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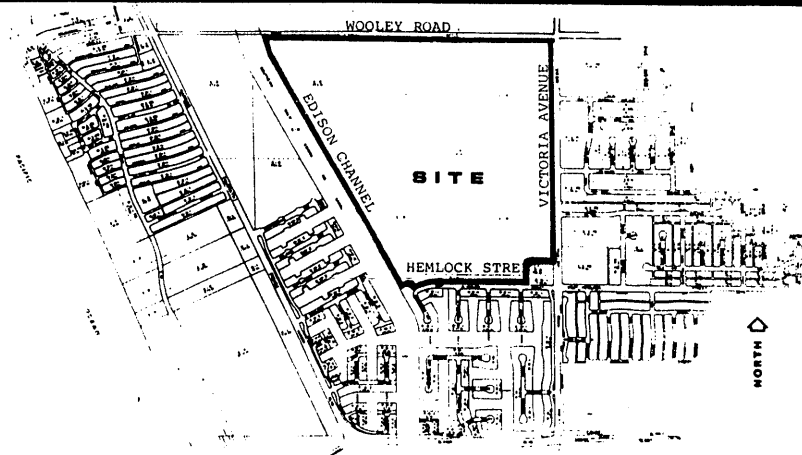
S P E C I F I C P L A N - M A N D A L A Y B A Y

O X N A R D C A L I F O R N I A

SECTION I: INTRODUCTION

A. Mandalay Bay Phase IV

Mandalay Bay Phase IV, located in Oxnard, California, is a proposed mixed-use development on approximately 220 acres that would extend the Channel Islands Mandalay Bay Waterway northerly with a variety of water oriented commercial, residential and recreational uses. After several years of analysis and planning, this specific plan represents the culmination of the cooperative efforts of individuals from both the public and private sectors. This specific plan addresses the entire 220 acres comprehensively, with emphasis on those components identified in the City of Oxnard's Certified Coastal Land Use Plan. This specific plan is an implementation device of the City of Oxnard's General Plan and Coastal Land Use Plan. It is intended to describe the ultimate character, scale, and quality of the entire development while allowing flexibility for creative and marketable solutions to individual projects within its boundaries as they occur over time.



VICINITY MAP

B. Compliance

The submission of this specific plan complies with the Oxnard Coastal Land Use Plan, which designates the property as a Planned Unit Development; Residential and Commercial, Visitor-Serving/ Recreation Land Use. It is intended to provide for a large scale mixed-use planned development in accordance with the provisions of the Oxnard Local Coastal Program (LCP). This Specific Plan has been prepared pursuant to and in compliance with the analysis and mitigation measures identified in the approved Final Environmental Impact Report 81-2, Mandalay Bay, Phase IV Development, Oxnard, California, September, 1982 (prepared by Ecumene Associates Environmental Research for the City of Oxnard).

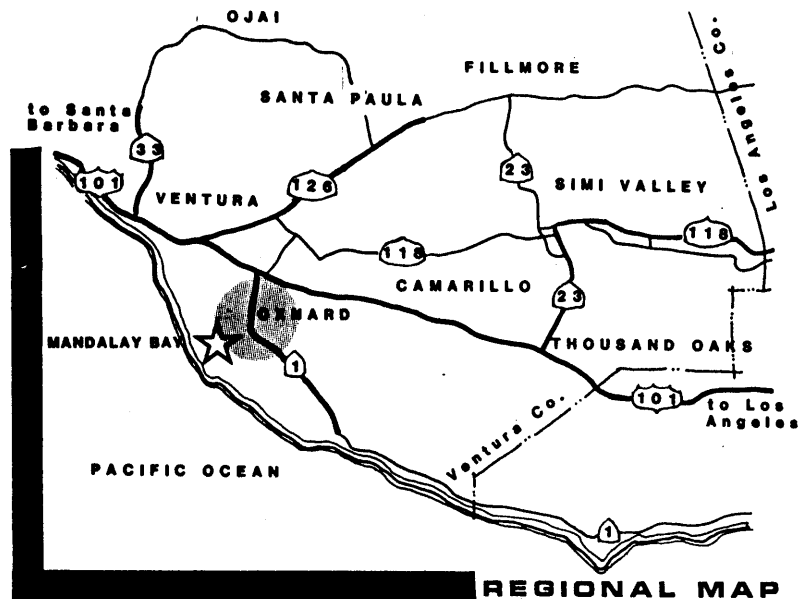
This Specific Plan is presented in a flexible form due to the complex, varied and diverse market that the project must respond to over the many years it will take to develop to its full potential. This plan provides an orderly transition from the existing single-family residential and townhome water-oriented development to the south to a more intense and dynamic mixed-use land use pattern, including island cluster residential, recreational, and public oriented waterfront commercial development.

C. Authority and Scope

The adoption of the Mandalay Bay Phase IV Specific Plan by the City of Oxnard is authorized by California Government Code Sections 65450 through 65507.

D. Project Location

Mandalay Bay Phase IV is located in the Channel Islands Neighborhood on an approximately 220-acre site bounded by the Edison Canal to the west, Hemlock Street to the south, Victoria Avenue to the East, and Wooley Road to the north.



REGIONAL MAP

SECTION II: PURPOSE AND INTENT

A. Goal

The goal of this specific plan is to implement the City of Oxnard's General Plan and Coastal Land Use Plan through the physical development of Mandalay Bay Phase IV. Through its Coastal Land Use Plan (LCP), the City of Oxnard has established several policies which apply specifically to this 220-acre site. These policies establish standards by which the development is to occur, and in particular address; allowable land use and land use percentages; development densities; open space provisions (public and private); public access to the waterway; an agricultural soils transfer program; and urban-rural separations. The policies of the City of Oxnard's Coastal Land Use Plan are therefore an integral part of the development criteria of this site and are hereby incorporated into this specific plan.

