

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.org.



AGENDA
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY
Council Chambers, 305 West Third Street
July 16, 2019
Closed Session - 4:30 PM
Regular Meeting - 5:30 PM

A. ROLL CALL/POSTING OF AGENDA

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council, Housing Authority, Successor Agency, and Parking Authority.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code section 54956.9 (d)(1))
(City Council)
Name of Case: April Kittel v. City of Oxnard; et al.
United States District Court Case No. CV-17-6709-MWF (GJSx)
2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code section 54956.9 (d)(1))
(City Council)
Name of Case: City of Oxnard v. URS Corporation; et al.
Los Angeles County Superior Court Case No. BC698461
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code section 54956.9(d)(2))
(City Council)
Based on existing facts and circumstances, there is significant exposure to litigation against the City in two potential cases.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item time estimates: (Staff Presentation / Council Discussion / Public Comment)

D. OPENING CEREMONIES (5:30 PM)

Pledge of allegiance to the flag of the United States.

E. CEREMONIAL ITEMS

1. SUBJECT: Presentation of the 2019 Ventura County Fair Poster.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker cards will not be accepted after the beginning of the general public comment period. Based on the number of speaker cards submitted, the presiding officer may impose time limits per speaker. Typically, speakers are limited to three minutes, but shorter time may be established as deemed necessary. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager/ Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

G. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

1. Community Development Department

SUBJECT: Property-Based Improvement District ("PBID") Ballot. (5/10/5)

RECOMMENDATION: That City Council, Housing Authority, Successor Agency, and Parking Authority approve and authorize the City Manager to sign, on behalf of the City of Oxnard, Oxnard Housing Authority, and Oxnard Parking Authority, as owners of certain properties located in the Oxnard Downtown Management District ("District"), the ballot in support of the renewal of the District.

Legislative Body: City Council, Housing Authority, Successor Agency, Parking Authority

Contact: Jeffrey Lambert, (805) 385-7882

H. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY
BUSINESS/COMMITTEE REPORTS

At this time, a member of the legislative body may make a brief announcement, or make a brief report on his or her activities. Further, members of the legislative body may request to schedule consideration of whether to place an item on a future agenda. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. The member's report shall not exceed three minutes, unless additional time is granted by the presiding officer.

I. REVIEW OF INFORMATION/CONSENT AGENDA

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

K. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the City Council approve the minutes of the July 2, 2019 regular meeting as presented.

Legislative Body: City Council

Contact: Michelle Ascencion, (805) 385-7805

2. Community Development Department

SUBJECT: Transfer of Housing and Governmental Purpose Assets from the Community Development Commission Successor Agency to the City of Oxnard.

RECOMMENDATION: 1. That the City Council adopt the attached Resolution titled "Resolution Of The City Council Of The City Of Oxnard Approving (1) The Acceptance Of Housing And Governmental Purpose Assets From The Oxnard Community Development Commission Successor Agency, Pursuant To The Provisions Of The Dissolution Law, And (2) Related Actions To Effectuate The Acceptance Of The Assets"; and

2. That the Successor Agency adopt the attached Resolution titled "Resolution Of The Board Of Directors Of The Oxnard Community Development Commission Successor Agency, Approving, And Recommending to Its Oversight Board Approval Of, (1) The Transfer Of Housing And Governmental Purpose Assets To The City Of Oxnard, Pursuant To The Provisions Of The Dissolution Law, and (2) Related Actions To Effectuate The Transfer Of The Assets."

Legislative Body: City Council, Successor Agency

Contact: Jeffrey Lambert, (805) 385-7882

3. Community Development Department

SUBJECT: PZ No. 19-580-02 (Zone Text Amendment) - An Amendment to Chapters 11 (Permits) and 16 (Zoning) of the Oxnard City Code Pertaining to the Permitting and Development of Firearm Ranges and Businesses Engaged in the Sale of Firearms and Ammunition.

RECOMMENDATION: That the City Council approve the second reading by title only and adoption of Ordinance No. 2961 of the City Council of the City of Oxnard for PZ No. 19-580-02 (Zone Text Amendment) amending Chapters 11 (Permits) and 16 (Zoning) of the Oxnard City Code pertaining to the permitting and development of firearm ranges and businesses engaged in the sale of firearms and ammunition.

Legislative Body: City Council

Contact: Jeffrey Lambert, (805) 385-7882

4. Cultural & Community Services Department

SUBJECT: Appropriate Funds for the Oxnard Performing Arts and Convention Center (PACC).

RECOMMENDATION: That the City Council:

1. Recognize additional PACC revenue in the amount of \$32,086 for FY 18-19;
2. Approve a Measure O Half Cent Sales Tax Operating Transfer in the amount of \$96,270 to PACC Fund 641;
3. Ratify Agreement No. A-8156 with the Oxnard Performing Arts not-to-exceed \$150,000 for immediate PACC expenses necessary for the operation, maintenance and management of the PACC; and
4. Ratify a one-time appropriation of \$130,205 for costs associated with PACC salaries and benefits for FY 18-19.

Legislative Body: City Council

Contact: Terrel Harrison, (805) 385-7994

5. Cultural & Community Services Department

SUBJECT: Response to Grand Jury Report Titled "Youth Sports and Public Liability."

RECOMMENDATION: That the City Council authorizes the Mayor, the City Manager, and the Cultural and Community Services Director to respond, on behalf of the City Council, to the Grand Jury Report titled "Youth Sports and Public Liability Report" dated April 14, 2019, in the form included as Attachment B.

(Item heard by Community Services Committee on July 9, 2019)

Legislative Body: City Council

Contact: Terrel Harrison, (805) 385-7994

6. Finance Department

SUBJECT: Appropriate Funds for Transient Occupancy Tax audit services.

RECOMMENDATION: That the City Council approves a budget appropriation for Fiscal Year 2019-20 that recognizes a \$52,400 increase in General Fund transient occupancy tax (TOT) revenues (101-1001-513-7014) and a \$52,400 increase in General Fund contract services for audit expenditures (101-1001-801-8203).

Legislative Body: City Council

Contact: Kevin Riper, (805) 385-7475

7. Housing Department

SUBJECT: Building Equity and Growth in Neighborhoods grant program income.

RECOMMENDATION: That the City Council:

1. Appropriate all program income from the California Building Equity and Growth in Neighborhoods (BEGIN) grant to the down payment homeownership assistance program, including eligible administrative expenses; and
2. Authorize the City Manager or designee to execute all budget appropriations and documents related to implementation of these grant programs.

Legislative Body: City Council

Contact: Emilio Ramirez, (805) 385-8094

8. Human Resources Department

SUBJECT: Purchase Order for Property Insurance for Fiscal Year 2019-20.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a purchase order in the amount of \$395,829.67 with Alliant Insurance Services, Inc. for property insurance for coverage during Fiscal Year 2019-20.

Legislative Body: City Council

Contact: Mike More, (805) 385-7480

9. Police Department

SUBJECT: Response to Grand Jury's Annual "Detention Facilities and Law Enforcement Report."

RECOMMENDATION: That City Council authorizes the Mayor, the City Manager, and the Police Chief to respond, on behalf of the City Council, to the Grand Jury's annual "Detention Facilities and Law Enforcement Report" dated April 16, 2019, in the form included as Attachment B.

Legislative Body: City Council

Contact: Scott Whitney, (805) 385-7624

10. Police Department

SUBJECT: Response to Grand Jury's "Drugs and Sharps Disposal" Report.

RECOMMENDATION: That City Council authorizes the Mayor, the City Manager, and the Police Chief to respond, on behalf of the City Council, to the Grand Jury's "Drugs and Sharps Disposal" dated May 2, 2019, in the form included as Attachment B.

Legislative Body: City Council

Contact: Scott Whitney, (805) 385-7624

11. Police Department

SUBJECT: Animal Safety Unit Update and FY 19-20 Animal Shelter Agreement

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a one year-agreement (A-8151) with the County of Ventura Public Health Agency for animal sheltering services, in an amount not to exceed \$2,113,884 (or net value of \$1,333,884 based on credit of projected animal licensing revenue of \$780,000), for Fiscal Year 2019-2020. (Public Safety Committee approved 3-0)

Legislative Body: City Council

Contact: Scott Whitney, (805) 385-7624

12. Public Works Department

SUBJECT: Grant Resolutions for the Tšumaš Creek Trail Project.

RECOMMENDATION: That City Council adopt resolutions authorizing the City Manager to submit a grant application and execute grant agreement (if awarded) for the Tšumaš Creek Trail Project, and authorizing the Finance Director to submit financial reports and claims, and approve special budget appropriations for the use of the grant funds. Staff anticipate the project cost not to exceed \$4 Million. There is no City funding or match required for the proposed project.

Legislative Body: City Council

Contact: Rosemarie Gaglione, (805) 385-8055

13. Public Works Department

SUBJECT: Utility Rates Assistance Program ("Project Assist").

RECOMMENDATION: That the City Council:

1. Adopt a resolution repealing Resolution 15,008 for the Rate Assistance Program (Project Assist) for year three to increase the monthly relief rate from \$10 to \$15;
 2. Authorize staff to direct up to \$145,000 annually from penalty fees charged to current customers who pay their bills late to fund the Utilities Rate Assistance Program; and
 3. Receive an update on the second year of "Project Assist" that began July 1, 2018.
- (Public Works and Transportation Committee approved 3-0, however Councilmember Perello did not support the amount of the contribution increase.)

Legislative Body: City Council

Contact: Rosemarie Gaglione, (805) 385-8055

14. Public Works Department

SUBJECT: Approve Budget Appropriation for Special Districts Division.

RECOMMENDATION: That the City Council approve and authorize a budget appropriation to Westport CFD 2 Special Project (Fund 175-1606-805-8229) in the amount of \$169,900 for additional amenity improvement projects from Westport CFD 2 Fund Balance. (Public Works and Transportation Committee approved 3-0)

Legislative Body: City Council

Contact: Rosemarie Gaglione, (805) 385-8055

L. PUBLIC HEARINGS1. Community Development Department

SUBJECT: Public Hearing on Renewal of the Oxnard Downtown Management District and Levy of Assessments. (10/10/10)

RECOMMENDATION: That City Council:

1. Conduct a public hearing concerning the renewal of the Oxnard Downtown Management District ("District") Property-Based Business Improvement District ("PBID") and tabulate the ballots for and against its establishment; and
2. If a weighted majority of the ballots are in support of the renewal of the District, adopt a resolution renewing the District and levying assessments in the District for fiscal year 2019-2020 to fiscal year 2024-2025.

Legislative Body: City Council

Contact: Jeffrey Lambert, (805) 385-7882

2. Community Development Department

SUBJECT: Planning & Zoning (PZ) Permit Numbers 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) – The Downtown Code and Removal of Conditional Downtown East Transit Oriented District Urban Village Designation. (20/20/20)

RECOMMENDATION: That the City Council, following the public hearing, approve PZ Numbers 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) to adopt and implement the proposed Downtown Code and remove the conditional

Downtown East Transit Oriented District (DETOD) Urban Village designation.

Legislative Body: City Council

Contact: Jeffrey Lambert, (805) 385-7882

M. REPORTS

1. Community Development Department

SUBJECT: Approval of Agreement with the Oxnard Union High School District Regarding Future Civic Center Act Use of Specific Portions of New High School to be Constructed on 51.8 Acres of the 107-acre Maulhardt Property Located on the Northeast Corner of Rose Avenue and Camino del Sol; Approval of Agreement with Members of Maulhardt Family Regarding Mitigation of Park Requirements Upon the Subsequent Development of Remainder of Maulhardt Property. (10/10/10)

RECOMMENDATION: That the City Council approve and authorize the Mayor to sign on the City's behalf two agreements relating to the 107-acre project known as the East Village Development Project (Maulhardt Property):

1. Agreement Between Oxnard Union High School District and City of Oxnard for Community Use of Facilities; and
2. Agreement Affecting Real Property (Agreement for Mitigation of Park Requirements).

Legislative Body: City Council

Contact: Jeffrey Lambert, (805) 385-7882

2. Housing Department

SUBJECT: Homeless Programs Update and Shelter Agreement. (20/20/20)

RECOMMENDATION: That the City Council:

1. Receive and file a homeless program update;
2. Waive the City's land use regulations to permit the use of the National Guard Armory as a 24-hour a day shelter through December 31, 2019;
3. Authorize the Mayor to execute Professional Services Agreement A-8143 with Mercy House to provide homeless shelter services; and
4. Approve a \$1,500,000 budget appropriation in Homeless Emergency Aid Program (HEAP) grant funding from the State and Local Grant Fund (219) to Shelter Operations and Downtown Pilot Efforts.

Legislative Body: City Council

Contact: Emilio Ramirez, (805) 385-8094

N. ADJOURNMENT

Adjourn to June 30, 2019, 5:00 PM (Adjourned Regular Meeting) at Council Chambers, 305 W. Third Street.

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CITY COUNCIL AGENDA REPORT
REPORT OF CITY MANAGER/EXECUTIVE
DIRECTOR/SECRETARY
AGENDA ITEM NO. G.1.

DATE: July 16, 2019

TO: City Council, Housing Authority, Successor Agency, Parking Authority

FROM: Jeffrey Lambert, Community Development Director, (805) 385-7882, jeffrey.lambert@oxnard.org

SUBJECT: Property-Based Improvement District ("PBID") Ballot. (5/10/5)

RECOMMENDATION

That City Council, Housing Authority, Successor Agency, and Parking Authority approve and authorize the City Manager to sign, on behalf of the City of Oxnard, Oxnard Housing Authority, and Oxnard Parking Authority, as owners of certain properties located in the Oxnard Downtown Management District ("District"), the ballot in support of the renewal of the District.

BACKGROUND

This is a companion item to the public hearing scheduled later in the same agenda concerning the renewal of the District. The City of Oxnard, Housing Authority, Successor Agency, and Parking Authority are all owners of real property within the District. The ballot requests property owners to vote for or against the renewal of the District. The City Manager must be directed to sign the ballot (with either a "Yes" or "No" vote) before the public hearing is opened on the renewal of the District. The assessments for the City of Oxnard, Housing Authority, Successor Agency, and Parking Authority properties will be paid by the City's General Fund revenues. The cumulative assessment for the first year of the renewed District will be \$146,409. For the remaining four years of the District the assessment may be increased by an amount not to exceed two percent (2%) per year.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 1. Improve community safety and quality of life through a combination of prevention, intervention, and suppression efforts that address crime and underlying issues.

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

Objective 3c. Improve our methods of communicating with residents, businesses and neighborhoods (e.g. leverage social media and tools like Nextdoor).

Objective 3f. Develop a co-sponsorship policy with criteria that would enable the City to encourage local community

events

This agenda item supports the Economic Development strategy. The purpose of the Economic Development strategy is to develop and enhance Oxnard's business climate, promote the City's fiscal health, and support economic growth in a manner consistent with the City's unique character. This item supports the following goals and objectives:

Goal 1. Create vibrant and economically sustainable commercial, industrial and retail industries throughout the City.

Objective 1a. Focus available resources on a comprehensive effort to promote economic activity in Oxnard, including a marketing program that communicates the City's available resources and assets.

Goal 2. Enhance business development throughout the City.

Objective 2a. Develop a strong citywide economy which attracts investment, increases the tax base, creates employment opportunities, and generates public revenue.

Objective 2b. Improve relationships and communication between the City and the business community.

Objective 2c. Capitalize on historic, cultural and natural resources.

Objective 2d. Public safety will collaborate with the business community to promote an environment that supports economic development.

Goal 3. Enhance business retention and attraction.

Goal 5. Revitalize Oxnard's downtown and pursue economic development opportunities.

FINANCIAL IMPACT

There are sufficient funds in the City's FY 2019-20 General Fund for the first annual assessment for the proposed renewed District. The first payment is due in December 2019.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Jeffrey Lambert, Community Development Director

ATTACHMENTS

1. 2019 PBID Ballot

CITY OF OXNARD - OFFICIAL ASSESSMENT BALLOT

Oxnard Downtown Management District – A Property & Business Improvement District
Being renewed for five (5) years pursuant to Section 36600 of the California Streets & Highways Code

- 1. PLEASE MARK EITHER “YES” OR “NO” BELOW**
- 2. PRINT YOUR NAME AND SIGN AND DATE THE BALLOT**
- 3. PUT THE COMPLETED BALLOT IN THE “BALLOT SECRECY ENVELOPE”**
- 4. PUT THE SECRECY ENVELOPE IN THE ENCLOSED PRE-ADDRESSED RETURN ENVELOPE AND PLACE IN MAIL**

(PLEASE REFER TO THE PROPOSED 2019-20 ASSESSMENT ON THE BACKSIDE OF THIS BALLOT) 

☐

YES, I APPROVE of the proposed assessment on the parcel(s) identified on this ballot.

☐

NO, I DO NOT APPROVE of the proposed assessment on the parcel(s) identified on this ballot

Printed Name

Date



Signature of Record Owner or Authorized Representative

I hereby declare, under penalty of perjury under the laws of the State of California, that I am authorized to submit an assessment ballot on behalf of the parcel(s) identified on this assessment ballot.

Please return ballot either by mail or in person by **4 PM, July 16, 2019** to:

CITY OF OXNARD
CITY CLERK'S OFFICE
300 W. THIRD ST, 4TH FLOOR
OXNARD CA 93030

NOTE: IN ORDER TO BE COUNTED, IF THE DEADLINE SHOWN ABOVE IS NOT MET, THIS ASSESSMENT BALLOT MUST BE RECEIVED BY THE CITY CLERK IN THE COUNCIL CHAMBERS PRIOR TO THE CLOSE OF THE PUBLIC INPUT PORTION OF THE PUBLIC HEARING TO RENEW THIS DISTRICT, WHICH IS SCHEDULED TO BEGIN AT 6:00 PM ON TUESDAY JULY 16, 2019. IF A MAJORITY OF ASSESSMENT BALLOTS RECEIVED (AS WEIGHTED BY ASSESSMENTS) OPPOSE THE DISTRICT ASSESSMENT, THE DISTRICT WILL NOT BE RENEWED, AND THE ASSESSMENTS WILL NOT BE LEVIED.



**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.1.**

DATE: July 16, 2019
TO: City Council
FROM: Michelle Ascencion, City Clerk, (805) 385-7805, michelle.ascencion@oxnard.org
SUBJECT: Approval of Minutes.

RECOMMENDATION

That the City Council approve the minutes of the July 2, 2019 regular meeting as presented.

BACKGROUND

Not applicable.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016. This agenda item does provide transparency of Council meetings to the public.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Michelle Ascencion, City Clerk

ATTACHMENTS

1. Minutes 07.02.2019 CC regular meeting

MINUTES
 OXNARD CITY COUNCIL
 Regular Meeting
 July 2, 2019

A. ROLL CALL/POSTING OF AGENDA

At 4:34 p.m., Mayor Flynn called to order the regular meeting of the Oxnard City Council (concurrently with the Oxnard Housing Authority) in the City Hall Council Chambers, 305 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Councilmembers Vianey Lopez, Bryan A. MacDonald, Oscar Madrigal, Bert Perello, and Mayor Tim Flynn were present; Mayor Pro Tem Carmen Ramirez and Councilwoman Gabriela Basua arrived at 4:36 p.m. and 5:35 p.m., respectively. Housing Commissioner Jose Andrade arrived at 6:00 p.m.; Commissioner Francisco Vega was absent.

Staff members present were Alexander Nguyen, City Manager; Stephen Fischer, City Attorney; Shiri Klima, Deputy City Manager; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

Written communications were received from Debbie Mitchell.

C. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code section 54956.9 (d)(1)) (City Council)

Name of case: Green Energy Holdings, LLC; Auto Fuels, Inc. v. City of Oxnard, et al.

Ventura County Superior Court, Case Nos. 56-2015-00470344-CU-EI-VTA; 56-2018-00512103-CU-MC-VTA

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Government Code section 54956.9(d)(2)) (City Council)

Based on existing facts and circumstances, there is significant exposure to litigation against the City in two potential cases.

3. PUBLIC EMPLOYEE ANNUAL PERFORMANCE EVALUATION

(Government Code section 54957)

Title: City Manager

The City Attorney requested that this item be discussed in closed session under the Brown Act exception of Government Code section 54957(b)(1) (public employee performance evaluation).

Mayor Flynn read the following closed session statement:

“The City Council will recess to a closed session, pursuant to Government Code section 54956.9(d)(1), to confer with its attorneys. The titles of the litigation being discussed are Green Energy Holdings, LLC; Auto Fuels, Inc. v. City of Oxnard, et al., two cases.

“The City Council will also recess to a closed session pursuant to Government Code section 54956.9(d)(2), based on existing facts and circumstances, there is significant exposure to litigation against the City in two potential cases. One being a point has been reached where, in the opinion of City Council on the advice of its City Attorney, based on existing facts and circumstances, there is significant exposure to litigation against the City and all the other entities claiming groundwater rights in the Oxnard sub-basin. Due to the current drought and lack of surface water, the agricultural community is especially vulnerable to restrictions in groundwater pumping. As the Fox Canyon Groundwater Management Agency considers a proposal to restrict such pumping, and as the GMA has stated publicly that it wants to put a groundwater sustainability plan in place by this fall, some members of the agricultural community may file suit to adjudicate the basin, which would bring the City into litigation. Such suit has already been filed on March 27, 2018, against the GMA regarding the Las Posas Valley groundwater basin, which is a neighboring basin that is separate from, but hydrologically connected to, the Oxnard sub-basin, which is the City’s basin.

“The City Council will also recess to a closed session, pursuant to Government Code section 54957, annual evaluation of public employee, City Manager.”

At 4:37 p.m., the City Council recessed to a closed session. At 6:04 p.m. the City Council reconvened in open session in the Council Chambers. The City Attorney announced that there were no reportable actions out of closed session.

Mayor Flynn announced that item L-1 under Public Hearings (Establishment of Fees for Cannabis Related Land Use Permits) would move to Reports.

D. OPENING CEREMONIES

The flag salute was followed by a moment of silence.

Additional staff members present at this time were Ashley Golden, Assistant City Manager; Terrel Harrison, Cultural and Community Services Director; Erik Garwick, Parks Manager; Renee Rakestraw, Recreation Supervisor; Emilio Ramirez, Housing Director; Donna Ventura, Assistant Chief Financial Officer; Isidro Figueroa, Principal Planner; Scott Whitney, Police Chief; and Kathleen Mallory, Planning and Sustainability Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Donation From Pangasinan Association of Ventura County to Improve Bus Stops/Shelters in Oxnard.

Vida Soncoan, Nori Estrada, and Pol Barcena of the Pangasinan Association of Ventura County made some remarks and presented a \$3,000 check for solar lighting at the bus stop shelter at St. John’s Hospital.

2. SUBJECT: Recognition of Outgoing Citizen Advisory Group (CAG) Members.

Councilmembers presented certificates of commendation to outgoing CAG members Lilly Guerra and Ramon Tejada (Parks and Recreation Commission), Stephen Huber (Planning Commission),

Ruby Durias (Library Board), Alice Madrid and Kathy Lanker (Senior Services Commission), and Roy Prince (Downtown Design Review Committee), who all made remarks.

3. SUBJECT: Presentation of a Proclamation Designating the Month of July, 2019 as “Parks and Recreation Month.”

The Cultural and Community Services Director made some remarks, and Mayor Flynn presented proclamations to the Parks Manager and Recreation Supervisor, who made some remarks.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Jackie Tedeshi (recent Southbank neighborhood council meeting, disaster preparedness, water quality), Keith Valdez (chemicals emitted from cell phones, budget process transparency), Randy Latimer (Oxnard PAL boxing program), Ray Blattel (public safety overtime), Dorina Padilla (55th celebration of the Oxnard-Ocotlan Sister City annual visitation), Julie Miller Kalbacher (commended beat officer Mike Kohr), Roy Prince (downtown code and architecture), Phillip Molina (payments to CalPERS), Gabriel Teran (upcoming South Oxnard District 5 & 6 town hall), Pat Brown (scam phone calls, money for park redevelopment), Roger Poirier (upcoming South Oxnard District 5 & 6 town hall, disaster preparedness), Zachary Collins (upcoming Dallas Cowboys summer training camp), and Dan Pinedo (salvage cars at Oxnard Blvd. used car lot, recent street resurfacing on Channel Islands Blvd. and Vineyard Avenue).

G. REPORT OF CITY MANAGER (No report given.)

H. CITY COUNCIL REPORTS

Councilmember Lopez announced the upcoming South Oxnard District 5 & 6 town hall and an Ormond Beach restoration public access plan meeting.

Councilmember Perello commented on the recent street resurfacing on Vineyard Avenue, payments to CalPERS, the utility assistance program, recent Labor events, and labor compliance.

Councilman MacDonald reported on the recent Police/Fire charity basketball tournament.

Mayor Pro Tem Ramirez reported on a recent cancer fundraiser, requested a status update on laid-off employees, encouraged people to assist the public housing fire victims, commented on the drinking water consumer confidence report, illegal fireworks, and children detained at the U.S.-Mexico border.

Councilwoman Basua commented on her recent meeting with Assemblywoman Jacqui Irwin and the upcoming South Oxnard District 5 & 6 town hall.

Councilmember Madrigal reported on recent meetings of the Downtown Management District and Carnegie Art Museum, recent Oxnard Relay for Life events, the grand opening of Boys & Girls Club's “Friends Club,” and commented on community donations for victims of the recent public housing fire.

Mayor Flynn commented on the Boys & Girls Club “Friends Club,” the recent budget adoption and improvements for future budget processes and public involvement.

I. REVIEW OF INFORMATION/CONSENT AGENDA

Items K-3 and K-4 were discussed among the Council and staff.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from Ray Blattel.

K. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Approval of Minutes.
RECOMMENDATION: That the City Council approve the minutes of the June 18, 2019 regular meeting as presented.

Community Development Department

2. SUBJECT: Fourth Amendment to Agreement with HdL Companies for Cannabis Management Services.
RECOMMENDATION: That the City Council:
 1. Approve and authorize the Mayor to execute a Fourth Amendment to Agreement No. 7748-17-FN with Hinderliter, de Llamas and Associates (“HdL”) to increase the amount of the Agreement from \$551,250 to \$666,350 which includes Sales Tax and Economic Analysis, Allocation Audit and Recovery, and Cannabis Fiscal Analysis and Taxation Strategies consulting services; and
 2. Approve the appropriation of \$115,100 for the Fourth Amendment to Agreement No. 7748-17-FN with Hinderliter, de Llamas and Associates, which is recoverable through the Cannabis Business Permit Fee.

Finance Department

3. SUBJECT: Public Safety Property Tax Assessment FY 2019-20.
RECOMMENDATION: That the City Council adopts **Resolution No. 15,245** establishing the FY 2019-20 tax rates on property in the City of Oxnard for the payment of voter-approved obligations related to public safety pensions.

Housing Department

4. SUBJECT: Award of contract to Continental Flooring Company to replace flooring at the Felicia Court public housing site.
RECOMMENDATION: That the Housing Authority of the City of Oxnard Board of Commissioners approve and authorize the Chairman to execute Agreement No. A-8146, a firm-fixed price contract in the amount of \$376,372 with Continental Flooring Company.

Information Technology Department

5. SUBJECT: Hazard Mitigation Grant Program application for City Hall backup generator.
RECOMMENDATION: That the City Council adopt **Resolution No. 15,246** authorizing the City Manager to submit an application for \$600,000 in California Office of Emergency Services (Cal OES) Hazard Mitigation Grant Program (HMGP) grant funds, to be used for a backup generator to power City facilities at 300 West 3rd Street. (Project would require a \$200,000 city match.)

Public Works Department

6. SUBJECT: Award Contract A-8145 to GI Endurant, LLC for OWTP Cogeneration Engine Refurbishment Phase II.
RECOMMENDATION: That City Council:
1. Award and authorize the Mayor to execute Agreement A-8145 to GI Endurant, LLC in the amount of \$499,632 for the Oxnard Wastewater Treatment Plant Cogeneration Engine Refurbishment Phase II, Project PW 19-42;
 2. Approve \$49,963 for Project contingency for the Oxnard Wastewater Treatment Plant Cogeneration Engine Refurbishment Phase II, Project PW 19-42;
 3. Approve \$49,963 for engineering, inspection, survey and project management for the Oxnard Wastewater Treatment Plant Cogeneration Engine Refurbishment Phase II, Project PW 19-42; and
 4. Approve an appropriation of \$599,558 to the Oxnard Wastewater Treatment Plant Cogeneration Rehabilitation, Project No. 186610.
- (Public Works and Transportation Committee approved 3-0)

It was moved by Mayor Pro Tem Ramirez, seconded by Councilmember Perello, to approve the Information/Consent items as presented. VOTE: Andrade, Basua, Flynn, Lopez, MacDonald, Madrigal, Perello, and Ramirez voted in favor. The motion carried 8-0 on item K-4 (Housing Authority item), and 7-0 on the remaining items (City Council items).

L. PUBLIC HEARINGS

(Item L-1 was moved to the Reports section as item M-3)

Community Development Department

2. SUBJECT: PZ No. 19-580-02 (Zone Text Amendment) - An Amendment to Chapters 11 (Permits) and 16 (Zoning) of the Oxnard City Code Pertaining to the Permitting and Development of Firearm Ranges and Businesses Engaged in the Sale of Firearms and Ammunition.
RECOMMENDATION: That the City Council approve for first reading (by title only, waiving further reading) an ordinance establishing regulations to address firearm ranges and the sale of firearms and ammunition citywide.

The City Clerk announced the affidavit of publication and stated that no written communications had been received. The Principal Planner gave a report.

Mayor Flynn opened the public testimony portion of the public hearing. Public comments were received from Ray Blattel, Pat Brown, John Barrison, and Keith Allen Valdez.

Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council, staff, and Peter Pierce of Richards, Watson, and Gershon.

It was moved by Councilman MacDonald, seconded by Mayor Pro Tem Ramirez, to approve the recommended action as presented, and direct staff to return to the Planning Commission to consider amending the ordinance to include hospitals and/or clinics as "sensitive uses." VOTE: Basua, Flynn, Lopez, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 7-0.

M. REPORTS

Community Development Department

1. SUBJECT: Authorization for Wagon Wheel Project to Receive Early Issuance of Quimby Fee Credit for Completed Parks.
RECOMMENDATION: That City Council authorize early issuance of Quimby fee credits for the Wagon Wheel Project for completed and opened parks.

The Planning and Sustainability Manager and Corey Harpole of Oakwood Communities gave a report. Public comments were received from Jackie Tedeschi and Keith Allen Valdez. Discussion ensued among the Council, staff, and Mr. Harpole.

It was moved by Councilman MacDonald, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: Basua, Flynn, Lopez, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 7-0.

2. SUBJECT: 2013-2021 Mid-Cycle Housing Element 2018 Annual Progress Report.
RECOMMENDATION: That the City Council receive and file a report summarizing the 2018 Annual Progress Report (APR) filed with the Department of Housing and Community Development (HCD) on April 1, 2019.

The Planning and Sustainability Manager gave a report. Public comments were received from Keith Allen Valdez. Discussion ensued among the Council and staff. No action was required.

3. SUBJECT: Establishment of Fees for Cannabis Related Land Use Permits. *(formerly public hearing item L-1)*
RECOMMENDATION: That the City Council hold a public hearing on the proposed cannabis permit fees, and adopt a resolution establishing new fees for the services identified in the attachment to the resolution.

Mayor Flynn announced that rather than a public hearing, staff will present a report, and a resolution will not be adopted until the item returns as a public hearing on a later agenda.

The Planning and Sustainability Manager gave a report. Public comments were received from Barry Carlisi, Rodney Medina, and Keith Allen Valdez. Written comments were submitted by Barry Carlisi. Discussion ensued among the Council, staff, and Mark Lovelace of HdL Companies. No action was taken.

N. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Flynn adjourned the meeting at 9:49 p.m.

MICHELLE ASCENCION, CMC
City Clerk

TIM FLYNN
Mayor

DRAFT



**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.2.**

DATE: July 16, 2019

TO: City Council, Successor Agency

FROM: Jeffrey Lambert, Community Development Director, (805) 385-7882, jeffrey.lambert@oxnard.org

SUBJECT: Transfer of Housing and Governmental Purpose Assets from the Community Development Commission Successor Agency to the City of Oxnard.

RECOMMENDATION

1. That the City Council adopt the attached Resolution titled “Resolution Of The City Council Of The City Of Oxnard Approving (1) The Acceptance Of Housing And Governmental Purpose Assets From The Oxnard Community Development Commission Successor Agency, Pursuant To The Provisions Of The Dissolution Law, And (2) Related Actions To Effectuate The Acceptance Of The Assets”; and
2. That the Successor Agency adopt the attached Resolution titled “Resolution Of The Board Of Directors Of The Oxnard Community Development Commission Successor Agency, Approving, And Recommending to Its Oversight Board Approval Of, (1) The Transfer Of Housing And Governmental Purpose Assets To The City Of Oxnard, Pursuant To The Provisions Of The Dissolution Law, and (2) Related Actions To Effectuate The Transfer Of The Assets.”

BACKGROUND

In June 2011, Assembly Bill x1 26 (the “Dissolution Law”) was signed by the Governor of California, effectively ending redevelopment activities in the State of California. On February 1, 2012 all California redevelopment agencies, including the Oxnard Community Development Commission (“CDC”), were dissolved, and successor agencies were designated and vested with the responsibility of paying, performing, and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down their business and fiscal affairs. The City Council of the City of Oxnard (“City”), on January 10, 2012, elected for the City to serve as both the successor agency (the “Successor Agency”) and the successor housing entity (the “Successor Housing Entity”) to the CDC upon the dissolution of the CDC under the Dissolution Law. The Dissolution Law authorizes the Ventura County Consolidated Oversight Board (“Oversight Board”), a 7-member board charged with approving actions of the Successor Agency, to direct the Successor Agency to dispose of, or transfer, all assets and properties of the former redevelopment agency (such as the CDC) including, without limitation, housing assets and assets constructed and used for a governmental purpose.

On August 31, 2012 the California Department of Finance (“DOF”) approved the transfer from the Successor Agency to the City’s Successor Housing Entity all known housing assets of the Successor Agency (the “HAT list”). On September 3, 2013 all known housing assets listed on the HAT list were transferred to the Successor Housing Entity for no monetary compensation.

On December 31, 2015, the Successor Agency received approval from the DOF on the Agency’s Long-Range Property Management Plan (the “LRPMP”) listing all known real property assets to be disposed of in accordance with the Dissolution Law. Of the 51 real property assets identified and listed in the LRPMP, 38 were designated as governmental purpose assets and subsequently transferred to the City for no monetary compensation.

After receiving DOF approval of the HAT List and the LRPMP, it was discovered that on records maintained by the City's Finance Department, attached as Attachment C, that the Successor Agency is shown as the owner of 49 additional assets, (individually, an "Additional Successor Agency Asset" and collectively, the "Additional Successor Agency Assets") a development that the Successor Agency was previously unaware of. Neither the Successor Agency nor the City's Finance Department is presently aware of the verified value or adequate identification information (collectively, the "Essential Information") for any of the Additional Successor Agency Assets.

Pursuant to the Dissolution Law, the Successor Agency desires to transfer to the Successor Housing Entity, for no monetary compensation, each of the Additional Successor Agency Assets which is a housing asset and transfer to the City, for no monetary compensation, each of the Additional Successor Agency Assets which was constructed and used for a governmental purpose.

Even if the proposed transfer of the Additional Successor Agency Assets to the Successor Housing Entity or the City, as appropriate, were to be authorized by the Oversight Board and the DOF, the City's Finance Department is unable to carry out such transfer unless and until the Essential Information is obtained for each Additional Successor Agency Asset. Successor Agency and Finance Department staff will make all reasonable efforts to obtain the Essential Information for each Additional Successor Agency Asset and promptly carry out each transfer once obtained.

Without the transfer of the Additional Successor Agency Assets, a successor agency, per the Dissolution Law, cannot be dissolved, even if all litigation has been resolved and all enforceable obligations have been retired or paid off. Due to the Successor Agency's various development agreements and other enforceable obligations, the Successor Agency cannot formally dissolve until on or about September 1, 2038.

The transfer of the Additional Successor Agency Assets would expedite the final dissolution of the Successor Agency as required by the Dissolution Law.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

There is no financial impact associated with the Successor Housing Entity and the City accepting the Additional Successor Agency Assets from the Successor Agency.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Adam Smith, Project Manager

ATTACHMENTS

1. Attachment A - Asset Transfer Resolution (City)
2. Attachment B - Asset Transfer Resolution (Successor Agency)
3. Attachment C - List of Additional Successor Agency Assets

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
APPROVING (1) THE ACCEPTANCE OF HOUSING AND GOVERNMENTAL
PURPOSE ASSETS FROM THE OXNARD COMMUNITY DEVELOPMENT
COMMISSION SUCCESSOR AGENCY, PURSUANT TO THE PROVISIONS OF
THE DISSOLUTION LAW, AND (2) RELATED ACTIONS TO EFFECTUATE
THE ACCEPTANCE OF THE ASSETS**

WHEREAS, the Oxnard Community Development Commission (the “**CDC**”) was a redevelopment agency in the City of Oxnard (the “**City**”), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the “**Redevelopment Law**”); and

WHEREAS, the CDC was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill x1 26 (2011-2012 1st Ex. Sess.) (“**AB 26**”) was signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law and the California Health and Safety Code, including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) (“**Part 1.85**”) to Division 24 of the California Health and Safety Code; and

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the CDC, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, the City Council of the City adopted Resolution 14,135 on January 10, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor agency to the CDC upon the dissolution of the CDC under AB 26 (the “**Successor Agency**”); and

WHEREAS, the Successor Agency exercises its powers and fulfills its duties pursuant to Part 1.85 of AB 26 and is established as a separate legal entity with rules and regulations that apply to the governance and operations of the Successor Agency; and

WHEREAS, California Health and Safety Code Section 34176 permits a city that authorized the creation of a redevelopment agency to elect to retain the housing assets and functions previously performed by the redevelopment agency; and

WHEREAS, the City Council of the City adopted Resolution 14,136 on January 10, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor housing entity to the CDC upon the dissolution of the CDC under AB 26 (the “**Successor Housing Entity**”); and

WHEREAS, AB 26 has since been amended by various assembly and senate bills enacted by the California Legislature and signed by the Governor (AB 26, as amended, is hereinafter referred to as the “**Dissolution Law**”); and

WHEREAS, California Health and Safety Code Section 34179 of the Dissolution Law establishes a 7-member entity with respect to all the successor agencies in Ventura County, and such entity is titled the “oversight board”. The oversight board has been established for Ventura County (hereinafter referred to as the “**Oversight Board**”), and all 7 members have been appointed to the Oversight Board pursuant to California Health and Safety Code Section 34179 of the Dissolution Law. The duties and responsibilities of the Oversight Board are primarily set forth in California Health and Safety Code Sections 34179 through 34181 of the Dissolution Law; and

WHEREAS, California Health and Safety Code Section 34181 of the Dissolution Law authorizes the Oversight Board to direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency (such as the CDC) including, without limitation, housing assets and assets constructed and used for a governmental purpose; and

WHEREAS, pursuant to California Health and Safety Code Section 34176(a)(1) of the Dissolution Law, if a city that authorized the creation of a redevelopment agency elects to serve as a housing successor for that redevelopment agency, then all rights, powers, duties, obligations and housing assets shall be transferred to the city as housing successor; and

WHEREAS, the term housing asset is defined in California Health and Safety Code Section 34176(e) of the Dissolution Law; and

WHEREAS, on August 1, 2012, the Successor Agency submitted for approval to the California Department of Finance (the “**DOF**”) a list of all known housing assets (the “**HAT List**”) to be transferred to the Successor Housing Entity; and

WHEREAS, on August 31, 2012, the DOF approved the HAT List; and

WHEREAS, on September 3, 2013, all housing assets listed on the HAT list were transferred to the Successor Housing Entity for no monetary compensation; and

WHEREAS, on November 5, 2015, the Successor Agency submitted for approval to the DOF a Long-Range Property Management Plan (the “**LRPMP**”) listing all known real property assets to be disposed of; and

WHEREAS, on December 31, 2015, the DOF approved the LRPMP; and

WHEREAS, of the 51 real property assets listed in the LRPMP, 38 were governmental purpose assets; and

WHEREAS, pursuant to the approved LRPMP, the 38 real property assets which were constructed and used for a governmental purpose were transferred to the City for no monetary compensation; and

WHEREAS, subsequent to DOF approval of the HAT List and the LRPMP, it was discovered that on records maintained by the City's Finance Department, the Successor Agency is shown as the owner of 49 additional assets (individually, an "**Additional Successor Agency Asset**" and collectively, the "**Additional Successor Agency Assets**"), as reflected on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the Successor Agency was previously unaware that in records maintained by the City's Finance Department, the Successor Agency was designated as the owner of the Additional Successor Agency Assets; and

WHEREAS, neither the Successor Agency nor the City's Finance Department is presently aware of the verified value or adequate identification information (collectively, the "**Essential Information**") for any of the Additional Successor Agency Assets; and

WHEREAS, pursuant to the Dissolution Law, the Successor Agency desires to transfer to the Successor Housing Entity for no monetary compensation each of the Additional Successor Agency Assets which is a housing asset; and

WHEREAS, pursuant to the Dissolution Law, the Successor Housing Entity desires to accept from the Successor Agency for no monetary compensation each of the Additional Successor Agency Assets which is a housing asset; and

WHEREAS, pursuant to the Dissolution Law, the Successor Agency desires to transfer to the City for no monetary compensation each of the Additional Successor Agency Assets which was constructed and used for a governmental purpose; and

WHEREAS, pursuant to the Dissolution Law, the City desires to accept from the Successor Agency for no monetary compensation each of the Additional Successor Agency Assets which was constructed and used for a governmental purpose; and

WHEREAS, even if the proposed transfer of an Additional Successor Agency Asset to the Successor Housing Entity or the City, as appropriate, were to be authorized by the Oversight Board and the DOF, the City's Finance Department is unable to carry out such transfer unless and until the Essential Information is obtained for such Additional Successor Agency Asset; and

WHEREAS, it is currently anticipated that the last of the Successor Agency's enforceable obligations will be retired or paid off on or about September 1, 2038; and

WHEREAS, per California Health and Safety Code Section 34187(b) of the Dissolution Law, a successor agency's failure to dispose of all of its real property prevents it from requesting to be dissolved, even if all litigation has been resolved and all enforceable obligations have been retired or paid off; and

WHEREAS, California Health and Safety Code Section 34187(e)(1) of the Dissolution Law provides that upon DOF approval of a successor agency's request to dissolve, its oversight board shall direct the disposal of all of the successor agency's remaining assets; and

WHEREAS, per California Health and Safety Code Section 34187(f) of the Dissolution Law, a successor agency's failure to dispose of all of its remaining assets prevents its oversight board from adopting a final resolution of dissolution of the successor agency, even if all litigation has been resolved and all enforceable obligations have been retired or paid off; and

WHEREAS, as a result, the initiation of the process to accept the transfer of the Additional Successor Agency Assets would expedite the final dissolution of the Successor Agency; and

WHEREAS, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq.*, hereafter the "**Guidelines**"), and the City's environmental evaluation procedures. The activity proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Oxnard, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The City Council has received and heard all oral and written objections to the proposed acceptance by the Successor Housing Entity or the City, as appropriate, from the Successor Agency of the Additional Successor Agency Assets, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.

Section 3. The City Council hereby approves the acceptance by the Successor Housing Entity for no monetary compensation of each of the Additional Successor Agency Assets which is a housing asset.

Section 4. The City Council hereby approves the acceptance by the City for no monetary compensation of each of the Additional Successor Agency Assets which was constructed and used for a governmental purpose.

Section 5. The City Council hereby authorizes and directs the City Manager, or designee, to take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Housing Entity and the City, including, without limitation, making commercially reasonable efforts to obtain the Essential Information for each Additional Successor Agency Asset and promptly carrying out each transfer once obtained.

Section 6. The City Council hereby determines that the activity approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity approved by this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Resolution No. _____

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Section 7. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, then such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Housing Entity or the City of any constitutional, legal or equitable rights that the Successor Housing Entity or the City may have to challenge, through any administrative or judicial proceedings, the effectiveness and/or legality of all or any portion of the Dissolution Law, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of the Dissolution Law, and any and all related legal and factual issues, and the Successor Housing Entity and the City expressly reserve any and all rights, privileges, and defenses available under law and equity.

Section 9. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Oxnard at its meeting held on the _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Michelle Ascencion, City Clerk

APPROVED AS TO FORM:

KANE, BALLMER & BERKMAN
Redevelopment Special Counsel

Todd C. Mooney, Senior Counsel

RESOLUTION NO. ____

RESOLUTION OF THE BOARD OF DIRECTORS OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY, APPROVING, AND RECOMMENDING TO ITS OVERSIGHT BOARD APPROVAL OF, (1) THE TRANSFER OF HOUSING AND GOVERNMENTAL PURPOSE ASSETS TO THE CITY OF OXNARD, PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW, AND (2) RELATED ACTIONS TO EFFECTUATE THE TRANSFER OF THE ASSETS

WHEREAS, the Oxnard Community Development Commission (the “**CDC**”) was a redevelopment agency in the City of Oxnard (the “**City**”), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the “**Redevelopment Law**”); and

WHEREAS, the CDC was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill x1 26 (2011-2012 1st Ex. Sess.) (“**AB 26**”) was signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law and the California Health and Safety Code, including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) (“**Part 1.85**”) to Division 24 of the California Health and Safety Code; and

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the CDC, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, the City Council of the City adopted Resolution 14,135 on January 10, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor agency to the CDC upon the dissolution of the CDC under AB 26 (the “**Successor Agency**”); and

WHEREAS, the Successor Agency exercises its powers and fulfills its duties pursuant to Part 1.85 of AB 26 and is established as a separate legal entity with rules and regulations that apply to the governance and operations of the Successor Agency; and

WHEREAS, California Health and Safety Code Section 34176 permits a city that authorized the creation of a redevelopment agency to elect to retain the housing assets and functions previously performed by the redevelopment agency; and

WHEREAS, the City Council of the City adopted Resolution 14,136 on January 10, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor housing entity to the CDC upon the dissolution of the CDC under AB 26 (the “**Successor Housing Entity**”); and

WHEREAS, AB 26 has since been amended by various assembly and senate bills enacted by the California Legislature and signed by the Governor (AB 26, as amended, is hereinafter referred to as the “**Dissolution Law**”); and

WHEREAS, California Health and Safety Code Section 34179 of the Dissolution Law establishes a 7-member entity with respect to all the successor agencies in Ventura County, and such entity is titled the “oversight board”. The oversight board has been established for Ventura County (hereinafter referred to as the “**Oversight Board**”), and all 7 members have been appointed to the Oversight Board pursuant to California Health and Safety Code Section 34179 of the Dissolution Law. The duties and responsibilities of the Oversight Board are primarily set forth in California Health and Safety Code Sections 34179 through 34181 of the Dissolution Law; and

WHEREAS, California Health and Safety Code Section 34181 of the Dissolution Law authorizes the Oversight Board to direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency (such as the CDC) including, without limitation, housing assets and assets constructed and used for a governmental purpose; and

WHEREAS, pursuant to California Health and Safety Code Section 34176(a)(1) of the Dissolution Law, if a city that authorized the creation of a redevelopment agency elects to serve as a housing successor for that redevelopment agency, then all rights, powers, duties, obligations and housing assets shall be transferred to the city as housing successor; and

WHEREAS, the term housing asset is defined in California Health and Safety Code Section 34176(e) of the Dissolution Law; and

WHEREAS, on August 1, 2012, the Successor Agency submitted for approval to the California Department of Finance (the “**DOF**”) a list of all known housing assets (the “**HAT List**”) to be transferred to the Successor Housing Entity; and

WHEREAS, on August 31, 2012, the DOF approved the HAT List; and

WHEREAS, on September 3, 2013, all housing assets listed on the HAT list were transferred to the Successor Housing Entity for no monetary compensation; and

WHEREAS, on November 5, 2015, the Successor Agency submitted for approval to the DOF a Long-Range Property Management Plan (the “**LRPMP**”) listing all known real property assets to be disposed of; and

WHEREAS, on December 31, 2015, the DOF approved the LRPMP; and

WHEREAS, of the 51 real property assets listed in the LRPMP, 38 were governmental purpose assets; and

WHEREAS, pursuant to the approved LRPMP, the 38 real property assets which were constructed and used for a governmental purpose were transferred to the City for no monetary compensation; and

WHEREAS, subsequent to DOF approval of the HAT List and the LRPMP, it was discovered that on records maintained by the City's Finance Department, the Successor Agency is shown as the owner of 49 additional assets (individually, an "**Additional Successor Agency Asset**" and collectively, the "**Additional Successor Agency Assets**"), as reflected on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the Successor Agency was previously unaware that in records maintained by the City's Finance Department, the Successor Agency was designated as the owner of the Additional Successor Agency Assets; and

WHEREAS, neither the Successor Agency nor the City's Finance Department is presently aware of the verified value or adequate identification information (collectively, the "**Essential Information**") for any of the Additional Successor Agency Assets; and

WHEREAS, pursuant to the Dissolution Law, the Successor Agency desires to transfer to the Successor Housing Entity for no monetary compensation each of the Additional Successor Agency Assets which is a housing asset; and

WHEREAS, pursuant to the Dissolution Law, the Successor Agency desires to transfer to the City for no monetary compensation each of the Additional Successor Agency Assets which was constructed and used for a governmental purpose; and

WHEREAS, even if the proposed transfer of an Additional Successor Agency Asset to the Successor Housing Entity or the City, as appropriate, were to be authorized by the Oversight Board and the DOF, the City's Finance Department is unable to carry out such transfer unless and until the Essential Information is obtained for such Additional Successor Agency Asset; and

WHEREAS, it is currently anticipated that the last of the Successor Agency's enforceable obligations will be retired or paid off on or about September 1, 2038; and

WHEREAS, per California Health and Safety Code Section 34187(b) of the Dissolution Law, a successor agency's failure to dispose of all of its real property prevents it from requesting to be dissolved, even if all litigation has been resolved and all enforceable obligations have been retired or paid off; and

WHEREAS, California Health and Safety Code Section 34187(e)(1) of the Dissolution Law provides that upon DOF approval of a successor agency's request to dissolve, its oversight board shall direct the disposal of all of the successor agency's remaining assets; and

WHEREAS, per California Health and Safety Code Section 34187(f) of the Dissolution Law, a successor agency's failure to dispose of all of its remaining assets prevents its oversight board from adopting a final resolution of dissolution of the successor agency, even if all litigation has been resolved and all enforceable obligations have been retired or paid off; and

WHEREAS, as a result, the initiation of the process to dispose of the Additional Successor Agency Assets would expedite the final dissolution of the Successor Agency; and

WHEREAS, to the extent that the Successor Agency is or becomes financially obligated to maintain the Additional Successor Agency Assets, their disposal to the Successor Housing Entity or the City, as appropriate, would create an economic benefit for the taxing entities; and

WHEREAS, as required by California Health and Safety Code Section 34180(j) of the Dissolution Law, the Successor Agency will submit a copy of the proposed Oversight Board resolution to the Ventura County Administrative Officer, the Ventura County Auditor-Controller and the California Department of Finance at the same time that the Successor Agency submits the proposed Oversight Board resolution to the Oversight Board for approval; and

WHEREAS, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq.*, hereafter the “Guidelines”), and the City’s environmental evaluation procedures. The activity proposed for approval by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Board of Directors of the Oxnard Community Development Commission Successor Agency, as follows:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Successor Agency Board has received and heard all oral and written objections to the Successor Agency’s proposed transfer of the Additional Successor Agency Assets to the Successor Housing Entity or the City, as appropriate, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.

