



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

Prepared By: Christopher Williamson, AICP, Principal Planner *CW* Agenda Item No. L-2

Reviewed By: City Manager *JRB* City Attorney *WA* Finance *JR* Other (Specify) _____

DATE: June 5, 2012

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager *SM*
Development Services Department

SUBJECT: Planning and Zoning Permit Nos. 02-640-01 (Specific Plan) and 02-570-04 (Zone Change), and Certification of Final Environmental Impact Report (FEIR) No. 06-01 for the Sakioka Farms Business Park Specific Plan, Located at 2190 and 1400 N. Rice Avenue. Filed by Sakioka Farms, 3183-A Airway Avenue, #2, Costa Mesa, California, 92626.

RECOMMENDATION

That the City Council, in accordance with the California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations for the Sakioka Farms Business Park Specific Plan (Sakioka Specific Plan) project:

1. Certify the Final Sakioka Specific Plan Environmental Impact Report (FEIR No. 06-01) and adopt Findings of Fact, Statement of Overriding Considerations, and the Adaptive Management Mitigation Monitoring and Reporting Program; and
2. Adopt the Sakioka Specific Plan (PZ No. 02-640-01); and
3. Approve the first reading by title only and subsequent adoption an ordinance (PZ No. 02-570-02) to change the zone designation of an approximately 13-acre area along Del Norte Boulevard from Business Research Park (BRP) to Light Industrial-Planned Development (M1-PD).

SUMMARY

With approximately 430 acres, the Sakioka Specific Plan is the largest remaining undeveloped area within the City and would, upon build out, generate over 15,500 employment opportunities. The plan's physical design is basically a business research and industrial park within a grid of new streets filling in the area between Rice Avenue and Del Norte Boulevard. Because of the long development period (10 to 20 years) and need to be market-responsive, an adaptive environmental mitigation program was developed and incorporated within the Sakioka Specific Plan to meet CEQA requirements.

With the concurrent adoption of the requested zone change for an approximately 13-acre portion of the project site from Business Research Park (BRP) to Light Industrial (M-1), the proposed Sakioka Specific Plan is consistent with the 2030 General Plan.

DISCUSSION

Background and NIAD

The Sakioka Specific Plan property was annexed into the City in 1968 and later included in the 1,385 acre Northeast Industrial Assessment District (NIAD). The NIAD primarily provided funding for the construction of portions of Del Norte Boulevard, sewer and water lines, and storm drains designed to provide capacity for full development as a business research and industrial park. Sakioka Farms and/or subsequent parties will receive a NIAD credit against certain capital and impact development fees in the total amount of \$2,762,156.86. In 2002, Sakioka Farms and the Power Machinery Center (3450 Camino Avenue) filed a joint application to adopt business park specific plans for their respective properties east of Rice Avenue, south of the 101 Freeway, north of the Proctor and Gamble facility, and east to the city limits. In 2005, Rick Power separated his property from the combined approval process and the Camino Real Business Park Specific Plan was adopted in 2008. With adoption of the Sakioka Specific Plan and the completion of the Rice/101 Freeway interchange, development interest is first expected along the Rice Avenue (west) area while the east area of the Sakioka Farms property along Del Norte Boulevard is likely to remain in agricultural production for the near future.

Sakioka Farms Business Park Specific Plan

The Sakioka Specific Plan provides the framework, guidelines, standards, and regulations for orderly, phased, market-responsive development of up to 8.5 million square feet of business research, office, commercial, and industrial uses. The plan divides the 430-acre site into seven planning areas for phased development that allows for continued agricultural operations on the undeveloped areas. The extension of Gonzales Road from Rice Avenue to Del Norte Boulevard, internal streets, utilities, landscaping, subdivisions, and structures would be developed under appropriate current and future regulations and subsequent environmental review, as applicable. Approximately 1.5 acres near Rice Avenue and the eastward extension of Gonzales Road is reserved for a future fire station. More discussion regarding the fire station is presented below.

The Sakioka Specific Plan includes a 78,582 daily trip estimate at full buildout, which serves as the trip generation cap for all development within the specific plan area. The Sakioka Specific Plan FEIR traffic analysis is consistent with the 2030 General Plan traffic plan in that the same five intersections within the City would operate at below LOS C at full 2030 General Plan and Sakioka Specific Plan buildout and completion of proposed roadway, intersection, and traffic management mitigations. The Sakioka Specific Plan FEIR identified 32 roadway improvements that would be required in tandem with development as the need for the improvements arise. As travel behavior, transit use, and developed uses may change over buildout compared to those described in the Sakioka Specific Plan and used for the FEIR evaluation, the Sakioka Specific Plan FEIR incorporates adaptive traffic mitigations that will periodically revisit and update traffic and related impacts and mitigations.

