing general plan goals and policies. All development agreements and/or

affordable housing agreements shall be approved prior to any entitlement being approved.

7. Review, update and expand the City's Capital Improvement Program in order to project annual expenditures for acquisition, construction rehabilitation and replacement of public buildings and facilities.
8. Utilize the City's adopted Building and Housing Codes in order to protect the health, safety and welfare of the public and to further implement the goals and policies of the Land Use Element.
9. Implement the recommendations of the March 1987 Central City Drainage Study.
10. Utilize land acquisition methods in order to acquire land designated for public use and for public purposes such as urban redevelopment. Support similar methods utilized by other public agencies providing services and facilities that serve the City and its sphere of influence.
11. Utilize conservation, open space and scenic easements as a means of conserving open space in accordance with the Land Use Plan and to further implement the goals and policies of the Land Use Element.
12. Utilize a variety of methods to finance the facilities and services needed to implement the Land Use Element goals and policies. Primary local funding sources include taxes, exactions, fees and assessments. State and federal funding sources include a broad range of grant and loan programs which the City should use to finance the implementation of the general plan. Funding sources may include loans, grants, bonds and other financial assistance programs available for housing, energy, historic preservation, noise mitigation, parks, recreation and open space, public schools, solid waste management, and transportation issues.
13. Base all official regulatory land use and development control decisions on consistency with the Land Use Element. Periodic review of all implementation measures shall be made in order to ensure consistency with the Land Use Plan.
14. Coordinate with the County of Ventura in order to promote consistency with the Countywide Planning Program (CPP) so as to update countywide growth/non-growth boundaries and population projections to reflect the City's Land Use and Circulation Elements. Amend the City's existing growth control ordinance, as necessary, to maintain consistency with the CPP.

15. Utilize the City's adopted growth management ordinance in order to achieve a steady rate of residential growth while providing for adequate public services and facilities.
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. **[Amended per Resolution No. 99-1572]**
17. Utilize specific plans in the undeveloped areas of the City as a tool for the systematic implementation of the General Plan and in order to achieve a long-term cohesive development program which is responsive to the physical and economic opportunities and constraints of each individual specific plan area. General standards for specific plan preparation and evaluation are outlined in Appendix A.
18. Utilize the specific plan process to ensure that adequate buffer areas exists between viable agricultural resources and residential areas.
19. Coordinate with the County of Ventura in order to update and identify areas of viable "prime" and statewide significance" agricultural land. Implement the goals and policies of the Land Use Element on an ongoing basis to ensure that viable "prime" and "statewide significance" agricultural land is preserved.
20. Utilize the City's Redevelopment Plan in order to eliminate and prevent the spread of blight in the Redevelopment Plan Project Area and to encourage the revitalization of the downtown commercial core area.
21. Utilize the goals and recommendations outlined within the City's adopted Downtown Study to guide the revitalization of downtown Moorpark, recapture and promote the downtown's small town concept, and maintain downtown existing historical elements.
22. Prepare a specific plan for the downtown study area, which contains specific standards and detailed design measures, in order to promote the revitalization of the downtown commercial core.
23. Coordinate with other public agencies and adopt updated master plans for sewer, water, utility, flood control and solid waste services.
24. Coordinate with other public agencies to minimize public service/infrastructure costs and to maintain adequate levels of service.

25. Prepare a hillside development ordinance in order to ensure sensitive hillside development by regulating development on slopes greater than 10 percent, restricting grading on slopes greater than 20 percent, protecting visually prominent horizon lines within hillside areas, and protecting environmentally sensitive areas.
26. Utilize the City's mature tree ordinance in order to implement preservation guidelines for mature oaks and other mature trees.
27. Prepare a master community design plan for the City which includes a design concept plan for special treatment areas within the community and identifies overall community concepts for landscape architecture, architecture, signage, streetscapes, identifiable entryways, and community gateway areas.
28. Prepare an art in public places ordinance which requires works of art or artistic elements to be included as a part of commercial and industrial development projects and includes an in-lieu fee consideration where the decision-making body determines that it is impractical to require the provision of public art.
29. Conduct a study of the feasibility of adopting an inclusionary zoning ordinance, which would require that a percentage of new, private residential development be affordable to low- and moderate-income households.
30. Conduct a study of the feasibility of adopting a housing trust fund ordinance to require developers of non-residential projects to provide housing or contribute an in-lieu fee that goes into an affordable housing trust fund.
31. Prepare a grading ordinance which requires the incorporation of adequate erosion control measures into development projects that may otherwise impact water resources adversely. Such measures shall include sandbagging of newly graded slopes, prompt planting of disturbed areas, phasing of grading and construction activities to minimize exposed areas susceptible to erosion and the routing of runoff flows through desilting basins prior to discharge into any watercourse.
32. Adopt and enforce a water efficiency landscape ordinance, consistent with the State Model Water Efficiency Landscape Ordinance, by January 1, 1993.
33. Implement a waste reduction program to achieve a 25 percent diversion of solid waste to landfills.
34. Work with the business and development community to encourage an increase in sales tax capture.

