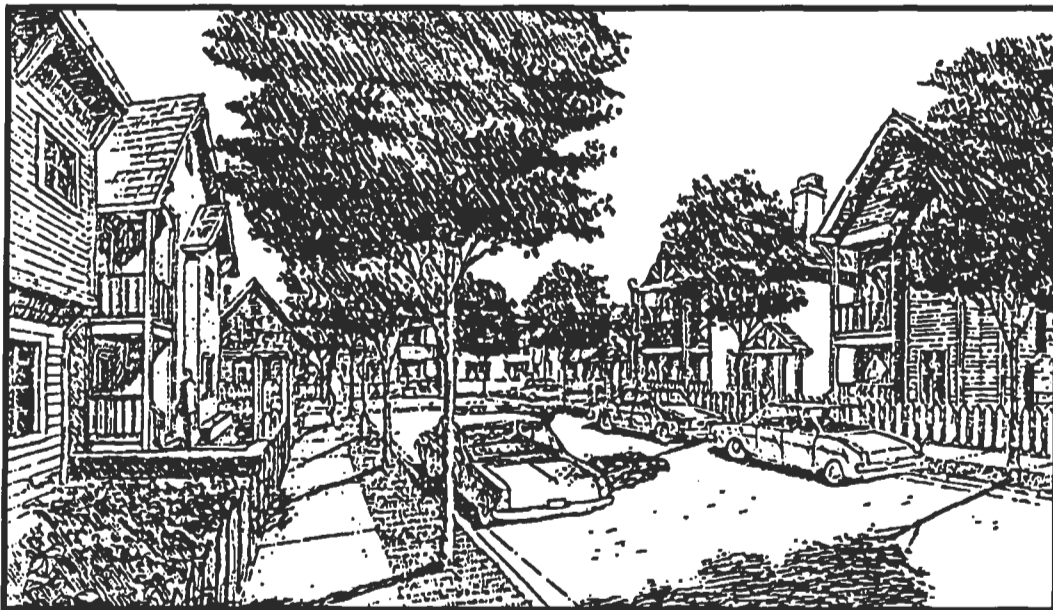

NORTHEAST COMMUNITY SPECIFIC PLAN

CITY OF OXNARD



**Prepared By The Planning Division Of The City Of Oxnard
Community Development Department**

December 1993

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,492

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. PZ 01-5-125 TO AMEND THE NORTHEAST COMMUNITY SPECIFIC PLAN, FILED BY JOHN LAING HOMES, 5805 SEPULVEDA BLVD, SUITE 800, VAN NUYS, CA 91411.

WHEREAS, the City Council of the City of Oxnard has considered an application, (Specific Plan Amendment No. PZ 01-5-125), for property located south of Martin Luther King Jr. Drive, west of Pinata Drive, north of Cesar Chavez Drive and east of Evita Place, filed by John Laing Homes; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2003-72, which recommends approval of the Specific Plan Amendment as shown in said resolution; and

WHEREAS, the City Council has held public hearings and received and reviewed written and oral comments related to Specific Plan Amendment No. PZ 01-5-125; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. PZ 01-5-125; and

WHEREAS, the City Council certifies that the final supplemental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final supplemental environmental impact report and in the final environmental impact report for the Northeast Community Specific Plan before approving the project; and

WHEREAS, Applicant agrees, as a condition of approval of this resolution and at Applicant's own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determination taken, done or made before the approval of this resolution that were part of the approval process.

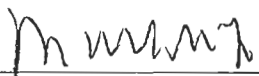
NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve Specific Plan Amendment No. PZ 00-5-136, amending the Northeast Community Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 23th day of September, 2003, by the following vote:

AYES: Councilmembers Herrera, Maulhardt and Pinkard.


NOES: Councilmembers Lopez and Zaragoza.

ABSENT: None.



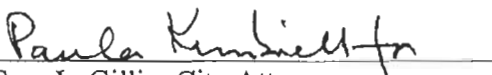
Dr. Manuel M. Lopez, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

EXHIBIT A

Amendments to the Northeast Community Specific Plan

1. Amend Table 2-1 to add 71 dwelling units to the Low Density category.
2. Amend the NECSP map (Figure 3-1) to add 71 units to the ellipse in the northwest corner of the specific plan area.
3. Amend the NECSP map (Figure 3-1) to delete the greenbelt on the north side of Cesar Chavez Drive, west of Pinata Drive and to add a 2.1 acre park and a 0.8 acre historical site/park at the northwest corner of Cesar Chavez Drive and Pinata Drive.
4. Amend the text on page 3-6 under the heading "Neighborhood Parks" as follows:

"There are ~~two~~ three neighborhood parks designated in the Northeast Community. ~~One~~ Two in the West Village and one in the East Village. Each Two neighborhood parks to be integrated into the adjacent elementary school . . . The third park near Brekke School will preserve significant historic features of the Pfeiler property including the Pfeiler House, garage and former winery and will provide typical park features. A farming museum or other similar use that preserves the historical integrity of the significant structures may be operated on a 0.8 acre portion of the park land, upon approval of a special use permit."
5. Amend the text on page 41 under the heading "Low Density" as follows:

"Minimum home size is 1,300 square feet unless the units are to be deed restricted and sold at prices affordable to low income families. In this case, these units may be as small as 1,200 square feet."

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,491

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD INITIATING PROCEEDINGS FOR REORGANIZATION OF BOUNDARIES (ANNEXATION NO.PZ 01-5-124), KNOWN AS THE JOHN LAING HOMES PFEILER PROJECT.

WHEREAS, the City Council desires to initiate a proceeding for the reorganization of boundaries as specified herein; and

WHEREAS, the City Council certifies that the final supplemental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final supplemental environmental impact report and the final environmental impact report for the Northeast Community Specific Plan before approving the project.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The City Council proposes this reorganization and requests that the Ventura County Local Agency Formation Commission (LAFCO) take proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 1985, commencing with Government Code section 56000.
2. This proposal is a reorganization and consists of the following changes of organization:
 - (a) Annexation to the City of Oxnard
 - (b) Detachment from the Ventura County Fire Protection District
 - (c) Detachment from the Ventura County Resource Conservation District
3. A description and map of the affected territory are set forth in Exhibit A, attached hereto and by reference incorporated herein.
4. The City Council proposes that the reorganization of the territory described in Exhibit A be subject to the following terms and conditions:
 - (a) The territory shall be liable for any existing indebtedness of the City.
 - (b) The territory shall be liable for payment of any existing or authorized taxes, assessments, fees and charges comparable to those imposed on property within the City.
 - (c) The territory shall be exempt from liability for payment of taxes for any existing bonded indebtedness of the detaching districts.
 - (d) The territory shall be included in City of Oxnard District No. 1.
 - (e) The territory shall be annexed to the Calleguas Municipal Water District.

5. The reasons for the proposal are to provide municipal services and controls to the territory described in Exhibit A, adjust affected special district boundaries, implement the Guidelines for Orderly Development and promote orderly governmental boundaries.

6. The proposal is consistent with the spheres of influence of the affected agencies.

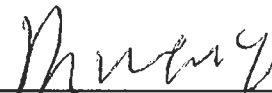
7. The City Council hereby consents to LAFCO's waiver of further conducting authority proceedings.

PASSED AND ADOPTED this 23rd day of September, 2003, by the following vote:

AYES: Councilmembers Herrera, Maulhardt and Pinkard.

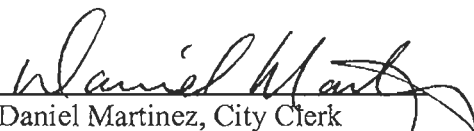
NOES: Councilmembers Lopez and Zaragoza.

ABSENT: None.



Dr. Manuel M. Lopez, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

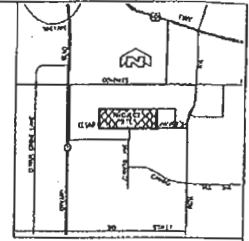
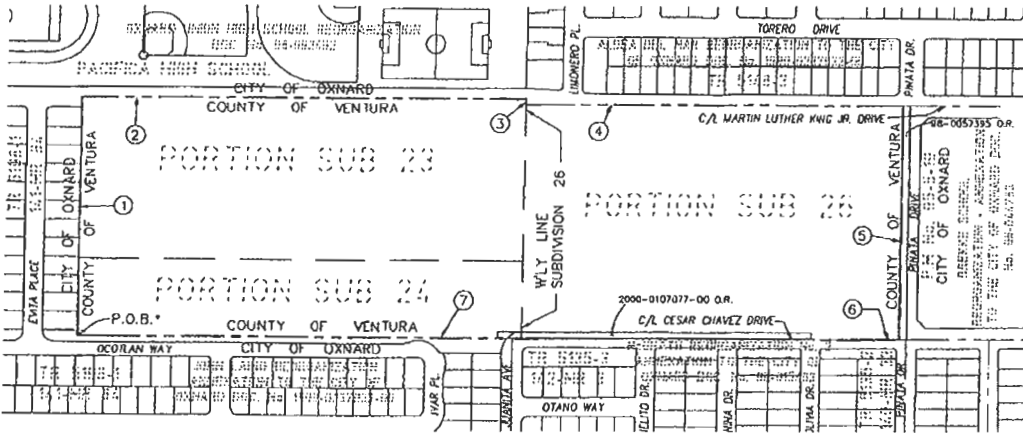
EXHIBIT A

ANNEXATION TO THE CITY OF OXNARD

Those portions of Subdivisions 23, 24 and 26 of the Rancho El Rio De Santa Clara O'La Colonia, in the unincorporated territory of the County of Ventura, State of California, as the same is designated and delineated upon that certain map entitled, "Map of Rancho El Rio De Santa Clara O'La Colonia, partitioned by order of District Court First Judicial District, California," and filed in the Office of the County Clerk of Ventura County in that certain action entitled "Thomas A. Scott et al., Pliffs. vs. Rafael Gonzales, et al., Defts.," said action brought for the purpose of partitioning said Rancho El Rio De Santa Clara O'La Colonia, said real property more particularly described as follows:

Beginning at the southerly terminus of the 2nd course of the land described in the John Laing Reorganization to the City of Oxnard as recorded on December 28, 1999 in the Office of the Ventura County Recorder as Document No. 1999-0237933-00; THENCE, along the existing city boundary by the following courses:

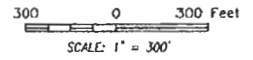
- 1st -- North 00°06'27" East, 774.20 feet; THENCE,
- 2nd -- South 89°54'03" East, 1407.67 feet; THENCE,
- 3rd -- South 00°07'23" West, 17.60 feet; THENCE,
- 4th -- South 89°52'19" East, 1217.09 feet; THENCE,
- 5th -- South 00°06'41" West, 756.05 feet; THENCE,
- 6th -- North 89°53'20" West, 1217.25 feet; THENCE,
- 7th -- North 89°54'29" West, 1407.46 feet; THENCE, to the Point of Beginning and containing 46.14 acres more or less.



COURSES

- ① North 00°06'27" East, 774.20 feet
- ② South 89°54'03" East, 1407.67 feet
- ③ South 00°07'23" West, 17.60 feet
- ④ South 89°52'19" East, 1217.09 feet
- ⑤ South 00°06'41" West, 756.05 feet
- ⑥ North 89°53'20" West, 1217.25 feet
- ⑦ North 89°54'29" West, 1407.46 feet

16.14 acres



----- EXISTING CITY OF OXNARD BOUNDARY
 - - - - - AND PROPOSED ANNEXATION
 BOUNDARY

* P.O.B. - SOUTHERLY TERMINUS OF
 THE 2ND COURSE OF THE JOHN LAING
 REORGANIZATION TO THE CITY OF
 OXNARD, DOC. No. 1999-0237933-00.

PREPARED BY:
 NELSON CONSULTANTS, INC
 70 S. LAKE AVE., #740
 PASADENA, CA 91101
 626-795-1844

MARCH 3, 2003

ANNEXATION TO THE CITY OF OXNARD

PORTIONS OF SUBDIVISIONS 23, 24 AND 26 OF THE RANCHO EL RIO DE SANTA CLARA OLA COLONIA, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS THE SAME IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF RANCHO EL RIO DE SANTA CLARA OLA COLONIA, PARTITIONED BY ORDER OF DISTRICT COURT FIRST JUDICIAL DISTRICT, CALIFORNIA," AND FILED IN THE OFFICE OF THE COUNTY CLERK OF VENTURA COUNTY IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL., DEFTS.,"

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,035

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. PZ 00-5-136 TO AMEND THE NORTHEAST COMMUNITY SPECIFIC PLAN. FILED BY VIDERIKSEN & COMPANY.

WHEREAS, the City Council of the City of Oxnard has considered an application, Specific Plan Amendment No. PZ 00-5-136, for property located at the northeast corner of Oxnard Boulevard and the Camino Del Sol alignment; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2001-51, which recommends approval of the Specific Plan Amendment as shown in said resolution; and

WHEREAS, the City Council has held public hearings and received and reviewed written and oral comments related to Specific Plan Amendment No. PZ 00-5-136; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. PZ 00-5-136; and

WHEREAS, the City Council certifies that the final supplemental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final supplemental environmental impact report and in the final environmental impact report for the Northeast Community Specific Plan before approving the project; and

WHEREAS, Applicant agrees, as a condition of approval of this resolution and at Applicant's own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determination taken, done or made before the approval of this resolution that were part of the approval process.

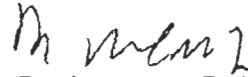
NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve Specific Plan Amendment No. PZ 00-5-136, amending the Northeast Community Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of September, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza and Holden.

NOES: Mayor Lopez.

ABSENT: None.



Dr. Manuel M. Lopez, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

Amendments to the Northeast Community Specific Plan

1. Modify Figure 3-1 to eliminate the greenbelt shown adjacent to the eastern boundary of the subject site (APN: 215-0-030-040).
2. Modify Figure 3-1 to show Low Medium Residential in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes.
3. Modify Figure 3-1 to show 75 dwelling units in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes. Show 123 dwelling units in the area between Entrada Drive, Morado Place, the junior high school, and Camino Del Sol. Correct the acreages shown.
4. Modify Figure 3-1 to add a 'Low Medium Residential Overlay (155 dwelling units maximum)' on the General Commercial site located at the northeast corner of Oxnard Boulevard and the Camino Del Sol alignment. Correct the acreage shown.
5. Add section 3.1 (5) to read:

Low Medium Residential Overlay 155 units
7 to 12 du/ acre

The Low Medium Residential Overlay permits higher density single family detached and attached housing such as townhomes, and the like, not exceeding three stories. A residential project shall only be considered upon submittal of a market analysis by a City approved consultant which clearly demonstrates that commercial development of the site is not economically feasible, defined as a minimum of 11% capital return or less. The decision to allow residential development in the overlay shall be at the discretion of the Planning Commission and City Council. Further, no site improvement permits or building permits shall be issued for a residential development within the Low Medium Residential Overlay prior to approval of the Camino Del Sol grade crossing by the California Public Utilities Commission. Approval of a planned development permit with specific development plans of the site shall be required.

6. Modify section 4.1, Low Medium Density to read: "Low Medium Density, including Low Medium Residential Overlay"

7. Change Section 4.4.2, Rear yard setback to read: "15 feet, except within the area included in Planning and Zoning Case No. (PZ) 00-5-94 where the rear set back for garages belonging to single family detached dwellings may be setback 5 feet from the property line for 17% of the dwellings. If PZ 00-5-94 expires, the rear yard for future development on the site shall be 15 feet."
8. Add to Section 4.4.2, Patio Homes, Zero Lot Line Homes, and Duplexes: "Tract 5276, Lot 131: All setbacks shall be as shown on the approved site plan."

Changes to Figure 3-1:

1. Modify Figure 3-1 to eliminate the greenbelt shown adjacent to the eastern boundary of the subject site (APN: 215-0-030-040).
2. Modify Figure 3-1 to show Low Medium Residential in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes.
3. Modify Figure 3-1 to show 75 dwelling units in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes. Show 123 dwelling units in the area between Entrada Drive, Morado Place, the junior high school, and Camino Del Sol. Correct the acreages shown.
4. Modify Figure 3-1 to add a 'Low Medium Residential Overlay (155 dwelling units maximum)' on the General Commercial site located at the northeast corner of Oxnard Boulevard and the Camino Del Sol alignment. Correct the acreage shown.

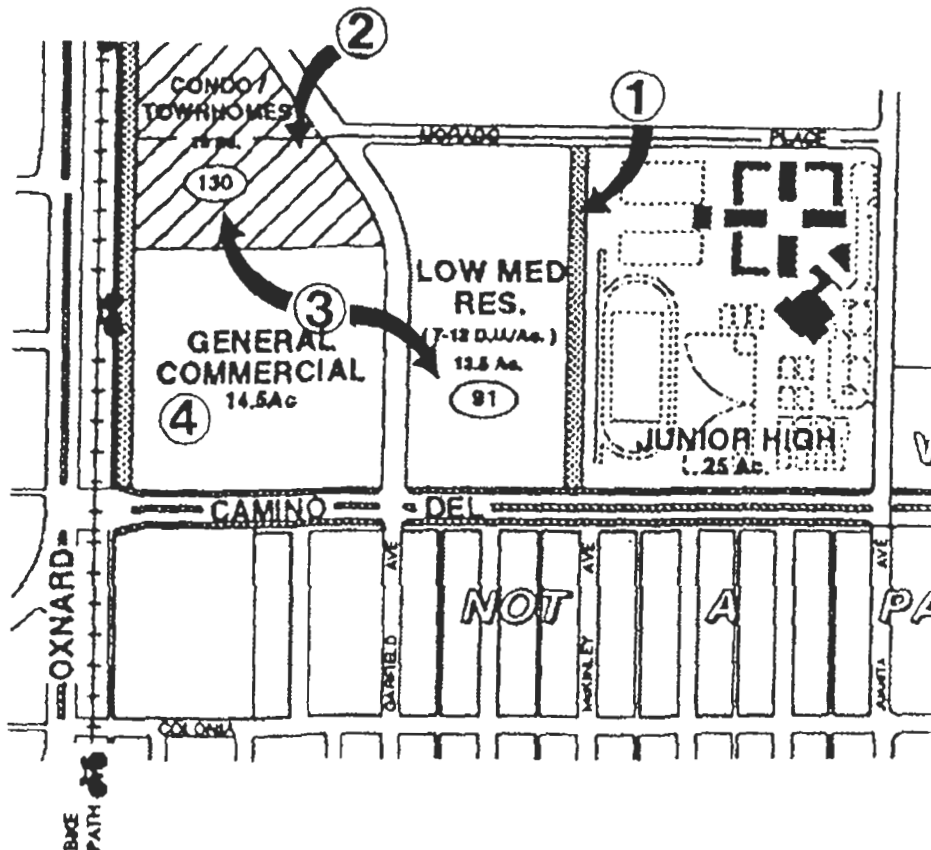


Figure 3-1 (portion)

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,915

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING THE ADOPTION OF AN AMENDMENT TO THE NORTHEAST COMMUNITY SPECIFIC PLAN (PLANNING AND ZONING PERMIT NO. 99-5-163), FOR REMOVAL OF A GREENBELT BETWEEN GRAVES AVENUE AND CESAR CHAVEZ DRIVE. FILED JOINTLY BY JM DEVELOPMENT (6755 HOLLISTER AVENUE, SUITE 220, GOLETA, CA 93117) AND SHEA HOMES (555 SAINT CHARLES DRIVE #205, THOUSAND OAKS, CA 91360).

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2001-14 recommending approval of an amendment to the Northeast Community Specific Plan (PZ 99-5-163), to remove a greenbelt between Graves Avenue and Cesar Chavez Drive, filed by JM Development and Shea Homes; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council has considered the proposed mitigated negative declaration together with any comments received during the public review process and finds on the basis of the initial study and any comments received that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, and approves the mitigated negative declaration; and

WHEREAS, the applicants agree, as a condition of approval of this resolution and at applicants' own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, the City Council finds, after due study and deliberation, that it is in the public interest and general welfare to adopt said amendment to the Northeast Community Specific Plan.

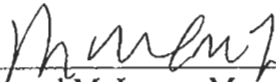
NOW, THEREFORE, the City Council of the City of Oxnard resolves that Specific Plan Amendment No. 99-5-163, consisting of the removal of the greenbelt between Graves Avenue and Cesar Chavez Drive, as shown in "Exhibit A," attached hereto, is hereby approved, subject to the findings set forth in Planning Commission Resolution No. 2001-14.

PASSED AND ADOPTED this 20th day of March, 2001, by the following vote:

AYES: Councilmembers Pinkard, Zaragoza, Holden and Lopez.

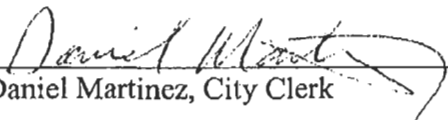
NOES: None.

ABSENT: Councilmember Maulhardt.



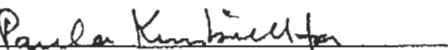
Dr. Manuel M. Lopez, Mayor

ATTEST:



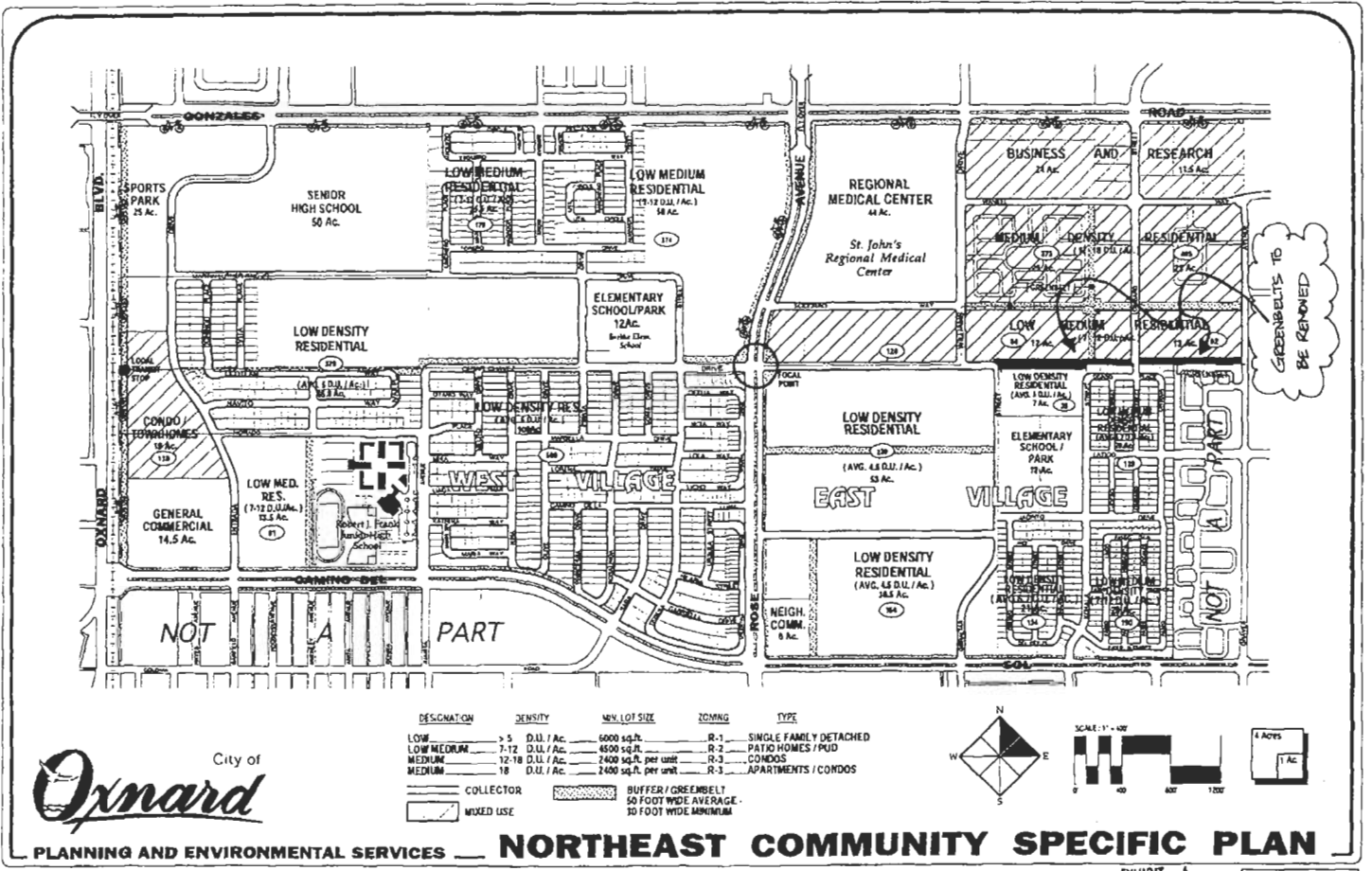
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



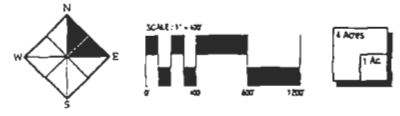
Gary L. Gillig, City Attorney

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| DESIGNATION | DENSITY | MIN. LOT SIZE | ZONING | TYPE |
|-------------|----------------|----------------------|--------|------------------------|
| LOW | > 5 D.U./Ac. | 6000 sq.ft. | R-1 | SINGLE FAMILY DETACHED |
| LOW MEDIUM | 7-12 D.U./Ac. | 4500 sq.ft. | R-2 | PATIO HOMES / PUD |
| MEDIUM | 12-18 D.U./Ac. | 2400 sq.ft. per unit | R-3 | CONDOS |
| MEDIUM | 18 D.U./Ac. | 2400 sq.ft. per unit | R-3 | APARTMENTS / CONDOS |

COLLECTOR
 MIXED USE
 BUFFER / GREENBELT
 50 FOOT WIDE AVERAGE
 10 FOOT WIDE MINIMUM



GREENBELTS TO BE REMOVED

NOT A PART

NOT A PART

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,472

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. 98-5-66 TO THE NORTHEAST COMMUNITY SPECIFIC PLAN, FILED BY CRG/CDI, OXNARD, LLC, 2800 TWENTY-EIGHTH STREET, #206, SANTA MONICA, CA 90405.

WHEREAS, the City Council of the City of Oxnard has considered an application for amendments to the Northeast Community Specific Plan ("NECSP") to adopt certain development standards in Area "A" of the Lombard/Levy Sub-Neighborhood Plan; and

WHEREAS, the City Council has held a public hearing on such amendments; and

WHEREAS, the City Council finds that such amendments are necessary for the orderly development of the City and to protect the health, safety and general welfare of the citizens of Oxnard; and

WHEREAS, the Planning Commission certified that the final environmental impact report and a supplemental environmental impact report were completed for this project in compliance with the California Environmental Quality Act, and the City Council approves the Planning Commission's certification and has considered the information contained in the final and supplemental environmental impact reports.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard amends Chapter 11 of the NECSP to adopt certain development standards in Area "A" of the Lombard/Levy Sub-Neighborhood Plan as shown in Exhibit "A" attached hereto and incorporated herein by reference.

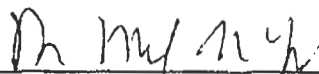
PASSED AND ADOPTED this 17th day of November, 1998, by the following vote:

AYES: Councilmembers Pinkard, Zaragoza, Holden, Lopez.

NOES: None.

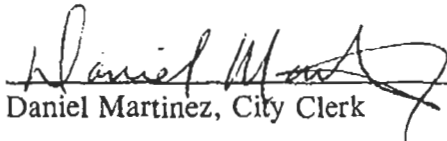
ABSENT: None.

ABSTAIN: Councilmember Maulhardt



Dr. Manuel M. Lopez, Mayor

ATTEST:


Daniel Martinez, City Clerk

APPROVED AS TO FORM:

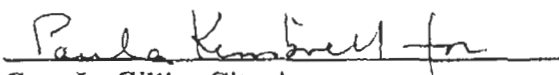

Gary L. Gillig, City Attorney

EXHIBIT A

Area "A"

| DEVELOPMENT STANDARD | SPECIFIC PLAN STANDARD | AREA A STANDARD |
|---|--|---|
| Zoning/Density | 19.89 acres at 7 units per acre | 19.89 acres at 9.5 units per acre |
| Maximum Units | 136 | 190 |
| Minimum Lot Size | 4,500 square feet | 2,422 square feet |
| Minimum Lot Front | 40 feet | 20 feet (applicable to flag parcels) |
| Minimum Lot Depth | 90 feet | 54 feet |
| Minimum Street Right-of-Way | Residential collector streets at 66 feet; Standard local streets at 62 feet | Residential collector streets at 62 feet; Standard local streets at 50 feet |
| Minimum Street Width (curb-to-curb measurement) | Residential collector streets at 40 feet; Standard local streets at 36 feet | Residential collector streets at 36 feet; Standard local streets at 32 feet |
| Minimum Parkway (measured from behind the curb) | Collector and Standard local streets at 8 feet; Local streets next to arterials at 10 feet | Residential Collector streets at 8 feet; Standard local streets at 5 feet |
| Minimum Walkway | 5 feet | Residential collector streets at 5 feet; Standard local streets at 4 feet |
| Roadway Extension | Lombard to extend from Gonzales to Fifth Street (General Plan Table VIA-2) | Eliminated |
| Greenbelt/Open Space | Minimum 30 feet, average 50 feet, along the entire east side of the property | Eliminated |

| | | |
|-----------------------------|---|---|
| Type of Housing | Single-family detached, affordable | Single-family detached, affordable |
| House Construction | Pre-fabricated units | On-site production, stick-framed housing |
| Architectural Theme | California craftsman, bungalow, and colonial consistent with homes on "F" and "G" streets | A mixture of traditional and contemporary design elements |
| Minimum House Size | N/A | 1,069 square feet to 1,455 square feet, not counting the garages |
| Minimum Setbacks | <u>Front</u> - 15 feet for the house, and 21 feet for the garage <u>Rear</u> - 15 feet <u>Side</u> - 5 feet | <u>Front</u> - 9 feet for the house, and 18 feet for the garage <u>Rear</u> - 3 feet for the garage, 15 feet for the house <u>Side</u> - 5 feet on the left side and 3 feet on the right side |
| Street Tree Sizes | 36 inch box | 24 inch box |
| Maximum Height | 28 feet measured from top of curb | 24 feet measured from top of pad |
| Minimum Interior Yard Space | 750 square feet | 768 square feet |

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 10,682

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR ADOPTION OF THE NORTHEAST COMMUNITY SPECIFIC PLAN AND GENERAL PLAN AMENDMENT NO. 92-4, AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE NORTHEAST COMMUNITY SPECIFIC PLAN. FILED BY VARIOUS PROPERTY OWNERS.

WHEREAS, the City Council has reviewed findings of fact and a statement of overriding considerations for adoption of the Northeast Community Specific Plan and General Plan Amendment No. 92-4, and approving the mitigation monitoring and reporting program for the proposed Northeast Community Specific Plan, located south of Gonzales Road, east of Oxnard Boulevard, north of Camino De La Raza, and west of Graves Avenue and Lombard Street, filed by various property owners; and

WHEREAS, the City Council has carefully reviewed the Planning Commission action recommending approval of the Northeast Community Specific Plan, subject to certain conditions contained in the mitigation monitoring and reporting program, together with the school facilities agreement, the staff report, and minutes of testimony at the public hearing held by the Planning Commission; and

WHEREAS, the City Council certifies that the final environmental impact report for the Northeast Community Specific Plan was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before approving this resolution; and

WHEREAS, the City Council has reviewed Planning Commission Resolution No. 7717, recommending adopting findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program for the Northeast Community Specific Plan.

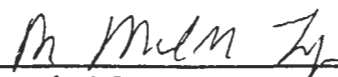
NOW, THEREFORE, the City Council of the City of Oxnard resolves to adopt findings of fact and a statement of overriding considerations as shown on "Exhibit A" for the Northeast Community Specific Plan and General Plan Amendment No. 92-4 and to adopt a mitigation monitoring and reporting program as shown on "Exhibit B" for the Northeast Community Specific Plan.