Stormwater Quality Control Measures

All new development within the County of Ventura must comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) adopted by the Los Angeles Regional Water Quality

Control Board on July 8, 2010 (commonly referred to as the “MS4” Permit). The Ventura Countywide Stormwater Quality Program prepared and published a Technical Guidance Manual for Stormwater Quality Control Measures (TGM) which guides local implementation of the MS4 permit. Discretionary permit projects deemed complete prior to October 11, 2011 (Effective Date) would generally not be subject to the new MS4 requirements. Staff determined that that Sakioka Farms Specific Plan application was complete before the Effective Date and is subject to the 2002 TGM rather than the new MS4 permit TGM. The Los Angeles Regional Water Quality Control Board confirmed this determination in a letter to the City Attorney dated May 10, 2012.

2030 General Plan

The Sakioka Specific Plan is consistent with the 2030 General Plan as documented in the attached consistency analysis (August 18, 2011 Planning Commission staff report, Attachment F). None of the changes made at the Planning Commission’s October 6, 2011 hearing that recommended adoption change the 2030 General Plan consistency findings. The Sakioka Specific Plan area has corresponding BRP and M-1 zone designations except for one 13-acre area along Del Norte Boulevard which would change from BRP to M-1 to match the Sakioka Specific Plan and the 2030 General Plan if adopted as proposed concurrently with the Sakioka Specific Plan.

Environmental Review

In accordance with CEQA Guidelines, the City of Oxnard prepared an EIR (SCH No. 2002071070) based on the anticipated build out of the Sakioka Specific Plan. The Final EIR found five areas where impacts would remain significant after feasible mitigations:

1. Loss of prime agricultural land,
2. Non-attainment of air quality standards for the Ventura County Air Basin,
3. Cumulative greenhouse gas emissions,
4. Cumulative traffic level of service below LOS C at five designated intersections, and
5. Cumulative roadway noise along Gonzales Avenue.

These are the same impacts and below LOS C intersections that the 2030 General Plan Program EIR found significant and unavoidable on a citywide basis. The Adaptive Management Mitigation Monitoring and Reporting Program will be added to the Sakioka Specific Plan as Section 7 to ensure that the adaptive mitigation program is fully integrated with the plan document. CEQA Guidelines require that a public agency make specific findings before a project is approved if the project involves significant and unavoidable environmental impacts. Findings of Fact and a Statement of Overriding Considerations (SOC) are drafted pursuant to the CEQA and are included with the resolution recommending certification of the Final EIR (Attachment 1). Benefits identified with the Sakioka Specific Plan include the following:

1. Estimated employment of 15,500,
2. Improved Oxnard jobs-housing balance,
3. Increased property and sales tax revenue,
4. Extension of Gonzales Road in an early development phase,
5. Reclaimed water infrastructure, and
6. Land reserved for a Fire Station.

Future Fire Station

The issue of the timing, location, and funding of what would become Fire Station No. 10 in the Fire Department's Ten-Year Strategic Plan was raised during the EIR public review, at the several Planning Commission hearings, and within a draft development agreement that could come before the City Council at a later date. The Sakioka Specific Plan has reserved 1.5 acres for a fire station just east of Rice Avenue along what will be the eastward extension of Gonzales Road. The applicant does not propose to dedicate the fire station site nor contribute funding other than payment of capital facilities impact fees. A new fire station at that approximate location was included in 1993 as an EIR mitigation for the Northeast Community Specific Plan (NECSP). As the NECSP was developed, a Supplemental EIR for the Daily Ranch project removed the mitigation with the following explanation:

As the City is currently beginning planning for the new fire station near Rice Avenue and the fire services master plan is under preparation, the mitigation measure from the NECSP EIR calling for the station to be built before 50 percent of the (NECSP) Specific Plan is implemented is no longer considered necessary by the City. (pg. 5.5-16, Daily Ranch SEIR, May 2001)

The Sakioka Specific Plan does include the new fire station and the Fire Department did complete a Ten-Year Strategy Plan. The Fire Department has determined that fire protection is adequate for up to 1.7 million square feet of new development within the Sakioka Specific Plan before a fully operational station is needed at the proposed location for the nature and number of expected fire service calls in industrial parks. Planned preemption of traffic signals from existing stations (including the planned College Park station) and extensive use of fire detection and suppression technology required in new buildings also factor into the Fire Department's decision. While the Fire Department would prefer the proposed fire station be completed earlier, the lack of funding requires the City to accumulate capital facility impact fees from the first 20 percent of Sakioka Specific Plan development. It remains the City's position in development agreement negotiations that Sakioka Farms should dedicate the fire station site and enable completion and operation of the new fire station as early as possible.