Section 3. The Successor Agency Board hereby approves, and recommends to its Oversight Board the approval of, the transfer to the Successor Housing Entity for no monetary compensation each of the Additional Successor Agency Assets which is a housing asset.

Section 4. The Successor Agency Board hereby approves, and recommends to its Oversight Board the approval of, the transfer to the City for no monetary compensation each of the Additional Successor Agency Assets which was constructed and used for a governmental purpose.

Section 5. The Successor Agency hereby authorizes and directs, and recommends to its Oversight Board that it authorize and direct, the Executive Director of the Successor Agency, or designee, to take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency, including, without limitation, making commercially reasonable efforts to obtain the Essential Information for each Additional Successor Agency Asset and promptly carrying out each transfer once obtained.

Section 6. The Successor Agency hereby determines that the activity approved by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity approved by this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Section 7. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, then such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that its Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights that the Successor Agency may have to challenge, through any administrative or judicial proceedings, the effectiveness and/or legality of all or any portion of the Dissolution Law, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of the Dissolution Law, and any and all related legal and factual issues, and the Successor Agency expressly reserves any and all rights, privileges, and defenses available under law and equity.

Section 9. This Resolution shall take effect immediately upon its adoption.

Resolution No. _____
Page 6

PASSED, APPROVED AND ADOPTED, by the Board of Directors of the Oxnard Community Development Commission Successor Agency at its meeting held on the _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn, Executive Director

ATTEST:

Michelle Ascencion, Secretary

APPROVED AS TO FORM:

KANE, BALLMER & BERKMAN
Successor Agency Special Counsel

Todd C. Mooney, Senior Counsel

Resolution No. _____
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Exhibit A

Additional Successor Agency Assets

[behind this page]

**CITY OF OXNARD
CAPITAL ASSETS
CD
FY 2017-18**

ITEM #K-2

ASSET ID	Subclss Code	ACCOUNT STRING	Project	Description	Acqstn Date	Purchase Cost	LIFE	BEG ACCUM DEP FY18	PERIOD DEP FY18	ACCUM DEPR 2018	BOOK VALUE
3723	BLDGS	429-0000-107.12-00		305 & 350 S. OXNARD BLVD.	1957	119,000.00	45	119,000.00	-	119,000.00	-
3683	BLDGS	429-0000-107.12-00		VARIOUS RDA BUILDING PROJECTS	1/30/1993	689,433.00	45	375,357.97	15,320.73	390,678.70	298,754.30
7548	BLDGS	429-0000-107.12-00	015401	SO OXNARD LIBRARY 2000 #015401	1/30/2012	97,202.93	45	11,880.36	2,160.07	14,040.42	83,162.51
429-0000-107.12-00 Total						905,635.93		506,238.32	17,480.80	523,719.12	381,916.81
5971	IOTB	429-0000-107.13-00	18201	DOWNTOWN LIGHTING PROJECT	1/30/2003	4,372.67	40	1,585.09	109.32	1,694.41	2,678.26
5972	IOTB	429-0000-107.13-00	38202	DOWNTOWN THEATER PROJECT	1/30/2003	1,995,373.14	40	723,322.76	49,884.33	773,207.09	1,222,166.05
5973	IOTB	429-0000-107.13-00	38201	PARKING STRUCTURE B STREET	1/30/2003	429,000.00	40	155,512.50	10,725.00	166,237.50	262,762.50
5974	IOTB	429-0000-107.13-00		PLAZA PARK IMPROVEMENTS	1/30/2003	11,745.30	40	4,257.67	293.63	4,551.30	7,194.00
5976	IOTB	429-0000-107.13-00		SOUTHWINDS STREET LIGHTNING	1/30/2003	1,376.82	40	499.10	34.42	533.52	843.30
5979	IOTB	429-0000-107.13-00	18602	SOUTHWINDS REHAB	1/30/2003	150,663.28	40	54,615.44	3,766.58	58,382.02	92,281.26
5983	IOTB	429-0000-107.13-00	918601	REDEV/MOBILEHOME REPL PROGRAM	1/30/2003	122,399.49	40	44,369.82	3,059.99	47,429.80	74,969.69
5984	IOTB	429-0000-107.13-00	958602	SW-HOUSING FND OWNERSHIP PROGR	1/30/2003	80,000.00	40	29,000.00	2,000.00	31,000.00	49,000.00
5985	IOTB	429-0000-107.13-00	8601	HERO HOUSING REHABILITATION	1/30/2003	61,610.06	40	22,333.65	1,540.25	23,873.90	37,736.16
6395	IOTB	429-0000-107.13-00		CCRP - IMPROVEMENTS	1/30/2004	985,035.00	40	332,449.31	24,625.88	357,075.19	627,959.81
6396	IOTB	429-0000-107.13-00		SOUTHWIND PROJECT - IMPROVEMEN	1/30/2004	53,761.00	40	18,144.34	1,344.03	19,488.36	34,272.64
6397	IOTB	429-0000-107.13-00		ORMOND BEACH - IMPROVEMENT	1/30/2004	27,129.00	40	9,156.04	678.23	9,834.26	17,294.74
6398	IOTB	429-0000-107.13-00		HERO PROJECT - IMPROVEMENT	1/30/2004	65,103.00	40	21,972.26	1,627.58	23,599.84	41,503.16
6399	IOTB	429-0000-107.13-00		HOUSING SET ASIDE - IMPROVEMEN	1/30/2004	275,942.00	40	93,130.43	6,898.55	100,028.98	175,913.03
6571	IOTB	429-0000-107.13-00	8401	ENTRYWAY AND MEDIAN IMPROVEMEN	1/30/2006	21,090.85	40	6,063.62	527.27	6,590.89	14,499.96
6770	IOTB	429-0000-107.13-00	015704	PLAZA PARK IMPROVEMENTS	1/30/2007	12,000.00	40	3,150.00	300.00	3,450.00	8,550.00
6771	IOTB	429-0000-107.13-00	038401	SOUTHWIND BASKETBALL COURT (FA	1/30/2007	14,585.33	40	3,828.65	364.63	4,193.28	10,392.05
7103	IOTB	429-0000-107.13-00	068602	SOUTHWINDS BUILDING RENOVATION	1/30/2010	33,853.80	40	6,347.59	846.35	7,193.93	26,659.87
7104	IOTB	429-0000-107.13-00	958406	LANDSCAPE GRAFFITI ABATEMENT	1/30/2010	63,379.48	40	11,883.65	1,584.49	13,468.14	49,911.34
7862	IOTB	429-0000-107.13-00	098702	CYPRESS PARK IMPROVEMENT	1/30/2010	4,233,752.00	40	793,828.50	105,843.80	899,672.30	3,334,079.70
7271	IOTB	429-0000-107.13-00	048203	PARK EXPANSION/IMPROVEMENT	1/30/2011	31,304.82	40	5,087.03	782.62	5,869.65	25,435.17
7272	IOTB	429-0000-107.13-00	048204	CENTRAL BUS DIST STREETSCAPE	1/30/2011	4,136,817.99	40	672,232.92	103,420.45	775,653.37	3,361,164.62
7273	IOTB	429-0000-107.13-00	048206	FACADE IMPROVEMENT PROGRAM	1/30/2011	79,251.65	40	12,878.39	1,981.29	14,859.68	64,391.97
7274	IOTB	429-0000-107.13-00	048207	PARKING LOT RESURFACE	1/30/2011	469,008.91	40	76,213.95	11,725.22	87,939.17	381,069.74
7583	IOTB	429-0000-107.13-00	063111	HERO ROSE PARK RESURF #063111	1/30/2012	1,153,248.62	40	158,571.69	28,831.22	187,402.90	965,845.72
7585	IOTB	429-0000-107.13-00	958201	SIGN/IMAGE REHAB PROJ #958201	1/30/2012	94,622.56	40	13,010.60	2,365.56	15,376.17	79,246.39
7829	IOTB	429-0000-107.13-00		CYPRESS GARDENS RESURFACE	1/30/2014	127,111.96	40	11,122.30	3,177.80	14,300.10	112,811.86
7893	IOTB	429-0000-107.13-00		CAPITALIZED INTEREST FAS7584	1/30/2016	1,174,211.25	40	44,032.92	29,355.28	73,388.20	1,100,823.05
8018	IOTB	429-0000-107.13-00	48202	SW SECURITY LIGHT/FENCING	1/30/2017	353,823.53	20	8,845.59	17,691.18	26,536.76	327,286.77
8017	IOTB	429-0000-107.13-00	28301	DOWNTOWN FACADE IMPROVEMT	1/30/2017	457,587.02	45	5,084.30	10,168.60	15,252.90	442,334.12
8016	IOTB	429-0000-107.13-00	18702	SAVIERS RD. MEDIAN LANDSC	6/30/2018	295,372.00	40	-	-	-	295,372.00
8020	IOTB	429-0000-107.13-00	88701	HERO BUS. FACADE IMPRVEMT	1/30/2017	354,288.38	45	3,936.54	7,873.08	11,809.61	342,478.77
429-0000-107.13-00 Total						17,368,820.91		3,346,466.64	433,426.60	3,779,893.24	13,588,927.67
5861	EQUIP -	429-0000-107.14-00		Computer 8570, Printer 4216 &	1990	11,328.00	7	11,328.00	-	11,328.00	-
4659	VEHIC	429-0000-107.14-00		2000 Dodge Grand Caravan SE Ch	2000	22,685.00	10	22,685.00	-	22,685.00	-
429-0000-107.14-00 Total						34,013.00		34,013.00	-	34,013.00	-
5994	STREET	429-0000-107.17-00		VARIOUS RDA INFRASTRUCTURE (CA	1/30/1999	21,317,280.73	40	9,859,242.34	532,932.02	10,392,174.36	10,925,106.37
5977	STREET	429-0000-107.17-00	8501	ORMOND BEACH MEDIAN IMPROVEMEN	1/30/2003	89,802.00	40	32,553.23	2,245.05	34,798.28	55,003.73
5978	STREET	429-0000-107.17-00	18702	SAVIERS RD MEDIAN LANDSCAPE	1/30/2003	44,431.20	40	16,106.31	1,110.78	17,217.09	27,214.11
5975	STREET	429-0000-107.17-00		PERKINS ROAD RESURFING	1/30/2003	90,130.92	30	43,563.28	3,004.36	46,567.64	43,563.28
6572	STREET	429-0000-107.17-00	8501	ORMOND BEACH MEDIAN IMPROVEMEN	1/30/2006	207,397.21	40	59,626.70	5,184.93	64,811.63	142,585.58
7105	STREET	429-0000-107.17-00	938401	COURTLAND STREET	1/30/2010	438,195.36	40	82,161.63	10,954.88	93,116.51	345,078.85
7953	STREET	429-0000-107.17-00	098703	SO OXNARD MEDIAN PHASE 2	1/30/2011	677,534.24	40	110,099.31	16,938.36	127,037.67	550,496.57
7394	STREET	429-0000-107.17-00	093111	SAVIERS RD IMPROVEMENT	1/30/2012	3,627,007.93	40	498,713.59	90,675.20	589,388.79	3,037,619.14
7890	STREET	429-0000-107.17-00	018201	DOWNTOWN LIGHTING PROJECT	1/30/2015	651,105.53	25	65,110.55	26,044.22	91,154.77	559,950.76
7885	STREET	429-0000-107.17-00	873114	HWY 101-RICE INTERCHANGE	1/30/2015	1,028,356.23	40	64,272.26	25,708.91	89,981.17	938,375.06
7888	STREET	429-0000-107.17-00	078401	SOUTHWIND STREET PROJECTS	1/30/2015	3,001,870.53	40	187,616.91	75,046.76	262,663.67	2,739,206.86
8019	STREET	429-0000-107.17-00	78501	OR. BEACH STREET PROJECTS	1/30/2017	1,934,077.09	30	32,234.62	64,469.24	96,703.85	1,837,373.24
429-0000-107.17-00 Total						33,107,188.97		11,051,300.73	854,314.71	11,905,615.43	21,201,573.54
Grand Total						51,415,658.81		14,938,018.69	1,305,222.11	16,243,240.80	35,172,418.01
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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.3.**

DATE: July 16, 2019

TO: City Council

FROM: Jeffrey Lambert, Community Development Director, (805) 385-7882, jeffrey.lambert@oxnard.org

SUBJECT: PZ No. 19-580-02 (Zone Text Amendment) - An Amendment to Chapters 11 (Permits) and 16 (Zoning) of the Oxnard City Code Pertaining to the Permitting and Development of Firearm Ranges and Businesses Engaged in the Sale of Firearms and Ammunition.

RECOMMENDATION

That the City Council approve the second reading by title only and adoption of Ordinance No. 2961 of the City Council of the City of Oxnard for PZ No. 19-580-02 (Zone Text Amendment) amending Chapters 11 (Permits) and 16 (Zoning) of the Oxnard City Code pertaining to the permitting and development of firearm ranges and businesses engaged in the sale of firearms and ammunition.

BACKGROUND

Ordinance No. 2961 was introduced at the July 2, 2019 City Council meeting, approved 7-0. There has been no communication received since its introduction. If the ordinance is adopted on July 16, 2019, it will take effect after 30 days.

At the July 2, 2019 City Council meeting staff was directed to return to Planning Commission to consider other sensitive uses such as hospitals and clinics.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 1. Improve community safety and quality of life through a combination of prevention, intervention, and suppression efforts that address crime and underlying issues.

FINANCIAL IMPACT

No financial impacts to the City are associated with the proposed Zone Text Amendment.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Isidro Figueroa, Principal Planner, Interim Planning Manager

ATTACHMENTS

1. Firearms Amendment Ordinance No. 2961

ORDINANCE NO. 2961

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD AMENDING CHAPTER 11 (PERMITS) AND 16 (ZONING CODE) OF THE OXNARD CITY CODE (OCC) TO ESTABLISH PERMITTING AND DEVELOPMENT REQUIREMENTS RELATED TO FIREARM RANGES AND BUSINESSES ENGAGED IN THE SALE OF FIREARMS AND AMMUNITION. SUCH AMENDMENTS INCLUDE OCC CHAPTER 11, ARTICLE VIII (PERMITS TO SELL CONCEALABLE FIREARMS), OCC SECTION 16-10 (DEFINITIONS), OCC CHAPTER 16, ARTICLE V (SPECIFIC USE REQUIREMENTS) AND REVISIONS TO THE CONDITIONALLY PERMITTED USES WITHIN THE C-2, M-L, AND C-R ZONING DISTRICTS. FILED BY THE CITY OF OXNARD, COMMUNITY DEVELOPMENT DEPARTMENT, 214 SOUTH C STREET, OXNARD, CALIFORNIA 93030.

WHEREAS, on April 15, 2019, a public community workshop meeting was held for the community and the general public to receive community input on the proposed zone text amendment; and

WHEREAS, on May 2, 2019, the Planning Commission of the City of Oxnard conducted a duly noticed public hearing to consider Planning and Zoning Permit No. 19-580-02 (Zone Text Amendment) (the “**Project**”) in accordance with the Oxnard City Code and recommended approval to the City Council; and

WHEREAS, on June 4, 2019, the City Council of the City of Oxnard conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 18-580-02 (Zone Text Amendment) in accordance with the Oxnard City Code, and

WHEREAS, the proposed Zoning Text Amendment is in the public interest and reflect the input from residents, decision-makers, and other stakeholders in the community. There are no changes recommended under the proposed zoning text amendments that would reduce or compromise existing standards that protect the health, safety or general welfare of the City; and

WHEREAS, the proposed Zone Text Amendment does not involve any direct physical changes to the environment. There are no changes in landforms or land uses are proposed as a part of the proposed Zone Text Amendment and all public services for existing land uses will remain as-is, with no changes and no diminishment of service or safety; and

WHEREAS, the adoption of Zone Text Amendment would be a reasonable exercise of the City’s police powers to ensure the continued health, safety, and welfare of the public by establishing regulations related to the siting, permitting and operation of firearm and ammunition sales businesses and firearm ranges within the City of Oxnard; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Sections 15060(c)(2) and (3) and 15061(b)(3), regulatory actions which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA; and

WHEREAS, it is in the public interest, consistent with the 2030 General Plan and will further protect the public health, safety, and general welfare to establish special zoning regulations governing firearm and ammunition sales and firearm ranges.

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

Section 1. Amend Oxnard City Code Chapter 11, Article VIII “Permit to Sell Concealable Firearms”. Existing Article VIII, Chapter 11 of the City Code shall be amended as shown below wherein strikeout indicates removed text and underline indicates added text:.

ARTICLE VIII. PERMITS TO SELL FIREARMS ~~CONCEALABLE FIREARMS~~

SEC. 11-220. ~~CONCEALABLE FIREARM SALES~~ SALES PERMIT REQUIRED; BUSINESS TAX CERTIFICATE REQUIRED.

- (A) No person shall offer for sale, sell, or transfer, ~~or advertise~~ any firearm ~~capable of being concealed upon the person~~ without first obtaining a ~~concealable~~ firearm sales permit ("permit") from the police chief.
- (B) A business tax certificate shall be obtained pursuant to Article I of Chapter 11 of this code before a permit is issued unless the person, organization, or entity applying for the permit is exempt from paying business tax fees pursuant to section 11-9 of this code.

SEC. 11-221. APPLICATION.

- (A) The application for a permit shall be on a form approved by the police chief. An applicant for a permit shall file the application with the chief of police with payment of the appropriate fee as established by resolution of the city council.
- (B) The fee shall not be returned whether the application is approved, conditioned or denied.

SEC. 11-222. INVESTIGATION OF APPLICANT.

- (A) By filing an application, the applicant consents to the police chief undertaking an investigation of the applicant and a review of the information contained in the application. Thereafter, the police chief shall approve, conditionally approve or deny the permit.
- (B) The application shall include sufficient information to facilitate the investigation by the police chief, including but not limited to: the applicant's name and identifying information, personal references, prior business and residential addresses, prior law enforcement contacts, arrests or citations.

- (C) An application which is incomplete or contains false or misleading statements will be grounds to deny the application .
- (D) The police chief's investigation shall include the review of the application, police sources, private sources, as well as the applicant's references to determine if the applicant has any history of poor or ineffective business practices, violence, questionable temperament, or mental health issues which would support a denial of the permit.
- ~~(B)~~(E) If the application is approved or conditionally approved, the police chief shall issue the permit.
- ~~(C)~~(F) If the application is denied or conditionally approved, the police chief shall promptly notify the applicant, in writing, of the denial or conditional approval by certified or registered mail. The applicant may request a hearing as provided for herein, to review the conditions or denial of a permit.
- (G) The police chief shall include conditions upon issuance of the permit. The permit conditions shall include but not be limited to: the times, locations, and conditions under which the permit may be used; specific operational requirements related to safety or business practices that the permittee shall follow while exercising the right under the permit; and under what circumstances the permit can be suspended or revoked.

SEC. 11-223. SUSPENSION, REVOCATION OR MODIFICATION OF PERMIT.

- (A) The police chief may suspend, revoke or modify a permit for failure of the permittee to comply with laws, regulations, or permit conditions.
- (B) The police chief may suspend or revoke the permit if the applicant has been convicted of:
 - (1) An offense which disqualifies that person from owning or possessing a firearm under federal or California law, including but not limited to, the offenses listed in Penal Code sections 29800 through 29875 and 29900 through 29905;
 - (2) An offense relating to the manufacture, sale possession or use of a firearm or dangerous or deadly weapon or ammunition therefor;
 - (3) An offense involving the use of force of violence upon the person of another;
 - (4) An offense involving theft, fraud, dishonesty or deceit; or
 - (5) An offense involving the manufacture, sale, possession or use of a controlled substance as defined by the state Health and Safety Code;
- (C) The police chief may suspend or revoke the permit if the applicant is within a class of persons defined in Welfare and Institutions Code sections 8100 or 8103 or the applicant is currently, or has been within the last five years, an unlawful user of, or addicted to, a controlled substance as defined by the Health and Safety Code.
- ~~(D)~~ (D) The police chief shall mail to the permittee a notice of intent that the permit is proposed for suspension, revocation or modification. The notice of intent shall state the reasons for the proposed suspension, revocation or modification.
- ~~(C)~~(E) The permittee may request a hearing, as provided herein, to review the proposed suspension, revocation or modification. If such a request for hearing is not-timely received within 10 days of mailing the notice of intent, the police chief shall mail to the permittee a confirmation notice that the proposed suspension, revocation or modification is in effect. Such notice shall constitute an exhaustion of the administrative remedies available to the permittee.

Section 2. Amend Oxnard City Code Section 16-10 “Definitions”. Existing City Code Section 16-10 shall be amended as shown below to add the following definitions and reorganize the existing definitions accordingly:

- (X) AMMUNITION – Any cartridge or encasement containing a bullet or projectile, propellant, or explosive charge and a primer that is used in the operation of a firearm.
- (X) FIREARM – Any device designed to be used as a weapon or modified to be used as a weapon that expels a projectile by the force of an explosion or some other form of combustion, including any projectile which carries or contains its own fuel and is propelled by reaction. This definition does not include model rockets, airsoft guns, Nerf-type guns or paintball guns.
- (X) FIREARM AND AMMUNITION SALES – A retail business that engages in the sale of firearms and/or ammunition.
- (X) FIREARM RANGE – Any public or private establishment that operates an area designated for the discharge or other use of firearms within a controlled shooting environment. Also referred to as firing or shooting range.

Section 3. Amend Oxnard City Code Section 16-136 “Related Uses”, C-2 General Commercial Zone. Existing City Code Section 16-136 shall be amended as shown below to add the following and reorganize the existing uses accordingly:

- (#) Firearm and ammunition sales;

Section 4. Amend Oxnard City Code Section 16-164 “Industrial Land Use Matrix”. Existing City Code Section 16-164 shall be amended as shown below to add the following and reorganize the existing uses accordingly:

Land Use	Zone District					NOTES
	CM	BRP	M-L	M-1	M-2	
<u>Firearm and ammunition sales</u>			<u>SUP</u>			<u>Refer to OCC Chapter 16, Division 19</u>
<u>Indoor firearm range</u>			<u>SUP</u>			<u>Refer to OCC Chapter 16, Division 20</u>

Section 5. Amend Oxnard City Code Section 16-257 “Related Uses”, C-R Community Reserve Zone. Existing City Code Section 16-257 shall be amended as shown below to remove the following and reorganize the existing uses accordingly:

- (K) Rod and gun club;

Section 6. Amend Oxnard City Code Chapter 16, Article V “Specific Use

Requirements”. Existing City Code Chapter 16, Article V shall be amended as shown below:

Division 19. FIREARM AND AMMUNITION SALES

SEC. 16-504.1. PURPOSE AND INTENT.

- (A) Firearm and ammunition sales may be established, subject to all other provisions of this Chapter and Division, only in the General Commercial (C-2) and Limited Manufacturing (M-L) zoning districts. For the purposes of this Division, the establishment of any business engaged in firearm and ammunition sales shall include the locating and opening of such a business as a new business, the relocation of such business, the conversion of an existing business location to any firearm and ammunition sales use, or the expansion of an existing firearm and ammunition sales use.
- (B) Locational Criteria: In the C-2 and M-L zoning districts, no firearm and ammunition sales use may be established within the following proximity to the sensitive uses identified below:
 - (1) Within 600 feet of any residentially zoned property;
 - (2) Within 600 feet of any day care center. For the purposes of this Division, ‘day care center’ includes any child or adult day care facility other than a family day care home and includes infant center, preschools, extended day care facilities for adults and/or children which involve the supervision of more than 14 persons for a period of less than 24 hours per day;
 - (3) Within 600 feet of any park. For the purposes of this Division, ‘park’ includes any land or easements owned or leased by the City of Oxnard which, by ordinance, resolution, regulation or agreement, is dedicated to or operated by the City for purposes of public recreation, be it active or passive. This term does not apply to trails, bikeways, or similar facilities;
 - (4) Within 600 feet of any church, as defined by Section 16-10 – A building primarily operated for worship or for promotion of religious activities excluding other buildings or activities maintained by religious organizations such as educational institutions, hospitals, homeless shelters, and day care centers or operations that are commercial in nature;
 - (5) Within 600 feet of any school. For the purposes of this Division, ‘school’ includes any child day care facility or educational institution for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the state Board of Education. This definition includes nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education for grades K through 12. This definition does not include tutoring centers, a professional or commercial school, or an institution of higher education, including a community or junior college, college, or university;
 - (6) Within 600 feet of the boundaries of the Oxnard Transportation Center and Oxnard Airport; and
 - (7) Within 200 feet of another legally authorized firearm and ammunition sales business or firearm range.
- (C) Measurement: All locational criteria outlined in this Division shall be calculated using the distance between the closest exterior wall of the firearm and ammunition sales business

and the nearest property line of the identified sensitive use in a straight line extended between two points, without regard for intervening structures.

- (D) Permit Requirements and Conditions: The establishment of a firearm and ammunition sales use is permitted only on approval of a special use permit, as provided in Sections 16-530 through 16-553.

(1) In addition to the application materials described in Section 16-533, the following information shall be provided within an application for a special use permit:

(a) Plans shall indicate the nature of construction of exterior walls, placement, and size of exterior windows and doors, and location of exterior heating, ventilation, air conditioning equipment, and skylights.

(b) A business proposal detailing the proposed operation, what types of firearms and ammunition will be sold and stored on-site, an account of the quantities, types, storage, and handling of any hazardous materials, and any ancillary services performed, including firearm repair and maintenance.

(c) Staff positions and responsibilities.

(2) In addition to the factors described in Section 16-532, conditions of approval involving the following factors may be imposed by the Planning Commission on a special use permit for firearm and ammunition sales:

(a) Safety and security related to the design and operation of the proposed use, security and access control systems, etc.;

(b) Site and building target hardening;

(c) Inspections to ensure compliance with conditions of approval and applicable laws;

(d) Weapons and ammunition storage;

(e) The maintenance of all required state, federal and local licenses;

(f) Copies of a live-scan for all applicants for employment, submitted to the Chief of Police or his/her designee; and

(g) Liability and risk management.

- (E) Requirements for Granting: In addition to those findings listed in Section 16-531, the applicant must demonstrate and the Planning Commission must find that the proposed use is in conformance with the following, prior to granting a special use permit for the sale of firearms and ammunition:

(1) The establishment has incorporated adequate security so as to reduce the likelihood that the use will aggravate policing issues; and

(2) The proposed operational procedures are sufficient to mitigate issues related to facility security, staff and customer safety, and first responder events.

Division 20. FIREARM RANGES

SEC. 16-504.2. PURPOSE AND INTENT.

- (A) Firearm ranges may be established, subject to all other provisions of this Chapter and Division, only in the Limited Manufacturing (M-L) zoning district. For the purposes of this Division, the establishment of any firearm range shall include the locating and opening of such a business as a new business, the relocation of such business, the conversion of an existing business location to a firearm range, or the expansion of an existing firearm range.

- (B) Locational Criteria: In the M-L zoning district, no firearm range may be established within the following proximity to the sensitive uses identified below:
- (1) Within 600 feet of any residentially zoned property;
 - (2) Within 600 feet of any day care center. For the purposes of this Division, ‘day care center’ includes any child or adult day care facility other than a family day care home and includes infant center, preschools, extended day care facilities for adults and/or children which involve the supervision of more than 14 persons for a period of less than 24 hours per day;
 - (3) Within 600 feet of any park. For the purposes of this Division, ‘park’ includes any land or easements owned or leased by the City of Oxnard which, by ordinance, resolution, regulation or agreement, is dedicated to or operated by the City for purposes of public recreation, be it active or passive. This term does not apply to trails, bikeways, or similar facilities;
 - (4) Within 600 feet of any church, as defined by Section 16-10 – A building primarily operated for worship or for promotion of religious activities excluding other buildings or activities maintained by religious organizations such as educational institutions, hospitals, homeless shelters, and day care centers or operations that are commercial in nature;
 - (5) Within 600 feet of any school. For the purposes of this Division, ‘school’ includes any child day care facility or educational institution for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the state Board of Education. This definition includes nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education for grades K through 12. This definition does not include tutoring centers, a professional or commercial school, or an institution of higher education, including a community or junior college, college, or university;
 - (6) Within 600 feet of the boundaries of the Oxnard Transportation Center and Oxnard Airport; and
 - (7) Within 200 feet of another legally authorized firearm and ammunition sales business or firearm range.
- (C) Measurement: All locational criteria outlined in this Division shall be calculated using the distance between the closest exterior wall of the firearm and ammunition sales business and the nearest property line of the identified sensitive use in a straight line extended between two points, without regard for intervening structures.
- (D) Permit Requirements and Conditions: The establishment of a firearm range is permitted only on approval of a special use permit, as provided in Sections 16-530 through 16-553.
- (1) In addition to the application materials described in Section 16-533, the following information shall be provided within an application for a special use permit:
 - (a) Plans shall indicate the nature of construction of exterior walls, placement, and size of exterior windows and doors, and location of exterior heating, ventilation, air conditioning equipment, and skylights.
 - (b) A business proposal detailing the proposed operation including the number of shooters to be accommodated, whether the range will emphasize training or competitive activities, what types of firearms and ammunition will be used, any special uses proposed (e.g., advanced training, special weapons, or explosives), individual customer storage facilities, an account of the quantities, types, storage,

and handling of any hazardous materials, and any ancillary services performed, including firearm repair and maintenance.

(c) Details regarding proposed ventilation systems for the building, including any filtration systems.

(d) Staff positions and responsibilities.

(e) A parking study, prepared pursuant to Section 16-651.

(2) In addition to the factors described in Section 16-532, conditions of approval involving the following factors may be imposed by the Planning Commission on a special use permit for firearm ranges:

(a) Safety and security related to the design and operation of the proposed use, security and access control systems, etc.;

(b) Site and building target hardening;

(c) Inspections to ensure compliance with conditions of approval and applicable laws;

(d) Weapons and ammunition storage;

(e) The maintenance of all required state, federal and local licenses;

(f) Copies of a live-scan for all applicants for employment, submitted to the Chief of Police or his/her designee; and

(g) Liability and risk management.

(h) Mitigations of potential environmental issues (noise, ventilation, cleaning, etc.).

(i) Health, safety and trauma procedures and equipment for employees.

(E) Requirements for Granting: In addition to those findings listed in Section 16-531, the applicant must demonstrate and the Planning Commission must find that the proposed use is in conformance with the following, prior to granting a special use permit for the operation of a firearms range:

(1) The establishment has incorporated adequate security so as to reduce the likelihood that the use will aggravate policing issues; and

(2) The proposed operational procedures are sufficient to mitigate issues related to facility security, staff and customer safety, and first responder events.

Section 7. If any section, sentence, clause or phrase of this Ordinance is determined to be invalid, illegal or unconstitutional by a decision or order of any court of competent jurisdiction, then decision or order shall not affect the validity and enforceability of the remaining portions of this Ordinance. The City Council declares that it would have passed and adopted this Ordinance, and each section, sentence, subsection, clause, phrase, part or portion thereof, regardless of the fact that any one or more sections, sentences, subsections, clauses, phrases, be declared invalid or unconstitutional.

Section 8. Cumulative Ordinance. Nothing in this Ordinance shall be interpreted to allow any land use which is not expressly listed as permitted or conditionally permitted within the City's Zoning Code.

Section 9. Exempt from CEQA. The City Council determines and finds that the adoption of this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and (3) and 15061(b)(3) of the Guidelines to

the California Environmental Quality Act because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Therefore, CEQA does not apply to this action.

Section 10. Pursuant to Government Code Section 36933(c)(1), the City Attorney was designated to prepare, and the City Clerk published, a summary of this Ordinance, and a certified copy the Ordinance was posted in the Office of the City Clerk a minimum of five days before the City Council's adoption of the Ordinance.

Section 11. The City Clerk shall certify as to the adoption of this Ordinance and shall cause summary thereof to be published within fifteen calendar (15) days of the adoption and shall post a certified copy of this Ordinance, including for and against the same, in the office of the City Clerk, in accordance with Government Code Section 36933. Ordinance No. 2961 was first read on July 2, 2019, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this 16th day of July, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

 Tim Flynn, Mayor

ATTEST:

 Michelle Ascencion, City Clerk

APPROVED AS TO FORM:

 Stephen M. Fischer, City Attorney

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.4.**

DATE: July 16, 2019

TO: City Council

FROM: Terrel Harrison, Cultural & Community Services Director, (805) 385-7994, terrel.harrison@oxnard.org

SUBJECT: Appropriate Funds for the Oxnard Performing Arts and Convention Center (PACC).

RECOMMENDATION

That the City Council:

1. Recognize additional PACC revenue in the amount of \$32,086 for FY 18-19;
2. Approve a Measure O Half Cent Sales Tax Operating Transfer in the amount of \$96,270 to PACC Fund 641;
3. Ratify Agreement No. A-8156 with the Oxnard Performing Arts not-to-exceed \$150,000 for immediate PACC expenses necessary for the operation, maintenance and management of the PACC; and
4. Ratify a one-time appropriation of \$130,205 for costs associated with PACC salaries and benefits for FY 18-19.

BACKGROUND

For fiscal year 2018-2019 ("FY 18-19"), the PACC revenue is anticipated to exceed its original budgeted revenue of \$858,878 by \$32,086. In addition, staff will be actively collecting from multiple agencies with past due contracts for FY 18-19. As of June 21, 2019 the past due accounts totaled \$81,726.75. Once paid, those funds will be deposited with the City. The PACC's increased revenue was through increased sales activities. However, the increased revenue and activities resulted in additional use of contract billable hours, which caused an increase in expenditures, primarily in temporary PACC labor, contributing to a bottom line overage of \$130,205, for FY 18-19.

Staff requests that the overage in PACC expenditures be partially funded by recognition of the increase in revenue in FY18-19, with the remaining \$96,270 from the Measure O Half Cent Sales Tax Reserve.

Lastly, staff is requesting an increased appropriation of \$130,205 to cover anticipated expenses through the end of FY 18-19. This appropriation will fund staff labor for events, directly relating to the increase and overage in temporary hours ("anticipated expenses"). On or around June 21, 2019, the City and the PACC entered into an agreement for advancement of working capital (A-8156) to cover the anticipated expenses. Oxnard City Code Section 4-75 requires that staff subsequently bring the agreement before City Council for ratification.

With the approval of the budget appropriation, funding will be sufficient to cover PACC operating activities in FY18-19.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

The approval of additional appropriation in amount of \$130,205 will cover additional cost, primarily PACC temporary staffing for FY 18-19. The estimated total year end FY 18-19 expenditures for PACC is anticipated to be \$2,111,898.

Approval of the recommendation will authorize an operating transfer to PACC (Fund 641) from Measure O (Fund 104) of \$96,270 and recognize \$32,086 in additional PACC revenues, revising PACC original revenues from \$858,878 to \$890,964. The FY18-19 original budget includes a General Fund Transfer to PACC of \$1,124,664. The total FY18-19 anticipated revenue, consisting of \$890,964 in revised PACC revenues, and \$1,220,934 in General Fund and Measure O subsidies for PACC, will be \$2,111,898. The estimated FY18-19 ending unassigned fund balance of Measure O Half Cent Sales Tax (Fund 104) is \$11.7 million, net of this appropriation request.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Julie Estrada, Recreation Coordinator

ATTACHMENTS

1. PACC Agreement No. A-8156
2. Budget Appropriation - PACC rev7.5.19 (version 5)

Agreement No. A-8156

AGREEMENT
FOR ADVANCEMENT OF WORKING CAPITAL

This Agreement for advancement of working capital ("Agreement") between the City of Oxnard ("City") and the Oxnard Performing Arts Center Corporation, a nonprofit Corporation ("Operator") is entered into on this 21st day of June, 2019 in the County of Ventura, State of California.

WHEREAS, City and Operator entered into Agreement A-5904 for the operation, maintenance and management of the Oxnard Performing Arts Center ("PACC"); and

WHEREAS, sections 17 and 18 of A-5904 permit Operator to request an advance of working capital if existing funds available to the PACC are insufficient to pay costs and expenses of the PACC's operating budget, and authorize Operator to increase such budget by up to 10% to cover expenditures that were not anticipated at the time of budget preparation; and

WHEREAS, sections 3 and 30 of A-5904 provide that the City shall cooperate with Operator to enable the Operator to operate the PACC, and that City Manager shall have the responsibility to work with Operator to obtain the full cooperation and assistance of the City; and

WHEREAS, section 4-75 of the Oxnard City Code provides that if the City Council is not in session, and there exists an immediate need for a contract to be approved that would otherwise be submitted to the City Council, the City Manager and the most senior available member of the City Council may enter into an agreement to address that immediate need, provided that such agreement be brought to City Council for subsequent ratification.

NOW, THEREFORE City and Operator agree as follows:

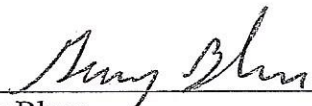
1. The above recitals are hereby incorporated into this Agreement.
2. The Operator has informed the City that it needs an additional appropriation to cover unbudgeted PACC expenses for the remainder of Fiscal Year 2018-2019.
3. City agrees, and the City Treasurer is hereby authorized, to release funds from City's General Fund Reserve in the amount of \$150,000 in order to meet immediate PACC expenses until the City Council can be presented with a request for additional appropriation.

4. Pursuant to Oxnard City Code Section 4-75, should City Council choose not to ratify this Agreement, this Agreement shall automatically terminate.

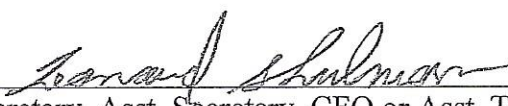
CITY OF OXNARD

OXNARD PERFORMING ARTS CENTER
CORPORATION


Tim Flynn
Mayor


Gary Blum
President


Alexander Nguyen
City Manager


Secretary, Asst. Secretary, CFO or Asst. Treasurer

ATTEST:


Michelle Ascencion
City Clerk

APPROVED AS TO FORM:


Stephen M. Fischer
City Attorney

REQUEST FOR BUDGET APPROPRIATION - FY18-19

Department: PACC
 Project/Program
 Manager: Terrel Harrison

Date: July 16, 2019
 Phone: (805) 385-7994

Reason for Appropriation:

Recognize \$32,086 increase in revenue based on preliminary unaudited activities of year-ending FY 18-19 and appropriate a subsidy from Measure O Half Cent Sales Tax for \$96,270 to cover anticipated increase of expenditures in the amount of \$130,205

Accounts and Descriptions**AMOUNT****Fund: HALF CENT SALES TAX (104)****Expenditures/Transfers Out****FY18-19 PACC Subsidy (Project MO5604)**

104-5601-808.87-29	TRANSFERS-OUT/TSFR TO PERF.ARTS CONV.CN	96,270
	Sub-total Expenditures	96,270
	Net Change to Fund Balance	(96,270)
	Net Appropriation Change	96,270

Fund: PERFORMING ARTS CNTR. FUND (641)**Revenues/Transfers In****PERFORMING ARTS CENTER (5601)**

641-5601-691.75-08	OTHER REVENUES DONATIONS	32,086
	Sub-total Revenue	32,086

Revenue/Transfer In

641-5601-711.79-37	OPERATING TRANSFERS IN / TRANSFER FR MEASURE O	96,270
	Sub-total Transfer In	96,270

Expenditures/Transfers Out**PERFORMING ARTS CENTER (5601)**

641-5601-841.80-01	DIRECT LABOR-REGULAR	13,172
641-5601-841.80-02	DIRECT LABOR-TEMPORARY	111,703
641-5601-841.80-03	OVERTIME	395
641-5601-841.80-40	PARS	1,262
641-5601-841.80-41	EMPLOYEE BENEFITS	2,582
641-5601-841.80-43	PERS	1,091
	Sub-total Expenditures	130,205

Net Change to Fund Balance	(1,849)
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Net Appropriation Change	130,205
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Approvals

Department Director _____

Chief Financial Officer _____

City Manager _____

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.5.**

DATE: July 16, 2019

TO: City Council

FROM: Terrel Harrison, Cultural & Community Services Director, (805) 385-7994, terrel.harrison@oxnard.org

SUBJECT: Response to Grand Jury Report Titled "Youth Sports and Public Liability."

RECOMMENDATION

That the City Council authorizes the Mayor, the City Manager, and the Cultural and Community Services Director to respond, on behalf of the City Council, to the Grand Jury Report titled "Youth Sports and Public Liability Report" dated April 14, 2019, in the form included as Attachment B.
(Item heard by Community Services Committee on July 9, 2019)

BACKGROUND

On May 9, 2019, the City received the Ventura County Grand Jury 2018-2019 Final Report re: *Youth Sports and Public Liability* (the "Report"), which can be viewed at https://vcportal.ventura.org/GDJ/docs/reports/2018-19/GJReport_2018-19_YouthSportsAndPublicLiability.pdf. The report contains three conclusions and three recommendations of which the City is required to respond within 90 days of May 9, 2019.

In the Report, the Grand Jury concludes that cities and districts in Ventura County: (1) allow non-affiliated sports leagues to use their facilities to practice or play, but do not require proof of compliance with California law regarding protection against concussion-related injuries, and do not require proof that procedures for preventing and reporting child physical or sexual abuse are in place; (2) do not require proof of adequate parental waivers and insurance coverage from non-affiliated sports leagues to protect against legal action that could jeopardize public monetary resources; and (3) are underinsured with respect to the type of coverage and coverage amounts to sufficiently protect them from litigation arising from the conduct of youth sports on city or district property.

The Grand Jury recommends that cities and districts in Ventura County: (1) require proof from non-affiliated sports leagues that they are in compliance with California law regarding concussion-related sports injuries, and that they have child physical or sexual abuse prevention and reporting procedures in place as a condition of the use of public facilities for practice or play; (2) require proof of adequate parental waivers from participants and sufficient insurance coverage from non-affiliated sports leagues as a condition of the use of public facilities for practice or play; and (3) review their own insurance coverage to ensure that they are adequately protected with respect to potential claims arising from the conduct of youth sports on city or district property.

The City's proposed responses to the Grand Jury's conclusions and recommendations are as follows:

FINDINGS / CONCLUSIONS

- I (we) agree with the findings / conclusions numbered: C-01

C-01. The Grand Jury concluded that most cities and Districts in the County allow non-affiliated sports leagues to use their facilities to practice or play. However, they do not require proof of compliance with California law regarding protection against concussion-related injuries from these leagues. They also do not require proof that procedures for preventing and reporting child physical or sexual abuse are in place. (FA-01, FA-02, FA-03)

Response: The City of Oxnard ("City") allows non-affiliated sports leagues to use its facilities to practice and play. The City does not currently have a policy in place requiring non-affiliated leagues to provide proof of compliance with AB 2007.

- I (we) disagree wholly or partially with the Findings / Conclusions numbered: C-02, C-03

C-02. The Grand Jury concluded that cities and Districts do not require proof of adequate parental waivers and insurance coverage from non-affiliated sports leagues to protect against legal action that could jeopardize public monetary resources. (FA-04, FA-05)

Response- partially disagree: The City agrees, that the City generally does not require proof of parental waivers, and only requires general liability insurance from non-affiliated sports leagues that rent City sports fields for organized games. The City disagrees that these actions are necessary to protect against legal actions that could jeopardize the City's monetary resources. The Government Claims Act (Cal. Gov. Code Sections 810 et seq.) immunizes the City from money damages arising out of certain policy decisions and activities. The City notes that the discretionary immunities provided by Government Code Sections 820.2 (immunity from policy decisions) and 818.2 (immunity from failure to adopt a law or enactment) would cover many types of claims arising out of the City's decision to rent City sports fields to non-affiliated sports leagues. In addition, the immunity applicable to hazardous recreational activities (Cal. Gov. Code Section 831.7) applies to many types of body contact sports, including but not limited to, football, soccer and basketball, and would likely address concussion-related injuries arising out of those sports.

C-03. The Grand Jury concluded that cities and Districts are underinsured with respect to the type of coverage and coverage amounts to sufficiently protect them from litigation arising from the conduct of youth sports on city or district property. (FA-06)

Response- disagree. The City is adequately insured with respect to the type of coverage and coverage amounts to sufficiently protect itself from litigation arising from the conduct of youth sports on City property. The City operates a self-insurance program and has excess insurance above \$1 million, to a total of \$27 million. The City's excess insurance covers sexual abuse, and the City has never had any claims as it relates to private operation of youth sports on City property. Notwithstanding the City's adequate coverage, as previously stated, the City believes that the Government Claims Act immunizes the City from many types of liability associated with its decision to rent City sports fields to non-affiliated sports leagues and the City's decision to require or not require the non-affiliated sports leagues to have specific types of insurance coverage and to comply with concussion-related laws.

RECOMMENDATIONS

- Recommendation number R-03 has been implemented.

R-03. The Grand Jury recommends that all cities and Districts review their own insurance coverage to ensure that they are adequately protected with respect to potential claims arising from the conduct of youth sports on city or district property. (C-03)

See response to item C-03

- Recommendation numbers R-01, R-02 have not yet been implemented, and will not be implemented in the future.