PASSED AND ADOPTED this 8th day of February, 1994, by the following vote:

AYES: Councilmembers Pinkard, Plisky, Herrera, Holden & Lopez

NOES: None

ABSENT: None



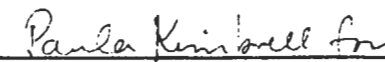
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



Gary L. Gillig, City Attorney

EXHIBIT A

STATEMENT OF FACTS AND FINDINGS

NORTHEAST COMMUNITY SPECIFIC PLAN SUPPLEMENT TO ENVIRONMENTAL IMPACT REPORT NO. 92-2

Pursuant to Section 15091 of the California Environmental Quality Act (CEQA) Guidelines, this document provides a finding for each significant environmental impact identified in the Final Environmental Impact Report for the Northeast Community Specific Plan.

1.0 POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

A. LAND USE

1. The 737 acre project site is an undeveloped island surrounded by existing development and areas in transition from agriculture to residential, commercial and industrial development. Approximately 89 percent of the project is presently used for agriculture production. The proposed project, the Northeast Community Specific Plan (NECSP), would convert 655 acres of agricultural land to residential, commercial or business/research park uses. Conversion of any agricultural land is considered an adverse environmental impact and, must be considered unavoidable for it to be approved.
2. Within the Sphere of Influence, conversion of agricultural land has been determined to be acceptable through previous LAFCO and City actions. The proposed conversion of the existing agricultural uses within the boundaries of the NECSP, which is not under any Williamson Act contract, and not located in any existing or proposed greenbelt area is therefore consistent with County Agricultural and Greenbelt Policies.
3. The 2020 General Plan designates the project site primarily as a residential community with a range of housing types and some employment generators indicating an existing agriculture area surrounded by urban development that will eventually be urbanized.
4. Implementation of the NECSP will require annexation of the project site, adoption of a general plan amendment, approval of a specific plan, zone changes.

B. TRAFFIC AND CIRCULATION

1. The Northeast Community Specific Plan is estimated to generate 96,556 daily trips, of which 6,232 trips will be generated during the AM peak hour and 9,781 will be generated during the PM peak hour. Cumulative traffic will cause 3 intersections to operate at an unacceptable level of service in the AM peak hour and 14 intersections in the PM peak hour. Cumulative plus project traffic also impacts the level of service for several intersections which exceed level of service "C".
2. Following implementation of the mitigation measures, there are no adverse impacts identified under cumulative conditions.

C. AIR QUALITY

1. Implementation of the proposed project will increase both short and long term pollutant emissions. Short term project-related emissions include fugitive dust generated by site preparation activities (i.e. grading) and construction vehicle use. Short term construction impacts represent a significant portion of regional particulate emissions and are considered cumulatively significant. Long term emissions result from vehicles traveling to and from the project site and from stationary sources such as heating and cooling of structures.
2. The primary air quality impact are from the trips generated at project completion. Long term project operations will generate pollutants that exceed Air Pollution Control District threshold levels for ozone causing pollutants (NO_x and ROG). Mobile source emissions are individually and cumulatively significant on a regional level.
3. Implementation of the NECSP will not exceed federal or state standards for carbon monoxide (CO) except in the year 2000 when some intersections along Oxnard Boulevard will exceed 8-hour CO levels even without project implementation. The project is consistent with the Air Quality Management Plan (AQMP) and within the population forecasts of the AQMP emission forecasts.

D. HYDROLOGY

1. The project site is not within the 100-year flood plain.

2. Seventeen active water wells at the project site will be abandoned and destroyed when the project site is annexed to the Calleguas Water District and the Metropolitan Water District of Southern California. The elimination of agricultural wells will reduce overdrafting of the groundwater and will reduce mineralization of the groundwater.
3. There are no significant environmental impacts that can not be mitigated to a level of insignificance by implementation of outlined mitigation measures.

E. GEOLOGY AND SOILS

1. The project site is fairly level. There are six active and potentially active faults that could affect the site. Portions of the site could be subject to liquefaction.
2. The soils which underlie the project site are classified as Class I and II which are prime agriculture soils.
3. There are three abandoned oil wells within the boundaries of the project site.
4. No evidence exists for significant soil or groundwater contamination from either current agricultural use or prior oil well drilling operations.
5. There are no significant environmental impacts that can not be mitigated to a level of significance by implementation of the outlined mitigation measures.

F. NOISE

1. Future project impacts do not exceed the 3dB significance criterion, however, the gradual development of the project plus other Oxnard developments do create an elevated noise exposure for future Oxnard residents.
2. At full specific plan site buildout, there will be a noticeable change in the ambient noise environment from the widely dispersed, development-related automotive noise sources from both this project as well as extensive area-wide development.
3. Proposed mitigations measures will reduce cumulative noise impacts but not to a level of insignificance.

G. CULTURAL RESOURCES

1. A records search and field survey of the project site did not reveal any pre-historic or historic sites recorded on or within a one-mile radius of the site.
2. There are no unavoidable adverse impacts.

H. SOCIOECONOMICS

1. The project would add 3,075 housing units, 9,014 persons and generate 5,057 jobs. The population of the NE Community would equal 5% of the City's total population as projected at build-out. The added housing units equate to 21% of the residential build-out possible under the 2020 General Plan. The added jobs equal about 7% of the total Citywide employment increase. All these projections are within the range of the 2020 General Plan guidelines.
2. The 2020 General Plan projected a ratio of added jobs to added housing to be 5.48. The intent of this ratio was to correct the jobs poor/housing rich condition of Oxnard. The ratio of jobs to housing will be almost 4 to 1 when the NECSP is built out. This ratio is consistent with the goals of the 2020 General Plan.
3. There are no unavoidable impacts following implementation of mitigation measures. Population, housing and employment growth, on a project and cumulative basis is consistent with the guidelines of the General Plan.

I. AGRICULTURE

1. The site is used for the production of row crops and citrus. A farm may produce two different crops per year due to the year round growing season.
2. The site contains prime soils as classified by the U.S. Soil Conservation Service. 109 acres in the southeastern portion of the site are under a California Land Conservation Act (Williamson Act) contract. Development of this land would require cancellation or renewal of the contract.
3. Implementattion of the NECSP will remove approximately 655 acres of prime farm land from agricultural production or 1% of

Ventura County's farm land. Loss of crop value is approximately \$17,000.00 per acre per year. The loss of prime farm land is a regionally significant impact.

4. The NECSP includes uses of significant public benefit to partially compensate for the loss of prime farm land. In addition, a phasing program is incorporated in the NECSP to prevent premature and leapfrog development.

J. AESTHETICS

1. The 2020 General Plan identifies significant visual resources within and adjacent to the project boundaries. These resources consist of three windrows of trees, the Rose Avenue view corridor, and agricultural open space. The cypress windrow east of the railroad tracks and the eucalyptus windrow east of Rose Avenue will be incorporated into the project design. A 3,800 foot eucalyptus windrow south of Gonzales Road will need to be removed to complete the widening of Gonzales Road, and the construction of the flyover at Oxnard Boulevard.
2. The conversion of agricultural uses to urban uses will alter the aesthetic character of the area. While the specific plan contains detailed design guidelines to enhance resource protection and minimize visual intrusion, the loss of agricultural open space, windrow trees and scenic views are unavoidable impacts that cannot be mitigated to a level of insignificance.

K. SCHOOLS

1. The project site is served by three school districts. The Rio School District serves the eastern portion of the project site and has a current enrollment of 2,168 students. The Oxnard School District serves the western portion of the site and has a current enrollment of 12,744 students. The Oxnard Union High School serves the entire project site and has a current enrollment of 11,176 students at 5 high schools. Both the Oxnard and Oxnard Union High School Districts have enrollments that exceed design capacity, while the Rio School District is 100 students below its design capacity.
2. Development of the project and related projects will increase demands on school facilities. Implementation of the NECSP will generate the need for 1,337 additional seats in the Rio and

Oxnard School Districts, and 510 additional seats within the Oxnard Union High School District at buildout.

3. A "School Facility Agreement" has been negotiated by all three school districts and all property owners within the NECSP. This Agreement outlines different financial arrangements in the form of fees and fee liens for each individual school district. The Agreement obligates the participating property owner to pay a fee based on the type of development proposed. The fee and fee lien allows the school districts to qualify for other funding sources such as State matching funds. The total funds that would be available if every property owner signed the Agreement would still be less than full mitigation under cost analyses prepared by the school districts. However, the Agreement creates more certainty for the school districts than is assured by the current state of legislation and judicial case law.
4. Implementing all of the mitigation measures listed in the mitigation section will not ensure that all school facilities required to serve the students generated within the NECSP will be in place concurrently with their need. Therefore, there will still be an unavoidable significant adverse impact.

L. PUBLIC SERVICES AND UTILITIES

1. The proposed project will have no significant impact on the ability of utility companies to provide services.
2. Water usage will be less than currently being consumed by agricultural uses. The project will generate 16,120 tons of solid waste per year and will be able to be accommodated by the Bailard Landfill. The sewer needs generated by the proposed project is approximately 858,514 gallons of wastewater per day or less than 3% of the treatment plant capacity.
3. Adverse impacts can be mitigated to a level of insignificance through implementation of recommended mitigation measures.

2.0 MITIGATION MEASURES INCLUDED IN PROJECT

A. LAND USE

1. Approval of a general plan amendment by the City of Oxnard.

2. Approval of the Northeast Community Specific Plan by the City of Oxnard.
3. Annexation of the project site to the City of Oxnard.
4. Annexation of the project site to the Calleguas Municipal Water District and the Southern California Metropolitan Water District.

B. TRAFFIC

1. The project's fair share contribution towards alleviating future deficiencies of the intersections in the project area through payment of the City's traffic impact fees and participation in assessment districts to construct the Oxnard Boulevard/Gonzales Road flyovers and to reconstruct the Rose Avenue and Rice Avenue interchanges would satisfy the City's mitigation measures.
2. Individual developments within the NECSP area will be required to prepare and implement Transportation Demand Management (TDM) programs. Pedestrian and bicycle facilities as well as neighborhood service centers are being incorporated into the specific plan. The City will also incorporate other TDM measures such as computerized signal controls, provisions of mass transit, and mixed use development. Three bus routes currently serve the community and will be expanded to accommodate demand.
3. As specific development projects within the NECSP area are proposed, they will be required to prepare individual traffic impact analysis (TIA) reports to identify any project impacts outside the original analysis contained in the NECSP Traffic Analysis.
4. Construction activities should be limited to weekdays between 7 a.m. to 7 p.m.
5. Noise walls and/or setbacks of over 100 feet from Gonzales Road and Rose Avenue will be required for the planned adjacent residences.

C. AIR QUALITY

1. Apply sufficient water to all major soil disturbance areas to maintain a soil moisture of 4% in the upper 6 inches of the soil stratum.
2. Perform daily street sweeping at the end of each workday up to a distance of 250 feet in either direction of any construction site access entrances until all on-site paving is completed.
3. Wash-off any trucks leaving the site and wet down or tarp any trucks hauling dirt away from the site.
4. Double sandbag all site perimeters adjoining traveled roads from November to April to prevent dirt from washing off the site.
5. Establish landscaping within 90 days of the completion of grading or hydroseeding with a native plant mix as an interim ground cover to minimize wind erosion.
6. Terminate all grading, excavation and travel on unpaved surfaces when hourly average wind speeds exceed 30 mph.
7. Apply non-hazardous chemical stabilizers to all inactive portions of the construction site.
8. Non-residential uses shall comply with the Countywide Trip Reduction Ordinance (Rule 210).
9. Provide rideshare incentives for all workers on site.
10. Provide construction personnel parking off arterial roadways to minimize traffic interference.
11. Schedule receipt of concrete, asphalt, steel and other materials from 9 a.m. to 3 p.m. as much as practically possible.
12. Restrict any lane closures of public roadways to the hours of 9 a.m. to 3 p.m.
13. Complete all street sweeping/washing of adjacent roadways by 4 p.m.
14. Require projects to contribute to South Coast Area Transit funding.
15. Require projects to fund purchase of lower emissions or electric vehicles.

16. Require funding for purchase of old, non-catalyst equipped vehicles.
17. Coordinate bus transit plans within the NECSP area with Oxnard's Traffic Division.
18. Require projects provide funding of traffic signal synchronization for computers, telemetry and other hardware improvements.
19. Adopt an in-lieu fee for the development of regional carpools. Fee shall be based on criteria contained in the 1989 VCAPCD Guidelines.
20. During construction phase, especially during grading activities, employment of local workers, who have a greater immunity to the San Joaquin Valley fever, is suggested.
21. Require the use of face masks for workers during the grading construction phase.
22. Use air-conditioned cabs in heavy construction and grading equipment where possible.
23. Use chemical dust palliatives that stabilize soil and reduce fugitive dust.

D. HYDROLOGY

1. The project site will be annexed into the Calleguas Municipal Water District and the Metropolitan Water District of Southern California.
2. Well abandonment will be conducted in accordance with the City of Oxnard Water Well permit standards.
3. The Oxnard Public Works Department will consult with the United Water Conservation District to determine the feasibility of retaining an active water well at the project site to be maintained by the United Water Conservation District for monitoring purposes.
4. To mitigate impacts associated with urban pollutants, drainage

facilities to accommodate future development within the NECSP will be designed in accordance with the Oxnard Master Plan of Drainage.

5. Prior to grading areas greater than 5 acres in size, developers will be required to obtain a California Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) permit and implement the requirements of the permit.

E. GEOLOGY AND SOILS

1. All grading and construction shall be accomplished in accordance with the applicable ordinances of the City of Oxnard.
2. All future construction associated with the NECSP will conform to the seismic requirements of the Uniform Building Code.
3. Site specific geotechnic studies will be required for future construction associated with the NECSP in order to determine appropriate site preparation and construction design recommendations.
4. Prior to site development, all abandoned oil wells shall be tested by the State Division of Oil and Gas for leakage. If any leakage is indicated, the well condition shall be remedied by reabandonment of the well. The cost of reabandonment shall be the responsibility of the landowner or developer. A Pfeiler Est. #1 well and Standard-Scholle #1 well shall be upgraded in accordance with the requirements of the State Division of Oil and Gas. Access to wells shall not be restricted by development.

F. NOISE

1. Construction activities should be limited to weekdays between the hours of 7 a.m. to 7 p.m.
2. Noise walls and/or setbacks of over 100 feet from Gonzales Road and Rose Avenue will be required for the planned adjacent residences.

G. CULTURAL RESOURCES

1. In the event that archaeological resources are uncovered during

construction, work in the vicinity of the find should be temporarily suspended until a qualified archaeologist can evaluate the find. Once the find has been examined, evaluated, and an appropriate mitigation plan for significant resources has been developed, construction or excavation work in the area may be continued.

H. SOCIOECONOMICS

1. Implement the specific plan "affordable housing guidelines" and other citywide affordable housing measures, as adopted, to meet this need.
2. Development of the specific plan shall be consistent with the goals, policies and programs of the General Plan. Therefore, the growth in population, housing and jobs shall be accomplished within the context of the General Plan, particularly the Growth Management Element and Housing Element which establishes 5-year housing production targets.

I. AGRICULTURE

1. The development of the NECSP includes uses of significant public benefit to partially compensate for the loss of prime farmland. Such uses include schools, utility infrastructure designated in approved Master Plans for the area, and 44 acres of parks, greenbelts and open space buffers for public use.
2. To prevent premature conversion of agricultural lands and leapfrog development, the NECSP will be phased over a 15 year period.
3. A request to cancel the one Williamson Act contract must meet the requirements set forth in Government Code Section 51200 et seq. which establishes the criteria and findings for a cancellation.

J. AESTHETICS

1. The specific plan incorporates design guidelines to assure visual resource protection and development coordination based on planning, architectural, landscape and engineering standards and guidelines.

2. Removal of windrow trees shall be subject to the following requirements:
 - a. A certified arborist report shall be required which contains a description of the health of each tree.
 - b. A tree valuation report shall be provided for each tree based upon, Valuation of Landscape Trees, Shrubs and Other Plants. (An official publication of the International Society of Arborists)
3. Tree rows authorized for removal shall be replaced and/or additional landscape enhancement shall be replaced and improved with 36-inch boxed size trees. The species to be reviewed and approved by the Oxnard Parks Division.

K. SCHOOLS

1. The "School Facility Agreement" should be executed by the City, Districts and all landowners in the NECSP. The Agreement will be effective only to those parties who execute it before the NECSP is approved by the Oxnard City Council.
2. Any landowner who does not execute the Agreement as provided in the above will be subject to all school mitigation requirements under State law and judicial case law when the landowner applies for a change of zone or other similar discretionary approval from the City to obtain development rights for their property.
3. The City will require that all signatories to the Agreement act in conformance with the Agreement when projects come before the City for approval within the NECSP and before building permits are issued. The City will prepare all reports and phasing plans required by Oxnard's 2020 General Plan and will use the annual reports from the Districts that are required under the Agreement. This will allow the City to continuously monitor the development in the NECSP and the provision of school facilities for the students generated within the NECSP. The City can then determine the phasing of development consistent with the requirements of the Growth Management Element of the 2020 General Plan.

L. PUBLIC SERVICES

1. A fire station in the vicinity of Rice Road and U.S. 101 shall be constructed before 50% of the NECSP is implemented.
2. Two or more fire inspectors shall be added to the Oxnard Fire Department prior to 50% of project completion.
3. All new construction shall be equipped with fire sprinklers.
4. All development plans shall be subject to Fire Department review for emergency access, adequate fire flow, provision of hydrants and fire detection and alarm equipment.
5. Future construction shall comply with all recommendations of the Oxnard Police Department relative to building security design (doors, locks, access, visibility) prior to approval of final plans.
6. The Oxnard Police Department should be included in the plan check process to enable the Department to recommend specific improvements that will enhance crime prevention for the project and allow for the police to better plan for calls that may be generated by the development.
7. Detailed sewer and storm drain system calculations and plans shall be provided for each project within the specific plan area. The design and sizing of all proposed sewer improvements shall meet the needs of the ultimate specific plan buildout as well as the interim requirements of the proposed project.
8. Storm water runoff within the NECSP area shall be limited to the runoff rates specified by the Public Works Department and on-site detention may be required. All detention basins shall be designed in accordance with Public Works standards and policies.
9. Any developer required to construct a detention basin shall execute a detention basin agreement with standard covenants for perpetual maintenance by the property owner.
10. Implementation of appropriate source reduction and recycling activities, in conjunction with City of Oxnard programs, will mitigate the increased generation of disposal waste from the development of the NECSP.

3.0 POTENTIALLY SIGNIFICANT IMPACTS REMAINING AFTER MITIGATION

A. LAND USE AND AGRICULTURE

The loss of 655 acres of prime farmland is an unavoidable adverse impact that is regional significant and cannot be mitigated.

B. AESTHETICS

The loss of mature windrow trees and scenic views are unavoidable aesthetic impacts that cannot be mitigated to a level of insignificance.

C. NOISE

Trip reduction strategies will reduce cumulative noise impacts, but not to a level of insignificance.

D. AIR QUALITY

The cumulative air quality will remain significant. The mobile source emissions will remain individually and cumulatively significant on a regional level. The carbon monoxide emissions will add incrementally to the cumulative impact to the local area. This is an unavoidable adverse impact.

E. SCHOOLS

Implementing all of the mitigation measures listed in the mitigation section will not ensure that all school facilities required to serve the students generated within the NECSP will be in place concurrently with their need. Therefore, there will still be an unavoidable significant adverse impact.

4.0 FINDINGS

A. The mitigation measures incorporated into the project will avoid or substantially lessen the significant environmental effects identified in the following areas:

1. Traffic
2. Socioeconomics
3. Cultural Resources

4. Hydrology
5. Geology and Soils
6. Public Services and Utilities

Refer to the EIR and response to comments for a full discussion of the above impacts, the mitigation measures prescribed and a discussion of impact significance after mitigation.

B. Conversion of any agricultural land, loss of windrow trees and scenic views, schools and noise are considered unavoidable adverse environmental impacts and a statement of overriding considerations must be adopted.

5.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, to the extent that any impacts remain unmitigated (conversion of agricultural land, noise, schools, loss of windrow trees and scenic open space views), such impacts are acceptable in light of the overriding benefits with the development of stable residential neighborhoods, viable community commercial facilities, business and research park facilities, approval of the School Facility Agreement and schools and parks which would be constructed within the project boundaries of the Northeast Community Specific Plan. The project site is considered part of the urbanized unincorporated area within the Sphere of Influence that already receives urban services and/or can readily be provided with urban services, and is identified on the City of Oxnard's 2020 General Plan designated for residential neighborhood development through the specific plan process.

NORTHEAST COMMUNITY SPECIFIC PLAN MITIGATION MONITORING PROGRAM

Purpose

AB 3180 became effective in January 1989 and was codified as Public Resources Code Section 21081.6. This legislation requires a lead agency to adopt a monitoring or reporting program to ensure that all mitigation measures adopted as part of a project will be carried out as described in the Environmental Impact Report. Prior to the enactment of AB 3180, there were no statutory provisions requiring the lead agency to verify that mitigation measures were subsequently implemented.

Mitigation Monitoring Procedures

The mitigation monitoring program for the Northeast Community Specific Plan is outlined in table form and provides the following information:

- Identification of each mitigation measure contained in the Environmental Impact Report.
- The method of verifying that the mitigation measure is implemented.
- The party responsible for mitigation monitoring.
- The timing of mitigation measure implementation.

NORTHEAST COMMUNITY SPECIFIC PLAN
MITIGATION MONITORING PROGRAM

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|--|--|---|
| <u>Air Quality</u> AQ1. Water soil during construction to maintain soil moisture of 4% in the upper 6" of soil. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ2. Daily street sweeping at the end of the workday until all on-site paving is completed. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ3. Wash trucks leaving site and wet down or tarp trucks having dirt from the site. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ4. From November - April, double-sandbag all site perimeters adjacent to traveled roads. | Field Inspection | Oxnard Public Works Department | During grading and construction. |
| AQ5. Establish landscaping within 90 days of grading completion or hydroseed with a native plant mix as interim ground cover. | Field Inspection | Oxnard Parks Division | Within 90 days of grading completion. |
| AQ6. Terminate all grading and travel on unpaved surfaces when wind speeds exceed 30 m.p.h. | Contact with local VCAPCD meteorologist. | Local contractors Oxnard Development Services | During grading and construction. |
| AQ7. Apply non-hazardous chemical stabilizers to all inactive portions of the construction site. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ8. Provide land uses that encourage trip reduction. | Plan Check | Oxnard Community Development Department | Prior to site specific project approvals. |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|--|--|--|
| AQ9. Provide bikeways and walkways in site design. | Plan Check | Oxnard Community Development Department | Prior to site specific project approvals. |
| AQ10. Comply with Countywide Trip Reduction Ordinance (Rule 210). | Review TSM programs submitted by employers. | Oxnard Traffic & Transportation Manager | On-going. |
| AQ11. Provide rideshare incentives for construction workers. | Review rideshare programs proposed by local contractors. | Oxnard Traffic & Transportation Manager | Prior to approval of grading permit. |
| AQ12. Provide parking off arterial roadways for construction workers. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ13. Whenever possible, schedule delivery of materials between the hours of 9:00 a.m. to 3:00 p.m. | Field Inspection | Local Contractors Oxnard Development Services | During grading and construction. |
| AQ14. Restrict lane closures on public roadways to the hours of 9:00 a.m. to 3:00 p.m. | Field Inspection | Oxnard Traffic & Transportation Manager | During grading and construction. |
| AQ15. Complete all sweeping/washing of adjacent roadways by 4:00 p.m. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ16. Developer contributions to the City for SCAT fundings. | Payment of fees | Oxnard Traffic & Transportation Manager | Prior to issuance of certificate of occupancy. |
| AQ17. Developer funding to purchase lower emission or electric vehicles for City use. | Payment of fee | Oxnard Traffic & Transportation Manager | Prior to building permit approval. |
| AQ18. Developer funding to purchase old, non-catalyst equipped vehicles for destruction. | Payment of fee | Oxnard Traffic & Transportation Manager | Prior to building permit approval. |
| AQ19. Coordinate plans for bus transit within the Specific Plan area. | Submit transit plan for review | Oxnard Traffic & Transportation Manager | Prior to issuance of certificate of occupancy. |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|--|---|---|
| AQ20. Developer funding for traffic signal computerization. | Payment of fee | Oxnard Traffic & Transportation Manager | Prior to issuance of certificate of occupancy. |
| AQ21. Adoption by the City of an in-lieu fee for regional carpools. | Adoption of a Resolution | Oxnard City Council Traffic and Transportation Manager | Within one year of specific plan approval. |
| AQ22. Employment of local construction workers, when possible. | Submit list of workers and addresses of workers. | Oxnard Community Development Department | During grading and construction. |
| AQ23. Use of face masks by construction workers. | Field Inspection | Oxnard Development Services Department | During construction. |
| AQ24. Use of air-conditioned cabs during grading and construction, when feasible. | Field Inspection | Oxnard Development Services | During grading and construction. |
| AQ25. Use of chemical pallatives to stabilize dust. | Field Inspection | Oxnard Development Services | During grading and construction. |
| <u>Geology and Soils</u> GS1. All grading and construction shall comply with applicable City ordinances. | Plan check Field Inspection | Oxnard Development Services | Prior to grading permit approval. During grading and construction. |
| GS2. Future construction shall comply with the seismic requirements of the Uniform Building Code. | Plan check | Oxnard Development Services | Prior to issuance of building plan approval. |
| GS3. Site specific geotechnical studies for future construction. | Review geotechnical reports. Field Inspection | Oxnard Development Services Oxnard Public Works Department | Prior to grading permit approval. During grading and construction. |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|--|---|--|--|
| GS4. Testing of abandoned wells and upgrading of Pfeiler Est. #1 well and Standard - Scholle #1 well. Access to wells shall not be restricted by development. | On-site testing. Review field report. | State of California Division of Oil and Gas Ventura County Public Health Department | Prior to grading plan approval. |
| <u>Hydrology</u> H1. Annexation into the Calleguas Municipal Water District and the Metropolitan Water District of Southern California. | Annexation agreement. | Oxnard Development Services & Calleguas Water District | Concurrent with the annexation of a portion of the project site to the City of Oxnard. |
| H2. Abandon water wells in accordance with the City Water well permit standards. | Permit Review Field Inspection | Oxnard Development Services | Prior to grading permit approval. |
| H3. Determine the feasibility of retaining one active well for monitoring purposes. | Consultation with the United Water Conservation District. | Oxnard Public Works Department & Ventura County Public Health Department | Prior to grading permit approval. |
| H4. Design drainage facilities in accordance with the Oxnard Master Plan of Drainage. | Plan Check | Oxnard Development Services | Prior to site specific project approval. |
| H5. Obtain a NPDES permit for grading of areas over five acres in size. | Permit Review | Oxnard Development Services & California Water Quality Control Board | Prior to grading permit approval. |
| <u>Traffic and Circulation</u> TC1. Payment of traffic impact fees and participation in traffic assessment districts by developers within the Specific Plan area. | Payment of fees | Oxnard Traffic & Transportation Manager | Prior to building permit approval. |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|--|--|--|--|
| TC2. Prepare and implement Transportation Demand Management (TDM) Programs for individual developments within the project area. | Review and approve TDM Programs. | Oxnard Traffic & Transportation Manager | Prior to issuance of certificate of occupancy. |
| TC3. Prepare traffic impact analysis reports, as development occurs, to identify any project related traffic impacts beyond the original analysis area. | Review and approval of traffic studies. | Oxnard Traffic & Transportation Manager | Prior to site specific project approval. |
| <p style="text-align: center;"><u>Noise</u></p> N1. Limit construction to weekdays, between the hours of 7:00 a.m. to 7:00 p.m. | Field Inspection | Oxnard Code Enforcement | During Construction |
| N2. Construct noise walls and/or setbacks of over 100 feet for future residences adjacent to Gonzales Road and Rose Avenue. | Review and approve site specific acoustical studies. | Oxnard Community Development Department | Prior to building permit approval. |
| <p style="text-align: center;"><u>Cultural Resources.</u></p> CR1. Halt work in the event that archaeological resources are uncovered during construction until a qualified archaeologist can evaluate the significance of the find. Determine an appropriate for mitigation plan for significant resources. | Field inspection and report. | Qualified archaeologist on the City of Oxnard approved list of consultants and Oxnard Community Development Department | When archaeological resources are uncovered. |
| CR2. Determine eligibility of any older agricultural buildings or residences for National register listing or local landmark designation. | Field inspect and report. | Qualified historian on the City of Oxnard approved list of consultants and Community Development Department. | Prior to grading permit approval. |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|---|--|---|
| <p align="center"><u>Agriculture</u></p> <p>AG1. Provide areas of public benefit to partially compensate for the loss of agricultural land.</p> | <p>Part of the Specific Plan.</p> | <p>Oxnard Community Development Department</p> | <p>On-going.</p> |
| <p>AG2. Phasing of development over a 15 year period to prevent premature conversion of farmland. Phase 1 shall occur adjacent to existing development.</p> | <p>NECSP. Quarterly development summaries.</p> | <p>Oxnard Community Development Department</p> | <p>On-going.</p> |
| <p>AG3. Remove Williamson Act contract on 109-acre parcel by either non-renewal or cancellation.</p> | <p>Application for non-renewal or cancellation.</p> | <p>Property-owners & Oxnard City Council</p> | <p>Prior to site specific project approval.</p> |
| <p align="center"><u>Land Use</u></p> <p>LU1. Approval of a General Plan Amendment.</p> | <p>General Plan Amendment application.</p> | <p>Oxnard City Council & Community Development Department</p> | <p>Concurrent with Specific Plan approval.</p> |
| <p>LU2. Approval of the Northeast Community Specific Plan</p> | <p>Specific Plan application.</p> | <p>Oxnard City Council & Community Development Department</p> | <p>Prior to implementation of the Specific Plan.</p> |
| <p>LU3. Annexation of a portion the project site to the City of Oxnard.</p> | <p>Annexation application.</p> | <p>LAFCO</p> | <p>Concurrent with Specific Plan approval.</p> |
| <p>LU4. Annexation of the project site to the Calleguas Municipal Water District and the Metropolitan Water District of Southern California</p> | <p>Annexation Agreement</p> | <p>Oxnard Public Works Department & Calleguas Water District</p> | <p>Concurrent with the annexation of a portion of the project site to the City of Oxnard.</p> |
| <p align="center"><u>Socioeconomics</u></p> <p>SE1. Implement the Specific Plan "affordable housing guidelines."</p> | <p>Affordable Housing Guidelines</p> | <p>Oxnard Housing Department</p> | <p>On-going.</p> |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|---|---|--|
| SE2. Consistency with Growth Management Element 5-year housing production targets. | Quarterly development summaries. | Oxnard Community Development Department | On-going. |
| <p style="text-align: center;"><u>Aesthetics</u></p> A1. Compliance with Specific Plan Design Guidelines. | Plan Check | Oxnard Community Development Department | Prior to site specific project approval. |
| A2. Prior to the removal of windrow trees, provide the following: - windrow trees shall be replaced by 36 inch box sized trees approved by the Parks Division - a certified arborist report, - a tree valuation report, and - replacement for trees to be removed and/or additional landscape enhancement equivalent in dollar value to the trees designated for removal. | Review of arborist report. Review and approve landscape plan. Payment of replacement fee. | Oxnard Parks Division | Prior to the removal of any windrow trees. |
| <p style="text-align: center;"><u>Schools</u></p> S1. Execute School Facility Agreement to be signed by the City, the school districts serving the project site, and landowners within the Specific Plan area. | Signed Agreement | Oxnard Community Development Department, El Rio School District, Oxnard School District, & Oxnard Unified School District | Prior to the approval of the Northeast Community Specific Plan |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|--|---|--|
| S2. Any landowner who does not execute the school facility agreement shall be subject to all school mitigation requirements applicable under State law and case law when the landowner applies for land use entitlements to develop the property. | Application for land use entitlement. | Oxnard Community Development Department, El Rio School District, Oxnard School District, & Oxnard Unified School District | Prior to building permit approval. |
| S3. All signatories to the School Facilities Agreement shall act in conformance with the provisions of the Agreement regarding the timing of development and the provision of school facilities. | Annual reports from the school districts. | Oxnard Community Development Department, El Rio School District, Oxnard School District, & Oxnard Unified School District | Prior to building permit approval. |
| <u>Fire</u> PS1. Construct a fire station in the vicinity of Rice Road and Highway 101 before 50% of the Specific Plan is implemented. | Quarterly development summaries. | Oxnard Community Development Department & Fire Department | Prior to implementation of 50% of the NECSP. |
| PS2. Add two more fire inspectors to the Fire Department before 50% of the Specific Plan is implemented. | Quarterly development summaries Annual budget | Oxnard Fire Department | Prior to implementation of 50% of the NECSP. |
| PS3. Equip all new construction with fire sprinklers. | Building Plan Check | Oxnard Fire Department | Prior to building permit approval. |
| PS4. Fire Department review of all development plans. | Building Plan Check | Oxnard Fire Department | Prior to site specific project approval. |
| PS5. Consider adoption of an ordinance to facilitate the collection of a fire protection development fee. | Study to establish nexus. | Oxnard City Council & Oxnard Fire Department | Within one year of NECSP approval. |

| Mitigation Measure | Method of Verification | Monitoring Agency | Timing |
|---|--------------------------------|---|--|
| PS6. The existing 42 inch water line in Rose Avenue shall not be relocated. | Field Inspection | Oxnard Public Works Department | On-going. |
| Police PS7. Comply with all construction and design requirements of the Oxnard Police Department. | Plan Check | Oxnard Police Department | Prior to site specific project approval. |
| PS8. Include the Oxnard Police Department in the plan check process. | Plan Check | Oxnard Police Department & Oxnard Community Development | Prior to site specific project approval. |
| PS9. Prepare detailed sewer calculations and plans for each site specific project within the Specific Plan area. | Plan Check | Oxnard Development Services | Prior to approval of grading permit. |
| PS10. Prepare detailed storm drain calculations and plans for each site specific project within the Specific Plan area. | Plan Check | Oxnard Development Services | Prior to approve of grading permit. |
| PS11. Limit storm water runoff to runoff rates specified by the Oxnard Public Works Department. All detention basins shall be designed in accordance with the standards and policies of the Public Works Department | Plan Check | Oxnard Development Services | Prior to approve of grading permit. |
| PS12. Prepare detailed water calculations and plans for each site specific project within the Specific Plan area. | Plan Check | Oxnard Development Services | Prior to approve of grading permit. |
| PS13. Execute a detention basin agreement to provide perpetual maintenance by the property owner. | Signed Agreement | Oxnard Development Services | Prior to site specific project approval. |
| PS14. Participate in City programs for waste reduction and recycling. | Plan Check Field Inspection | Oxnard Recycling Officer | On-going |

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 10,683

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING GENERAL PLAN AMENDMENT NO. 92-4 TO REFLECT CHANGES RESULTING FROM THE ADOPTION OF THE NORTHEAST COMMUNITY SPECIFIC PLAN FOR PROPERTY LOCATED SOUTH OF GONZALES ROAD, EAST OF OXNARD BOULEVARD, NORTH OF CAMINO DE LA RAZA, AND WEST OF GRAVES AVENUE AND LOMBARD STREET. FILED BY VARIOUS PROPERTY OWNERS.