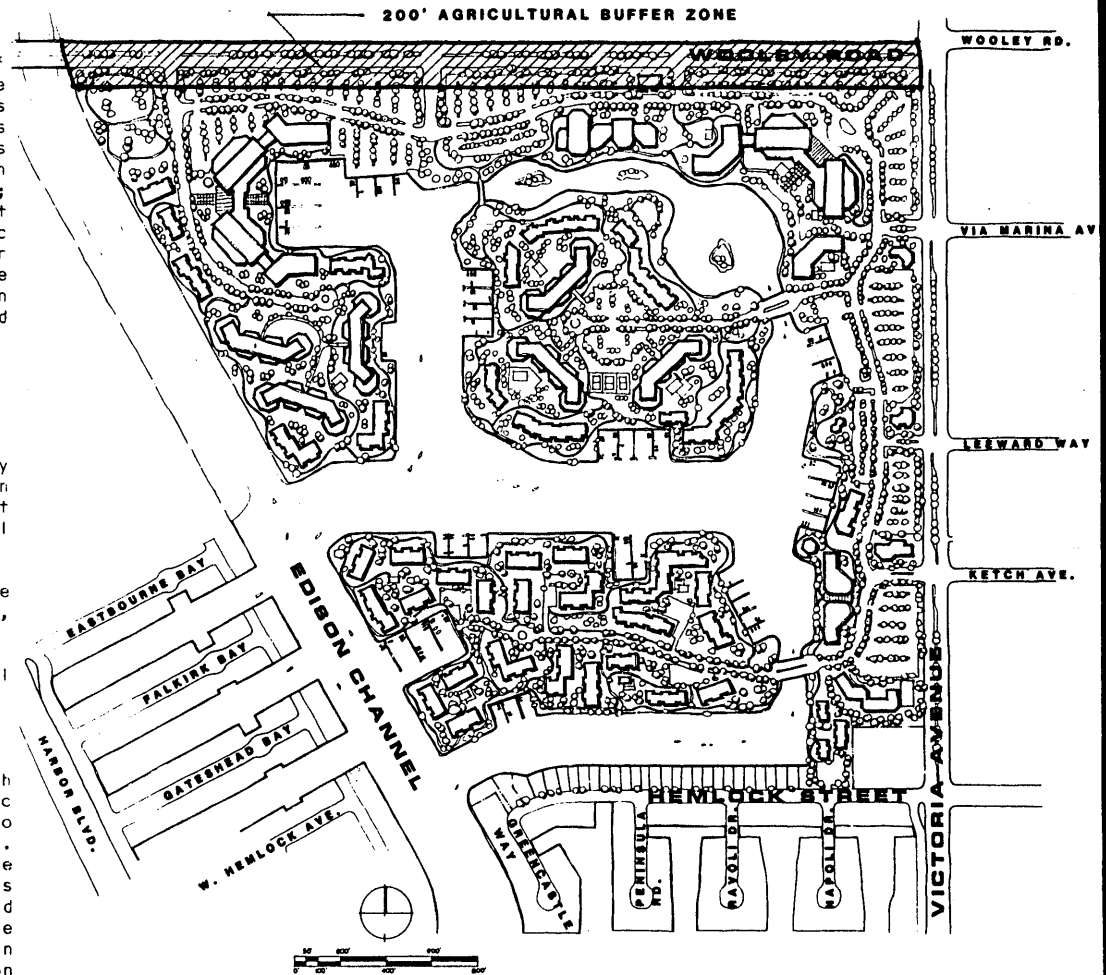
B. Objectives

The objectives of this Specific Plan are as follows:

- Provide a plan which satisfies the intent of the City of Oxnard's General Plan and Coastal Land Use Plan in establishing a community and regional focal point for tourism and recreation, available to the general public.
- Provide a plan which assures quality and the flexibility necessary to meet varying market demands, thus assuring more timely implementation.
- Provide a plan which can be implemented in practical phases.

C. Features

In addition to identifying provisions of compliance with Oxnard's General Plan and Coastal Land Use Plan, the Specific Plan utilizes conceptual graphics and illustrations to describe the intended character of the ultimate development. It should be emphasized that these illustrations are conceptual in nature and are not intended to fix dimensions or locations of buildings or features other than general land uses and water areas, unless otherwise noted. These illustrations identify the land use relationships, urban design concepts, pedestrian and vehicular circulation concepts, and various development standards as they relate to the overall Specific Plan concept. These illustrations are intended to assist in assessing the quality and integrity of the overall concept, with particular emphasis on the relationships of the various internal features to each other and to surrounding off-site conditions.



ILLUSTRATIVE PLAN

SECTION III: LAND USE PROGRAM

A. Coastal Plan Requirements

This specific Plan incorporates the land use parameters established in the City of Oxnard's Certified Coastal Land Use Plan. This document specifies the type of land uses that will be permitted, and in addition establishes minimum percentages of certain land uses to be required in the specific plan. Policy 24 of the Coastal Land Use Plan establishes minimum quantities of land use, expressed in acres and as a percentage of the total project (220 acres) for the following land uses:

<u>Land Use</u>	<u>Minimum Acres</u>	<u>% of Total Project</u>	<u>% of Public Area</u>
Visitor Serving Commercial	27.5	12.5	25
Public Recreation	27.5 ¹	12.5	25
Open Water	55.0 ²	25.0	50

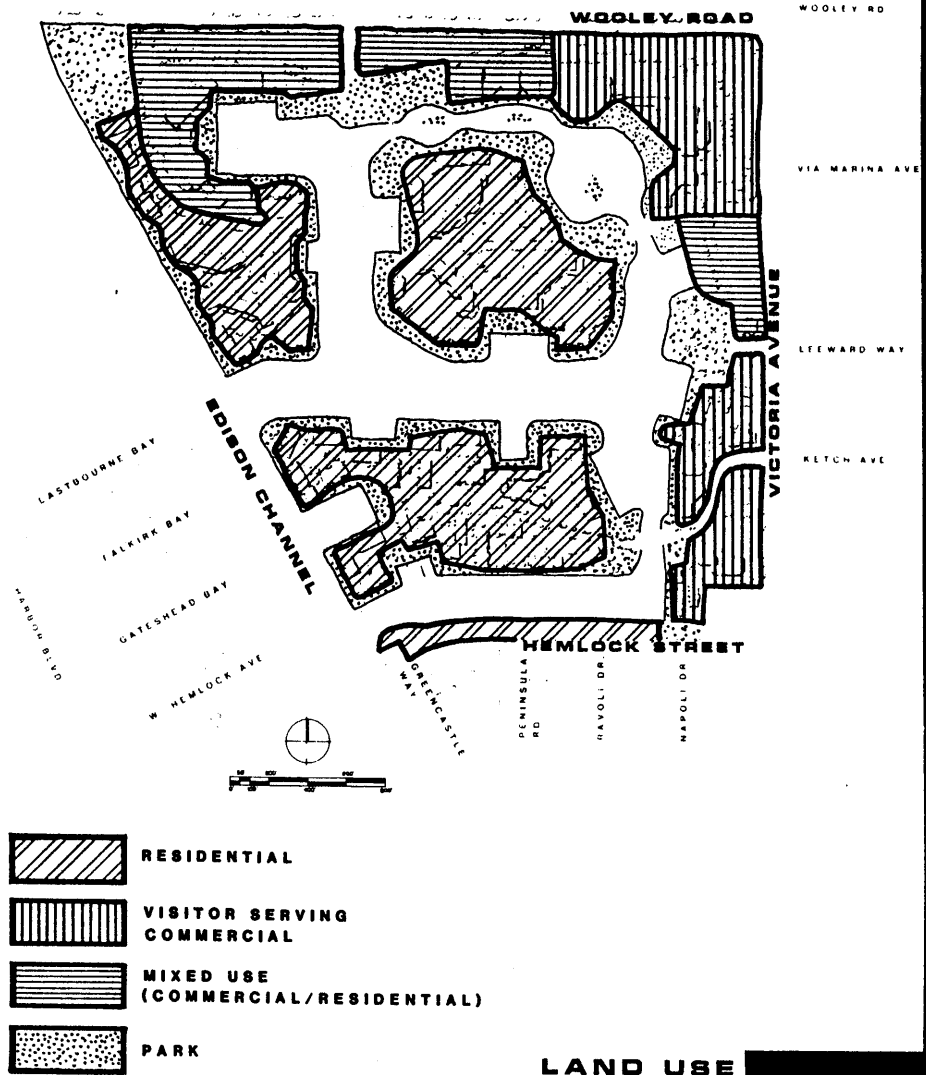
¹Must all be on land.

²Up to 10% of open water may be devoted to public marinas, or boat slips available to the public.

These required minimums are provided for within the accompanying conceptual illustrations and supporting tables. It is noted here that no minimum acreages have been established for residential land uses. In addition, in communications with the proponents of the Mandalay Bay Phase IV, the City has encouraged the inclusion of mixed-use development (i.e., residential above commercial in the same structure or complex). This proposed plan contemplates this possibility in its conceptual illustrations.