Planning Commission Recommendation on Housing

At its meeting of October 6, 2011, the Planning Commission adopted Resolution Nos. 2011-34, 2011-35, and 2011-36 recommending that the City Council adopt the Sakioka Specific Plan, approve the zone change, and certify the Specific Plan Final EIR and adopt related CEQA documents, respectively. The Planning Commission recommended that the Rice Avenue/Gonzales Road intersection be required to achieve LOS C. As Rice Avenue will eventually become a Caltrans Highway (State Route 1) where the Level of Service (LOS) requirement is lower than the City's, the City Council may wish to consider the applicant's request to remove one northbound lane and allow that intersection to operate at LOS D. In addition, the Planning Commission determined that an optional substitution of up to 950 housing units for light industrial uses raised, on the whole, more negative quality of life impacts than environmental benefits, and the housing option was removed from the Sakioka Specific Plan.

FINANCIAL IMPACT

Adoption of the Sakioka Specific Plan and related CEQA documentation do not, in themselves, create a financial impact to the City. Subsequent development will generate impact and related service-reimbursement fees that are intended to cover City expenses. The City may incur expenses for the construction and operation of the proposed fire station should other funding arrangements not be identified prior to the completion of 1.7 million square feet of development.

- Attachments
- 1 - City Council Resolution, Final EIR Certification, Findings of Fact, and Adaptive Mitigation and Monitoring Program
 - 2 - City Council Resolution, Specific Plan Adoption
 - 3 - City Council Ordinance, Zone Change
 - 4 - Planning Commission final resolutions nos. 2011-34/-35/-36
 - 5 - Planning Commission staff reports (distributed separately)
 - 6 - Sakioka Farms Business Park Specific Plan (June 2012) (distributed separately)
 - 7 - Sakioka Farms Business Park Specific Plan Draft EIR (distributed separately)
 - 8 - Sakioka Farms Business Park Specific Plan Final EIR (distributed separately)

Note: Attachments 1 and 5 to 8 have been provided to the City Council. Copies are available for review at the Help Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, June 11, 2012.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ADOPTING THE SAKIOKA FARMS BUSINESS PARK SPECIFIC PLAN (PLANNING AND ZONING PERMIT NO. 02-640-01) GENERALLY LOCATED SOUTH OF THE 101 FREEWAY EAST OF RICE AVENUE AND ALONG DEL NORTE BOULEVARD (APN 216-0-030-075; -105; -145; -155). FILED BY SAKIOKA FARMS, 3183-A AIRWAY AVENUE, #2, COSTA MESA, CALIFORNIA 92626.

WHEREAS, on October 11, 2011 the Planning Commission adopted Resolution No. 2011-34 recommending that the City Council adopt the Sakioka Farms Business Park Specific Plan; and

WHEREAS, on June 12, 2012, the City Council certified Final Environmental Impact Report No. 06-02 and adopted related California Environmental Quality Act (CEQA) documents for the Sakioka Farms Business Park Specific Plan and found that the final environmental impact report was completed for this specific plan amendment in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, Addendum No. 1 to the FEIR finds the Sakioka Farms Business Park Specific Plan consistent with the 2030 General Plan that was adopted by the City Council on October 11, 2011; and

WHEREAS, the City Council of the City of Oxnard has determined that the Sakioka Farms Business Park Specific Plan was deemed complete for processing prior to the Effective Date of the "New Development and Redevelopment Requirements" contained in Section E of the California Regional Water Quality Control Board – Los Angeles Region Order No. R4-2010-0108, and the City Council has also determined that the same specific plan satisfies the criteria set forth in paragraphs 2 and 3 of the Effective Date provisions of the Ventura County Watershed Protection District's 2011 Technical Guidance Manual for Storm Water Quality Control Measures, and, as a result thereof, the Project shall continue to comply with the performance criteria set forth in the 2002 Technical Guidance Manual for Storm Water Quality Control Measures under Board Order 00-108; and

WHEREAS, the City Council of the City of Oxnard has considered an application for Planning and Zoning Permit No. 02-640-01, filed by Jeffrey Littell, to adopt the Sakioka Farms Business Park Specific Plan for an approximately 430-acre area generally located south of the 101 Freeway, east of Rice Avenue, and along Del Norte Boulevard; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of the Sakioka Farms Business Park Specific Plan; and

