



Meeting Date: September 11, 2007

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other: Study Session

Prepared By: Christopher Williamson, AICP, Senior Planner *ew* Agenda Item No. I-5

Reviewed By: City Manager *MMH* City Attorney *Rupp* Finance *SW* Other (Specify) _____

DATE: August 28, 2007

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director *[Signature]*
Susan L. Martin, AICP, Planning Division Manager *SM*

SUBJECT: Approval for Development Agreement Negotiating Team for the Sakioka Farms Specific Plan, Located South of the Ventura Freeway Between Rice Avenue and Del Norte Boulevard. Filed by Sakioka Farms, Inc.

RECOMMENDATION

That City Council direct the City Manager to appoint a team to negotiate a development agreement with Sakioka Farms, Inc. for the Sakioka Farms Specific Plan project located south of the Ventura Freeway between Rice Avenue and Del Norte Boulevard.

DISCUSSION

The Sakioka Farms Specific Plan consists of approximately 430 acres bounded by the Ventura Freeway on the north, Rice Avenue on the west, the Proctor and Gamble facility on the south, and Del Norte Boulevard on the east. The proposed specific plan has three major components: 1) Business Research nearest the 101 Freeway (94 acres, up to 1.4 million square feet of development), 2) Business Research and Limited Industrial south of an eastward extension of Gonzales Road to Del Norte Boulevard (160 acres, up to 4.0 million square feet of development), and 3) Light Industrial north of the Proctor and Gamble facility (134 acres, up to 3.1 million square feet of development). Up to 900 affordable and workforce housing units may substitute for a portion of the Business Research and Limited Industrial area. New and widened streets would occupy about 40 acres.

Status of the Project

An Environmental Impact Report (EIR) is being prepared and the proposed plan was initially reviewed by the Development Advisory Committee.

The proposed development agreement may focus on the following issues:

- Phasing of the construction of public infrastructure (e.g., streets, sewer, water, etc.), construction of possible school and other public facilities including a park and/or open space areas and public safety buildings.
- Payment of development fees.
- Timeframes for entitlements (e.g., life of tentative maps, etc.).
- Provisions for the development of affordable and workforce housing.
- Project phasing for development on the project.
- Roadway and freeway interchange dedications and improvements.

Prior to City Council approval of any development agreement, the developer shall demonstrate that the agreement provides significant additional benefits to the City which cannot be provided by conditions of approval of other land use entitlements. Examples of significant benefits include:

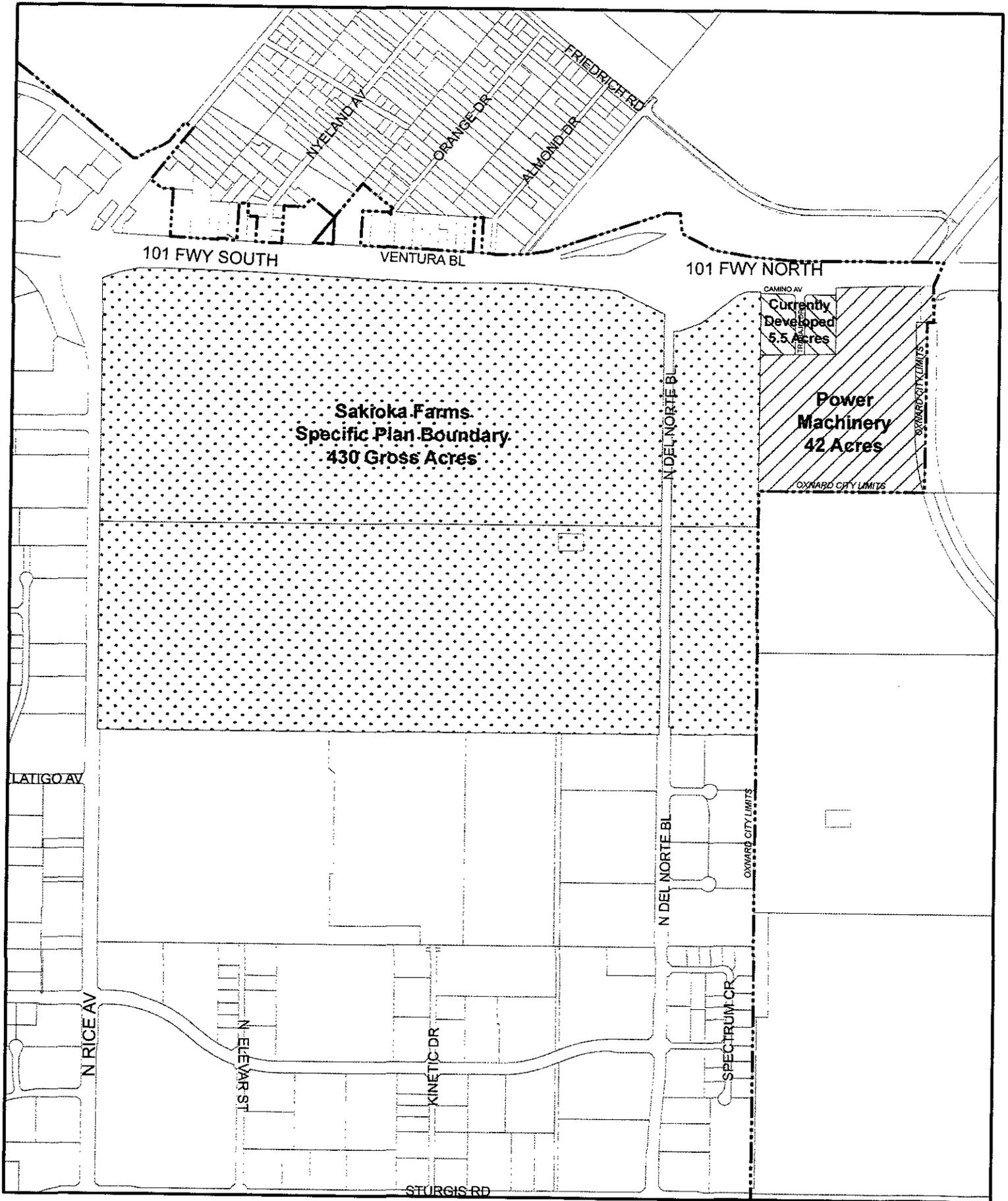
- Funding and/or facilities for a school above and beyond those required by state law.
- Park dedication and improvements above and beyond those required by the City's Subdivision Ordinance and General Plan.
- Contributions to the City's affordable housing fund.
- Dedication of property for public benefit.
- Commitment to participate in a solar energy generation initiative.
- Commitment to participate in a workforce housing initiative.
- Funds for development and maintenance of parks.
- Public facility improvements, such as a new fire station or other service facility.

FINANCIAL IMPACT

The development agreement may address financial issues such as fee credits towards public facilities.

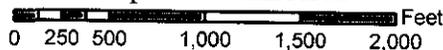
Attachments:

1. Location Map



Planning & Environmental Services

**Sakioka Farms
Specific Plan Area**



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ATTACHMENT
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March 30, 2005