R-01. The Grand Jury recommends that all cities and Districts require proof from non-affiliated sports leagues that they are in compliance with California law regarding concussion-related sports injuries and that they have child physical or

sexual abuse prevention and reporting procedures in place as a condition of the use of public facilities for practice or play. (C-01)

Response- This recommendation will not be implemented because it is not legally required by California or Federal law. The City merely permits sports facilities to affiliated and non-affiliated sports leagues. The City does not warrant the quality of the programs nor the competency of the individuals or organizations (including non-affiliated sports leagues) using city facilities. To the extent the City conducts its own, in-house, adult or youth amateur sports competitions, training, camps, or clubs it does and will continue to comply with the law regarding concussion-related sports injuries and child physical or sexual abuse prevention and reporting procedure for its employees. In addition, this recommendation is not reasonable in as much as it will cost additional unfunded staff time to verify non-affiliated sports leagues are in compliance with the relevant California and Federal laws. Should the City voluntarily undertake the duty to establish proof that non-affiliated sports leagues are in compliance with such laws, then the City may expose itself to more liability should it erroneously permit a non-compliant league or team to use a field. The current system places the responsibility on the individual, parents or guardians to determine whether an affiliated or non-affiliated sports league, team, coach or program is suitable for the individual or child.

R-02. The Grand Jury recommends that all cities and Districts require proof of adequate parental waivers from participants and sufficient insurance coverage from non-affiliated sports leagues as a condition of the use of public facilities for practice or play. (C-02)

Response- This recommendation, relating to evidence of insurance coverage, will not be implemented. As stated in the response to Conclusion C-02 and C-03, the City believes that the Government Claims Act immunizes the City from many types of liability associated with its decision to rent City sports fields to non-affiliated sports leagues and the City's decision to require or not require the non-affiliated sports leagues to have specific types of insurance coverage and to comply with concussion-related laws. The portion of this recommendation related to the City requiring proof of adequate parental waivers from participants will also not be implemented because the regulatory burden that this requirement would place on the City is not warranted in light of the Government Code immunities provided to cities in these matters.

As is normally the case, the City is required to respond within 90 days to certain findings and recommendations presented in the Grand Jury Report. Therefore, the City must respond to the Grand Jury no later than August 7, 2019.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

At the time this Council agenda was published (July 5, 2019), the Community Services Committee had not yet considered the item, as it was placed on its July 9, 2019 agenda. At the Council's July 16, 2019 meeting, a memo will be provided explaining the outcome of the Community Services Committee's discussion.

Prepared by: Julie Estrada, Recreation Coordinator

ATTACHMENTS

1. Grand Jury Public Liability and Youth Sports
2. Response to Grand Jury- City of Oxnard - Youth Sports & Public Liability
3. Article from Liebert Cassidy Whitmore re AB 2007
4. Health & Safety Code 124235 (AB 2007)

Grand Jury

800 South Victoria Avenue

Ventura, CA 93009

(805) 477-1600

Fax: (805) 658-4523

grandjury.countyofventura.org

county of ventura

May 7, 2019

Confidential

Mayor Tim Flynn
City of Oxnard
300 West 3rd Street
Oxnard, CA 93030

Dear Mayor Flynn,

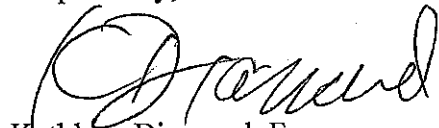
The Ventura County Grand Jury has completed the attached report titled *Public Liability and Youth Sports*. This copy of the report is being provided to you two days in advance of its public release, as required by California Penal Code §933.05 (f), which states: —

A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report.

Please check the last page of text of the report for the timing of your response, if any, as required by the Penal Code. Section 933.05 of the Penal Code is attached for your reference. Also attached is a form for your responses to Grand Jury findings/conclusions and recommendations.

Please keep in mind that this report must be kept confidential until its public release by the Grand Jury.

Respectfully,



Kathleen Diamond, Foreperson
2018-2019 Ventura County Grand Jury

Received
Office of the City Manager
2019 MAY - 9 PM 3: 56

California Penal Code Sections

Penal Code 933

No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls.

Penal Code 933.05

- (a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:
- (1) The respondent agrees with the finding.
 - (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefore.
- (b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:
- (1) The recommendation has been implemented, with a summary regarding the implemented action.
 - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.
 - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.
 - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefore.
- (c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.
- (d) A grand jury may request a subject person or entity to come before the grand jury for the purpose of reading and discussing the findings of the grand jury report that relates to that person or entity in order to verify the accuracy of the findings prior to their release.
- (e) During an investigation, the grand jury shall meet with the subject of that investigation regarding the investigation, unless the court, either on its own determination or upon request of the foreperson of the grand jury, determines that such a meeting would be detrimental.
- (f) A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two (2) working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report.

Amend 2-3



Response to Grand Jury Report Form

Report Title: _____

Report Date: _____

Response by: _____ Title: _____

FINDINGS / CONCLUSIONS

- I (we) agree with the findings / conclusions numbered: _____

- I (we) disagree wholly or partially with the Findings / Conclusions numbered: _____

(Attach a statement specifying any portions of the Findings / Conclusions that are disputed; include an explanation of the reasons.)

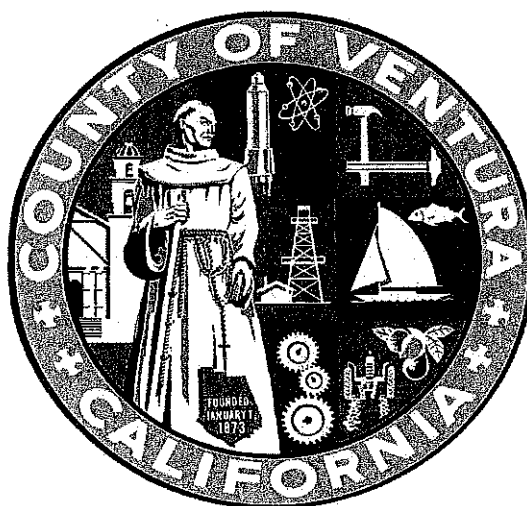
RECOMMENDATIONS

- Recommendations numbered _____ have been implemented.
(Attach a summary describing the implemented actions and date completed.)
- Recommendations number _____ have not yet been implemented, but will be implemented in the future.
(Attach a time frame for the implementation.)
- Recommendations numbered _____ require further analysis.
- Recommendations numbered _____ will not be implemented because they are not warranted or are not reasonable.

Date: _____ Signed: _____

Number of pages attached: _____

Ventura County Grand Jury 2018 - 2019



Final Report

Youth Sports and Public Liability

April 17, 2019

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Youth Sports and Public Liability

Summary

Hundreds of minors in Ventura County (County) participate in activities organized by non-affiliated sports leagues. Non-affiliated sports leagues are those that are not regulated by a national governing body such as the American Youth Soccer Organization or Little League. The Grand Jury was concerned that these non-affiliated sports leagues may not be complying with certain laws pertaining to the protection of youth from physical or sexual abuse, or from concussion-related injuries when they practice or play sports on public property.

Parks and Recreation districts (Districts) as well as cities in the County need to ensure that youth participating in sports activities on city and district property are protected against child physical or sexual abuse and concussion-related injuries. Cities and Districts should also ensure that the public monetary resources they manage are adequately protected against litigation awards arising from allegations of child physical or sexual abuse and concussion-related injuries occurring during youth sports activities.

The Grand Jury concluded that most cities and Districts in the County allow non-affiliated sports leagues to use their facilities to practice or play. However, they do not require proof of compliance with California law regarding protection against concussion-related injuries from these leagues. They also do not require proof that procedures for preventing and reporting child physical or sexual abuse are in place. Finally, the Grand Jury concluded that cities and Districts themselves are underinsured with respect to the conduct of youth sports on their properties.

The Grand Jury recommends that cities and Districts require proof of child protections against physical or sexual abuse and concussion-related injuries from sports leagues that are not affiliated with a national governing body, as a condition of allowing them to practice or play sports on city and district properties.

The Grand Jury also recommends that cities and Districts review their own insurance coverage and parental-waiver requirements to ensure that they are adequately protected with respect to claims arising from the conduct of youth sports on city and district properties.

Background

The federal Sexual Abuse and Safe Sports Authorization Act (SASSAA) requires that all adults who are authorized to interact with minors in national youth sports report suspected child sexual abuse to authorities. The SASSAA also mandates that national governing bodies develop training programs and enforce policies and procedures regarding child sexual abuse prevention. The SASSAA specifically applies to sports leagues with national governing bodies, but it does not apply to non-affiliated sports leagues. (Ref-01)

However, the California Youth Sports Concussion Protocols (AB 2007) requires that youth sports organizations comply with specified safety requirements regarding

concussions or other head injuries. A youth sports organization is defined as “an organization, business, nonprofit entity or local government agency that sponsors or conducts amateur sports competitions, training, campus, or clubs in which persons 17 years of age or younger participate.” This law applies to cities and Districts, as well as to non-affiliated sports leagues. (Ref-02)

The Grand Jury recommends that all cities and Districts require proof from non-affiliated sports leagues that they are in compliance with California law regarding concussion-related sports injuries and that they have child physical or sexual abuse prevention and reporting procedures in place as a condition of the use of public facilities for practice or play.

Methodology

The Grand Jury conducted internet research regarding federal and state legislation regulating youth sports organizations with respect to child physical or sexual abuse and concussion-related injuries. The Grand Jury also conducted interviews with the three Districts and the seven cities in the County regarding the requirements they place on non-affiliated sports leagues who use their facilities. The Grand Jury also requested documents that contain policies and procedures to ensure that non-affiliated sports leagues provide protection against child physical or sexual abuse and comply with concussion-related injury prevention laws. Finally, the Grand Jury requested information regarding the cities’ and Districts’ own liability insurance coverage with respect to youth sports activities conducted on their property.

Facts

- FA-01.** The Grand Jury found that all cities and Districts in the County, except the cities of Port Hueneme and Santa Paula, allow non-affiliated sports leagues to use city or district property for practice or play.
- FA-02.** The Grand Jury found that none of the cities or Districts in the County require proof of compliance with AB 2007 from non-affiliated sports leagues when permitting them to use city or district property for practice or play.
- FA-03.** The Grand Jury found that none of the cities or Districts in the County require proof from non-affiliated sports leagues that child physical or sexual abuse prevention training, reporting and enforcement policies are in place when permitting them to use city or district property for practice or play.
- FA-04.** The Grand Jury found that none of the cities or Districts require proof that parents have given permission for their child to play sports that could cause physical injury (parental waivers) are obtained by the non-affiliated sports leagues when permitting them to use city or district property for practice or play.
- FA-05.** The Grand Jury found that none of the cities or Districts require proof of liability insurance coverage specifically for child physical or sexual abuse or concussion-related injury claims from non-affiliated sports leagues when permitting them to use city or district property for practice or play.

- FA-06.** The Grand Jury found that city and district insurance programs varied greatly with respect to the types of insurance and coverage amounts. Most insurance programs were not specific to litigation arising from the conduct of youth sports on city or district property.

Conclusions

- C-01.** The Grand Jury concluded that most cities and Districts in the County allow non-affiliated sports leagues to use their facilities to practice or play. However, they do not require proof of compliance with California law regarding protection against concussion-related injuries from these leagues. They also do not require proof that procedures for preventing and reporting child physical or sexual abuse are in place. (FA-01, FA-02, FA-03)
- C-02.** The Grand Jury concluded that cities and Districts do not require proof of adequate parental waivers and insurance coverage from non-affiliated sports leagues to protect against legal action that could jeopardize public monetary resources. (FA-04, FA-05)
- C-03.** The Grand Jury concluded that cities and Districts are underinsured with respect to the type of coverage and coverage amounts to sufficiently protect them from litigation arising from the conduct of youth sports on city or district property. (FA-06)

Recommendations

- R-01.** The Grand Jury recommends that all cities and Districts require proof from non-affiliated sports leagues that they are in compliance with California law regarding concussion-related sports injuries and that they have child physical or sexual abuse prevention and reporting procedures in place as a condition of the use of public facilities for practice or play. (C-01)
- R-02.** The Grand Jury recommends that all cities and Districts require proof of adequate parental waivers from participants and sufficient insurance coverage from non-affiliated sports leagues as a condition of the use of public facilities for practice or play. (C-02)
- R-03.** The Grand Jury recommends that all cities and Districts review their own insurance coverage to ensure that they are adequately protected with respect to potential claims arising from the conduct of youth sports on city or district property. (C-03)

Responses

Responses Required From:

City Council, City of Oxnard (C0-1, C-02, C-03) (R-01, R-02, R-03)

City Council, City of Ventura (C-01, C-02, C-03) (R-01, R-02, R-03)

City Council, City of Moorpark (C-01, C-02, C-03) (R-01, R-02, R-03)

City Council, City of Fillmore (C-01, C-02, C-03) (R-01, R-02, R-03)

City Council, City of Ojai (C-01, C-02, C-03) (R-01, R-02, R-03)

City Council, City of Port Hueneme (C-01, C-02, C-03) (R-01, R-02, R-03)

City Council, City of Santa Paula (C-01, C-02, C-03) (R-01, R-02, R-03)

Board of Directors, Conejo Valley Recreation and Parks District (C-01, C-02, C-03)
(R-01, R-02, R-03)

Board of Directors, Pleasant Valley Recreation and Parks District (C-01, C-02,
C-03) (R-01, R-02, R-03)

Board of Directors, Rancho Simi Recreation and Parks District (C-01, C-02, C-03)
(R-01, R-02, R-03)

References

Ref-01. Protecting Young Victims From Sexual Abuse and Safe Sport
Authorization Act of 2017

<https://www.usyouthsoccer.org/protecting-young-victims-from-sexual-abuse-and-safe-sport-authorization-act-of-2017>

Accessed April 11, 2019

Ref-02. AB 2007

<https://www.lcwlegal.com/news/ab-2007-requires-youth-sports-organization-to-abide-by-specified-safety-requirements-regarding-concussions-and-other-head-injuries>

Accessed April 11, 2019

Glossary

<u>TERM</u>	<u>DEFINITION</u>
AB 2007	California Youth Sports Concussion Protocols, which requires youth sports organizations that offer athletic programs to comply with specified safety requirements regarding concussions or other head injuries
County	County of Ventura
Districts	Independent Parks and Recreation Districts
Grand Jury	2018-2019 Ventura County Grand Jury
Non-affiliated sports leagues	Youth sports leagues that are not organized or regulated by a national governing body such as American Youth Soccer Organization or Little League
Parental waiver	A document signed by a parent of a child giving permission for that child to participate in a sport that may cause physical injuries and waiving liability claims against a third party
SASSAA	Sexual Abuse and Safe Sports Authorization Act, federal law that requires that all adults who are authorized to interact with minors in national youth sports organizations report suspected child sexual abuse to authorities. This act also requires national governing bodies of organized sports leagues to develop and enforce policies and procedures to report and respond to child abuse or molestation claims.

Response to Grand Jury Report Form

Report Title: Youth Sports & Public Liability

Report Date: April 17, 2019

Response by: Alexander, Nguyen
Terrel Harrison

Title: City Manager
 Title: Cultural & Community Services Director

FINDINGS / CONCLUSIONS

- I (we) agree with the findings / conclusions numbered: C-01

C-01. The Grand Jury concluded that most cities and Districts in the County allow non-affiliated sports leagues to use their facilities to practice or play. However, they do not require proof of compliance with California law regarding protection against concussion-related injuries from these leagues. They also do not require proof that procedures for preventing and reporting child physical or sexual abuse are in place. (FA-01, FA-02, FA-03)

Response: The City of Oxnard ("City") allows non-affiliated sports leagues to use its facilities to practice and play. The City does not currently have a policy in place requiring non-affiliated leagues to provide proof of compliance with AB 2007.

- I (we) disagree wholly or partially with the Findings / Conclusions numbered: C-02, C-03
 (Attach a statement specifying any portions of the Findings / Conclusions that are disputed; include an explanation of the reasons.)

C-02. The Grand Jury concluded that cities and Districts do not require proof of adequate parental waivers and insurance coverage from non-affiliated sports leagues to protect against legal action that could jeopardize public monetary resources. (FA-04, FA-05)

Response- partially disagree: We agree, that the City generally does not require proof of parental waivers, and only requires general liability insurance from non-affiliated sports leagues that rent City sports fields for organized games. We disagree that these actions are necessary to protect against legal actions that could jeopardize the City's monetary resources. The Government Claims Act (Cal. Gov. Code Sections 810 et seq.) immunizes the City from money damages arising out of certain policy decisions and activities. The City notes that the discretionary immunities provided by Government Code Sections 820.2 (immunity from policy decisions) and 818.2 (immunity from failure to adopt a law or enactment) would cover many types of claims arising out of the City's decision to rent City sports fields to non-affiliated sports leagues. In addition, the immunity applicable to hazardous recreational activities (Cal. Gov. Code Section 831.7) applies to many types of body contact sports, including but not limited to, football, soccer and basketball, and would likely address concussion-related injuries arising out of those sports.

C-03. The Grand Jury concluded that cities and Districts are underinsured with respect to the type of coverage and coverage amounts to sufficiently protect them from litigation arising from the conduct of youth sports on city or district property. (FA-06)

Response- disagree. The City is adequately insured with respect to the type of coverage and coverage amounts to sufficiently protect itself from litigation arising from the conduct of youth sports on City property. The City operates a self-insurance program and has excess insurance above \$1 million, to a total of \$27 million. The City's excess insurance covers sexual abuse, and the City has never had any claims as it relates to private operation of youth sports on City property. Notwithstanding the City's adequate coverage, as previously stated, the City believes that the Government Claims Act immunizes the City from many types of liability associated with its decision to rent City sports fields to non-affiliated sports leagues and the City's decision to require or not require the non-affiliated sports leagues to have specific types of insurance coverage and to comply with concussion-related laws.

RECOMMENDATIONS

- Recommendation number R-03 has been implemented.

R-03. The Grand Jury recommends that all cities and Districts review their own insurance coverage to ensure that they are adequately protected with respect to potential claims arising from the conduct of youth sports on city or district property. (C-03)

See response to item C-03

- Recommendation numbers R-01, R-02 have not yet been implemented, and will not be implemented in the future.

R-01. The Grand Jury recommends that all cities and Districts require proof from non-affiliated sports leagues that they are in compliance with California law regarding concussion-related sports injuries and that they have child physical or sexual abuse prevention and reporting procedures in place as a condition of the use of public facilities for practice or play. (C-01)

Response- This recommendation will not be implemented because it is not legally required by California or Federal law. The City merely permits sports facilities to affiliated and non-affiliated sports leagues. The City does not warrant the quality of the programs nor the competency of the individuals or organizations (including non-affiliated sports leagues) using city facilities. To the extent the City conducts its own, in-house, adult or youth amateur sports competitions, training, camps, or clubs it does and will continue to comply with the law regarding concussion-related sports injuries and child physical or sexual abuse prevention and reporting procedure for its employees. In addition, this recommendation is not reasonable in as much as it will cost additional unfunded staff time to verify non-affiliated sports leagues are in compliance with the relevant California and Federal laws. Should the City voluntarily undertake the duty to establish proof that non-affiliated sports leagues are in compliance with such laws, then the City may expose itself to more liability should it erroneously permit a non-compliant league or team to use a field. The current system places the responsibility on the individual,

parents or guardians to determine whether an affiliated or non-affiliated sports league, team, coach or program is suitable for the individual or child.

R-02. The Grand Jury recommends that all cities and Districts require proof of adequate parental waivers from participants and sufficient insurance coverage from non-affiliated sports leagues as a condition of the use of public facilities for practice or play. (C-02)

Response- This recommendation, relating to evidence of insurance coverage, will not be implemented. As stated in its response to Conclusion C-02 and C-03, the City believes that the Government Claims Act immunizes the City from many types of liability associated with its decision to rent City sports fields to non-affiliated sports leagues and the City's decision to require or not require the non-affiliated sports leagues to have specific types of insurance coverage and to comply with concussion-related laws. The portion of this recommendation related to the City requiring proof of adequate parental waivers from participants will also not be implemented because the regulatory burden that this requirement would place on the City is not warranted in light of the Government Code immunities provided to cities in these matters.

Date: _____

Signed: _____
Tim Flynn, Mayor

ATTEST:

Michelle Ascencion, City Clerk

Date: _____

Signed: _____
Alexander Nguyen, City Manager

Date: _____

Signed: _____
Terrel Harrison, Cultural & Community
Services Director

Number of pages attached: 0



AB 2007 – REQUIRES YOUTH SPORTS ORGANIZATION TO ABIDE BY SPECIFIED SAFETY REQUIREMENTS REGARDING CONCUSSIONS AND OTHER HEAD INJURIES

CATEGORY: PRIVATE EDUCATION

Date: Dec 8, 2016 09:52 AM

AB 2007 requires youth sports organizations that offer an athletic program in one of 27 sports to comply with specified safety requirements regarding concussions or other head injuries. A youth sports organization is defined as an organization, business, nonprofit entity or local government agency that sponsors or conducts amateur sports competitions, training, campus, or clubs in which persons 17 years of age or younger participate.

Under AB 2007, a youth sports organization must comply with all of the following requirements:

1. An athlete who is suspected of sustaining a concussion or other head injury in an athletic activity must be immediately removed from the athletic activity for the remainder of the day, and must not be permitted to return to any athletic activity until he or she is evaluated by a licensed health care provider, as defined. The youth sports organization must not allow the athlete to return to athletic activity until he or she receives written clearance to return from a licensed health care provider. If the licensed health care provider determines that the athlete sustained a concussion or other head injury, the athlete must also complete a

graduated “return-to-play” protocol that lasts no less than seven days under the supervision of a licensed health care provider.

2. A youth sports organization must notify the athlete’s parent or guardian at the time and date of the injury that he or she has been removed from athletic activity due to a suspected concussion, the symptoms observed, and any treatment provided to that athlete. This provision will only apply to athletes 17 years old or younger.
3. On a yearly basis, the youth sports organization must give a concussion and head injury information sheet to each athlete. The information sheet must then be signed and returned by the athlete and, if the athlete is 17 years of age or younger, must also be signed by the athlete’s parent or guardian. The information sheet must be signed and returned before the athlete commences participation in the program. A youth sports organization may send the information sheet to the athlete through an electronic medium.
4. On a yearly basis, the youth sports organization must offer concussion and head injury education, or related educational materials, or both, to each coach and administrator of the youth sports organization.
5. Each coach and administrator must successfully complete the concussion and head injury education offered pursuant to requirement (4) at least once, either online or in person, before supervising athletes.
6. The youth sports organization must identify procedures to ensure compliance with AB 2007’s educational requirements, removal and return-to-play protocols, and requirements for distribution of the information sheet.

These requirements will apply to all athletes regardless of age. A youth sports organization may implement stricter requirements.

(AB 2007 adds Article 2.5 commencing with Section 124235) to Chapter 4 of Part 2 of Division 106 of the Health and Safety Code).

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State of California

HEALTH AND SAFETY CODE

Section 124235

124235. (a) A youth sports organization that elects to offer an athletic program shall comply with all of the following:

(1) An athlete who is suspected of sustaining a concussion or other head injury in an athletic activity shall be immediately removed from the athletic activity for the remainder of the day, and shall not be permitted to return to any athletic activity until he or she is evaluated by a licensed health care provider. The athlete shall not be permitted to return to athletic activity until he or she receives written clearance to return to athletic activity from a licensed health care provider. If the licensed health care provider determines that the athlete sustained a concussion or other head injury, the athlete shall also complete a graduated return-to-play protocol of no less than seven days in duration under the supervision of a licensed health care provider.

(2) If an athlete who is 17 years of age or younger has been removed from athletic activity due to a suspected concussion, the youth sports organization shall notify a parent or guardian of that athlete of the time and date of the injury, the symptoms observed, and any treatment provided to that athlete for the injury.

(3) On a yearly basis, the youth sports organization shall give a concussion and head injury information sheet to each athlete. The information sheet shall be signed and returned by the athlete and, if the athlete is 17 years of age or younger, shall also be signed by the athlete's parent or guardian, before the athlete initiates practice or competition. The information sheet may be sent and returned through an electronic medium including, but not necessarily limited to, fax or electronic mail.

(4) On a yearly basis, the youth sports organization shall offer concussion and head injury education, or related educational materials, or both, to each coach and administrator of the youth sports organization.

(5) Each coach and administrator shall be required to successfully complete the concussion and head injury education offered pursuant to paragraph (4) at least once, either online or in person, before supervising an athlete in an activity of the youth sports organization.

(6) The youth sports organization shall identify both of the following:

(A) Procedures to ensure compliance with the requirements for providing concussion and head injury education and a concussion and head injury information sheet, as contained in paragraphs (3) to (5), inclusive.

(B) Procedures to ensure compliance with the athlete removal provisions and the return-to-play protocol required pursuant to paragraph (1).

(b) As used in this article, all of the following shall apply:

(1) “Concussion and head injury education and educational materials” and a “concussion and head injury information sheet” shall, at a minimum, include information relating to all of the following:

- (A) Head injuries and their potential consequences.
- (B) The signs and symptoms of a concussion.
- (C) Best practices for removal of an athlete from an athletic activity after a suspected concussion.
- (D) Steps for returning an athlete to school and athletic activity after a concussion or head injury.

(2) “Licensed health care provider” means a licensed health care provider who is trained in the evaluation and management of concussions and is acting within the scope of his or her practice.

(3) “Youth sports organization” means an organization, business, nonprofit entity, or a local governmental agency that sponsors or conducts amateur sports competitions, training, camps, or clubs in which persons 17 years of age or younger participate in any of the following sports:

- (A) Baseball.
- (B) Basketball.
- (C) Bicycle motocross (BMX).
- (D) Boxing.
- (E) Competitive cheerleading.
- (F) Diving.
- (G) Equestrian activities.
- (H) Field hockey.
- (I) Football.
- (J) Full contact martial arts.
- (K) Gymnastics.
- (L) Ice hockey.
- (M) Lacrosse.
- (N) Parkour.
- (O) Rodeo.
- (P) Roller derby.
- (Q) Rugby.
- (R) Skateboarding.
- (S) Skiing.
- (T) Soccer.
- (U) Softball.
- (V) Surfing.
- (W) Swimming.
- (X) Synchronized swimming.
- (Y) Volleyball.
- (Z) Water polo.
- (AA) Wrestling.

(c) This section shall apply to all persons participating in the activities of a youth sports organization, irrespective of their ages. This section shall not be construed to prohibit a youth sports organization, or any other appropriate entity, from adopting and enforcing rules intended to provide a higher standard of safety for athletes than the standard established under this section.

(Added by Stats. 2016, Ch. 516, Sec. 1. (AB 2007) Effective January 1, 2017.)

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.6.**

DATE: July 16, 2019

TO: City Council

FROM: Kevin Riper, Chief Financial Officer, (805) 385-7475, kevin.riper@oxnard.org

SUBJECT: Appropriate Funds for Transient Occupancy Tax audit services.

RECOMMENDATION

That the City Council approves a budget appropriation for Fiscal Year 2019-20 that recognizes a \$52,400 increase in General Fund transient occupancy tax (TOT) revenues (101-1001-513-7014) and a \$52,400 increase in General Fund contract services for audit expenditures (101-1001-801-8203).

BACKGROUND

It is a routine practice to conduct periodic audits of the transient occupancy tax (TOT), or hotel tax, every three to five years. It has been more than five years since the City has conducted such an audit, and both the City Council and City Manager's Office have requested this be done now to ensure the City is collecting all the TOT revenue it is due. Staff released a request for proposal advertising via the City's third-party e-procurement website, Public Purchase. Nineteen firms downloaded the solicitation, and the City received two proposals from reputable firms and one "no bid" response. The firm that submitted the "no bid" response stated that its present workload prohibited it from participating.

Of the two remaining firms, the evaluation committee, which consisted of representatives from Finance, Development Services, and the City Manager's office, reviewed the solicitations based on evaluation criteria including overall responsiveness to the bid requirements, credentials, resumes, project methodology, experience with TOT audits, and cost.

Staff now recommends that the City engage Avenu/MuniServices for this audit, which is within the Purchasing Manager's procurement authority. A key factor in the selection of this firm is its depth of experience in the field of TOT auditing in addition to cost competitiveness. Avenu/MuniServices' initial proposal submission consisted of a fixed fee of \$52,400, travel expenses of \$2500 per site visit, and a thirty percent one-time contingency fee on TOT revenue generated from newly identified operators. After further negotiations, Avenu/MuniServices has waived the travel expenses and lowered the thirty percent one-time contingency fee to twenty percent.

The audit will be performed in two phases. In Phase 1, the auditor will provide the City with a detailed analysis report identifying lodging providers who might require additional investigation or review to determine their compliance with the City's TOT ordinance. In phase 2, the auditor will provide City staff with a detailed list of all records required to be made available by lodging providers for the reviews, together with a draft engagement announcement letter to be sent to each lodging provider. The audit years will cover lodging operator records for fiscal years ended June 30, 2017, 2018, and 2019. For each transaction selected, the auditor will verify tax computations and review supporting documentation to compare the amount of transient occupancy tax revenues collected by the City compared to the lodging operator records, perform additional procedures necessary to verify the reasonableness of reported revenues of the lodging operators, and recommend best practices to help ensure better collections.

While there is no guarantee of the amount of revenue that will be recovered, the auditor has represented that it has consistently recovered revenues that far exceed any expenses incurred by its clients. Avenu/MuniServices' TOT auditing services are performed by well established, professional TOT auditors who have represented over 350 California clients and identified more than \$25 million in unreported, under-reported, and otherwise delinquent TOT revenue in the last five years alone. The \$52,400 fee for the audit is a one-time cost, but any increase in revenues will likely be ongoing.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

Approval of recommended appropriation will recognize General Fund revenue and expenditures in the amount of \$52,400 (101-1001). See attached Budget Appropriation form.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Donna Ventura, Assistant Chief Financial Officer

ATTACHMENTS

1. TOT BA (Requires Council's Authorization) pdf
2. Avenu/MuniServices' Best and Final Offer

REQUEST FOR BUDGET APPROPRIATION

Department: FINANCE
 Project/Program _____
 Manager: Donna Ventura

Date: _____
 Phone: _____

Reason for Appropriation:

Pay for Transient Occupancy Tax (TOT) external audit services

Accounts and Descriptions**AMOUNT**

Fund: General Fund (101) 52,400

Revenues/Transfers In

enter division or project name and number here

101-1001-513.70-14 TRANSIENT OCCUPANCY TAX 52,400

Sub-total Revenues 52,400

Expenditures/Transfers Out

enter division or project name and number here

101-1001-801.82-03 CONTRACT SERVICES-AUDIT 52,400

Sub-total Expenditures 52,400

Net Change to Fund Balance 0

Net Appropriation Change 52,400

Approvals

Department Director _____

Chief Financial Officer _____

City Manager _____



REQUEST FOR BEST AND FINAL OFFER (BAFO) TRANSIENT OCCUPANCY TAX AUDIT SERVICES

BEST AND FINAL OFFER

June 7, 2019

CERTIFICATION OF RECEIPT OF BEST AND FINAL OFFER

(BAFO-COVER PAGE)

To verify that you have received a copy of this BAFO, please sign the cover page of this BAFO, scan and email back to Lisa.Boerner@oxnard.org no later than 06/12/19 on or before 2:00 PM PT by email.

I certify that I have received this (BAFO) on behalf of the company am duly authorized officer of the company/firm/sole proprietorship.

Signed: _____

A handwritten signature in blue ink, appearing to read "Mike Melka".

Dated: June 11, 2019 _____

Print Name: Mike Melka _____

Title: Chief Financial Officer _____

Company: MuniServices, LLC _____

Email: proposals@avenuinsights.com _____

BEST AND FINAL OFFER

1.0 This Best and Final Offer (BAFO) is considered to be part of the Request for Proposal (RFP). All other terms of the RFP remain unchanged and in effect. This BAFO is intended to solicit bidder's best and final pricing without compromising services or deliverable in regard to the original proposal submitted by the Bidder of the above referenced RFP. Any information contained herein will be considered part of the Bidder's proposal and as such will be used in the evaluation of the bid responses.

The request in this BAFO is primarily the result of your companies RFP response to #FN 19-75 Transient Occupancy Tax Audit Services

2.0 GENERAL REQUIREMENTS & RESPONSE SUBMITTAL

2.1 Procedures for Submitting Response to Best and Final Offer:

All responses must be submitted in accordance with the standards and specifications contained within this Best and Final Offers (BAFO) and must contain the signed certification of receipt cover page to meet the requirements specified.

2.2 Cover Page/Signature on Response

- a. The cover page, which shall be considered an integral part of the response, shall be signed by individual(s) who is/are authorized to bind the company/organization contractually.
- b. The City shall not pay any costs incurred or associated in the preparation of this or any proposal or for any bidder participation in the procurement process.
- c. The Bidder must provide only the information requested in this BAFO, and must not provide any information different from what is specifically requested or which in any other way supplements or changes the Bidder's proposal.
- d. **Late responses may not be accepted.** Responses submitted to any other City office may be rejected. Acceptance of a late response is at the discretion of the Purchasing Manager. The responses shall be concise and to the point. A letter format in sufficient detail to allow thorough evaluation and analysis is required.

2.3 Submitting responses to BAFO's:

- a. Responses to BAFO's must be sent via e-mail. Responses shall be sent to the Purchasing Department at Lisa.Boerner@oxnard.org no later than 06/12/19 on or before 2:00 PM PT. BAFO's must be sent in a print ready PDF format. Note: It is the Bidder's responsibility to ensure the e-mail is sent no later than the time and date indicated below.

3.0 BAFO Price Structure:

Please submit your BAFO **without compromising any services, hours or deliverables**. As follows:

		Avenu/MuniServices			BAFO	
Item	Description	Unit	Fee	Total Price	Fee	Total Price
1	Hotel Lodging Review		\$ 2,000.00	\$2,000.00	\$ 2,000.00	\$2,000.00
2	Phase 1	17 properties	\$ 800.00	\$13,600.00	\$ 800.00	\$13,600.00
3	Phase 2	5 properties	\$ 1,200.00	\$6,000.00	\$ 1,200.00	\$6,000.00
4	Travel & Expenses	0	\$ 0	\$ 0	\$ 0	\$ 0
Section Total				\$21,600.00		\$21,600
5	Phase 1 Short Term Review	53	\$ 400.00	\$21,200.00	\$ 400.00	\$21,200.00
6	Phase 2 Short Term Review	6	\$ 1,600.00	\$ 9,600.00	\$ 1,600.00	\$ 9,600.00
7	Travel & Expenses	0	\$ 0	\$ 0	\$ 0	\$ 0
Section Total				\$30,800.00		\$30,800.00
Grand Total			see note	\$52,400.00		\$52,400.00
Note: ➤ MuniServices- 1-time contingency fee of 20% of new TOT revenue generated by short term rentals not registered ➤ MuniServices- Standard hourly rates for consulting \$75-\$200					Revised Note:	

BIDDER'S RESPONSE: To faithfully comply with the City's request that MuniServices, LLC (d/b/a Avenu/MuniServices) provide a BAFO which eliminates the potential of compromising any services, hours, or deliverables, we hereby stand behind the value proffered to the City pursuant to our original pricing. Avenu/MuniServices' TOT Auditing performance far exceeds that of any competitors who price TOT Auditing services at levels which generally include very limited scope reviews. Alternatively, our TOT Auditing services include on-site, in-person, hands-on, and in-depth examinations for TOT compliance, which produce measurable, recoverable underreported revenues as well as ongoing new revenues to the City at a low margin to Avenu/MuniServices. Additionally, Avenu/MuniServices has waived all Travel & Expenses fees (generally \$2,500 per visit).

Please note that the Phase 1 pricing assumes that Phase 1 level audits are conducted for all establishments (which are needed before conducting a Phase 2 level audit). The City could choose to lower the number of audits it conducts, which would lower the total pricing.

While we cannot guarantee what we may recover, our efforts consistently recover revenues that far exceed any expenses incurred by clients. Avenu/MuniServices' TOT Auditing services are performed by well-established, professional TOT auditors whom have successfully increased compliance statewide. Our TOT auditors have proudly represented over 350 California clients, and have performed more than 9,000 TOT audits and identified more than \$25 million in unreported, underreported, and otherwise delinquent TOT revenue in the last five years alone. Our TOT Audit team is well-known, well-established, and well-recognized throughout California (and nationally). We do not seek to compromise the quality of their efforts, and thus stand behind our competitive price offering in hopes that the City seeks the most qualified firm and the best return on their investment in TOT Auditing services.

In addition, Avenu/MuniServices will adjust the one-time contingency fee for short-term rentals from 30% to 20% of the new TOT revenue generated by short-term rentals who were not reporting or registered with the City. The 20% contingency fee shall apply to the current tax year, all eligible prior period revenues collected, and any applicable penalties, interest, and late charges. The contingency fee only applies to revenue received by the City. The term “current tax year” shall mean the most recent tax year for which local taxes are due and payable to the City, and in which Avenu/MuniServices has identified deficiencies.

4.0 This is a request for a Best and Final Offer and is not an award notice. The following terms apply:

- a. The award of the contract will be made to a responsive and responsible proposer whose Solicitation best meets the needs of the City. The successful proposer will enter into a contract with the City incorporating all prescribed requirements and conditions of this request for Solicitation. If the successful proposer refuses or fails to execute the contract, the City may consider the next most qualified proposer. The City shall be the sole judge as to the successful proposer.
- b. This solicitation does not commit the City to award a contract, or to procure or contract for services or goods.
- c. The City reserves and may in its sole discretion, exercise any one or more of the following rights and options with respect to the solicitation selection:
 1. To issue a notice of intent to contract and/or execute a contract for any or all of the items in any Solicitation, in whole or in part, as the City, in its sole discretion, determines to be in the City’s best interest;
 2. To discontinue negotiations with any applicant at any time prior to the execution of a final contract, whether or not a notice of intent to contract has been issued to the applicant, and to enter into negotiations with any other applicant, if the City, in its sole discretion, determines it is in the best interest of the City to do so;
 3. To rescind, at any time prior to the execution of a final contract, any notice of intent to contract issued to an applicant, and to issue or not issue a notice of intent to contract to the same or a different applicant and enter into negotiations with that applicant, if the City, in its sole discretion, determines it is in the best interest of the City to do so.

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.7.**

DATE: July 16, 2019

TO: City Council

FROM: Emilio Ramirez, Housing Director, (805) 385-8094, emilio.ramirez@oxnard.org

SUBJECT: Building Equity and Growth in Neighborhoods grant program income.

RECOMMENDATION

That the City Council:

1. Appropriate all program income from the California Building Equity and Growth in Neighborhoods (BEGIN) grant to the down payment homeownership assistance program, including eligible administrative expenses; and
2. Authorize the City Manager or designee to execute all budget appropriations and documents related to implementation of these grant programs.

BACKGROUND

The Housing Department's Affordable Housing and Rehabilitation Division operates a homeownership down payment assistance program with grant funds from the California Department of Housing and Community Development. Loans of up to \$30,000 offer low-income households an opportunity to purchase a home in Oxnard.

All loans have a thirty-year term with a below market interest rate. Loans are due at maturity or at a point of conveyance. During fiscal years 2017-18 and 2018-19 the City received loan repayments totaling \$279,622 for Building Equity and Growth in Neighborhoods (BEGIN).

DISCUSSION

Program income may only be used for homeownership down payment assistance loans and administrative expenses. Families must meet low-and moderate-income thresholds in order to qualify for assistance.

Staff recommends that program income realized in fiscal year's 2017-2018 and 2018-2019 from BEGIN loan repayments be appropriated as indicated in the table below.

Fund Effect	Budget Adjustment	BEGIN
Program Income	Loan Repayments	\$279,622
Appropriation	Administration (5%)	\$13,981
Appropriation	New Affordable Housing Loans	\$265,641

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

FINANCIAL IMPACT

There is be no impact on the General Fund. The recommended actions recognize BEGIN grant revenues / reimbursement and appropriate \$279,622 to Begin Reuse Program (Project I51501) for Housing Assistance Loan / Grant and program administration.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Elsa Brown, Affordable Housing Program Manager

ATTACHMENTS

1. BA FY20 - AA BEGIN PROGRAM I51501)

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REQUEST FOR BUDGET APPROPRIATION - FY19-20

Department: Housing
Project/Program
Manager: Emilio Ramirez

Date: June 25, 2019
Phone: 805-385-7404

Reason for Appropriation:

To appropriate \$246,022 BEGIN State Grant Revenues and Other Reimbursements (Fund 219) previously received and deposited to the BEGIN Direct Labor and Housing Assist Loan/Grant Account to Begin Reuse Program (Project #I5I501) for program administration and housing assistance. Administration & assistance related to Begin Reuse Program includes actual administrative assistance of (2) Loan Specialists, (1) Administrative Technician, and (1) Affordable Housing Program Manager in the Housing Department's Affordable Housing and Rehabilitation Division.

Accounts and Descriptions**AMOUNT**

Fund: STATE/LOCAL-BEGIN (219)

Revenues/Transfers In**BEGIN REUSE (I5I501)**

219-5127-532-7231	State Grant Revenues	537,400
219-5127-581-7519	Other Reimbursements	35,400
	Sub-total Revenues	<u>572,800</u>

Expenditures/Transfers Out**BEGIN REUSE (I5I501)**

219-5127-836-8001	Direct Labor Regular	12,301
219-5127-836-8364	Housing Assist Loan/Grant	<u>233,721</u>
	Sub-total Expenditures	<u>246,022</u>

Net Change to Fund Balance	<u>326,778</u>
-----------------------------------	-----------------------

Net Appropriation Change	246,022
---------------------------------	----------------

Approvals

Department Director _____

Chief Financial Officer _____

City Manager _____

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CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.8.

DATE: July 16, 2019

TO: City Council

FROM: Mike More, Human Resources Manager, (805) 385-7480, mike.more@oxnard.org

SUBJECT: Purchase Order for Property Insurance for Fiscal Year 2019-20.

RECOMMENDATION

That the City Council approve and authorize the Mayor to execute a purchase order in the amount of \$395,829.67 with Alliant Insurance Services, Inc. for property insurance for coverage during Fiscal Year 2019-20.

BACKGROUND

On April 16, 2019, City Council approved the withdrawal from the Big Independent Cities Excess Pool (BICEP). BICEP is a joint powers authority through which, in the past, the City obtained its general liability insurance and other lines of coverage. Historically, the City, along with others in BICEP, purchased its property insurance through a joint purchase program known as the Alliant Property Insurance Program (APIP).

Staff has evaluated several property insurance options and finds that the APIP property insurance provides the highest level of coverage at the lowest cost. The insurance coverage proposed to be purchased for Fiscal Year 2019-20 is identical to what was purchased in Fiscal Year 2018-19, the highlights of which are as follows:

- \$500 million per occurrence all perils (excludes earthquake and flood)
- \$100 million combined rental interruption
- \$25 million course of construction and additions
- Vehicle coverage included
- Replacement cost value
- Deductible of \$50,000 per occurrence
- Cyber liability aggregate limit of \$2,000,000 (\$100,000 deductible)

Last fiscal year, the City paid approximately \$239,000 for property insurance. However, the insurance market is hardening due to the high costs the market is experiencing as a result of the fires in California and other natural disasters being experienced across the United States. Staff evaluated various alternatives, including, purchasing property insurance through the CSAC Excess Insurance Authority (CSAC-EIA) joint powers authority, of which the City is a member and through which the City purchases its workers' compensation insurance. However, CSAC-EIA's final property insurance quote is \$530,000. APIP has the same coverage as what the City has had at a cost that is approximately \$134,000 less than that provided to us through CSAC-EIA, which is just under \$396,000.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

In Fiscal Year 2019-20, a total of \$395,829.67 will be charged to the Public Liability and Property Damage Operating Fund 701. Sufficient funds are included in the Fiscal Year 2019-20 Budget to pay for this expenditure.

COMMITTEE OUTCOME

This item did not originate in Committee as it is a routine annual purchase of insurance.

Prepared by: Mike More, Human Resources Manager

ATTACHMENTS

1. Attachment No. 1 - PO 7331 Alliant Insurance Services Inc.



BLANKET ORDER
CITY OF OXNARD
300 WEST 3RD STREET
OXNARD, CA 93030

ITEM #K-8

**PURCHASE
ORDER NO.
007331**

DATE: 6/25/2019

VENDOR PHONE: (949)756-0271

VENDOR FAX: () -

VENDOR #: 15038

VENDOR ADDRESS: ALLIANT INSURANCE SERVICES, SHIP TO: HUMAN RESOURCES
IN
1301 DOVE STREET, SUITE 2 300 W THIRD ST, 1ST FL
NEWPORT BEACH, CA 92660 OXNARD, CA 93030

Our P.O. # MUST Appear on ALL Invoices, Packages and Correspondence

DELIVER BY		REQUISITION #	REQUISITION DATE	CONFIRMED BY	
06/25/2019			00/00/0000		
FOB		ACCOUNT NUMBER		AUTHORIZED BY	
				MARISELA HART	
ITEM #	QUANTITY/ UNIT	DESCRIPTION ARTICLE OR SERVICE		UNIT COST	EXTENDED COST

PURCHASE OF APIP PROPERTY INSURANCE COVERAGE

Effective date: 07/01/2019

Expiration date: 06/30/2020

Not to exceed: 395,829.67

PURCHASE OF APIP PROPERTY INSURANCE COVERAGE
JULY 1, 2019 - JUNE 30, 2020

TOTAL PURCHASE AMOUNT

\$0.00

In order to receive payment, email all invoices to:
invoices@oxnard.org

In the subject line, reference the Purchase
Order number above.

AUTHORIZED SIGNATURE. _____

TIM FLYNN
MAYOR

By acceptance of this purchase order, you agree to the attached terms and conditions of the City of Oxnard

PURCHASE ORDERS
TERMS AND CONDITIONS

The City Purchasing Officer and the Vendor agree as follows:

1. Vendor shall furnish to City the labor, materials, equipment, supplies and/or services described in the Purchase Order preceding this page.
2. City shall pay to Vendor the price, or prices, specified in the Purchase Order upon delivery of the labor, materials, equipment, supplies and/or services, and acceptance thereof by the City Purchasing Officer, or upon the completion of the services to be performed and acceptance thereof.
3. If the Purchase Order is continuing in nature, City shall pay to Vendor the amount due Vendor for labor, materials, equipment or supplies furnished, or services completed and accepted.
4. Vendor shall deliver the labor, materials, equipment or supplies, or cause the services to be performed, within the time and in the manner specified in the Purchase Order. Vendor shall be excused in performance for delays resulting from causes beyond the control of Vendor.
5. If services are performed or labor furnished to City under the Purchase Order, Vendor agrees to indemnify, hold harmless and defend City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from any acts or omissions related to this Agreement performed by Vendor or its agents, employees, subcontractors, consultants and other persons acting on Vendor's behalf. This agreement to indemnify, hold harmless and defend shall apply whether such acts or omissions are the product of active negligence, passive negligence, willfulness or acts for which Vendor or its agents, employees, subcontractors, consultants and other persons acting on Vendor's behalf would be held strictly liable. Vendor's obligation to defend shall arise when a claim, demand or action is made or filed, whether or not such claim, demand or action results in a determination of liability or damages as to which Vendor is obligated to indemnify and hold harmless.
6. Insurance
 - a) Vendor shall obtain and maintain during the performance of any services under this Agreement the following insurance coverage issued by a company satisfactory to the Risk Manager, unless the Risk Manager waives, in writing, the requirement that Vendor obtain and maintain such insurance coverage.
 - i. Commercial general liability insurance, including a contractual liability endorsement, in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for general liability with coverage equivalent to Insurance Services Office Commercial General Liability coverage (Occurrence Form CG0001ED, November 1988);
 - ii. Business automobile liability insurance in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for automobile liability with coverage equivalent to Auto Liability Insurance Services Office coverage (Occurrence Form CA000TED, June 1992) covering Code No. 1, "any auto";
 - iii. Workers' compensation insurance in compliance with the laws of the State of California, including employer's liability insurance in an amount not less than \$1,000,000 per claimant.
7. Vendor, in the performance of any services or the furnishing of any labor under this Purchase Order, shall be considered an independent contractor, and Vendor and Vendor's agents and employees shall not be considered officers or employees of the City.
8. Vendor, without the written consent of the City Purchasing Officer, shall not:
 - a) Assign the Purchase Order, or any interest therein, or any money due thereunder; or
 - b) Make any changes, alterations or variations in the terms of the Purchase Order.
9. The cost of inspection on deliveries, or offers to make deliveries that do not meet specifications, will be paid by Vendor or deducted by City from amounts due Vendor.
10. Vendor shall indemnify and hold harmless City, its officers and employees, from liability, claims, loss or expense of any kind or nature on account of any copyrighted or uncopyrighted composition, patented or unpatented process or invention, article or appliance furnished or used under this Purchase Order.
11. Vendor shall comply with all applicable federal, state and local ordinance, laws and regulations and shall obtain and pay for all required licenses and permits, including a City of Oxnard business license.
12. Return or exchange of materials, equipment or supplies will not be permitted without written approval by the City Purchasing Officer.
13. All materials, supplies and equipment furnished under the Purchase Order shall, where applicable, be in full compliance with the Safety Orders and Regulations of the Division of Industrial Safety of the State of California and the Williams-Steiger Federal Occupational Health and Safety Act of 1970.
14. City may terminate this Purchase Order at any time by giving written notice of termination to Vendor. If termination is for cause, termination shall become effective on the date of the notice or at a later date, specified in the notice. If termination is without cause, termination shall become effective five days after the date of the notice or at a later date specified in the notice.
15. Vendor shall comply with all applicable equal employment opportunity requirements of the California Department of Fair Employment and Housing in performing or contracting for any services under this Purchase Order.
16. For public projects, Vendor shall pay prevailing wages in accordance with Labor Code Sections 1720 et seq.