WHEREAS, the documents and other material that constitute the record of proceedings are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council finds after due study and deliberation and public hearings that the Sakioka Farms Business Park Specific Plan is consistent with the 2030 General Plan; will provide a range of commercial and light industrial business opportunities, infrastructure and arterial roadway improvements, and land reserved for a Fire Station will stimulate balanced growth without impacting undeveloped land outside of the City's City Urban Restriction Boundary or impacting the City's downtown business; will enhance the quality of life for all residents of Oxnard by creating over 15,500 employment opportunities; that the project will not adversely affect or be materially detrimental to adjacent land uses, and that the public interest and general welfare require the adoption of Specific Plan Amendment No. 02-640-01; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard adopts the Sakioka Farms Business Park Specific Plan for property generally located south of the 101 Freeway, east of Rice Avenue, and along Del Norte Boulevard as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED and ADOPTED by the City Council of the City of Oxnard on this 12th day of June, 2012 by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

Resolution No.
Sakioka Farms Specific Plan
Page 3 of 4

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

EXHIBIT A

Exhibit A, the Sakioka Farms Business Park Specific Plan document (June 2012), is under separate cover.

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. __

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO. PZ 02-570-04, FOR THE SOUTHERLY PORTION OF PARCEL 216-0-030-075 FROM BUSINESS RESEARCH PARK (BRP) TO LIGHT INDUSTRIAL PLANNED DEVELOPMENT (M1-PD). FILED BY SAKIOKA FARMS, 3183-A AIRWAY AVENUE, #2, COSTA MESA, CALIFORNIA 92626.

WHEREAS, on October 11, 2011 the Planning Commission adopted Resolution No. 2011-35 recommending that the City Council adopt Zone Change No. 02-570-04; and

WHEREAS, on June 12, 2012, the City Council certified Final Environmental Impact Report No. 06-02 and adopted related California Environmental Quality Act (CEQA) documents for the Sakioka Farms Business Park Specific Plan that includes the present Zone Change No. 02-570-04 and found that the final environmental impact report was completed in compliance with the CEQA and reflects the independent judgment of the City; and

WHEREAS, Addendum No. 1 to the FEIR finds the proposed Sakioka Farms Business Park Specific Plan and the present Zone Change No. 02-570-04 are consistent with the 2030 General Plan that was adopted by the City Council on October 11, 2011; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 02-570-04; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Zone Change No. 02-570-04; and

WHEREAS, the documents and other material that constitute the record of proceedings for Zone Change No., 02-570-04 are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council of the City of Oxnard has determined that the Sakioka Farms Business Park Specific Plan was deemed complete for processing prior to the Effective Date of the "New Development and Redevelopment Requirements" contained in Section E of the California Regional Water Quality Control Board – Los Angeles Region Order No. R4-2010-0108, and the City Council has also determined that the same specific plan satisfies the criteria set forth in paragraphs 2 and 3 of the Effective Date provisions of the Ventura County Watershed Protection District's 2011 Technical Guidance Manual for Storm Water Quality Control Measures, and, as a result thereof, the Project shall continue to comply with the performance criteria set forth in the 2002 Technical Guidance Manual for Storm Water Quality Control Measures under Board Order 00-108; and

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

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. The zoning governing the property located east of Del Norte Boulevard along the eastern edge of the City of Oxnard and the southerly portion of parcel 216-0-030-075 from Business Research Park (BRP) to Light Industrial Planned Development (M1-PD), as shown in Exhibit "A", attached hereto and incorporated herein by reference.

Part 2. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. _____ was first read on June 12, 2012, and finally adopted on _____, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this 12th day of June, 2012, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