WHEREAS, the City Council has reviewed General Plan Amendment No. 92-4 for property located south of Gonzales Road, east of Oxnard Boulevard, north of Camino De La Raza, and west of Graves Avenue and Lombard Street, filed by various property owners; and

WHEREAS, the City Council has carefully reviewed the Planning Commission action recommending approval of General Plan Amendment No. 92-4, together with the staff report, the school facilities agreement, and minutes of testimony at the public hearing held by the Planning Commission; and

WHEREAS, the City Council certifies that the final environmental impact report for the Northeast Community Specific Plan was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before approving this resolution.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to adopt general plan amendments consisting of the following components:

1. Revise the Land Use Map to reflect the land use designations and residential densities shown on the Northeast Community Specific Plan map.
2. Amend the Residential Development Phasing Map and the existing phasing designation for the Northeast Community Specific Plan area from "phases 2/3" to "phases 1/2/3", and change the area east of Old Road and south of Ocean View Junior High School to "phase 2" to compensate for the first phasing amendment.
3. Change the text on page V-36 from "2,500 and 3,100" to "2,800 and 3,500."
4. Revise Table V-6 on page V-40 as follows:

| Land Use | <u>Area 1(e/Rose)</u> | <u>Area 3</u> |
|----------------|-----------------------|---------------|
| a. Low Density | 85 to 132.5 | 335 to 165.8 |

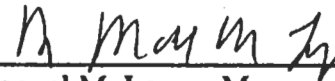
| | | |
|-------------------------------------|------------------|------------------|
| b. Low-Medium | 50 to 42 | 20 to 97 |
| c. Add "Condos/ townhouses" | to 0 | to 19 |
| d. Add "Medium" | 0 to 44 | |
| e. Add "Manufactured Housing" | 0 to 19.5 | |
| <u>Commercial</u> | | |
| f. Community | 0 to 6 | 20 to 14.5 |
| <u>Industrial</u> | | |
| g. Add "Business/ Research Park" | 0 to 35.5 | |
| <u>Open Space</u> | | |
| h. Buffer | 10 to 15 | 10 to 17.2 |
| i. Park | 8 to 4 | 8 to 29 |
| <u>Other</u> | | |
| j. Public/semi-public | 20 to 0 | |
| k. Schools | 12 to 8 | 87 to 112 |
| Total (acres) | 275 to 326.5 | 475 to 410.5 |

PASSED AND ADOPTED this 8th day of February, 1994, by the following vote:

AYES: Councilmembers Pinkard, Plisky, Herrera, Holden & Lopez

NOES: None

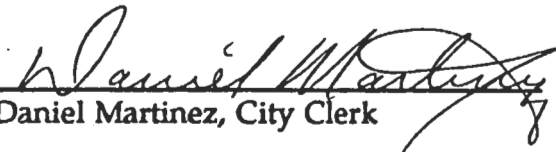
ABSENT: None



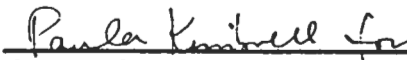
 Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



 Daniel Martinez, City Clerk



 Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 10,684

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING A SPECIFIC PLAN FOR THE NORTHEAST COMMUNITY, MISCELLANEOUS FILE NO. 239, ON THAT PROPERTY LOCATED SOUTH OF GONZALES ROAD, EAST OF OXNARD BOULEVARD, NORTH OF CAMINO DE LA RAZA, AND WEST OF GRAVES AVENUE AND LOMBARD STREET. FILED BY VARIOUS PROPERTY OWNERS.

WHEREAS, the City Council has reviewed the specific plan proposed for the Northeast Community which is located south of Gonzales Road, east of Oxnard Boulevard, north of Camino De La Raza, and west of Graves Avenue and Lombard Street, filed by various property owners; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 7719 recommending approval of the Northeast Community Specific Plan subject to certain conditions contained in the mitigation monitoring and reporting program together with the staff report, the school facilities agreement, and minutes of testimony at the public hearing held by the Planning Commission; and

WHEREAS, the City Council certifies that the final environmental impact report for the Northeast Community Specific Plan was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before approving the project; and

WHEREAS, the City Council has adopted findings of fact and a statement of overriding considerations for the Northeast Community Specific Plan.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to adopt a specific plan for the Northeast Community as shown on "Exhibit A", on file in the Community Development Department.

PASSED AND ADOPTED this 8th day of February, 1994, by the following vote:

AYES: Councilmembers Pinkard, Plisky, Herrera, Holden & Lopez

NOES: None

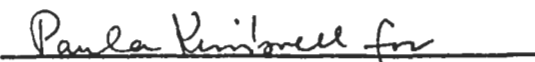
ABSENT: None


Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:


Daniel Martinez, City Clerk


Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 10,685

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING THE SCHOOL FACILITIES AGREEMENT FOR THE NORTHEAST COMMUNITY SPECIFIC PLAN LOCATED SOUTH OF GONZALES ROAD, EAST OF OXNARD BOULEVARD, NORTH OF CAMINO DE LA RAZA, AND WEST OF GRAVES AVENUE AND LOMBARD STREET. FILED BY VARIOUS PROPERTY OWNERS .

WHEREAS, the City Council has reviewed the "Schools Facilities Agreement" for property located south of Gonzales Road, east of Oxnard Boulevard, north of Camino De La Raza, and west of Graves Avenue and Lombard Street, filed by various property owners; and

WHEREAS, the City Council certifies that the final environmental impact report for the Northeast Community Specific Plan was presented to the City Council and that the City Council reviewed and considered the information contained in the final environmental impact report before approving this resolution; and

WHEREAS, the School Facilities Agreement will lessen the significant environmental impacts of the Northeast Community Specific Plan, as discussed in the final environmental impact report.


NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve the School Facilities Agreement for the Northeast Community Specific Plan, as shown in Exhibit A, attached hereto and incorporated herein by reference, and to authorize the Mayor to execute the School Facilities Agreement on behalf of the City.

PASSED AND ADOPTED this 8th day of February, 1994 by the following vote:

AYES: Councilmembers Pinkard, Plisky, Herrera, Holden & Lopez

NOES: None

ABSENT: None



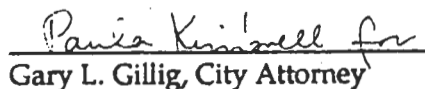
Dr. Manuel M. Lopez, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,472

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. 98-5-66 TO THE NORTHEAST COMMUNITY SPECIFIC PLAN, FILED BY CRG/CDI, OXNARD, LLC, 2800 TWENTY-EIGHTH STREET, #206, SANTA MONICA, CA 90405.

WHEREAS, the City Council of the City of Oxnard has considered an application for amendments to the Northeast Community Specific Plan ("NECSP") to adopt certain development standards in Area "A" of the Lombard/Levy Sub-Neighborhood Plan; and

WHEREAS, the City Council has held a public hearing on such amendments; and

WHEREAS, the City Council finds that such amendments are necessary for the orderly development of the City and to protect the health, safety and general welfare of the citizens of Oxnard; and

WHEREAS, the Planning Commission certified that the final environmental impact report and a supplemental environmental impact report were completed for this project in compliance with the California Environmental Quality Act, and the City Council approves the Planning Commission's certification and has considered the information contained in the final and supplemental environmental impact reports.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard amends Chapter 11 of the NECSP to adopt certain development standards in Area "A" of the Lombard/Levy Sub-Neighborhood Plan as shown in Exhibit "A" attached hereto and incorporated herein by reference.

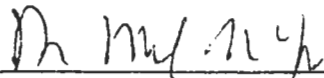
PASSED AND ADOPTED this 17th day of November, 1998, by the following vote:

AYES: Councilmembers Pinkard, Zaragoza, Holden, Lopez.

NOES: None.

ABSENT: None.

ABSTAIN: Councilmember Maulhardt



Dr. Manuel M. Lopez, Mayor

EXHIBIT A

Area "A"

| DEVELOPMENT STANDARD | SPECIFIC PLAN STANDARD | AREA A STANDARD |
|---|--|---|
| Zoning/Density | 19.89 acres at 7 units per acre | 19.89 acres at 9.5 units per acre |
| Maximum Units | 136 | 190 |
| Minimum Lot Size | 4,500 square feet | 2,422 square feet |
| Minimum Lot Front | 40 feet | 20 feet (applicable to flag parcels) |
| Minimum Lot Depth | 90 feet | 54 feet |
| Minimum Street Right-of-Way | Residential collector streets at 66 feet; Standard local streets at 62 feet | Residential collector streets at 62 feet; Standard local streets at 50 feet |
| Minimum Street Width (curb-to-curb measurement) | Residential collector streets at 40 feet; Standard local streets at 36 feet | Residential collector streets at 36 feet; Standard local streets at 32 feet |
| Minimum Parkway (measured from behind the curb) | Collector and Standard local streets at 8 feet; Local streets next to arterials at 10 feet | Residential Collector streets at 8 feet; Standard local streets at 5 feet |
| Minimum Walkway | 5 feet | Residential collector streets at 5 feet; Standard local streets at 4 feet |
| Roadway Extension | Lombard to extend from Gonzales to Fifth Street (General Plan Table VIA-2) | Eliminated |
| Greenbelt/Open Space | Minimum 30 feet, average 50 feet, along the entire east side of the property | Eliminated |

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,915

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING THE ADOPTION OF AN AMENDMENT TO THE NORTHEAST COMMUNITY SPECIFIC PLAN (PLANNING AND ZONING PERMIT NO. 99-5-163), FOR REMOVAL OF A GREENBELT BETWEEN GRAVES AVENUE AND CESAR CHAVEZ DRIVE. FILED JOINTLY BY JM DEVELOPMENT (6755 HOLLISTER AVENUE, SUITE 220, GOLETA, CA 93117) AND SHEA HOMES (555 SAINT CHARLES DRIVE #205, THOUSAND OAKS, CA 91360).

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2001-14 recommending approval of an amendment to the Northeast Community Specific Plan (PZ 99-5-163), to remove a greenbelt between Graves Avenue and Cesar Chavez Drive, filed by JM Development and Shea Homes; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council has considered the proposed mitigated negative declaration together with any comments received during the public review process and finds on the basis of the initial study and any comments received that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, and approves the mitigated negative declaration; and

WHEREAS, the applicants agree, as a condition of approval of this resolution and at applicants' own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, the City Council finds, after due study and deliberation, that it is in the public interest and general welfare to adopt said amendment to the Northeast Community Specific Plan.

NOW, THEREFORE, the City Council of the City of Oxnard resolves that Specific Plan Amendment No. 99-5-163, consisting of the removal of the greenbelt between Graves Avenue and Cesar Chavez Drive, as shown in "Exhibit A," attached hereto, is hereby approved, subject to the findings set forth in Planning Commission Resolution No. 2001-14.

PASSED AND ADOPTED this 20th day of March, 2001, by the following vote:

AYES: Councilmembers Pinkard, Zaragoza, Holden and Lopez.

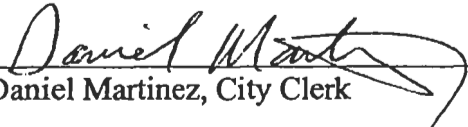
NOES: None.

ABSENT: Councilmember Maulhardt.



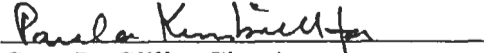
Dr. Manuel M. Lopez, Mayor

ATTEST:

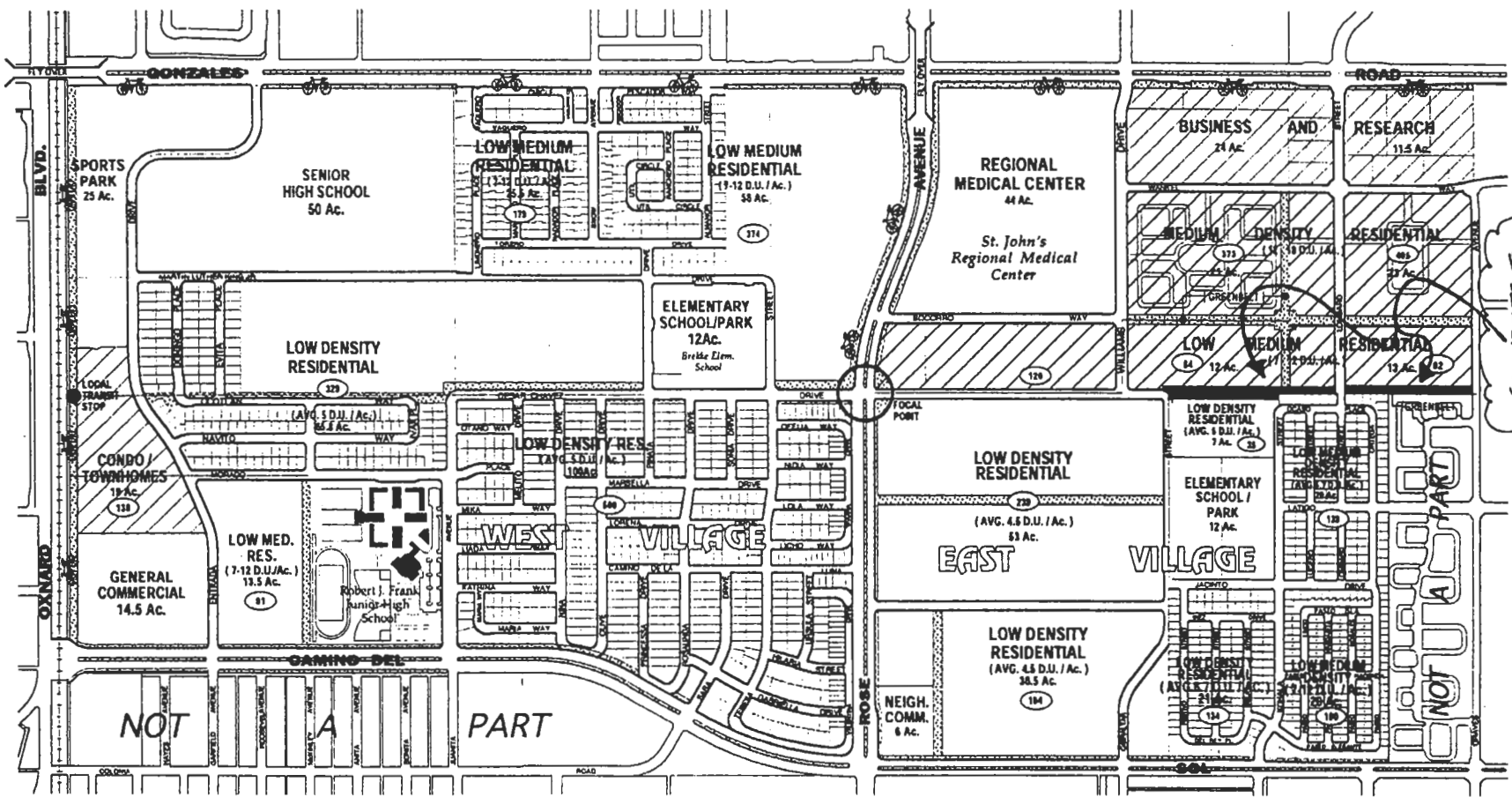


Daniel Martinez, City Clerk

APPROVED AS TO FORM:

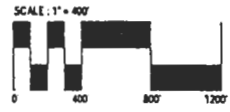
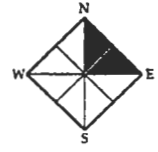


Gary L. Gillig, City Attorney



| DESIGNATION | DENSITY | MIN LOT SIZE | ZONING | TYPE |
|-------------|------------------|----------------------|--------|------------------------|
| LOW | > 5 D.U. / Ac. | 6000 sq.ft. | R-1 | SINGLE FAMILY DETACHED |
| LOW MEDIUM | 7-12 D.U. / Ac. | 4500 sq.ft. | R-2 | PATIO HOMES / PUD |
| MEDIUM | 12-18 D.U. / Ac. | 2400 sq.ft. per unit | R-3 | CONDOS |
| MEDIUM | 18 D.U. / Ac. | 2400 sq.ft. per unit | R-3 | APARTMENTS / CONDOS |

| | |
|-----------|------------------------|
| COLLECTOR | BUFFER / GREENBELT |
| MIXED USE | 50 FOOT WIDE AVERAGE - |
| | 30 FOOT WIDE MINIMUM |



PLANNING AND ENVIRONMENTAL SERVICES — **NORTHEAST COMMUNITY SPECIFIC PLAN**

EXHIBIT A

Adopted: Feb. 6, 2008
 63 Mendocino St., 94505
 Map Sheet 1 of 2, 2222

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,035

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. PZ 00-5-136 TO AMEND THE NORTHEAST COMMUNITY SPECIFIC PLAN. FILED BY VIDERIKSEN & COMPANY.

WHEREAS, the City Council of the City of Oxnard has considered an application, Specific Plan Amendment No. PZ 00-5-136, for property located at the northeast corner of Oxnard Boulevard and the Camino Del Sol alignment; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2001-51, which recommends approval of the Specific Plan Amendment as shown in said resolution; and

WHEREAS, the City Council has held public hearings and received and reviewed written and oral comments related to Specific Plan Amendment No. PZ 00-5-136; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. PZ 00-5-136; and

WHEREAS, the City Council certifies that the final supplemental impact report was presented to the City Council and that the City Council reviewed and considered the information contained in the final supplemental environmental impact report and in the final environmental impact report for the Northeast Community Specific Plan before approving the project; and

WHEREAS, Applicant agrees, as a condition of approval of this resolution and at Applicant's own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determination taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve Specific Plan Amendment No. PZ 00-5-136, amending the Northeast Community Specific Plan as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of September, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza and Holden.

NOES: Mayor Lopez.

ABSENT: None.



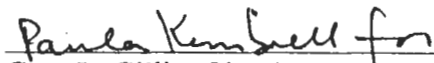
Dr. Manuel M. Lopez, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

Amendments to the Northeast Community Specific Plan

1. Modify Figure 3-1 to eliminate the greenbelt shown adjacent to the eastern boundary of the subject site (APN: 215-0-030-040).
2. Modify Figure 3-1 to show Low Medium Residential in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes.
3. Modify Figure 3-1 to show 75 dwelling units in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes. Show 123 dwelling units in the area between Entrada Drive, Morado Place, the junior high school, and Camino Del Sol. Correct the acreages shown.
4. Modify Figure 3-1 to add a 'Low Medium Residential Overlay (155 dwelling units maximum)' on the General Commercial site located at the northeast corner of Oxnard Boulevard and the Camino Del Sol alignment. Correct the acreage shown.
5. Add section 3.1 (5) to read:

Low Medium Residential Overlay 155 units
7 to 12 du/ acre

The Low Medium Residential Overlay permits higher density single family detached and attached housing such as townhomes, and the like, not exceeding three stories. A residential project shall only be considered upon submittal of a market analysis by a City approved consultant which clearly demonstrates that commercial development of the site is not economically feasible, defined as a minimum of 11% capital return or less. The decision to allow residential development in the overlay shall be at the discretion of the Planning Commission and City Council. Further, no site improvement permits or building permits shall be issued for a residential development within the Low Medium Residential Overlay prior to approval of the Camino Del Sol grade crossing by the California Public Utilities Commission. Approval of a planned development permit with specific development plans of the site shall be required.

6. Modify section 4.1, Low Medium Density to read: "Low Medium Density, including Low Medium Residential Overlay"

7. Change Section 4.4.2, Rear yard setback to read: "15 feet, except within the area included in Planning and Zoning Case No. (PZ) 00-5-94 where the rear set back for garages belonging to single family detached dwellings may be setback 5 feet from the property line for 17% of the dwellings. If PZ 00-5-94 expires, the rear yard for future development on the site shall be 15 feet."
8. Add to Section 4.4.2, Patio Homes, Zero Lot Line Homes, and Duplexes: "Tract 5276, Lot 131: All setbacks shall be as shown on the approved site plan."

Changes to Figure 3-1:

1. Modify Figure 3-1 to eliminate the greenbelt shown adjacent to the eastern boundary of the subject site (APN: 215-0-030-040).
2. Modify Figure 3-1 to show Low Medium Residential in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes.
3. Modify Figure 3-1 to show 75 dwelling units in the area between Oxnard Boulevard and Entrada Drive and south of the Morado Place alignment which is currently designated for Condo/Townhomes. Show 123 dwelling units in the area between Entrada Drive, Morado Place, the junior high school, and Camino Del Sol. Correct the acreages shown.
4. Modify Figure 3-1 to add a 'Low Medium Residential Overlay (155 dwelling units maximum)' on the General Commercial site located at the northeast corner of Oxnard Boulevard and the Camino Del Sol alignment. Correct the acreage shown.

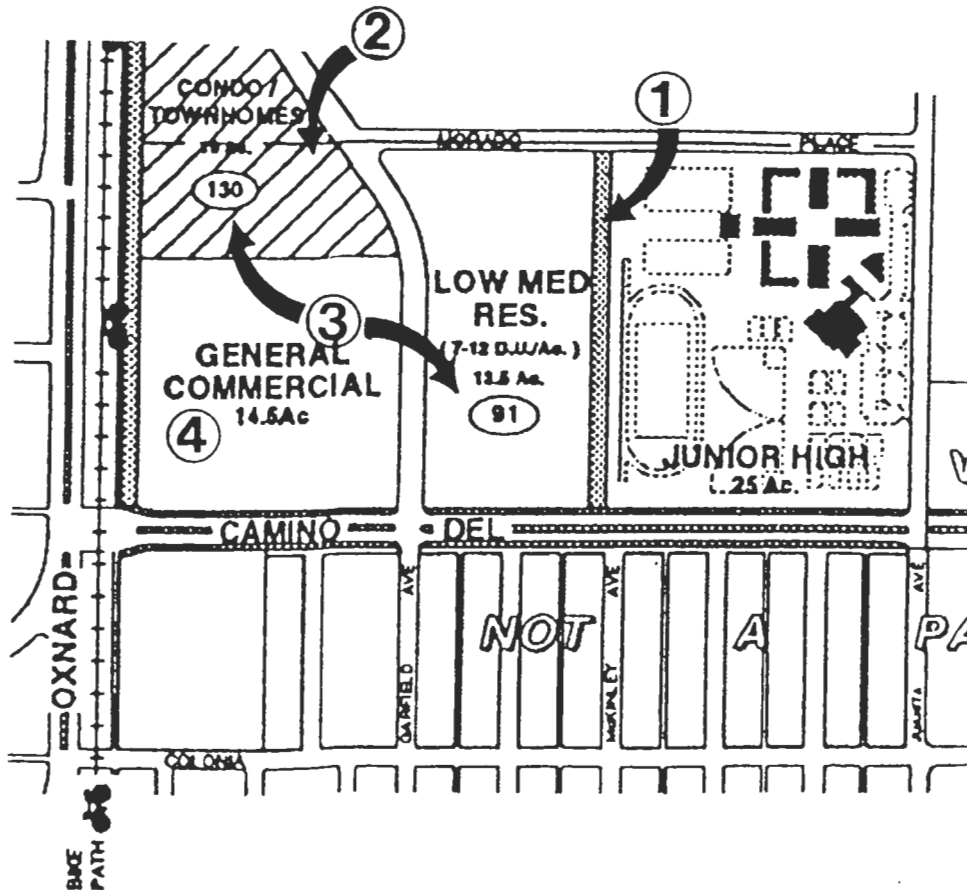


Figure 3-1 (portion)

NORTHEAST COMMUNITY SPECIFIC PLAN

City of Oxnard

**Prepared by the Planning Division of the City of Oxnard
Community Development Department**

DECEMBER 1993

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1. INTRODUCTION

The Northeast Community Specific Plan has been prepared in accordance with provisions of Sections 65450 through 65453 of the California Government Code. The plan has been prepared to provide a guide for orderly growth and development of a portion of the Northeast Community which will consist of two new neighborhoods in the City of Oxnard. The Northeast Community Specific Plan boundaries encompass approximately 856 acres, encompassing land south of Gonzales Road, east of Oxnard Boulevard, north of Camino de la Raza and its proposed extension, and an eastern boundary formed generally by Lombard Street and Graves Avenue.

This Specific Plan, through its maps, illustrations and text, provides the majority of the regulations and development standards affecting the use of land within the plan area, and expresses the City's development objectives for the community through these standards and regulations.

1.1 Organization of the Specific Plan Document

The Northeast Community Specific Plan is divided into nine sections.

Section 1 - Introduction

This Introduction is intended to provide a background and contribute to an understanding of the area, the evolution of the plan, and an outline of the Plan, and description of its relationship to the City's other planning processes and requirements.

Section 2 - Summary

The Summary provides a description of the Specific Plan's goals, objectives and features.

Sections 3-8 - Plan Elements

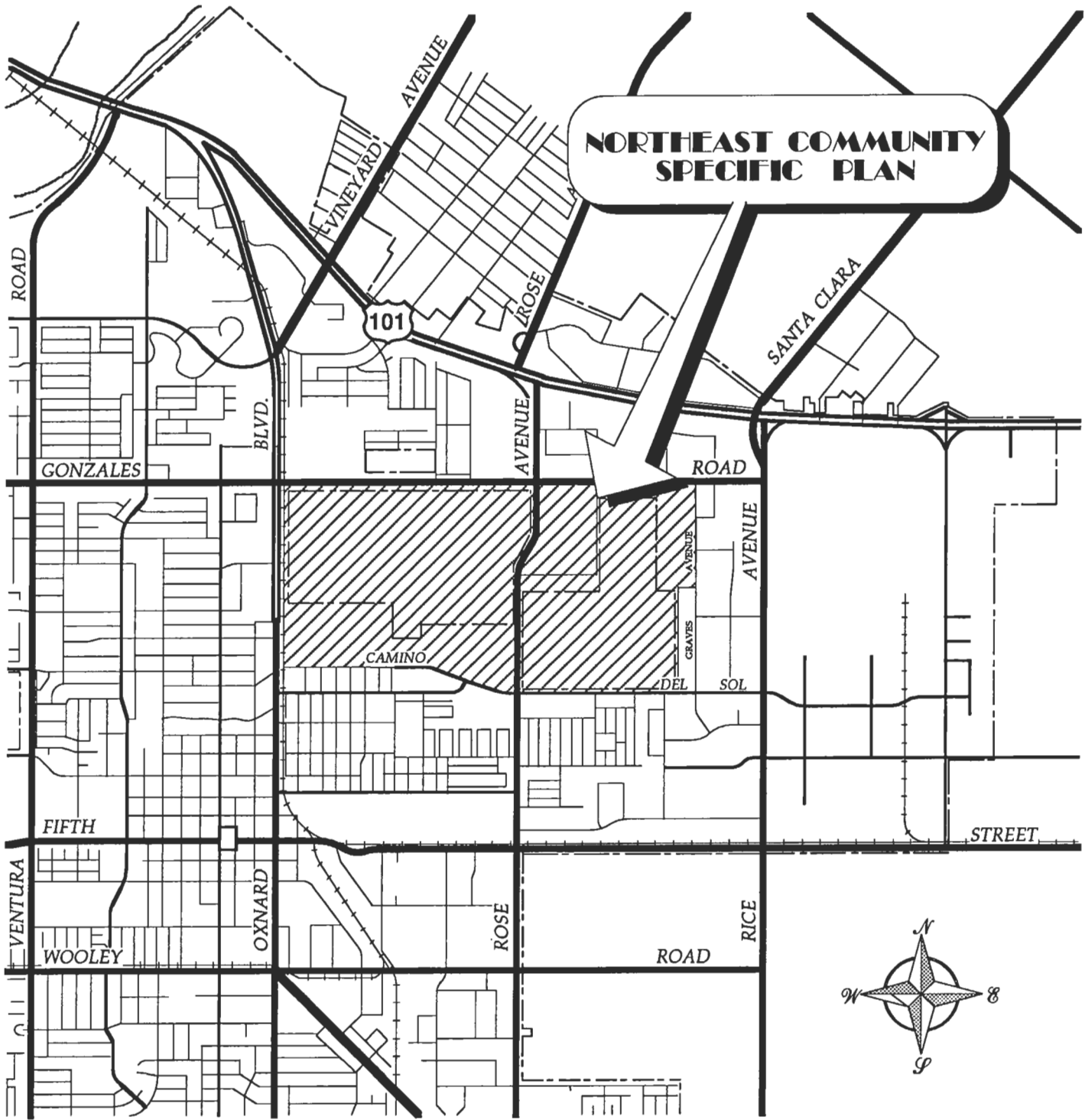
Sections 3 through 8 describe the various elements of the Specific Plan. The descriptions indicate land uses, circulation improvements, public service facilities, and open space and recreation facilities. Section 5 contains a description of design features and standards which will regulate and guide the physical appearance of development within the Specific Plan area.