ADDITIONAL REQUIREMENTS FOR GRANT-FUNDED PROJECTS

17. The following requirements apply to any Purchase Order funded in whole or in part by federal grant funds.
 - a) Upon expiration of the time specified on the reverse side, this Purchase Order shall terminate unless City and Vendor have mutually agreed in writing to an extension of time.
 - b) If legal action is brought by either party because the other has failed to comply with terms or conditions of this Purchase Order, the prevailing party shall be awarded its attorney's fees and costs in addition to its damages and/or equitable relief.
 - c) Vendor shall comply with all applicable requirements of Executive Order 11246 as amended by Executive Order 11375 and the regulations adopted pursuant thereto (41 CFR Chapter 60), which provide that no person shall be discriminated against on the basis of race, color, religion, sex or national origin.
 - d) Vendor shall insure that the grantee (City), the Federal Grantor Agency, the Comptroller General of the United States, or any duly authorized representative, shall have access to any books, records, documents and papers, specifically relating to this Purchase Order, for the purpose of making audit, examination, excerpts and transcriptions for not less than three years after completion of the project and/or until the completion of the final project audit as required by the Federal Grants Agency.



**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.9.**

DATE: July 16, 2019

TO: City Council

FROM: Scott Whitney, Police Chief, (805) 385-7624, scott.whitney@oxnardpd.org

SUBJECT: Response to Grand Jury's Annual "Detention Facilities and Law Enforcement Report."

RECOMMENDATION

That City Council authorizes the Mayor, the City Manager, and the Police Chief to respond, on behalf of the City Council, to the Grand Jury's annual "Detention Facilities and Law Enforcement Report" dated April 16, 2019, in the form included as Attachment B.

BACKGROUND

The Ventura County Civil Grand Jury recently published a report on detention facilities within the county. The City is required to respond to the Grand Jury report. The Grand Jury report is presented as Attachment A.

The Grand Jury reviewed detention facilities within the County of Ventura and the cities within the County. Unannounced inspections were conducted of all law enforcement detention facilities, including the temporary holding facility at the Police Department. The Grand Jury found that routine operational policies and procedures are documented, current and available to all staff. Fire, safety, and health certifications were inspected, with no significant discrepancies noted.

All mandatory procedures for juveniles, including maintaining separation from adult detainees were followed. Detailed logs were maintained of all juvenile detentions.

At the Police Department temporary holding facility, the Grand Jury did not find any items that required a corrective action.

As is normally the case, the City is required to respond within 90 days. A draft of the response is presented as Attachment B.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

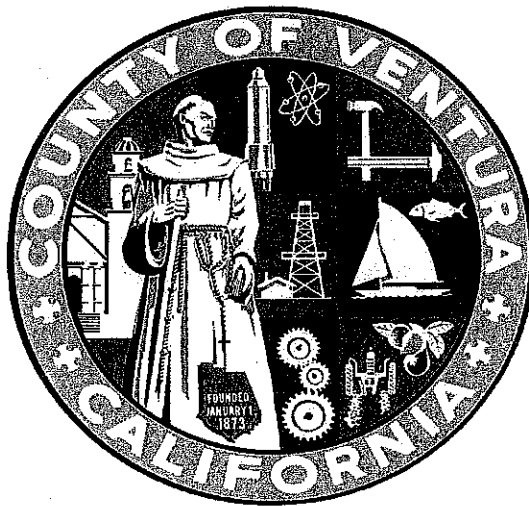
This item did not originate in Committee.

Prepared by: Denise Shadinger, Police Commander

ATTACHMENTS

1. Grand Jury Annual Detention Facilities and Law Enforcement Report
2. Response to Grand Jury Report Form

Ventura County Grand Jury 2018 - 2019



Final Report

Annual Detention Facilities and Law Enforcement Report

April 16, 2019

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Annual Detention Facilities and Law Enforcement Report

Summary

Pursuant to Penal Code Section 919(b), the 2018-2019 Ventura County Grand Jury (Grand Jury) inquired into the condition and management of all detention facilities (holding cells, jails, juvenile facilities) in Ventura County (County). The Grand Jury inspected the Pre-Trial Detention Facility (Main Jail); Todd Road Jail; the East Valley Jail; all 10 city holding facilities; and two juvenile facilities, one operated by the State of California (State) and one by the County.

The Grand Jury concluded that the holding cells, jails and juvenile facilities are satisfactory, according to the requirements of the State Board of State and Community Corrections (BSCC). Personnel at each location were welcoming and knowledgeable, explaining all policies and procedures, as well as providing access to all areas of the facilities.

Background

California Penal Code 919(b) mandates that the Grand Jury conduct an annual inspection of County detention facilities. The Grand Jury documented the overall results for each facility in the attached chart, titled "Detention Facilities Inspection Summary" (Att-01).

Methodology

The Grand Jury carried out its annual inspection of County detention facilities and performed the following activities:

- Made announced visits to the following jails and juvenile facilities: Todd Road, Main Jail, Juvenile Justice Complex and the Ventura County Youth Correctional Facility
- Made unannounced visits to the following holding facilities: Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Ventura, Thousand Oaks/East Valley and Simi Valley
- Inspected policies and procedures manuals
- Inspected State agency reports, complaint logs, fire inspection reports, health inspection reports, juvenile logs, demographic reports and other documentation
- Recorded observations during each visit

The attached table summarizes the results of the physical and procedural inspections of each detention facility. The following rating system was used:

E = Excellent

S = Satisfactory

N = Needs improvement

Shaded = Not Observed (Att-01)

Review of Jails

Pre-Trial Detention Facility (Main Jail): The Main Jail was opened in 1980. On the date of the Grand Jury visit, October 2, 2018, it housed 779 inmates. The facility is certified by the BSCC for a maximum rated housing capacity of 800. Inmates identified as suicidal or a danger to others are segregated from the general population.

The medical personnel at the Main Jail include primary care physicians, psychiatrists, nurses and mental health workers. Nurses are on duty at all times. The medical professionals perform patient care for diseases, injuries and mental-health problems. Inmates are transported to Ventura County Medical Center for medical issues beyond the capabilities of the Main Jail medical facility.

At the time of the Grand Jury visit, the jurors inquired into two recent deaths of inmates. One death resulted from a brain aneurysm and the other from an assault by one inmate upon another.

The Main Jail also operates an electronic monitoring program, which allows up to 34 participants to reside off-site. It provides the ability for defendants and inmates to maintain or seek employment, maintain family ties, and participate in appropriate counseling and programming as necessary while awaiting trial and after sentencing.

Todd Road Jail Facility: Todd Road Jail was built in 1995. On the date of the Grand Jury visit, August 21, 2018, there were 800 inmates (240 women and 560 men), with a BSCC maximum rated housing capacity of 796. The facility provides educational, career and mental-health programs. The staff reported that these programs contribute to a lower recidivism rate of 65% versus 70% nationally.

This facility is currently undergoing an expansion to add a 64-bed medical and psychiatric unit.

East Valley Jail: The East Valley Jail, located in Thousand Oaks, housed 10 inmates on the date of the Grand Jury visit on October 15, 2018. It has a maximum rated housing capacity of 34.

Inmates housed at the East Valley Jail are carefully screened by the Classification Unit at the Main Jail prior to transfer to this facility. They are trustees who perform unsupervised duties for the Sheriff's Department.

Ventura Youth Correctional Facility (VYCF): Located in Ventura County, this co-ed facility is managed by the State and houses 13- to 23-year-olds from any county within the State.

On the day of the Grand Jury's visit, February 12, 2019, there were 187 residents. This population count reflects the continued decline in statewide youth detention.

The Mary B. Perry High School, located within the facility, provides programs to help the youth achieve either a high school diploma or GED. College courses for credit are also provided. Additional programs are offered in vocational training, work experience, counseling and, if needed, psychiatric and psychological help.

Some of the vocational training has been utilized in making renovations within the facility. Programs such as sports and social activities are included to prepare the VYCF youth to return to society.

Juvenile Justice Facility: This facility for youth pre-trial detention and post-sentencing confinement is located in Oxnard and is managed by the Ventura County Probation Agency. The capacity is 420 youth; on the day of the Grand Jury visit on January 24, 2019, there was a total of 67 youth residents in detention and confinement. The campus also includes Providence High School and the juvenile courthouse. A Boys and Girls Club has been on-site since 2006.

Review of Holding Cells

Ventura County Sheriff's Office: Camarillo, Fillmore, Moorpark, Ojai and Thousand Oaks

City Police Departments: Oxnard, Port Hueneme, Santa Paula, Simi Valley and Ventura

Holding cells are for short-term detention prior to release or transfer to a jail facility. Unannounced walk-through inspections were conducted of holding cells.

The Grand Jury found that each facility follows mandated procedures for juveniles, maintaining separation from adult detainees. Juveniles are held in interview rooms rather than cells and are under constant observation. Food and water are provided as appropriate. Separate detailed logs are maintained on all juvenile detentions. The general practice is to return juveniles to parents or guardians within BSCC guidelines of four hours.

Some holding-cell locations had toilet facilities and drinking fountains within the cells; at other locations, toilet facilities were outside the cells. At a minimum, holding cells have a bench. Except for Santa Paula, cells did not have mattresses. At other locations a mattress could be provided if needed. During the initial inspection of one holding facility, the Grand Jury identified plumbing deficiencies, which were subsequently corrected.

The Grand Jury found that routine operational policies and procedures are documented, current and available to all staff in a manual and via Lexipol, a police-management software program.

The Grand Jury inspected all fire, safety and health certifications, including the BSCC annual inspection report. No significant discrepancies were noted in the documentation.

Commendations

The Grand Jury commends the Sheriff's Office and the Board of Supervisors for their proactive stance in advancing the medical and mental-health facility addition to the Todd Road Jail.

The Grand Jury further commends the Ventura Youth Correctional Facility for receiving accreditation of the Mary B. Perry High School.

The Grand Jury also commends both the Juvenile Justice Facility and the Ventura County Youth Facility for improving emergency evacuation plans by developing reciprocal agreements with juvenile facilities in neighboring counties.

Delivered To:

Ventura County Board of Supervisors

Ventura County Sheriff's Office

City Council, City of Camarillo

City Council, City of Fillmore

City Council, City of Moorpark

City Council, City of Ojai

City Council, City of Oxnard

City Council, City of Port Hueneme

City Council, City of Santa Paula

City Council, City of Simi Valley

City Council, City of Thousand Oaks

City Council, City of Ventura

Ventura County Probation Agency

Ventura Youth Correctional Facility

Attachment

Att-01. Detention Facilities Inspection Summary

Glossary

<u>TERM</u>	<u>DEFINITION</u>
BSCC	Board of State and Community Corrections
County	Ventura County
Detention Facilities	Holding cells, jails and juvenile facilities
Grand Jury	2018-2019 Ventura County Grand Jury
State	State of California
VCSO	Ventura County Sheriff's Office
VYCF	Ventura Youth Correctional Facility

Attachment 01

Detention Facilities Inspection Summary

Detention Facilities Inspection Summary										Jail Facilities				
										Adult Jails			Juvenile Facilities	
	Camarillo	Fillmore	Moorepark	Ojai	Oxnard	Port Hueneme	Santa Paula	Ventura	Simi Valley	East Valley / TO	Main Jail	Todd Road	Juvenile Justice	VYCF
<u>Policy And Procedure Manuals</u>														
Medical incidents	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Routine operations procedures	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Inmate classification procedure										S	S	S	S	S
Inmate request procedure										S	S	S	S	S
Grievance procedure										S	S	S	S	S
<u>Physical Facility Observations</u>														
Certifications current	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Average population/crowding										S	S	S	S	S
Average detainee sentence/stay										S	S	S	S	S
Cell cleanliness/sanitation	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Clothing/personal hygiene										S	S	S	S	S
Bedding/linens										S	S	S	S	S
Toilet/accessibility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Shower/accessibility										S	S	S	S	S
Bodily fluids cleaners/drainage	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Safety/maintenance	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Lighting/environment										S	S	S	S	S
Phone accessibility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Kitchen cleanliness/adequacy										S	S	S	S	S
Food/preparation										S	S	S	S	S
Food/snacks/water	S	S	S	S	S	S	S	S	S					
First aid/AED, log	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Medical infrastructure										S	S	S	S	S
Exercise/recreation facilities										S	S	S	S	S
Accommodation for restraints	S	S	S	S	S	S	S	S	S					
English/Spanish signage	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Staff Spanish ability	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Staffing adequacy	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Inmate programs										S	S	S	S	S
<u>Accommodation for Juveniles</u>														
Appropriate use of restraints	S	S	S	S	S	S	S	S	S					
Segregation from adults	S	S	S	S	S	S	S	S	S					
Shouting distance to staff	S	S	S	S	S	S	S	S	S					
Phone call to parents	S	S	S	S	S	S	S	S	S					
Pre-transfer interview	S	S	S	S	S	S	S	S	S					
Log	S	S	S	S	S	S	S	S	S					
Average/longest time held	S	S	S	S	S	S	S	S	S					

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California Penal Code Sections

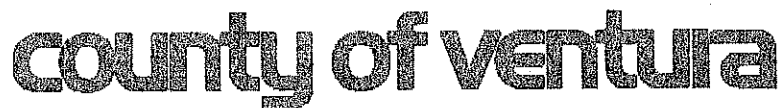
Penal Code 933

No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls.

Penal Code 933.05

- (a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:
 - (1) The respondent agrees with the finding.
 - (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefore.
- (b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:
 - (1) The recommendation has been implemented, with a summary regarding the implemented action.
 - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.
 - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.
 - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefore.
- (c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.
- (d) A grand jury may request a subject person or entity to come before the grand jury for the purpose of reading and discussing the findings of the grand jury report that relates to that person or entity in order to verify the accuracy of the findings prior to their release.
- (e) During an investigation, the grand jury shall meet with the subject of that investigation regarding the investigation, unless the court, either on its own determination or upon request of the foreperson of the grand jury, determines that such a meeting would be detrimental.
- (f) A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two (2) working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report.

Amend 2-3



Response to Grand Jury Report Form

Report Title: _____

Report Date: _____

Response by: _____ Title: _____

FINDINGS / CONCLUSIONS

- I (we) agree with the findings / conclusions numbered: _____
- I (we) disagree wholly or partially with the Findings / Conclusions numbered: _____

(Attach a statement specifying any portions of the Findings / Conclusions that are disputed; include an explanation of the reasons.)

RECOMMENDATIONS

- Recommendations numbered _____ have been implemented.
(Attach a summary describing the implemented actions and date completed.)
- Recommendations number _____ have not yet been implemented, but will be implemented in the future.
(Attach a time frame for the implementation.)
- Recommendations numbered _____ require further analysis.
- Recommendations numbered _____ will not be implemented because they are not warranted or are not reasonable.

Date: _____

Signed: _____

Number of pages attached: _____

Response to Grand Jury Report Form

Report Title: Grand Jury Annual Detention Report

Report Date: April 16, 2019

Response by: Alexander Nguyen
Scott Whitney

Title: City Manager
Police Chief

Recommendation

- I (we) agree with the findings numbered: ALL
- I (we) disagree wholly or partially with the findings numbered:
 Statement specifying any portions of the findings that are disputed; include an explanation of the reasons therefor.

RECOMMENDATIONS

- None

Date: _____

Signed: _____
 Tim Flynn, Mayor

ATTEST:

 Michelle Ascencion, City Clerk

Date: _____

Signed: _____
 Alexander Nguyen, City Manager

Date: _____

Signed: _____
 Scott Whitney, Police Chief

Number of pages attached: 0

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.10.**

DATE: July 16, 2019

TO: City Council

FROM: Scott Whitney, Police Chief, (805) 385-7624, scott.whitney@oxnardpd.org

SUBJECT: Response to Grand Jury's "Drugs and Sharps Disposal" Report.

RECOMMENDATION

That City Council authorizes the Mayor, the City Manager, and the Police Chief to respond, on behalf of the City Council, to the Grand Jury's "Drugs and Sharps Disposal" dated May 2, 2019, in the form included as Attachment B.

BACKGROUND

On May 2, 2019, the Ventura County Civil Grand Jury ("Grand Jury") published a report on drug and sharps disposal within Ventura County ("County"). The City of Oxnard ("City") is required to respond to the Grand Jury report. The Grand Jury report is presented as Attachment A.

The Grand Jury report's conclusion (C-01) stated that "among the County law enforcement facilities that have drug disposal bins, there is a lack of information and consistency in public guidance regarding disposal of all medications, particularly for pet owners." The Oxnard Police Department's position is that additional, consistent information and public guidance on this subject could be provided, and it is important to improve it.

Ventura County Behavioral Health ("VCBH"), in collaboration with the Ventura County Sheriff Office, has since established a countywide program to facilitate the collection of unused drugs at most law enforcement facilities. VCBH conducted unannounced inspections of all law enforcement facilities that participate in drug disposal services, including the Oxnard Police Department.

The Police Department concurs with the Grand Jury's recommendation (R-03) that all law enforcement agencies update their websites and other sources of public information. Information should include, but not be limited to, guidance regarding the availability of disposal bins for drugs and sharps, accessibility requirements to the bins and directions for disposal. The Oxnard Police Department will soon include such information on its website and public information efforts by September 1, 2019.

The City is required to respond to the Grand Jury by August 2nd, 2019. A draft of the response is presented as Attachment B.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Beth Ward, Records and Property Manager

ATTACHMENTS

1. Attachment A - VC Grand Jury Report - Drugs and Sharps Disposal
2. Attachment B- Response to Grand Jury Report Form Drug and Sharps Disposal

Ventura County Grand Jury 2018 - 2019



Final Report

Drug and Sharps Disposal

May 2, 2019

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Drug and Sharps Disposal

Summary

In 2009, Ventura County Behavioral Health (VCBH) partnered with the Ventura County Sheriff's Office (VCSO) to increase collection and proper disposal of unused and expired medications.

Based on an article in the Thousand Oaks Acorn reporting a 2016 incident where a VCSO senior deputy was caught stealing drugs on site from a law enforcement drug disposal bin, the 2018-2019 Ventura County Grand Jury (Grand Jury) opened an investigation into drug disposal bins at law enforcement agencies in Ventura County (County).

The Grand Jury found that County residents are generally poorly informed about the existing drug disposal bin program(s) and drug disposal procedures in the County. The Grand Jury also found discrepancy between the amount and type of drugs VCBH reports being collected and the amount and type of drugs VCSO actually collects.

On September 30, 2018, SB 212 Solid Waste: Pharmaceuticals and Sharps Waste Stewardship was signed into law in California (State). The bill calls for manufacturers or distributors (stewards) of pharmaceuticals to fund collection and disposal programs for drugs and sharps and implement the bill's provisions by January 1, 2021.

To increase the effectiveness of Ventura County's current drug disposal program(s), the Grand Jury recommends that the Board of Supervisors (BOS) develop a uniform coordinated program for drug and sharps disposal that is compliant with SB 212.

The Grand Jury also recommends that all law enforcement agencies update their websites and other forms of communication to better inform the public about their existing drug-disposal programs.

Background

The abuse of prescription medications is an increasing local and national public epidemic that puts all lives at risk. Research over the past decade indicates both prescription and over the counter (OTC) medications require secure disposal measures to prevent accidental poisonings, as well as land and water pollution. Additionally, there is growing research to demonstrate that unsecured drugs and a lack of safe disposal options are partly to blame for the opioid crisis in our nation.

In Ventura County, VCBH, in collaboration with the VCSO, has established a countywide program to facilitate the collection of unused drugs at most law enforcement facilities.

Unsafe disposal of sharps can result in accidental infection or injury. At this time, Ventura County does not have a program for the general public to safely dispose of sharps.

A number of counties in California have adopted and implemented ordinances to address safe drug and sharps disposal. These ordinances are based on an Extended Producer Responsibility (EPR) model. This model places responsibility on medication manufacturers for funding the safe disposal of their products. (Att-02)

Methodology

The Grand Jury conducted website research regarding drug bin disposal programs in the County. The Grand Jury interviewed local law enforcement agencies for information on their drug bin disposal sites. During on-site visits to all six Ventura County Sheriff's substations and the five city police departments, the Grand Jury verified drug bin availability, accessibility and procedures. The Grand Jury organized its findings into a table. (Att-01)

Following the passage of SB 212, the Grand Jury expanded its research of current drug-bin disposal programs to include information on disposal of sharps (hypodermic needles, pen needles, intravenous needles, lancets and other devices that are used to break the skin of people and animals).

The Grand Jury examined California regulations regarding safe drug and sharps disposal and how those regulations are implemented in other counties throughout the State. The Grand Jury also reviewed publications from the California Product Stewardship Council (CPSC), which has helped more than a dozen counties to obtain stewardships for drug disposal ordinances. The Grand Jury organized eight of these ordinances into a table. (Att-02)

The Grand Jury looked at publications from the MED-Project LLC, which operates stewardship plans on behalf of drug companies. The mission of MED-Project is to implement an accessible, convenient and comprehensive program for the collection of household-generated pharmaceutical waste. (Ref-11, Ref-12) (Att-02)

Facts

- FA-01.** In 2009, VCBH's Alcohol and Drug Program (ADP), in collaboration with the VCSO, established a countywide drug disposal program. The program encourages residents to safely dispose of unused or expired medications in secure, confidential disposal bins at law enforcement facilities. Through proclamations in 2012 and 2017, the BOS has supported the drug disposal program. (Ref-13)
- FA-02.** In fiscal year 2014-2015, 18% of 769 County adult residents surveyed by VCBH used drug disposal bins. (Ref-14)
- FA-03.** In 2017, according to VCBH, the use of drug disposal bins by County adult residents remained static at 18%. (Ref-15)
- FA-04.** In response to the escalating opioid epidemic, the Ventura County Rx-Abuse & Heroin Prevention Workgroup (Workgroup) was established in 2012. A goal of the Workgroup, which is composed of numerous agencies, is "to increase community awareness of the risks of opioid misuse and engage support for safe and secure disposal." The Workgroup does not include Ventura County Animal Services. (Ref-16)

- FA-05.** Another of the Workgroup's goals, put forward in a 2017 presentation entitled "Reducing Supply, Saving Lives, Reducing Demand," is to "multiply the number and convenience of Rx disposal sites." (Ref-16)
- FA-06.** From 2014 to 2019 the number of drug disposal sites at law enforcement facilities in Ventura County has been reduced from ten to nine. (Ref-17) (Att-01)
- FA-07.** According to the Workgroup's 2017 presentation, "Since 2009 over 16 tons of Rx drugs have been collected and destroyed by the Ventura County Rx-Abuse and Heroin Workgroup partners in the Ventura County Sheriff's Office." (Ref-16)
- FA-08.** VCSO has standard operating procedures for drop-off bin collection. The bins are designed to allow staff to empty and weigh the entire assortment of miscellaneous pharmaceuticals with minimal handling. Prescription drugs are not separated from OTC drugs, such as cold and flu remedies and vitamins. (Att-03)
- FA-09.** The VCBH website provides a link to a list of some, but not all, law enforcement agencies that have drug disposal bins and refers the public to "call your local police department for safe, confidential drop-off bins." (Ref-18)
- FA-10.** Phone inquiries by the Grand Jury to local police and Sheriff's departments resulted in contradictory information. (Att-01)
- FA-11.** A Grand Jury visit to the Santa Paula Police Department revealed no drug disposal bin.
- FA-12.** A Grand Jury visit to the Ojai Police Department revealed that its drug disposal bin had been over-filled by pharmacies and doctors offices and had therefore been removed from the lobby. Access to the bin required staff assistance.
- FA-13.** A Grand Jury visit to the Oxnard Police Department revealed that proof of city residency is required to dispose of drugs.
- FA-14.** A Grand Jury visit to the Simi Valley Police Department revealed that an appointment is necessary to drop off drugs. Information regarding sharps disposal was inconsistent.
- FA-15.** A study conducted by Pennsylvania School of Veterinary Medicine from January 2007 through December 2017 concluded that the increase in opioid prescriptions for pets during that period paralleled a rise in similar prescriptions for people. (Ref-19)
- FA-16.** All nine drug disposal sites in Ventura County accept pet medications; however, there is no public information specific to veterinarians or pet owners on safe storage and disposal of prescriptions for pets.
- FA-17.** Disposing of used medical sharps in the trash, recycling bin, or flushing them down the toilet is illegal in California, according to the State Health and Safety Code. These disposal methods pose serious health risks to

children, sanitation staff, water treatment facility operators and the public. (Ref-20)

- FA-18.** An estimated one million Californians inject medications, and 936 million needles are used by self-injectors in California each year. A 2018 study by Environmental Research and Education Foundation and the Solid Waste Association of North America found that 95% of self-injectors improperly dispose of sharps. (Ref-10)
- FA-19.** A Grand Jury visit to the six Sheriff's substations revealed that all have drug drop-off bins, but none have bins for sharps disposal.
- FA-20.** A Grand Jury visit to city police departments revealed that all except Ventura and Santa Paula have drug drop-off bins. Only the Port Hueneme Police Department has a bin for sharps disposal. (Att-01)
- FA-21.** A number of counties in California have already developed ordinances requiring pharmaceutical companies to establish and pay for a local drug collection program based on the EPR model. (Ref-03, Ref-04, Ref-05, Ref-06, Ref-07, Ref-08, Ref-09)
- FA-22.** In a sampling of eight counties with drug disposal programs based on the EPR model, the Grand Jury found it took up to two years for the counties to write and implement their ordinances. (Att-02)

Conclusions

- C-01.** The Grand Jury concluded that among the County law enforcement facilities that have drug disposal bins, there is a lack of information and consistency in public guidance regarding disposal of all medications, particularly for pet owners. (FA-09, FA-10, FA-11, FA-12, FA-13, FA-14, FA-15, FA-16) (Att-01)
- C-02.** The Grand Jury concluded that the BOS has not yet addressed the issue regarding the disposal of sharps waste, a requirement of SB 212, when it becomes effective January 1, 2021. (FA-01, FA-17, FA-18, FA-19, FA-20) (Att-01)
- C-03.** Based on recent surveys, the Grand Jury concluded that VCBH has made no progress in increasing public awareness and use of drug disposal bins. (FA-02, FA-03)
- C-04.** The Grand Jury concluded that VCBH and the Rx-Abuse & Heroin Prevention Workgroup have failed to increase the number and convenience of drug disposal bins. (FA-04, FA-05, FA-06)
- C-05.** The Grand Jury concluded that VCBH's assertion that more than 16 tons of prescription drugs have been collected since 2009 is misleading. This is because VCSO's procedures for drug collection do not allow for the separation of prescription drugs from over-the-counter drugs prior to weighing. (FA-07, FA-08) (Att-03)
- C-06.** The Grand Jury concluded that drug disposal ordinances already in effect in many counties throughout the State provide for safe disposal of

unwanted, unused or expired medicines and sharps. Any of these ordinances could serve as a model for Ventura County. (FA-21, FA-22) (Att-02)

- C-07.** The Grand Jury concluded that although not specifically mandated until January 2021 by SB 212, a manufacturer-funded collection and disposal program for unused drugs and sharps would significantly increase the effectiveness of the County's current drug disposal program. The program would also reduce the risks to public safety, health and the environment. (FA-01, FA-02, FA-03, FA-04, FA-06, FA-08, FA-09, FA-10, FA-11, FA-12, FA-13, FA-14, FA-15, FA-16, FA-17, FA-18, FA-19, FA-20, FA-21, FA-22) (Att-01, Att-02)

Recommendations

- R-01.** The Grand Jury recommends that the BOS consider adopting the EPR model for drug and sharps waste disposal throughout the County in order to develop a uniform program that can be used by all County law enforcement agencies and departments. (C-01, C-02, C-03, C-04, C-05, C-06, C-07)
- R-02.** The Grand Jury recommends that the Ventura County Animal Services be included in the process of developing and implementing any future drug and sharps disposal program. (C-01, C-02, C-03, C-04, C-05, C-06, C-07)
- R-03.** The Grand Jury recommends that all law enforcement agencies update their websites and other sources of public information. Information should include, but not be limited to, guidance regarding the availability of disposal bins for drugs and sharps, accessibility requirements to the bins and directions for disposal. (C-01)
- R-04.** The Grand Jury recommends that VCBH revise its methodology and reporting of prescription and over-the-counter drugs collected and destroyed to eliminate misleading results. (C-05)

Responses

Responses Required From:

Ventura County Board of Supervisors (C-01, C-02, C-03, C-04, C-05, C-06, C-07) (R-01)

Ventura County Sheriff (C-01) (R-01, R-03)

City Council, City of Port Hueneme (C-01) (R-03)

City Council, City of Santa Paula (C-01) (R-03)

City Council, City of Oxnard (C-01) (R-03)

City Council, City of Simi Valley (C-01) (R-03)

City Council, City of Ojai (C-01) (R-03)

City Council, City of Ventura (C-01) (R-03)

City Council, City of Camarillo (C-01) (R-03)

City Council, City of Thousand Oaks (C-01) (R-03)
City Council, City of Moorpark (C-01) (R-03)
City Council, City of Fillmore (C-01) (R-03)

Responses Requested From:

Director, Ventura County Behavioral Health (C-03, C-04, C-05) (R-04)
Director, Ventura County Animal Services (R-02)

References

- Ref-01.** Thousand Oaks Acorn, June 30, 2016 "Ventura County sheriff's deputy accused of stealing drugs from prescription drop-off bin"
<https://www.toacorn.com/articles/ventura-county-sheriffs-deputy-accused-of-stealing-drugs-from-prescription-drop-off-bin/>
Accessed April 10, 2019
- Ref-02.** SB 212 Solid Waste: pharmaceutical and sharps waste stewardship
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB212
Accessed April 10, 2019
- Ref-03.** Safe Drug Disposal Ordinance Passes in Contra Costa County
<http://www.contracosta.ca.gov/DocumentCenter/View/43867/2016-12-20-Safe-Drug-Disposal-Ordina>
Accessed April 25, 2019
- Ref-04.** San Mateo County Safe Medicine Disposal Ordinance
<https://www.smchealth.org/general-information/safe-medicine-disposal-ordinance>
Accessed April 25, 2019
- Ref-05.** Marin County Safe Drug Disposal Ordinance
<https://www.marincounty.org/depts/cd/divisions/environmental-health-services/safe-drug-disposal-ordinance>
Accessed April 10, 2019
- Ref-06.** San Francisco Ordinance: Safe Drug Disposal
<https://sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0031-15.pdf>
Accessed April 10, 2019
- Ref-07.** San Luis Obispo Ordinance No. 2018-1
[https://iwma.com/wp-content/uploads/recyclist/userfiles/Ordinance%202018-1 An%20Ordinance%20Establishing%20A%20Product%20Stewardship%20Disposal%20Program%20For%20Home%20Generated%20Used%20Sharps%20and%20Unwanted%20Prescription%20Medicine.pdf](https://iwma.com/wp-content/uploads/recyclist/userfiles/Ordinance%202018-1%20An%20Ordinance%20Establishing%20A%20Product%20Stewardship%20Disposal%20Program%20For%20Home%20Generated%20Used%20Sharps%20and%20Unwanted%20Prescription%20Medicine.pdf)

Accessed April 10, 2019

- Ref-08.** Santa Barbara County Environmental Health Services: Extended Producer Responsibility Stewardship Ordinance
<https://www.countyofsb.org/phd/ehs/safe-drug-disposal.sbc>

Accessed April 10, 2019

- Ref-09.** Santa Clara County Safe Drug Disposal Ordinance
<https://www.sccgov.org/sites/rwr/Pages/safemeds.aspx>

Accessed April 10, 2019

- Ref-10.** California Product Stewardship Council
<https://calpsc.org/products/pharmaceuticals/city-county-ordinances-safe-disposal-sharps-pharmaceuticals/>

Accessed April 10, 2019

- Ref-11.** MED-Project
<https://med-project.org/>

Accessed April 10, 2019

- Ref-12.** City and County of San Francisco: A Product Stewardship Plan
https://sfenvironment.org/sites/default/files/fliers/files/sf_med-project_revised_plan_01.31.2018.pdf

Accessed April 10, 2019

- Ref-13.** Ventura County Health Care Agency
<http://www.vchca.org/24-health-care-agency/behavioral-health/93-rx-disposal-bins>

Accessed April 25, 2019

- Ref-14.** Ventura County Community Health Survey FY 14-15
http://www.venturacountylimits.org/resource_documents/VCCHS_Rx_Findings_1Pager_FINAL_FY14.15.1.pdf

Accessed April 10, 2019

- Ref-15.** County of Ventura Behavioral Health: Strategic Prevention Plan 2017-2022
http://www.vchca.org/images/BH/PDFs_Transfer/VC_SPP_2017-2022_REV_FINAL.pdf

Accessed April 10, 2019

- Ref-16.** The Opioid Crisis: Ventura County Responds; A report of the Ventura County Rx Abuse & Heroin Workgroup
http://venturacountyresponds.org/images/opioid-crisis/VCR-Brochure-March2018_FNL-R1.pdf

Accessed April 25, 2019

- Ref-17.** County of Ventura Behavioral Health, "Rx and Heroin Abuse: Taking Action," November 21, 2014

[http://www.venturacountylimits.org/resource_documents/PPT%20FOR%20DH%2011-14 %20RX%20SLIDES.pdf](http://www.venturacountylimits.org/resource_documents/PPT%20FOR%20DH%2011-14%20RX%20SLIDES.pdf)

Accessed April 10, 2019

- Ref-18.** County of Ventura Behavioral Health, Alcohol & Drug Programs, "Prescription & OTC Drugs: Rx Disposal Sites"
<http://venturacountylimits.org/en/prevention/prescription-otc/rx>

Accessed April 25, 2019

- Ref-19.** CBS News, January 11, 2019: Painkiller prescriptions for pets may be contributing to opioid epidemic, study warns
<https://www.cbsnews.com/news/painkiller-use-in-pets-may-be-contributing-to-opioid-epidemic-study-warns/>

Accessed April 25, 2019

- Ref-20.** Health and Safety Code Section 118286(a), Chapter 9
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=118286

Accessed April 25, 2019

Attachments

- Att-01.** Drug Bin Accessibility and Collection Procedures at Ventura County Law Enforcement Facilities
Att-02. Sampling of Safe Drug Disposal Program Ordinances
Att-03. Ventura County Sheriff's Office, Camarillo Station Standard Operating Procedure

Glossary

<u>TERM</u>	<u>DEFINITION</u>
ADP	Alcohol & Drug Program
BOS	Ventura County Board of Supervisors
County	County of Ventura
CPSC	California Product Stewardship Council
Extended Producer Responsibility (EPR)	Also known as Product Stewardship, places a shared responsibility for end-of-life product management on the producers and all other entities involved in the product chain, instead of solely on local government and the end-user
Fiscal Year	Ventura County Fiscal Year = July 1 through June 30
Grand Jury	2018-2019 Ventura County Grand Jury
Medication	Prescription drugs (those that a pharmacist dispenses only on the order of a medical practitioner) and over-the-counter drugs (those that consumers can purchase without a prescription)
Opioids	Class of drugs that includes heroin, synthetic opioids such as fentanyl, and pain relievers available legally by prescription, such as oxycodone (OxyContin®), hydrocodone (Vicodin®), codeine, morphine and many others
Over-the-counter drugs	Medications that consumers can purchase without a prescription
Pharmaceutical	Any kind of drug used for medicinal purposes, such as cough syrup or sleeping pills
Prescription	An order for medication written by a medical practitioner
Rx	A common abbreviation for medical prescriptions
Sharps	Hypodermic needles, pen needles, intravenous needles, lancets and other devices that are used to break the skin of people and animals
State	State of California
VCBH	Ventura County Behavioral Health
VCSO	Ventura County Sheriff's Office

Attachment 1

Drug Bin Accessibility and Collection Procedures at
Ventura County Law Enforcement Facilities

City/ Enforcement Agency	Lobby Hrs. on Website	Lobby Hours	Access to Drug Bin	Drugs/ Sharps	Comments
Camarillo/VCSO	N	8 AM – 5 PM Monday – Friday	Lobby	Y/N	
Fillmore/VCSO	N	8 AM – 5 PM Monday – Friday	Lobby	Y/N	
Moorpark/VCSO	N	8 AM – 5 PM Monday – Friday	Lobby	Y/N	
Ojai/VCSO	N	8 AM – 5 PM Monday – Friday	See Comments	Y/N	Staff assistance needed Unsecured disposal “drawer”
Thousand Oaks/VCSO	N	8 AM – 5 PM Monday – Friday	Lobby	Y/N	
Headquarters/VCSO	N	8 AM – 5 PM Monday – Friday	Lobby	Y/N	
Oxnard/ Police Department	N	8 AM - 5 PM Monday – Thursday Every other Friday	See Comments	Y/N	Proof of residency required Information on availability of Drug Bin inconsistent
Port Hueneme/ Police Department	N	7:30 AM - 5:30 PM Monday – Thursday Every other Friday	Lobby	Y/Y	
Santa Paula/ Police Department	N/A	N/A	N/A	N/N	
Simi Valley/ Police Department	N	7:30 AM - 5:30 PM Monday – Friday	See Comments	Y/Y	Appointment needed Information on availability of Sharps Bin inconsistent
Ventura/ Police Department	N	7:30 AM - 5:30 PM Monday – Friday	N/A	N/N	

Attachment 2

Sampling of Safe Drug Disposal Program Ordinances

Jurisdiction	BOS Approval Date	Ordinance No.*	BOS Approval to Operational Time
Alameda County	July, 2012	0-2012-27	26 months
Contra Costa County	December, 2016	2016-24	Unable to determine
Marin County	August, 2015	3635	18 months
San Francisco City and County	March, 2015	31-15	15 months
San Luis Obispo County	March, 2015	2015-1	Unable to determine
San Mateo County	April, 2015	04736	18 months
Santa Barbara County	June, 2016	4971	21 months
Santa Clara County	April, 2017	NS-517.91	23 months

***All above ordinances have been amended to include sharps disposal.**

Attachment 3

Ventura County Sheriff's Office,
Camarillo Station Standard Operating Procedure

Ventura County Sheriff's Office

CAMARILLO STATION**STANDARD OPERATING PROCEDURE**

Subject: Pharmaceutical Drop-off Bin

Date Issued:	March 14, 2011	Prepared By: Sergeant Jim Bullington
Date Revised:	October 1, 2016	Revised By: Sergeant Greg Sharp
Authorized By:	Captain Cory Rubright	

Purpose

To establish a procedure for the voluntary drop-off and collection of pharmaceutical drugs.

Departmental Impact

Police Services -- Camarillo Police Department

Background

The City of Camarillo, in collaboration with the Camarillo Police Department and the Ventura County Sheriff's Office, has a program that offers a convenient confidential drop box where Camarillo residents can deposit unused or expired pharmaceuticals, in an effort to divert harmful drugs away from the environment and children. The drop box is located in the lobby of the Camarillo Police Department.

Definitions

Pharmaceuticals are medications, including both over-the-counter prescription drugs such as painkillers, hormones, antidepressants, antibiotics, cold/flu remedies, OTC medications and veterinary medicines.

Procedure

Camarillo residents are encouraged to utilize the collection bin located in the public lobby of the P.D. during normal business hours, Monday thru Friday - 8AM to 5PM. This program is not intended for commercial use, and is restricted from receiving mail, batteries, trash, pill bottles, and sharps (syringes, needles, diabetic testers, etc...) as posted on the exterior of the bin.

- The Station Captain and Administrative Sergeant will maintain positive control over the keys to the pharmaceutical collection bin and the bin's night lock.
- The collection bin will be checked on a regular basis. The bin's feeder shoot will be locked when the station's lobby is closed.

The Administrative Sergeant will be responsible for overseeing collection and booking of contents of the pharmaceutical bin.

- The collection bin contains a cardboard box that correlates with the Sheriff's Property Room storage requirements. The box is lined with a heavy duty trash liner. The intent of the box and liner is to allow staff to package and book the pharmaceuticals with minimal handling, therefore minimizing staffs exposure to the pharmaceuticals.
- In an additional effort to minimize staff's exposure to the pharmaceuticals, the public is asked to place pills, tablets, and other solid pharmaceuticals into clear plastic ziplock bags and discard of all packaging and empty pill bottles prior to depositing the pharmaceuticals in the bin. Liquids and blister packs should be left in their original containers and put into a clear plastic ziplock bag as an extra precaution to guard against leaks. The ziplock bags are available for distribution at the Camarillo Police Station's front counter.
- A sworn Deputy and designee shall empty the collection bin together to insure that the integrity and chain of evidence is maintained.
- A report number will be generated and attached to a property report. The contents shall be weighed and documented on the report.
- The cardboard box shall be removed from the bin and immediately sealed within department evidence standards. The box will be weighed and then labeled as would any evidence placed into the property room. The labeling shall include the appropriate language and descriptors identifying drugs, and shall specify that they are booked for destruction. It should also include the content's weight (taking the tare of the box off).

Do Not Itemize

- The box(s) will be booked into the Camarillo P.D. property room utilizing the appropriate methods. The Property Room will collect all items within our evidence room for transport to the main Property Room in Ventura.

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California Penal Code Sections

Penal Code 933

No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls.

Penal Code 933.05

- (a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:
 - (1) The respondent agrees with the finding.
 - (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefore.
- (b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:
 - (1) The recommendation has been implemented, with a summary regarding the implemented action.
 - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.
 - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.
 - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefore.
- (c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.
- (d) A grand jury may request a subject person or entity to come before the grand jury for the purpose of reading and discussing the findings of the grand jury report that relates to that person or entity in order to verify the accuracy of the findings prior to their release.
- (e) During an investigation, the grand jury shall meet with the subject of that investigation regarding the investigation, unless the court, either on its own determination or upon request of the foreperson of the grand jury, determines that such a meeting would be detrimental.
- (f) A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two (2) working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report.

Amend 2-3

Grand Jury

800 South Victoria Avenue

Ventura, CA 93009

(805) 477-1600

Fax: (805) 658-4523

county of ventura

grandjury.countyofventura.org

Response to Grand Jury Report Form

Report Title: _____

Report Date: _____

Response by: _____ Title: _____

FINDINGS / CONCLUSIONS

- I (we) agree with the findings / conclusions numbered: _____
- I (we) disagree wholly or partially with the Findings / Conclusions numbered: _____

 (Attach a statement specifying any portions of the Findings / Conclusions that are disputed; include an explanation of the reasons.)

RECOMMENDATIONS

- Recommendations numbered _____ have been implemented.
 (Attach a summary describing the implemented actions and date completed.)
- Recommendations number _____ have not yet been implemented, but will be implemented in the future.
 (Attach a time frame for the implementation.)
- Recommendations numbered _____ require further analysis.
- Recommendations numbered _____ will not be implemented because they are not warranted or are not reasonable.

Date: _____ Signed: _____

Number of pages attached: _____

Response to Grand Jury Report Form

Report Title: Grand Jury Drug and Sharps Disposal Report

Report Date: May 2, 2019

Response by: Alexander Nguyen
Scott Whitney

Title: City Manager
Police Chief

Recommendation

- I (we) agree with the findings numbered: C-01 and R-03
- I (we) disagree wholly or partially with the findings numbered:
 Statement specifying any portions of the findings that are disputed; include an explanation of the reasons therefor.

RECOMMENDATIONS

- None

Date: _____

Signed: _____
 Tim Flynn, Mayor

ATTEST:

 Michelle Ascencion, City Clerk

Date: _____

Signed: _____
 Alexander Nguyen, City Manager

Date: _____

Signed: _____
 Scott Whitney, Police Chief

Number of pages attached: 0



**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.11.**

DATE: July 16, 2019

TO: City Council

FROM: Scott Whitney, Police Chief, (805) 385-7624, scott.whitney@oxnardpd.org

SUBJECT: Animal Safety Unit Update and FY 19-20 Animal Shelter Agreement

RECOMMENDATION

That the City Council approve and authorize the Mayor to execute a one year-agreement (A-8151) with the County of Ventura Public Health Agency for animal sheltering services, in an amount not to exceed \$2,113,884 (or net value of \$1,333,884 based on credit of projected animal licensing revenue of \$780,000), for Fiscal Year 2019-2020. (Public Safety Committee approved 3-0)

BACKGROUND

The attached animal services agreement (Attachment 1) with the County of Ventura Animal Services (VCAS) would replace the existing agreement.

Under the terms of agreement A-8151 (the "Agreement"), VCAS shall provide the following shelter services: impoundment, boarding, quarantine, veterinary services, euthanasia services, over-the-counter animal license sales, animal adoptions, and disposal of dead animals. Impounded animals will be vaccinated and provided necessary care, food, and shelter in accordance with the provisions of state law. The animal's picture will be posted on the VCAS website as soon as practicable to assist the City's residents in reclaiming a missing pet.

The City entered into an agreement with VCAS in FY 18-19 for services including animal shelter, as well as statutory and regulatory issues such as rabies control, and other mandates for local animal control. Under the FY 18-19 contract, costs are distributed amongst eight (8) Ventura County cities, including Oxnard and unincorporated areas of Ventura County. The costs are based on VCAS operating and administrative costs, licensing costs, and field staff services.

On June 5, 2012, the Ventura County Board of Supervisors reorganized VCAS, making it a division in the County's Public Health Agency. On June 12, 2013, the Ventura County Board of Supervisors adopted the goal of operating its animal shelter on a "no kill" basis. In calendar year 2018, VCAS had a 93.7% Asilomar Live Release Rate. Asilomar Live Release Rate is a formula that provides the percentage of animals with an assigned outcome (adoption, return to owner, transfer, euthanasia, shelter death, etc) that left the facility with a Live Outcome (adoption, return to owner, etc). The formula provides a uniform method for collecting and reporting shelter data. VCAS costs have risen each year. The FY 17-18 agreement of \$1,854,979 was a 9.8% increase from FY 16-17. The FY 18-19 agreement of \$1,948,039 was a 5% increase from FY 17-18. The proposed FY 19-20 agreement of \$2,113,884 is an 8.5% increase from FY 18-19.

In FY 19-20, VCAS will be taking over animal licensing for the City. There is a projected revenue increase due to a more efficient licensing process, a slight increase in animal licensing fees and the ability to process administrative citations through a third party vendor for delinquent fees. The actual revenue for calendar year 2018 was \$480,375. VCAS projects revenue of \$780,000 that will bring the net value of the agreement down to \$1,333,884.

	VCAS Cost	% Difference
FY 15-16	\$1,669,329	-
FY 16-17	\$1,689,554	+1.2%
FY 17-18	\$1,854,979	+9.8%
FY 18-19	\$1,948,039	+5%
FY 19-20	\$2,113,884	+8.5%

Under the terms of the Agreement, the cost to each city or unincorporated county area is a proportion of the total VCAS budget, which is based on the City's percentage of total animal intakes at the County's animal shelter. The VCAS Shelter Services FY 19-20 budget is \$5,820,893. This is an increase of \$70,464 from the VCAS Shelter Services FY 18-19 budget. The increase is due to administrative costs, shelter services costs and veterinary costs.

Once the VCAS budget is projected, contract cities are provided their estimated shelter services agreement costs for the next fiscal year. This cost is based on the previous calendar year's animal intake and distributed by intake percentage to each city and unincorporated county area. The City has the highest total animal intake percentage (impound by Animal Safety, owner surrender, etc.) as compared to the rest of the County. In 2018, although the number of animal intakes decreased slightly (from 4,196 to 4,112) when compared to the County cities overall, the percentage of animal intake from the City increased 1.8%, (from 34.3% to 36.1%). The 1.8% increase in animal intake contributes to approximately \$128,000 in increased costs to the City. The City's proportion of the overall VCAS budget, based on the 36.1% intake percentage, is projected at \$2,113,884.