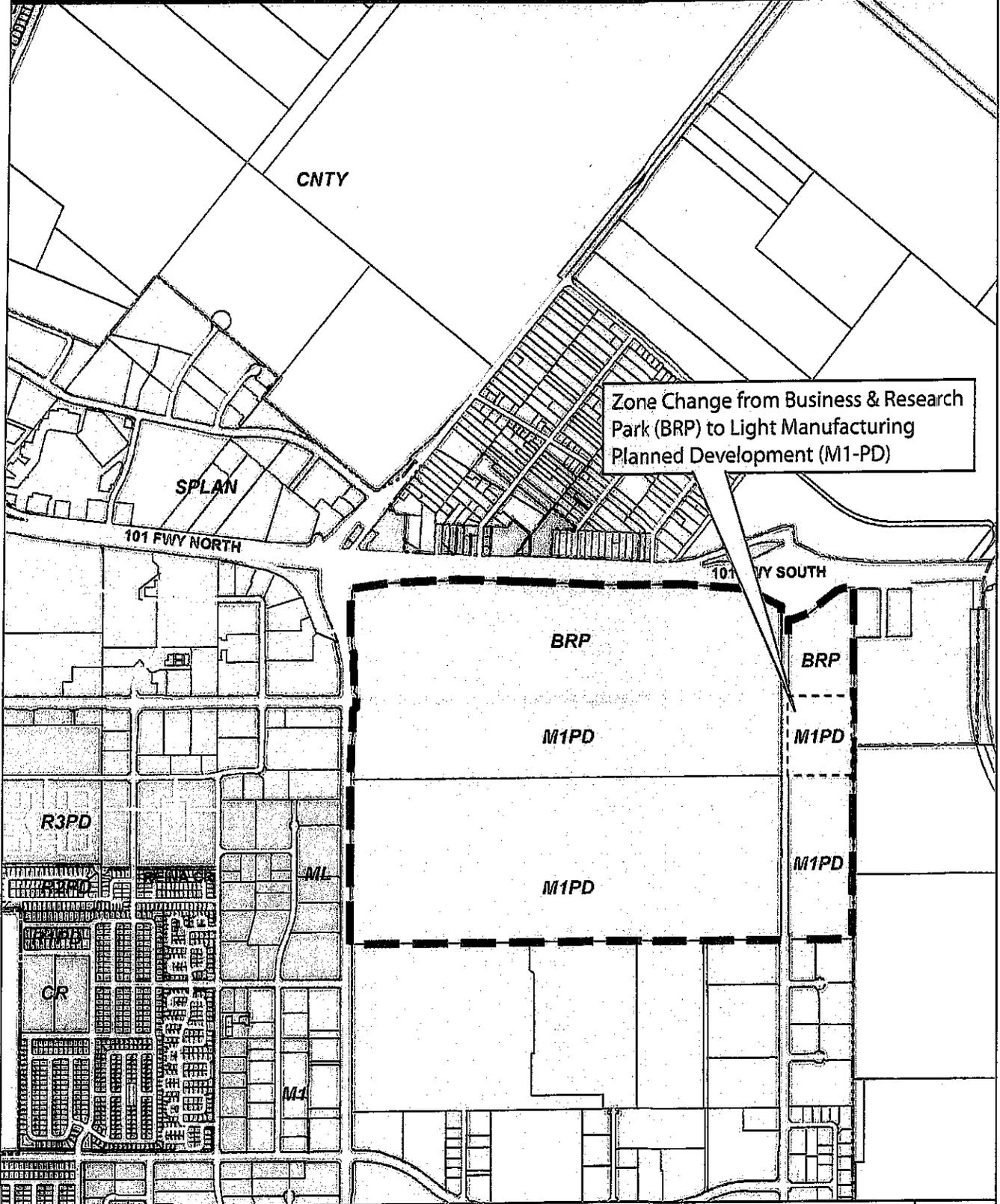
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

Zone Change

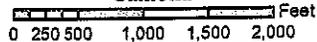


Zone Change from Business & Research Park (BRP) to Light Manufacturing Planned Development (M1-PD)



Oxnard Planning
January 27, 2011

PZ 02-640-01, 02-570-04
Location: 2190, 1400 N Rice Av
APN: 216003014, 216003015,
216003007, 216003010
Sakioka



Zone Change

Exhibit 'A'



1:16,493

RESOLUTION NO. 2011-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL ADOPTION OF THE SAKIOKA FARMS BUSINESS PARK SPECIFIC PLAN (PZ 02-640-01) LOCATED AT 1400 AND 2190 NORTH RICE AVENUE (APN 216-0-030-075; -105; -145; -155). FILED BY SAKIOKA FARMS, 3183-A AIRWAY AVENUE, #2, COSTA MESA, CALIFORNIA 92626.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 02-640-01, filed by Jeffrey Littell to adopt the Sakioka Farms Business Park Specific Plan for an approximately 430-acre area generally located south of the 101 Freeway, east of Rice Avenue, and along Del Norte Boulevard; and

WHEREAS, the specific plan adoption is required by the 2020 General Plan prior to development in this area; and

WHEREAS, the Planning Commission of the City of Oxnard has thoroughly reviewed and considered Final Environmental Impact Report No.06-01 (State Clearinghouse No. 2002071070) (FEIR) for the Sakioka Farms Business Park Specific Plan Project which has been prepared in accordance with the California Environmental Quality Act (CEQA) and Resolution No. 10,851, as amended, of the City Council, before making its recommendation herein; and

WHEREAS, the Planning Commission has held a public hearing and received and considered oral and written testimony on the FEIR; and

WHEREAS, the Planning Commission finds that the FEIR was completed for this project in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 02-640-01; and