Section 9 - Specific Plan Implementation

The Implementation Plan describes the development phasing, responsibilities and development schedules. Procedure for amending the Specific Plan and other planning documents is also described.

1.2 Purpose of Specific Plans

A specific plan provides a bridge between the goals and policies of the City's General Plan and the implementation of those goals and policies through the individual development proposals which will be made by property owners and the City Capital Improvement Projects within the Specific Plan Area. The Specific Plan along with the Capital Facilities Impact Evaluation, development infrastructure financing programs, and maintenance districts will form a complete development processing package which will not only guide development but which will ensure that new development within the study area does not burden the rest of the community.



PROJECT LOCATION

1.2.2 Specific Plan Goals

The following are the goals of the Northeast Community Specific Plan (NECSP).

1. Establish a framework for the orderly buildout of the Specific Plan Area in order to minimize development and energy costs and efforts on adjacent land uses including interim agricultural activities.
2. Integrate a significant public and semi-public facility requirement (schools, parks and medical center) into livable residential neighborhoods.
3. Take full advantage of the location of the NECSP next to the Northeast Industrial Area (NIAD) which is a major employment generator. Such proximity affords the opportunity for persons to live closely to jobs and in turn provides the ability to reduce vehicle trips, improve air quality and reduce energy costs.
4. Create new types of neighborhoods which borrow from the best attributes of pre-World War II neighborhoods and post-war style residential development to promote pedestrian and resident-friendly neighborhoods which diminish reliance on private vehicles and particularly provides safe environments for children and all residents.
5. Integrate all of the proposed land uses in a compatible manner and ensures that public facilities such as parks and schools are developed concurrent with the identified need.

1.3 Project Location and Setting

The boundaries of the Specific Plan are Gonzales Road on the north, Camino de la Raza on the south, Oxnard Boulevard on the west, and an eastern boundary formed by Lombard Street and Graves Avenue. See Exhibit 1-1.

There are a total of 21 parcels within the Specific Plan area ranging in size from 5.09 acres to 109.04 acres for a combined total area of 856 acres.

Portions of the Specific Plan area are presently outside the incorporated boundaries of the City of Oxnard but are within the Sphere of Influence. Those areas outside the current city boundaries are to be annexed into the City of Oxnard. The Specific Plan area is also within the boundaries of the Rio, Oxnard Elementary School District and the Oxnard Union High School District.

The Northeast Community is divided into two areas: the area west of Rose Avenue is the West Village and east of Rose Avenue is the East Village.

1.4 Project Background and History

Relationship to General Plan

The Oxnard 2020 General Plan presents a comprehensive guide and description of the City's goals and policies for the future development of the City. The 2020 General Plan has also recognized the need to deal with unique planning conditions in various locations throughout the City. The Rose/Gonzales area and the Gonzales Neighborhood are two of these areas. These have been combined here as a single planning unit and are referred to as the Northeast Community Specific Plan Area.

The various land uses permitted by this Specific Plan are consistent with the overall intent of the 2020 General Plan. However, this Specific Plan discusses the area's issues and

provides direction in greater detail than discussed in the General Plan. Development within this Specific Plan area is phased in accordance with the policies of the adopted General Plan.

The General Plan also includes policies which directly affect planning for the Specific Plan area. The Land Use Element of the General Plan indicates that the NECSP "represent(s) an opportunity to provide housing directly adjacent to the 1,400-acre Northeast Industrial Assessment District. Opportunities also exist for an expanded public or private transportation system which would link the adjacent residential and industrial business park communities and potentially reduce the amount of vehicle miles traveled within the City.

"The final determination of residential density for these areas shall be subject to the approval of the specific plan and EIR, which will evaluate alternative land use programs. The overall number of dwelling units within these areas will be between 2,500 and 3,100."

The Community Design Element also contains the following policy:

"The design of new neighborhoods in specific plan areas is encouraged to consider themes and principals of design, such as neotraditional town planning, which will help achieve a sense of community and place which is often not found in standard single-family subdivisions. Elements may include central parks, schools and community and commercial facilities, strong pedestrian orientation and de-emphasis of automobile related elements, strong streetscape elements and residence orientation to the street."

Reference should be made to the 2020 General Plan for guidance on issues not specifically addressed in this Specific Plan. Similarly, City ordinances will serve as regulation for items not specifically addressed in this Specific Plan.

Community Participation

A great deal of community input has been incorporated in the preparation of the Northeast Community Specific Plan. During the course of the 2020 General Plan update, the Northeast Community was thoroughly considered by the General Plan Advisory Committee (GPAC). The GPAC considered existing conditions, alternative land use patterns, and environmental impacts for the Northeast area. As a result of field trips and information, decision packages and alternatives analysis, the GPAC drafted a preferred land use pattern for the Northeast Community Area. The GPAC preferred alternative was compared to the property owner's alternative and other alternatives during the preparation of this Specific Plan.

Community meetings have been held with residents of the Rio Lindo and La Colonia neighborhoods which border the Specific Plan area on the north and south respectively. A brief summary of the input obtained at these meetings is provided in the following paragraphs:

Rio Lindo Neighborhood

Single-family housing was preferred rather than a mobile home park proposed in the vicinity of Rose Avenue and Camino de la Raza.

Traffic problems needed to be solved before the area is developed.

A density ceiling of seven dwelling units per acre was preferred.

Concern was expressed about the amount and location of commercial uses, although some neighborhood residents believed that commercial along the railroad would buffer noise intrusion into the neighborhood residential areas.

Support was given to the proposed neighborhood park.

Other neighborhood residents expressed an interest on the phasing and timing of development.

La Colonia Neighborhood

Support was expressed for the Camino de la Raza extension to Oxnard Boulevard.

Concern was voiced on the location of the planned high school.

Questions were raised about the need for overpasses at several locations (i.e., railroad tracks, Gonzales Road at Oxnard Boulevard and at Rose Avenue).

Preference was expressed for the preservation of some agricultural land within the Study Area.

Residents expressed a desire for the Northeast Community to blend with the surrounding areas and for the Colonia Neighborhood not to be isolated from the rest of the City.

Generally low density residential land use pattern and for appropriate phasing of development was preferred.

Additional meetings were coordinated with each neighborhood in March 1990. At that time, the City staff explained the alternatives that had been considered and evaluated for the Northeast Community. These meetings were mainly informational with a primary purpose to explain the planning process and land use pattern for the Specific Plan area.

In the Rio Lindo neighborhood, the residents in attendance expressed general satisfaction with the land use distribution. In particular, they felt the plans developed incorporated their input. The meeting in the La Colonia neighborhood also provided information and an opportunity to answer questions on a myriad of issues. The principal issues that the La Colonia residents believed needed to be addressed by the Specific Plan included:

The provision of some affordable housing.

Limitation of through-traffic through the La Colonia neighborhood.

Minimize walls on Camino de la Raza and throughout the Specific Plan area.

In addition to meetings with the adjacent neighborhood councils and residents, meetings were held with property owners within the Specific Plan area to discuss various aspects of the development and implementation of the Specific Plan. Numerous meetings were also held with property owners and school district representatives to develop an agreement for a mitigation plan for future school facilities.

1.5 Specific Plan as a Regulatory Document

This Specific Plan, through its maps, text, and illustrations, constitutes regulations and development standards for the area described as the Northeast Area. Among the items addressed by this Specific Plan are location of various land uses; height, bulk and setback requirements for buildings and facilities, and location, cross-section, and standards for circulation/transportation systems; location, sizing and standards for water supply, sewerage, and stormwater drainage facilities; and standards to regulate landscaping and preservation and management of open space.

The Specific Plan is not attempting to be all encompassing, and has focused on only those items deemed to be significant to the Specific Plan area. The City's ordinances and development codes will serve as regulation for items not specifically defined in this Specific Plan.

1.6 Projects required by law to be consistent with the Specific Plan

The Specific Plan contains rules, standards, and regulations that must be adhered to in order to formulate a development project and gain City approvals within the Northeast Area. A development project is any subdivision, parcel map, or site development project requiring review and approval by the City of Oxnard. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy or maintain any building, structure, equipment, or portion thereof, within the Specific Plan area, or cause the same to be done contrary to or in violation of any provision of this Specific Plan.

1.7 Severability

In the event that any regulation, condition, standard, guideline, program, or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portion(s) shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions.

2. SUMMARY - NORTHEAST COMMUNITY SPECIFIC PLAN CONCEPT

2.1 Specific Plan Objectives

There are many objectives of the Northeast Community Specific Plan. Foremost among them is to implement the measures of the 2020 General Plan with regard to development within the Northeast Community Area. The planning concept of the Specific Plan is based upon physical and economic factors. The physical or ultimate urban form is related to the plan's development standards and appearance. The economic factor relates to the provision of choice and encouragement of life styles attuned to economic, environmental, and physical and mental well being within the community, based upon sound fiscal policies. Within that context, the goals of the Northeast Community Specific Plan are as follows:

1. Provide an environment that would encourage neighborhood interaction and strengthen neighborhood cohesiveness.
2. Provide a balanced mix of residential, commercial and institutional uses in a compatible manner and arrangement.
3. Provide a balance of housing and employment opportunities and offer a means to integrate living and working environments.
4. Ensure that public facilities and social and human services are available to serve the community.

5. Provide a pedestrian-oriented environment by locating neighborhood services, recreation and community facilities within walking distance of residences.
6. Blend the development of the Northeast Community Specific Plan Area with the adjacent communities.
7. Ensure compatibility with adjacent, existing neighborhoods.
8. Provide a positive fiscal impact to the City of Oxnard.
9. Provide a mix of housing to serve market demand and varied segments of the population, specifically addressing the need for affordable housing.
10. Develop a model community with an emphasis on energy efficiency and environmental quality and sustainability.

The character and image of the community will contribute greatly to the achievement of these goals. In that regard, the Specific Plan incorporates design guidelines and a land use arrangement that sets out to achieve specific objectives in appearance and energy efficiency.

These objectives include:

1. Minimizing vehicular traffic by including easily accessible and convenient commercial uses within the Specific Plan area, and providing convenient pedestrian and bicycle paths connecting to major uses, such as schools, medical facilities, and transit station.
2. Providing public facilities, including schools, medical centers, churches, park and recreation facilities, and community service facilities within the Specific Plan area.

3. Establishing specific landscape guidelines and standards to coordinate physical appearance throughout the Specific Plan area.
4. Maximizing efficiency in construction of infrastructure by coordinating phasing and sizing of improvements with development of the area.

These objectives also are consistent with the Ahwanee Principles (Figure 2-1). Named for the lodge in Yosemite National Park where they were conceived by a group of nationally recognized architects and town planners, the Ahwanee Principles seek to establish a better quality of life in our communities. The community principles of the Ahwanee Principles are also objectives to be implemented in this plan.

2.2 Features of the Specific Plan

The Specific Plan consists of elements that are described in subsequent sections of this document. They include:

Land Use Plan and Regulations

Development Standards and Guidelines

Circulation Plan

Implementation Plan

Affordable Housing Program

The Specific Plan land use map (see Exhibit 2-1) illustrates these uses and are statistically summarized in Table 2-1.

**TABLE 2-1 LAND USE PROGRAM
NORTHEAST SPECIFIC PLAN LAND USE PROGRAM**

| LAND USE | AREA (Acres) | SUBTOTAL (Acres) | DENSITY (Dwellings/Acre) | DWELLING UNITS |
|---------------------------------------|--------------|---------------------|-----------------------------|-------------------|
| RESIDENTIAL | | | | |
| Low Density | 298.3 | | >5 | 1,427 |
| Low Medium Residential | 126.0 | | 7 - 12 | 940 |
| Medium Density | 63.0 | | 18 | 908 |
| Manufactured Housing | 19.5 | 506.8 | 7 | 136 |
| | | | | 3,411 |
| COMMERCIAL | | | | |
| General Commercial | 33.5 | | | |
| Mixed Use | 15.0 | | | |
| Neighborhood Commercial | 6.0 | 54.5 | | |
| INDUSTRIAL | | | | |
| Business Research Park (Mixed Use) | 35.5 | 35.50 | | |
| INSTITUTIONAL | | | | |
| Elementary School | 12.0 | | | |
| Neighborhood Center | 2.0 | | | |
| | | 14.0 | | |
| OPEN SPACE | | | | |
| Neighborhood Park | 12.0 | | | |
| Buffer | 6.8 | | | |
| Greenbelt | 33.5 | | | |
| | | 52.3 | | |
| STREETS | | | | |
| Streets | 63.2 | | | |
| | | 73.9 | | |
| TOTAL | | 737.0 | | 3,411 |

FIGURE 2-1

THE AHWAHNEE PRINCIPLES

Preamble:

Existing patterns of urban and suburban development seriously impair our quality of life. The symptoms are: more congestion and air pollution resulting from our increased dependence on automobiles, the loss of precious open space, the need for costly improvements to roads and public services, the inequitable distribution of economic resources, and the loss of a sense of community. By drawing upon the best from the past and the present, we can plan communities that will more successfully serve the needs of those who live and work within them. Such planning should adhere to certain fundamental principles.

Community Principles:

1. All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.
2. Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
3. As many activities as possible should be located within easy walking distance of transit stops.
4. A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
5. Businesses within the community should provide a range of job types for the community's residents.
6. The location and character of the community should be consistent with a larger transit network.
7. The community should have a center focus that combines commercial, civic, cultural and recreational uses.
8. The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
9. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.
10. Each community or cluster of communities should have a well defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
11. Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
12. Wherever possible, the natural terrain, drainage, and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
13. The community design should help conserve resources and minimize waste.
14. Communities should provide for the efficient use of water through the use of natural drainage, drought-tolerant landscaping and recycling.
15. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

In addition to these elements, the Plan includes an Implementation Program and Design Guidelines.

The Implementation section describes the phasing and commitment necessary to implement the public infrastructure improvement elements of the plan. Phasing indicates how development would proceed in relation to one another. It is expected that the Northeast Community Specific Plan will be phased in several stages.

The Design Guidelines establish the general appearance and aesthetic qualities desired for the area. These guidelines establish site planning principles, landscape development criteria, architectural considerations, signage and lighting guidelines.

2.3 Relationship of the Specific Plan Environmental Impact Report (EIR) to Subsequent Discretionary Projects

The Specific Plan EIR will serve as the overall environmental document of the plan and as the environmental documentation for development projects that conform to and are an integral part of the Specific Plan. Individual development projects that do not conform to the Specific Plan, require an amendment to the Specific Plan, will require separate EIRs. The Specific Plan EIR has been prepared as a "tiered" EIR which adequately addresses the cumulative impacts of the buildout of the Specific Plan area. Under the "tiering" concept, specific development proposals which are consistent with the plan's policies and objectives will need only to prepare more precise traffic and circulation studies prior to project approval. More detailed engineering or environmental studies may be necessary depending on the scope of the project.

3. LAND USE DEVELOPMENT PLAN

The land use map (see Exhibit 2-1) illustrates the basic pattern, arrangement, and acreage of various permitted uses within the Specific Plan area. The land use allocation provides for a maximum of 3,188 residential units located within 496 acres, 56 acres of commercial uses, 36 acres of business research park/mixed use, 142 acres of institutional uses, 44 acres of open space buffer, semi-public, and recreational uses, 20 acres of office, and 63.2 acres for streets.

3.1 Residential

Residential uses designated within the Northeast Community Specific Plan include low density, low/medium density, medium density, and manufactured housing.

- 1) Low Density Detached 1,427 units
 less than 5 du/ac

Low Density Detached residential units are detached single-family units. These typically include traditional single-family detached units and single-family houses within zero lot line parcels.

- 2) Low/Medium 940 units
 7 to 12 du/ac

Low/medium Density residential units encompass higher density single-family detached housing (patio homes, zero lot line, etc.) and attached multi-family housing such as townhouses, condominiums and the like.

on upper floors in a vertical mixed use arrangement, or which may employ a horizontal mixed use arrangement. Mixed use projects are subject to Planning Commission review.

Neighborhood commercial is identified at the corner of Colonia Road and Rose Avenue (six acres). This neighborhood commercial site is envisioned to serve and be oriented in terms of design to the adjacent neighborhood (primarily East Village) and shall also have a pedestrian orientation.

3.3 Business Research Park/Mixed Use

About 36 acres of business research park/mixed use are designated in the northeast portion of the Specific Plan area. This research park/mixed use designation enables the development to provide a planned environment where offices and research uses and commercial services can be intermingled with medium density residential uses. This mixed use overlay provides an opportunity for citizens to work and live within this same neighborhood. This type of use would encourage pedestrian activity both for business and recreation. A particularly unique opportunity exists to develop a "main street" style of development along Wankel Way. This "main street" would be anchored by the medical center on the west and by the office uses of the Sares Business Center to the east. Commercial and office buildings should relate to the street with minimum setback. The residential development on the south side of the street should be a townhome style with entries facing the street.

Note: Residential uses within mixed use designations have not been accounted for in the residential buildout figures and would require further specific environmental review. Development of housing units will only be permitted concurrent with non-residential uses. Exceptions may be made for units which are completely affordable.

3.4 Institutional

1. Elementary schools: There are two elementary schools planned for the Northeast Community. One is west of Rose Avenue and the other is located east of Rose Avenue. Both school sites are to be joint school/park facilities 12 acres in size and would accommodate approximately 1,000 students each. The schools will be administered by the Oxnard School District and Rio School District respectively.
2. Junior high school: The Oxnard School District is constructing a junior high school. It is located between Rose Avenue and Oxnard Boulevard north of the extension of Camino de la Raza in the West Village. The junior high school is 25 acres in size, will accommodate 1,600 students, and will have classrooms, a gymnasium, and play fields. The school entry is on the northeast portion of the property away from busy arterials and oriented towards the residential area.
3. High school: The Oxnard High School District has purchased a 50-acre site as an "expansion" high school. The site is in the northwestern portion of the Specific Plan area adjacent to Gonzales Road. The high school will accommodate 2,250 students and will consist of classrooms, a gymnasium, athletic fields with parking, and administrative facilities.
4. Regional Medical Center: The regional medical use is the 44-acre St. John's Regional Medical Center site located at the southeast corner of the intersection of Gonzales Road and Rose Avenue.
5. Village Center: There is potential for two village centers serving the West Village and East Village neighborhoods. The centers are intended to provide convenience services to the respective neighborhoods and may have the following services:
 - a. Small grocery store
 - b. Bakery

- c. Delicatessen
- d. Neighborhood Meeting Room
- e. Telecommunications Area, Fax Machines
- f. Newsstand
- g. Florist or Flower Stand
- h. Mailbox Services
- i. Pharmacy
- j. Personal Care (Beauty Shop)
- k. Automatic Bank Tellers
- l. Public Restrooms

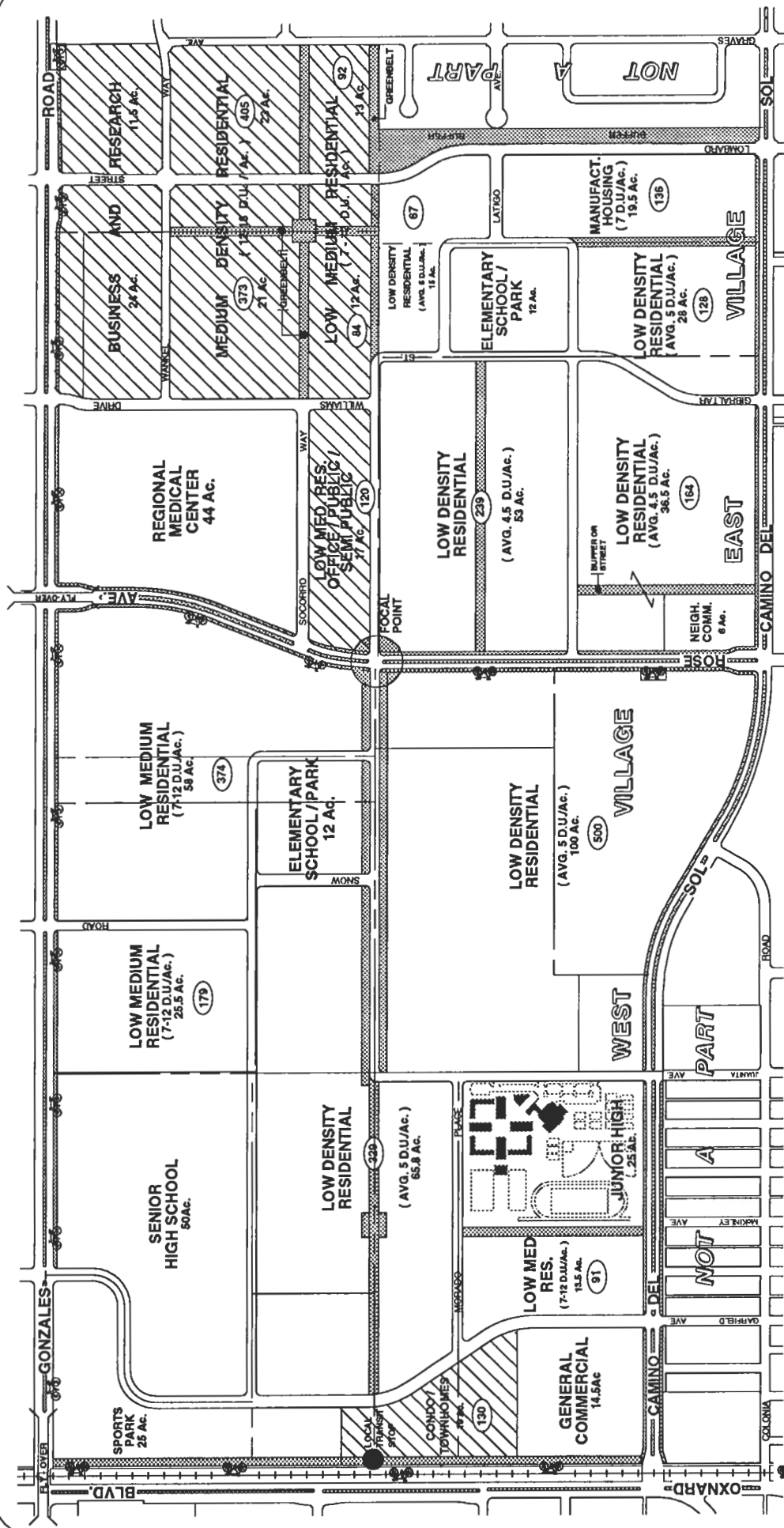
These village centers are intended to be pedestrian-oriented on a street corner. No off-street parking will be provided for these centers except as may be required for employees. The village centers are intended to be located adjacent to the neighborhood parks and are to be integrated into the park design. These village centers and the neighborhood parks are intended to be the center of neighborhood activity and destinations along with the neighborhood school and park.

The village center building is to be a "four-sided" building; it is designed and oriented to the public on all four sides. Two sides would be oriented to the adjacent streets and set back behind a broad sidewalk (10 feet wide, with tree wells) to provide limited outside seating, news racks and displays. The other sides would be oriented to the park and would potentially offer access to public restrooms.

The feasibility of developing the village centers will require further evaluation. A potential arrangement would be to have the City lease a corner of a neighborhood park site at a discounted price in exchange for the construction of the building by a private developer which would include a small neighborhood meeting room.

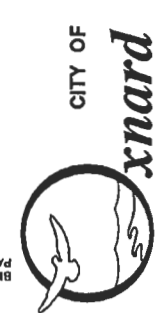
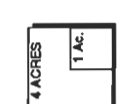
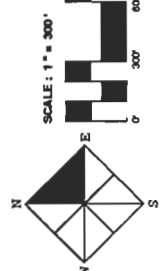
3.5 Parks and Open Space

1. **Neighborhood Parks:** There are two neighborhood parks designated in the Northeast Community. One each in the West Village and East Village. Each neighborhood park is to be integrated into the adjacent elementary school and will provide the usual neighborhood park features such as playgrounds and courts, but is formal in its design organization. The neighborhood school/park will serve as a "neighborhood square" or village green with streets on all sides. The neighborhood square will be the focus of the neighborhood activities. The square should be framed by the elementary school, neighborhood center and other institutional uses such as churches and community service buildings. The neighborhood square should have a formal design, with formal plantings of street trees. The park will be pedestrian-oriented and will have many provisions for seating areas.
2. **Buffers/Greenbelts:** Buffers are used in the Northeast Community to separate commercial and mixed uses which are adjacent to the railroad corridor on the west side of the Specific Plan area and to separate residential uses from industrial uses on the east side of the Specific Plan area. They are also used as greenbelts adjacent to commercial uses and through residential areas to provide pedestrian and bicycle linkages to neighborhood destinations. The buffer/greenbelt is a 30-foot-wide minimum and 50-foot-wide average landscaped area to include bicycle paths and pedestrian ways. Greenbelts are intended to provide means of access for bicyclists and pedestrians from within a special development to another area. Greenbelts may connect with buffer areas and are to be encouraged within individual development to link private and public open spaces and parks. Greenbelts can also include formal narrow pedestrian paths.



| DESIGNATION | DENSITY | MIN. LOT SIZE | ZONING | TYPE |
|-------------|----------------|-----------------------|--------|------------------------|
| LOW MEDIUM | > 5 D.U./Ac. | 6000 sq. ft. | R-1 | SINGLE FAMILY DETACHED |
| LOW MEDIUM | 7-12 D.U./Ac. | 4500 sq. ft. | R-2 | PATIO HOMES/PUD |
| MEDIUM | 12-18 D.U./Ac. | 2400 sq. ft. per unit | R-3 | CONDO |
| MEDIUM | 18 D.U./Ac. | 2400 sq. ft. per unit | R-3 | APARTMENTS/CONDO |

COLLECTOR
 MIXED USE AREA



NORTHEAST COMMUNITY SPECIFIC PLAN

COMMUNITY DEVELOPMENT DEPARTMENT

Figure : 3-1

DEC. 1993

4. DEVELOPMENT STANDARDS AND LAND USE REGULATIONS

4.1 Residential Land Use Categories

A primary goal of the Northeast Community is to provide a range of housing types which take advantage of the unique opportunity to provide housing in proximity to the job-generating uses of the Northeast Industrial Area (also known as NIAD). The plan allows a variety of dwelling types to be developed to allow maximum flexibility to respond to market preferences and to prevent economic stratification.

The following describes the Residential Land Use Categories:

Low Density

This category is intended primarily for detached single-family homes on lots of 5,500 to 6,000 square foot average. Some patio homes, duplexes, or zero lot line homes may be permitted provided overall density for the designated area does not exceed five dwelling units per acre. This type of unit would be organized formally along public streets in a manner reminiscent of early Oxnard. Minimum home size is 1,300 square feet. Low/medium density homes may be permitted as part of an overall development plan provided that the numbers of units do not exceed that number assigned to the respective subarea.

Low/Medium Density

This category would allow dwelling unit types ranging from detached and duplex units on 4,500 square foot minimum lots to attached dwellings of up to 12 units per acre. Projects in this category may also include private recreational facilities and may include

private streets, but are to be organized in a formal manner consistent with the thematic concept for the Specific Plan.

Medium Density

This category is intended for attached dwellings such as apartments, condominiums, and townhouses up to 18 dwelling units per acre. Residential components within the mixed use designation also fall into this category. Townhomes are to be organized in formal settings as row houses oriented toward a public or private street or a private open space as opposed to a random setting. Condominiums and apartments, where permitted, are to be organized into a courtyard arrangement.

**TABLE 4-1
ZONING CORRELATION**

| Category | Designation | Zone | Note |
|-----------------|--------------------|----------------------|-------------|
| Residential | Low Density | R-1 | |
| | Low Medium Density | R-2 | |
| | Medium Density | R-3 | |
| Commercial | General | C-2 | |
| | Neighborhood | C-2 | |
| | Mixed Use | C-2/BRP | 1 |
| Open Space | Parks | C-R | 2 |
| | Schools | C-R | |
| | Buffers/Greenbelts | Same as adjacent use | |
| Institutional | Medical Center | BRP | |
| | Churches | R-3/C-2/BRP | 3 |

Notes:

1. Residential uses are subject to Planning Commission approval.
2. Village centers (see Section 3.4) are allowed in neighborhood parks as C-R zoned uses subject to Planning Commission approval.
3. Churches are permitted in BRP designated areas. All freestanding churches are subject to Planning Commission review. Churches in multi-tenant structures may be administratively permitted.

4.2 Zoning and Permitted Uses

Upon application by the respective property owner or their authorized representative and concurrent with the consideration of a development plan, the City shall apply zoning as specified in the City Code which corresponds to the specific type of development being proposed consistent with this plan. Zoning designations are intended to correspond to the type of housing being developed (refer to Table 4-1). As a result, the low density residential designation will include properties zoned R-1 and R-2, the low medium density designation will have R-2 zoning and the medium density designation will be zoned R-3. Permitted and conditionally permitted uses shall be as specified in the City Code for the respective zoning districts or as modified by Table 4-1.

4.3 Design and Development Guidelines and Standards

4.3.1 Purpose and Intent

The purpose of this section is to establish an overall thematic concept and development design standards which will serve to implement the goals of this Specific Plan as stated in Section 1.2.2 and the objectives as stated in Section 2.1. The overall objective is to create livable, pedestrian-oriented neighborhoods which place human needs above that of the automobile, the needs of which have dominated land use planning for the past 40 years.

4.3.2 Thematic Concept

As stated in the goals and objectives sections, a fundamental objective of this plan is to build new neighborhoods based upon the best features found in older as well as more contemporary neighborhoods. Some of Oxnard's most desirable and respected residential areas include the magnificent "F" and "G" Streets in the central area of town. This area is characterized by the tree-lined streets with broad parkways and homes with a predominant California Craftsman, bungalow and colonial architectural influence. It is

intended that these key elements form the thematic design concept for the Northeast Community.

4.3.3 Architectural Design Criteria

Overall architectural themes:

- A. Single-family detached: California Craftsman, bungalow and colonial
- B. Single-family attached: row house, townhomes
- C. Multi-family attached: California courtyard
- D. Neighborhood Commercial and Service Center: Same as "A" above
- E. General Commercial and BRP: Contemporary architecture with pedestrian emphasis

Building Materials: See Table 4-2.