	2018 Animal Intake	2017 Animal Intake	2016 Animal Intake
Oxnard	4,112 (36.3%)	4,196 (34.1%)	3,947 (37.2%)
County Areas	2,494 (22%)	2,864 (23.3%)	1,971 (18.5%)
Simi Valley	1,360 (12%)	1,363 (11.1%)	1,306 (12.3%)
Ventura	1,249 (11%)	1,555 (12.6%)	1,253 (11.8%)
Camarillo	1,174 (10.4%)	1,223 (9.9%)	1,109 (10.4%)
Port Hueneme	409 (3.6%)	432 (3.5%)	470 (4.4%)
Moorpark	283 (2.5%)	245 (2.0%)	321 (3.0%)
Fillmore	198 (1.7%)	320 (2.6%)	192 (2.8%)
Ojai	44 (0.4%)	109 (0.9%)	20 (0.5%)

In FY 19-20, the City will turn over animal licensing duties to VCAS. There was a need to find a more efficient method of providing services to the community. VCAS provides a knowledgeable and experienced resource for animal licensing services, as they provide licensing services to the majority of the County. VCAS has the ability to send out renewal notices to animal owners by mail and email, provide an on-line licensing option, offer multi-year licensing options and a discount to senior-aged community members. Many of these options were not available to community members previously. As a result, and due to increases in VCAS' fee schedule and the increase of cost per license to the City (\$4 to \$6), license fees for animals licensed within the City will increase by \$5 per license to match those currently being offered by VCAS.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 1. Improve community safety and quality of life through a combination of prevention, intervention, and suppression efforts that address crime and underlying issues.

Objective 1d. Examine options for long term sustainability of public safety services to ensure an efficient and effective public safety service delivery model.

FINANCIAL IMPACT

The financial impact to the General Fund is \$1.4 Million, the estimated net payment to the County, as set forth in the FY 2019-2020 budget.

COMMITTEE OUTCOME

The Public Safety Committee approved 3-0 on June 25, 2019 to approve the staff recommendation and to forward the item for Council approval.

Prepared by: Denise Shadinger, Police Commander

ATTACHMENTS

1. VCAS Agreement
2. Service Level Req VCAS
3. Presentation Animal Safety Unit and VCAS Agreement

ANIMAL SERVICES AGREEMENT

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COUNTY OF VENTURA AND CITY OF OXNARD

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**ANIMAL SERVICES AGREEMENT
COUNTY OF VENTURA AND CITY OF OXNARD**

THIS AGREEMENT is made by and between the COUNTY OF VENTURA, hereinafter referred to as the County, and the CITY OF OXNARD, hereinafter referred to as the City.

RECITALS

- a. The City is desirous of contracting with the County for the performance of animal services described herein by the County.
- b. The County is agreeable to rendering such services on the terms and conditions set forth in this Agreement.

1.0 AGREEMENT TO PROVIDE SERVICES UNDER STATE AND LOCAL STATUTES

- 1.1 The County agrees, through the Animal Services Division of the Ventura County Health Care Agency ("Animal Services"), to provide animal services to the City as set forth herein and in the attached Service Level Request (Attachment A), as it may be amended by the parties from time to time.
- 1.2 Such services shall comply with applicable County ordinance, the municipal code of the City and the statutes of the State of California. The County will provide only those services set forth in the attached Service Level Request.

2.0 ADMINISTRATION OF PERSONNEL

- 2.1 All City employees who work in conjunction with Animal Services pursuant to this Agreement shall remain employees of the City and shall not have any claim or right to employment, civil service protection, salary, or benefits or claims of any kind from the County based on this Agreement. The County shall not be called upon to assume any liability for the direct payment of any salaries, wages, or other compensation to any City personnel performing services hereunder. The County shall not be liable for compensation or indemnity to any City employee or agent of the City for injury or sickness arising out of his/her employment.

- 2.2 All County employees who perform services for the City pursuant to this Agreement shall remain employees of the County and shall not have any claim or right to employment, civil service protection, salary, or benefits or claims of any kind from the City based on this Agreement. The City shall not be called upon to assume any liability for the direct payment of any salaries, wages, or other compensation to any County personnel performing services hereunder. The City shall not be liable for compensation or indemnity to any County employee or agent of the County for injury or sickness arising out of his/her employment.

3.0 AMENDMENT OF SERVICE LEVEL REQUEST FORM

- 3.1 The City agrees to provide to the County a proposed Service Level Request form annually, by no later than January 31, for the upcoming contract year commencing July 1. By no later than March 1, the parties shall agree to the terms of the Service Level Request for the upcoming contract year, which shall be signed by both parties and attached to this Agreement as an amendment. If the parties fail to reach agreement on the terms of the Service Level Request by March 1, this Agreement shall expire at the end of the then current contract year.

4.0 PERFORMANCE OF AGREEMENT

- 4.1 The County shall furnish and supply all labor, supervision, equipment, communication facilities, and supplies necessary to maintain the agreed level of service to be rendered hereunder.
- 4.2 Notwithstanding the foregoing, the City may provide additional resources for the County to utilize in performance of the services.
- 4.3 The County, in its sole and exclusive discretion, shall determine the specific days and specific hours that any County animal shelter shall be open to the public and the staffing of the County animal shelters; however, the County will open its animal shelters to the public on at least five calendar days per week. The County will notify the City regarding any changes in hours and days that its animal shelters are open to the public.

5.0 INDEMNIFICATION

- 5.1 The County shall defend, indemnify and hold harmless City, its agents, officials, officers, representatives, and employees, from and against all

claims, lawsuits, liabilities or damages arising from the sole and exclusive negligence of the County, its agents, employees, and subcontractors, and employees thereof in the performance or nonperformance of this Agreement.

- 5.2 The City shall defend, indemnify and hold harmless County, its agents, officials, officers, representatives and employees, from and against all claims, lawsuits, liabilities or damages arising from the sole and exclusive negligence of the City, its agents, employees, and subcontractors, and employees thereof in the performance or nonperformance of this Agreement.
- 5.3 Each party agrees to provide the indemnifying party with written notification of any claim within thirty calendar days of notice thereof and shall cooperate with the indemnifying party in the defense of the claim.
- 5.4 Each party's right to, and responsibility for, indemnification shall survive the termination of this Agreement.

6.0 TERM OF AGREEMENT

- 6.1 Unless sooner terminated as provided for herein, this Agreement shall be effective July 1, 2019, and shall remain in effect until June 30, 2020.
- 6.2 Upon mutual agreement of the parties, this Agreement may be renewed for up to five successive periods of one year each.

7.0 RIGHT OF TERMINATION

- 7.1 This Agreement may be terminated at any time, with or without cause, by either party upon written notice given to the other party at least 90 days before the date specified for such termination.
- 7.2 In the event of a termination, each party shall fully discharge all obligations owed to the other party accruing prior to the date of such termination (including, but not limited to, payment for services already rendered), and each party shall be released from all obligations which would otherwise accrue subsequent to the date of termination.

8.0 RATES FOR SERVICES AND CREDIT FOR REVENUES

- 8.1 The City shall pay for the services provided under the then current Service Level Request (Attachment A) in accordance with the provisions thereof.
- 8.2 The rates indicated in the Service Level Request shall be readjusted by the County annually effective the first day of July each year to reflect the reasonable average cost of such service in accordance with the policies and procedures for the determination of such rate as adopted by the County Board of Supervisors and in compliance with Government Code section 54985.
- 8.3 The County shall credit the City with the following revenues paid by City residents toward the amounts owed by the City for services provided under the City's Service Level Request in Attachment A: revenues received from City animal licenses (less applicable license processing fees); revenues from redemption fees (consisting of impound fees, board fees, quarantine fees, and microchipping fees) paid by the City's residents if the animal is redeemed within the first three days of an animal stay each time an animal is admitted to a County shelter; and revenues from administrative citations and civil penalties (less administrative processing costs).
- 8.4 The County shall retain any of the following fees paid by City residents without crediting such fees toward the amounts owed by the City for services provided under the City's Service Level Request in Attachment A: revenues from redemption fees (consisting of impound fees, board fees, quarantine fees, and microchipping fees) paid by City residents for any day after the first three days of an animal stay each time an animal is admitted to a County shelter; adoption fees; spay/neuter fees (and other veterinary fees for services); copying fees; return check charges; euthanasia and disposal fees; pickup and disposal of dead animal fees; cremation fees; owner relinquishment of animal fees; capture and transport fees; license fees for other than dog and cat licenses; permit fees; and inspection fees.

9.0 PAYMENT PROCEDURES

- 9.1 The County shall invoice the City during October for services performed during the period July 1 through September 30; during January for services performed during the period October 1 through December 31; during April for services performed during the period January 1 through March 31; and during July for services performed during the period April 1 through June 30; and the City shall pay the County all undisputed amounts within 30 days after the date of said invoice.
- 9.2 If such payment is not delivered to the County office which is described on said invoice within 60 days after the date of the invoice, the County is entitled to recover interest thereon. For all disputed amounts, the City shall provide County with written notice of the dispute including the invoice date, amount, and reasons for dispute within 30 days after receipt of the invoice. The parties shall memorialize the resolution of the dispute in writing. For any disputed amounts, interest shall accrue if payment is not received within 60 days after the dispute resolution is memorialized.
- 9.3 Interest shall be calculated at the rate of two percent (2%) annually or any portion thereof, calculated from the last day of the month in which the services were performed, or in the case of disputed amounts, calculated from the date the resolution was memorialized.

10.0 RECORD RETENTION

- 10.1 The County shall maintain adequate financial records during the term of this Agreement to document its cost of providing services under this Agreement. The County shall retain financial records for a period of seven years after payment for services under this Agreement and shall make such financial records available for inspection to the City, or the City's designee, upon reasonable notice. The City shall ensure such records are handled in a manner consistent with all applicable privacy laws and all laws related to public records.

11.0 NOTICES

- 11.1 All notices (excluding invoices) required by, or related to, this Agreement shall be in writing and sent by Certified Mail, Return Receipt Requested, postage prepaid and addressed as listed below. Neither party to this Agreement shall refuse to accept such mail; the parties to this Agreement

shall promptly inform the other party of any change of address. All notices required by this Agreement are effective on the date of receipt, unless otherwise indicated herein. The mailing address of each party to the Agreement is as follows:

CITY: City Manager, City of Oxnard
Attn: Alexander Nguyen
300 West Third Street, Fourth Floor
Oxnard, CA 93030

COUNTY Director, Animal Services Division
Attn: Jackie Rose
600 Aviation Drive
Camarillo, California 93010

12.0 SEVERABILITY

12.1 If a court of competent jurisdiction declares any provision of this Agreement, or application thereof to any person or circumstances to be unenforceable or in violation of law, the remaining provisions of this Agreement shall remain in full force and effect, and to that extent the provisions of this Agreement are severable.

13.0 WAIVER

13.1 Waiver of any default or breach of this Agreement shall not be considered a waiver of any subsequent default or breach, nor shall it be considered a modification of the terms of this Agreement.

14.0 ENTIRE AGREEMENT

14.1 This Agreement, including Attachment A hereto and any amendment thereof, constitutes the complete and exclusive statement of the parties which supersedes all previous agreements, written or oral, and all communications between the parties relating to the subject matter hereof. All changes or amendments to this Agreement must be in writing and mutually executed by authorized personnel on behalf of the City and the County.

IN WITNESS WHEREOF, the County and the City enter into this Agreement as of the last date set forth below.

COUNTY OF VENTURA

Dated: 8/29/19By [Signature]
Jackie Rose
Director, Animal Services

CITY OF OXNARD

Dated: _____

By _____
TIMOTHY FLYNN
City of Oxnard, Mayor

ATTEST:

By _____
City Clerk Date

APPROVED AS TO FORM:

By _____
City Attorney Date

ATTACHMENT A TO COUNTY-CITY ANIMAL SERVICES AGREEMENT

COUNTY OF VENTURA

AND

CITY OF

OXNARD

FY 2019-2020 SERVICE LEVEL REQUEST

Part One: Available Services and Applicable Billing Rates and Credits**Shelter Services**

As may be required, the County shall provide shelter services to the City for all those animals originating within the boundaries of the City (whether picked up in the City or dropped off at the County's animal shelter) as a result of: confiscation, requests for euthanasia, owner surrender, owner return, pick-up of stray animals and transfers. For animals originating in the City, the County shall provide the following shelter services: impoundment, boarding, quarantine, veterinary services, euthanasia services, over-the-counter animal license sales, animal adoptions, disposal of dead animals and related administrative services. Impounded animals will be vaccinated and provided necessary care, food and shelter in accordance with the provisions of state law. The animal's picture will be posted on the Animal Services website as soon as practicable to assist the City's residents in reclaiming a missing pet. The County, in its sole and exclusive discretion, shall determine the public and non-public hours of operation and the staffing of the County animal shelters.

The owner or person entitled to the custody of any animal originating within the boundaries of the City and impounded at a County animal shelter can redeem such animal by paying applicable fees according to the Ventura County Animal Services approved schedule of rates and fees accruing up to the time of such redemption.

The City shall be charged for its proportion of the total County shelter service costs incurred during the fiscal year identified above as set forth below. The County shall bill the City on a quarterly basis for shelter services based on a combination of a base charge and a variable charge, as follows:

City of Oxnard

1. The base charge will consist of 70 percent of the actual costs attributable to the City in the prior fiscal year for shelter services (including veterinary and administrative services). The base charge will be billed quarterly to the City at 25 percent per quarter.
2. The variable charge will consist of the product of 30 percent of the average cost per animal multiplied by actual County shelter animal intakes from the City in the quarter. The average cost per animal used to calculate the variable charge shall be determined by dividing the County's total costs for shelter services (including veterinary and administrative services) budgeted in the current fiscal year by the total number of animal intakes during the prior calendar year.
3. Following the end of the fiscal year, the County will prepare a reconciliation comparing (a) County billings to contracting jurisdictions for shelter services during that fiscal year and (b) the lesser of the County's budgeted annual amount for shelter services or the County's actual costs for shelter services during the same period (not including imputed charges incurred for shelter services for the unincorporated areas). The difference will be either credited or charged to each contracting jurisdiction based on that contracting jurisdiction's percentage of County animal shelter intakes for the fiscal year, and will be included on the County's invoice to the contracting jurisdictions for services provided during the fourth quarter.

If any current contracting jurisdiction terminates its contract with the County, the County will make every practicable effort to reduce the County's variable shelter operating costs which are based on the volume of shelter animals served (including, but not limited to, personnel costs), in order to keep total County shelter service costs at the lowest reasonable level.

In the event of an animal intake at a County animal shelter originating from the City due to any police request, pending court case and/or stay that results in a court case that results in a County shelter stay of more than 15 days, the County shall charge the City for shelter services according to the Ventura County Animal Services approved schedule of rates and fees for each day that each such animal receives shelter services.

Should an animal cruelty or neglect investigation regarding an animal originating from the City result in a court case, the City is responsible for reimbursing the County for all resulting costs, including, but not limited to, attorneys' fees and costs incurred by the County, according to the schedule of rates and fees adopted by the County.

Field Services

At the election of the City, the County shall provide the City with the following field services as may be required: responding to calls for service; pick up of dead animals; capture and transportation of animals; license, permit and other inspections; pre-hearing investigation of nuisance complaints; post-nuisance hearing compliance checks; investigation of potential cases of animal abuse and mistreatment; investigation of potential animal nuisances in violation of Ventura County Ordinance Code section 4467 or an equivalent municipal code provision; assistance with animal evacuations due to disaster or emergency; and similar or related field services. The City shall be charged according to the standard hourly rate for field services set forth in the Ventura County Animal Services approved schedule of rates and fees based on actual hours expended, and the City shall identify a not to exceed amount for field services per fiscal year, as well as the average level of service that the City authorizes the County to provide per week. The County shall notify the City in writing on a quarterly basis regarding actual hours expended for field services to the City, to enable the City to make the determination of whether the City wishes to authorize a higher annual not to exceed amount for field services. The County shall be under no obligation to provide the City with any field services in excess of the City's identified not to exceed amount.

In the event the City declines to have the County perform field services, the City shall be responsible for:

- (i) Scanning animals for an existing microchip and making all efforts to reunite a lost animal with its owner based on any microchip information prior to transporting that animal to a County shelter;
- (ii) Making all efforts to use information available from any animal's personal ID tag or a pet license to reunite a lost animal with its owner prior to transporting that animal to a County shelter;
- (iii) Vaccinating an animal with current standard vaccinations provided by Animal Services after an animal has been transported to a County shelter; and
- (iv) Taking a digital photograph of an animal and loading the digital photograph and other pertinent animal information onto the Animal Shelter's computer information system for tracking animals subject to impoundment after an animal has been transported to a County shelter.

Rabies Control

At the election of the City, the County shall provide the City with the following rabies control program as may be required: response and investigation of reported animal bite and intimate contact cases to establish that there is compliance with state mandated quarantine procedures. This includes a follow-up visit to verify the health of the animal after quarantine. Shelter quarantine will be at the discretion of the County.

City of Oxnard

Animal Nuisance Hearings

At the election of the City, the County shall provide the City with the services of one Hearing Officer and one administrative assistant to conduct animal nuisance hearings for (i) animal nuisance complaints (based on violation of Ventura County Ordinance Code section 4467 or its equivalent City municipal code provision) originating within the boundaries of the City and (ii) any alleged violation of existing animal nuisance orders previously issued to an animal owner. The County shall charge the City according to the standard hourly rate (for salary and fringe benefits) of the actual Hearing Officer and administrative assistant providing services based on the actual hours expended per hearing. The County will not conduct animal nuisance hearings for a violation of local leash law absent nuisance based on violation of Ventura County Ordinance Code section 4467 or its equivalent City municipal code provision. Should there be an appeal from the findings and orders of the Hearing Officer after an animal nuisance hearing regarding an animal originating from the City (including, but not limited to, the filing of a petition for writ of mandate under Code of Civil Procedure sections 1085 and/or 1094.5), the City will be responsible for reimbursing the County for all resulting costs, including, but not limited to, attorneys' fees and costs incurred by the County, according to the schedule of rates and fees adopted by the County.

Animal License Processing per License

At the election of the City, the County shall provide the City with animal license processing services at the annual fiscal year cost of \$6.00 per applicable cat or dog license for each animal within the boundaries of the City. The County shall mail license renewal notices to the animal owner of record; and when the renewal and payment are received, the County will process licenses. City residents can use the County's online weblicensing feature at no additional cost to the City. Licenses will be required before the County will release an animal to a resident of the City. The City animal license fees that the County collects (less the County's license processing fee) will be credited to the City quarterly in arrears against the amount that the City owes the County under the parties' animal services agreement.

Administrative Citation Processing

At the election of the City, the County shall provide the City with administrative citation processing services for citations issued to animal owners within the boundaries of the City of Oxnard

City. The citation processing services provided to the City shall be substantially equivalent to any services that the County contracts for with respect to processing of County administrative citations. In the event that the County reaches a determination, in its sole and exclusive discretion, that it no longer desires to provide administrative citation processing services to the City, the County shall provide the City with 60 days' prior written notice before ceasing to provide such services. The County will provide the following administrative citation processing services to the City contingent upon the City's reimbursement of actual County costs incurred (including, but not limited to, actual costs charged by the County's General Services Agency for mailing and processing of citations and the cost of one hour per month for the services of a Supervising Animal Control Officer): generate auto citations in Chameleon software; send files to the General Services Agency for processing; receive and review auto citation files from the General Services Agency to ensure accuracy; send reviewed and completed files to the General Services Agency for processing and mailing to animal owners; receive and store finalized PDF file from the General Services Agency; generate email notification to the City's staff with PDF files for further collection and appeals; receive, through a Supervising Animal Control Officer, communication from City staff regarding citizen appeals when necessary; and receive updates from the City regarding customer data to be updated, with the County updating data in Chameleon software.

The City will be solely responsible for collections once citations are issued to animal owners and for paying for collections, including, but not limited to, costs for contracted collections services. The City will be solely responsible for processing any administrative appeals from citations issued. The County will not be responsible for collections or processing administrative appeals from citations.

License Canvassing

At the election of the City, the County shall provide the City with license canvassing services within the boundaries of the City. The County shall charge the City according to the standard hourly rate set forth in the Ventura County Animal Services approved schedule of rates and fees for license team canvassing based on actual hours expended, and the City shall identify a not to exceed amount for license canvassing per fiscal year. The County shall promptly notify the City in writing when the City reaches 80% of its existing not to exceed amount, to enable the City to make the determination of whether the City wishes to authorize a higher not to exceed amount for license canvassing. The County shall be under no obligation to provide the City with any license canvassing services in excess of the City's identified not to exceed amount.

Part Two: Specific Service Requests and Approvals

The County will provide the City with the services authorized below:

- ☒ Shelter Services. The City authorizes the County to provide shelter services for animals originating within the boundaries of the City during fiscal year 2019-2020 according to the terms and conditions set forth in Part One of this Agreement.

Field Services:

- ☐ The City authorizes the County to provide field services at a not to exceed amount during fiscal year 2019-2020 of _____; with field services of _____ hours per week, to be provided by the County to the City, according to the terms and conditions set forth in Part One. The City hereby agrees to the County's enforcement of the City's municipal code provisions in providing field services.
- ☒ The City authorizes the County to provide field services only for emergency calls (requests for an animal services officer by law enforcement or fire personnel, vicious animal at large threatening the public, wild animal at large in City area, livestock at large and in sight, stray animal bite with the animal at large or confined by a non-owner) at a not to exceed amount of 50 hours for the fiscal year. This level of service is intended to provide emergency response on an as-needed basis from the County on behalf of a City that employs its own field services when requested by the City and the County is able to respond. The City hereby agrees to the County's enforcement of the City's municipal code provisions in providing field services.
- ☐ The City declines to have the County provide field services.

Rabies Control

- ☐ The City authorizes the County to provide rabies control services.
- ☒ The City declines to have the County provide rabies control services.

Animal Nuisance Hearings:

City of Oxnard

- ☐ The City authorizes the County to conduct animal nuisance hearings during fiscal year 2019-2020 according to the terms and conditions set forth in Part One. The City hereby agrees to the County's enforcement of the City's municipal code provisions in conducting animal nuisance hearings, and the City agrees to enact, and maintain in full force and effect, municipal code provisions substantially equivalent to Ventura County Ordinance Code section 4467. The City hereby further agrees that, whether or not set forth in the municipal code provisions, the animal nuisance hearings hereby authorized include hearings on any alleged violation of existing animal nuisance orders previously issued to an animal owner.

The City hereby agrees that this authorization shall not be effective, and the County shall not be obligated to conduct any animal nuisance hearings for the City during the specified fiscal year, if the County checks the box below declining to conduct such hearings. If the County so declines, the City will be responsible for providing a hearing officer to preside over animal nuisance hearings involving alleged nuisance animals residing within the City's jurisdictional limits. In all cases in which the City is responsible for conducting animal nuisance hearings, the County will refer animal nuisance cases after investigation to the City for selection of a hearing officer and noticing of the hearing. A knowledgeable animal control officer familiar with the animal nuisance investigation, if requested by the City, required by the hearing officer, or subpoenaed by any party, will attend the animal nuisance hearing and be available to answer questions posed by the hearing officer, complainant and animal owner. The City will reimburse the County for the attendance of any animal control officer at the animal nuisance hearing pursuant to the hourly rate approved by the County Board of Supervisors.

- ☒ The City declines to have the County conduct animal nuisance hearings.
- ☐ The County declines to conduct animal nuisance hearings for the City during the fiscal year specified above.

Animal License Processing:

- ☒ The City authorizes the County to provide animal license processing services for the City during fiscal year 2019-2020 according to the terms and conditions set forth in Part One.
- ☒ The City has adopted the license fees set forth in the Ventura County Animal Services approved schedule of rates and fees.

- ☐ The City has adopted the following license fees that differ from the license fees set forth in the Ventura County Animal Services approved schedule of rates and fees:

Specify:

Current City license fees were adopted by the City on _____, 20____.

- ☐ The City declines to have the County provide animal license processing.

Administrative Citation Processing:

- ☐ The City authorizes the County to provide administrative citation processing services for the City during fiscal year 2019-2020 according to the terms and conditions set forth in Part One.
- ☒ The City declines to have the County provide administrative citation processing services.

License Canvassing:

- ☐ The City authorizes the County to provide license canvassing services within the boundaries of the City at a not to exceed amount during fiscal year 2019-2020 of _____
- ☒ The City declines to have the County provide license canvassing services.

CITY OF OXNARD

COUNTY OF VENTURA

Signature: _____

Date: _____

Signature: *Jackie Rose*

Jackie Rose, Director of Animal Services

Date: *5/24/19*

Oxnard City Council Meeting

July 16, 2019

Animal Safety Unit Yearly Report and FY 19-20 County of Ventura Public Health Animal Shelter Services Agreement

**Eric Sonstegard, Assistant Police Chief
Denise Shadinger, Commander
Tim Kelley, Sergeant**



Presentation Objectives

Provide an overview of the Animal Safety Unit, including:

- Services provided to the community
- Animal Services Agreement costs and fees

Recommend the Public Safety Committee recommend that City Council approve and authorize the mayor to:

- Sign a one year agreement for FY 19-20 with the County of Ventura Public Health Agency for animal safety services.



Animal Safety Unit

Purpose

Provide State mandated and City services relating to animal safety and animal protection.

To promote and protect public safety through education and animal law enforcement



State Mandated Services

Include:

- Rabies control
 - Animal licensing
 - Require rabies vaccination of licensed animals
 - Seize and impound reported stray animals
 - Investigate animal bite incidents
 - Quarantine animal(s) involved in bite incidents
- Animal shelter services
 - done through agreement with Ventura County Animal Services (VCAS)



City Services

These services, while not State mandated, promote quality of life in the community:

- Emergency treatment for injured animals
- Active patrol for leash law violations and strays
- Cruelty investigations
- Responding to nuisance complaints (barking dogs)
- Promoting responsible animal ownership
- Public information and education
- Dead animal retrieval



Animal Safety Unit Staff

One (1) Senior Animal Safety Officer (Vacant)
One (1) Animal Safety Officer

For a majority of the 18/19 fiscal year, ASU has been staffed with only one Animal Safety Officer. The staffing vacancies were due to the Sr. Animal Safety Officer and a second Animal Safety Officer accepting positions in other City Departments. This greatly impacted the service ASU was able to provide to the community.



Animal Safety Unit Measurable Activity

In 2018, the Animal Safety Unit:

- Handled 3,745 calls for service
- Took in \$480,375 in licensing revenue
 - Licensed 15,643 dogs
 - Licensed 1,720 cats
- Impounded over 3,000 stray dogs and cats
(does not include owner surrender to the shelter)



Increasing Shelter Costs

FY 16-17	\$1,689,554	
FY 17-18	\$1,854,979	+9.8%
FY 18-19	\$1,948,039	+5%
FY 19-20	\$2,113,884	+8.5%

The costs reflect a percentage of the VCAS FY Budget. The percentage is based on the prior calendar year's animal intake.

- FY 19-20 VCAS budget is \$5,820,893.
- 2018 animal intake percentage was 36.1%
- Increase of 1.8% in animal intake from 2017

FY 2019-20 VCAS Agreement

Shelter Services

- Provided to animals originating from confiscation, requests for euthanasia, owner surrender, pick-up of stray animals and animals returned to owner
- Includes impoundment, boarding, quarantine, veterinary services, euthanasia, animal adoptions, disposal of dead animals, vaccinations, care, food, and shelter in accordance with state law.
- Posting of impounded animals to VCAS website to assist owners in reclaiming their animals



FY 2019-20 VCAS Agreement

Provide License Services

- City animal licenses will transfer over to VCAS
- VCAS will process all animal licenses
- VCAS will send renewal notices to animal owners
- Animal owners will have access to renew animal licenses online
- Licenses fees (minus \$6/license processing fee) will be credited to the amount the City owes each quarter.



FY 2019-20 VCAS Agreement

- Provide Shelter Services
 - Projected Animal Shelter Costs
 - \$2,113,884
- Provide Animal License Services
 - Projected Animal Licensing Revenue
 - \$780,000



“Protecting our Community with Exceptional Service”

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.12.**

DATE: July 16, 2019

TO: City Council

FROM: Rosemarie Gaglione, Public Works Director, (805) 385-8055, rosemarie.gaglione@oxnard.org

SUBJECT: Grant Resolutions for the Tšumaš Creek Trail Project.

RECOMMENDATION

That City Council adopt resolutions authorizing the City Manager to submit a grant application and execute grant agreement (if awarded) for the Tšumaš Creek Trail Project, and authorizing the Finance Director to submit financial reports and claims, and approve special budget appropriations for the use of the grant funds. Staff anticipate the project cost not to exceed \$4 Million. There is no City funding or match required for the proposed project.

BACKGROUND

California voters passed the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68) on June 5, 2018. Proposition 68 authorized the Legislature to appropriate \$27.7 million to the California Natural Resources Agency for competitive grants that provide non-motorized infrastructure developments and enhancements that promote new or alternate access to parks, waterways, outdoor recreational pursuits, and forested or other natural environments. The programs encourage health-related active transportation and opportunities for Californians to reconnect with nature. This resulted in the Trails and Greenways Grant Program.

City staff has reviewed the grant guidelines, and determined that the grant opportunity fits well with the Tšumaš Creek Linear Park Construction project that is identified in the City's Capital Improvement Program. The Ventura County Watershed Protection District (VCWPD) is responsible for the drainage portion of the project, and the City is responsible for the park corridor component.

DISCUSSION

The proposed project will implement the first segment of the Tšumaš Creek trail and linear park, above the flood protection project that is being implemented by the Ventura County Watershed Protection District. The project will start 650 feet upstream of Hueneme Road, and continue downstream to Hueneme Road.

The existing channel currently divides two directions of J Street between Pleasant Valley Road and Hueneme Road. The channel physically divides a disadvantaged community, and creates an inhospitable environment for bicyclists and pedestrians. The project will provide complete streets improvements to J Street, including pedestrian crossings and traffic calming to facilitate pedestrian and bicyclist traffic. The project also provides stormwater benefits by integrating water quality swales on either side of the channel to capture street runoff. The project will integrate native and drought-tolerant landscaping, and provide a Class I bike route that may help reduce vehicle miles driven locally while serving as a gateway to the coast for residents of the disadvantaged community. Educational signs along the park trail would include information about water conservation, native habitats, water pollution, and climate change.

The greenway trail will provide a safe, off-street passage for use by bicyclists and pedestrians to the wetlands at Ormond Beach. The project will improve the active transportation connectivity of the adjacent disadvantaged community and the proposed trail will provide bicycle and pedestrian commuters with a buffer from transportation pollution. The greenway will also provide green open space in an area identified as park deficient. A greenway over the drain will remedy the inequitable distribution of environmental burden (i.e., the flood control facilities) and provide community access to public goods (i.e. bicycle trail, recreation open space) to ensure that environmental justice is achieved (California Government Code 65040.12(e)).

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

FINANCIAL IMPACT

There is no City match required for this grant, due to the fact that the project serves a disadvantaged community. Maintenance funding would need to be considered in Fiscal Year 2021/2022 after construction is finalized, if the grant is awarded.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Eric Humel, Grants Specialist

ATTACHMENTS

1. Resolution_City Version
2. Resolution_Grantor Version

CITY COUNCIL OF THE CITY OF OXNARD
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
APPROVING THE SUBMITTAL OF A GRANT APPLICATION FOR
TRAILS AND GREENWAYS GRANT PROGRAM FUNDS

WHEREAS, City Council Resolution No.12,053 sets out the procedure by which City staff may submit grant applications, following approval by resolution of the City Council; and

WHEREAS, the Public Works Department has requested that City Council approve the submittal of an application to the California Natural Resources Agency for an amount not to exceed \$4,000,000 in Trails and Greenways Grant Program funds to be used to design and construct the first phase of the Tšumaš Creek Trail Project.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve the submittal of a grant application by the City Manager to the California Natural Resources Agency for the purpose of obtaining grant funding for the Tšumaš Creek Trail Project. The City Council further resolves that the City Manager or designee is authorized to execute grant agreements; the Finance Director or designee is authorized to submit financial reports and grant claims and approve special budget appropriations for the use of grant funds; and the Director of Public Works or his or her designee is authorized to submit non-financial reports.

PASSED AND ADOPTED THIS _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Flynn, Mayor

ATTEST:

APPROVED AS TO FORM:

Michelle Ascencion, City Clerk

Stephen M. Fischer, City Attorney

Resolution No: _____
 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNAD
 APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE
 TRAILS AND GREENWAYS GRANT PROGRAM

WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard:

1. Approves the filing of an application for the Tšumaš Creek Trail Project and
2. Certifies that Applicant understands the assurances and certification in the application; and
3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the project(s) consistent with the land tenure requirements; or will secure the resources to do so; and
4. Certifies that it will comply with all provisions of Section 1771.5 of the California Labor Code; and
5. If applicable, certifies that the project will comply with any laws and regulations including, but not limited to, the *California Environmental Quality Act* (CEQA), legal requirements for building codes, health and safety codes, and disabled access laws, and that prior to commencement of construction all applicable permits will have been obtained; and
6. Certifies that Applicant will work towards the State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1; and
7. Appoints the City Manager, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

Approved and adopted the _____ day of _____ 2019. I, the undersigned, hereby certify that the foregoing Resolution Number _____ was duly adopted by the City Council of the City of Oxnard.

Following Roll Call Vote:

Ayes:

Nos:

Absent:

Tim Flynn, Mayor

Michelle Ascencion, City Clerk

Stephen M. Fischer, City Attorney

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.13.**

DATE: July 16, 2019

TO: City Council

FROM: Rosemarie Gaglione, Public Works Director, (805) 385-8055, rosemarie.gaglione@oxnard.org

SUBJECT: Utility Rates Assistance Program (“Project Assist”).

RECOMMENDATION

That the City Council:

1. Adopt a resolution repealing Resolution 15,008 for the Rate Assistance Program (Project Assist) for year three to increase the monthly relief rate from \$10 to \$15;
 2. Authorize staff to direct up to \$145,000 annually from penalty fees charged to current customers who pay their bills late to fund the Utilities Rate Assistance Program; and
 3. Receive an update on the second year of “Project Assist” that began July 1, 2018.
- (Public Works and Transportation Committee approved 3-0, however Councilmember Perello did not support the amount of the contribution increase.)

BACKGROUND

Unlike utilities regulated by the California Public Utilities Commission (CPUC), cities, including Oxnard, are prohibited by state law (Propositions 218 & 26) from funding their financial relief programs with charges to their customers. Cities must fund assistance programs with discretionary funds, voter-approved special taxes, or donations from citizens and businesses. The proposed utility rates assistance program will help the low-income members of the Oxnard community.

The City of Camarillo provides qualifying low-income senior customers with a discount off its wastewater charges and waives the variable portion of the water charges, as long as water usage does not exceed 10,000 cubic feet (HCF) per month. This program is funded by a voter-approved special assessment that received approval in 1997. Currently, only 25 individuals are enrolled in Camarillo’s rate assistance program. The City of Port Hueneme provides qualifying low-income customers with a 7.5% discount on its water, wastewater & solid waste charges called the CityCARE Program. Port Hueneme uses its general fund to run the city’s rates assistance program.

The City of Ventura authorizes staff to direct \$50,000 annually from penalty fees to fund the Water Customer Assistance Program for utility bills to assist residential customers. Currently, Ventura has 525 participants in the program. Each program participant is provided assistance in the amount of approximately \$100 per year.

Proposition 218 requires the expenses funded by rate revenue to be part of the cost of service. This limits public utilities from funding Utility Ratepayers’ Assistance Programs. There are several possible sources of funds and revenue available for utilities to support their Utility Ratepayers’ Assistance Programs. The following options include:

- Give customers and employees an opportunity to make voluntary contributions (e.g., the popular “round up” bill option). While this is a preferred method to solicit donations, the City’s current billing system does not allow for customers to be able to “round up” their bills and be directed to a special account for this assistance program.

- Seek donations from outside partners, including charities and other assistance programs and agencies.
- Allocate a portion of the general fund revenues toward the program.
- Other innovative revenue streams (e.g., some utilities have generated revenue by allowing ads and antennas on utility structures).

The following avenues to fund and operate an assistance program for low-income customers were also explored and evaluated:

1. Community Development Block Grant (CDBG) funds could possibly fund the program, if appropriate grant funding was available and the lengthy application process was achievable.
2. Institute a donation/round up program on water bills, similar to those used by some major utility companies. The City's utility billing system currently does not have the capability to use a donation format on the bills. However, the implementation of this kind of donation billing program could occur if the City were to purchase an upgrade to the current billing system.

Other options explored have considerable challenges, namely the possibility of unstable and fluctuating funding levels/sources as well as implementation and management burdens. The proposed program provides the most expedient and sustainable approach. Over the last six fiscal years the City has collected penalty fees on a monthly average of approximately of \$69,679 or \$834,766 annually. Annually, staff can report to the City Council the annual utility penalty fees received and recommend an amount to fund "Project Assist."

In January 2016, the City Council approved City staff to develop an implementation plan for a ratepayers' assistance program. The Program was implemented to assist eligible ratepayers in the form of financial assistance to be applied directly to the ratepayers' monthly bills. With the goal of helping customers that need assistance to pay their utility bills, without significantly impacting the City's revenues, a number of options for eligibility and dollar amounts were researched by staff.

On April 25, 2017, staff recommended and received City Council approval that a total of \$100,000 from customer late payment penalties be directed to fund the first year of a Utilities Rates Assistance Program, effective July 1, 2017. It was proposed that eligibility requirements be offered on a first-come, first-served basis up to the cap of \$100,000. In order to provide assistance to as many low-income customers as possible, staff recommended the monthly assistance amount be \$10.00 of the total monthly service charge each billing period for customers during the first year. Using this methodology within the limits of the \$100,000 program cap, it had been estimated that approximately 833 customers could receive assistance with paying their utility bill for a full 12 month fiscal year period.

Project Assist accepted and assisted 392 Oxnard residents in the first ten months of sign-up opportunities starting in June 2017 through April 2018. This was 44% of the capacity that could be funded for a full 12 month cycle. Sign-up sessions had been held at the main and south Oxnard Libraries, weekdays and weekends, and staff one to one sign-ups, e-mail or regular mail options of the required application documents. Some of the first year staff implementation plans that have worked well are accepting only completed applications where the participant knows their acceptance status in real time, delivering exceptional customer service by setting aside monthly sessions focusing solely on Project Assist service, and the collaboration between the Public Works Department and City Treasurer's/Utility Billing Office to take the accepted participants from a notification letter to the reality of seeing a \$10 reduction on their Utility Bill.

On July 10, 2018, staff recommended and received City Council approval that a total of \$100,000 from customer late payment penalties be directed to fund the second year of a Utilities Rates Assistance Program. It was proposed eligibility requirements be remained on a first-come, first-served basis up to the cap of \$100,000. Upon the effective date of this resolution, Resolution No. 15,008 is hereby repealed.

DISCUSSION

In the current fiscal year 2018-2019 (Year 2), Project Assist has accepted 548 Oxnard residents during the first ten months of sign-up opportunities starting in July 2018 through April 2019. Program participation has increased 28% following utility bill inserts promoting the program, increasing the number of sign-up sessions, and word of mouth. Project Assist participant demographics are diverse, range from age 18 to 101, and often receive staff advisement adding or deleting names on the city utility bill to maintain eligibility at the Service Center. The application process will remain annual. If residents participated in the program the second year and remain eligible, then they are still required to fill out an application for the third year of eligibility.

If the \$145,000 threshold is met in year three by participating low-income customers, the program will close and a waiting list will be established. However, a \$145,000 allocation for “year three” would allow for 805 Oxnard residents (a 32% growth rate) receiving a discount the full 12 months of the fiscal year. Over a 12 month period, this would increase the participant’s utility bill incentive savings an additional 50%. In implementing the program for two years, staff has also noted new participants signing up throughout the fiscal year spurred by running multiple utility bill program inserts, press release or sign-up session outreach through the weekly City Neighborhood Council Packet.

Project Assist participants would continue to follow a verification process of eligibility requirements. Customers would have to re-submit eligibility annually or when requested by staff and meet all of the criteria. Staff projects a small loss of the 548 accepted participants from year two would no longer qualify in the program’s year three. The monthly sign-up sessions, administered by staff, are a critical element to the program’s customer service due to the reality that the participants often do not have access or the comfort level to use computers or require staff assistance to explain, read or clarify eligibility and required items.

Staff informs potential eligible participants using the following outreach avenues:

- City of Oxnard Facebook page & Twitter
- CityWatch TV
- Community Special Events
- City of Oxnard website – monthly bilingual flyer sign-up opportunities promoted
- Bilingual utility bill messages (over 35,000 accounts)
- Staff presentations at Neighborhood Council meetings, service clubs and community organizations
- Media outreach and internal City outreach at the Treasurer’s Utility Billing Center, City Manager’s Office, Public Works Administration, and libraries.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

FINANCIAL IMPACT

The annual cost of implementing the Utility Rates Assistance Program (“Project Assist”) is estimated at \$145,000 annually from the utility penalty accounts for Water, Wastewater and Environmental Resources, and additional staff resources to implement and operate the program. This is approximately 17% of the annual utility penalty fee average. This program does not affect utility rates charged to customers.

COMMITTEE OUTCOME

This item was approved 3-0 on June 25, 2019 at the Public Works and Transportation Committee. However, Council Member Perello did not support the amount of the contribution increase.

Prepared by: Jay Duncan, Public Works Call Center Manager

ATTACHMENTS

1. Resolution & Exhibit A - Ratepayers Assistance Program
2. Resolution 15,008

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OXNARD ADOPTING A RATEPAYERS ASSISTANCE PROGRAM
FOR FISCAL YEAR 2019-2020

WHEREAS, the City of Oxnard provides water, wastewater, and solid waste services to residents and businesses within the community; and

WHEREAS, clean water and good sanitation are essential to public health and safety and improve the quality of life of residents; and

WHEREAS, the City desires to assist eligible low-income utility customers with financial assistance to help pay their monthly utility bills; and

WHEREAS, ratepayers must meet the certain eligibility criteria to receive the financial assistance from the City; and

WHEREAS, the City may fund a ratepayers assistance program using late fee payments; and

WHEREAS, the City Council adopted a ratepayers assistance program in 2017 and now desires to increase the level of assistance available to eligible ratepayers for Fiscal Year 2019-2020.

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

1. The foregoing recitals are true and correct.
2. Adoption of Program. The Ratepayers Assistance Program (Program) that is further explained in Exhibit A, which is attached hereto and incorporated herein by this reference, is hereby adopted. The City Manager is authorized to take all administrative actions necessary to implement the Program and to make non-substantive modifications that may be necessary for the Program's operation.
3. If any section, sentence, clause or phrase of this Resolution or exhibit thereto is determined to be invalid, illegal or unconstitutional by a decision or order of any court or agency of competent jurisdiction, then such decision or order will not affect the validity and enforceability of the remaining portions of this Resolution. The City Council declares that it would have adopted the Resolution, and each exhibit, section, sentence, clause or phrase thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

4. CEQA. According to Section 15378 of Title 14 of the California Code of Regulations, the California Environmental Quality Act (CEQA) defines a “project” as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The term does not apply to general policy and procedure making that does not have the potential for resulting in a direct, or a reasonably foreseeable indirect, physical change in the environment. The Program is a policy and procedure making that does not have the potential for resulting in a direct, or a reasonably foreseeable indirect, physical change in the environment as it does not build, install, demolish or otherwise affect land use. Since this is not considered a “project” under CEQA, no further environmental review is required.

5. Upon the effective date of this resolution, Resolution No. 15,008 is hereby repealed.

PASSED AND ADOPTED THIS _____ day of _____, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Michelle Ascencion, City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney

Exhibit A**Ratepayers Assistance Program (Program)**

1. Program Description. The City shall provide the Ratepayers Assistance Program (Program) to eligible ratepayers in the form of financial assistance to be applied directly to the ratepayers' monthly bill.

The proposed financial assistance amount is subject only to the restrictions of adequate Program funding.

Funding. Approve a Rates Assistance Program for Utility Bills to assist Oxnard residents and authorize staff to grant financial relief equal to \$15.00 of the monthly City of Oxnard utility bill charge for customers meeting the eligibility requirements described herein effective July 1, 2019; Authorize staff to direct \$145,000 annually from penalty fees to fund the Utilities Rate Assistance Program for Utility Bills fiscal year 2019-2020 (July 1, 2019 – June 30, 2020) to assist residential customers.

3. Notices. Community outreach efforts will be used to notify the public about the Program and the positive impact it will have on the community by helping to ensure the eligible ratepayers have access to this vital resource.

4. Application. Eligible ratepayers wishing to participate in the Program complete a written application and declaration of eligibility. Based on this application, City staff will determine whether the ratepayer is eligible to participate in the Program.

5. Eligibility. Funds shall only be applied to utility accounts with the City on behalf of ratepayers who meet all the following criteria:

TWO WAYS TO QUALIFY

1. If a person in the household receives benefits from any of these programs:

- Medi-Cal / Medicaid
- Medi-Cal for Families A & B
- Women, Infants and Children (WIC)
- CalWORKs (TANF)¹ or Tribal TANF
- Head Start Income Eligible - Tribal Only
- Bureau of Indian Affairs General Assistance
- CalFresh (Food Stamps)
- National School Lunch Program (NSLP)
- Low Income Home Energy Assistance Program (LIHEAP)
- Supplemental Security Income (SSI)
- Includes Welfare-to-Work
- Southern California Edison CARE Program
- Southern California Gas Company CARE Program

2. Total income for all persons in your household meets the following income guidelines:

1-2	\$32,040
3	\$40,320
4	\$48,600
5	\$56,880
6	\$65,160
7	\$73,460
8	\$81,780

*Includes current household income from all sources before deductions.

Total household income is all revenues, from all household members, from whatever sources derived, including but not limited to: wages, salaries, interest, dividends, spousal and child support payments, public assistance payments, Social Security and pensions, rental income, income from self-employment and all employment-related non-cash income.

If you are recently unemployed, your household income will be calculated from the date of your unemployment. All other provisions on determining income, described above, still apply.

Eligibility Factors in the CARE (California Alternative Rates for Energy) Program with Southern California Edison or Southern California Gas

- The utility bill must be in your name and the address must be your primary address.
- You must not be claimed as a dependent on another person's income tax return other than your spouse.
- You must recertify your application when requested.
- You must notify the City of Oxnard within 30 days if you no longer qualify.
- You will be asked to verify your eligibility for the Southern California Edison or Southern California Gas Company CARE Program.

Verification of eligibility can be any of the following forms of documentation:

- a. Proof of Residency: rental or lease agreements; mortgage statements; property tax bills.
- b. Proof of Age and Identification: California driver's license, passport or other government-issued identification.
- c. Proof of Income and Head of Household Status: Federal income tax returns.
- d. Proof of Accountholder Status and Usage: Most recent utility bill.

- e. Must reside in the applicable single-family residential structure, or a condominium or townhome unit and be the residential utility account holder of record for utility services at the date of application or the designated head of household of the applicable residential location;
6. Verification. City staff may verify Program eligibility through the following forms of documentation:
- a. Proof of Residency: California driver's license or other government issued identification; lease agreements; mortgage statements; rent/mortgage receipt; home owner's insurance; property tax bill; employment records; utility bill.
 - b. California driver's license, passport or other government-issued identification.
 - c. Proof of Income and Head of Household Status: Federal income tax returns.
 - d. Proof of Accountholder Status and Usage: Most recent utility bill.
7. Only one discount shall be applied per household.
8. First-come, first-served. The City will apply existing funding for this Program on a first-come, first-served basis. The City cannot guarantee that at any time there will be adequate funds for all eligible applicants.
9. Annual Review. The Program and all applications shall be reviewed on an annual basis for continued funding resources and each ratepayer's eligibility standards.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 15,008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
ADOPTING A UTILITY RATE ASSISTANCE PROGRAM

WHEREAS, the City of Oxnard provides water, wastewater, and solid waste services to residents and businesses within the community; and

WHEREAS, clean water and good sanitation are essential to public health and safety and improve the quality of life of residents; and

WHEREAS, ratepayers must meet the certain eligibility criteria to receive the financial assistance from the City; and

WHEREAS, the City may fund a rate assistance program using discretionary funds, voter-approved special taxes, donations from citizens and businesses, grant funding or interest revenue from the City's general fund; and

WHEREAS, the City Council desires to adopt a utility rate assistance program.

