



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 *OW* Agenda Item No. 1-5

Reviewed By: City Manager *YRB* City Attorney *Rupp* Finance *AL* Other (Specify) \_\_\_\_\_

**DATE:** January 26, 2008

**TO:** City Council

**FROM:** Matthew G. Winegar, AICP, Development Services Director *[Signature]*

**SUBJECT:** Approval for Development Agreement Negotiating Team for Proposed Jones Ranch Specific Plan, Located at 4324 E. Vineyard Avenue. Filed by Oxnard Ranch, LLC.

**RECOMMENDATION**

That City Council direct the City Manager to appoint a team to negotiate a development agreement with Oxnard Ranch, LLC for the proposed Jones Ranch Specific Plan project, located at 4324 East Vineyard Avenue.

**DISCUSSION**

The proposed Jones Ranch Specific Plan (Plan) consists of approximately 165 acres located at 4324 East Vineyard Avenue between Vineyard and Rose Avenues, north of El Rio and south of Strickland Acres. The site is located in the unincorporated County, is outside the Oxnard City Urban Restriction Boundary, and is in active agricultural use.

The proposed Plan would include 2,500 housing units, of which 20 percent would be for Very Low and Low Income households and 80 percent for Moderate Income households. The Plan would include several parks, one or more schools, and neighborhood serving commercial uses. The Plan is a key component of the draft 2030 General Plan and the draft 2006-2014 Housing Element.

The proposed Plan was presented to the City Council as a pre-application in April, 2007. An Environmental Impact Report (EIR) was initiated in 2008.

The proposed Jones Ranch development agreement may focus on the following issues:

- Payment of the City's costs related to specific plan development and review in excess of scheduled fees, SOAR affordable housing exemption, cancellation of Williamson Act contracts, annexation(s), and negotiating memoranda of understanding (or similar agreements) with Ventura County, LAFCO, Gold Coast Transit, Department of Housing and Community Development, and other agencies as needed.

- Planning, phasing, financing, and construction of on-site public infrastructure, one or more schools, parks, and other facilities.
- Planning, phasing, financing, and construction of off-site public infrastructure and traffic mitigations.
- Planning, phasing, financing, construction, and operation of a north Oxnard transit system.
- Timeframes for entitlements (e.g., life of tentative maps, etc.).
- Mitigation for the loss of agricultural land.
- Provisions for the development of affordable housing coordinated with the Housing Element.

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, but are not limited to:

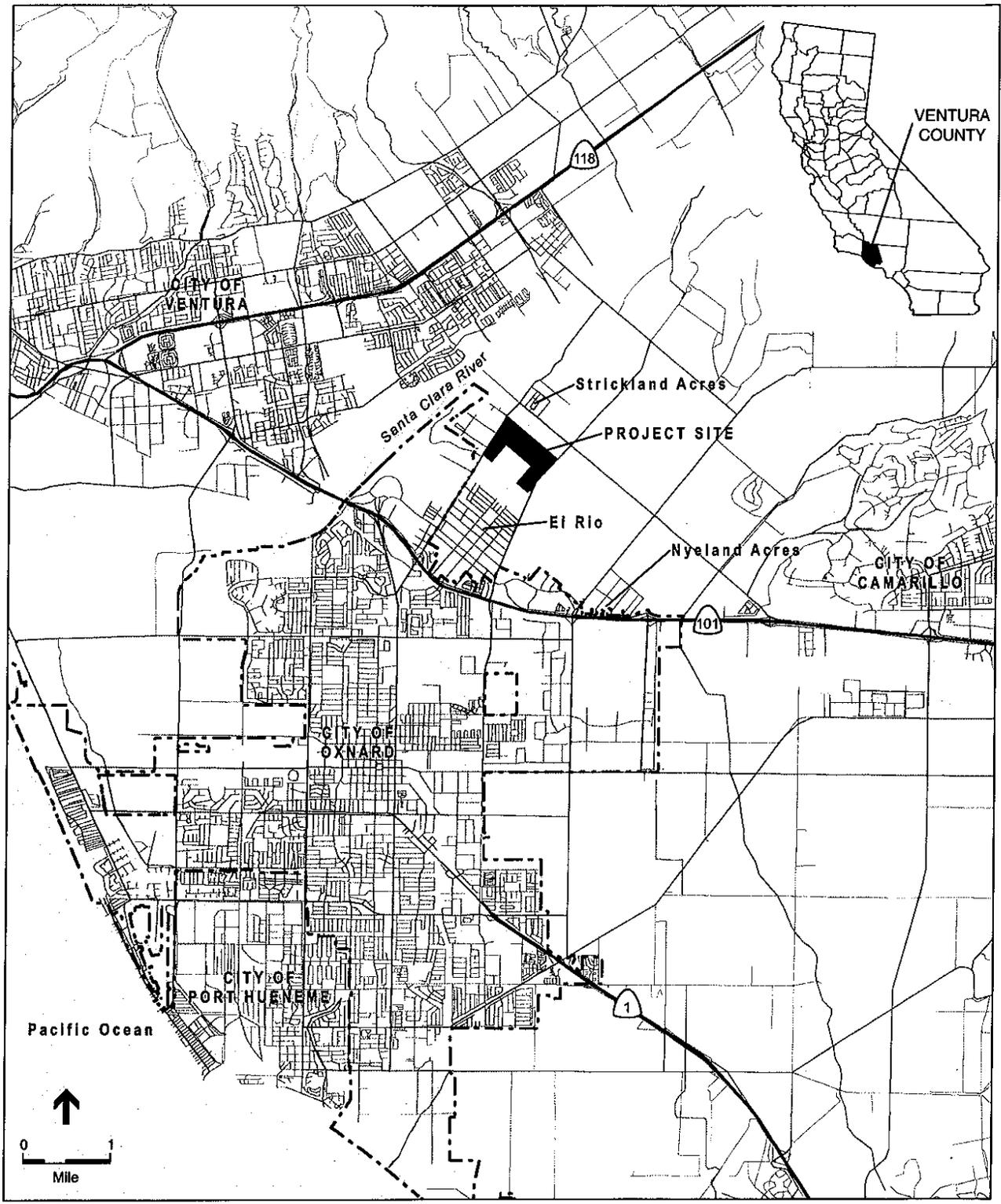
- Funding and/or facilities for schools above and beyond those required by state law.
- Park dedication and improvements above and beyond those required by the City's Subdivision Ordinance and General Plan.
- Contributions to the City's affordable housing production.
- Local preference to Oxnard residents for some portion of the affordable housing.
- Dedication of property for public benefit.
- Participate in a solar energy generation initiative.
- Participate in an agriculture workers housing.
- Funds for development and on-going park maintenance.
- Public facility improvements, such as a new fire station or other service facility.
- Public transit improvements and operation.

## **FINANCIAL IMPACT**

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

### Attachments:

1. Location Map



SOURCE: DeLorme Street Atlas USA, 2001; and ESA, 2008

Jones Ranch Specific Plan . 205307

**Figure 1**  
Regional Locator Map

ATTACHMENT \_\_\_\_\_  
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