4.4 Development Standards

4.4.1 Detached Dwellings on Lots of 5,500 Square Feet or More

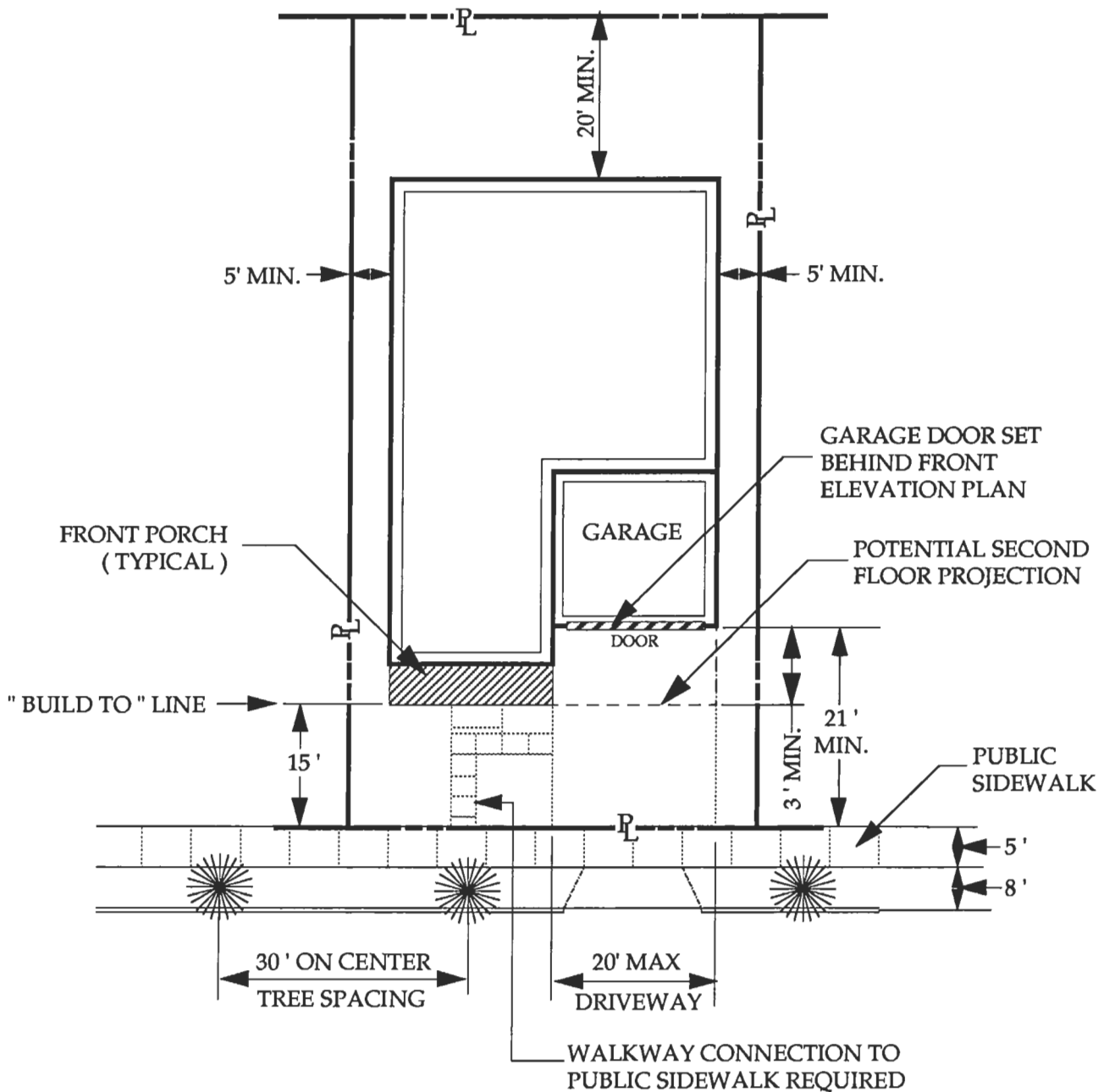
- Front yard setback/build to line: 15 feet
- Minimum garage front yard setback: 21 feet
- Side yard setback: 5 feet
- Rear yard setback: 20 feet
- Minimum interior yard space (IYS): 900 square feet; must have a minimum 10-foot dimension
- Minimum frontage lot: 50 feet
- Minimum lot depth: 100 feet
- Setbacks for patio covers/pergolas: rear yard, 10 feet; side yard, 5 feet
- Maximum building height: 28 feet measured from top of curb
- Detached garage setbacks: None

4.4.2 Patio Homes, Zero Lot Line Homes, and Duplexes

- Front yard setback/build to line: 15 feet
- Minimum garage setback: 21 feet
- Side yard setback: minimum of five (5) feet. Where a zero lot line setback is used on one side yard, the opposite side yard shall be a minimum of eight (8) feet
- Rear yard setback: 15 feet
- Minimum interior yard space per lot: 750 square feet; must have a minimum 10-foot dimension
- Minimum lot width: 40 feet
- Minimum lot depth: 90 feet
- Setbacks for patio covers, pergolas: rear yard, 10 feet; side yard, 5 feet
- Maximum building height: 28 feet, measured from top of curb

4.4.3 Attached Dwellings - Apartments, Condominiums, and Townhouses

- Street setback: 15 feet
- Side yard setback from adjacent parcel: 10 feet
- Rear yard setback for main structure: 20 feet
- Rear yard setback for parking structure: 0 feet
- Interior yard space: 30 percent; 10-foot minimum dimension
- Maximum building height: 35 feet, measured from top of curb



SINGLE FAMILY LOT DEVELOPMENT STANDARDS

Figure : 4-1

TABLE 4-2 BUILDING COMPONENTS

| Building Type | Building Surface | Application | Roofs | Application | Walls and Fences | Application |
|--|--|--|---|---|--|--|
| A. Single-family attached and detached | Stucco, horizontal wood clapboard, brick, stone, plaster | <ul style="list-style-type: none"> Stucco Clapboard shall be no more than 6" vertical dimension Primary building fenestration shall be carried around street-side elevation to point of fence contact and to an inside return on all other side elevations Commercial buildings shall be finished equally on all sides Exterior chimneys shall be finished in brick, stone or stucco with cornice and metal cap Cantilevers and eaves shall be supported by visible brackets | Concrete or clay tile Dimensional asphalt or fiberglass shingles | <ul style="list-style-type: none"> Gables preferred Hips permitted Mansards and sheds not permitted Dormers are encouraged Roofs without overhangs shall be finished with a profiled cornice | <ul style="list-style-type: none"> Heavy wood on wood Stucco Decorative block | <ul style="list-style-type: none"> Gates and wood fences shall be completely opaque and shall have a cap rail and 2" x 4" frame or equivalent. Post shall be set in concrete and have a 4" minimum dimension.. Block walls along streets shall have decorative cap and pilasters no less than 30 feet on center. |
| B. Multi-family | Stucco, wood clapboard | Same as above | Same as above | Same as above | Same as above | Same as above |
| C. Neighborhood Center and Commercial | Stucco, wood clapboard, brick | Same as above | Concrete or clay tile | Same as above | <ul style="list-style-type: none"> Decorative block Stucco | Wall shall have a decorative cap |
| D. General Commercial and BRP | Same as above and treated concrete | Same as above | Same as above for visible roofs | <ul style="list-style-type: none"> Parapets are permitted only on general commercial and BRP buildings and shall have a profiled cornice Mechanical equipment shall be screened from street Same as above. | <ul style="list-style-type: none"> Decorative block Textured concrete | Wall shall have a decorative cap |

Details

Rain Gutters:

Residential: Materials shall be finished to match or complement the building. Downdrains on front elevation shall be minimized.
 Neighborhood Center: Copper or decorative scuppers, gutters and down drains
 Commercial: Must be located within building envelope or be copper or decorative scuppers and down drains

Lighting:

Residential: Light fixtures facing public streets shall be decorative types consistent to the particular architectural style of the residence.
 Commercial: Building lights shall be decorative on street elevations. All building and parking lot lights shall be cut off type and thematic standards.

Porches and Balconies:

- Railing spacing shall not exceed 5" on center for wood; 4" for metal.
- Wood railings only are allowed on ground floor porches
- Second or third floor balconies may have metal railings
- Wood railings shall be minimal ¾" dimension.
- Porch and entry piers and support posts shall be no less than 12" x 12".
- Where porches are not applied, protected entries and entry walks shall be provided.

Apartment projects may be permitted carports in lieu of garages subject to the following standards:

- Pitched roofs to reflect main structures are required.
- Shall be open on all sides except for a 42-inch wall berm or hedge where the back of a carport faces any public street, sidewalk or greenbelt, or any residential unit.
- Minimum 12-inch fascia required on all sides.
- Supports shall be 8 inches minimum with capitals or supports as appropriate.
- Roofs shall drain away from driveway or have gutters.
- Security lighting shall be sufficient to light all interior areas between dusk and dawn.

4.5 Design Guidelines

In addition to the following guidelines all projects shall comply with the adopted City of Oxnard citywide design guidelines, Attention to Detail.

4.5.1 Detached Dwellings

- Maximum curb cut: 18 feet
- Alleys may be permitted subject to design review
- At least 30 percent of all dwellings in a project must include a front porch of minimum dimension of five feet
- Entry walks shall be required to connect from the dwelling to the public sidewalk
- Dwelling entries shall be given special emphasis through the use of covered porches, railings, and other details which designate the entry as the main feature of the front elevation and shall be completely visible to the street
- Ribbon and "grasscrete" driveways may be permitted
- One to three front yard trees shall be required (depending upon yard size, configuration, and species of trees)

- Front yard trees should be of a wide variety or species to provide both vertical and horizontal forms

4.5.2 Attached Dwellings

- Garage and parking space access is preferred off public or private ways or alleys, except for attached duplexes which may have direct public street access
- At least 30 percent of all dwellings within a project must have a front porch with a minimum dimension of five feet
- Units adjacent to public street shall have the primary entry oriented and visible to the street
- Dwelling entries shall be given special emphasis through the use of covered porches, railings and other features which designate the entry as the principal elevation feature
- At least one yard tree per dwelling unit shall be provided

4.5.3 Village Center

- Setback shall be 12 feet from curb face with tree wells at a minimum seven foot dimension with grates 30 feet on center.
- Commercial area of structure shall be a minimum of 70 percent glazing or openable doors. Metal roll-up display may be permitted.
- Daily displays, movable tables and chairs, and news racks may be permitted between building and curb, provided a 48-inch walkway area is maintained.
- Minimum floor to ceiling height for ground floor is 12 feet.
- Two-story structure is encouraged. If one story, shall be at least 15 feet in height to the roof eave or top of parapet.
- Site shall be integrated into neighborhood park.

4.5.4 Commercial Development

- Neighborhood commercial development shall be pedestrian-oriented, with buildings preferably oriented to streets and public sidewalk and with parking screened by buildings from streets.
- Architecture for commercial and public buildings shall be compatible with the design standards for the adjacent residential development.

4.5.5 Neighborhood Design Standards

- Public sidewalks shall be located 8 feet behind the curb on local and collector streets, and 10 feet behind and parallel to the curb on arterial streets.
- All public sidewalks shall be five feet wide.
- Street trees shall be normally aligned along all streets. Double treerows are required along arterial streets on either side of walk.
- All sidewalks shall be parallel to the adjacent street.
- Street trees shall be placed on 30-foot centers and minimum 36-inch box size.
- Effort shall be made to aggregate parkway utility fixtures into limited groups to facilitate street tree placement.
- Public cul-de-sac streets are allowed but should be minimized.
- Perimeter boundary walls along arterials are to be minimized by using parkway streets parallel to the arterial with a 30-foot driveway.
- Street lights shall be Southern California Edison green color "nostalgic" poles and fixtures.
- Street trees shall be of varieties which provide broad canopies to shield public streets and sidewalks.
- Local street corner radii shall be 25 feet.

Neighborhood Square/Park

- Formal street tree pattern on all sides

- Formal design of walkways and seating areas
- Provides many seating areas
- Many varieties of trees; some grouped in a "grove"

Schools

- School building should be oriented to public streets and sidewalks as opposed to a parking lot.
- School campus buildings may be secured by fencing, but school yard should be left open for neighborhood use and integration into neighborhood park.

4.5.6 Private Development Landscape Standards

In keeping with the overall thematic objective of more traditional and formal neighborhood design, the landscape architecture shall be similarly designed to reflect this objective landscape design should reflect existing topography and avoid creating artificial features. Wherever possible, existing landscape features shall be retained, enhanced and used as themes for design applications.

Private developments landscape design shall be consistent with the City of Oxnard Landscape Standards and Standards for Parking Lot Design as adopted by the Oxnard City Council.

The following specific landscape standards shall also apply:

- Parking lots shall be screened by large shrub material capable of creating an opaque landscape screen or by decorative screen walls of 30 inches in height.
- In multi-family developments, at least one common area tree per unit is required in addition to required street trees.

- At least one front yard street per detailed dwelling unit shall be required in addition to required street trees. Depending on yard size and proposed tree varieties, additional yard trees may be required. Two front yard trees shall be required on corner lots.

4.5.7 Existing Landscape Features

The Northeast Community Specific Plan Area contains a number of existing landscape features which define the area. Most notably these consist of agricultural windrows and healthy large trees located in and around home and farm outbuilding sites. The windrows include Cypress and Eucalyptus varieties. Wherever possible the healthy specimens within these features are to remain and be integrated into the private development. Further, when necessary, street and sidewalk alignments should be adjusted to save these features and incorporate them into the streetscape. Development proposal plans shall indicate the location of existing trees and propose a program for retention. Tree rows should be retained as features to refined pedestrian and bicycle path greenbelts and buffers.

4.5.8 Project Signage

Except as permitted in the following sections, all signs shall comply with City of Oxnard zoning ordinance requirements.

Sign Standards

Residential: For each development, permanent entry monument signs of a maximum total of 50 square feet may be permitted. A principal project entries sign height shall not exceed 42 inches for freestanding signs, six feet for wall signs. Two wall-mounted project entry signs of no more than 25 square feet may be permitted in lieu of a monument sign.

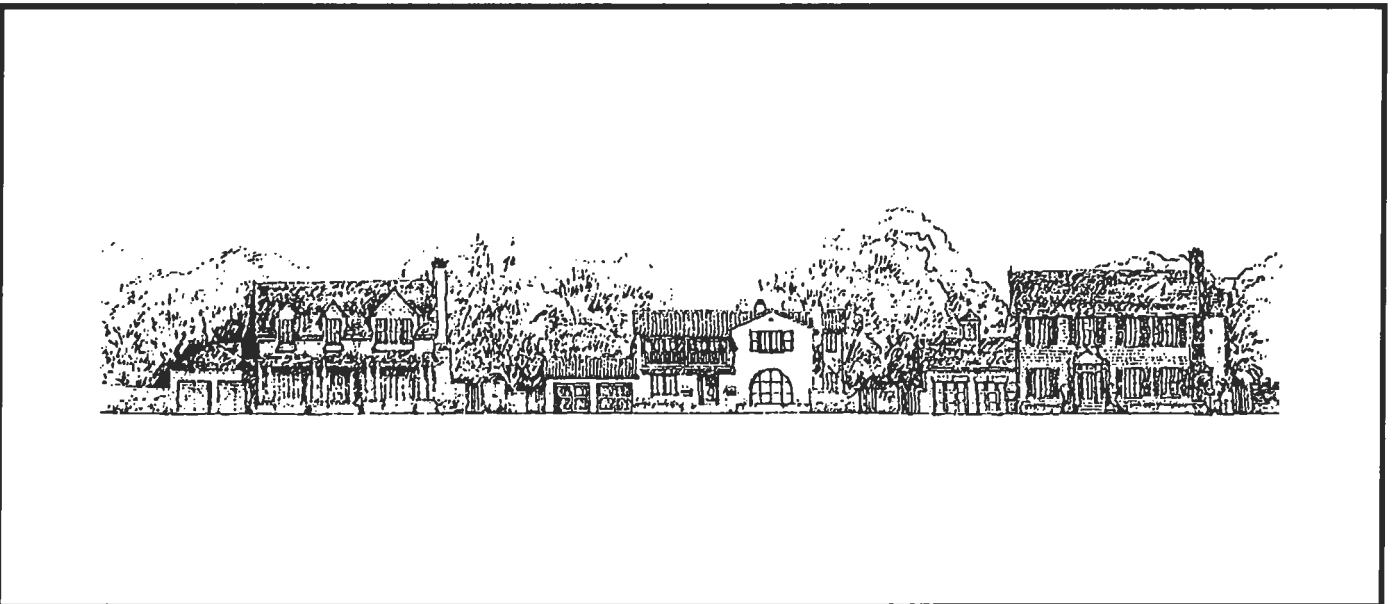
Neighborhood center: Building signs only shall be permitted. No internally illuminated signs shall be allowed except under a canopy or awning. Pedestrian signs hung perpendicular to the building face not exceeding two feet by three feet may be permitted.

Commercial: No "can" signs shall be permitted. A master sign program is required prior to approval of all commercial development. All commercial development shall include pedestrian-oriented signage which may include, but is not limited to directories, information kiosks, underarcade sign and signs as above for neighborhood centers.

Neighborhood commercial: In lieu of freestanding signs per City Code, one 12-foot freestanding sign for street frontage shall be permitted.



PROTOTYPE SINGLE FAMILY HOME



SINGLE FAMILY STREET ELEVATIONS

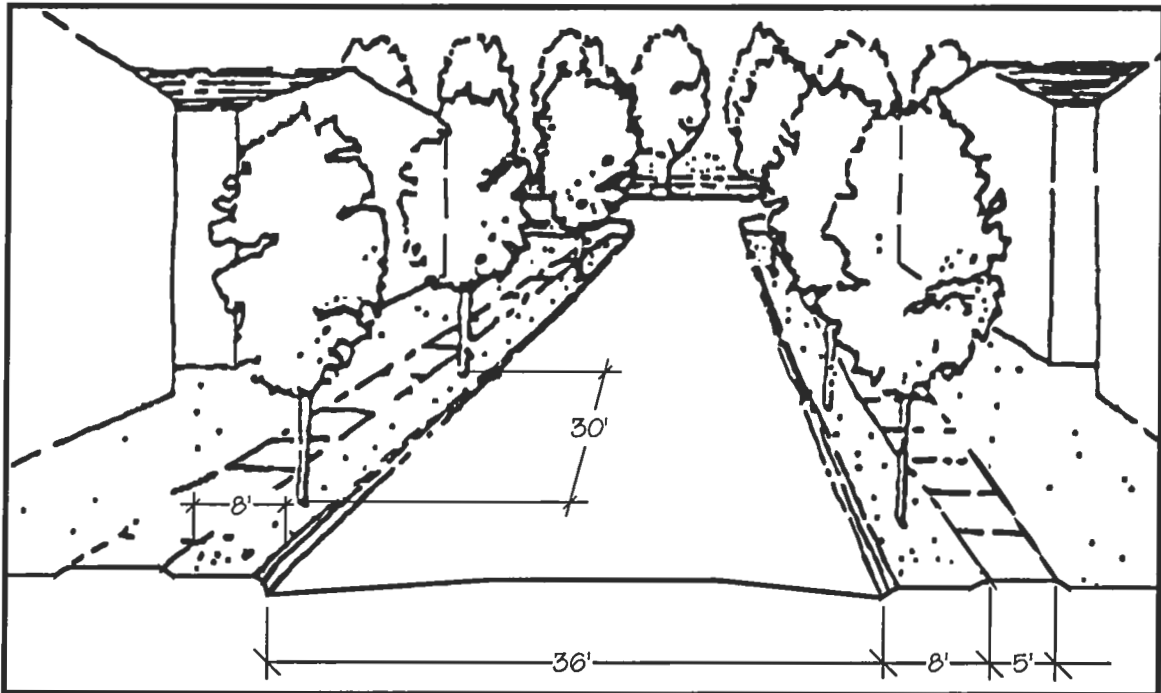
SINGLE FAMILY PROTOTYPES

Figure: 4-2



POTENTIAL CONFIGURATION FOR ALLEYS

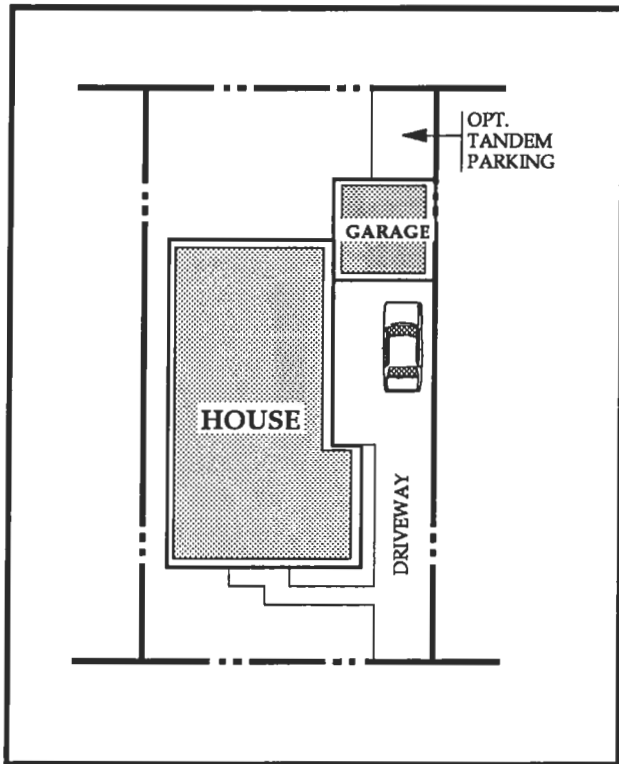
Figure: 4-3



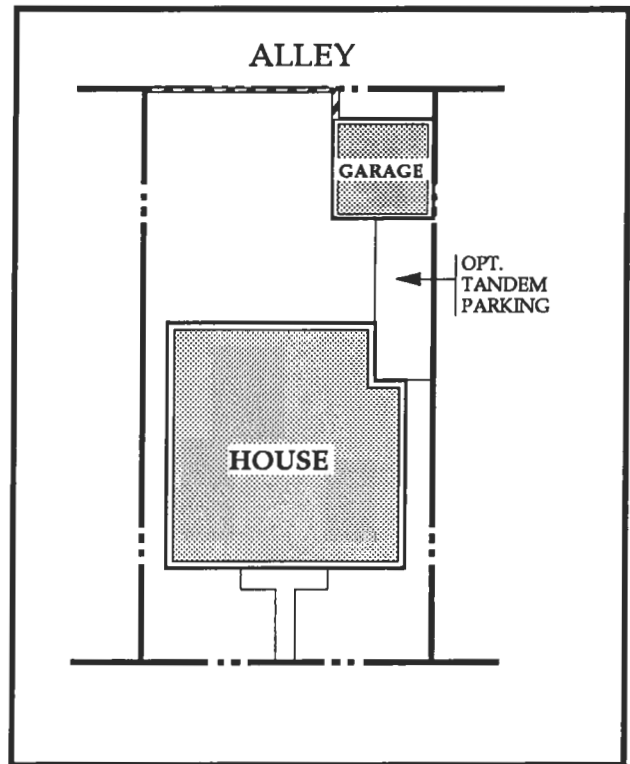
RESIDENTIAL LOCAL STREET STANDARDS

Figure: 4-4

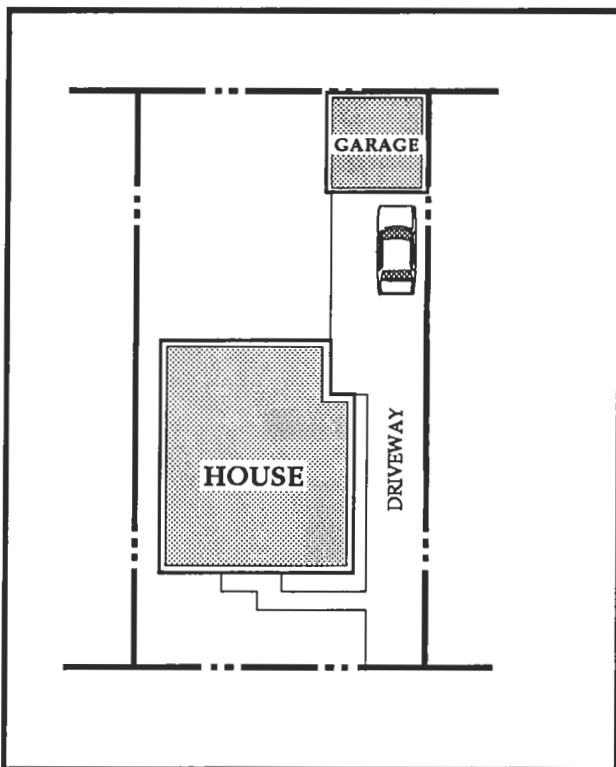
RESIDENTIAL GARAGES SHOULD BE CONFIGURED TO REDUCE THE VISUAL IMPACT OF THE AUTO AND TO LINE THE STREET WITH ACTIVE, VISUALLY INTERESTING FEATURES



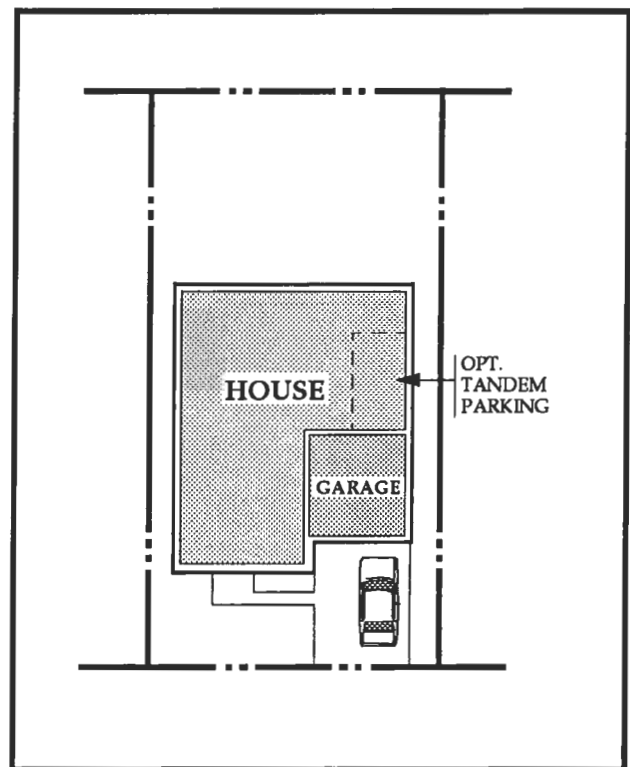
SIDE DRIVE (ATTACHED)



ALLEY (ATTACHED OR DETACHED)



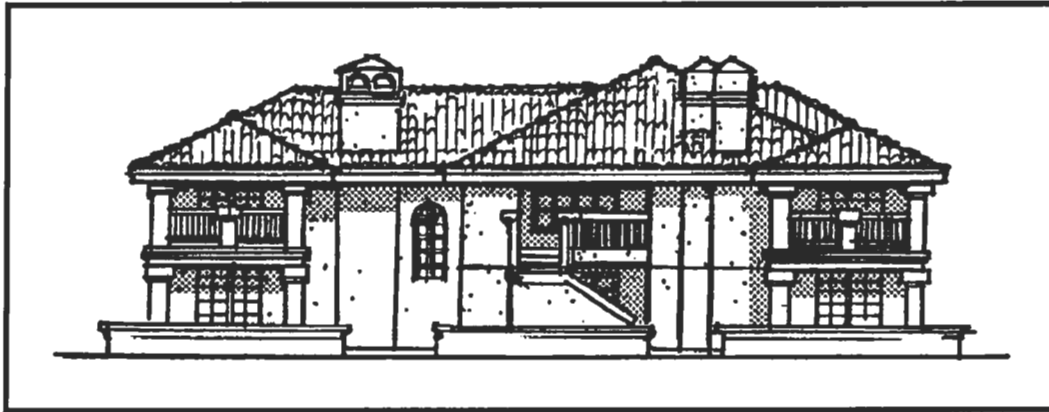
SIDE DRIVE (DETACHED)



MODIFIED FRONT GARAGE

ALTERNATIVE GARAGE CONFIGURATIONS

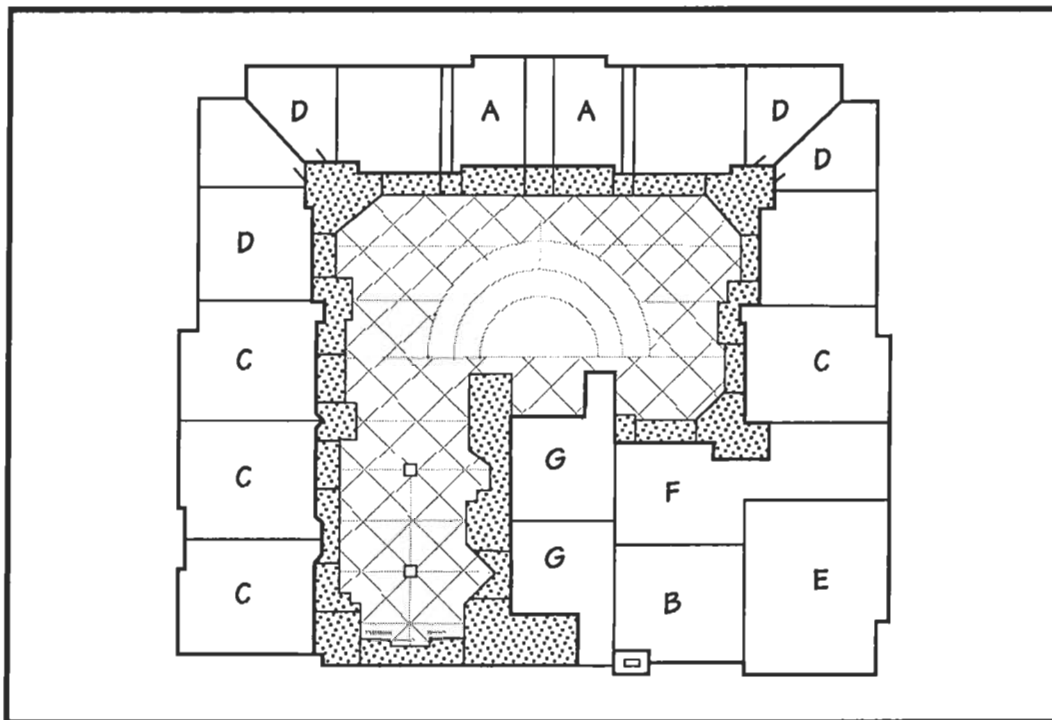
Figure : 4-5



THREE ATTACHED UNITS APPEAR AS ONE LARGE CUSTOM HOME

**MULTI-FAMILY STRUCTURES
DESIGNED TO LOOK LIKE A LARGE SINGLE FAMILY HOME**

Figure: 4-6



PLAN OF A TYPICAL CLUSTER

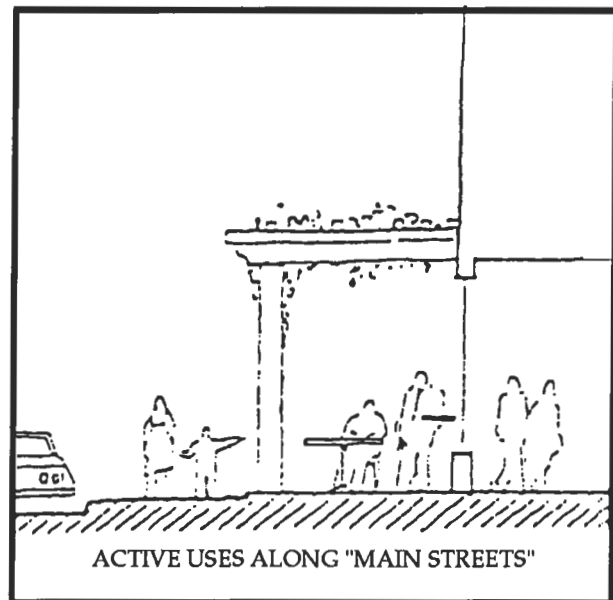
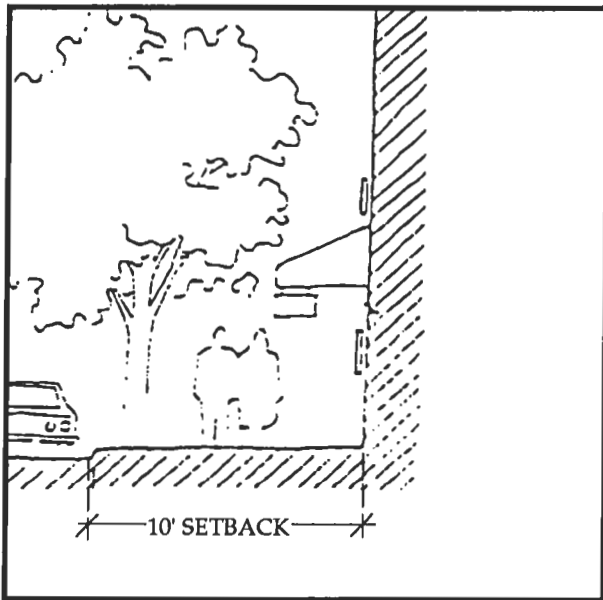
**"CORTE BELLA" AUTO-COURT
CLUSTER FOR TOWNHOMES AND CONDOMINIUMS**

Figure: 4-7



VILLAGE CENTER PROTOTYPE

Figure: 4-8

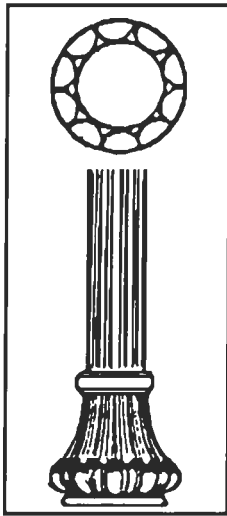


ENTRIES AND FACADES

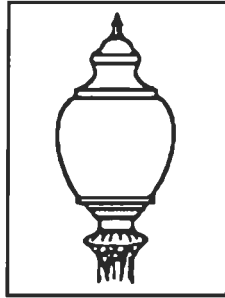
PRIMARY GROUND FLOOR COMMERCIAL BUILDING ENTRANCES MUST ORIENT TO PLAZAS, PARKS, OR PEDESTRIAN-ORIENTED STREETS, NOT TO INTERIOR BLOCKS OR PARKING LOTS.