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

1. The foregoing recitals are true and correct.
2. Adoption of Program. The Utility Rate Assistance Program (Program) that is further explained in Exhibit A, which is attached hereto and incorporated herein by this reference, is hereby adopted. The City Manager is authorized to take all administrative actions necessary to implement the Program and to make non-substantive modifications that may be necessary for the Program's operation.
3. If any section, sentence, clause or phrase of this Resolution or exhibit thereto is determined to be invalid, illegal or unconstitutional by a decision or order of any court or agency of competent jurisdiction, then such decision or order will not affect the validity and enforceability of the remaining portions of this Resolution. The City Council declares that it would have adopted the Resolution, and each exhibit, section, sentence, clause or phrase thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

4. CEQA. According to Section 15378 of Title 14 of the California Code of Regulations, the California Environmental Quality Act (CEQA) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The term does not apply to general policy and procedure making that does not have the potential for resulting in a direct, or a reasonably foreseeable indirect, physical change in the environment. The Program is a policy and procedure making that does not have the potential for resulting in a direct, or a reasonably foreseeable indirect, physical change in the environment as it does not build, install, demolish or otherwise affect land use. Since this is not considered a "project" under CEQA, no further environmental review is required.

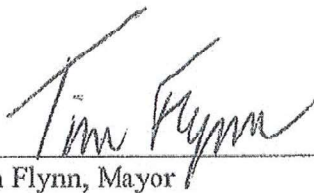
PASSED AND ADOPTED THIS 25th day of April, 2017, by the following vote:

AYES: Councilmembers Flynn, Ramirez, MacDonald, Perello and Madrigal.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Tim Flynn, Mayor

ATTEST:



Michelle Ascencion, City Clerk

APPROVED AS TO FORM:



Stephen M. Fischer, City Attorney

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**CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. K.14.**

DATE: July 16, 2019

TO: City Council

FROM: Rosemarie Gaglione, Public Works Director, (805) 385-8055, rosemarie.gaglione@oxnard.org

SUBJECT: Approve Budget Appropriation for Special Districts Division.

RECOMMENDATION

That the City Council approve and authorize a budget appropriation to Westport CFD 2 Special Project (Fund 175-1606-805-8229) in the amount of \$169,900 for additional amenity improvement projects from Westport CFD 2 Fund Balance. (Public Works and Transportation Committee approved 3-0)

BACKGROUND

The Special Districts Division of the Public Works Department manages landscape maintenance districts (LMDs), community facilities districts (CFDs) and waterways districts within the City of Oxnard. Within each district, there are designated services that are covered by the special assessments levied on property owners. The parcels located in these assessment districts are assessed on their annual property tax bill as a separate line item and the City is responsible for administering those funds. The funds cover a variety of authorized services.

In October 2000, Westport CFD 2 was created for the on-going maintenance of the waterways development located off of Wooley Road between Tradewinds Drive and Chesapeake Drive. Included in the authorized charges for the district are those for utilities including water, electricity and wastewater.

DISCUSSION

In August 2018, Special Districts' staff discovered that multiple utility meters located in Seabridge CFD 4 and Riverpark CFD 5 had been incorrectly charged or billed to Westport CFD 2. With the assistance of utility billing, Special Districts' staff obtained 5 years of water utility billing records from Fiscal Year 2014 – 2018. It was discovered that there was an account coding error made by staff at the time these meters were submitted to the Utility Billing Department. After the discovery of the incorrect charges to Westport CFD 2, the City Attorney's office was consulted during the review and requested to transfer these funds. Staff contacted both the Homeowner's Association Board of Directors and Neighborhood Council regarding the amounts that would be transferred from the Seabridge CFD 4 and Riverpark CFD 5 sinking funds to reimburse Westport CFD 2 for the incorrect billing. Each group approved the amount that would be transferred to cover these costs.

Below is a detail of the utility charges per meter by Fiscal Year:

FY 2014 – 2019 Incorrect Utility Charges Billed to Westport CFD 2 (Fund 175)

Special District	CFD 5 Riverpark (Fund 174)
Meter Address	690 Town Center Drive

Meter Number	270649
FY 2014	\$13,889.21
FY 2015	\$8,614.23
FY 2016	\$7,104.96
FY 2017	\$12,582.27
FY2018	\$18,506.92
Grand Total	\$60,697.59

Special District		CFD 4 Seabridge (Fund 173)			
Meter Address	4002 Caribbean St	4121 Adriatic St	1402 Seabridge Ln	4201 Carribean Ln	1596 Seabridge Ln
Meter Number	263514	264729	264963	265387	26662
FY 2014	\$5,699.73	\$2,181.06	\$6,944.07	\$4,780.06	\$693.60
FY 2015	\$5,260.11	\$1,789.36	\$5,951.95	\$5,632.45	\$708.09
FY 2016	\$5,458.66	\$2,460.95	\$5,944.68	\$5,106.41	\$759.00
FY 2017	\$6,062.29	\$1,844.04	\$4,656.96	\$4,707.46	\$869.48
FY 2018	\$9,611.61	\$2,618.73	\$10,525.40	\$7,968.73	\$967.36
Grand Total	\$109,202.24				

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the four strategic plans adopted by City Council on May 17, 2016.

FINANCIAL IMPACT

There is no financial impact to the General Fund for this item. Due to incorrect billing, Westport CFD 2 will receive reimbursement of \$169,900 from Seabridge CFD 4 (Fund 173) in the amount of \$109,202.24 and Riverpark CFD 5 (Fund 174) in the amount of \$60,697.59 in FY 2018-19. With the reimbursement processed, staff is recommending an appropriation in the amount of \$169,900 to Westport CFD#2 professional services special project (175-1606-805-8229) in FY2019-20.

COMMITTEE OUTCOME

The Public Works and Transportation Committee approved 3-0 on June 25, 2019 to approve the staff recommendation and to forward the item for Council approval.

Prepared by: Jeri Cooper, Interim Special Districts Manager

ATTACHMENTS

1. Special Districts Budget Appropriation
2. Map of Meter Locations

REQUEST FOR BUDGET APPROPRIATION

Department: PW /Special Districts
Project/Program
Manager: Jeri Cooper

Date: July 16, 2019
Phone: 805-200-5334

Reason for Appropriation:

Appropriate funds from Westport CFD 2 sinking fund for use towards additional ammenity improvement projects in the district. Funds are equal to the amount transferred from Seabridge CFD 4 and Riverpark CFD 5 for the incorrect utility charges.

Accounts and Descriptions**AMOUNT**

Fund: 175 WESTPORT CFD 2

Expenditures/Transfers Out**Special District (1606)**

175-1606-805-8229	Contracts & Services/Professional Services-Special Projects	<u>169,900</u>
	Sub-total Revenues	<u>169,900</u>

Net Change to Fund Balance	<u>169,900</u>
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Net Appropriation Change	<u>169,900</u>
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Approvals

Department Director _____

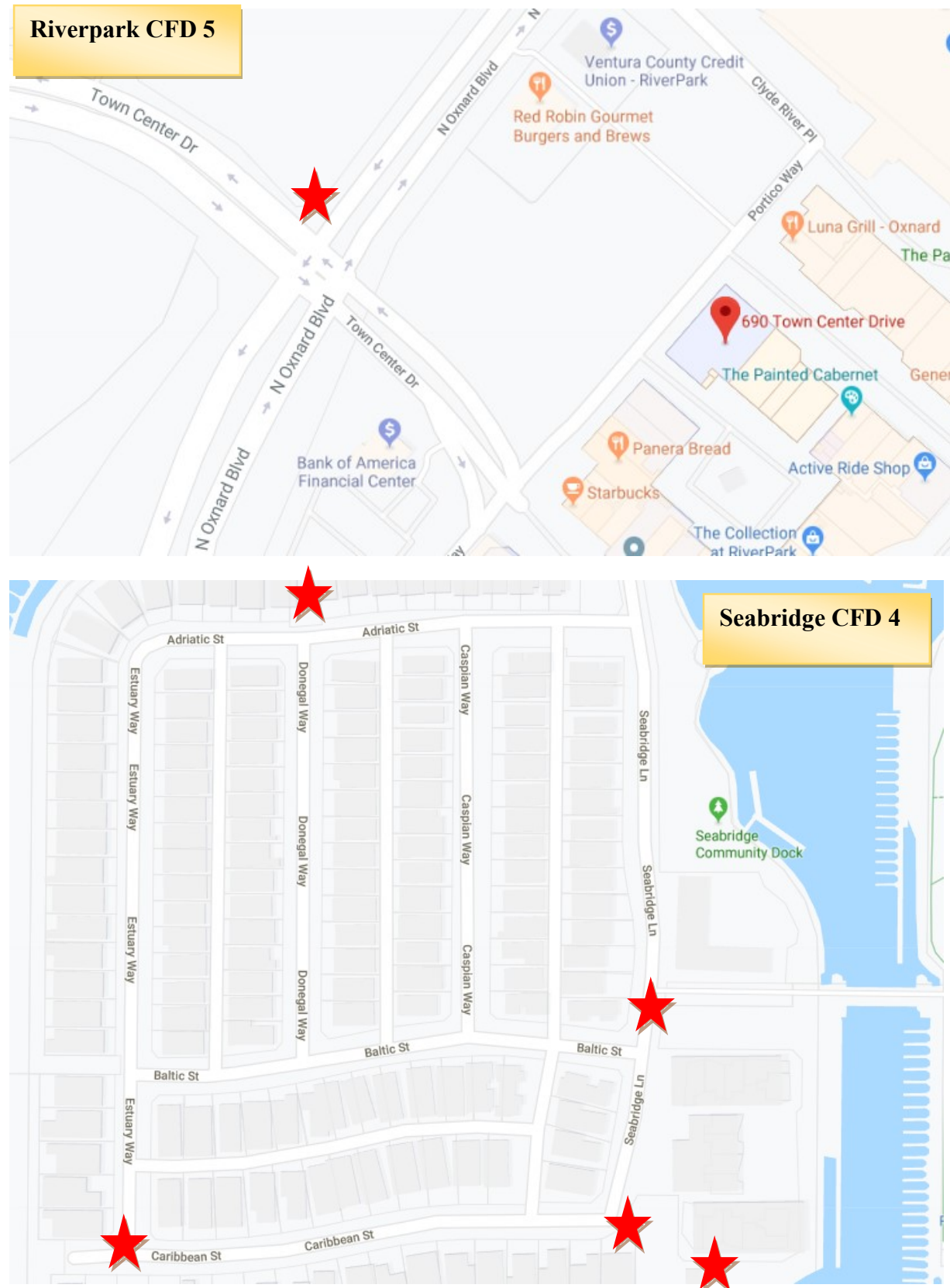
Chief Financial Officer _____

City Manager _____

Approval of a Budget Appropriation for Incorrect Utility Charges

July 16, 2019

Page 4

MAP OF WATER METER LOCATIONS



CITY COUNCIL AGENDA REPORT
PUBLIC HEARINGS
AGENDA ITEM NO. L.1.

DATE: July 16, 2019

TO: City Council

FROM: Jeffrey Lambert, Community Development Director, (805) 385-7882, jeffrey.lambert@oxnard.org

SUBJECT: Public Hearing on Renewal of the Oxnard Downtown Management District and Levy of Assessments. (10/10/10)

RECOMMENDATION

That City Council:

1. Conduct a public hearing concerning the renewal of the Oxnard Downtown Management District ("District") Property-Based Business Improvement District ("PBID") and tabulate the ballots for and against its establishment; and
2. If a weighted majority of the ballots are in support of the renewal of the District, adopt a resolution renewing the District and levying assessments in the District for fiscal year 2019-2020 to fiscal year 2024-2025.

BACKGROUND

Since the Fall of 2018, a Property-Based Business Improvement District ("PBID") Renewal Committee consisting of Downtown property and business owners has been meeting to formulate the details and strategy for the renewal of the PBID. The PBID boundary includes approximately a 36-block area bounded roughly by Second Street on the north, the railroad tracks/Oxnard Boulevard on the east, 8th Street on the south, and C Street/D Street on the west. The Committee determined that the PBID renewal period would be a five-year period (10 years maximum are currently permitted by State Law for renewals) and that a 2019 annual budget of approximately \$502,357 be established to be used to continue to provide enhanced maintenance, enhanced security, business development, beautification and related management services. Assessment for the remaining four years may be increased by an amount not to exceed two percent (2%) per year. An annual report is required from the ODMD.

On May 21, 2019, the City Council adopted a Resolution of Intent (Resolution No. 15,223) to renew the District and levy and collect assessments therein, and to hold a public hearing on July 16, 2019. The resolution was adopted pursuant to the requirements of Section 36600 et. seq. of the California Streets and Highways code, also known as the Property and Business Improvement District Law of 1994. Also pursuant to PBID law, a ballot and informational packet for the renewal of the District was mailed to the property owners within the proposed District boundaries. At the July 16, 2019 public hearing, the City Council will receive public testimony on the renewal of the District and the proposed assessments. The City Clerk will open and count the ballots received at the conclusion of the Public Hearing. In order for the district to be renewed, a weighted majority of ballots received must be in favor of the District renewal.

Assuming that a weighted majority of the vote supports the renewal, the City Council may renew the District by adopting a resolution. PBID assessments are collected by the County with the property tax billing. The first assessment installment of the renewal period will be due to the County by December 10, 2019 and the second by April 10, 2020. The assessments collected by the County will be transferred back to the City in January and May 2020 for remittance to Oxnard Downtown Management District, Inc. ("ODMD") to carry out the PBID programs and services for the District 2020 operating year. The term of the District is five fiscal/tax years (calendar operating years). A new petition and ballot

procedure must be carried out to renew the District after the subject five year term.

PBID PROPOSAL

Under the PBID renewal proposal the City/Housing Authority/Successor Agency/Parking Authority, as assessees, would be assessed \$146,409 which will be combined with the PBID assessment funding of \$351,363.39 from the remaining properties within the proposed renewed/expanded district boundary. It is noted that the assessment for the Redevelopment Successor Agency parcels included in the total City assessment stated above, is \$4,584.75. The total assessment funds of \$502,357 are proposed to be allocated as follows during the first renewal year. Sample programs and services will be:

Maintenance \$206,688

Daily pickup of litter from all sidewalks, gutters, alleys, and public parking lots; daily inspection and emptying of sidewalk trash bins; daily mechanical sweeping of gutters; monthly mechanical sweeping of all sidewalks, alleys, and public parking lots; regular mechanical scrubbing and steam washing of all sidewalk areas; and related management costs.

Public Safety \$123,624

Additional Downtown safety personnel to patrol on foot or on bicycle; act as community ambassadors to assist visitors with directions and information; report graffiti, non-operational street lights, deter loitering, and other security activities; and related management costs.

Image Enhancement \$49,439

Conduct or support a series of festive Downtown events and activities; sales and business promotions; advertising of Downtown Oxnard's diverse array of goods and services; marketing of business and property investment opportunities in Downtown; marketing of available space for lease or sale; and related management costs.

Streetscape Beautification \$54,237

Expansion of desirable streetscape elements such as banners, trash bins, planters, and hanging flower baskets; seeking of matching grants from public and private sources for streetscape amenities; and related management costs.

Management/Operations \$68,369

Full-time professional staff to manage ODMD programs and activities; full-service office to assist property and business owners with their Downtown-related needs; advocacy efforts on Downtown issues and needs.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 1. Improve community safety and quality of life through a combination of prevention, intervention, and suppression efforts that address crime and underlying issues.

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

Objective 3c. Improve our methods of communicating with residents, businesses and neighborhoods (e.g. leverage social media and tools like Nextdoor).

Objective 3f. Develop a co-sponsorship policy with criteria that would enable the City to encourage local community events

This agenda item supports the Economic Development strategy. The purpose of the Economic Development strategy is to develop and enhance Oxnard's business climate, promote the City's fiscal health, and support economic growth in a manner consistent with the City's unique character. This item supports the following goals and objectives:

Goal 1. Create vibrant and economically sustainable commercial, industrial and retail industries throughout the City.

Objective 1a. Focus available resources on a comprehensive effort to promote economic activity in Oxnard, including a marketing program that communicates the City's available resources and assets.

Goal 2. Enhance business development throughout the City.

Objective 2a. Develop a strong citywide economy which attracts investment, increases the tax base, creates employment opportunities, and generates public revenue.

Objective 2b. Improve relationships and communication between the City and the business community.

Objective 2c. Capitalize on historic, cultural and natural resources.

Objective 2d. Public safety will collaborate with the business community to promote an environment that supports economic development.

Goal 3. Enhance business retention and attraction.

Goal 5. Revitalize Oxnard's downtown and pursue economic development opportunities.

FINANCIAL IMPACT

There will be a financial impact in the form of assessments levied for the renewal period on the City and City related properties if the PBID is renewed. The estimated amount of assessment for the related City/Housing Authority/Successor Agency/Parking Authority properties is \$146,409 for fiscal year 2019-2020. The amount is included in FY 2019-20 budget of General Fund Community Development Service Assessment District (Account no. 101-4502-804-8528).

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Jeffrey Lambert, Community Development Director

ATTACHMENTS

1. Resolution of the City of Oxnard Renewing the PBID
2. ODMD Assessment Engineers Report
3. ODMD Management District Plan
4. Presentation: City Council 07.16.19 ODMD PBID pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF OXNARD TO RENEW THE OXNARD DOWNTOWN MANAGEMENT DISTRICT AND TO LEVY AND COLLECT ASSESSMENTS WITHIN SUCH DISTRICT PURSUANT TO THE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994, PART 7 OF DIVISION 18 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, pursuant to the Property and Business Improvement District Law of 1994, California Streets and Highways Code Section 36600 et seq. (the "Law"), the City Council adopted on May 21, 2019, Resolution No. 15,223, "A Resolution of the City of Oxnard Stating its Intention to Renew the Oxnard Downtown Management District ("District") and to Levy and Collect Assessments Within Such District Pursuant to the Property and Business Improvement District Law of 1994, Part 7 of Division 18 of the California Streets and Highways Code and Appointing a Time and Place for a Public Hearing" ("Resolution of Intention").

The Resolution of Intention, among other things, approved the Management District Plan on file in the office of the City Clerk; and

WHEREAS, the City caused notice of a public hearing concerning the proposed renewal of the District and the proposed levy of assessments within such District to be duly mailed, as required by law, to the record owner of each parcel proposed to be assessed within the District; and

WHEREAS, a public hearing concerning the proposed of the District for a five (5) year period and the proposed levy of assessments within such District was held on July 16, 2019 at or around the hour of 6:00 p.m. at the City Council Chambers located at 305 W. Third St., Oxnard, California 93030; and

WHEREAS, at or before the public hearing, staff submitted to the City Council the Management District Plan which included the Assessment Engineer's Report along with any modifications. Such modifications do not substantially change the proposed assessments, and do not revise, change or modify the boundaries of the proposed District, the type or types of improvements, maintenance or activities to be funded with the revenues from the assessments, or the proposed assessment rates. The City Council hereby orders such modifications, if any, be made to the Management District Plan as presented to the City Council and now on file in the office of the City Clerk; and

WHEREAS, at the public hearing, the City Council heard and considered the testimony of all interested persons for or against the renewal of the District, the levy of assessments within such District, and the type or types of improvements, maintenance and activities to be funded with the revenues from the assessments, and a full, fair and complete hearing was held; and

WHEREAS, the City Council heard and considered all objections or protests to the proposed assessments and tabulated the assessment ballots submitted, and not withdrawn, in support of or opposition to the proposed assessments. The City Council hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of the California Constitution and Section 53753 of the California Government Code. All objections or protests, both written and oral, are hereby duly overruled; and

WHEREAS, the public interest, convenience and necessity require the proposed renewal of the District; and

WHEREAS, in the opinion of the City Council, the property within the District will be benefited by the improvements and activities to be funded by the assessments, and no assessment has been imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

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

Section 1. Renewal of District. Pursuant to the Law, the Oxnard Downtown Management District is hereby renewed for five (5) years, commencing with fiscal year 2019- 2020 and ending with fiscal year 2024-2025.

Section 2. Description of District. The boundaries of the proposed renewed District include an approximate 36 block area bounded roughly by Second Street on the north, the railroad tracks/Oxnard Boulevard on the east, Eighth Street on the south and C Street/D Street on the west.

Section 3. Amount of Assessment.

(a) Except where funds are otherwise available, an assessment will be levied annually to pay for all the improvements, maintenance and activities to be provided within the District, commencing with fiscal year 2019-2020 and ending with fiscal year 2024-2025. For purposes of levying and collecting assessments within the District, a fiscal year shall commence on each July 1st and end on the following June 30th.

(b) The total amount of the proposed assessment to be levied and collected for fiscal year 2019-2020 is estimated to be \$502,357. A maximum increase of 2% per annum, tied either to the C.P.I. for the Oxnard/Ventura area for all urban consumers or upon approval of the Property Owner's Association Board may be imposed. Assessments may also be increased based on new building construction on parcels within the District or reconfiguration of land areas and street frontages.

(c) The method and basis of levying the assessment is set forth in the Management District Plan on file in the office of the City Clerk.

(d) The Assessment Engineer's Report for the Oxnard Downtown Management District Renewal is attached hereto as Attachment 1 and is incorporated into this Resolution by this reference. The referenced Assessment Engineer's Report includes Appendix 1 entitled "ODMD YR 1 – 2019/2020 ASSESSMENT ROLL" and Appendix 2 entitled "ODMD BOUNDARY MAP".

Section 4. Fund. A special fund shall be created, designated as the "Oxnard Downtown Management District Fund," into which all revenue derived from assessments levied pursuant to this Resolution shall be placed, and such funds shall be used only for the purposes specified in this Resolution. This fund may be subject to an annual independent audit of financial statements.

Section 5. Use of Revenues. The proposed activities for the District include providing street, sidewalk, alley and public parking lot cleaning and other municipal services supplemental to

those normally provided by the City of Oxnard, additional security services, business development, promotions and marketing, expansion of physical amenities throughout Downtown, related management and operation services, and other improvements and activities which benefit businesses and real property located in the District.

Section 6. District Administration and Contract Services. The City Manager, acting as agent for the City, will receive the assessment funds in trust on behalf of the Oxnard Downtown Management District Inc. (ODMD) and will disburse said funds to ODMD in accordance with a Management Agreement between the City and ODMD, to administer the District and fund the activities described in Section 5 above. The City may require any agency that holds funds in trust on behalf of the District for any purposes whatsoever, at no expense to the City, to provide an annual independent report of audited financial statements by a certified public accountant of these funds. The report may be funded from assessment proceeds as part of the general administration of the District. At all times the City shall reserve full rights of accounting of this fund.

Section 7. Amendments. Properties within the District established by this Resolution shall be subject to any amendments to the Law.

Section 8. Bonds. No bonds shall be issued in conjunction with the renewal of the District.

Section 9. Recordation of Notice and Diagram. The City Clerk or a designee is hereby authorized and directed to record a notice and an assessment diagram pursuant to Section 36627 of the California Streets and Highways Code following adoption of this Resolution.

Section 10. Levy of Assessment. The adoption of this Resolution and recordation of the notice and assessment diagram pursuant to Section 36627 of the California Streets and Highways Code constitutes the levy of an assessment in each of the fiscal years referred to in the Management District Plan. Each year, the City Finance Department shall prepare an assessment roll of parcels and assessment amounts and forward such roll to the County of Ventura Auditor-Controller Office and such assessment shall then be collected at the same time and in the same manner as the County property taxes are collected. Assessments for parcels not on the County's property tax rolls shall be collected directly by the City.

Adopted at the regular meeting of the City Council on the 16th of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tim Flynn, Mayor

ATTEST

APPROVED AS TO FORM:

Michelle Ascencion, City Clerk

Stephen M. Fischer, City Attorney

ATTACHMENT 1



OXNARD DOWNTOWN MANAGEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER’S REPORT

*Being Renewed for a 5 Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

JANUARY 31, 2019

V 1.2

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed Oxnard Downtown Management District ("ODMD") being renewed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature in blue ink, appearing to read "Edward V. Henning", written over a horizontal line.

RPE #26549

January 31, 2019

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments to be levied within the proposed ODMD in the City of Oxnard, California being renewed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed renewed ODMD.

Background

The ODMD is a property-based benefit assessment type district being renewed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIIID Section 4(b) California Constitution**Proposition 218 Procedures and Requirements**

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the ODMD. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIIID Section 4(b) of the California Constitution.

Since Article XIIID provisions will affect all subsequent calculations to be made in the final assessment formula for the ODMD, these supplemental requirements will be taken into account. The key provisions of Article XIIID along with a description of how the ODMD complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”.

Setting:

The proposed renewed ODMD is centrally located in the center of Oxnard and centered along A Street from Second Street to Eighth Street. ODMD is bounded roughly by Second Street on the north, the Railroad tracks on the east, Eighth Street on the south and C and D Streets on the west. There is one benefit zone within ODMD (See attached map in Appendix 2).

General Boundary Description

ODMD includes 404 parcels of which 400 are identified assessed parcels in a 30 block area of Historic Downtown Oxnard. The property uses within the boundaries of the proposed renewed ODMD which will receive special benefits from PBID funded programs and services are currently a unique mix of retail, restaurant, service, office, government, residential and parking. ODMD boundaries were selected to incorporate the core Downtown parcels and businesses. There is one benefit zone within the proposed renewed District

Detailed Boundary Description

More specifically, the ODMD is described as follows:

Beginning at the intersection of the centerlines of Second Street and D Street; thence east along said centerline of Second Street to the east property line of Oxnard Boulevard; thence north along said east property line of Oxnard Boulevard to the tangent intersection point with the west property line of the railroad right of way; thence southeast and south along said west property line of the railroad right of way to the centerline of Fifth Street; thence west along said centerline of Fifth Street to the prolongation of the east property line of the public alley lying east of and parallel to Meta Street; thence south along said east property line of said public alley to the centerline of Seventh Street; thence west along said centerline of Seventh Street to the east property line of parcel APN 202-0-360-110; thence south along said east property line of said parcel APN 202-0-360-110 to the south property line of said parcel APN 202-0-360-110; thence west along said south property line of said parcel APN 202-0-360-110 to the west property line of said parcel APN 202-0-360-110; thence north along said west property line of said parcel APN 202-0-360-110 to the centerline of Seventh Street; thence west along said centerline of Seventh Street to the centerline of Oxnard Boulevard; thence south along said centerline of Oxnard Boulevard to the centerline of Eighth Street; thence west along said centerline of Eighth Street to the centerline of D Street; thence north along said centerline of D Street to the centerline of Seventh Street; thence east along said centerline of Seventh Street to the prolongation of the west property line of the public alley lying east of and parallel to D Street; thence north along said west property line of said public alley to the centerline of Third Street; thence west along said centerline of Third Street to the centerline of D Street; thence north along said centerline of D Street to the point of beginning.

Benefit Zones

There is one benefit zone within the proposed renewed District.

District Boundary Rationale

The ODMD boundaries are comprised of the commercial core parcels where the main economic activity of Historic Downtown Oxnard is centered. The commercial parcels included in the District are

the heart of the commercial core of Downtown Oxnard. These parcels showcase a unique array of pedestrian oriented uses - retail, restaurant, service, office, government, residential and parking that form what is considered the “cohesive commercial fabric” of the ODMD.

The District boundaries were chosen to generally include non-residential parcels that comprise the commercial core that attracts pedestrians and visitors to Downtown Oxnard. Businesses adjacent to the north, south and east of ODMD are not part of the District's commercial pedestrian core and have different marketing needs than those in the ODMD. These outside commercial parcels and uses require different services than those in the ODMD and would not specially benefit from the increased pedestrian oriented programs, services and improvements offered by the ODMD. Therefore, they have not been included within the ODMD boundaries.

Surrounding parcels to the north, south and west that are zoned solely residential and/or with residential uses have not been included within the boundaries of the PBID. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, “Properties zoned solely for residential use..... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment”. For these reasons, no residentially zoned parcels or residential uses north, south or west of the District are included in the ODMD boundaries. These parcels will not specially benefit from the PBID programs, improvements and services which are designed to improve commerce and economic vitality of assessed parcels.

A list of all parcels included in the proposed renewed ODMD is shown as Appendix 1, attached to this Report identified by their respective Ventura County assessor parcel number. The boundary of the proposed renewed ODMD is shown on the map of the proposed renewed ODMD attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All ODMD funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within ODMD will proportionately specially benefit from the District funded programs and services (i.e. maintenance, safety, image enhancement, streetscape beautification and operations). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within ODMD.

District services, activities and programs confer special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oxnard and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed ODMD.

The District includes 404 parcels of which 400 are identified as assessable within one Benefit Zone and

which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map is included as Appendix 2.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the District that will receive special benefits from District funded programs and services are currently a unique mix of retail, restaurant, service, office, banking and commercial parking.. Services, programs and improvements provided and funded by the District (i.e. maintenance, safety, image enhancement, streetscape beautification and operations) are designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the ODMD as described in the Work Plan Details starting on page 10 of this Report.

The proposed renewed District programs, improvements and services and Year 1 – 2020 budget allocations are shown in the Table below:

Year 1 – 2020 District Special Benefit Budget (Assessment Revenue Only)

WORK PLAN CATEGORY	ALLOCATION	%
MAINTENANCE	\$177,877	35%
SAFETY	\$105,000	21%
IMAGE ENHANCEMENT	\$25,690	5%
BEAUTIFICATION	\$48,300	10%
OPERATIONS	*\$145,490	29%
TOTAL	\$502,357	100%

* Note: \$77,121 of Operations budget is expended directly on management of all other work plan elements.

The special benefits conferred on assessed parcels within the ODMD are particular and distinct to each and every identified assessed parcel within the ODMD and are not provided to non-assessed parcels outside of the ODMD. These programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries and, in turn, confer proportionate “special

benefits” to each assessed parcel.

In the case of the ODMD, the very nature of the purpose of this ODMD is to fund supplemental programs, services and improvements to assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Oxnard does not provide these programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

While every attempt is made to provide District services and programs to confer benefits only to those identified assessed parcels within the District, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the ODMD, or “spillover” onto parcels surrounding the ODMD, or to the public at large who might be passing through the ODMD with no intention of transacting business within the ODMD or interest in the ODMD itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the ODMD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the ODMD, general benefit to the public at large within the ODMD and general benefit to parcels outside the ODMD.

General Benefit – Assessed Parcels within District

ODMD funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on assessed parcels within the District are distinct and special but in the case of the ODMD, it is projected that there are 0.25% general benefits conferred on these assessed parcels. This high ratio of special benefits to general benefits is because the ODMD funded programs and services are specially geared to the unique needs of each assessed parcel within the ODMD and are directed specially only to these assessed parcels within the ODMD.

This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on the 400 assessed parcels within the ODMD equates to \$1,256 or (.25% x \$502,357).

General Benefit – Public At Large

While the ODMD funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these District funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally well over 95% of people moving about within PBID boundaries are engaged in business related to assessed parcels and businesses contained on them within the PBID, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve and the focused nature of the proposed ODMD funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the District funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the chart below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$5,340 as delineated in the following chart:

GENERAL BENEFITS TO “PUBLIC AT LARGE”

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
MAINTENANCE	\$177,877	1.50%	0.0150	\$2,668
SAFETY	\$105,000	1.50%	0.0150	\$1,575
IMAGE ENHANCEMENT	\$25,690	0.50%	0.0050	\$128
BEAUTIFICATION	\$48,300	0.50%	0.0050	\$242
OPERATIONS	\$145,490	0.50%	0.0050	<u>\$727</u>
Total	\$502,357			\$5,340

Spillover General Benefits to Parcels Outside of District

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 63 parcels, of which 12 are commercial uses and 51 are residential or public uses adjacent to or across a street or alley from the proposed renewed ODMD. There are 3 non-identified (i.e. not assessed) exempt parcels within the proposed renewed ODMD.

The 63 parcels outside the District boundaries adjacent to or across streets or alleys from assessed

parcels within the District as well as the 3 non-identified, non-assessed parcels within the District can reasonably be assumed to receive some indirect general benefit as a result of PBID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 400 identified assessed parcels within the District; a benefit factor of 0.05 be attributed to general benefits conferred on the 21 commercial parcels adjacent to or across a street or alley from the proposed renewed ODMD as well as the 3 non-assessed parcels within the ODMD; and a benefit factor of 0.01 be attributed to general benefits conferred on the 51 residential and public parcels adjacent to or across a street or alley from the proposed renewed ODMD. The cumulative dollar value of this general benefit type equates to \$1,583 (\$942+ \$641) as delineated in the Table below.

“Spillover” General Benefits

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Assessed Parcels In	400	1.00	400.00	99.6860%	\$502,357
Commercial Perimeter Parcels Out; Non-Assessed In	15	0.05	0.75	0.1869%	\$942
Other Perimeter Parcels Out	51	0.01	0.51	<u>0.1271%</u>	<u>\$641</u>
TOTAL			401.26	100.00%	\$503,939

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the District, the public at large and parcels outside the District equates to \$8,179 (\$1,256 + 5,340 + 1,583) or 1.6% of the total adjusted costs. This leaves a value of 98.4% assigned to special benefit related costs. The general benefit value of \$8,179 when added to the special benefit value of \$502,357 (Year 1 – 2020 assessments) equates to a total adjusted Year 1 – 2020 program cost of \$510,536. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown in the Table below.

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
District Assessments	\$502,357	98.40 %
Grants, donations, sponsors, program income, etc.	\$8,179	1.60%
TOTAL	\$510,536	100.0%

A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	MAINTENANCE	\$177,877	\$2,862	\$180,739	35%
	SAFETY	\$105,000	\$1,718	\$106,718	21%
	IMAGE ENHANCEMENT	\$25,690	\$409	\$26,099	5%
	BEAUTIFICATION	\$48,300	\$818	\$49,118	10%
	OPERATIONS	<u>\$145,490</u>	<u>\$2,372</u>	<u>\$147,862</u>	<u>29%</u>
	Total	\$502,357	\$8,179	\$510,536	100%
2	MAINTENANCE	\$181,435	\$2,919	\$184,354	29%
	SAFETY	\$107,100	\$1,752	\$108,852	30%
	IMAGE ENHANCEMENT	\$26,204	\$417	\$26,621	14%
	BEAUTIFICATION	\$49,266	\$834	\$50,100	23%
	OPERATIONS	<u>\$148,400</u>	<u>\$2,419</u>	<u>\$150,819</u>	<u>4%</u>
	Total	\$512,405	\$8,341	\$520,746	100%
3	MAINTENANCE	\$185,064	\$2,977	\$188,041	29%
	SAFETY	\$109,242	\$1,787	\$111,029	30%
	IMAGE ENHANCEMENT	\$26,728	\$425	\$27,153	14%
	BEAUTIFICATION	\$50,251	\$851	\$51,102	23%
	OPERATIONS	<u>\$151,368</u>	<u>\$2,467</u>	<u>\$153,835</u>	<u>4%</u>
	Total	\$522,653	\$8,507	\$531,160	100%
4	MAINTENANCE	\$188,765	\$3,037	\$191,802	29%
	SAFETY	\$111,427	\$1,823	\$113,250	30%
	IMAGE ENHANCEMENT	\$27,263	\$434	\$27,697	14%
	BEAUTIFICATION	\$51,256	\$868	\$52,124	23%
	OPERATIONS	<u>\$154,395</u>	<u>\$2,516</u>	<u>\$156,911</u>	<u>4%</u>
	Total	\$533,106	\$8,678	\$541,784	100%
5	MAINTENANCE	\$192,540	\$3,098	\$195,638	29%
	SAFETY	\$113,656	\$1,859	\$115,515	30%
	IMAGE ENHANCEMENT	\$27,808	\$443	\$28,251	14%
	BEAUTIFICATION	\$52,281	\$885	\$53,166	23%
	OPERATIONS	<u>\$157,483</u>	<u>\$2,566</u>	<u>\$160,049</u>	<u>4%</u>
	Total	\$543,768	\$8,851	\$552,619	100%

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the ODMD include maintenance, safety, image enhancement, streetscape beautification and operations. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of retail, restaurant, service, office, government, residential and parking. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

These benefits are particular and distinct to each and every identified assessed parcel within the ODMD and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the ODMD, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Oxnard does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year District term assuming a 2% maximum annual assessment rate increase is shown in the Table on page 15 of this Report.

WORK PLAN DETAILS

The services to be provided by the ODMD include maintenance, safety, image enhancement, streetscape beautification and operations. Each of these work plan elements are designed to contribute to the cohesive commercial fabric and to ensure economic success and vitality of the District. The assessed parcels in the PBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the ODMD goals to maintain and improve the commercial core by providing services to attract customers in an effort to increase commerce, to increase building occupancy and lease rates.

The following programs, services and improvements are proposed by the ODMD to specially benefit each and every individually assessed parcel within the District boundaries. ODMD services, programs and improvements will not be provided to parcels outside the District boundary.

Maintenance

This work plan category includes regular maintenance of public areas adjacent to each assessed parcel for the special benefit of each identified and assessed parcel and land use within ODMD. The Maintenance work plan component includes:

- Clean Team 6-days per week
- litter and illegal dumping pickup
- graffiti and illegal sticker/poster removal
- check/empty 130+ sidewalk trash bins
- check, sweep, and secure trash enclosures
- removal of transient discards, including shopping carts, bio-waste
- sidewalk scrubbing/steam cleaning
- curb line block face sweeping
- tree pruning
- weed abatement
- visitor assistance

The Maintenance work plan component is designed to specially benefit and improve the aesthetic appeal of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Maintenance services will only be provided for identified and assessed parcels located within the PBID boundaries.

The Maintenance work plan component (“Clean”) will assist in creating a clean environment for each assessed parcel in the District. A dirty environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with general commercial, retail, restaurant, office and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded clean programs and services provide these parcels with enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded clean programs and services are designed to improve the appearance of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries

Safety

This work plan category includes regular security of areas adjacent to each assessed parcel for the special benefit of each identified and assessed parcel and land use within ODMD. The Safety work plan component includes:

- daily bike & truck Safety Patrol
- loitering & trespassing subject removal

- Crime prevention awareness campaigns
- street light outage reporting and repair orders

The Safety work plan component is designed to specially benefit and improve the security of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Safety services will only be provided for identified and assessed parcels located within the PBID boundaries.

The Safety work plan component (“Safe”) will assist in creating a safe and secure environment for each assessed parcel in the District. An unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce rents and occupancies. For parcels with general commercial, retail, restaurant, office and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries

Image Enhancement

This work plan category includes regular marketing and image enhancement programs and services for the special benefit of each identified and assessed parcel and land use within ODMD. The Image Enhancement work plan component includes:

- daily updated responsive website DowntownOxnard.org
- integrated social media promotion – Facebook, Instagram, Twitter, YouTube
- produced and sponsored live events (e.g. First Thursdays, Cruise Night, Halloween, etc.)
- district advertising, newsletters, press releases, media relations, original photo library
- Marketing Committee support for merchant coordinated promotions
- assist prospective businesses with referrals to leasable properties
- permit processing assistance

The Image Enhancement work plan component is designed to specially benefit and improve the image of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Image Enhancement programs and services will only be provided for identified and assessed parcels located within the PBID boundaries.

For parcels with general commercial, retail, restaurant, office and commercial parking uses, Image

Enhancement services and programs are specifically designed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these programs, District funded Image Enhancement creates better public facilities and services on these assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded Image Enhancement specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. Image Enhancement services and programs will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Streetscape Beautification

This work plan category includes placement of and care for a variety of physical improvements and amenities within the public streetscape areas within ODMD for the special benefit of each identified and assessed parcel and land use within ODMD. The Streetscape Beautification work plan component includes:

- district-wide holiday streetlamp décor
- 162 sidewalk flower planters
- Historic Plaza Park hanging flower baskets
- public art – utility box painting and temporary murals
- street banner program (88 street poles)

The Streetscape Beautification work plan component is designed to specially benefit and improve the image of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Streetscape Beautification improvements will only be provided for identified and assessed parcels located within the PBID boundaries.

For parcels with general commercial, retail, restaurant, office and commercial parking uses, Streetscape Beautification improvements are specifically designed and placed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of aesthetically improving each assessed parcel within ODMD. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these improvements, District funded Streetscape Beautification creates enhanced public facilities and services on these assessed parcels for public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded Streetscape Beautification specially benefits each assessed residential parcel by creating an enhanced environment for tenants, visitors and owners, which, in turn, improve livability and may increase residential occupancies and rental income. Streetscape Beautification improvements will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Operations

This work plan category includes professional management and related corporate operation costs of providing PBID funded services, programs and improvements for the special benefit of each identified and assessed parcel and land use within ODMD. The Operations work plan component includes:

- staff and full service office to manage PBID programs, projects, compliance reporting.
- full service office to assist property and business owners with District-related needs
- advocacy and representation of member interests on District issues and needs
- Organize “town hall” forums and advocacy on topics such as homeless solutions, Vision Plan

Operations also includes legal, accounting, insurance, production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal. A portion of the Operations budget is held in reserve to offset delinquent and/or slow assessment payments.

The Operations component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the ODMD. The Administration work plan component exists only for the purposes of the District and directly relates to the implementation of Maintenance, Safety, Image Enhancement and Streetscape Beautification services, programs and improvements which specially benefit each identified assessed parcel within the District boundaries.

In summary, all District funded services, programs and improvements described above confer proportionate special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the ODMD will proportionately specially benefit from Maintenance, Safety, Image Enhancement, Streetscape Beautification and Operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels and businesses within the ODMD by reducing crime, litter and debris, making capital improvements and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oxnard and are only provided for the special benefit of each and every assessed parcel within the boundaries of the ODMD.

WORK PLAN BUDGET

Each identified assessed parcel within the ODMD will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided. The projected District program special benefit (assessment) cost allocation budget for Year 1 (2020), including the direct re-allocation of Operations cost to other Work Plan Categories is shown in the following Table:

ODMD Year 1 (2020) Special Benefit Assessment Budget

A	B	C	D	E	F
WORK PLAN CATEGORY	Yr. 1 Base Budget Allocations	Base % of Total	Allocation Adjustments From Operations	Yr. 1 Adjusted Budget Allocations (B+D)	Adjusted % of Total
MAINTENANCE	\$177,877	35%	\$28,811	\$206,688	41.1%
SAFETY	\$105,000	21%	\$18,624	\$123,624	24.6%
IMAGE ENHANCEMENT	\$25,690	5%	\$23,749	\$49,439	9.8%
BEAUTIFICATION	\$48,300	10%	\$5,937	\$54,237	10.8%
OPERATIONS	<u>\$145,490</u>	<u>29%</u>	(\$77,121)	<u>\$68,369</u>	<u>13.6%</u>
TOTAL	\$502,357	100%		\$502,357	100%

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$502,357 is projected. Since the District is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the District. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 2% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year District term. It is noted that the 2% maximum annual rate increase is deemed necessary in order to offset substantial service and improvement cost increases projected over the next several years and to provide levels of service and types of improvements expected and requested by District stakeholders. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner’s Association Board and included in an Annual Plan for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed District. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Oxnard City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category. A 5-year projected ODMD budget is shown in the following Table:

YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)

(Assumes 2% max rate increase per year)

YR	MAINTENANCE	SAFETY	IMAGE ENHANCEMENT	STREETSCAPE BEAUTIFICATION	OPERATIONS	TOTAL
	35%	21%	5%	10%	29%	100%
1	\$177,877	\$105,000	\$25,690	\$48,300	\$145,490	\$502,357
2	\$181,435	\$107,100	\$26,204	\$49,266	\$148,400	\$512,405
3	\$185,064	\$109,242	\$26,728	\$50,251	\$151,368	\$522,653
4	\$188,765	\$111,427	\$27,263	\$51,256	\$154,395	\$533,106
5	\$192,540	\$113,656	\$27,808	\$52,281	\$157,483	\$543,768

The ODMD assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 2% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Oxnard City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owner’s Association of the ODMD”) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Oxnard.

No bonds are to be issued in conjunction with the proposed renewed District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget or returned to stakeholders. District assessment funds may be used to pay for costs related to the following District renewal term. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed ODMD (i.e. maintenance, safety, image enhancement, streetscape beautification and operations). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone, except as noted otherwise, herein.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district. Larger buildings and parcels and/or ones with larger frontages are expected to impact the demand for services and programs to a greater extent than smaller building, land and/or street frontages and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed ODMD, they are also considerably less than other options considered by the ODMD Renewal Committee. The actual assessment rates for each parcel within the District directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel within one benefit zone, except as noted otherwise herein.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are 153 publicly owned parcels within ODMD, of which 152 are identified and assessable for which District funded special benefit programs, services and improvements will be provided. All 152 of the assessed publicly owned parcels are owned by the City of Oxnard. It is noted that the only publicly owned parcel not being assessed is the United States Post Office parcel on A Street. The US Attorney General has opined that Federally owned properties are exempt from local taxes and benefit assessments in accordance with the Supremacy Clause of the US Constitution. As such, no direct PBID funded special benefit services, programs and improvements will be provided adjacent to this property.

For publicly owned parcels and facilities within ODMD, each of these parcels specially benefit from District funded programs services and improvements. The special benefits include cleaner and safer facility entrances and perimeters for their employees, visitors, vendors and other users of these public locations and facilities. Publicly owned parcels and facilities will be included in all maps, directories and District advertisements and web displays and are active components of Downtown Oxnard’s identity and fabric.

ODMD services are designed to improve the safety and cleanliness for visitors, their employees and users of public facilities on publicly owned parcels within the District by reducing crime, litter and debris, each considered detractors to employment, visitation and use of public facilities if not contained and properly managed. In turn, these services will serve to enhance the public service levels provided by public facilities and parcels within ODMD.

Each identified and assessable publicly owned parcel and facility within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government uses on them will be assessed for building areas not occupied by government uses and facilities.

There is no compelling evidence that these identified assessable publicly owned parcels and facilities would not proportionately specially benefit from ODMD funded programs, services and improvements as delineated herein and, thus, will be assessed similar to privately owned parcels, except as noted herein.

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed renewed ODMD.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed District and resultant assessment levies will continue for 5-years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage, except as otherwise noted herein.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the ODMD, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the PBID in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See page 17 of this Report for discussion regarding assessment of publicly owned parcels within the ODMD).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the PBID.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district.

ODMD Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed ODMD (i.e. maintenance, safety, image enhancement, streetscape beautification and operations) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone except as noted herein.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”) and in the case of residential parcels – number of units (Benefit Unit “D”). Based on the shape of the proposed ODMD, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within one benefit zone, except as noted herein.

For the array of land uses within the PBID, the interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of PBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from PBID funded activities. There are no parcels zoned solely residential within ODMD.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 25% of the total PBID revenue (26.40373% when adjusted for precise parcel measurements and program costs).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 45% of the total PBID revenue (43.52662% when adjusted for precise parcel measurements and program costs).

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 27% of the total PBID revenue (27.50753% when adjusted for precise parcel measurements and program costs).

Residential Units (number of) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, residential unit, should generate approximately 3% of the total PBID revenue (2.56212% when adjusted for precise parcel measurements and program costs).

Special Circumstances

1. Residential Condominiums

It is the opinion of this Assessment Engineer that land area and street frontage quantities do not relate

precisely to the building orientation and configurations of multi-unit and/or multi floor residential condominium complexes. Thus, it is the opinion of this Engineer that the assessment for residential condominiums shall be based on a living unit rate which is a proven method of fairly and equitably spreading special benefit costs to these unique property ownerships and land uses. This assessment factor directly relates to the proportionate amount of special benefit each residential condominium parcel will receive from ODMD funded services, programs and improvements for this land use.

2. Other Residential Units

It is the opinion of this Engineer that the assessment for all other residential units shall be based on a living unit rate which is a proven method of fairly and equitably spreading special benefit costs to these land uses. This assessment factor directly relates to the proportionate amount of special benefit each residential unit will receive from ODMD funded services, programs and improvements for this land use.

3. Commercial Condominiums

It is the opinion of this Engineer that such units, if and when built, when located on ground floors shall be assessed based on actual land area covered, condo building area and direct street frontage or pro-rated street frontage as determined by the Assessment Engineer for each unit. Upper floor commercial condominiums shall be assessed on condo building area and pro-rated land area and street frontage as determined by the Assessment Engineer.