B. Description of Uses

The Local Coastal Program Phase III Zoning Regulations establishes on this project site the CPC, "Coastal Planned Community," sub-zone "to assure orderly development of a large scale mixed-use planned development...". Under the CPC sub-zone numerous permitted and conditionally permitted uses will be allowed subject to the adoption of a specific plan for the entire 220-acre site. This zoning regulation further states that these uses shall be only those allowed in the R-W-1, R-W-2, R-2-C, R-3-C, CNC, CVC and RC coastal subzones established in the Coastal Zoning Ordinance. This Specific Plan assumes that these coastal zoning regulations will be adopted in their current general form, and therefore meet these general land use requirements (with the inclusion of mixed-use as previously stated).



LAND USE

Visitor Serving Commercial:

For the purposes of this specific plan, this category includes all uses permitted in the CNC, CVC and PC zones. The conceptual land use plan incorporated into this specific plan establishes three primary focal points for commercial activities. Each of these focal points has a strong orientation to the water and waterfront development. The intent is to create commercial focal points whose activities complement and support each other, rather than directly compete.

Mixed-Use (Residential and Commercial):

Mixed-use will be considered as an appropriate land use, containing Neighborhood or Visitor Serving support commercial uses within the same complex or structure with residential uses.

Public Access and Recreation:

The primary public access to the waterfront of this project is satisfied by a linear park which extends throughout the entire project, except where single-family residences are proposed along Hemlock Street. This waterfront park will provide approximately 21,000 linear feet of lateral access for the public. Interspersed along this linear waterfront park are several "pocket parks" ranging from approximately one-third acre to three acres in size. These pocket parks will offer visitors and residents a variety of recreational amenities, from vista points and look-outs to picnic facilities, gardens, and open space for "free play." Though auto access to the island will be private and secured (i.e., key operated gate), this linear park system will allow free access for bicyclists and pedestrians alike, and in addition will carry throughout the development a consistent landscape theme unique to this project in the Channel Islands Marina. Approximately 8 acres of open water will be designed as a special water recreation area or "water park." This area will not be accessible to larger boating craft (length in excess of 8 feet), but rather will be set aside for activities such as wading, swimming, wind-surfing, and paddle boating, which otherwise would pose a hazard to and be endangered by normal boating activities. This public water park will be unlike any other recreational amenity in the region and will be available to the general public as well as guests and residents of the marina.

Vertical public access for vehicular, pedestrian, and bicycle access text and maps shall not be less than 10% of total linear waterfront access as depicted in the specific plan and use map (page 5). If the access is not a public thoroughfare it shall be permanently legally restricted as such (by appropriate legal instrument such as a deed restriction or easement) and shall be held and maintained by the developer, subsequent land owner(s) or appropriate third party. This equals approximately 2,100 feet of public vertical access to the water, vertical access to the water, which can be satisfied by public roads, walkways and bikeways, docks and launching ramps.

RESIDENTIAL NET DENSITY

PHASES	UNITS	ACRES	DU/AC	
Western section of south island and western section of south shore phase, and eastern section of south island, eastern section of south shore and east shore phase	Detached Attached	30 320	32.25	9-12
South peninsula phase and north peninsula phase and northwest shore phase	Attached	218	18.75	11-13
North island phase	Attached	392	28.00	13-15

RESIDENTIAL NET DENSITY

Residential:

Residences, both detached and attached, will be oriented to the waterway, with provisions for some private boat slips adjacent or nearby. Approximately 30 single-family waterfront homes will be provided along the existing Hemlock Street to provide a comfortable transition between the existing single-family development to the south and the more intense uses contained within this plan. Two residential islands and a peninsula will accommodate higher density residential clusters with heights possibly varying from two or three stories to as much as ten stories. The urban design component of this plan establishes maximum height zones for the various commercial and residential sites within the development. Common non-public open space is to be provided for in all multiple-family and attached units in accordance with the Coastal Land Use Plan, and will include amenities such as swimming pools, tennis courts, playgrounds, gardens, or common landscaped areas.

The maximum number of residential units within the Specific Plan area shall be 960. A General Plan and LUP amendment would be required to increase the authorized residential density for this neighborhood. Dwelling units which may be incorporated into commercial development to create a mixed-use development may exceed this limitation.

The linear parks and open water which surround the islands and peninsula will create a resort-like setting while also serving to separate and buffer the residential uses from the more intense commercial uses and vehicular traffic.

Open Water

The development of an open body of water is an integral part of this plan. Mandalay Bay Phase IV will provide a minimum of 55 acres of open water for a variety of recreation and boating activities available to the general public. A minimum of 50% of the docking facilities provided in the project, other than those provided for single-family residential, will be available for use by people not residing within the project. A public boat launch ramp and docks for day use will also be provided, in addition to the unique "water park" previously mentioned.

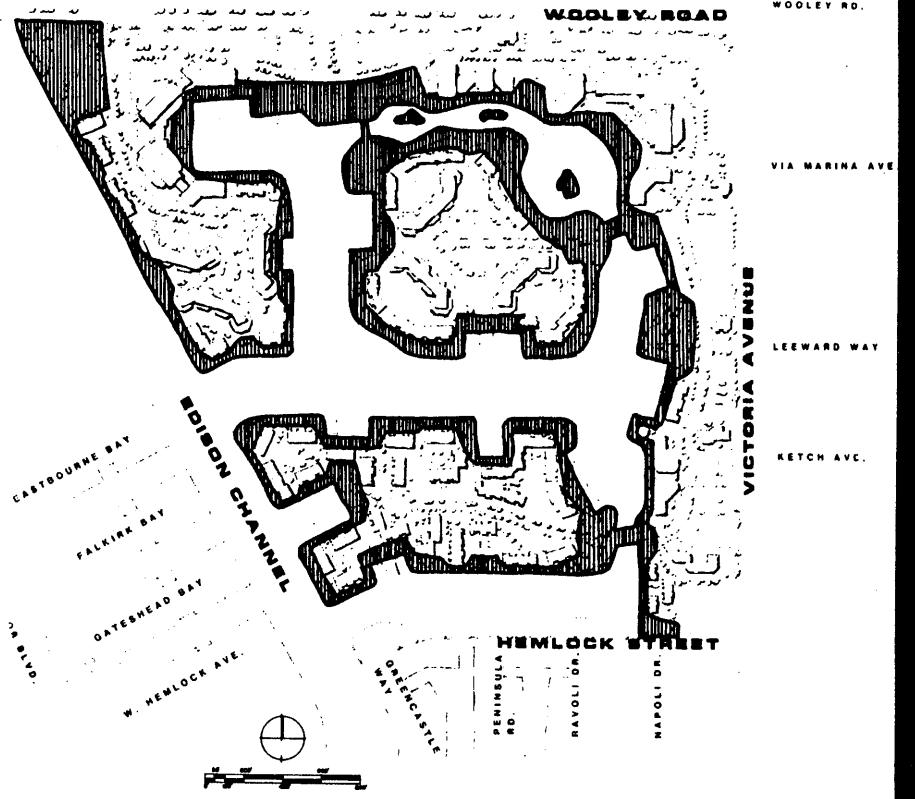
Boat Slips:

The Specific Plan incorporates a minimum of 795 boat slips in the Specific Plan area. Thirty are allocated to the 30 single-family residential lots. One-half of the remaining will be available to the public.

Land Use Areas:

The illustrative plan is conceptual in nature and reflects the approximate location and areas of various land uses as specified in the Local Coastal Plan.