CONFIGURATION FOR VILLAGE CENTER AND "MAIN STREET" COMMERCIAL BUILDINGS

Figure: 4-9



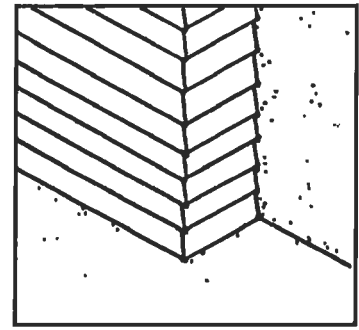
NOSTALGIC



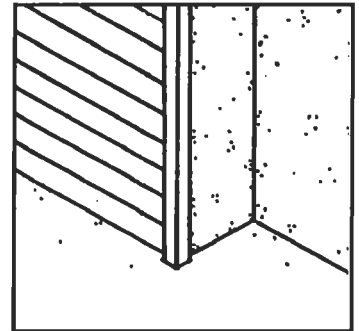
NOSTALGIC

**SPECIFIED STREET LIGHT
FOR ALL COLLECTOR AND LOCAL STREETS
(SCE FIXTURE)**

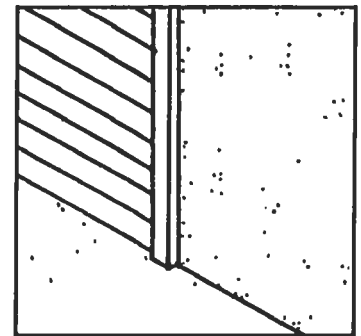
Figure: 4-10



**CHANGE IN PLANE WITH
CHANGE IN MATERIAL
RECOMMENDED**



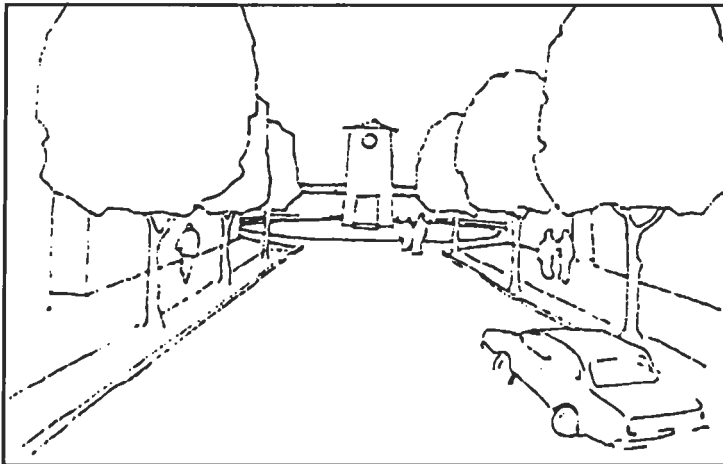
**MATERIAL OR COLOR CHANGE
AT OUTSIDE CORNER
NOT RECOMMENDED**



**CHANGE OF MATERIALS ON
SAME PLANE
NOT RECOMMENDED**

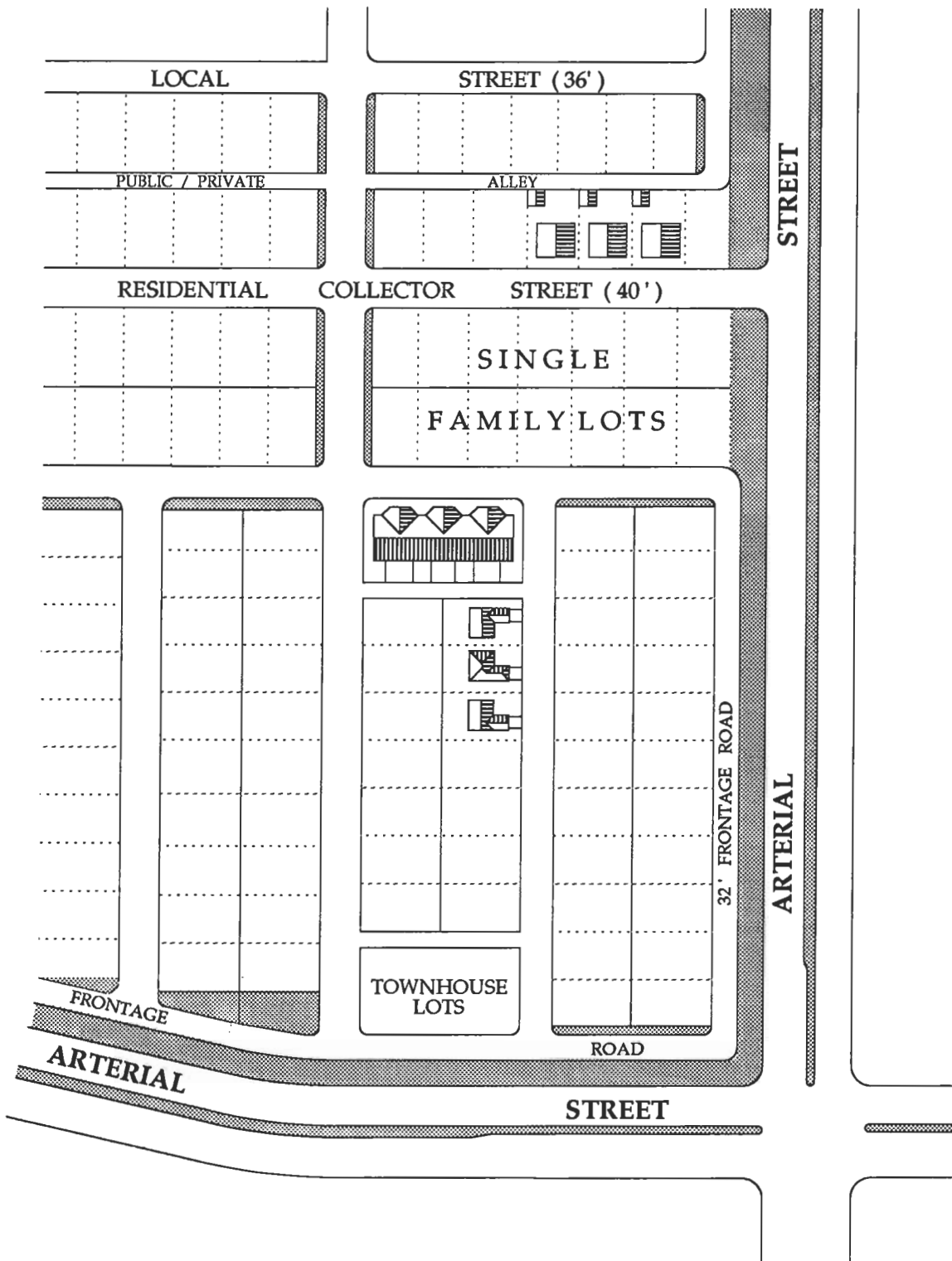
**STANDARD FOR
CHANGING MATERIALS IN
A VERTICAL PLANE**

Figure: 4-12



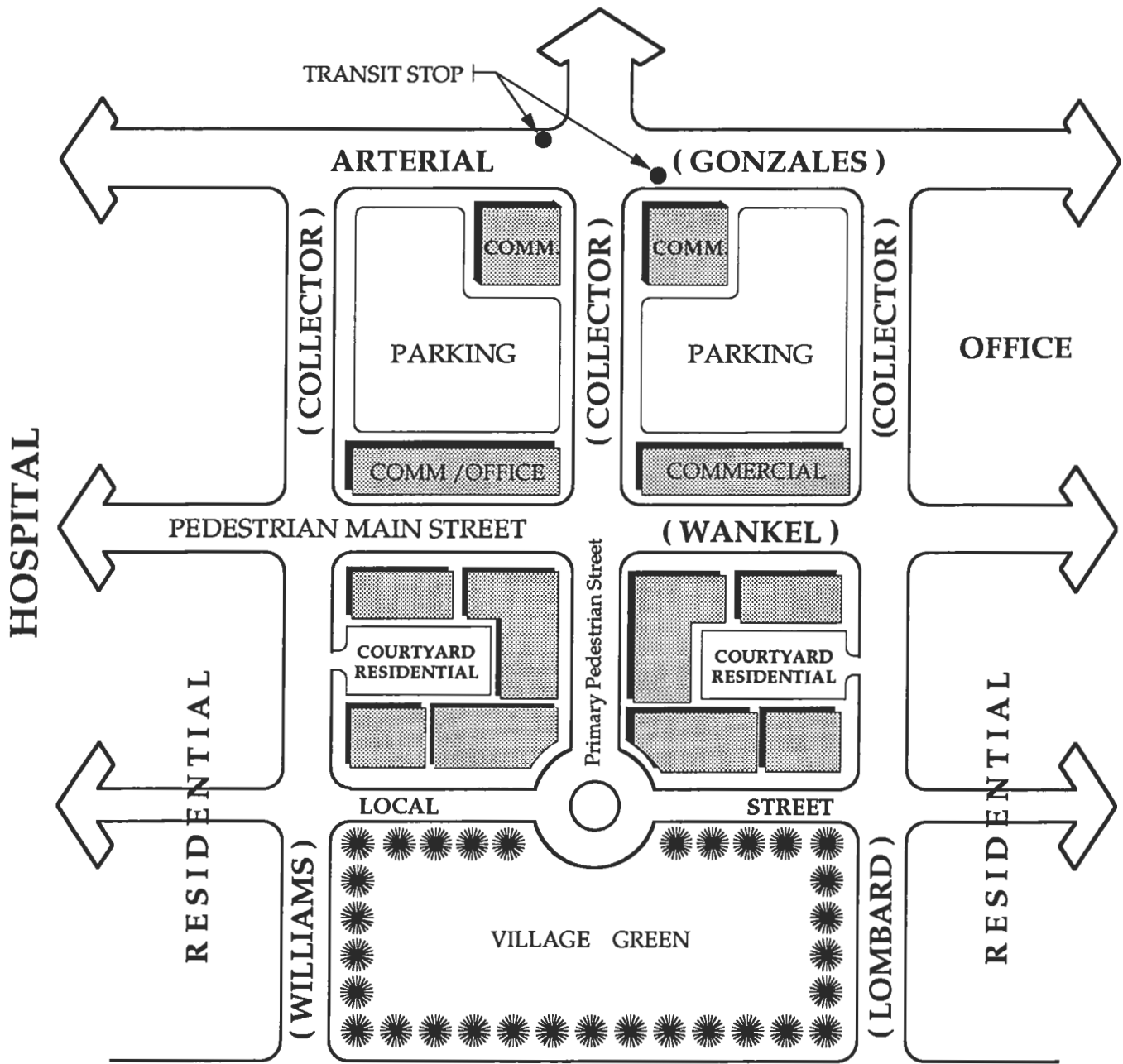
**BUILDINGS SUCH AS
SCHOOLS, CHURCHES AND PUBLIC BUILDINGS
SHOULD BE PLACED TO TERMINATE
STREET VISTAS**

Figure: 4-11



ALTERNATIVE LOT AND STREET PATTERNS

Figure : 4-13



**POTENTIAL CONFIGURATION FOR
WANKEL WAY " MAIN STREET "**

Figure : 4-14

5. CIRCULATION

The circulation component of the Specific Plan supports the goals and objectives of the land use plan. The circulation elements in the Specific Plan include:

- Arterial Streets
- Collector Streets
- Local Streets
- Alleys
- Transportation
- Non-Vehicular Circulation
- Design standards

The circulation plan for the Northeast Community encourages the development of pedestrian and bicycle paths. To achieve the plan goals of minimizing vehicle trips and conserving energy and reducing impacts on air quality.

5.1 Primary Arterial Streets

Major improvements to the primary arterial roadway system are to be made as part of the implementation of this plan. The primary arterial street improvements will consist of right-of-way acquisition, widening and reconstruction of Gonzales Road, Rose Avenue, and widening of existing portions and extension of Camino del Sol from Colonia Road to Oxnard Boulevard. Subject to additional traffic study, preference is for Camino del Sol to be a four-lane arterial with bike lanes. This configuration would facilitate students crossing from the Colonia Neighborhood and less separation between the two neighborhoods. Oxnard Boulevard will also be widened from south of Gonzales Road to Vineyard Avenue. In addition, improvements to the Rose Avenue and U.S. Highway 101 interchange will also be required.

The General Plan identifies two flyovers (grade separated crossings) planned: Gonzales Road at Oxnard Boulevard and Rose Avenue at Gonzales Road. The standard arterial is a 180-foot right-of-way including a 16-foot median with landscaping, bicycle lanes, and parkway landscaping.

5.2 Collector, Local Streets and Alleys

The collector and local streets and alleys within the Northeast Community are to be developed in conjunction with individual development projects.

5.2.1 Collector Streets

There are two types of collector streets: residential and commercial.

Residential collector streets shall have a 40-foot-wide curb-to-curb dimension, eight-foot-wide parkway and five-foot-wide sidewalk.

Commercial collector streets are Lombard, Wankel Way, and Garfield Avenue. The cross-section for Wankel Way and Lombard Street has been established. Lombard Street has a 65-foot curb-to-curb dimension. As adjacent development occurs, an eight-foot parkway and five-foot sidewalk will be required south of Wankel and an eight-foot monolithic sidewalk north of Wankel. Wankel Way has a 49-foot curb-to-curb dimension. An eight-foot monolithic sidewalk will be required on the north side and an eight-foot parkway and five-foot sidewalk on the south side.

Garfield Avenue is to be developed to the same cross-section as Wankel Way with a monolithic sidewalk on the west and parkway/sidewalk on the east.

Curbs and sidewalks at intersections of collector streets should extend out to reduce the roadway that must be crossed by pedestrians and reduce vehicle speed in pedestrian-

oriented areas. This technique should be employed wherever pedestrian traffic is expected to be significant.

5.2.2 Local Streets

Two types of local streets for residential use are proposed. The standard local street has a 62-foot right-of-way width and a 36-foot paved area for two lanes of traffic. The parkways include an 8-foot landscape area and a 5-foot sidewalk. Residences are set back 15 feet from the front property line. The other type is intended for use parallel to arterial streets so homes do not back up to the street. This street has a 32-foot-wide curb-to-curb dimension and no parking on one side.

5.2.3 Alleys

Although alleys have largely fallen into disfavor in contemporary planning techniques, when properly designed, they can provide a functional way to remove utilities, services, and other unsightly appurtenances from front yards and local street right-of-ways. The potential use of alleys must be carefully reviewed with the Police Department and Public Works Agencies. In application in the NECSP, alleys would serve much as the ways in the Oxnard Shores Neighborhood.

5.3 Public Transportation

Given the close proximity of the NECSP area to major employment generators and commercial centers, a significant opportunity exists to utilize public transit in delivering local residents to workplaces and shopping centers thereby diminishing the need for private automobiles and vehicle trips. To foster the use of alternative transportation modes, the following policies are to be implemented:

Transportation Management Associations (TMAs): As conditions of individual project approval to mitigate potential air quality impacts, developers and their successors in

interests (homeowners, commercial tenants) will be required to participate in and help fund transportation management associations. These privately managed associations can coordinate transportation services to meet the needs of the residents and businesses within a specific area. For instance, a TMA could contract with a transit operator or private enterprise to provide fixed route or demand responsive transportation services. A possible example would be to use small buses on a fixed route through residential areas to the medical center, adjacent shopping and auto centers, and through the NIAD industrial area. The resources of TMAs for those projects could be pooled with the NECSP area.

Public transit improvements: In order to encourage use of public transit, projects may be conditioned depending on the location to provide improvements related to public transit such as concrete bus turnouts, shelters, etc.

5.4 Non-vehicular Circulation

Non-vehicular circulations in the Northeast Community include pedestrian walkways and bicycle trails.

5.4.1 Pedestrian Walkways and Greenbelts

The Northeast Community Specific Plan encourages walking by providing pedestrian walkways through residential projects to nearby community facilities, schools, parks, commercial and community centers and bus stops. These walkways/greenbelts should be an average of 50 feet wide and not less than 30 feet wide.

5.4.2 Bicycle Trails

The City of Oxnard's Circulation Element identifies a need for bicycle paths and lanes on Gonzales Road, Rose Avenue and Oxnard Boulevard. Designated bicycle paths within the roadway cross-section have been identified on the major collectors as well as Camino del Sol, Rose Avenue and Gonzales Road. Along Oxnard Boulevard, a Class 1 bicycle

path is to developed between the street and the Southern Pacific Railroad. This will connect the La Colonia Neighborhood and eventually the Oxnard Transportation Center with a planned extension to the Esplanade/Financial Plaza area. Bicycle racks shall be placed at major activity nodes such as parks, hospitals, commercial areas, schools and community centers.

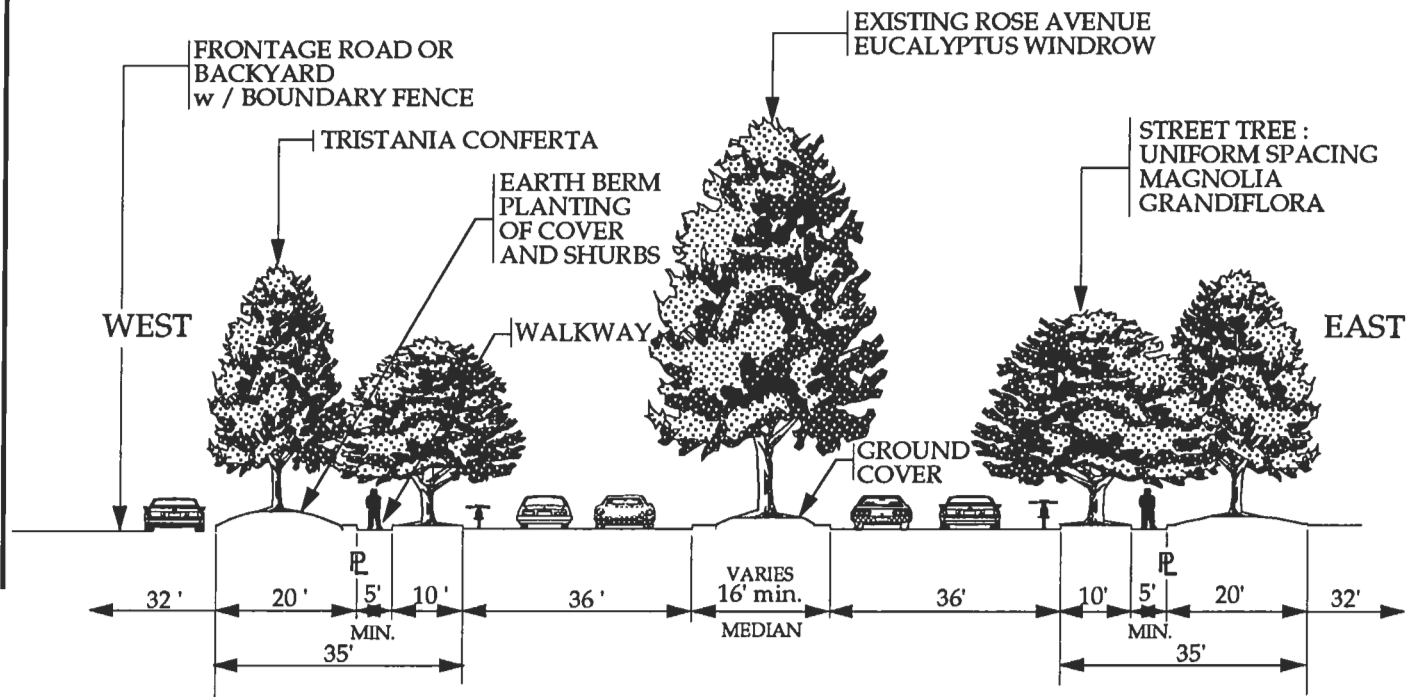
5.4.3 Rail Transit Potential

A concept being discussed on a countywide basis is the potential for light rail transit or heavy rail transit using rail diesel cars (RDCs) along the existing Southern Pacific right-of-way which borders the project area on the west. Should further study result in the development of such a system, a transit stop should be established to serve the Specific Plan area. An ideal opportunity would be to integrate such a stop with the proposed mixed use or commercial center developments.

5.5 Streetscape Design

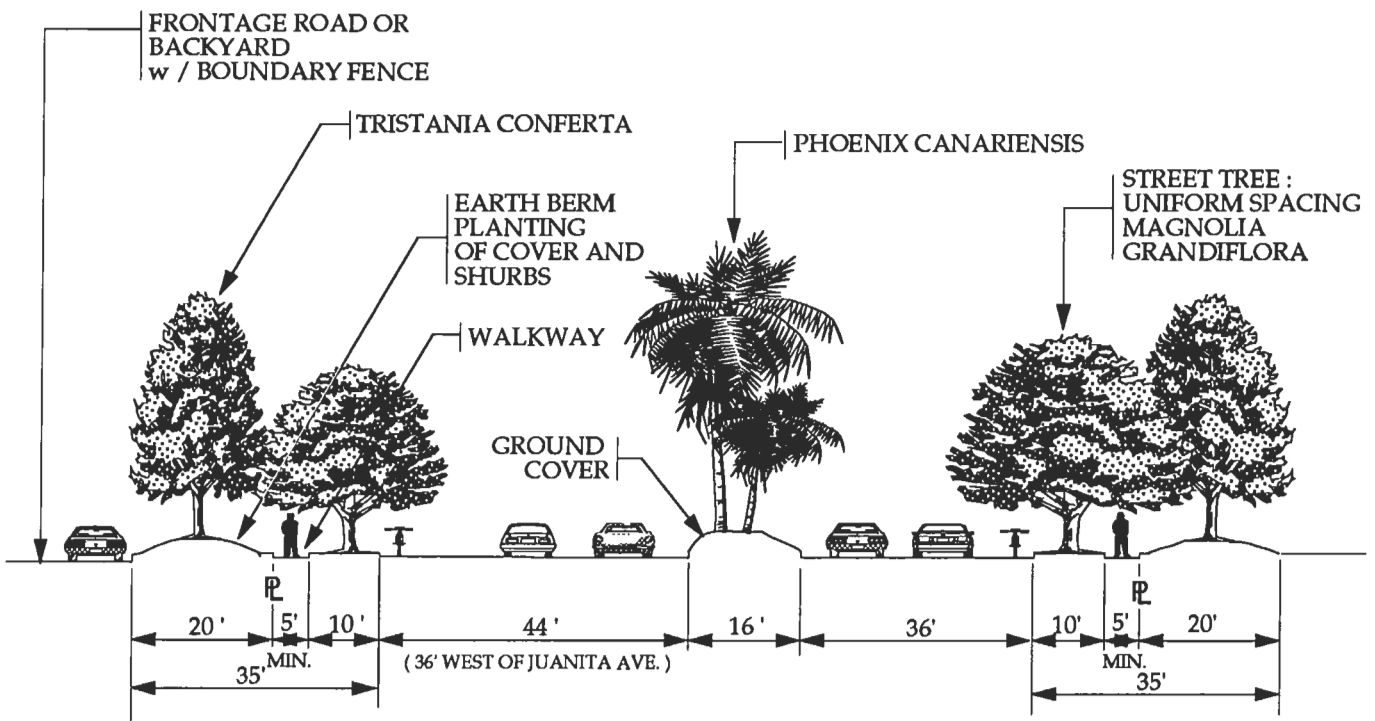
Parkways, medians, and intersections shall be developed to provide a unified, high quality image. The street landscaping of the arterial, collector and local streets promote a sense of neighborhood. Designated street trees will be complemented with shrubs, ground cover, turf, and other tree species to promote individual street character. Other tree species will be selected on the basis of aesthetic compatibility with the neighborhood, and for unique qualities such as flower or leaf color. Landscape treatments of parkways, medians, and intersections will create the desired image upon entering the Specific Plan area.

The public streetscape includes the medians and parkways on Gonzales Road, Rose Avenue, Camino de la Raza, and the collector and local streets. The following are general streetscape guidelines:



ROSE AVENUE

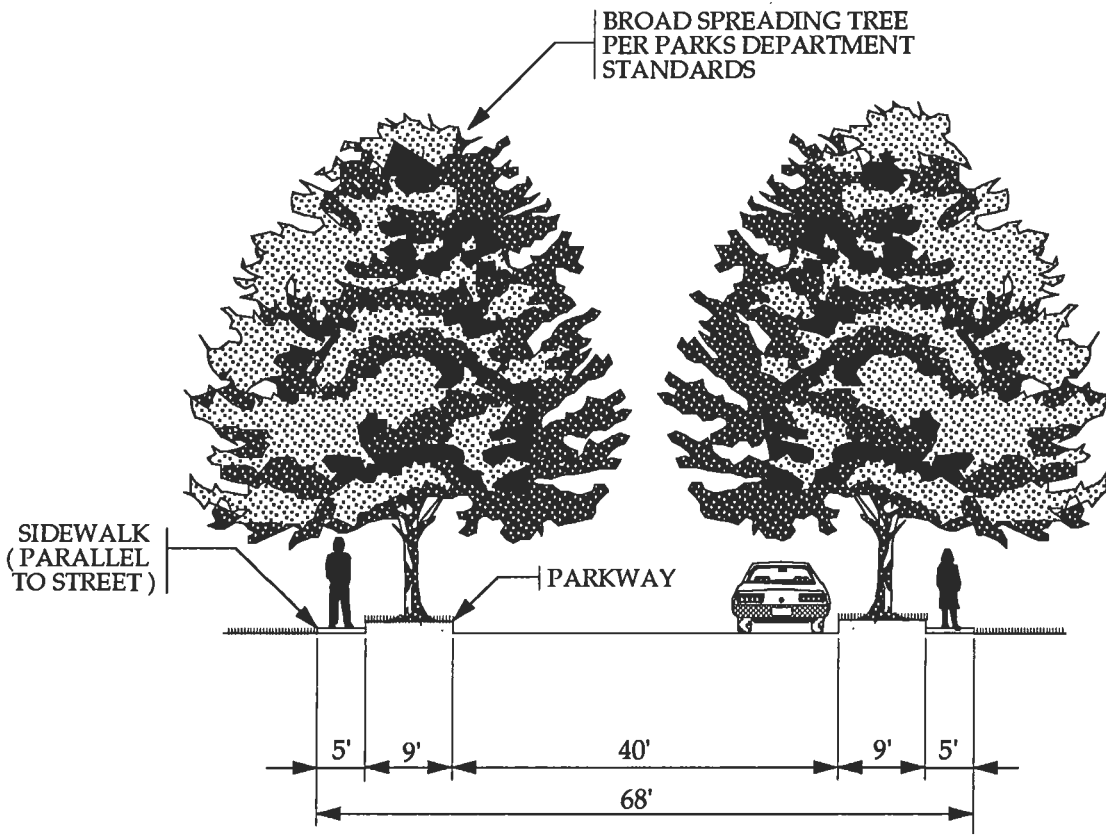
(CROSS SECTION IS SUBJECT TO CHANGE IF EXISTING WINDROW IS FOUND TO BE NOT VIABLE FOR LONG TERM SURVIVABILTY)



GONZALES ROAD CAMINO DEL SOL (POTENTIAL)

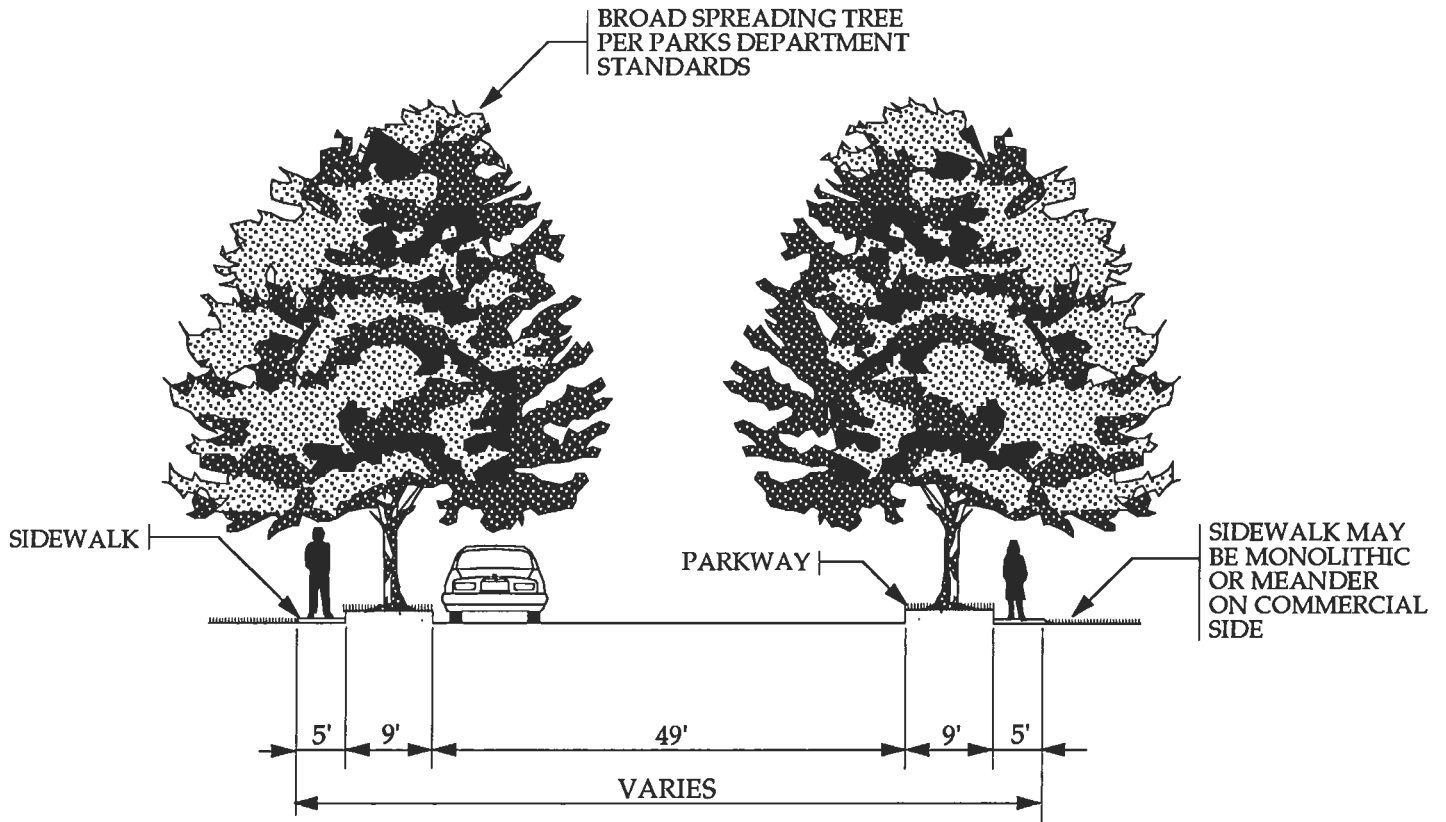
Figure : 4-15

ARTERIAL STREETS



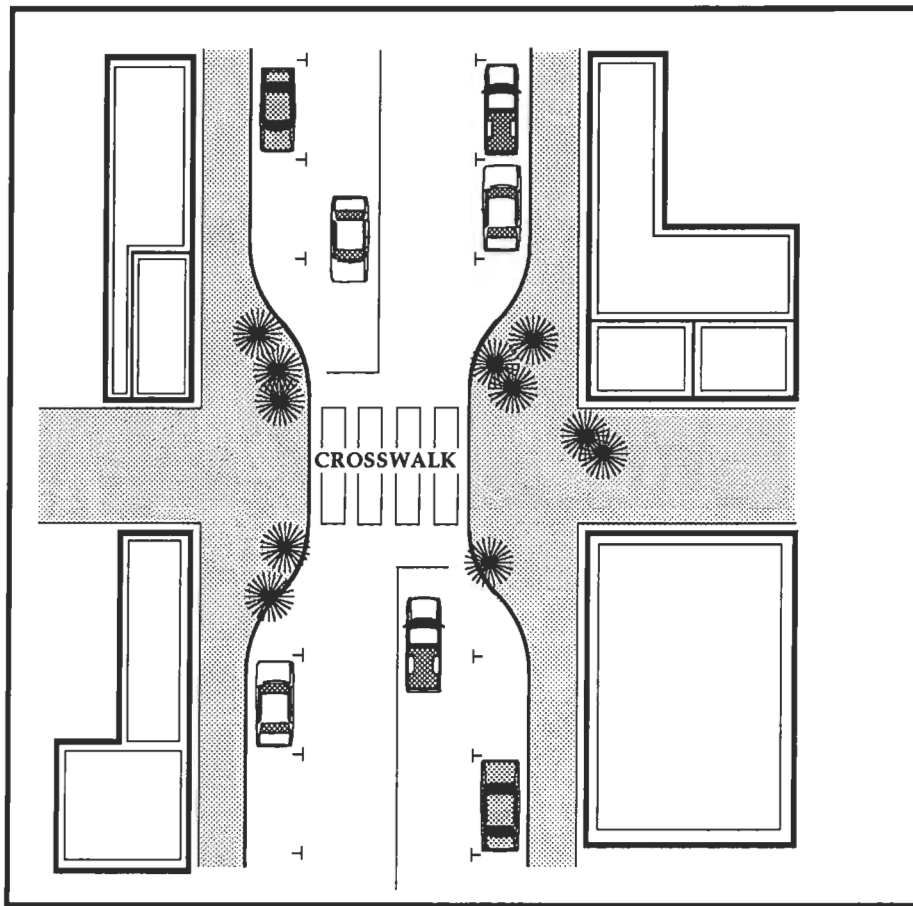
RESIDENTIAL COLLECTOR STREET

Figure : 4-16



COMMERCIAL COLLECTOR STREET

Figure : 4-17



POTENTIAL MID - BLOCK
PEDESTRIAN CROSSING
EXAMPLE : WANKEL WAY
" MAIN STREET "