WHEREAS, an addendum to the FEIR finds the proposed specific plan consistent with the Draft 2030 General Plan (July 2011 version) that may be adopted prior to the City Council's consideration of the specific plan; and

WHEREAS, the Planning Commission finds after due study and deliberation and public hearings that the project is consistent with the 2020 General Plan; will provide a range of commercial and light industrial business opportunities, infrastructure and arterial roadway improvements, and land reserved for a Fire Station will stimulate balanced growth without impacting undeveloped land outside of the City's CURB or impacting the City's downtown business; will enhance the quality of life for all residents of Oxnard by creating over 15,000 employment opportunities; that the project will not adversely affect or be materially detrimental to adjacent land uses, and that the public interest and general welfare require the adoption of Specific Plan Amendment No. 02-640-01; and

WHEREAS, the documents and other material that constitute the record of proceedings are located in the Planning Division, and the custodian of the record is the Planning Manager; and

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

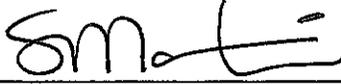
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard recommends to the City Council approval of Planning and Zoning Permit No. 02-640-01 adopting the Sakioka Farms Business Park Specific Plan for property generally located south of the 101 Freeway, east of Rice Avenue, and along Del Norte Boulevard as shown in Exhibit A, attached hereto and incorporated herein by reference.

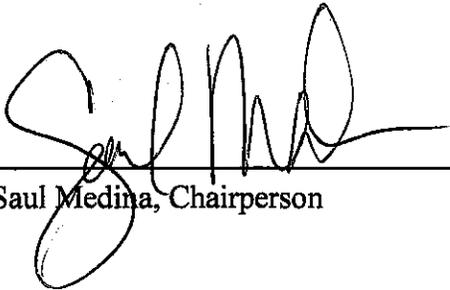
PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of October, 2011 by the following vote:

AYES: Commissioners: Huber, Guevara, Nash, Stewart, Medina

NOES: Commissioners: Murguia

ABSENT: Commissioners: Mullin

ATTEST: 
Susan L. Martin, Secretary


Saul Medina, Chairperson

RESOLUTION NO. 2011-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE CHANGE (PZ 02-570-04) TO CHANGE THE LAND USE MAP TO DESIGNATE THE SOUTHERLY PORTION OF PARCEL 216-0-030-075 FROM BUSINESS RESEARCH PARK (BRP) TO LIGHT INDUSTRIAL PLANNED DEVELOPMENT (M1-PD). FILED BY SAKIOKA FARMS, 3183-A AIRWAY AVENUE, #2, COSTA MESA, CALIFORNIA 92626.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 02-570-04, filed by Jeffrey Littell to amend the zoning of the of the above-described property from BRP and M1-PD; and

WHEREAS, the Planning Commission of the City of Oxnard has thoroughly reviewed and considered Final Environmental Impact Report No.06-01 (State Clearinghouse No. 2002071070) (FEIR) for the Sakioka Farms Business Park Specific Plan Project which has been prepared in accordance with the California Environmental Quality Act (CEQA) and Resolution No. 10,851, as amended, of the City Council, before making its recommendation herein; and

WHEREAS, the Planning Commission has held a public hearing and received and considered oral and written testimony on the FEIR; and

WHEREAS, the Planning Commission finds that the FEIR was completed for this project in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, an addendum to the FEIR finds the proposed specific plan consistent with the Draft 2030 General Plan (July 2011 version) that may be adopted prior to the City Council's consideration of Planning and Zoning Permit No. 02-570-04; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 02-570-04; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require adoption of Planning and Zoning Permit No. 02-570-04; and

WHEREAS, the proposed zone change implements the Sakioka farms Specific Plan that is required by the 2020 General Plan prior to development in this area; and

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

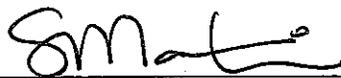
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of Planning and Zoning Permit No. 02-570-04, amending the City's official Zoning Map to change the zoning designation of the property as shown in Exhibit 'A', attached hereto and incorporated herein by reference.

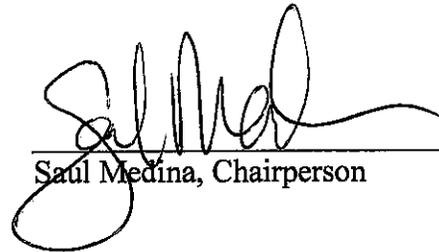
PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of October, 2011, by the following vote:

AYES: Commissioners: Nash, Guevara, Huber, Stewart, Medina

NOES: Commissioners: Murguia

ABSENT: Commissioners: Mullin

ATTEST: 
Susan L. Martin, Secretary


Saul Medina, Chairperson

ATTACHMENT A

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. __

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO. PZ 02-570-04, FOR THE SOUTHERLY PORTION OF PARCEL 216-0-030-075 FROM BUSINESS RESEARCH PARK (BRP) TO LIGHT INDUSTRIAL PLANNED DEVELOPMENT (M1-PD). FILED BY SAKIOKA FARMS, 3183-A AIRWAY AVENUE, #2, COSTA MESA, CALIFORNIA 92626.