Water Areas: Include all of the channels, lagoons and some public marina.	56.0 Acres
Public Recreation: Includes the parks, linear park system, vertical access to the waterfront and public parking.	27.5 Acres
Visitor Servicing: Includes hotels, motels, restaurants, support commercial, mixed use commercial/residential, public parking, waterfront access (vistas and promenades) and beach.	48.5 Acres
Residential: Includes a variety of dwellings from single unit detached to multi-unit residential buildings.	79.0 Acres
Dedications: As required by City of Oxnard for public improvements.	9.0 Acres



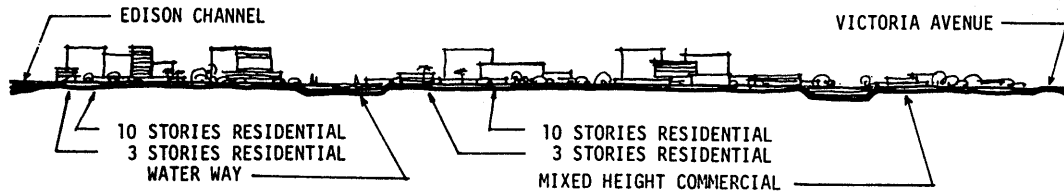
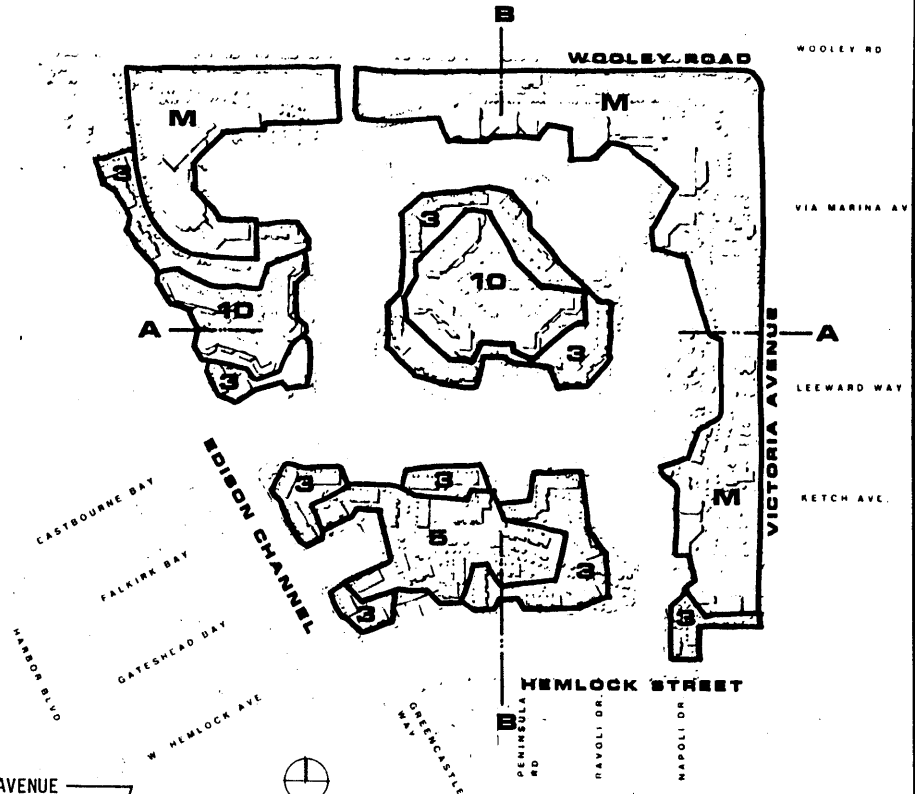
PARK PLAN

SECTION IV: URBAN DESIGN

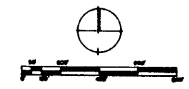
This plan's overall urban design concept establishes several clusters or concentrations of development which serve to emphasize the various projects which might otherwise be lost anonymously in the overall development. These development clusters are linked visually through view corridors and vistas, and physically through the highly articulated "linear park." This park will offer a consistent landscape theme, indicative of the coastal resort setting, in combination with park amenities, lighting, and graphics to provide an exciting and integral link between the varying styles and themes of individual projects.

The commercial developments, with waterfront promenades, terraces, and plazas, will offer an intimate and exciting urban setting not found in Ventura County today. The architecture, though of contemporary materials and flavor, may draw from a variety of historical influences appropriate to the grandness and celebration of a public urban waterfront.

View corridors through and between development clusters will offer passersby glimpses of the waterway and visitors will enjoy vistas of the channels, lagoons and islands from the many vantage points throughout the development.



SECTION A-A



- 3-3 STORIES RESIDENTIAL**
- 5-5 STORIES RESIDENTIAL**
- 10-10 STORIES RESIDENTIAL**
- M-MIXED HEIGHT COMMERCIAL**

HEIGHT ZONES

The islands and peninsula will be the setting for residential cluster in a variety of styles, materials, and textures, offering contemporary interpretations of intimate island towns or villages, possibly in a Mediterranean or European flavor.

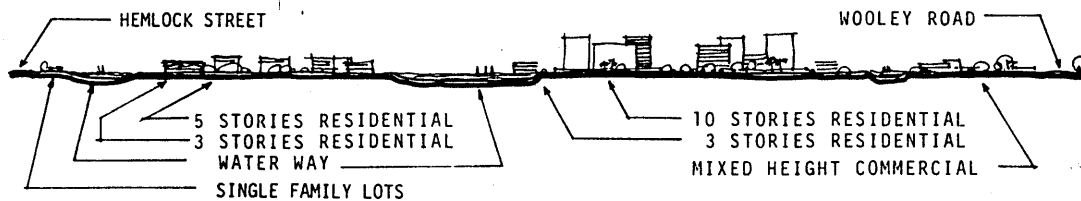
Height zones have been established above grade as a part of the urban design concept to assure that project scale and massing conform to and accentuate the waterscape and island concepts. Buildings on the perimeter of the islands and peninsula will be restricted to three stories in height (45') while buildings on the interior may increase in height from five stories (75') to as much as ten stories (130'). This "architectural topography" will visually contrast and emphasize the island and water concept, and will ensure an interesting and varied skyline as viewed both from within the development and from a distance.

In combination with the "architectural topography," the land form may be sculptured to create vistas and accents to a possible maximum grade height of 35 feet above mean high tide.

Public parking lots, shall be provided and located immediately adjacent to public water and public park areas including but not limited to public docks, wharfs, public boating facilities and launching ramps in order to maximize public access to these recreational areas. Public parking lots, public dock and public boating facilities shall be permanently legally restricted as public property through the appropriate legal mechanism and shall be maintained by the developer, property owner(s), or appropriate third party.

Private common open space shall be clearly identified in all residential developments and shall be properly located so as to not result in predominant private use of adjacent public shoreline park, pedestrian and bicycle areas. On each island no less than 20% of the area designated as "residential" shall be common private open space.

The necessary public facilities for public park and shoreline recreation use shall be listed in this plan including but limited to restrooms, picnic tables, fire pits, playing fields, playground equipment, showers and landside support equipment for recreational boaters (water faucets/washdown areas etc.).