Figure : 4-18

COMMERCIAL
COLLECTOR
STREET
INTERSECTION
" FLARES "

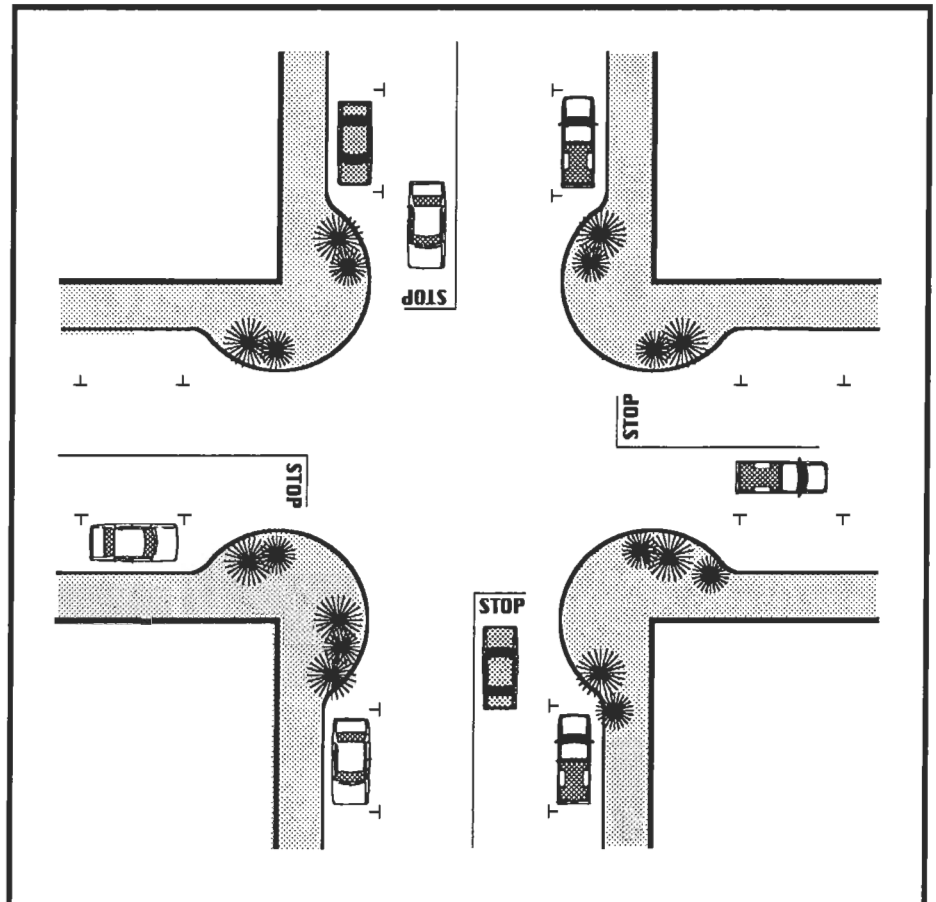


Figure : 4-19

Sidewalk flares can cut the time exposure to the traffic lanes virtually in half in some cases.

5.5.1 General Streetscape Guidelines

1. Street trees shall conform to the City of Oxnard's Master Street Tree plan.
2. Landscape elements are to be designed so that sight lines from vehicles are not obstructed at major intersections.
3. The Eucalyptus windrow east of Rose Avenue shall be used as a median street tree. The existing trees will be pruned and thinned out and will be supplemented with additional plantings where needed.
4. Street trees planted within the parkway shall be centered in the parkway, from the back of curb and edge of sidewalk and 30 feet on center. In the case of a double row of trees (within the parkway and on the opposite side of the walkway), both trees shall be an equal distance from the walkway edge with 16 feet minimum between each tree. Trees shall be planted on staggered 30-foot centers.
5. Walkways within the parkway shall be compatible with existing trees.
6. A minimum branch height clearance of eight and one-half feet shall be maintained on all walkways for handicapped access.
7. All landscape improvements on private property adjacent to the public right-of-way shall be compatible with the elements and design concepts (objectives) of the Specific Plan.
8. Medians on arterials shall be a minimum of 15 feet wide and planted with approved street tree, shrubs and groundcover species.
9. Where street trees cannot be planted within the right-of-way, they shall be planted within the adjacent private property.

5.5.2 Arterial Landscaping

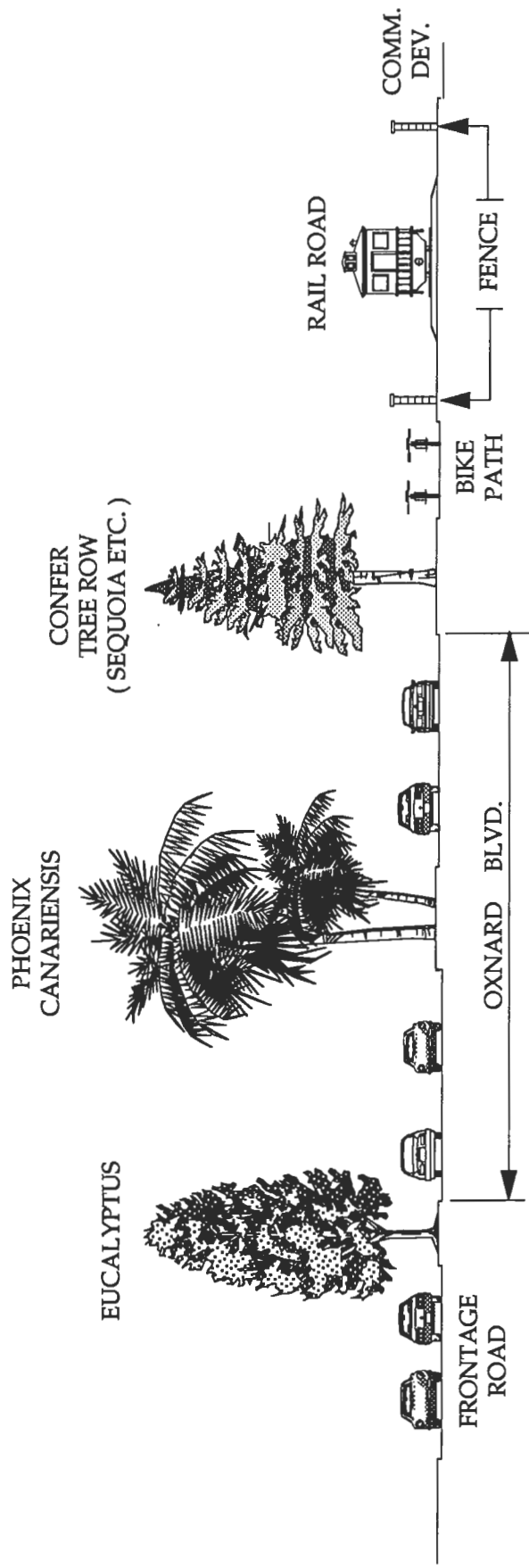
1. A formal arrangement of *Magnolia grandiflora* shall be planted on both sides of the street at 30 feet on center. The trees shall be located a minimum of 5 feet from the street curb. The median tree on Gonzales Road and Colonia Road shall be the Phoenix *Canariensis* Palm.
2. Parkway shall consist of groundcover between curb and walk.
3. Walls and solid fences are discouraged along arterial streets.

5.5.3 Collector Roads

1. The collector roads shall be planted with a uniform single row of broad spreading trees per the Parks Division standards (see Exhibit 6-2). This pattern is to be repeated on both sides of the street. The trees shall be planted 30 feet on center and 36-inch minimum box size, with a minimum distance of four feet from the edge of the sidewalk.
2. When mature, the trees will frame the street, contributing to the sense of neighborhood by creating a pedestrian scale environment.

5.5.4 Local Streets

The parkways in the local streets shall be planted with broad spreading trees per the Parks Division standards at 30 feet on center and 36-inch minimum box size (see Exhibit 6-3). The objective is to provide a canopy over the street to provide a better sense of a neighborhood scale.



OXNARD BLVD. / BIKE PATH CROSS SECTION

Figure :

5.5.5 Pedestrian Walkways

Pedestrian walkways shall be a minimum five feet wide and constructed with materials, colors and textures approved by the City of Oxnard. Public walkways shall be concrete with a broomed finish.

6. PUBLIC SERVICE FACILITIES

A full discussion of public infrastructure and service needs is found in the EIR for the Northeast Community Specific Plan.

6.1 Public Infrastructure

Within the Northeast Community Specific Plan, the following infrastructure improvements are to be made:

1. Wastewater collection trunk lines

A 15-inch diameter trunk line will be constructed within Rose Avenue from La Puerta to Gonzales Road. This will also permit the abandonment of an existing sewer lift station in Gonzales Road. The estimated cost of this work is approximately \$763,000.

2. Water

A 12-inch diameter water main will be constructed on both Rose Avenue between Camino del Sol and Gonzales Road, and on Camino del Sol between Rose Avenue and Oxnard Boulevard. The estimated cost of these mains is approximately \$961,000.

3. Drainage

Storm drain improvements include development of four regional Master Planned facilities. The El Rio Drain Line will extend along Gonzales Road from Snow Street to the Southern Pacific Railroad line, then northerly and parallel to the railroad until it connects to the County Flood Control, El Rio Drain at Vineyard

Avenue and St. Mary’s Drive. The second facility is the Rice Avenue Drain Line. This line will consist of drain pipes around Gonzales Road and Rose Avenue, southerly along Rose Avenue into a concrete box then easterly along Camino del Sol until it connects to the County Flood Control District’s Rice Avenue Drain at the easterly district boundary. Also included with this facility is 1,600 feet of 48-inch pipe on Camino del Sol, west of Rose Avenue. The third facility is the east-west extension of the McKinley Drain Line along the new Camino del Sol between Roosevelt and Juanita Avenue. The last facility is the Magnolia Line which is the northerly and easterly extension of this line between the existing and new Camino del Sol. The total estimated cost of these facilities is \$6,204,000.

4. Undergrounding of Utilities

Existing overhead utility lines along Gonzales Road, Rose Avenue, and Camino del Sol will be placed underground.

6.2 Schools

There are four new schools proposed for the Northeast Community. The schools will relieve current overcrowding and serve new students within the Northeast Community. The proposed schools will provide improved teaching facilities, and enable the school districts to accommodate the expected surge of high school, junior high school and elementary school students. The following is a summary of the development program for each of the schools:

| Type of School | Area | Enrollment | Note |
|--|----------|----------------|-------------|
| High School | 50 acres | 2,250 students | |
| Junior High School (Frank) | 25 acres | 1,600 students | |
| Elementary School (Oxnard District) | 12 acres | 750 students | School/park |
| Elementary School (Rio District) | 12 acres | 750 students | School/park |

6.3 Public Safety

1. Fire Protection: The Northeast Community is currently served by the Oxnard Fire Department. The development of the Northeast Community will require additional staffing and fire fighting equipment. A fire station currently exists at the intersection of Camino del Sol and Camino de la Raza. A future station which would serve the NIAD and NECSP areas is proposed at Rice Avenue and Gonzales Road.
2. Police: The Northeast Community is currently served by the City of Oxnard Police Department. The development of the Northeast Community will require additional staffing and equipment. The possibility exists for potential expansion of the City's community policing program by establishing storefront police stations and neighborhood council offices in the neighborhood centers or shopping centers.

6.4 Solid Waste Collection

The City of Oxnard provides solids waste collection services. The solid waste is taken to the Bailard Landfill for disposal (1995). The City is currently working cooperatively with the Ventura Regional Sanitation District, the Ventura County Waste Commission and other Ventura County cities in establishing regional recycling and programs.

7. OPEN SPACE AND RECREATION

7.1 Parks and Recreation

There are two neighborhood parks proposed for the Northeast Community (see Exhibit 2-1). Both parks are to be combined with neighborhood elementary schools to serve the East and West Village neighborhoods respectively. These school/parks will be the focus of neighborhood activity and serve as a recreational space and more importantly, a "neighborhood square" where neighbors can congregate. The design features of the neighborhood park/square portion of the school/park include:

1. Passive lawn areas.
2. Active areas for playground, court games and ball field.
3. Pedestrian sidewalks designed in a formal manner.
4. Eight-foot parkway around the perimeter of the park. Planting will reflect the formal circulation of the street and sidewalks and streetscape for adjacent development.
5. Joint use of the park facility and the adjacent schools is proposed to maximize the use of open space facilities. Design is to include common active recreation areas for the school use during week days and playground and passive area for neighborhood use at any time.
6. The City of Oxnard Parks and Recreation Department will be responsible for the maintenance and operations of the parks. Park maintenance is to be financed through a landscape assessment district and a cooperative agreement with the respective school districts.

7.2 Buffers/Greenbelt

Landscaped buffer/greenbelt are proposed along the entire western and eastern boundaries of the Specific Plan and as buffers between commercial land uses and adjacent uses. These features should be 30 feet in wide. Sound walls may be required along the railroad to fully mitigate noise impacts. The area will be landscaped and will provide a good transition from the railroad corridor. This buffer is to be built by the developments. Guidelines for the buffer are found in Section 5.

7.3 Sports Park

An option for the use of the land located south of Gonzales Road and east of the Southern Pacific Railroad is for a park for active and organized sports activities such as soccer, softball/baseball, football and the like. While economics precludes acquisition and development of the park through an assessment district or similar financing program, the City should pursue creative alternatives which would secure this type of facility for residents of the NECSP and adjacent neighborhood.

8. IMPLEMENTATION

8.1 Development Phasing

Phasing of future development is essential to ensuring the availability of adequate services and facilities and to assure compliance with the 2020 General Plan Growth Management Element policies for regulating the pace of growth in the city.

The "Phasing Plan" was prepared in view of the following criteria:

- * Existing infrastructure;
- * Local extension of infrastructure, including roadways and water and wastewater lines;
- * Projected market absorption, short- and long-term;
- * Planned public improvements;
- * Other developments in the city and subject to the Growth Management Plan.

8.1.1 Description of Phases

Development phasing is an essential component of the City's Growth Management Element (GME). As part of the GME, a Residential Phasing Program was adopted. The adopted Growth Management Element states that "...each specific plan shall incorporate a phasing program for provision of infrastructure and community facilities and a schedule of development for the areas subject to the plan."

Exhibit 8-1 illustrates the phasing for the sequential development of the Northeast Community Specific Plan. The three major phases are described below:

- Phase 1: This phase consists of property which is mostly annexed as of 1993 and includes a low density single-family home area adjacent to Camino de la Raza; a

node of commercial development at Oxnard Boulevard/Camino de la Raza; business and research park/mixed use development at Gonzales Road/Lombard Street; and low medium and medium density development south and east of the medical center. An exception to the phasing program would be permitted for any area designated for manufactured housing provided the dwelling units are restricted to affordable households.

- Phase 2: This phase includes a majority of the area bounded by Oxnard Boulevard, Gonzales Road, Rose Avenue and Camino de la Raza Road. This phase includes sites for an elementary school and a neighborhood park.
- Phase 3: This phase includes the area east of Rose Avenue and north of Camino de la Raza which is presently unincorporated and largely within an agricultural land preserve.

The phasing plan has not assigned specific timing for each of the major phases. Instead, development will be permitted to proceed in the latter phases, upon a finding by the Planning Commission that final maps have been recorded for 75 percent of the property in the previous phase. The Commission may allow exceptions where it finds that due to circumstances beyond the control of the City, properties within previous phases are not likely to develop within a timeframe which would achieve the objectives of the Specific Plan.

Nonresidential Phasing

Development of nonresidential areas occurs during all three phases. Commercial projects are active during the entire life of the project with approximately 85 percent occurring during the first two phases. All BRP areas are included in Phase 1, although development of all the square footage may extend into the second and third phases.

Public Facilities Phasing

Two elementary schools are proposed for the project. Each school will have an enrollment capacity of 1,000 students with the first school scheduled for construction during Phase II and the other school commencing in Phase III. The project alternative also has two elementary schools with the same phasing.

To be developed jointly with the elementary schools, two parks are also part of the project. One of the six-acre joint use parks is scheduled for Phases II and III. The 25-acre sports park would be developed in the second or third phase.

8.2 Revisions to the General Plan and Zoning

The Land Use Development Plan, as described in Section 2 and shown on Exhibit 2-1, refines the plan proposals of the General Plan Land Use Element. This refinement includes land use categories, densities and intensities of land uses, and more exact boundaries for each use designation.

In addition, the Circulation Element has been considerably refined with regard to arterial, collector and local streets, and non-vehicular circulation. The roadway network is presented with greater specificity than the General Plan. The adoption of the Specific Plan constitutes revisions to the General Plan relative to the above elements.

8.3 Community Facilities Impact Plan

A community facilities impact plan (CFIP) has been prepared to guide the timing and financing of needed public improvements. A major purpose of the CFIP is to anticipate and finance completion of capital facilities in advance of actual physical need. The Plan will identify the threshold requirements of each capital facility. A detailed financial plan will be a significant element of the CFIP, including:

- * Estimated timing and cost of infrastructure and public service requirements.
- * Financial resources to complete necessary infrastructure and public services.
- * Financial plan to construct improvements and facilities.

8.4 Permit Processing

The Specific Plan is intended to be the development blueprint for the NECSP. Projects which meet all aspects of the Specific Plan's standards and regulations are eligible for expedited permit processing. The following are the thresholds for project approval:

- Projects which require subdivision of five or more parcels, commercial and BRP projects over 20,000 square feet and neighborhood centers are subject to approval by the Planning Commission.
- All other projects are subject to the approval of the Zoning Administrator/Community Development Director.

8.5 Public Landscape, Community Features, and Street Lighting Maintenance

Maintenance districts shall be formed to maintain all public landscape parkways and medians along arterial streets, neighborhood parks, street trees and street lighting. Greenbelts and buffers shall be maintained by maintenance districts or by adjacent homeowners associations as appropriate.

8.6 Specific Plan Cost Recovery

The preparation of this Specific Plan was financed primarily by a majority but not all of the property owners within the Specific Plan area. In addition, the City of Oxnard has included costs related to the Specific Plan preparation a legal support to achieve the agreement on school facility acquisition and improvements within the Specific Plan area.

The total costs of these activities will be determined by the City and assessed to property owners on a pro rata basis. Credit will be given for amounts already contributed. The assessment of these costs is in accordance with State planning law (Government Code Section 65456).

8.7 Freeway Improvement Assessment District

The development within the Specific Plan area will be required to participate in funding programs to contribute to freeway interchange improvements at Rose and Rice Avenues on Highway 101 and the Highway 101/Santa Clara River Bridge Widening. This contribution may be through one or more forms of assessment districts. In accordance with City policy, assessments for residential units shall be fully paid at close of escrow or project/unit occupancy. Nonresidential projects will be assessed in conventional manner according to the provisions of the project conditions and/or assessment provisions.

8.8 Requirement for Property Owners Associations

Each development within the NECSP shall be required to have a property/homeowners association to manage common areas and/or enforce covenants, conditions, and restrictions relating to property maintenance and modifications.

9. BALANCED HOUSING GUIDELINES

This section of the Specific Plan provides guidelines for the promotion and development of affordable housing within the Northeast Community. The need for affordable housing is generated by the following:

- The General Plan Housing Element policies to encourage the development of affordable housing units throughout the City.
- A need for a broad range of housing in the Northeast Community as jobs are created within this area and the adjacent Northeast Industrial Assessment District (NIAD), including homes for management level employees as well as entry level employees.

9.1 Definition of Affordable Housing

Affordable housing within the Specific Plan area may include a variety of housing types, including for-sale, for-rent, mixed use and factory-built and mobile home units. To qualify as affordable, the new housing must be within the economic means of very low, low and/or moderate income households, as defined in Table 9-1 below:

| Household Size | Very Low | Low | Moderate |
|-----------------------|-----------------|------------|-----------------|
| 1 | \$16,950 | \$27,000 | \$40,650 |
| 2 | \$19,350 | \$30,900 | \$46,500 |
| 3 | \$21,800 | \$34,750 | \$52,300 |
| 4 | \$24,200 | \$38,600 | \$58,100 |
| 5 | \$26,150 | \$41,700 | \$62,750 |
| 6 | \$28,050 | \$44,800 | \$67,400 |
| 7 | \$30,000 | \$47,850 | \$72,050 |
| 8 | \$31,950 | \$50,950 | \$76,700 |

Source: State Department of Housing and Community Development, "New Income Limits" (May 1992).

The income limits will be updated annually per the "new income limits" published by the State Department of Housing and Community Development.

Each income group is defined within reference to the Ventura County median household income:

- Very Low = <50% of median income
- Low = 51% to 80% of median income
- Moderate = 81% to 120% of median income

9.2 Goals

Based on the City's Housing Element, the Specific Plan incorporates the following goals:

- Achieve the development of new housing to meet the needs of all economic segments.
- Provide a variety of housing types throughout the Specific Plan Area.
- Encourage housing for homeownership.
- Establish governmental factors which positively contribute to meeting housing needs in terms of housing type, location and cost.

9.3 Quantified Objectives

The quantified goal for the development of affordable housing within the Northeast Community is 10 percent of all units or 340± new housing units. Further, 10 percent of all units are to be directed toward households of 150 percent or more of the countywide median income.

9.4 Policies

- Designate those areas in the Northeast Community which provide the most appropriate locations for affordable housing.
- Coordinate the areas of highest density to the development of new affordable housing.
- Apply an inclusionary housing concept that provides that all new residential development contributes to meeting balanced housing objectives.
- Disperse all types of housing throughout the Northeast Community.
- Ensure that the size of subsidized housing developments are economically viable yet small enough to be well integrated into the community and not overly concentrated in any one area. (This policy statement is included in the City's adopted Housing Element)

9.5 Specific Housing Requirements

In approving a new residential project, a finding shall be made that the project fulfills the objectives of this plan through the provision of 10 percent of the total units for affordable housing, one-half of which must be for very low or low income households and that appropriate projects provide upper income housing as required herein. In addition, there are three "affordable housing overlay" areas designated in the Northeast Community—one in the West Village and two in the East Village. These each have a specific housing requirement. Each area is briefly described below:

- Mixed Use Area (15-acre site): This area is located in the West Village. The land use category permits "...a combination of retail, service, office use on the ground floor and medium density residential on the upper floors." The residential uses on

the upper floors provide an excellent opportunity for the creative development of affordable housing. Upon review by the Planning Commission, a horizontal mixed use project may be approved. The inclusionary requirement is mandated for any residential component in this area.

- Manufactured Housing Site: This 19.5-acre site is located in the East Village. The Specific Plan calls for the development of 136 housing units at an average density of seven dwelling units per acre (du/ac). The objective is for all units to be affordable to very low and low income households. This site provides a significant opportunity to develop affordable housing. These units are in addition to the overall goal of the 320± for the Specific Plan area.
- Medium Density/Low Medium Density Residential Site: This site, located in the East Village, provides for the development of 703 housing units. The objective is for 10 percent of the housing units within these areas to be affordable to very low and low income households.

Although the intent of these policies is to have each project share in the responsibility for providing affordable housing and disperse affordable units throughout the community, the Planning Commission may find that an in-lieu program may be appropriate on a project case-by-case basis. In approving an in-lieu program the Planning Commission must find that the proposal will result in no less a number of affordable units than would have been required in an inclusionary component of the subject project.

For-sale housing projects of 150 units or more shall be required to provide both inclusionary housing types on-site.

Affordable Housing Incentives

To encourage and facility the construction of affordable housing in the Northeast Community, development and financial incentives will be offered to future developers. These incentives will be formulated as part of citywide housing policies and may include:

- Encourage government-sponsored funding for various housing types and support housing sponsored by nonprofit organizations.
- Density bonus units pursuant to State Government Code Section 65915, et. seq.
- Inclusionary housing policy ordinance incentives as adopted by the City Council.
- Cooperation with the Oxnard Redevelopment Agency in the use of tax increment set-aside for low/moderate cost housing (as stated in the adopted Housing Element).
- Use of bond financing program to assist in write-down loans and down payments for low/moderate income persons (as included in the adopted Housing Element).
- A first-time homebuyer program which would provide below-market financing for new residential units. (The adopted Housing Element states that funding for the program would be obtained from the issuance of mortgage revenue bonds.)
- Modifications to permit conditions and amendments to the City Code to encourage the construction of second units.
- Reduced processing time for projects meeting affordable housing objectives.
- Deferment of payment of City infrastructure fees until sale of the unit.

- Develop deed restrictions that declare affordable units must remain owner-occupied and specify all resale restrictions.
- Reduce parking and zoning standard requirements for housing projects with affordable housing components.

NECSP

10. SUB-NEIGHBORHOOD PLAN

10.1 Intent And Purpose

The intent of this section is to authorize the adoption of sub-neighborhood plans for areas within the boundaries of the Northeast Community Specific Plan (NECSP), wherein the development standards applicable elsewhere in the NECSP are modified to create distinctive neighborhoods that meet the goals and objectives of the NECSP.

The purpose of this section is to encourage creative developments with special benefits to the City and to residents, while maintaining orderly development within the NECSP.

Sub-neighborhood plans will be adopted by amendment to the NECSP as required by State law.

Sub-neighborhood plans shall be based on the principles contained in the "Vision for a More Livable Community," as adopted by City Council Resolution No. 10,979.

10.2 Criteria For A Sub-Neighborhood Plan

No area within the NECSP shall be considered for a sub-neighborhood plan unless it meets all of the following criteria:

- The area is at least 80 acres
- The plan provides public spaces (e.g., schools, parks, bicycle lanes and pedestrian pathways other than sidewalks).
- Development proposed within the plan area provides benefits to the City that are in addition to the benefits provided by the NECSP (e.g., more affordable housing projects, senior assisted housing projects, a mixture of commercial and residential uses).

10.3 Content of Application

The applicant for a sub-neighborhood plan shall provide the following information, and any additional information requested by the Planning and Environmental Services Manager:

- Statement of plan's purpose and explanation of the need for the sub-neighborhood plan -- i.e., why NECSP development standards do not allow the desired development and how the proposed sub-neighborhood plan is consistent with the NECSP.

- Description of thematic concept of plan.
- Map of area to be included in plan, including sub-areas (areas defined by location therein of parks, schools, affordable housing, single-family housing, multi-family housing, commercial development, mixed use development, and vacant parcels).
- Description of sub-areas.
- Matrix comparing the applicable NECSP development standards to standards required by a sub-neighborhood plan.
- Drawing of typical building outlines.
- Identification of improvements that would be allowed in setbacks.
- Design guidelines, including description of development standards of the plan that enhance the quality of the neighborhood and any sub-areas.

10.4 Findings To Approve

The Planning Commission shall not recommend and the City Council shall not approve an application for a sub-neighborhood plan before making all of the following findings:

- The plan is consistent with the goals and objectives of the General Plan.
- The plan is consistent with the goals and objectives of the NECSP.
- The plan is consistent with the "Vision for a More Livable Community."

11. LOMBARD/LEVY SUB-NEIGHBORHOOD PLAN

Sub-Neighborhood Plan Purpose and Description

The purpose of the Lombard/Levy Sub-Neighborhood Plan (the “Plan”) is to guide the architect, developer and builder in producing a unique neighborhood that will be harmonious with surrounding developments and maintain the NECSP’s goals and objectives, but that is based on modified development standards.

The Plan affects a 81.78 acre area within the Northeast Community Specific Plan (NECSP) that provides a variety of land uses. These land uses consist of 190 single-family detached affordable housing units, 273 single-family detached market-rate housing units, a six acre (net) elementary school, a six acre (net) park site, and a seven acre parcel which has the potential to accommodate various residential land use but will remain vacant at this time.

Maps

Maps of the Plan identify the Plan’s relationship to the NECSP’s boundaries (Map 1), the Plan’s land use designation and circulation pattern (Map 2), and the proposed project site plan (Maps 3 and 4). These maps are attached at the end of this plan.

Sub-Areas

The Plan contains the following sub-areas, some of which are subject to modified development standards:

Area “A”

This 19.89 acre area abuts Camino Del Sol to the south and Kohala Street to the west. Approximately 190 single-family detached affordable housing units are located at the southeast portion of the neighborhood. The minimum lot size of individual parcels is 2,422 square feet and will accommodate homes ranging in size from 1,020 to 1,450 square feet, excluding the garage. The streets are arranged in a grid pattern with 4 and 5 foot walkways and with 5 and 8 foot parkways. Thirty-six inch box trees will be located within the parkways to form a uniform street scene with future tree canopy coverage upon maturation.

Area “B”

This 40.89 acre area includes approximately 273 single-family detached, market-rate, housing units in the northeast and southwest portions of Area B. The northeast portion is approximately 19.89 acres and the southwest portion is approximately 21 acres. Lot sizes range from 3,900 to 7,424 square feet and will accommodate house sizes of 1,641 to 2,346 square feet, excluding the garage.

The streets are arranged in a grid curvilinear pattern with 4 and 5 foot walkways and with 5 and 8 foot parkways. Thirty-six inch box trees will also be located within the parkways to form a uniform street scene with future tree canopy coverage upon maturation.

Area “C”

An elementary school is proposed to be constructed on the northwest portion of Area C and will accommodate approximately 650 students. The school site is approximately six acres (net) and will be located west of the northern portion of the market-rate homes.

Area “D”

A six acre park is proposed to be located adjacent to and south of the future school to serve as a playground for the school’s students and as a park for the general public during non-school hours. The park will be developed at the same time as the school.

Area “E”

A seven acre parcel north of the future school is zoned low density residential and can accommodate various residential land uses. No plans have been submitted to develop this parcel.