WHEREAS, on August 18, 2011 the Planning Commission of the City of Oxnard considered an application for Planning & Zoning Permit Nos. 02-640-01 (Specific Plan) and 02-570-04 (Zone Change), filed by Jeffrey Littell, to adopt the Sakioka Farms Specific Plan for an approximately 430-acre area generally located south of the 101 Freeway, east of Rice Avenue, and along Del Norte Boulevard; and

WHEREAS, on August 18, 2011, the Planning Commission recommended certification of Final Environmental Impact Report (FEIR) No. 06-01 for the aforementioned development project, and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 02-570-04; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Zone Change No. 02-570-04; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to certify the FEIR are located in the Planning Division, and the custodian of the record is the Planning Manager; and

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

WHEREAS, the zone change is consistent with the 2020 General Plan; and

WHEREAS, the zone change is consistent with the Draft 2030 General Plan (September 2011 version).

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. The zoning governing the property located east of Del Norte Boulevard along the eastern edge of the City of Oxnard and the southerly portion of parcel 216-0-030-075 from Business Research Park (BRP) to Light Industrial Planned Development (M1-PD), as shown in Exhibit "A", attached hereto and incorporated herein by reference.

Part 2. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. _____ was first read on ____, 2011, and finally adopted on _____, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this ____th day of _____ 2011, by the following vote:

AYES:

NOES:

ABSENT:

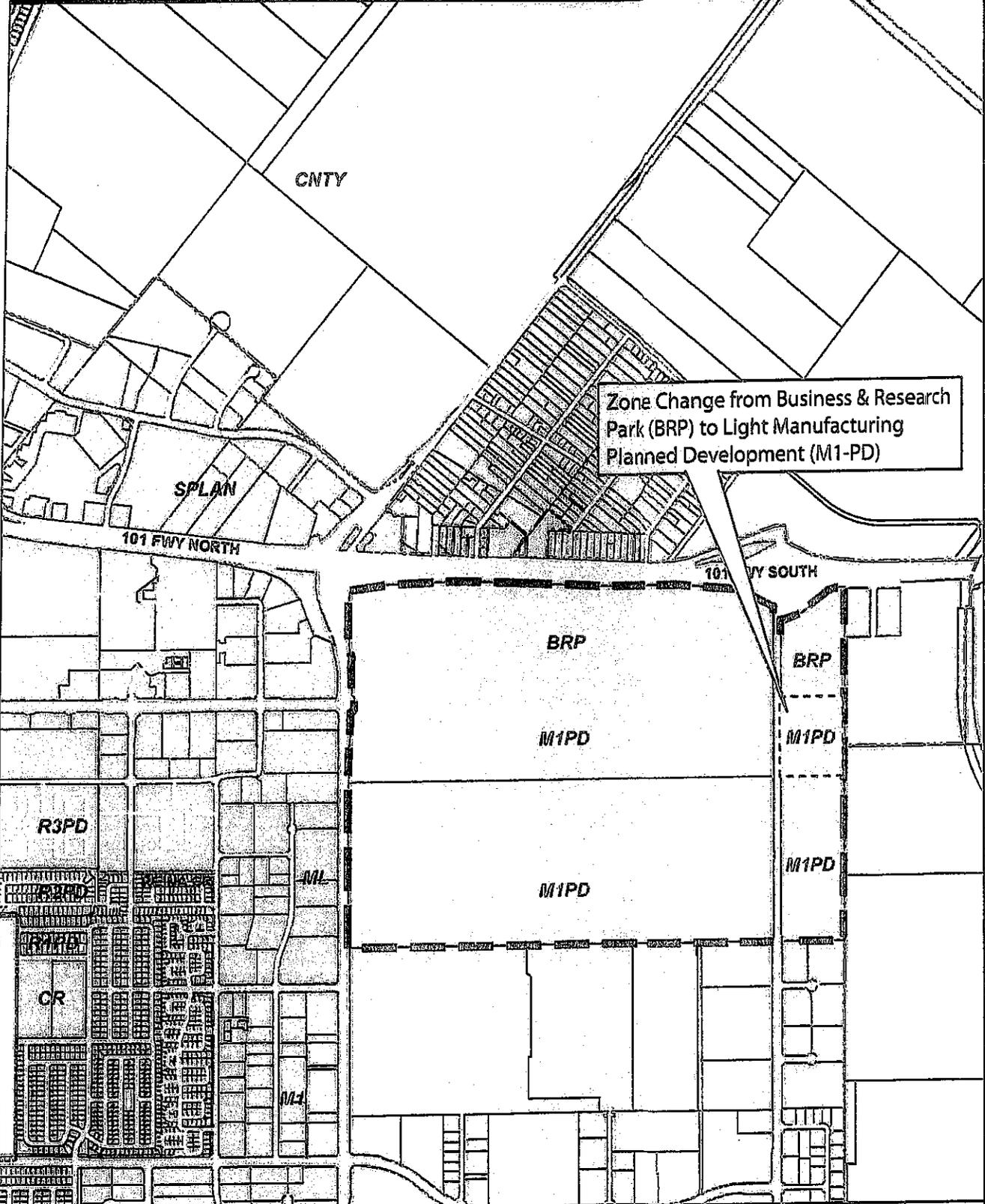
Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