4. Publicly Owned/Occupied Parcels

Each identified and assessable publicly owned parcel and facility within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government uses on them will be assessed for building areas not occupied by government uses and facilities.

It is noted that the only publicly owned parcel not being assessed is the United States Post Office parcel on A Street. The US Attorney General has opined that Federally owned properties are exempt from local taxes and benefit assessments in accordance with the Supremacy Clause of the US Constitution. As such, no direct ODMD funded special benefit services, programs and improvements will be provided adjacent to or for the special benefit of this property.

5. Non-Profit Owned and Occupied Parcels

Each identified and assessable non-profit owned parcel and use within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than other privately owned parcels. It is the opinion of this Assessment Engineer that non-profit owned parcels and uses do not specially benefit to the same extent as other privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, non-profit owned parcels with non-profit uses on them will not be assessed for non-profit used building areas located on these parcels. Non-profit owned parcels with for-profit uses on them will be assessed for building areas not occupied by non-profit uses.

6. Non-Profit Places of Worship Parcels

Each Non-Profit owned parcel with “Place of Worship” use(s) on them do not, based on a finding of the Oxnard City Council, specially benefit from the ODMD funded supplemental services, programs and improvements. Therefore, Non-Profit owned parcels with Places of Worship use(s) on them shall not be assessed for ODMD funded services, programs and improvements. Accordingly, no direct or tangent ODMD funded services, programs or improvements shall be provided for the special benefit of these ownership and land use types.

7. Changes to Building or Parcel Size

Any changes in building size, parcel size and street frontage(s) as a result of new construction or demolition or land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

8. Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the District and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor are shown in the following Tables:

Year 1 – 2019/2020 - Assessable Benefit Units

ASSESSABLE BLDG AREA (SF)	ASSESSABLE LAND AREA (SF)	ASSESSABLE STREET FRONTAGE (LF)	ASSESSABLE R UNITS	# OF ASSESSABLE PARCELS	# OF NON- RESIDENTIAL ASSESSABLE PARCELS
982,528	2,751,617	30,708	211	400	349

Year 1 – 2019/20 Projected Assessment Revenue

BLDG ASSMT REVENUE	LAND 1 ASSMT REVENUE	LAND 2 ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	R UNIT ASSMT REVENUE	SUBTOTAL ASSMT REVENUE
\$132,641	\$136,110	\$82,549	\$138,186	\$12,871	\$502,357
26.40373%	27.09428%	16.43234%	27.50753%	2.56212%	100.00%

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed renewed ODMD was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the District for their review. If a property owner believes there is an error on a parcel’s assessed footages, the District may confirm the data with the County Assessor’s office. If District data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the District assessment may be corrected.

Step 4. Determine Assessment Formula

Based on the nature of the programs to be funded as well as other rationale outlined in Step 1 above, it is the opinion of this Engineer that the ODMD assessments will be based on building area, land area, and street frontage except as otherwise noted herein.

The proposed assessment formula is as follows:

Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus
Land Area (Unit B) Sq Ft x Unit B Rate, plus
Street Frontage (Unit C) Lin Ft x Unit C Rate

Residential Units = # of Residential Units (Unit D) x Unit D Rate

YEAR 1 –2019/20 Assessment Rates

BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE 1 (\$/PARCEL)	LAND ASSMT RATE 2 (\$/SF)	FRONTAGE ASSMT RATE (\$/LF)	R UNIT ASSMT RATE (\$/UNIT)
\$0.135	\$390	\$0.03	\$4.50	\$61

The complete Year 1 – 2019-20 assessment roll of all parcels to be assessed by this District is included in this Plan as Appendix I.

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 22 of this Report, the assessment rates and weighted multipliers for each factor are calculated as follows:

Building Area Rate (Unit A)

$$(\$502,356.22 \times 26.40373\%) / 982,528 \text{ units} = \$0.135/\text{sq ft building area}$$

Land Area Rate (Unit B)

$$(\$502,356.22 \times 27.09428\%) / 349 \text{ units} +$$

$$(\$502,356.22 \times 16.43234\%) / 2,751,617 \text{ units} = \$390 + \$0.03/\text{sq ft land area}$$

Street Frontage Rate (Unit C)

$$(\$502,356.22 \times 27.50753\%) / 30,708 \text{ units} = \$4.50/\text{lin ft street frontage}$$

Residential Rate (Unit D)

$$(\$502,356.22 \times 2.56307\%) / 211 \text{ R units} = \$61/\text{residential unit}$$

Step 5. Estimate Total District Costs

The total projected 5-year special benefit costs for 2020 – 2024 of the District are shown in the Table on page 15 of this Report assuming a maximum increase of 2% per year, commensurate to special benefits received by each assessed parcel.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 adjusted costs are estimated at \$510,536. General benefits are factored at 1.60% of the total adjusted costs (see Finding 2 on pages 5-9 of this Report) with special benefits set at 98.40%. Article XIIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.60% general benefit cost is computed to be \$8,179 with a resultant 98.40% special benefit limit computed at \$502,357. Based on current property data and land uses, this is the maximum amount of Year 1 (2019-20) revenue that can be derived from property assessments from the subject District.

All program costs associated with general benefits will be derived from sources other than District assessments. Sample “other” revenue sources are shown in the following Table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
District Assessments	\$502,357	98.40 %
Grants, donations, sponsors, program income, etc.	\$8,179	1.60%
TOTAL	\$510,536	100.0%

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2020 assessment revenue portion of the budget set at \$502,357 (special benefit only), the Basic Unit Costs (rates) are shown earlier in Step 4. Since the District is proposed to be renewed for a 5-year term, maximum assessments for future years (2021-2024) must be set at the inception of the proposed renewed District. An annual inflationary assessment rate increase of up to 2%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the District Property Owner’s Association. The maximum assessment rates for the 5-year proposed renewed District term of 2020-2024 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed renewed District term (2020-2024).

**ODMD – 5 Year Maximum Assessment Rates
(Includes a 2%/Yr. Max Increase)**

YEAR	BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE 1 (\$/PARCEL)	LAND ASSMT RATE 2 (\$/SF)	FRONTAGE ASSMT RATE (\$/LF)	R UNIT ASSMT RATE (\$/UNIT)
1	\$0.135	\$390	\$0.03	\$4.50	\$61
2	\$0.1377	\$397.8000	\$0.0306	\$4.5900	\$62.2200
3	\$0.1405	\$405.7560	\$0.0312	\$4.6818	\$63.4644
4	\$0.1433	\$413.8711	\$0.0318	\$4.7754	\$64.7337
5	\$0.1462	\$422.1485	\$0.0324	\$4.8709	\$66.0284

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the District are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

Miscellaneous District Provisions**Time and Manner of Collecting Assessments:**

Assessments for the Property Tax Year beginning July 1, 2019 and ending June 30, 2023, shall be collected at the same time and in the same manner as ad valorem taxes paid to the Ventura County (Operation Years 2020-2024). The District assessments shall appear as a separate line item on the property tax bills issued by the Ventura County Assessor. The City of Oxnard is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with this proposed renewed District.

Duration

As allowed by State PBID Law, the District will have a five (5) year operational term from January 1, 2020 to December 31, 2024. The proposed renewed District operation is expected to begin services on January 1, 2020. If the District is not renewed, services will end on December 31, 2024.

APPENDIX 1

ODMD YR 1 – 2019/2020 ASSESSMENT ROLL

APN	YR 1 2019-20 ASSMT	% OF TOTAL
2010113110	\$3,894.03	0.78%
2010160010	\$690.00	0.14%
2010160020	\$653.49	0.13%
2010160030	\$1,840.50	0.37%
2010160040	\$490.89	0.10%
2010160050	\$909.00	0.18%
2010160060	\$459.00	0.09%
2010160070	\$774.00	0.15%
2010160080	\$715.50	0.14%
2010160090	\$690.75	0.14%
2010160100	\$780.00	0.16%
2010160110	\$963.90	0.19%
2010160120	\$810.00	0.16%
2010160130	\$1,332.00	0.27%
2010160170	\$1,572.75	0.31%
2010160180	\$1,782.83	0.35%
2010160190	\$1,019.94	0.20%
2010160200	\$1,985.10	0.40%
2010160220	\$1,147.14	0.23%
2010160250	\$1,152.75	0.23%
2010160260	\$2,225.78	0.44%
2010211010	\$2,000.25	0.40%
2010211040	\$488.01	0.10%
2010211110	\$893.25	0.18%
2010211120	\$756.90	0.15%
2010211130	\$573.45	0.11%
2010211140	\$573.45	0.11%
2010211155	\$573.45	0.11%
2010211170	\$1,902.27	0.38%
2010211180	\$1,391.40	0.28%
2010211190	\$1,616.82	0.32%
2010211200	\$1,653.75	0.33%
2010211210	\$1,655.10	0.33%
2010211225	\$458.82	0.09%
2010211230	\$683.82	0.14%
2010211300	\$586.05	0.12%
2010211360	\$1,174.07	0.23%
2010211380	\$1,380.00	0.27%
2010212010	\$1,582.76	0.32%
2010212020	\$1,366.44	0.27%
2010212030	\$1,359.69	0.27%
2010212060	\$1,292.19	0.26%
2010212070	\$1,450.13	0.29%
2010212140	\$1,344.15	0.27%
2010212150	\$3,066.90	0.61%
2010212165	\$1,665.38	0.33%
2010212170	\$1,709.25	0.34%
2010212180	\$1,012.50	0.20%
2010212190	\$1,042.50	0.21%
2010212200	\$768.75	0.15%
2010212230	\$1,224.69	0.24%

2010212260	\$1,862.27	0.37%
2010212270	\$1,464.00	0.29%
2010213010	\$1,218.95	0.24%
2010213020	\$739.83	0.15%
2010213030	\$916.68	0.18%
2010213075	\$571.08	0.11%
2010213080	\$1,232.04	0.25%
2010213090	\$1,299.66	0.26%
2010213100	\$670.68	0.13%
2010213110	\$244.00	0.05%
2010213120	\$61.00	0.01%
2010213130	\$1,131.00	0.23%
2010213140	\$591.17	0.12%
2010213150	\$555.02	0.11%
2010213160	\$2,578.43	0.51%
2010214010	\$828.00	0.16%
2010214020	\$3,229.59	0.64%
2010214030	\$2,263.80	0.45%
2010214040	\$2,840.36	0.57%
2010271030	\$670.68	0.13%
2010271040	\$633.75	0.13%
2010271060	\$690.00	0.14%
2010271070	\$891.75	0.18%
2010271080	\$1,254.00	0.25%
2010271090	\$615.00	0.12%
2010271100	\$840.00	0.17%
2010271110	\$840.00	0.17%
2010271160	\$244.00	0.05%
2010271170	\$1,434.93	0.29%
2010271180	\$2,899.20	0.58%
2010272010	\$1,157.69	0.23%
2010272020	\$630.00	0.13%
2010272030	\$630.00	0.13%
2010272040	\$61.00	0.01%
2010272050	\$870.00	0.17%
2010272060	\$1,762.50	0.35%
2010272070	\$825.00	0.16%
2010272080	\$825.00	0.16%
2010272090	\$1,042.50	0.21%
2010272100	\$1,702.50	0.34%
2010272110	\$972.95	0.19%
2010272120	\$1,334.36	0.27%
2010272140	\$615.00	0.12%
2010272150	\$1,767.00	0.35%
2010272160	\$827.63	0.16%
2010272170	\$840.00	0.17%
2010272180	\$1,458.75	0.29%
2010272190	\$61.00	0.01%
2010272200	\$577.50	0.11%
2010272210	\$465.00	0.09%
2010272220	\$1,239.00	0.25%
2010272230	\$1,796.43	0.36%
2010360110	\$1,717.26	0.34%
2020081010	\$1,455.00	0.29%

OXNARD DOWNTOWN MANAGEMENT DISTRICT – ASSESSMENT ENGINEER’S REPORT

2020081020	\$825.00	0.16%
2020081100	\$1,233.00	0.25%
2020081160	\$825.00	0.16%
2020081170	\$1,455.00	0.29%
2020081180	\$840.00	0.17%
2020081190	\$840.00	0.17%
2020081200	\$840.00	0.17%
2020081210	\$840.00	0.17%
2020081220	\$840.00	0.17%
2020081230	\$1,470.00	0.29%
2020081240	\$627.00	0.12%
2020081250	\$840.00	0.17%
2020081260	\$840.00	0.17%
2020081270	\$840.00	0.17%
2020081280	\$840.00	0.17%
2020081290	\$840.00	0.17%
2020083030	\$1,354.20	0.27%
2020083040	\$61.00	0.01%
2020083050	\$1,636.10	0.33%
2020083060	\$1,178.58	0.23%
2020083070	\$1,407.42	0.28%
2020083210	\$2,335.26	0.46%
2020083220	\$900.00	0.18%
2020085030	\$826.88	0.16%
2020085040	\$886.97	0.18%
2020085050	\$3,609.39	0.72%
2020085190	\$828.75	0.16%
2020085200	\$2,004.00	0.40%
2020091100	\$825.00	0.16%
2020091370	\$1,890.00	0.38%
2020091380	\$1,043.10	0.21%
2020091390	\$12,241.17	2.44%
2020091400	\$3,830.76	0.76%
2020092030	\$474.00	0.09%
2020092040	\$741.00	0.15%
2020092050	\$1,271.18	0.25%
2020092060	\$1,296.69	0.26%
2020092070	\$2,400.00	0.48%
2020092120	\$825.00	0.16%
2020092130	\$1,338.81	0.27%
2020092140	\$2,265.00	0.45%
2020092170	\$6,234.63	1.24%
2020092180	\$2,137.50	0.43%
2020092190	\$2,969.09	0.59%
2020094010	\$2,051.10	0.41%
2020094020	\$1,202.40	0.24%
2020094035	\$2,598.00	0.52%
2020094040	\$2,058.00	0.41%
2020094050	\$1,251.00	0.25%
2020094060	\$1,494.00	0.30%
2020094080	\$2,032.47	0.40%

2020094140	\$1,347.00	0.27%
2020094155	\$408.00	0.08%
2020094160	\$408.00	0.08%
2020094170	\$807.00	0.16%
2020094185	\$774.00	0.15%
2020094195	\$1,506.00	0.30%
2020094205	\$426.00	0.08%
2020094215	\$1,854.00	0.37%
2020094225	\$426.00	0.08%
2020094235	\$1,224.00	0.24%
2020094240	\$1,668.93	0.33%
2020095075	\$825.00	0.16%
2020095085	\$825.00	0.16%
2020095090	\$1,446.00	0.29%
2020095100	\$1,331.25	0.27%
2020095110	\$825.00	0.16%
2020095120	\$4,348.32	0.87%
2020095140	\$2,730.75	0.54%
2020095150	\$1,653.75	0.33%
2020095160	\$1,653.75	0.33%
2020096035	\$1,537.50	0.31%
2020096040	\$0.00	0.00%
2020096050	\$1,720.50	0.34%
2020096060	\$1,375.20	0.27%
2020096070	\$1,500.00	0.30%
2020096080	\$3,201.93	0.64%
2020096095	\$1,038.00	0.21%
2020096105	\$2,624.93	0.52%
2020096110	\$1,336.35	0.27%
2020096125	\$770.70	0.15%
2020101130	\$1,665.00	0.33%
2020101190	\$697.65	0.14%
2020101205	\$543.00	0.11%
2020101215	\$1,902.00	0.38%
2020101225	\$402.75	0.08%
2020101235	\$572.25	0.11%
2020101255	\$489.75	0.10%
2020101270	\$404.25	0.08%
2020101290	\$442.50	0.09%
2020101310	\$404.25	0.08%
2020101330	\$404.25	0.08%
2020101355	\$404.25	0.08%
2020101360	\$399.36	0.08%
2020101370	\$413.25	0.08%
2020101405	\$448.65	0.09%
2020101415	\$3,930.96	0.78%
2020101420	\$1,339.32	0.27%
2020101435	\$415.50	0.08%
2020101445	\$2,267.04	0.45%
2020102010	\$5,112.69	1.02%
2020103025	\$780.00	0.16%

OXNARD DOWNTOWN MANAGEMENT DISTRICT – ASSESSMENT ENGINEER’S REPORT

2020103090	\$780.00	0.16%
2020103100	\$2,224.65	0.44%
2020103115	\$491.25	0.10%
2020103120	\$2,003.21	0.40%
2020103130	\$855.00	0.17%
2020103145	\$765.00	0.15%
2020103175	\$397.88	0.08%
2020103185	\$578.36	0.12%
2020103195	\$2,251.92	0.45%
2020103205	\$655.20	0.13%
2020103210	\$1,182.00	0.24%
2020103225	\$415.50	0.08%
2020103235	\$508.50	0.10%
2020103245	\$2,484.75	0.49%
2020104015	\$3,810.00	0.76%
2020104165	\$2,774.15	0.55%
2020104395	\$8,831.93	1.76%
2020104405	\$1,178.61	0.23%
2020104415	\$2,421.27	0.48%
2020104425	\$2,078.49	0.41%
2020104435	\$3,455.19	0.69%
2020105100	\$7,185.00	1.43%
2020105120	\$607.50	0.12%
2020105170	\$498.00	0.10%
2020105180	\$2,217.24	0.44%
2020105195	\$399.00	0.08%
2020105205	\$598.50	0.12%
2020105210	\$399.00	0.08%
2020105220	\$598.50	0.12%
2020105235	\$417.00	0.08%
2020105245	\$1,015.50	0.20%
2020105260	\$480.00	0.10%
2020105275	\$0.00	0.00%
2020105295	\$2,795.25	0.56%
2020105305	\$649.50	0.13%
2020105325	\$2,652.60	0.53%
2020105335	\$2,331.57	0.46%
2020106015	\$1,285.50	0.26%
2020106035	\$592.50	0.12%
2020106065	\$817.50	0.16%
2020106120	\$1,042.88	0.21%
2020106130	\$1,724.10	0.34%
2020106140	\$3,772.17	0.75%
2020106245	\$651.00	0.13%
2020106250	\$883.50	0.18%
2020106265	\$473.70	0.09%
2020106275	\$702.09	0.14%
2020106285	\$426.00	0.08%
2020106295	\$678.00	0.13%
2020106310	\$445.65	0.09%
2020106320	\$558.54	0.11%

2020106355	\$2,041.50	0.41%
2020106370	\$1,046.25	0.21%
2020106380	\$1,046.37	0.21%
2020106390	\$1,029.53	0.20%
2020106400	\$2,167.92	0.43%
2020106410	\$2,568.81	0.51%
2020107050	\$589.35	0.12%
2020107060	\$603.75	0.12%
2020107070	\$603.75	0.12%
2020107080	\$2,362.13	0.47%
2020107100	\$999.75	0.20%
2020107110	\$2,161.88	0.43%
2020107120	\$592.50	0.12%
2020107135	\$1,335.00	0.27%
2020107160	\$1,278.00	0.25%
2020107170	\$1,514.85	0.30%
2020107195	\$561.00	0.11%
2020107205	\$432.00	0.09%
2020107215	\$430.50	0.09%
2020107225	\$547.95	0.11%
2020107235	\$3,085.50	0.61%
2020107240	\$3,159.00	0.63%
2020107250	\$1,608.60	0.32%
2020131030	\$877.50	0.17%
2020131040	\$1,713.30	0.34%
2020131050	\$1,818.75	0.36%
2020131060	\$1,670.79	0.33%
2020131070	\$2,002.85	0.40%
2020131170	\$1,208.25	0.24%
2020131190	\$397.35	0.08%
2020131220	\$630.00	0.13%
2020131230	\$1,359.00	0.27%
2020133010	\$1,455.00	0.29%
2020133020	\$993.75	0.20%
2020133030	\$825.00	0.16%
2020133040	\$825.00	0.16%
2020133050	\$61.00	0.01%
2020133060	\$825.00	0.16%
2020133210	\$3,450.87	0.69%
2020135025	\$1,342.00	0.27%
2020135035	\$6,240.00	1.24%
2020141050	\$0.00	0.00%
2020141060	\$1,012.50	0.20%
2020141070	\$607.50	0.12%
2020141080	\$1,176.00	0.23%
2020141090	\$1,176.00	0.23%
2020141100	\$61.00	0.01%
2020141110	\$1,890.00	0.38%
2020141155	\$61.00	0.01%
2020141165	\$61.00	0.01%
2020141175	\$61.00	0.01%

OXNARD DOWNTOWN MANAGEMENT DISTRICT – ASSESSMENT ENGINEER’S REPORT

2020141185	\$61.00	0.01%
2020141195	\$61.00	0.01%
2020141205	\$61.00	0.01%
2020141215	\$61.00	0.01%
2020141225	\$61.00	0.01%
2020141235	\$61.00	0.01%
2020141245	\$61.00	0.01%
2020141255	\$61.00	0.01%
2020141265	\$61.00	0.01%
2020141275	\$61.00	0.01%
2020141285	\$61.00	0.01%
2020141295	\$61.00	0.01%
2020141305	\$61.00	0.01%
2020141315	\$61.00	0.01%
2020141325	\$61.00	0.01%
2020141335	\$61.00	0.01%
2020141345	\$61.00	0.01%
2020141355	\$61.00	0.01%
2020141365	\$61.00	0.01%
2020141375	\$61.00	0.01%
2020141385	\$61.00	0.01%
2020141395	\$61.00	0.01%
2020141405	\$61.00	0.01%
2020141415	\$61.00	0.01%
2020141425	\$61.00	0.01%
2020142160	\$6,405.00	1.27%
2020143015	\$3,310.20	0.66%
2020143025	\$1,494.20	0.30%
2020143030	\$995.10	0.20%
2020143040	\$860.63	0.17%
2020143050	\$607.50	0.12%
2020143140	\$3,861.60	0.77%
2020143230	\$1,867.50	0.37%
2020143240	\$1,656.06	0.33%
2020143250	\$1,235.69	0.25%
2020144170	\$932.41	0.19%
2020144180	\$1,088.74	0.22%
2020144190	\$1,147.27	0.23%
2020144200	\$1,003.30	0.20%
2020144210	\$1,058.54	0.21%
2020144220	\$549.51	0.11%
2020144230	\$1,746.58	0.35%
2020144240	\$549.18	0.11%
2020144250	\$1,269.09	0.25%
2020144260	\$929.14	0.18%
2020144270	\$1,029.18	0.20%
2020144280	\$934.30	0.19%
2020144290	\$836.34	0.17%

2020144300	\$962.09	0.19%
2020145010	\$3,400.50	0.68%
2020145030	\$1,197.35	0.24%
2020145050	\$1,760.61	0.35%
2020145060	\$1,156.58	0.23%
2020145100	\$0.00	0.00%
2020145110	\$1,635.00	0.33%
2020145120	\$825.00	0.16%
2020145130	\$1,527.00	0.30%
2020145140	\$1,455.00	0.29%
2020145190	\$825.00	0.16%
2020145200	\$795.00	0.16%
2020145210	\$694.65	0.14%
2020145220	\$4,676.54	0.93%
2020145230	\$1,174.62	0.23%
2020145240	\$1,301.25	0.26%
2020146010	\$1,897.50	0.38%
2020146020	\$1,098.75	0.22%
2020146030	\$1,031.25	0.21%
2020146040	\$727.50	0.14%
2020146050	\$930.00	0.19%
2020146070	\$1,309.76	0.26%
2020146080	\$761.25	0.15%
2020146090	\$592.50	0.12%
2020146100	\$997.50	0.20%
2020146110	\$592.50	0.12%
2020146120	\$592.50	0.12%
2020146130	\$862.50	0.17%
2020146140	\$2,693.48	0.54%
2020146150	\$1,400.93	0.28%
2020146180	\$2,235.57	0.45%
2020146190	\$592.50	0.12%
2020146200	\$592.50	0.12%
2020146210	\$592.50	0.12%
2020146220	\$4,793.28	0.95%
2020380015	\$61.00	0.01%
2020380025	\$61.00	0.01%
2020380035	\$61.00	0.01%
2020380045	\$61.00	0.01%
2020380055	\$61.00	0.01%
2020380065	\$61.00	0.01%
2020380075	\$61.00	0.01%
2020380085	\$61.00	0.01%
2020380095	\$61.00	0.01%
2020380105	\$61.00	0.01%
2020380115	\$61.00	0.01%
2020380125	\$61.00	0.01%

APPENDIX 2

ODMD BOUNDARY MAP



OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

OXNARD DOWNTOWN MANAGEMENT DISTRICT RENEWAL



MANAGEMENT DISTRICT PLAN

*Being Renewed for a 5 Year Term Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property & Business Improvement District Act of 1994, as amended*

JANUARY 31, 2019

V 1.3

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

MANAGEMENT DISTRICT PLAN

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VIII. Other Items – page 22
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Appendix 2: Map of ODMD
Attachment 1: Certified Assessment Engineer’s Report

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

I. MANAGEMENT DISTRICT PLAN SUMMARY

The Oxnard Downtown Management District is a property-based Business Improvement District (PBID) being renewed for a 5 year period by a consortium of business and property owners within Downtown Oxnard. The District was originally formed in 2001 for a 5 year period. It was renewed and expanded in 2006 for another 5 year term, renewed for a 3 year term in 2011 and renewed for a 5 year term in 2014. The purpose of this District is to continue to provide and manage supplemental services and improvements for this important business center, including a “clean and safe” program, image enhancement and a program of installing and upgrading physical amenities throughout the greater Downtown area. The PBID is a unique benefit assessment district that will enable the District property owners, working as a unit, to continue to fund needed property related improvement programs and projects above what can be provided by the City of Oxnard.

Name: The name of the PBID is the Oxnard Downtown Management District (ODMD).

Location: The PBID is located in the center of Oxnard and is bounded roughly by Second Street on the north, the Railroad tracks on the east, Eighth Street on the south and C and D Streets on the west. There is one benefit zone (See attached map).

Zones: There is one benefit zone within the renewed ODMD.

Services: Maintenance, Safety, Image Enhancement, Streetscape Beautification and Operations.

Finance: Benefit assessment of real property (400 parcels). No bonds shall be issued to fund ODMD programs.

Budget: PBID assessment revenue for Year 1 (2019-20) is projected to be \$502,357. It is noted that the Assessment Engineer has determined that general benefits equate to 1.60% of the total adjusted PBID program costs of \$510,536 or \$8,179. (See attached Engineer’s Report for more details on benefit costs). General benefit costs shall be derived from non-assessment revenue sources such as grants, program income, credits, interest, memberships and other sources.

Year 1 – 2019-20 PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS)

WORK PLAN CATEGORY	ALLOCATION	%
MAINTENANCE	\$177,877	35%
SAFETY	\$105,000	21%
IMAGE ENHANCEMENT	\$25,690	5%
BEAUTIFICATION	\$48,300	10%
OPERATIONS	*\$145,490	29%
TOTAL	\$502,357	100%

* Note: \$77,121 of Operations budget is expended directly on management of all other work plan elements.

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

Benefits: “General Benefit” is defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special Benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the ODMD or to the public at large.

Formula: There is one benefit zone in the ODMD. (A map showing the ODMD boundaries is shown on Appendix 2 attached to this Plan). Year 1 property assessment rates per parcel are as follows:

YEAR 1 –2019/20 Assessment Rates

BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE 1 (\$/PARCEL)	LAND ASSMT RATE 2 (\$/SF)	FRONTAGE ASSMT RATE (\$/LF)	R UNIT ASSMT RATE (\$/UNIT)
\$0.135	\$390	\$0.03	\$4.50	\$61

Cap: Assessment increases are capped at a maximum of 2% per year, subject to approval by the ODMD Property Owner Association Board of Directors.

Renewal: PBID renewal is a two-step process. First, petitions signed by PBID property owners representing at least 50% of the total assessment to be levied must be secured. Second, property owners will be sent a ballot to vote on the PBID renewal. Returned ballots in support of the PBID renewal must outweigh those in opposition based on the amount of assessment to be levied.

Duration: The renewed ODMD will have a term of five (5) years. After five years, the petition and balloting process must be repeated in order to renew the ODMD and levy assessments again at that time.

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

II. PBID BOUNDARIES**Setting:**

The proposed renewed ODMD is centrally located in the center of Oxnard and centered along A Street from Second Street to Eighth Street. ODMD is bounded roughly by Second Street on the north, the Railroad tracks on the east, Eighth Street on the south and C and D Streets on the west. There is one benefit zone within ODMD (See attached map in Appendix 2).

General Boundary Description

ODMD includes 404 parcels of which 400 are identified assessed parcels in a 30 block area of Historic Downtown Oxnard. The property uses within the boundaries of the proposed renewed ODMD which will receive special benefits from PBID funded programs and services are currently a unique mix of retail, restaurant, service, office, government, residential and parking. ODMD boundaries were selected to incorporate the core Downtown parcels and businesses. There is one benefit zone within the proposed renewed District

Detailed Boundary Description

More specifically, the ODMD is described as follows:

Beginning at the intersection of the centerlines of Second Street and D Street; thence east along said centerline of Second Street to the east property line of Oxnard Boulevard; thence north along said east property line of Oxnard Boulevard to the tangent intersection point with the west property line of the railroad right of way; thence southeast and south along said west property line of the railroad right of way to the centerline of Fifth Street; thence west along said centerline of Fifth Street to the prolongation of the east property line of the public alley lying east of and parallel to Meta Street; thence south along said east property line of said public alley to the centerline of Seventh Street; thence west along said centerline of Seventh Street to the east property line of parcel APN 202-0-360-110; thence south along said east property line of said parcel APN 202-0-360-110 to the south property line of said parcel APN 202-0-360-110; thence west along said south property line of said parcel APN 202-0-360-110 to the west property line of said parcel APN 202-0-360-110; thence north along said west property line of said parcel APN 202-0-360-110 to the centerline of Seventh Street; thence west along said centerline of Seventh Street to the centerline of Oxnard Boulevard; thence south along said centerline of Oxnard Boulevard to the centerline of Eighth Street; thence west along said centerline of Eighth Street to the centerline of D Street; thence north along said centerline of D Street to the centerline of Seventh Street; thence east along said centerline of Seventh Street to the prolongation of the west property line of the public alley lying east of and parallel to D Street; thence north along said west property line of said public alley to the centerline of Third Street; thence west

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

along said centerline of Third Street to the centerline of D Street; thence north along said centerline of D Street to the point of beginning.

Benefit Zones

There is one benefit zone within the proposed renewed District.

District Boundary Rationale

The ODMD boundaries are comprised of the commercial core parcels where the main economic activity of Historic Downtown Oxnard is centered. The commercial parcels included in the District are the heart of the commercial core of Downtown Oxnard. These parcels showcase a unique array of pedestrian oriented uses - retail, restaurant, service, office, government, residential and parking that form what is considered the “cohesive commercial fabric” of the ODMD.

The District boundaries were chosen to generally include non-residential parcels that comprise the commercial core that attracts pedestrians and visitors to Downtown Oxnard. Businesses adjacent to the north, south and east of ODMD are not part of the District's commercial pedestrian core and have different marketing needs than those in the ODMD. These outside commercial parcels and uses require different services than those in the ODMD and would not specially benefit from the increased pedestrian oriented programs, services and improvements offered by the ODMD. Therefore, they have not been included within the ODMD boundaries.

Surrounding parcels to the north, south and west that are zoned solely residential and/or with residential uses have not been included within the boundaries of the PBID. The Property and Business Improvement District Law of 1994, California Streets & Highway Code § 36632 states, “Properties zoned solely for residential use..... are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment”. For these reasons, no residentially zoned parcels or residential uses north, south or west of the District are included in the ODMD boundaries. These parcels will not specially benefit from the PBID programs, improvements and services which are designed to improve commerce and economic vitality of assessed parcels.

A list of all parcels included in the proposed renewed ODMD is shown as Appendix 1, attached to this Plan identified by their respective Ventura County assessor parcel number. The boundary of the proposed renewed ODMD is shown on the map of the proposed renewed ODMD attached as Appendix 2 to this Plan.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All ODMD funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within ODMD will proportionately specially benefit from the District funded programs and services (i.e. maintenance, safety, image enhancement, streetscape beautification and operations). These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment viability of individually assessed parcels and businesses on them within ODMD.

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District services, activities and programs confer special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and marketing goods and services available from individually assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oxnard and are only provided for the special benefit of assessed parcels within the boundaries of the proposed renewed ODMD.

The District includes 404 parcels of which 400 are identified as assessable within one Benefit Zone and which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map is included as Appendix 2.

III. Proposed 5 Year PBID Work Plan and Budget

Overview

The Programs and activities to be funded by the ODMD include maintenance, safety, image enhancement, streetscape beautification and operations. The property uses within the boundaries of the District that will receive special benefits from District funded programs, services and improvements are currently a unique mix of retail, restaurant, service, office, government, residential and parking. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

These benefits are particular and distinct to each and every identified assessed parcel within the ODMD and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the ODMD, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Oxnard does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year District term assuming a 2% maximum annual assessment rate increase is shown in the Table on page 15 of this Report.

WORK PLAN DETAILS

The services to be provided by the ODMD include maintenance, safety, image enhancement, streetscape beautification and operations. Each of these work plan elements are designed to contribute to the cohesive

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commercial fabric and to ensure economic success and vitality of the District. The assessed parcels in the PBID will specially benefit from the District programs in the form of increasing commerce and improving economic success and vitality through meeting the ODMD goals to maintain and improve the commercial core by providing services to attract customers in an effort to increase commerce, to increase building occupancy and lease rates.

The following programs, services and improvements are proposed by the ODMD to specially benefit each and every individually assessed parcel within the District boundaries. ODMD services, programs and improvements will not be provided to parcels outside the District boundary.

Maintenance

This work plan category includes regular maintenance of public areas adjacent to each assessed parcel for the special benefit of each identified and assessed parcel and land use within ODMD. The Maintenance work plan component includes:

- Clean Team 6-days per week
- litter and illegal dumping pickup
- graffiti and illegal sticker/poster removal
- check/empty 130+ sidewalk trash bins
- check, sweep, and secure trash enclosures
- removal of transient discards, including shopping carts, bio-waste
- sidewalk scrubbing/steam cleaning
- curb line block face sweeping
- tree pruning
- weed abatement
- visitor assistance

The Maintenance work plan component is designed to specially benefit and improve the aesthetic appeal of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Maintenance services will only be provided for identified and assessed parcels located within the PBID boundaries.

The Maintenance work plan component (“Clean”) will assist in creating a clean environment for each assessed parcel in the District. A dirty environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with general commercial, retail, restaurant, office and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded clean programs and services

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provide these parcels with enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded clean programs and services are designed to improve the appearance of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries

Safety

This work plan category includes regular security of areas adjacent to each assessed parcel for the special benefit of each identified and assessed parcel and land use within ODMD. The Safety work plan component includes:

- daily bike & truck Safety Patrol
- loitering & trespassing subject removal
- Crime prevention awareness campaigns
- street light outage reporting and repair orders

The Safety work plan component is designed to specially benefit and improve the security of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Safety services will only be provided for identified and assessed parcels located within the PBID boundaries.

The Safety work plan component (“Safe”) will assist in creating a safe and secure environment for each assessed parcel in the District. An unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce rents and occupancies. For parcels with general commercial, retail, restaurant, office and commercial parking uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries

Image Enhancement

This work plan category includes regular marketing and image enhancement programs and services for the special benefit of each identified and assessed parcel and land use within ODMD. The Image Enhancement work plan component includes:

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- daily updated responsive website DowntownOxnard.org
- integrated social media promotion – Facebook, Instagram, Twitter, YouTube
- produced and sponsored live events (e.g. First Thursdays, Cruise Night, Halloween, etc.)
- district advertising, newsletters, press releases, media relations, original photo library
- Marketing Committee support for merchant coordinated promotions
- assist prospective businesses with referrals to leasable properties
- permit processing assistance

The Image Enhancement work plan component is designed to specially benefit and improve the image of each identified and assessed parcel within the PBID and attract more customers, clients, employees, tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Image Enhancement programs and services will only be provided for identified and assessed parcels located within the PBID boundaries.

For parcels with general commercial, retail, restaurant, office and commercial parking uses, Image Enhancement services and programs are specifically designed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of marketing assessed parcels and the goods and services and spaces available on these assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these programs, District funded Image Enhancement creates better public facilities and services on these assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded Image Enhancement specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. Image Enhancement services and programs will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Streetscape Beautification

This work plan category includes placement of and care for a variety of physical improvements and amenities within the public streetscape areas within ODMD for the special benefit of each identified and assessed parcel and land use within ODMD. The Streetscape Beautification work plan component includes:

- district-wide holiday streetlamp décor
- 162 sidewalk flower planters
- Historic Plaza Park hanging flower baskets
- public art – utility box painting and temporary murals
- street banner program (88 street poles)

The Streetscape Beautification work plan component is designed to specially benefit and improve the image of each identified and assessed parcel within the PBID and attract more customers, clients, employees,

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tenants and investors which potentially would increase business volumes, sales transactions, occupancies, rental income and attractiveness of investments. Streetscape Beautification improvements will only be provided for identified and assessed parcels located within the PBID boundaries.

For parcels with general commercial, retail, restaurant, office and commercial parking uses, Streetscape Beautification improvements are specifically designed and placed to attract more customers, employees, tenants and investors for the special benefit of assessed parcels as a result of aesthetically improving each assessed parcel within ODMD. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels that are assessed for these improvements, District funded Streetscape Beautification creates enhanced public facilities and services on these assessed parcels for public employees, visitors, vendors and users of these public facilities. Further, in the case of residential use parcels, District funded Streetscape Beautification specially benefits each assessed residential parcel by creating an enhanced environment for tenants, visitors and owners, which, in turn, improve livability and may increase residential occupancies and rental income. Streetscape Beautification improvements will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Operations

This work plan category includes professional management and related corporate operation costs of providing PBID funded services, programs and improvements for the special benefit of each identified and assessed parcel and land use within ODMD. The Operations work plan component includes:

- staff and full service office to manage PBID programs, projects, compliance reporting.
- full service office to assist property and business owners with District-related needs
- advocacy and representation of member interests on District issues and needs
- Organize “town hall” forums and advocacy on topics such as homeless solutions, Vision Plan

Operations also includes legal, accounting, insurance, production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal. A portion of the Operations budget is held in reserve to offset delinquent and/or slow assessment payments.

The Operations component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the ODMD. The Administration work plan component exists only for the purposes of the District and directly relates to the implementation of Maintenance, Safety, Image Enhancement and Streetscape Beautification services, programs and improvements which specially benefit each identified assessed parcel within the District boundaries.

In summary, all District funded services, programs and improvements described above confer proportionate special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the ODMD will proportionately specially benefit from

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Maintenance, Safety, Image Enhancement, Streetscape Beautification and Operations. These services, programs and improvements are intended to improve commerce, employment, rents, occupancy rates and investment viability of assessed parcels and businesses within the ODMD by reducing crime, litter and debris, making capital improvements and professionally marketing goods, services and spaces available within the District, all considered necessary in a competitive properly managed contemporary business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Oxnard and are only provided for the special benefit of each and every assessed parcel within the boundaries of the ODMD.

WORK PLAN BUDGET

Each identified assessed parcel within the ODMD will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of District funded services provided. The projected District program special benefit (assessment) cost allocation budget for Year 1 (2020), including the direct re-allocation of Operations cost to other Work Plan Categories is shown in the following Table:

ODMD Year 1 (2020) Special Benefit Assessment Budget

A	B	C	D	E	F
WORK PLAN CATEGORY	Yr. 1 Base Budget Allocations	Base % of Total	Allocation Adjustments From Operations	Yr. 1 Adjusted Budget Allocations (B+D)	Adjusted % of Total
MAINTENANCE	\$177,877	35%	\$28,811	\$206,688	41.1%
SAFETY	\$105,000	21%	\$18,624	\$123,624	24.6%
IMAGE ENHANCEMENT	\$25,690	5%	\$23,749	\$49,439	9.8%
BEAUTIFICATION	\$48,300	10%	\$5,937	\$54,237	10.8%
OPERATIONS	\$145,490	29%	(\$77,121)	\$68,369	13.6%
TOTAL	\$502,357	100%		\$502,357	100%

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$502,357 is projected. Since the District is planned for a 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the District. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 2% per annum, commensurate to special benefits received by each assessed parcel, is incorporated into the projected program costs and assessment rates for the 5-year District term. It is noted that the 2% maximum annual rate increase is deemed necessary in order to offset substantial service and improvement cost increases projected over the next several years and to provide levels of service and types of improvements expected and requested by District stakeholders. Carryovers, if any, may be reapportioned the following year for related programs, services and improvements. Detailed annual budgets will be prepared by the Owner's Association Board and included in an Annual Plan for the City Council's review and approval.

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It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed District. Accordingly, the Owners' Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners' Association Board and included in the Annual Planning Report that will be approved by the Oxnard City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category. A 5-year projected ODMD budget is shown in the following Table:

YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)

(Assumes 2% max rate increase per year)

YR	MAINTENANCE	SAFETY	IMAGE ENHANCEMENT	STREETSCAPE BEAUTIFICATION	OPERATIONS	TOTAL
	35%	21%	5%	10%	29%	100%
1	\$177,877	\$105,000	\$25,690	\$48,300	\$145,490	\$502,357
2	\$181,435	\$107,100	\$26,204	\$49,266	\$148,400	\$512,405
3	\$185,064	\$109,242	\$26,728	\$50,251	\$151,368	\$522,653
4	\$188,765	\$111,427	\$27,263	\$51,256	\$154,395	\$533,106
5	\$192,540	\$113,656	\$27,808	\$52,281	\$157,483	\$543,768

The ODMD assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 2% per year, commensurate to special benefits received by each assessed parcel, and must be approved by the Owners' Association Board of Directors, included in the Annual Planning Report and adopted by the City of Oxnard City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners' Association Board of the Directors ("Property Owner's Association of the ODMD) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners' Association Executive Director shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners' Association and the City of Oxnard.

No bonds are to be issued in conjunction with the proposed renewed District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the 5th year of operation will be rolled over into the renewal budget or returned to stakeholders. District assessment funds may be used to pay for costs related to the following District renewal term. If the District is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Special/General Benefits

The Assessment Engineer (see attached Engineer's Report) has found that the general benefits (i.e. general benefits to assessed parcels within the District, the general public and surrounding parcels outside the ODMD) of the proposed programs, services and improvements (i.e. maintenance, safety, image

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enhancement, streetscape beautification and operations) represent 1.60% of the total benefits generated and, in turn, 1.60% (\$8,179) of the total adjusted costs of the ODMD funded improvements, activities and services provided.

Total Year 1 adjusted costs are estimated at \$510,536. General benefits are factored at 1.60% of the total adjusted costs (see Finding 2 on pages 5-9 of the attached Engineer's Report) with special benefits set at 98.40%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.60% general benefit cost is computed to be \$8,179 with a resultant 98.40% special benefit limit computed at \$502,357. Based on current property data and land uses, this is the maximum amount of Year 1 (2019-20) revenue that can be derived from property assessments from the subject District.

All program costs associated with general benefits will be derived from sources other than District assessments. Sample "other" revenue sources are shown in the following Table:

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
District Assessments	\$502,357	98.40 %
Grants, donations, sponsors, program income, etc.	\$8,179	1.60%
TOTAL	\$510,536	100.0%

A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	MAINTENANCE	\$177,877	\$2,862	\$180,739	35%
	SAFETY	\$105,000	\$1,718	\$106,718	21%
	IMAGE ENHANCEMENT	\$25,690	\$409	\$26,099	5%
	BEAUTIFICATION	\$48,300	\$818	\$49,118	10%
	OPERATIONS	\$145,490	\$2,372	\$147,862	29%
	Total	\$502,357	\$8,179	\$510,536	100%
2	MAINTENANCE	\$181,435	\$2,919	\$184,354	29%
	SAFETY	\$107,100	\$1,752	\$108,852	30%
	IMAGE ENHANCEMENT	\$26,204	\$417	\$26,621	14%

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	BEAUTIFICATION	\$49,266	\$834	\$50,100	23%
	OPERATIONS	<u>\$148,400</u>	<u>\$2,419</u>	<u>\$150,819</u>	<u>4%</u>
	Total	\$512,405	\$8,341	\$520,746	100%
3	MAINTENANCE	\$185,064	\$2,977	\$188,041	29%
	SAFETY	\$109,242	\$1,787	\$111,029	30%
	IMAGE ENHANCEMENT	\$26,728	\$425	\$27,153	14%
	BEAUTIFICATION	\$50,251	\$851	\$51,102	23%
	OPERATIONS	<u>\$151,368</u>	<u>\$2,467</u>	<u>\$153,835</u>	<u>4%</u>
	Total	\$522,653	\$8,507	\$531,160	100%
4	MAINTENANCE	\$188,765	\$3,037	\$191,802	29%
	SAFETY	\$111,427	\$1,823	\$113,250	30%
	IMAGE ENHANCEMENT	\$27,263	\$434	\$27,697	14%
	BEAUTIFICATION	\$51,256	\$868	\$52,124	23%
	OPERATIONS	<u>\$154,395</u>	<u>\$2,516</u>	<u>\$156,911</u>	<u>4%</u>
	Total	\$533,106	\$8,678	\$541,784	100%
5	MAINTENANCE	\$192,540	\$3,098	\$195,638	29%
	SAFETY	\$113,656	\$1,859	\$115,515	30%
	IMAGE ENHANCEMENT	\$27,808	\$443	\$28,251	14%
	BEAUTIFICATION	\$52,281	\$885	\$53,166	23%
	OPERATIONS	<u>\$157,483</u>	<u>\$2,566</u>	<u>\$160,049</u>	<u>4%</u>
	Total	\$543,768	\$8,851	\$552,619	100%

Duration

As allowed by State PBID Law, the District will have a five (5) year operational term from January 1, 2020 to December 31, 2024. The proposed renewed District operation is expected to begin services on January 1, 2020. If the District is not renewed, services will end on December 31, 2024.

Manner of Collection

Assessments for the Property Tax Year beginning July 1, 2019 and ending June 30, 2024, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Ventura (Operation Years 2020-2024). The District assessments shall appear as a separate line item on the property tax bills issued by the Ventura County Assessor. The City of Oxnard is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

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IV PROPOSED ASSESSMENT FORMULA

The PBID programs and services described in this Management District Plan will be funded through benefit assessments against real property in the PBID and non-assessment revenues to fund the costs associated with general benefits conferred on assessed parcels within the District, the public at large and surrounding parcels outside of the ODMD boundaries. The assessment formula has been developed by the Assessment Engineer to ensure that no parcel will be assessed an amount that exceeds the cost of the proportional special benefit that parcel derives from the programs, services and improvements to be funded by the proposed benefit assessments. The assessment rates are based on the anticipated benefit to be derived by each individual parcel within the boundary of the ODMD.

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed ODMD (i.e. maintenance, safety, image enhancement, streetscape beautification and operations) it is the opinion of the Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage within one benefit zone, except as noted herein and in the attached Engineer's Report.

The "Basic Benefit Units" will be expressed as a combined function of gross building square footage (Benefit Unit "A"), land square footage (Benefit Unit "B"), street frontage (Benefit Unit "C") and in the case of residential parcels – number of units (Benefit Unit "D"). Based on the shape of the proposed ODMD, as well as the nature of the District program elements, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage within one benefit zone, except as noted herein.

For the array of land uses within the PBID, the interactive application of building and land areas and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of PBID funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from PBID funded activities. There are no parcels zoned solely residential within ODMD.

Building area is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 25% of the total PBID revenue (26.40373% when adjusted for precise parcel measurements and program costs).

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 45% of the total PBID revenue (43.52662% when adjusted for precise parcel measurements and program costs).

Street Frontage is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on PBID funded activities. Street frontage includes all public street frontages of a parcel. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 27% of the total PBID revenue (27.50753% when adjusted for precise parcel

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measurements and program costs).

Residential Units (number of) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on PBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, residential unit, should generate approximately 3% of the total PBID revenue (2.56212% when adjusted for precise parcel measurements and program costs).

Special Circumstances

1. Residential Condominiums

It is the opinion of the Assessment Engineer that land area and street frontage quantities do not relate precisely to the building orientation and configurations of multi-unit and/or multi floor residential condominium complexes. Thus, it is the opinion of the Assessment Engineer that the assessment for residential condominiums shall be based on a living unit rate which is a proven method of fairly and equitably spreading special benefit costs to these unique property ownerships and land uses. This assessment factor directly relates to the proportionate amount of special benefit each residential condominium parcel will receive from ODMD funded services, programs and improvements for this land use.