Matrix Comparing Standards

Area “A”

| DEVELOPMENT STANDARD | SPECIFIC PLAN STANDARD | AREA A STANDARD |
|-----------------------------|---|---|
| Zoning/Density | 19.89 acres at 7 units per acre | 19.89 acres at 9.5 units per acre |
| Maximum Units | 136 | 190 |
| Minimum Lot Size | 4,500 square feet | 2,422 square feet |
| Minimum Lot Front | 40 feet | 20 feet (applicable to flag parcels) |
| Minimum Lot Depth | 90 feet | 54 feet |
| Minimum Street Right-of-Way | Residential collector streets at 66 feet; Standard local streets at 62 feet | Residential collector streets at 62 feet; Standard local streets at 50 feet |

| | | |
|---|--|---|
| Minimum Street Width (curb-to-curb measurement) | Residential collector streets at 40 feet; Standard local streets at 36 feet | Residential collector streets at 36 feet; Standard local streets at 32 feet |
| Minimum Parkway (measured from behind the curb) | Collector and Standard local streets at 8 feet; Local streets next to arterials at 10 feet | Residential Collector streets at 8 feet; Standard local streets at 5 feet |
| Minimum Walkway | 5 feet | Residential collector streets at 5 feet; Standard local streets at 4 feet |
| Roadway Extension | Lombard to extend from Gonzales to Fifth Street (General Plan Table VIA-2) | Eliminated |
| Greenbelt/Open Space | Minimum 30 feet, average 50 feet, along the entire east side of the property | Eliminated |
| Type of Housing | Single-family detached, affordable | Single-family detached, affordable |
| House Construction | Pre-fabricated units | On-site production, stick-framed housing |
| Architectural Theme | California craftsman, bungalow, and colonial consistent with homes on "F" and "G" streets | A mixture of traditional and contemporary design elements |
| Minimum House Size | N/A | 1,069 square feet to 1,455 square feet, not counting the garages |

| | | |
|-----------------------------|---|---|
| Minimum Setbacks | <u>Front</u> - 15 feet for the house, and 21 feet for the garage <u>Rear</u> - 15 feet <u>Side</u> - 5 feet | <u>Front</u> - 9 feet for the house, and 18 feet for the garage <u>Rear</u> - 3 feet for the garage, 15 feet for the house <u>Side</u> - 5 feet on the left side and 3 feet on the right side |
| Street Tree Sizes | 36 inch box | 24 inch box |
| Maximum Height | 28 feet measured from top of curb | 24 feet measured from top of pad |
| Minimum Interior Yard Space | 750 square feet | 768 square feet |

Area "B"

| DEVELOPMENT STANDARD | SPECIFIC PLAN STANDARD | AREA B STANDARD |
|-----------------------------|--|---|
| Zoning/Density | 40.89 acres at 5 units per acre | 40.89 acres at 6.7 units per acre |
| Maximum Units | 239 | 273 |
| Minimum Lot Size | 5,500 square feet | 3,900 square feet |
| Minimum Lot Front | 50 feet | 23 feet on select flag lots; 50 feet on most lots |
| Minimum Lot Depth | 100 feet | 78 feet |
| Minimum Street Right-of-Way | Residential collector streets at 66 feet; Standard local streets at 62 feet. | Residential collector streets at 66 feet (Gibraltar, between E and Kohala) and at 62 feet (Kohala, G east of Kohala and Latigo); Standard local streets at 50 feet. |

| | | |
|---|---|---|
| Minimum Street Width (curb-to-curb measurement) | Residential collector streets at 40 feet; Standard local streets at 36 feet. | Residential collector streets at 40 feet (Gibraltar, between E and Kohala) and at 36 feet (Kohala, G east of Kohala and Latigo); Standard local streets at 32 feet. |
| Minimum Parkway (measured from behind the curb) | Collector and Standard local streets at 8 feet. | Residential collector streets at 8 feet; Standard local streets at 5 feet. |
| Minimum Walkway | 5 feet | Residential collector streets at 5 feet; Standard local streets at 4 feet. |
| Roadway Extension | Lombard to extend from Gonzales to Fifth Street (General Plan Table VIA-2) | Eliminated |
| Greenbelt/Open Space | Minimum 30 feet, average 50 feet, along the entire east side of the property | Eliminated |
| Type of Housing | Single-family detached | Single-family detached |
| House Construction | On-site production, stick-framed housing | On-site production, stick-framed housing |
| Architectural Theme | California craftsman, bungalow, and colonial consistent with homes on "F" and "G" streets | Spanish Colonial Influence |
| Minimum House Size | 1,300 square feet | 1,641 square feet to 2,346 square feet, not counting the garages |

| | | |
|------------------------------------|--|---|
| Minimum Setbacks | <u>Front</u> - 15 feet for the house, and 21 feet for the garage;no setback for detached garage <u>Rear</u> - 20 feet <u>Side</u> - 5 feet | <u>Front</u> - 13 feet for the house, and 21 feet for the garage <u>Rear</u> - 20 feet <u>Side</u> - 5 feet |
| Patio Covers and Pergolas setbacks | <u>Rear</u> - 10 feet <u>Side</u> - 5 feet | None identified; future improvements to comply with NECSP*. |
| Maximum Height | 28 feet measured from top of curb | 26 feet measured from top of pad; 28 feet max. |
| Minimum Interior Yard Space | 900 square feet | 900 square feet |

* Setbacks for detached arbors, trellises, cabanas and spas: rear yard, 5 feet; side yard, 5 feet.

Area “E”

The development standards of the NECSP are not modified in Area E.

Typical Building Outlines

Typical building outlines representative of the market-rate and affordable housing sub-areas within the Plan are attached at the end of this section.

Thematic Concept

The thematic concept of the Plan incorporates many of the characteristics found in the City’s older neighborhoods, such as tree-lined streets with relatively broad parkways. Most streets within the Plan have smaller parkways than in some of Oxnard’s older areas but will still provide adequate separation between the street and the pedestrian sidewalk. The architectural influence will be consistent with the predominant California Craftsman, bungalow and colonial influence found on the magnificent “F” and “G” streets. Market-rate housing units will emphasize Spanish colonial architecture, and affordable housing units will emphasize contemporary interpretations of Spanish and a mixture of traditional and contemporary design elements. Both market-rate and affordable housing will include front porches and second floor projections that minimize the visual impact of garage doors.

Encroachments Into Required Yards

In Areas A through E, the following improvements may encroach into required yards at distances

as follows:

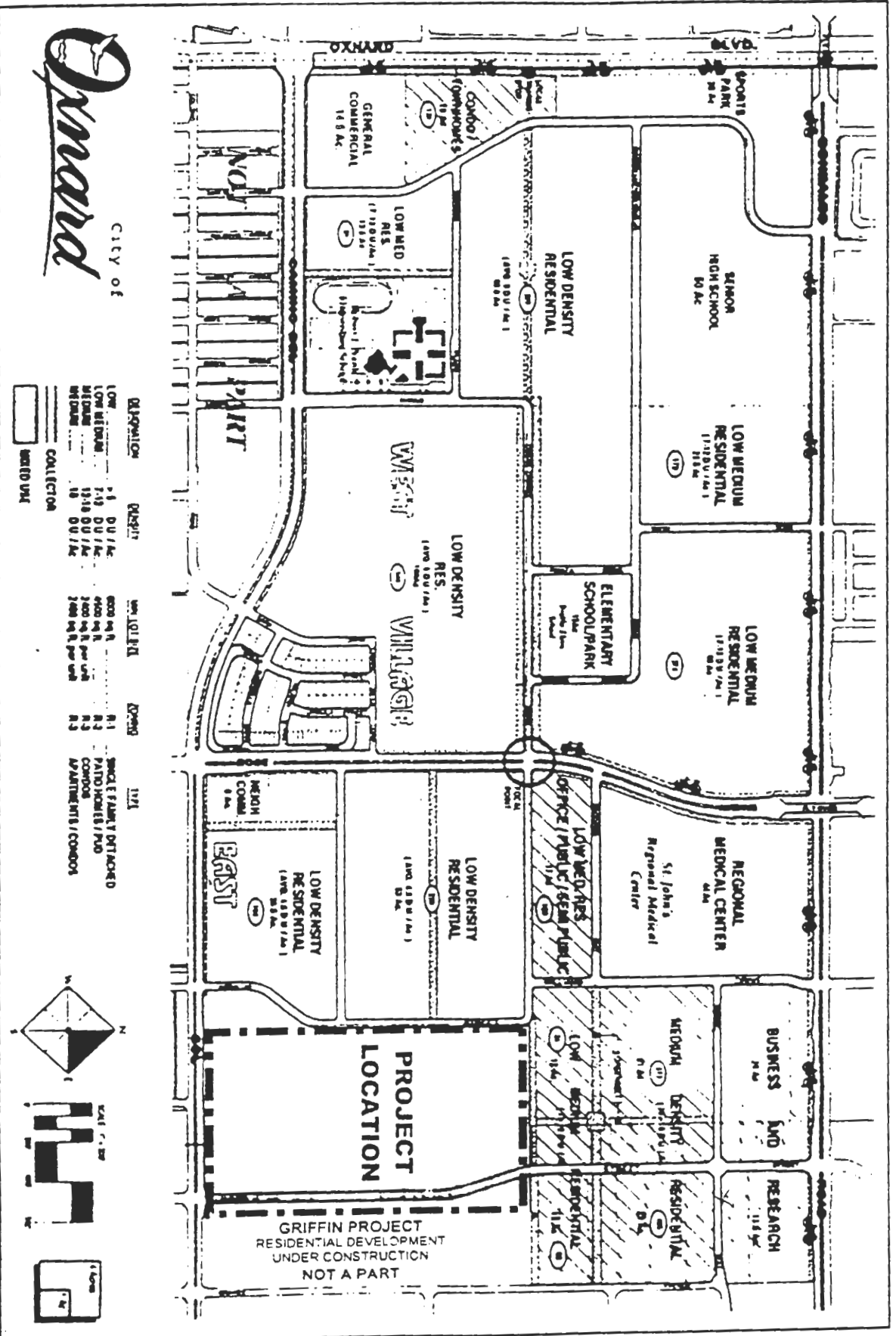
- Roof eaves - 2 feet into any yard.
- Decking - Total encroachment permitted in side and rear yards if decking is 6 inches or less in height. 5 foot encroachment permitted in rear yards if greater than 6 inches in height.
- Fencing - Comply with Chapter 34 of the City Code.
- Windows - 2 feet into any yard.
- Chimneys - 2 feet into any yard.

Design Guidelines

All residential development shall satisfy the design guidelines identified in Section 4.5.1 of the NECSP. The future school shall satisfy the design guidelines identified in Section 4.5.5 of the NECSP. Additional design standards applicable to both residential development and the school are as follows:

- Street lights shall be Southern California Edison green color “nostalgic” poles and fixtures.
- Street trees shall be placed on 30-foot centers and be minimum 36-inch box size.
- Street trees shall be of varieties that grow broad canopies to shield public streets and sidewalks.
- Parkway utility fixtures shall be aggregated into limited groups to facilitate street tree placement.
- Local street corner radii shall be 25 feet.

MAP ATTACHMENTS

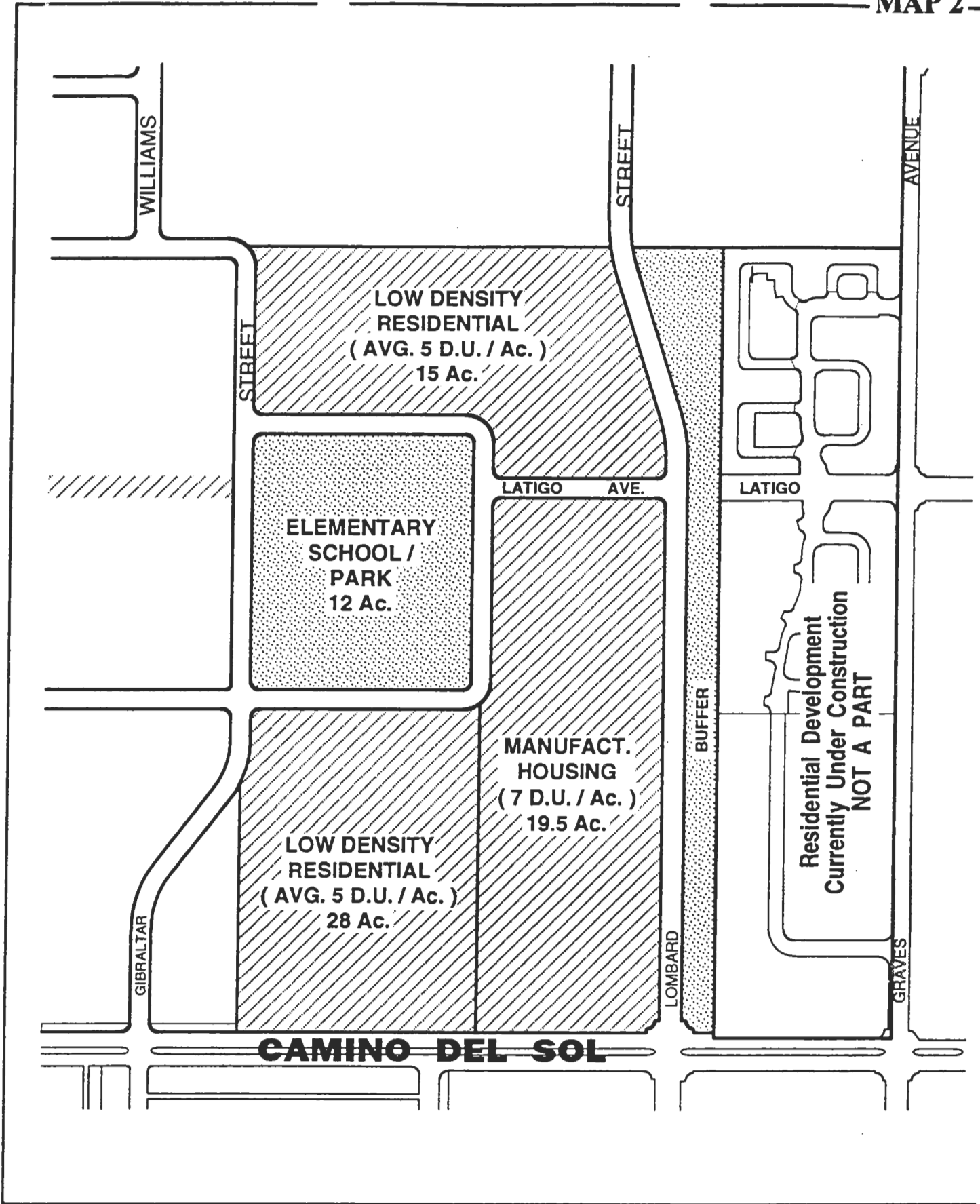


CITY OF
Omaha

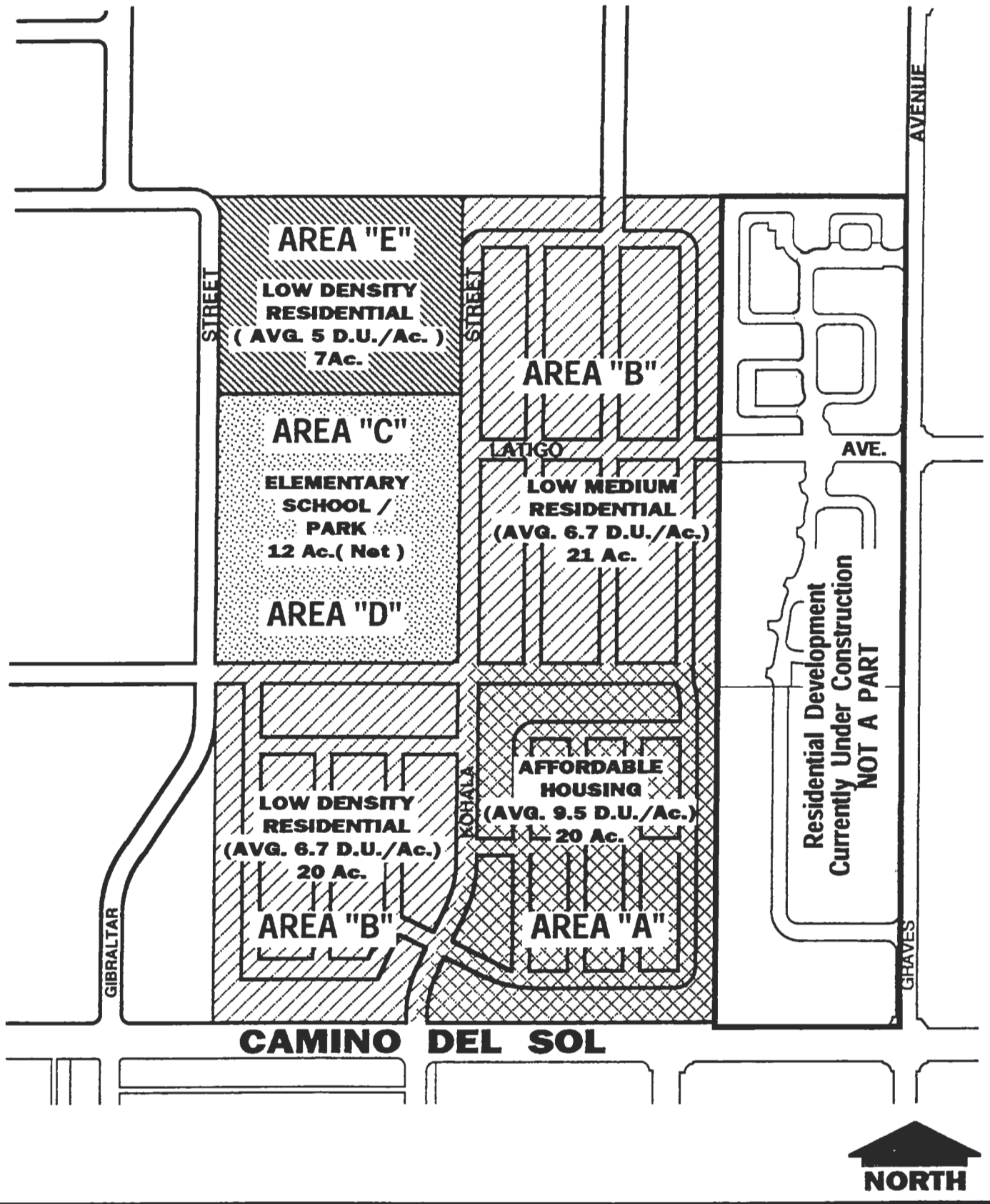
| ALLOCATION | QUANTITY | NET LOT AREA | OPENING | 1771 |
|--------------------------------|------------|---------------------|---------|------------------------|
| LOW MEDIUM DENSITY RESIDENTIAL | 219 DU/AC | 6000 sq ft | R1 | SINGLE-FAMILY DETACHED |
| MEDIUM DENSITY RESIDENTIAL | 1210 DU/AC | 3000 sq ft | R2 | PATIO/SCREENED/POD |
| COLLECTOR | 10 DU/AC | 2000 sq ft per unit | R3 | APARTMENTS/CONDO'S |
| WATERED UNIT | | | | |



Project Site Within the Northeast Community Specific Plan Area



Current Specific Plan Land Use Designations and Circulation Pattern



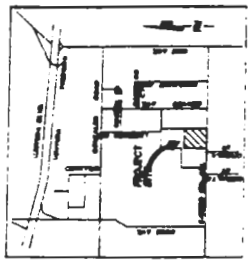
Proposed Specific Plan Land Use Designations and Circulation Pattern

site plan



PARKING TABULATIONS.
 Provided:
 2 car attached garage
 typ. @ each plan
 190 X 2.0 360
 1 guest space (on site)
 on 18 ft long driveway
 190 X 1.0 190
 total guest parallel on street 228
 total 808
 4.25 spaces / dwelling

SITE TABULATIONS
 TOTAL AREA: 19.9 acre
 (866,844 sq. ft.)
 TOTAL LOTS: 190
 DENSITY: 9.5 dw / acre



VICINITY MAP



OXNARD, CALIFORNIA



COMMUNITY DYNAMICS

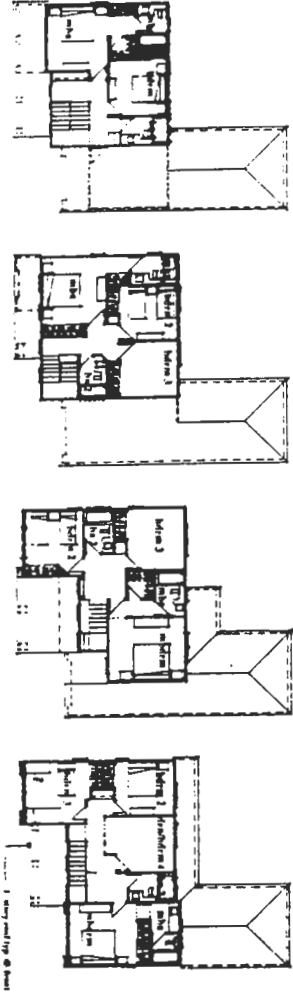


CATELLUS

BUILDING OUTLINE ATTACHMENTS

AREA "A" TYPICAL LOT LAYOUT

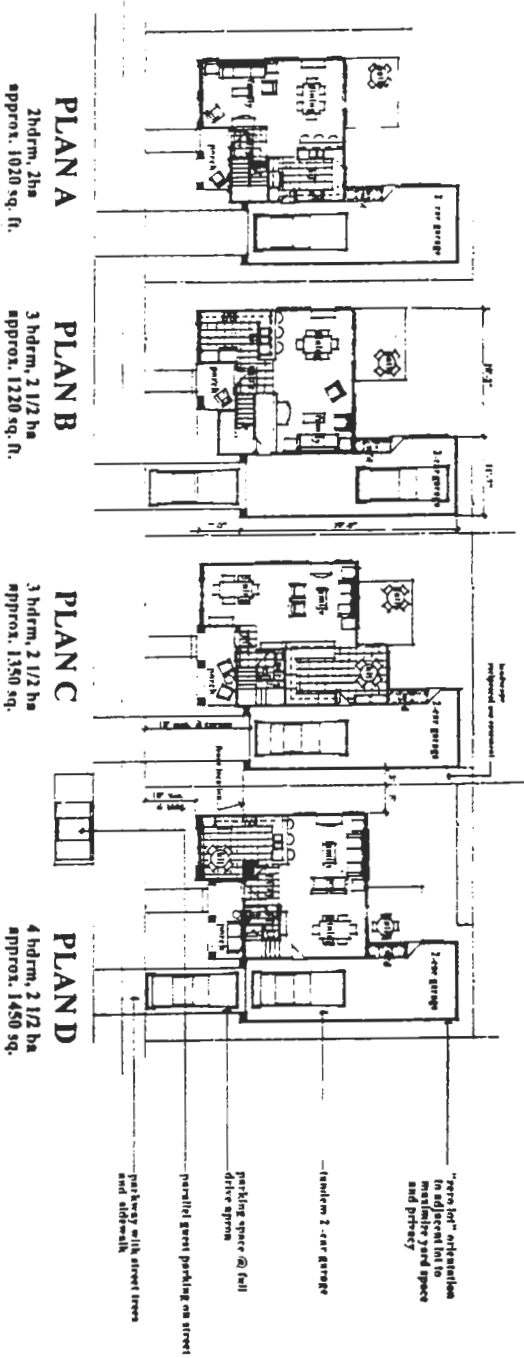
Second Floor



Floor Plans



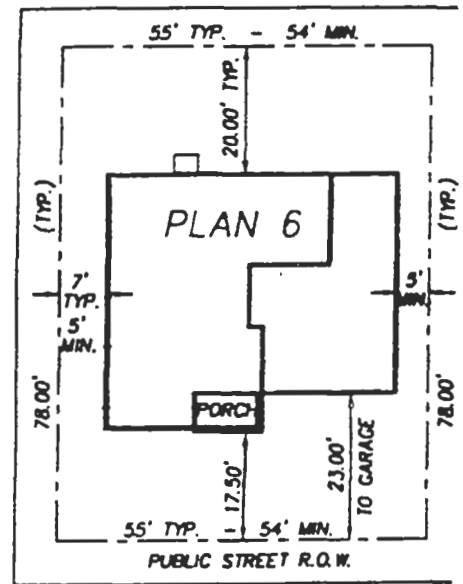
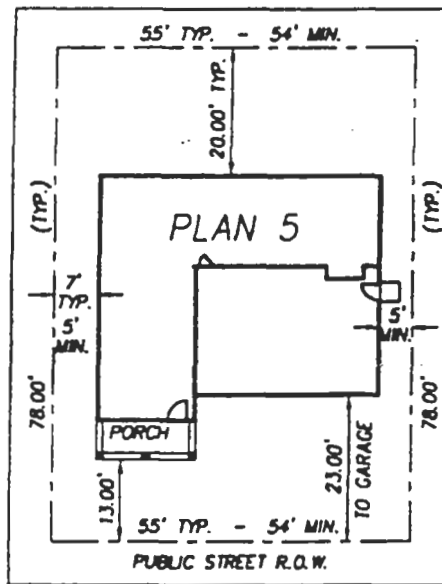
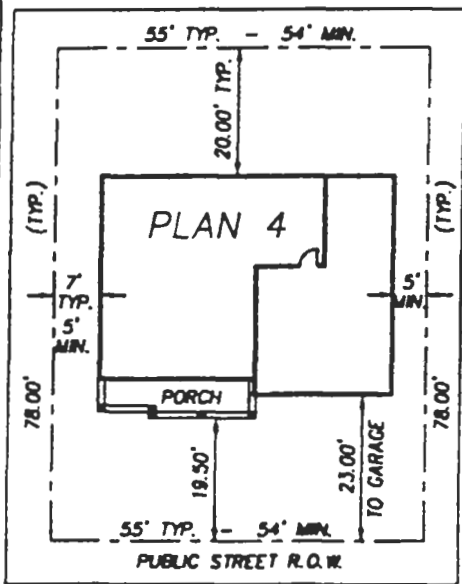
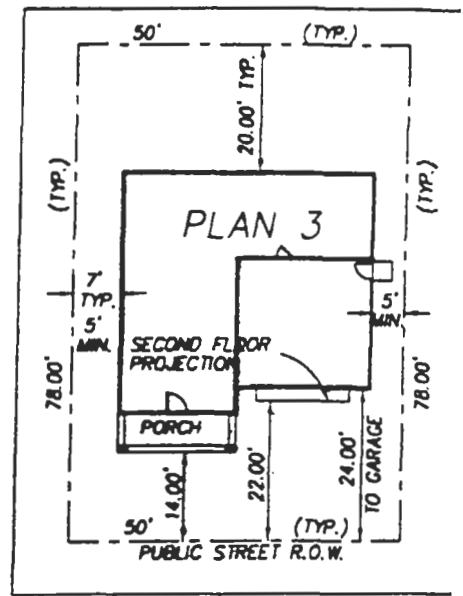
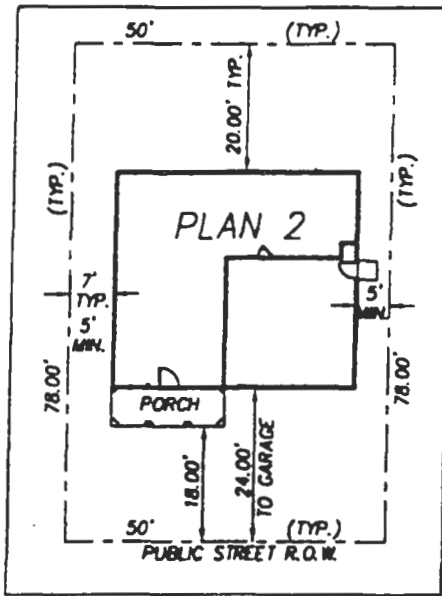
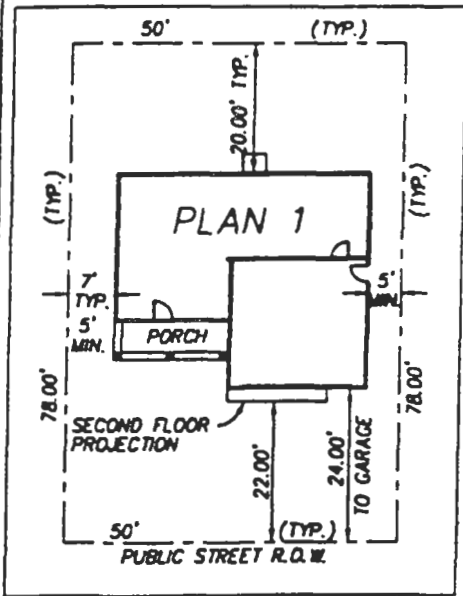
First Floor



OXNARD, CALIFORNIA



AREA "B"
TYPICAL LOT LAYOUT



TYPICAL LOT LAYOUT

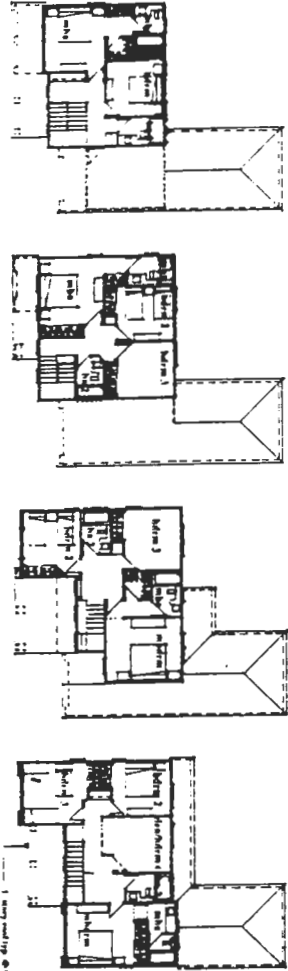
SCALE 1" = 30'



CIVIL ENGINEERING, INC.
2021 E. FOURTH STREET, SUITE 110
SANTA ANA, CA 92705
PH: (714) 547-6802 - FAX: (714) 547-6705

AREA "A" TYPICAL LOT LAYOUT

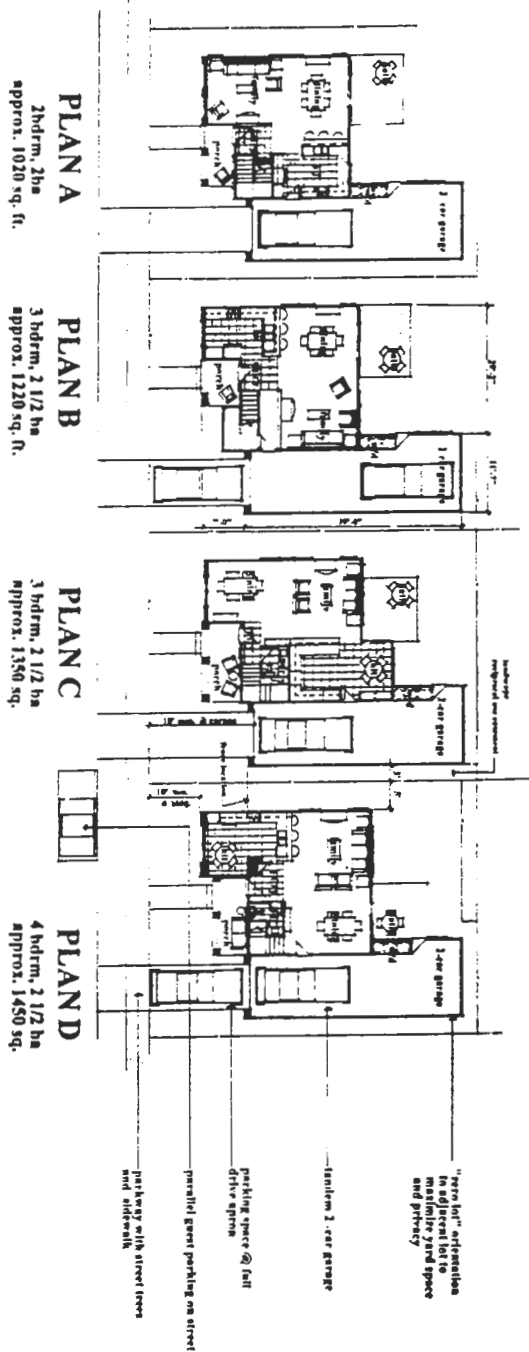
second floor



Floor Plans



first floor



OXNARD, CALIFORNIA



COMMUNITY DYNAMICS



CATELLUS