35. Establish and implement a business attraction, promotion, and retention plan.

## 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 consistent 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 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 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;
  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 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, 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]

## **APPENDIX A**

### **SPECIFIC PLAN DEVELOPMENT REQUIREMENTS**

A major goal of the specific plan process is to ensure that development occurs in an orderly fashion, with due regard to environmental factors. In addition to the potential planning issues identified for each individual specific plan within Section V.2. of the Land Use Element, outlined below is a summary of those items which should be included or discussed in a specific plan document. The Community Development Department may require from an applicant, such other information as deemed necessary in evaluating a proposed project.

### **SPECIFIC PLAN CONTENTS**

#### **Land Use Plan:**

A detailed land use plan will be prepared indicating specific land use locations, type, intensities, and other site characteristics, and describing residential areas, commercial areas, recreation areas, open space areas (minimum 25 percent), agricultural areas, community facilities (including public school facilities), and any other proposed uses consistent with the standard range and mix of land uses assigned to each Specific Plan Area.

The actual acreage and locations of development which occur within each specific plan will be based on evaluation criteria (included within this appendix) the City will consider in determining whether a plan is appropriate for the area concerned. Based upon the City's implementation of the Land Use Element Goals and Policies, specific plan areas containing significant constraints may result in reduced development intensity and greater amounts of open space from that proposed on the Land Use Plan. Project statistical analysis shall also be included which tabulates and summarizes land uses, acreage, and square footage.

**Circulation Plan:** Circulation components of the land use plan (vehicular, pedestrian, bicycle and equestrian) will be prepared addressing hierarchy, required improvements and development standards.

**Infrastructure Plan:** Infrastructure systems necessary to support the Land Use Plan will be prepared to address improvement requirements for water facilities, wastewater facilities, drainage facilities, and other utilities.

**Community Design Plans:** A community design plan will be prepared to illustrate the techniques proposed to enhance the overall community character. Community design plan components will include a conceptual landscape plan, architectural design guidelines (including architectural style, materials, colors, fencing, and walls, etc.) and a conceptual mass grading plan.

**Implementation Plan:** An implementation plan will be prepared which identifies site development standards (including permitted uses, setbacks, height limitations, etc.), administrative procedures for plan modifications and fiscal impact analysis.

**Phasing Plan:** A phasing plan will be prepared which identifies development stages and major infrastructure improvements required to service the stages of development and landscape improvement timing.

**Conformance with General Plan:** A determination of consistency analysis between the general plan elements and proposed development activities will be prepared.

## **EVALUATION CRITERIA**

Subsequent to completion of any draft specific plan, the City Council will review the plan and shall consider a number of factors in determining whether the plan is appropriate for the area under consideration. These criteria include, but are not limited to, the following:

### **A. Land use considerations**

1. Compatibility of development with surrounding area and land uses
2. Conformance with all adopted general plan elements
3. Relationship of land uses within the specific plan area
4. Circulation, utilities and other infrastructure and public service needs

### **B. Natural resource/topographic considerations**

1. Slopes
2. Soil characteristics
3. Drainage patterns
4. Watersheds, and floodplains
5. Faults, landslides and liquefaction
6. Shallow groundwater
7. Views had considerations

### **C. Environmental considerations**

1. Air quality
2. Water quality
3. Noise
4. Vegetation
5. Wildlife
6. Aesthetics (including community design and scenic areas)
7. Historic/cultural areas (including those of archaeological/paleontological importance)
8. Grading

### **D. Economic considerations**

1. Tax base
2. Employment
3. Demographic effects
4. Community facilities and services
5. Market need