SECTION B-B

SECTION V: CIRCULATION

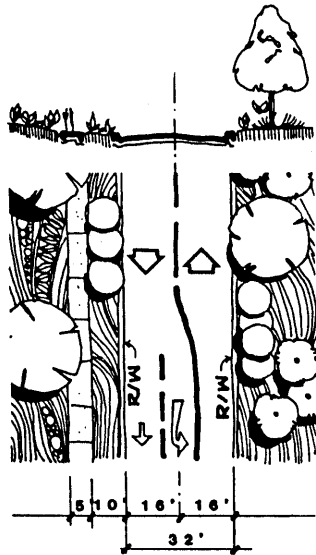
The circulation plan consists of two basic elements; major off-site circulation, including site ingress and egress; and internal circulation serving the various uses of the project.

Off-site Wooley Road to the north of the site will be improved to 110 feet of right-of-way, with three major access drives for left turns into the project site. The center access will be signalized.

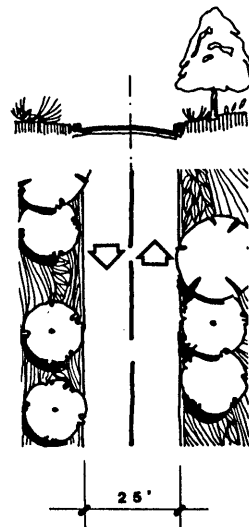
Victoria Avenue would provide three left-turn pockets as well, for access into the site. A signal would be provided at Leaward Avenue.

Internal circulation will be accommodated by public drives accessible to the public, which will terminate at the bridge to the islands and at the entrances to the residential on the peninsula. Private drives will allow vehicle circulation in the residential areas. Access would be controlled at the bridges allowing resident and guest vehicles to enter and pedestrian and bicycle traffic to access to the linear park system. Pedestrian and bicycle paths will be located in the lateral access linear park areas in the visitor serving and public recreation areas.

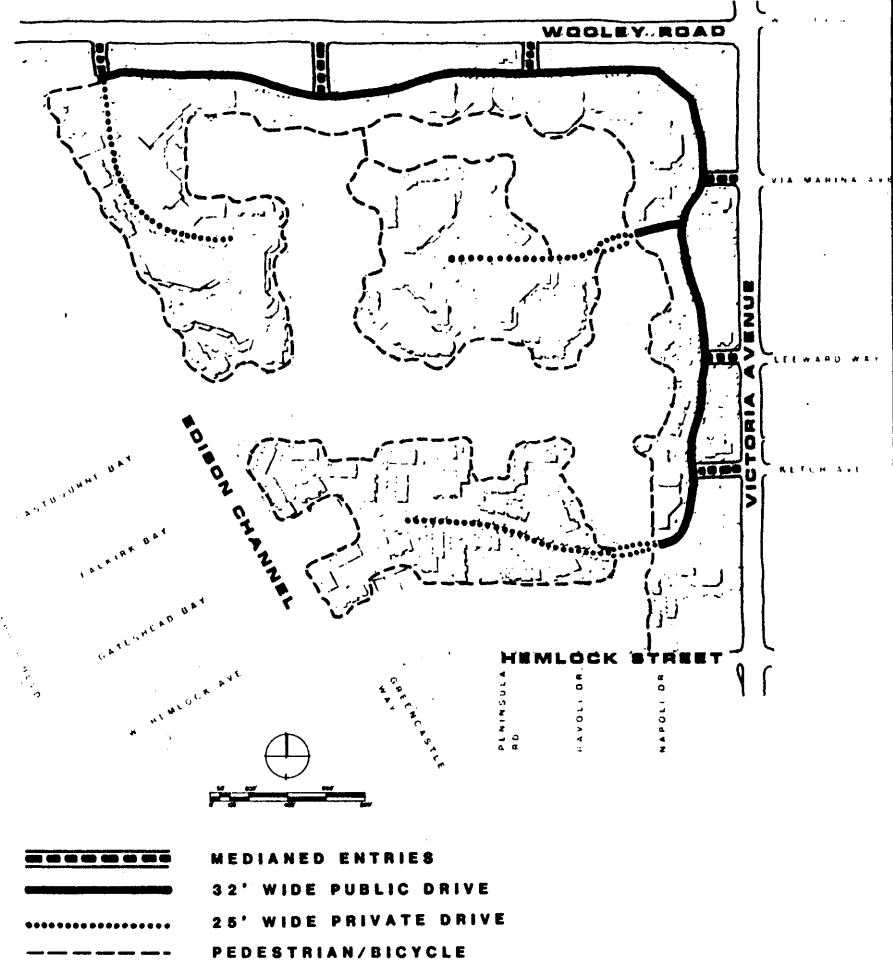
There is be a possible future option to create a pedestrian/bicycle linkage across the Edison Canal at the southern tip of the peninsula.



32' PUBLIC DRIVE



25' PRIVATE DRIVE



CIRCULATION

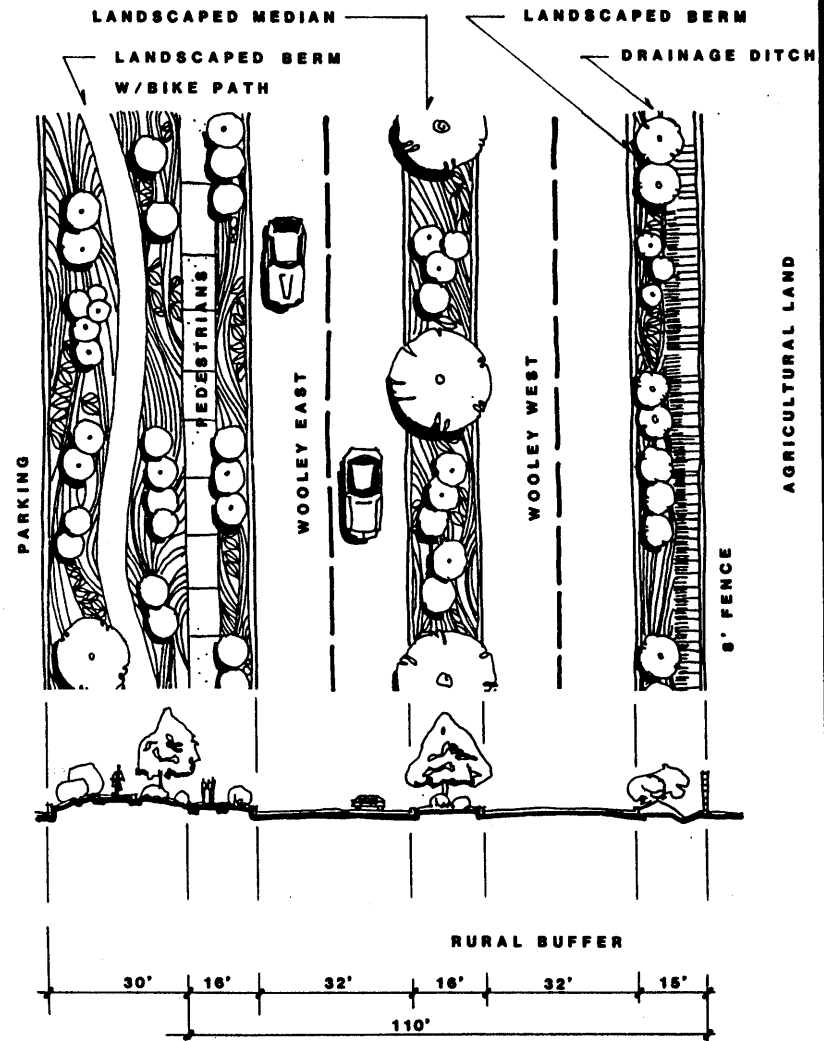
SECTION VI: URBAN/RURAL BUFFER

As required by the Coastal Land Use Plan, this Specific Plan includes a significant buffer zone along the entire northern most property line and the extension of Wooley Road, to protect and to separate the adjacent farmland to the north from the proposed urban uses and to protect the future Mandalay Bay development from the activities associated with agricultural production. This buffer zone has been designed to meet these functional requirements while also providing an attractive parkway link to this development and to Harbor Boulevard and the beach beyond.

