

CITY ATTORNEY'S IMPARTIAL ANALYSIS

Initiative Ordinance Extending Open Space, Agriculture, and Hillside Land Use Changes by Voter Approval to 2050

Measure "P"

- In 1995 an initiative measure, "Save Our Agricultural Resources" or "SOAR," was approved by the voters in the City of San Buenaventura.
 - SOAR requires voter approval prior to most land use changes for certain agricultural properties to urban uses in the City.
 - SOAR expires by its own terms unless extended in the year 2030.

- In 2002 an initiative measure, the "Hillside Voter Participation Area" or "HVPA," was approved by the voters in the City of San Buenaventura.
 - HVPA requires voter approval prior to most land-use changes in certain hillside areas of the City.
 - HVPA expires by its own terms unless extended in the year 2030.

- The proposed initiative measure, Measure "P," combines both the existing SOAR and the HVPA into one initiative measure and creates new policies as revised for the City. Measure "P" does the following:
 - Extends both SOAR and HVPA from 2030 to 2050 unless further extended by the voters.
 - Requires voter approval before certain agricultural lands may be rezoned or re-designated to urban uses.
 - Requires voter approval before certain hillside lands may be converted from its current use to urban use.
 - Directs the City Council to take further actions to implement the initiative measure.
 - Eliminates references to the City's "Comprehensive Plan." The Comprehensive Plan is the governing document for

certain coastal areas of the City as the City's General Plan was not certified for certain coastal areas by the Coastal Commission. In between sections 1 and 2 of Measure "P" states "To the extent 'General' is used in place of 'Comprehensive,' or vice-versa, no difference in meaning is intended." No definitions section is provided in Measure "P."

To pass, this Measure must obtain at least 50% plus one of those votes cast on the Measure as "yes" votes.

This Measure was placed on the ballot as a result of an initiative petition signed by the requisite number of registered voters.

The above statement is an impartial analysis of Measure "P." If you desire a copy of Measure "P," please call the City Clerk's Office at **(805) 658-4787** and a copy will be mailed at no cost to you.

The full text of Measure "P" can also be found on the City's website at: cityofventura.net/election.

Respectfully submitted,

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City Attorney