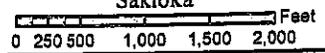
Alan Holmberg, City Attorney



Zone Change from Business & Research Park (BRP) to Light Manufacturing Planned Development (M1-PD)



PZ 02-640-01, 02-570-04
Location: 2190, 1400 N Rice Av
APN: 216003014, 216003015,
216003007, 216003010
Sakioka



Zone Change
Exhibit 'A'



RESOLUTION NO. 2011-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT NO. 06-01 AND ADDENDUM NO. 1 (SCH NO. 2002071070) AND ADOPTION OF FINDINGS OF FACT, THE STATEMENT OF OVERRIDING CONSIDERATIONS, AND THE ADAPTIVE MANAGEMENT MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SAKIOKA FARMS BUSINESS PARK SPECIFIC PLAN GENERALLY LOCATED SOUTH OF THE 101 FREEWAY EAST OF RICE AVENUE AND ALONG DEL NORTE BOULEVARD (APN 216-0-030-075; -105; -145; -155). FILED BY SAKIOKA FARMS, 3183-A AIRWAY AVENUE, #2, COSTA MESA, CALIFORNIA 92626.

WHEREAS, the Planning Commission of the City of Oxnard has thoroughly reviewed and considered Final Environmental Impact Report No.06-01 (State Clearinghouse # 2002071070) (FEIR) for the Sakioka Farms Business Park Specific Plan Project, which has been prepared in accordance with the California Environmental Quality Act (CEQA) and Resolution No. 10,851, as amended, of the City Council; and

WHEREAS, Addendum No. 1 to the FEIR was prepared and documents consistency of the Sakioka Farms Specific Plan with the Draft Oxnard 2030 General Plan (July 2011 version) in the event that the 2030 General Plan is adopted and effective before the City Council considers adoption of the Sakioka Farms Specific Plan, as amended; and

WHEREAS, the Planning Commission has held a public hearing and received and considered oral and written testimony on the FEIR; and

WHEREAS, the Findings of Fact is prepared and attached as Exhibit A for each significant environmental impact identified in the FEIR and Addendum No. 1 that include the ultimate conclusion regarding each significant impact, substantial evidence supporting the conclusion, and an explanation of how the substantial evidence supports the conclusion in compliance with CEQA Guidelines §15091; and

WHEREAS, the Statement of Overriding Considerations is prepared and attached as Exhibit B that explains why the City of Oxnard is willing to balance the benefits of the Sakioka Specific Plan against unavoidable significant impacts in compliance with CEQA Guidelines §15092 and §15093; and

WHEREAS, the Adaptive Management Mitigation Monitoring and Reporting Program is prepared and attached as Exhibit C that ensures compliance with mitigation measures during the development of the Sakioka Specific Plan in compliance with CEQA Guidelines §15091(d) and §15097; and

WHEREAS, the comments of the Commissioners, members of the public, and interested groups and agencies have been adequately responded to.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard recommends City Council certification of the FEIR and Addendum No. 1 and City Council adoption of Findings of Fact, the Statement of Overriding Considerations, and the Adaptive Management Mitigation Monitoring And Reporting Program for the Sakioka Farms Specific Plan, and has determined that these five documents were completed in accordance with CEQA and that these five document reflect the City of Oxnard's independent judgment and analysis.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of October, 2011, by the following vote:

AYES: Commissioners: Huber, Guevara, Nash, Stewart, Medina

NOES: Commissioners: Murguia

ABSENT: Commissioners: Mullin

ATTEST: 
Susan L. Martin, Secretary


Saul Medina, Chair