This buffer zone includes the following design features:

- o A grade difference shall be created between the road and the agricultural fields with drainage accommodations along the north side of the road.
- o A hedgerow combined with an eight-foot fence shall be located on the crop side (along the north side of Wooley Road).
- o All street widening shall occur on the south side of the northerly Mandalay Bay property line.
- o There shall be no provision for turn-out areas or on-street parking and there will be minimal shoulders and construction of a curb along the northern edge of the road bed.
- o Wooley Road will become a divided two-way road with 110-foot right-of-way including a 15-foot buffer of landscaping on each side of the road.

The agricultural buffer for the northern portion of the Mandalay development shall include at least 200 ft. in width (north to south) of parking lot along the length of the development as depicted in Specific Plan Map (page 2). The parking buffer area shall be legally restricted in perpetuity by the appropriate legal instrument (i.e., deed restriction, easement, dedication, etc.) and shall be held and maintained as such by the developer, land owner(s), or appropriate third party.



WOOLEY ROAD PLAN

SECTION VII: PHASING

The development of this project will occur in a series of phases. The first phase to be developed will be the western section of the south island and the western section of the south shore. After the development of the western section of the south island and the western section of the south shore, the remaining phases may develop in any order, including concurrent development of phases, as long as the canals shown in the Specific Plan are extended to each new phase of development, each new phase of development is served by adequate vehicular and pedestrian circulation ways, as shown in this Specific Plan, and each new phase is provided with all required utility services.

The following is a description of the geographic sections of the property which are identified as phases. The improvements associated with each of the phases shall be set forth in a circulation and utilities plan and further specified in the tentative maps of the respective phases.

WESTERN SECTION OF SOUTH ISLAND AND WESTERN SECTION OF SOUTH SHORE PHASE (SOUTHWEST SECTION)

EASTERN SECTION OF SOUTH ISLAND, EASTERN SECTION OF SOUTH SHORE AND EAST SHORE PHASE (SOUTHEAST SECTION)

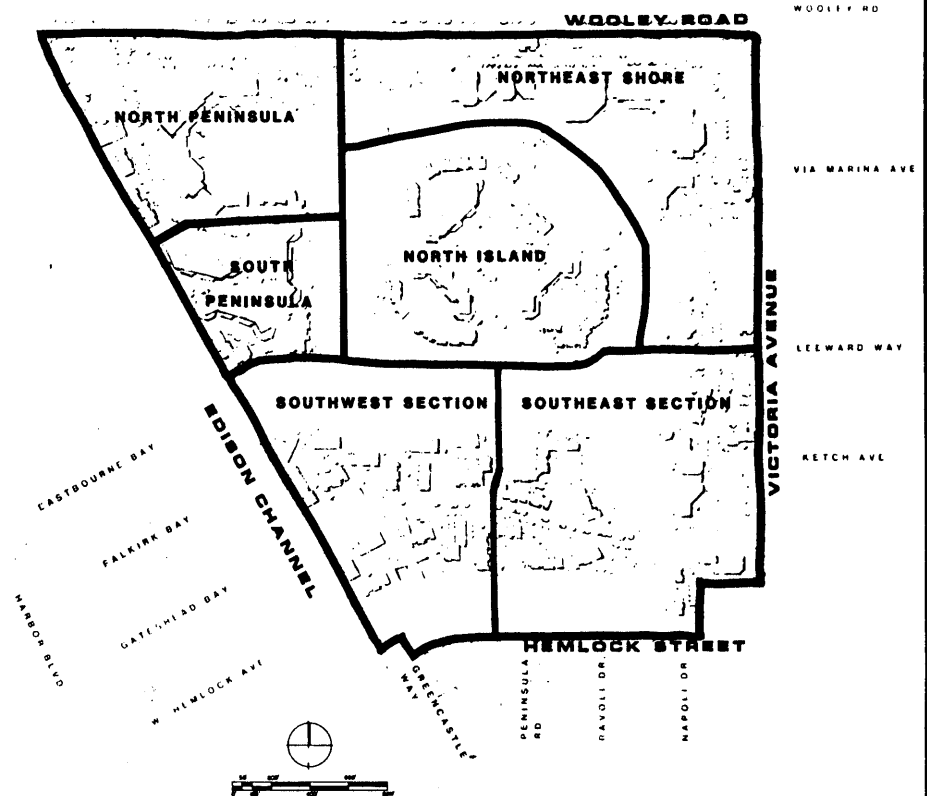
SOUTH PENINSULA PHASE

NORTH PENINSULA AND NORTHWEST SHORE PHASE

NORTH ISLAND PHASE

NORTHEAST SHORE PHASE

Public improvements required of each phase shall be developed concurrently with private development of that phase and all public improvements required by the specific plan shall be completed before completion of the final phase.



PHASING

SECTION VIII: UTILITIES AND DRAINAGE

There are existing City sewer lines to be connected in Hemlock and Victoria Avenue. Wooley Road has a force main, but a parallel gravity flow line to connect at Victoria will have to be built. Sewer lines will generally be located in the proposed streets on the Island and peninsula and will cross the channels at the bridges. Preliminary calculations indicate that all sewer lines will gravity flow.

There are water mains in Hemlock and Victoria Avenue, but a new main must be constructed in Wooley Road. A looped water line will be constructed for each of the Islands and the peninsula.

The site will drain storm water into the Island waterways by either sheet flow drainage swales or by underground drainage devices. The land form and topography will vary in shape to help accommodate this.

SECTION IX: MAINTENANCE DISTRICT

In conformance with the financial arrangements which exist for the earlier development phases of Mandalay Bay, the maintenance of all park and open space areas, public landscape area and waterways, including maintenance and repair of bulkheads or rip rap, will be funded by means of a maintenance district. Because of the mix of housing types and other land uses that will be contained in the project, the benefit will not be spread on the basis of linear footage adjacent to the canals and waterways, but rather on the basis of the area of the lots to be contained within the project. Some weighting may be appropriate to reflect the fact that lots taking access from one or more of the boundary streets and which have no direct access to or do not abut any of the waterways receive a lessor, or perhaps no benefit, from the waterways. The district will be formed in phases which will coincide with the actual development of the land and water areas within the Specific Plan area, but at the conclusion of development, all of the waterways within the area of the Specific Plan will be supported by one maintenance district.

SECTION X: EDISON CHANNEL

The Edison Canal will be widened to 300 feet with bulkheads or rip rap on the easterly bank to the intersection of the northerly east-west canal to be contained in the project. The City will seek direction and confirmation from Southern California Edison regarding their recommended treatment of the waterway and banks north of the northern east-west canal to Wooley Road. A final determination of the treatment will be made at the tentative map stage (or any earlier application for land use entitlement) for the peninsula. The City would like to stabilize the existing bank on Edison property by creating a linear park and will evaluate in the future methods for funding and the extend of the City's participation.

SECTION XI: SOIL TRANSFER

A soil transfer program to implement Policy 5 of the local coastal policies in the Coastal Land Use Plan will be required at the submittal of a tentative subdivision map.

The plan shall consist of:

- a) Identified (i.e. mapped) recipient sites consisting of non-prime soils; and
- b) Sites west of Route 1 in the Oxnard Plan and Identified as agriculture in the applicable land use plan; and
- c) Standards for applying the agricultural soil to the site (set forth in LUP policy 5(c); and
- d) A program for monitoring agricultural production on these recipient sites; and
- e) Transfer of soils prior to commencement of construction of each place or alternatively posting of a performance bond for cost of soil transfer; and
- f) Written agreements from recipient site owners for deposit of agricultural soils.

SECTION XII: IMPLEMENTATION

Implementation will be subject to the regulations of the Coastal Land Use Plan and coastal zoning regulations and zone maps as adopted.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 13,744

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-410-01 (COASTAL LAND USE PLAN AMENDMENT) TO ALLOW A SCHOOL USE WITHIN THE MANDALAY BAY PROJECT SITE DESCRIBED BY POLICY 45. FILED BY ANTHONY MONREAL, SUPERINTENDENT, OXNARD SCHOOL DISTRICT, 1051 SOUTH A STREET, OXNARD, CALIFORNIA, 93030.

WHEREAS, the City Council of the City of Oxnard has considered a proposed amendment to Policy 45 of the Coastal Land Use Plan relating to allowing school use within the Mandalay Bay Project Site area; and

WHEREAS, the City Council has carefully reviewed the Planning Commission recommendation to deny the Coastal Land Use Plan Amendment, and the record of proceedings before the Planning Commission; and

WHEREAS, a supplemental environmental impact report was previously prepared and certified for a school use on the only undeveloped site in the subject area, that it was prepared in compliance with the California Environmental Quality Act, and that the City Council reviewed and considered the information before approving the amendment; and

WHEREAS, in accordance with Section 30514 of the California Public Resource Code, a certified local coastal program and all local implementing ordinances, regulations, and other actions may be amended by the appropriate local government, but no such amendment shall take effect until it has been certified by the Coastal Commission; and

WHEREAS, the documents and other materials that constitute the record of proceedings regarding the supplemental environmental impact report are located in the Planning Division of the City of Oxnard, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council finds, after due study, deliberation and public hearing, that the proposed amendment conforms with adopted City standards and constitutes good City planning; and that the amendment will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare; and

WHEREAS, the City Council, after due study, deliberation and public hearing, makes the following findings:

- 1) That Planning And Zoning Permit No. 09-410-01 for an amendment to Policy 45 of the Coastal Land Use Plan was processed in accordance with Section 17-58.
- 2) That cumulative amendments maintain and enhance coastal resources and protect the originally certified coastal land use plan.

- 3) That the proposed amendment is appropriate in light of an established need for the use established by the amendment in the time and location indicated.
- 4) That the proposed amendment maintains and enhances the provisions for public access within the coastal zone.
- 5) That the adoption of this amendment does not exceed the allowed number of amendments during the 2009 calendar year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard approves Planning and Zoning Permit No. 09-410-01 (Coastal Land Use Plan Amendment), to amend the Coastal Land Use Plan as shown in Exhibit A hereto attached. The amendment shall not take effect until certified by the Coastal Commission in accordance with the California Coastal Act.

PASSED AND ADOPTED by the City Council of the City of Oxnard on this 27th of October, 2009 by the following vote:

AYES: Councilmembers Holden, Herrera, Maulhardt, Pinkard, and MacDonald.

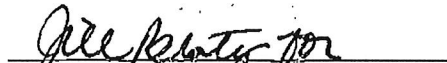
NOES: None.

ABSENT: None.



Dr. Thomas E. Holden, Mayor

ATTEST:


Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

EXHIBIT A

Local Coastal Policies

45. The Mandalay Bay project site, a 220-acre property located north of Hemlock Street, south of Wooley Road, and between the Edison Canal and Victoria Avenue, has been designated Planned Development. The purpose of the designation is to ensure the well-planned development of this large area which is proposed for water-oriented development. The following policies apply specifically to this development area:

- a. The entire site shall be planned as a unit. A specific plan showing the ultimate development of the site shall be required prior to any project or subdivision approval.
- b. Overall densities shall not exceed those established in the land use plan. The site design shall include expansions of the existing Inland Water/Edison Canal system. Residences, both single-family or multiple units, shall be oriented to the waterway, and private docking facilities may be provided. Public vertical access to the waterway shall be required; the combined public vertical access frontage on the water shall not be less than 10 percent of the development's total linear waterfront footage, unless adequate access is provided nearby and shall be included in the specific plan. The lateral access requirement shall be a minimum of 50 percent of the total linear frontage and shall be dedicated and available for public access. Exceptions to continuous lateral public access shall be allowed only for limited single-family waterfront home development where adequate alternative access exists nearby. All public accessways and facilities shall be provided in accordance with Policy 72. Recreational areas shall be distributed throughout the project with pedestrian and bicycle linkages between pocket parks, play areas, overlooks and other small-scale public areas offering the public and residents of the project recreational opportunities. No project on this site shall be approved without concurrent approval of all components of the "prime agricultural land maintenance program."

(Please refer to Policy 5 of this Plan)

- c. Common (nonpublic) open space shall be required for all multiple-family or attached units and shall include, but is not limited to, recreational facilities intended for the residents' use, including swimming pools, tennis courts, playgrounds, community gardens, or common landscaped areas. Streets, driveways and parking lots shall not be considered as a common open space.
- d. Public open space shall include, but is not limited to, public parks other than identified neighborhood and community parks, beaches, parking lots for public use and access corridors, including pedestrian paths and bikeways. Streets, property for private use, sensitive habitat areas and other nonusable areas shall not be considered as public open space.
- e. At least 20 percent of the net area of the site shall be designated for common open space for multiple-family or attached-unit developments unless adequate facilities are provided nearby. Not less than 20 percent of the net area of the site for all areas designated Planned Development on the land use map shall be public open space, unless adequate open space is provided nearby. Areas designated by the LCP as neighborhood or community parks shall

EXHIBIT A

not be included in the site area and may not be counted towards the required percentage of public open space. The area of the waterway may be included in the tabulations.

School

f. Land uses shall consist of a mix of visitor-serving commercial, residential and public recreational areas oriented to an expansion of the existing Inland Waterway. The visitor-serving commercial, public recreation and open water shall comprise at least 50 percent of the overall project area. At least 12.5 percent of the total project area shall be public recreation areas and at least 12.5 percent of the total project area shall be visitor-serving commercial. Water area shall comprise the remaining 50 percent of the visitor-serving commercial and public recreation area.

- o Total Project Site: 220 acres (100 percent)
 - o Area required for visitor-serving commercial, public recreation and open water: 110 acres (50 percent)
 - o Area for residential development: 110 acres (50 percent)
- School(s) to be counted in either category

BREAKDOWN OF PUBLIC AND VISITOR SERVING AREAS

Element	Minimum Acreage	Percent Of Public Area	Percent of Total Project
Visitor-serving Commercial Public Recreation and Open Water	110.0	100	50.0
a. Visitor-serving Commercial	27.5	25	12.5
b. Public Recreation	27.5*	25	12.5
c. Open Water**	55.0	50	25.0

g. The development of an open body of water shall be an integral part of this land use designation. The development of this water area, however, may only proceed consistent with the other policies of this plan. A public launching ramp and boat docks for day use will also be provided. Fifty percent of the docking facilities provided in the project other than those provided with single-family residences shall be available for use by people not residing within the project. Full and unimpaired public access to and use of all open water areas, consistent with security and safety requirements, shall be assured. The location of and design of all development shall provide for public access and use of the project's water and immediate shore area.

*Must all be on land

** Up to 10 percent of open water may be devoted to public marinas or boat slips available to the public

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 13,745

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-630-01 (SPECIFIC PLAN AMENDMENT) TO ALLOW A SCHOOL USE WITHIN THE MANDALAY BAY PHASE IV SPECIFIC PLAN. FILED BY ANTHONY MONREAL, SUPERINTENDENT, OXNARD SCHOOL DISTRICT, 1051 SOUTH A STREET, OXNARD, CALIFORNIA, 93030.

WHEREAS, the City Council of the City of Oxnard has considered a proposed amendment to Section III B of the Mandalay Bay Phase IV Specific Plan relating to school use within the Mandalay Bay Phase IV Specific Plan area; and

WHEREAS, the City Council has carefully reviewed the Planning Commission recommendation to deny the Mandalay Bay Phase IV Specific Plan Amendment, and the record of proceedings before the Planning Commission; and

WHEREAS, a supplemental environmental impact report was previously prepared and certified for a school use on the only undeveloped site in the subject area, that it was prepared in compliance with the California Environmental Quality Act, and that the City Council reviewed and considered the information before approving the amendment; and

WHEREAS, in accordance with Section 30514 of the California Public Resource Code, a certified local coastal program and all local implementing ordinances, regulations, and other actions may be amended by the appropriate local government, but no such amendment shall take effect until it has been certified by the Coastal Commission; and

WHEREAS, the documents and other materials that constitute the record of proceedings regarding the supplemental environmental impact report are located in the Planning Division of the City of Oxnard, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council finds, after due study, deliberation and public hearing, that the proposed amendment conforms with adopted City standards and constitutes good City planning; and that the amendment will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare; and

WHEREAS, the City Council, after due study, deliberation and public hearing, makes the following findings:

- 1) That Planning and Zoning Permit No. 09-630-01 for an amendment to the Mandalay Bay Phase IV Specific Plan was processed in accordance with Section 17-58.
- 2) That the Mandalay Bay Phase IV Specific Plan, as amended, provides the appropriate amount of visitor-serving commercial, public recreation, and water area as required by the Oxnard Coastal Land Use Plan.
- 3) That the Mandalay Bay Phase IV Specific Plan, as amended, provides the appropriate

- amount of area of vertical and lateral access as required by the Oxnard Coastal Land Use Plan.
- 4) That required soil transfer program was completed consistent with policies of the Oxnard Coastal Land Use Plan.
 - 5) That the Mandalay Bay Phase IV Specific Plan, as amended, is consistent with all other applicable policies of the Oxnard Coastal Land Use Plan.
 - 6) That cumulative amendments maintain and enhance coastal resources and protect the originally certified coastal land use plan.
 - 7) That the proposed amendment is appropriate in light of an established need for the use established by the amendment in the time and location indicated.
 - 8) That the proposed amendment maintains and enhances the provisions for public access within the coastal zone.
 - 9) That the adoption of this amendment does not exceed the allowed number of amendments during the 2009 calendar year.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby approves Planning and Zoning Permit No. 09-630-01 (Specific Plan Amendment), to amend the Mandalay Bay Phase IV Specific Plan as shown in Exhibit A hereto attached. The amendment shall not take effect until certified by the Coastal Commission in accordance with the California Coastal Act.

PASSED AND ADOPTED by the City Council of the City of Oxnard on this 27th of October, 2009 by the following vote:

AYES: Councilmembers Holden, Herrera, Maulhardt, Pinkard, and MacDonald.

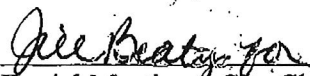
NOES: None.

ABSENT: None.




Dr. Thomas E. Holden, Mayor

ATTEST:



Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

Section III: LAND USE PROGRAM

A. Coastal Plan Requirements

This Specific Plan incorporates the land use parameters established in the City of Ontario's Certified Coastal Land Use Plan. This document specifies the type of land uses that will be permitted, and in addition establishes minimum percentages of certain land uses to be required in the specific plan. Policy 24 of the Coastal Land Use Plan establishes minimum quantities of land use, expressed in acres and as a percentage of the total project (226 acres) for the following land uses:

Land Use	Minimum Acres	% of Total Project	% of Public Acres
Visitor Serving Commercial	27.5	12.5	25
Public Recreation	27.5	12.5	25
Open Water	55.62	25.0	50

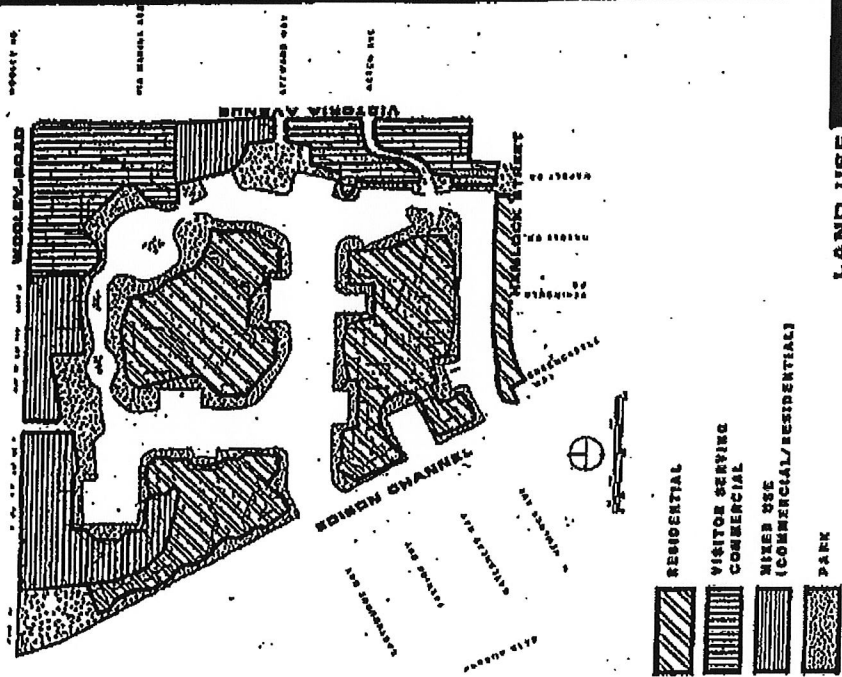
Must all be on land.

Up to 10% of open water may be devoted to public nurseries or boat slips available to the public.

These required minimums are provided for within the accompanying conceptual illustrations and supporting tables. It is noted here that no minimum acreages have been established for residential land uses. In addition, in consultation with the proponents of the Kandalay Bay Phase II, the City has encouraged the inclusion of mixed-use development (i.e., residential above commercial in the same structure or complex). This proposed plan contemplates this possibility in its conceptual illustrations.

B. Classification of Uses

The Local Coastal Program Phase III Zoning Regulations establishes on this project site the CPC, Coastal Planned Community, sub-zone to assure orderly development of a large scale mixed-use planned development... Under the CPC sub-zone numerous permitted and conditionally permitted uses will be allowed subject to the adoption of a specific plan for the entire 226-acre site. This zoning regulation further states that these uses shall be only those allowed in the R-M-1, R-M-2, R-2-C, R-3-C, CPC and EC coastal subzones established in the Coastal Zoning Ordinance. This Specific Plan assumes that these coastal zoning regulations will be adopted in their current general form, and therefore meet these general land use requirements (with the inclusion of mixed-use as previously stated).



LAND USE