2. Other Residential Units

It is the opinion of the Assessment Engineer that the assessment for all other residential units shall be based on a living unit rate which is a proven method of fairly and equitably spreading special benefit costs to these land uses. This assessment factor directly relates to the proportionate amount of special benefit each residential unit will receive from ODMD funded services, programs and improvements for this land use.

3. Commercial Condominiums

It is the opinion of the Assessment Engineer that such units, if and when built, when located on ground floors shall be assessed based on actual land area covered, condo building area and direct street frontage or pro-rated street frontage as determined by the Assessment Engineer for each unit. Upper floor commercial condominiums shall be assessed on condo building area and pro-rated land area and street frontage as determined by the Assessment Engineer.

4. Publicly Owned/Occupied Parcels

Each identified and assessable publicly owned parcel and facility within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government uses on them will be assessed for building areas not occupied by government uses and facilities.

It is noted that the only publicly owned parcel not being assessed is the United States Post Office parcel on A Street. The US Attorney General has opined that Federally owned properties are exempt from local taxes

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and benefit assessments in accordance with the Supremacy Clause of the US Constitution. As such, no direct ODMD funded special benefit services, programs and improvements will be provided adjacent to or for the special benefit of this property.

5. Non-Profit Owned and Occupied Parcels

Each identified and assessable non-profit owned parcel and use within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than other privately owned parcels. It is the opinion of this Assessment Engineer that non-profit owned parcels and uses do not specially benefit to the same extent as other privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, non-profit owned parcels with non-profit uses on them will not be assessed for non-profit used building areas located on these parcels. Non-profit owned parcels with for-profit uses on them will be assessed for building areas not occupied by non-profit uses.

6. Non-Profit Places of Worship Parcels

Each Non-Profit owned parcel with “Place of Worship” use(s) on them do not, based on a finding of the Oxnard City Council, specially benefit from the ODMD funded supplemental services, programs and improvements. Therefore, Non-Profit owned parcels with Places of Worship use(s) on them shall not be assessed for ODMD funded services, programs and improvements. Accordingly, no direct or tangent ODMD funded services, programs or improvements shall be provided for the special benefit of these ownership and land use types.

7. Changes to Building or Parcel Size

Any changes in building size, parcel size and street frontage(s) as a result of new construction or demolition or land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

8. Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

Taking into account all identified specially benefiting parcels within the District and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor are shown in the following Tables:

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Year 1 – 2019/2020 - Assessable Benefit Units

ASSESSABLE BLDG AREA (SF)	ASSESSABLE LAND AREA (SF)	ASSESSABLE STREET FRONTAGE (LF)	ASSESSABLE R UNITS	# OF ASSESSABLE PARCELS	# OF NON- RESIDENTIAL ASSESSABLE PARCELS
982,528	2,751,617	30,708	211	400	349

Year 1 – 2019/20 Projected Assessment Revenue

BLDG ASSMT REVENUE	LAND 1 ASSMT REVENUE	LAND 2 ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	R UNIT ASSMT REVENUE	SUBTOTAL ASSMT REVENUE
\$132,641	\$136,110	\$82,549	\$138,186	\$12,871	\$502,357
26.40373%	27.09428%	16.43234%	27.50753%	2.56212%	100.00%

The number of Benefit Units for each identified benefiting parcel within the proposed renewed ODMD was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building and property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the District for their review. If a property owner believes there is an error on a parcel's assessed quantities, the District may confirm the data with the Ventura County Assessor's office. If District data matches Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the District assessment may be corrected.

Assessment Formula

In the opinion of the Assessment Engineer the assessment formula for the proposed renewed ODMD is as follows:

Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus
Land Area (Unit B) Sq Ft x Unit B Rate, plus
Street Frontage (Unit C) Lin Ft x Unit C Rate

Residential Units = # of Residential Units (Unit D) x Unit D Rate

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YEAR 1 –2019/20 Assessment Rates

BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE 1 (\$/PARCEL)	LAND ASSMT RATE 2 (\$/SF)	FRONTAGE ASSMT RATE (\$/LF)	R UNIT ASSMT RATE (\$/UNIT)
\$0.135	\$390	\$0.03	\$4.50	\$61

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table and the Projected Assessment Revenue Table on page 18 of this Plan, the assessment rates and weighted multipliers for each factor are calculated as follows:

Building Area Rate (Unit A)

$$(\$502,356.22 \times 26.40373\%) / 982,528 \text{ units} = \$0.135/\text{sq ft building area}$$

Land Area Rate (Unit B)

$$(\$502,356.22 \times 27.09428\%) / 349 \text{ units} +$$

$$(\$502,356.22 \times 16.43234\%) / 2,751,617 \text{ units} = \$390 + \$0.03/\text{sq ft land area}$$

Street Frontage Rate (Unit C)

$$(\$502,356.22 \times 27.50753\%) / 30,708 \text{ units} = \$4.50/\text{lin ft street frontage}$$

Residential Rate (Unit D)

$$(\$502,356.22 \times 2.56307\%) / 211 \text{ R units} = \$61/\text{residential unit}$$

Since the ODMD is planned for a 5-year term, maximum assessment rates for future years (Years 2-5) must be set at the inception of the PBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 2% per annum is incorporated into the projected program costs and, in turn, the resultant assessment rates for the 5-year term of the PBID. These figures are shown in the table below. Assessment rates may not exceed those indicated below.

In addition, any annual budget surplus or deficit will be incorporated into the subsequent year's PBID budget. Within the constraints of the annual adjustment, annual assessments will be set to account for surpluses or deficits carried forward.

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ODMD – 5-Year Maximum Assessment Rates
(Includes a 2%/Yr. Max Increase)

YEAR	BLDG ASSMT RATE (\$/SF)	LAND ASSMT RATE 1 (\$/PARCEL)	LAND ASSMT RATE 2 (\$/SF)	FRONTAGE ASSMT RATE (\$/LF)	R UNIT ASSMT RATE (\$/UNIT)
1	\$0.135	\$390	\$0.03	\$4.50	\$61
2	\$0.1377	\$397.8000	\$0.0306	\$4.5900	\$62.2200
3	\$0.1405	\$405.7560	\$0.0312	\$4.6818	\$63.4644
4	\$0.1433	\$413.8711	\$0.0318	\$4.7754	\$64.7337
5	\$0.1462	\$422.1485	\$0.0324	\$4.8709	\$66.0284

SAMPLE ASSESSMENT CALCULATION:

A 7,000 sq ft lot with 50 LF of street frontage and a 5,000

Bldg Area = 5,000 x \$0.135 = \$ 675.00

Land Area = 7,000 x \$0.03SF + \$390 = \$ 600.00

Street Frontage = 50 LF x \$4.50/LF = \$ 225.00

TOTAL YEAR 1 ASSESSMENT = \$1,500.00

Per Month = \$ 125/Month

Per Day = \$4.17/Day

The complete Year 1 – 2019-20 assessment roll of all parcels to be assessed by this PBID is included in this Plan as Appendix I.

V. PUBLICLY OWNED PARCELS

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are 153 publicly owned parcels within ODMD, of which 152 are identified and assessable for which District funded special benefit programs, services and improvements will be provided. All 152 of the

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

assessed publicly owned parcels are owned by the City of Oxnard. It is noted that the only publicly owned parcel not being assessed is the United States Post Office parcel on A Street. The US Attorney General has opined that Federally owned properties are exempt from local taxes and benefit assessments in accordance with the Supremacy Clause of the US Constitution. As such, no direct PBID funded special benefit services, programs and improvements will be provided adjacent to this property.

For publicly owned parcels and facilities within ODMD, each of these parcels specially benefit from District funded programs services and improvements. The special benefits include cleaner and safer facility entrances and perimeters for their employees, visitors, vendors and other users of these public locations and facilities. Publicly owned parcels and facilities will be included in all maps, directories and District advertisements and web displays and are active components of Downtown Oxnard’s identity and fabric.

ODMD services are designed to improve the safety and cleanliness for visitors, their employees and users of public facilities on publicly owned parcels within the District by reducing crime, litter and debris, each considered detractors to employment, visitation and use of public facilities if not contained and properly managed. In turn, these services will serve to enhance the public service levels provided by public facilities and parcels within ODMD.

Each identified and assessable publicly owned parcel and facility within ODMD will proportionately specially benefit as delineated herein from the ODMD funded supplemental services, programs and improvements, but differently than privately owned parcels. It is the opinion of this Assessment Engineer that publicly owned parcels and public facilities do not specially benefit to the same extent as privately owned parcels from PBID funded services, programs and improvements. To offset this special benefit differential, publicly owned parcels with public facilities on them will not be assessed for public building areas located on these parcels. Publicly owned parcels with non-government uses on them will be assessed for building areas not occupied by government uses and facilities.

There is no compelling evidence that these identified assessable publicly owned parcels and facilities would not proportionately specially benefit from ODMD funded programs, services and improvements as delineated herein and, thus, will be assessed similar to privately owned parcels, except as noted herein.

VI. PBID DISTRICT GOVERNANCE

The governance or management of a PBID typically requires an “Owner’s Association” to carry out the PBID services and activities. State PBID Law (36600 Streets & Highways Code) also requires that the Owner’s Association carry out specific additional functions. This includes preparation of an Annual Report to the City Council on the PBID activities for the past fiscal year and those proposed for the next fiscal year. The Owner’s Association may also recommend to the City Council from time to time, changes to the PBID boundaries, benefit zones, assessment formula or PBID programs and activities, all subject to public notification and, in some cases petition/balloting requirements.

Meetings of the Owner’s Association and its standing Committees shall be subject to the State of California “Brown Act” open meeting law.

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VII. PROPOSED RULES AND REGULATION APPLIED TO THE DISTRICT

There are no specific rules or regulations applied to this PBID

VIII. OTHER ITEMS

No bonds will be issued for any ODMD projects in conjunction with this renewal.

IX. PLAN AUTHOR

The author and preparer of this Plan is Ed Henning of Edward Henning & Associates

X. IMPLEMENTATION TIME TABLE

The renewed PBID is expected to begin operation by January 2020. In order to meet this goal, the following procedural timeline is proposed:

<u>Date</u>	<u>Action/Task</u>
Jan 2019	• Develop/finalize PBID Management District Plan
Feb 2019	• Initiate petition drive
Feb-Mar 2019	• Collect petitions signed by property owners
April 2019	• Submit majority support petitions to City along with Management Plan
May 21, 2019	• City Council adopts Resolution of Intention to renew the PBID
May 21 2019	• City sends notice of PBID public hearing and a ballot to all property owners within PBID
July 16, 2019	• City Council conducts hearing (ballots due by this date)
July 16, 2019	• Providing no majority ballot protest is filed at the hearing, Council approves Ordinance of Renewal for the PBID
August 2019	• Assessment roll submitted to County Assessor
Dec 10/Apr 10 (due)	• Assessments billed and collected by County with property taxes
1st Qtr '20	• Revenues remitted to Owner's Association per contract with City
(5 yrs)	• Owner's Association carries out renewed PBID programs and services

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APPENDIX 1

YR 1 – 2019/20 ASSESSMENT ROLL

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

APN	YR 1 2019-20 ASSMT	% OF TOTAL
2010113110	\$3,894.03	0.78%
2010160010	\$690.00	0.14%
2010160020	\$653.49	0.13%
2010160030	\$1,840.50	0.37%
2010160040	\$490.89	0.10%
2010160050	\$909.00	0.18%
2010160060	\$459.00	0.09%
2010160070	\$774.00	0.15%
2010160080	\$715.50	0.14%
2010160090	\$690.75	0.14%
2010160100	\$780.00	0.16%
2010160110	\$963.90	0.19%
2010160120	\$810.00	0.16%
2010160130	\$1,332.00	0.27%
2010160170	\$1,572.75	0.31%
2010160180	\$1,782.83	0.35%
2010160190	\$1,019.94	0.20%
2010160200	\$1,985.10	0.40%
2010160220	\$1,147.14	0.23%
2010160250	\$1,152.75	0.23%
2010160260	\$2,225.78	0.44%
2010211010	\$2,000.25	0.40%
2010211040	\$488.01	0.10%
2010211110	\$893.25	0.18%
2010211120	\$756.90	0.15%
2010211130	\$573.45	0.11%
2010211140	\$573.45	0.11%
2010211155	\$573.45	0.11%
2010211170	\$1,902.27	0.38%
2010211180	\$1,391.40	0.28%
2010211190	\$1,616.82	0.32%
2010211200	\$1,653.75	0.33%
2010211210	\$1,655.10	0.33%
2010211225	\$458.82	0.09%
2010211230	\$683.82	0.14%
2010211300	\$586.05	0.12%
2010211360	\$1,174.07	0.23%
2010211380	\$1,380.00	0.27%
2010212010	\$1,582.76	0.32%
2010212020	\$1,366.44	0.27%
2010212030	\$1,359.69	0.27%
2010212060	\$1,292.19	0.26%
2010212070	\$1,450.13	0.29%
2010212140	\$1,344.15	0.27%
2010212150	\$3,066.90	0.61%
2010212165	\$1,665.38	0.33%
2010212170	\$1,709.25	0.34%

2010212180	\$1,012.50	0.20%
2010212190	\$1,042.50	0.21%
2010212200	\$768.75	0.15%
2010212230	\$1,224.69	0.24%
2010212260	\$1,862.27	0.37%
2010212270	\$1,464.00	0.29%
2010213010	\$1,218.95	0.24%
2010213020	\$739.83	0.15%
2010213030	\$916.68	0.18%
2010213075	\$571.08	0.11%
2010213080	\$1,232.04	0.25%
2010213090	\$1,299.66	0.26%
2010213100	\$670.68	0.13%
2010213110	\$244.00	0.05%
2010213120	\$61.00	0.01%
2010213130	\$1,131.00	0.23%
2010213140	\$591.17	0.12%
2010213150	\$555.02	0.11%
2010213160	\$2,578.43	0.51%
2010214010	\$828.00	0.16%
2010214020	\$3,229.59	0.64%
2010214030	\$2,263.80	0.45%
2010214040	\$2,840.36	0.57%
2010271030	\$670.68	0.13%
2010271040	\$633.75	0.13%
2010271060	\$690.00	0.14%
2010271070	\$891.75	0.18%
2010271080	\$1,254.00	0.25%
2010271090	\$615.00	0.12%
2010271100	\$840.00	0.17%
2010271110	\$840.00	0.17%
2010271160	\$244.00	0.05%
2010271170	\$1,434.93	0.29%
2010271180	\$2,899.20	0.58%
2010272010	\$1,157.69	0.23%
2010272020	\$630.00	0.13%
2010272030	\$630.00	0.13%
2010272040	\$61.00	0.01%
2010272050	\$870.00	0.17%
2010272060	\$1,762.50	0.35%
2010272070	\$825.00	0.16%
2010272080	\$825.00	0.16%
2010272090	\$1,042.50	0.21%
2010272100	\$1,702.50	0.34%
2010272110	\$972.95	0.19%
2010272120	\$1,334.36	0.27%
2010272140	\$615.00	0.12%
2010272150	\$1,767.00	0.35%
2010272160	\$827.63	0.16%

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2010272170	\$840.00	0.17%
2010272180	\$1,458.75	0.29%
2010272190	\$61.00	0.01%
2010272200	\$577.50	0.11%
2010272210	\$465.00	0.09%
2010272220	\$1,239.00	0.25%
2010272230	\$1,796.43	0.36%
2010360110	\$1,717.26	0.34%
2020081010	\$1,455.00	0.29%
2020081020	\$825.00	0.16%
2020081100	\$1,233.00	0.25%
2020081160	\$825.00	0.16%
2020081170	\$1,455.00	0.29%
2020081180	\$840.00	0.17%
2020081190	\$840.00	0.17%
2020081200	\$840.00	0.17%
2020081210	\$840.00	0.17%
2020081220	\$840.00	0.17%
2020081230	\$1,470.00	0.29%
2020081240	\$627.00	0.12%
2020081250	\$840.00	0.17%
2020081260	\$840.00	0.17%
2020081270	\$840.00	0.17%
2020081280	\$840.00	0.17%
2020081290	\$840.00	0.17%
2020083030	\$1,354.20	0.27%
2020083040	\$61.00	0.01%
2020083050	\$1,636.10	0.33%
2020083060	\$1,178.58	0.23%
2020083070	\$1,407.42	0.28%
2020083210	\$2,335.26	0.46%
2020083220	\$900.00	0.18%
2020085030	\$826.88	0.16%
2020085040	\$886.97	0.18%
2020085050	\$3,609.39	0.72%
2020085190	\$828.75	0.16%
2020085200	\$2,004.00	0.40%
2020091100	\$825.00	0.16%
2020091370	\$1,890.00	0.38%
2020091380	\$1,043.10	0.21%
2020091390	\$12,241.17	2.44%
2020091400	\$3,830.76	0.76%
2020092030	\$474.00	0.09%
2020092040	\$741.00	0.15%
2020092050	\$1,271.18	0.25%
2020092060	\$1,296.69	0.26%
2020092070	\$2,400.00	0.48%
2020092120	\$825.00	0.16%
2020092130	\$1,338.81	0.27%

2020092140	\$2,265.00	0.45%
2020092170	\$6,234.63	1.24%
2020092180	\$2,137.50	0.43%
2020092190	\$2,969.09	0.59%
2020094010	\$2,051.10	0.41%
2020094020	\$1,202.40	0.24%
2020094035	\$2,598.00	0.52%
2020094040	\$2,058.00	0.41%
2020094050	\$1,251.00	0.25%
2020094060	\$1,494.00	0.30%
2020094080	\$2,032.47	0.40%
2020094140	\$1,347.00	0.27%
2020094155	\$408.00	0.08%
2020094160	\$408.00	0.08%
2020094170	\$807.00	0.16%
2020094185	\$774.00	0.15%
2020094195	\$1,506.00	0.30%
2020094205	\$426.00	0.08%
2020094215	\$1,854.00	0.37%
2020094225	\$426.00	0.08%
2020094235	\$1,224.00	0.24%
2020094240	\$1,668.93	0.33%
2020095075	\$825.00	0.16%
2020095085	\$825.00	0.16%
2020095090	\$1,446.00	0.29%
2020095100	\$1,331.25	0.27%
2020095110	\$825.00	0.16%
2020095120	\$4,348.32	0.87%
2020095140	\$2,730.75	0.54%
2020095150	\$1,653.75	0.33%
2020095160	\$1,653.75	0.33%
2020096035	\$1,537.50	0.31%
2020096040	\$0.00	0.00%
2020096050	\$1,720.50	0.34%
2020096060	\$1,375.20	0.27%
2020096070	\$1,500.00	0.30%
2020096080	\$3,201.93	0.64%
2020096095	\$1,038.00	0.21%
2020096105	\$2,624.93	0.52%
2020096110	\$1,336.35	0.27%
2020096125	\$770.70	0.15%
2020101130	\$1,665.00	0.33%
2020101190	\$697.65	0.14%
2020101205	\$543.00	0.11%
2020101215	\$1,902.00	0.38%
2020101225	\$402.75	0.08%
2020101235	\$572.25	0.11%
2020101255	\$489.75	0.10%
2020101270	\$404.25	0.08%

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2020101290	\$442.50	0.09%
2020101310	\$404.25	0.08%
2020101330	\$404.25	0.08%
2020101355	\$404.25	0.08%
2020101360	\$399.36	0.08%
2020101370	\$413.25	0.08%
2020101405	\$448.65	0.09%
2020101415	\$3,930.96	0.78%
2020101420	\$1,339.32	0.27%
2020101435	\$415.50	0.08%
2020101445	\$2,267.04	0.45%
2020102010	\$5,112.69	1.02%
2020103025	\$780.00	0.16%
2020103090	\$780.00	0.16%
2020103100	\$2,224.65	0.44%
2020103115	\$491.25	0.10%
2020103120	\$2,003.21	0.40%
2020103130	\$855.00	0.17%
2020103145	\$765.00	0.15%
2020103175	\$397.88	0.08%
2020103185	\$578.36	0.12%
2020103195	\$2,251.92	0.45%
2020103205	\$655.20	0.13%
2020103210	\$1,182.00	0.24%
2020103225	\$415.50	0.08%
2020103235	\$508.50	0.10%
2020103245	\$2,484.75	0.49%
2020104015	\$3,810.00	0.76%
2020104165	\$2,774.15	0.55%
2020104395	\$8,831.93	1.76%
2020104405	\$1,178.61	0.23%
2020104415	\$2,421.27	0.48%
2020104425	\$2,078.49	0.41%
2020104435	\$3,455.19	0.69%
2020105100	\$7,185.00	1.43%
2020105120	\$607.50	0.12%
2020105170	\$498.00	0.10%
2020105180	\$2,217.24	0.44%
2020105195	\$399.00	0.08%
2020105205	\$598.50	0.12%
2020105210	\$399.00	0.08%
2020105220	\$598.50	0.12%
2020105235	\$417.00	0.08%
2020105245	\$1,015.50	0.20%
2020105260	\$480.00	0.10%
2020105275	\$0.00	0.00%
2020105295	\$2,795.25	0.56%
2020105305	\$649.50	0.13%
2020105325	\$2,652.60	0.53%

2020105335	\$2,331.57	0.46%
2020106015	\$1,285.50	0.26%
2020106035	\$592.50	0.12%
2020106065	\$817.50	0.16%
2020106120	\$1,042.88	0.21%
2020106130	\$1,724.10	0.34%
2020106140	\$3,772.17	0.75%
2020106245	\$651.00	0.13%
2020106250	\$883.50	0.18%
2020106265	\$473.70	0.09%
2020106275	\$702.09	0.14%
2020106285	\$426.00	0.08%
2020106295	\$678.00	0.13%
2020106310	\$445.65	0.09%
2020106320	\$558.54	0.11%
2020106355	\$2,041.50	0.41%
2020106370	\$1,046.25	0.21%
2020106380	\$1,046.37	0.21%
2020106390	\$1,029.53	0.20%
2020106400	\$2,167.92	0.43%
2020106410	\$2,568.81	0.51%
2020107050	\$589.35	0.12%
2020107060	\$603.75	0.12%
2020107070	\$603.75	0.12%
2020107080	\$2,362.13	0.47%
2020107100	\$999.75	0.20%
2020107110	\$2,161.88	0.43%
2020107120	\$592.50	0.12%
2020107135	\$1,335.00	0.27%
2020107160	\$1,278.00	0.25%
2020107170	\$1,514.85	0.30%
2020107195	\$561.00	0.11%
2020107205	\$432.00	0.09%
2020107215	\$430.50	0.09%
2020107225	\$547.95	0.11%
2020107235	\$3,085.50	0.61%
2020107240	\$3,159.00	0.63%
2020107250	\$1,608.60	0.32%
2020131030	\$877.50	0.17%
2020131040	\$1,713.30	0.34%
2020131050	\$1,818.75	0.36%
2020131060	\$1,670.79	0.33%
2020131070	\$2,002.85	0.40%
2020131170	\$1,208.25	0.24%
2020131190	\$397.35	0.08%
2020131220	\$630.00	0.13%
2020131230	\$1,359.00	0.27%
2020133010	\$1,455.00	0.29%
2020133020	\$993.75	0.20%

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2020133030	\$825.00	0.16%
2020133040	\$825.00	0.16%
2020133050	\$61.00	0.01%
2020133060	\$825.00	0.16%
2020133210	\$3,450.87	0.69%
2020135025	\$1,342.00	0.27%
2020135035	\$6,240.00	1.24%
2020141050	\$0.00	0.00%
2020141060	\$1,012.50	0.20%
2020141070	\$607.50	0.12%
2020141080	\$1,176.00	0.23%
2020141090	\$1,176.00	0.23%
2020141100	\$61.00	0.01%
2020141110	\$1,890.00	0.38%
2020141155	\$61.00	0.01%
2020141165	\$61.00	0.01%
2020141175	\$61.00	0.01%
2020141185	\$61.00	0.01%
2020141195	\$61.00	0.01%
2020141205	\$61.00	0.01%
2020141215	\$61.00	0.01%
2020141225	\$61.00	0.01%
2020141235	\$61.00	0.01%
2020141245	\$61.00	0.01%
2020141255	\$61.00	0.01%
2020141265	\$61.00	0.01%
2020141275	\$61.00	0.01%
2020141285	\$61.00	0.01%
2020141295	\$61.00	0.01%
2020141305	\$61.00	0.01%
2020141315	\$61.00	0.01%
2020141325	\$61.00	0.01%
2020141335	\$61.00	0.01%
2020141345	\$61.00	0.01%
2020141355	\$61.00	0.01%
2020141365	\$61.00	0.01%
2020141375	\$61.00	0.01%
2020141385	\$61.00	0.01%
2020141395	\$61.00	0.01%
2020141405	\$61.00	0.01%
2020141415	\$61.00	0.01%
2020141425	\$61.00	0.01%
2020142160	\$6,405.00	1.27%
2020143015	\$3,310.20	0.66%
2020143025	\$1,494.20	0.30%
2020143030	\$995.10	0.20%
2020143040	\$860.63	0.17%
2020143050	\$607.50	0.12%
2020143140	\$3,861.60	0.77%

2020143230	\$1,867.50	0.37%
2020143240	\$1,656.06	0.33%
2020143250	\$1,235.69	0.25%
2020144170	\$932.41	0.19%
2020144180	\$1,088.74	0.22%
2020144190	\$1,147.27	0.23%
2020144200	\$1,003.30	0.20%
2020144210	\$1,058.54	0.21%
2020144220	\$549.51	0.11%
2020144230	\$1,746.58	0.35%
2020144240	\$549.18	0.11%
2020144250	\$1,269.09	0.25%
2020144260	\$929.14	0.18%
2020144270	\$1,029.18	0.20%
2020144280	\$934.30	0.19%
2020144290	\$836.34	0.17%
2020144300	\$962.09	0.19%
2020145010	\$3,400.50	0.68%
2020145030	\$1,197.35	0.24%
2020145050	\$1,760.61	0.35%
2020145060	\$1,156.58	0.23%
2020145100	\$0.00	0.00%
2020145110	\$1,635.00	0.33%
2020145120	\$825.00	0.16%
2020145130	\$1,527.00	0.30%
2020145140	\$1,455.00	0.29%
2020145190	\$825.00	0.16%
2020145200	\$795.00	0.16%
2020145210	\$694.65	0.14%
2020145220	\$4,676.54	0.93%
2020145230	\$1,174.62	0.23%
2020145240	\$1,301.25	0.26%
2020146010	\$1,897.50	0.38%
2020146020	\$1,098.75	0.22%
2020146030	\$1,031.25	0.21%
2020146040	\$727.50	0.14%
2020146050	\$930.00	0.19%
2020146070	\$1,309.76	0.26%
2020146080	\$761.25	0.15%
2020146090	\$592.50	0.12%
2020146100	\$997.50	0.20%
2020146110	\$592.50	0.12%
2020146120	\$592.50	0.12%
2020146130	\$862.50	0.17%
2020146140	\$2,693.48	0.54%
2020146150	\$1,400.93	0.28%
2020146180	\$2,235.57	0.45%
2020146190	\$592.50	0.12%
2020146200	\$592.50	0.12%

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN

2020146210	\$592.50	0.12%
2020146220	\$4,793.28	0.95%
2020380015	\$61.00	0.01%
2020380025	\$61.00	0.01%
2020380035	\$61.00	0.01%
2020380045	\$61.00	0.01%
2020380055	\$61.00	0.01%

2020380065	\$61.00	0.01%
2020380075	\$61.00	0.01%
2020380085	\$61.00	0.01%
2020380095	\$61.00	0.01%
2020380105	\$61.00	0.01%
2020380115	\$61.00	0.01%
2020380125	\$61.00	0.01%

APPENDIX 2

ODMD BOUNDARY MAP

OXNARD DOWNTOWN MANAGEMENT DISTRICT – MANAGEMENT DISTRICT PLAN



Property-Based Business Improvement District (PBID) Renewal



Jeffrey Lambert, Community Development Director
Community Development Department

City Council Meeting
July 16, 2019



Background

- PBID Formed under Streets & Highways Code (§36600 et seq.)
- May 21, 2019 - City Council adopted a Resolution of Intent (Resolution No. 15,223) to renew the District and levy and collect assessments
- PBID provides benefit services *supplemental* to City baseline services
 - Property owners within PBID boundaries assessed*
- Oxnard Downtown PBID est. 2001; Renewed 3 times
- Current term expires Dec. 31, 2019

*Non-profit religious organization owned & occupied properties exempt

PBID Area

- No changes to the PBID Boundaries
- Approx. 30-block area bounded by:
 - 2nd Street on North
 - 8th Street on the South
 - The railroad tracks/Oxnard Blvd on the East
 - C Street on the West
- 400 total parcels owned by 200 entities



PBID Management District Plan

Proposed Work Plan Budget

Operations

13.6%

Beautification

10.8%

Image Enhancement

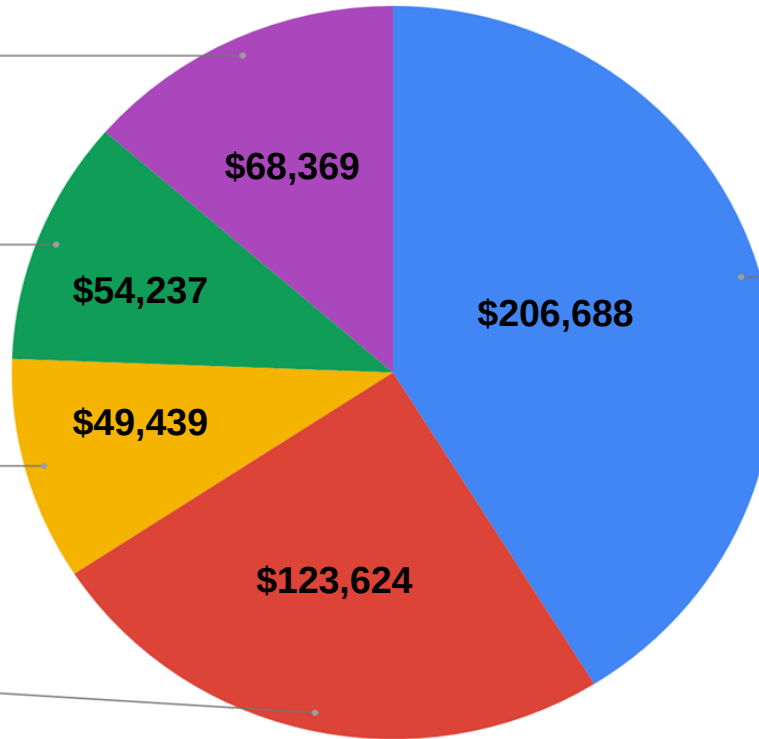
9.8%

Safety

24.6%

Maintenance

41.1%



Renewal Process

- Property owners petitions representing more than 50% of the total assessments to be collected (done).
- The City Council conducts a Public Hearing no less than 45 days from the date of the Ballot mailing to consider the proposed assessment - July 16, 2019 (current step).
- Providing there is not a majority opposition to the PBID renewal, the City Council may adopt a Resolution renewing the PBID (current step).

Recommendation

That City Council:

1. Conduct a public hearing concerning the renewal of the Oxnard Downtown Management District ("District") Property-Based Business Improvement District ("PBID") and tabulate the ballots for and against its establishment; and
2. If a weighted majority of the ballots are in support of the renewal of the District, adopt a resolution renewing the District and levying assessments in the District for fiscal year 2019-2020 to fiscal year 2024-2025.



QUESTIONS?

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CITY COUNCIL AGENDA REPORT
PUBLIC HEARINGS
AGENDA ITEM NO. L.2.

DATE: July 16, 2019

TO: City Council

FROM: Jeffrey Lambert, Community Development Director, (805) 385-7882, jeffrey.lambert@oxnard.org

SUBJECT: Planning & Zoning (PZ) Permit Numbers 18-620-01 (General Plan Amendment), 18- 580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) – The Downtown Code and Removal of Conditional Downtown East Transit Oriented District Urban Village Designation. (20/20/20)

RECOMMENDATION

That the City Council, following the public hearing, approve PZ Numbers 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) to adopt and implement the proposed Downtown Code and remove the conditional Downtown East Transit Oriented District (DETOD) Urban Village designation.

BACKGROUND

In January of 2016, the City commissioned the Congress for New Urbanism (CNU) to revisit and integrate earlier downtown planning and policy documents into an overarching “vision” for downtown that articulates an overarching vision for downtown, and provides guidance for allocating a portion of the Downtown Improvement Settlement Funds. The recommendations of this effort are outlined in the CNU-prepared 2016 Downtown Vision Plan (DVP).

To implement the DVP, Staff prepared the “Three-Year Implementation Plan” with three components:

- (1) Regulatory Retooling (Land Use and Design Review, Parking Management),
- (2) Public Reinvestment (Capital Improvements, Business Inducement Programs, Arts Hub, and Property Disposition), and
- (3) Program Administration (Project Management, Regulatory Documents, Tourism, Public Infrastructure, Stakeholder Involvement, Special Events, City Council Follow-up, and Homelessness Strategies).

At the January 31, 2017 City Council meeting, the Council approved Downtown Capital Improvement Projects No. 6, Downtown Land Use Policies and Design Guidelines, No. 8 Parking Management Plan, and No. 14, Land Use Policies. The three projects are now complete and presented herein as the “Downtown Code.” In a related action, the conditional “Downtown East Transit Oriented District (DETOD)” Urban Village is proposed for removal from the 2030 General Plan.

ANALYSIS/DISCUSSION

Downtown Code

Actions required to implement the Downtown Code are: 1) text amendments to the 2030 General Plan and the 2030

General Plan land use designations of the “Central Business District” (CBD) downtown and additional properties along the north and west sides of the CBD; 2) text amendments to OCC Chapter 16 (Zoning); and 3) zone code designation changes for 780 parcels. The Downtown Code geography includes all parcels currently zoned CBD (565 parcels, about 125 acres) and an additional 219 parcels (about 49 acres) in transition areas north of Second Street and west of “C” Street. Attachment A depicts the proposed Downtown Code project area and indicates the proposed Downtown Code zoning, described below.

A summary of each action is provided below.

1) 2030 General Plan Amendments (GPA, PZ No. 18-620-01):

The proposed GPA replaces the existing CBD and nearby land use designations within Figure 3.1, Land Use Map (page 3-3) with two new designations, “Downtown” and “Downtown Edge,” and updates text references to these land use designations within the Goals and Policies document. The proposed new land use designations are:

Downtown (DT) – Retail, commercial, government and residential uses in the urban context of the downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. The corresponding zone code designations are ***Downtown Core (DT-C)*** and ***Downtown General (DT-G)***.

Downtown Edge (DT-E) – Predominantly residential uses to the north and west of the Downtown that transitions the Downtown to lower-density neighborhoods. The corresponding zone code designations is ***Downtown Edge (DT-E)***.

The proposed GPA is consistent with a number of existing goals and policies included in the 2030 General Plan. The General Plan consistency analysis is presented on pages 11 to 13 in the June 6, 2019 Planning Commission staff report included as Attachment B.

2) Zone Text Amendments to OCC Chapter 16, Zoning (ZTA, PZ No. 18- 580-01)

The Downtown Code is a form-based code that fosters predictable built results by using building massing, height, and design (i.e. “form”) as a primary regulatory tool. The Downtown Code fully replaces OCC Chapter 16, Division 10, Sections 16-145 to 16-155 (entitled “CBD Central Business District”) with new text, photos, charts, renderings, and other graphics to describe the regulations and form-based design criteria. Building setbacks, massing requirements, height limitations, and frontage requirements are in both text and graphics. Off-street parking requirements for commercial and residential uses have been reduced to reflect actual demand and public parking may be purchased for use by new developments via an “in-lieu” fee, as recommended by the Downtown Oxnard Mobility and Parking Management Plan (additional parking information is presented on pages 8 and 9 in the June 6, 2019 Planning Commission staff report included as Attachment B).

With the move to form-based development standards, the density of a project calculated as housing units per acre of floor area ratio are no longer the primary factors driving the size and massing of a building. Currently, the maximum downtown residential density is 39 units per acre and a dwelling unit must provide a minimum of 450 square feet. In order to encourage flexible and affordable housing opportunities and transit-oriented development opportunities, the minimum dwelling size is removed and there is no density limitation on individual properties. Instead, development is cumulatively tracked by planning permits for the Downtown Code area. A capacity analysis is outlined in Addendum No. 5 to the 2030 General Plan Program EIR (Attachment D) and projects reasonably-expected development to 2030. Foreseeable development is projected to include 481,300 square feet (gross) non-residential and 1,118 net additional residential units. This number of new housing units will be an important capacity for the upcoming 2021-2019 Regional

Housing Needs Assessment allocation target.

The Downtown Code incorporates a streamlined permit and review process to enable fast-tracked development review. The permit process is outlined on Table 16-146 of the Downtown Code (Attachment C, under separate cover). Unless a subdivision map or density bonus are proposed, most new development and/or uses consistent with the Downtown Code would be approved by the Community Development Director. The Director is also provided with the ability to approve modifications to the provisions of The Downtown Code via Section 16-146.2 Director Interpretations - for greater flexibility and the consideration of unique circumstances. Pursuant to recommendations provided by the Community Planning Assistance Team (CPAT) in a May 21, 2018 report (Downtown Oxnard Action Priorities), the proposed role of the Downtown Design Review Committee (DDRC) would be limited to review of projects that do not conform to the Downtown Code and/or projects that involve requests for variances. The Community Development Director may also refer projects to the DDRC.

3) Zone Code Designation Changes (ZC, PZ No. 18- 18-570-02)

A ZC ordinance is required to change the zoning for the 780 parcels in the Downtown Code project area as depicted in Attachment A.

Attachments E, F, and G are the General Plan Amendment resolution, the Zone Text Amendment ordinance, and Zone Change ordinance, respectively.

Removal of Downtown East Transit-Oriented District (DETOD)

In addition to the proposed Downtown Code GPA, Staff proposes a related text and map GPA to remove the Urban Village “star” designation and CBD land use designation for approximately 100 acres bordered by Wooley Road, Richmond Avenue, Union Pacific rail tracks and Factory Lane, and the railroad tracks east of Meta Street. General Plan policy CD-7(2) conditionally created DETOD as an eastward expansion of downtown oriented towards the Oxnard Transportation Center, conditioned on an expert feasibility study. In 2011, a feasibility study was funded and initiated by the Southern California Association of Government (SCAG) which determined that the project was not feasible due to substantial agricultural processing investments. Essentially, the City has “moved” DETOD to the CBD.

ENVIRONMENTAL IMPACT

Addendum No. 5 (Attachment D) to the certified 2030 General Plan Program Environmental Impact Report (EIR) was prepared and documented that CEQA Sections 15162 and 15164 ‘triggers’ are not present that would require additional environmental review for what is the replacement of one set of regulations by another with no actual proposed development. Addendum No. 5 documents that potential environmental impacts associated with adoption of the Downtown Code and reasonably foreseeable development are within the envelope and consistent with the environmental analyses and findings contained in the General Plan Program EIR. An EIR addendum does not have to be separately circulated prior to consideration for City Council action.

COMMUNITY INVOLVEMENT

Staff has taken steps to ensure transparency and public participation during the course of this project. Staff also held outreach meetings with key property owners, potential developers, and transit providers as the draft was prepared. Drafts of the Code, related information, and a meeting schedule has been made available at www.oxnard.org/downtown. Staff also organized several outreach meetings to provide an overview of the Code and solicit feedback. There is a great deal of

interest in the proposed Downtown Code and the community response has been overwhelmingly favorable.

PLANNING COMMISSION

At the Planning Commission hearing of June 6, 2019, the Commission recommended that the City Council adopt The Downtown Code with the following revisions: 1) add clarification regarding permitted locations for night clubs, live theater, outdoor performances, and public art; 2) clarify that request for variances or waivers are to be directed to the Planning Commission for decision; and 3) digital signs are to be subject to a staff-level review rather than Planning Commission. These comments have been addressed in the final draft version of the Downtown Code.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

This agenda item supports the Economic Development strategy. The purpose of the Economic Development strategy is to develop and enhance Oxnard's business climate, promote the City's fiscal health, and support economic growth in a manner consistent with the City's unique character. This item supports the following goals and objectives:

Goal 1. Create vibrant and economically sustainable commercial, industrial and retail industries throughout the City.

Objective 1a. Focus available resources on a comprehensive effort to promote economic activity in Oxnard, including a marketing program that communicates the City's available resources and assets.

Goal 4. Implement a "one stop shop" effort at the City's Service Center.

Objective 4a. Streamline internal process to ensure government efficiencies.

Goal 5. Revitalize Oxnard's downtown and pursue economic development opportunities.

Objective 5a. Develop a vision and plan (with timelines) for downtown revitalization to create a vibrant center for our community, emphasizing cultural arts, diversity and historic assets.

FINANCIAL IMPACT

There are no direct financial impacts associated with the recommended action. The adoption of new land use regulations is intended to facilitate private economic investment in the Oxnard downtown and provide financial benefits to the City.

COMMITTEE OUTCOME

This is a Public Hearing and was heard by the Planning Commission, therefore this item did not originate in Committee.

Prepared by: Chris Williamson, Contract Planner

ATTACHMENTS

1. Attachment A - Downtown Code Project Area with Proposed Zone Changes
2. Attachment B - Planning Commission June 6, 2019 Staff Report (no attachments)
3. Attachment C - Downtown Code (dated July 16, 2019)
4. Attachment D - Addendum No. 5 to the 2030 General Plan Program EIR
5. Attachment E - Resolution for PZ No. 18-620-01, General Plan Amendment
6. Attachment F - Ordinance for PZ No. 18-580-01, Zone Text Amendment
7. Attachment G - Ordinance for PZ No. 18-570-02, Zone Change
8. Presentation 07.16.19 Downtown Code

Fig. 16-147.A



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Douglas Spondello, Interim Planning Manager

DATE June 6, 2019

SUBJECT: Planning & Zoning (PZ) Permit Nos. 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) – The Downtown Code and Removal of Conditional Downtown East Transit Oriented District Urban Village Designation.

- 1) Recommendation:** That the Planning Commission adopt resolutions recommending that the City Council approve PZ Nos. 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) to implement the proposed Downtown Code and remove the conditional Downtown East Transit Oriented District (DETOD) Urban Village designation.
- 2) Project Description and Applicant:** The proposed amendments to the 2030 General Plan and Oxnard City Code (OCC) Chapter 16 (Zoning) comprehensively update land use and development regulations related to Downtown Oxnard, these actions are collectively referred to as “The Downtown Code”. A related action is the removal of the conditional Downtown East Transit Oriented District (DETOD) Urban Village designation. Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, California 93030.
- 3) Background:** In January of 2016, the City commissioned the Congress for New Urbanism (CNU) to revisit and integrate earlier downtown planning and policy documents into an overarching “vision” for downtown. This process included extensive study by industry professionals as well as a public, five-day design charrette. The purpose of the design charrette was to help articulate an overarching vision for downtown and to provide guidance for allocating a portion of the Downtown Improvement Settlement Funds. The recommendations of this effort are outlined in the Downtown Vision Plan (DVP), which was presented to City Council by the CNU on October 18, 2016.

Following the DVP, on December 19, 2016, City Staff presented the “Three-Year Implementation Plan”. There are three main components to the Implementation Plan: (1) Regulatory Retooling (Land Use and Design Review, Parking Management), (2) Public Reinvestment (Capital Improvements, Business Inducement Programs, Arts Hub, and Property Disposition), and (3) Program Administration (Project Management, Regulatory Documents, Tourism, Public Infrastructure, Stakeholder Involvement, Special Events, City Council Follow-up, and Homelessness Strategies). At the January 31, 2017 City Council meeting, Staff presented a total of 14 projects, collectively known as “Downtown Capital

PZ Nos. 18-620-01, 18-580-01, and 18-570-02 - The Downtown Code
Planning Commission Date: June 6, 2019
Page 2

Improvement Projects” for consideration and prioritization by Council. On April 4, 2017, the City Council voted to fund some of these projects and authorize Staff to proceed. These projects included:

1. Downtown Trash Enclosures (not funded)
2. Downtown Lighting (funded)
3. Façade Improvements (not funded)
4. Public Restrooms (pilot program funding)
5. Downtown Tree Trimming – Oxnard Boulevard (funded)
6. Downtown Land Use Policies and Design Guidelines (funded)
7. Revolving Loan Program (not funded)
8. Parking Management Plan (funded)
9. Arts Hub (funded)
10. “A” Street Enhanced Landscaping (not funded)
11. “A” Street Improvements (not funded)
12. Project Manager (funded)
13. Tourism (no specific funding or project)
14. Land Use Policies (funded)

The Community Development Department is responsible for implementation of three of the Downtown Capital Improvement Projects: the Downtown Design Guidelines, Land Use Policies, and Parking Management Plan, which are now collectively addressed as “The Downtown Code”. A description of each project is below:

Downtown Land Use Policies and Design Guidelines:

Downtown Land Use Policies and Design Guidelines refer to the long-term planning initiatives that include updating and aligning the 2030 General Plan with the Zoning Ordinance as well as other previously adopted plans related to downtown. This project also provides for the creation of architectural development standards and regulations for the Central Business District, which are based on the general principles of the Downtown Vision Plan. This project also incorporates a permit streamlining program, including standards for parklet and outdoor dining. This project is now referred to as the Downtown Code.

Parking Management Plan:

On December 1, 2009, and with Resolution No. 13,751, the City Council adopted the *Downtown Oxnard Mobility and Parking Management Plan Final Report* (the DOMPMP). The Report, prepared by Nelson-Nygaard Consulting, was the result of a multi-year effort including public outreach with local property and business owners, the Downtown Management District, Downtown Improvement Task Force and public at-large. The Plan provides eight basic recommendations intended to both manage downtown transportation and stimulate economic activity including:

1. Pursue a “Park Once” Strategy
2. Reduce Minimum Parking Requirements and Institute an In-Lieu Fee
3. Install Parking Meters Where Necessary
4. Invest Meter Revenues in Priority Programs Downtown
5. Provide Universal Transit Passes
6. Require Parking Cash Out

PZ Nos. 18-620-01, 18-580-01, and 18-570-02 - The Downtown Code
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7. Create a Residential Benefit Parking District
8. Construct New Parking Structure When Needed

Though the DOMPMP was approved, implementation of the eight recommendations was to be phased and required zoning code updates and further analysis and recommendations to establish a parking in-lieu fee. The Downtown Vision Plan (Section 2.8, Parking Strategy) recommended implementation of the DOMPMP to support “economic development in downtown Oxnard through parking management and the Plan simultaneously addresses several concerns raised by community stakeholders.” Currently, the Code applies parking rates specific to each use City-wide, without regard for the unique walkability and context or transportation infrastructure of downtown. Implementing Recommendation No. 2 of the DOMPMP will provide parking standards specific to the unique setting and context of Downtown Oxnard and is expected to generate a great degree of development interest from projects which may have been previously infeasible due to the suburban-oriented parking requirements of the existing City Code.

Staff retained Sargent Town Planning, Stantec, and Harris & Associates for the preparation of the Downtown Code, reduced parking rate, and creation of a parking in-lieu fee. Sargent Town Planning prepared the updated, form-based Downtown Code. Stantec, an engineering services company, conducted a comprehensive study of public and private parking within the Downtown to assess peak demand and capacity. This study provides the technical justification for the reduced parking rates being proposed. Harris & Associates are currently analyzing the parking data and Downtown Code in order to establish an in-lieu fee for the use of public parking lots for new development. Though the development of each of these components has been unique, they are all part of the Downtown Code and will be implemented by the Code.

The initial draft of The Downtown Code was provided by Sargent Town Planning on April 6, 2018. Since that time, Staff has actively engaged with the consultant’s team, developers, stakeholder groups, and the public to refine the draft to the current version (included with Attachment B). A summary of Staff’s outreach efforts is provided in Section 7 of this report.

4) Analysis: Actions required to implement The Downtown Code include: 1) amendments to the 2030 General Plan and the General Plan land use designations of individual properties; 2) amendments to OCC Chapter 16 (Zoning); and 3) changes to the zoning designation of individual properties (780 parcels). A summary of each action is provided below.

a) Proposed Amendments to the 2030 General Plan: The City’s 2030 General Plan provides the context for land use and development that is implemented through the Zoning Code. An amendment to the 2030 General Plan (GPA) will replace the existing “Central Business District” land use designation with two new designations, “Downtown” and “Downtown Edge” and update references to these land use designations within the general plan. A summary of the existing and proposed land use designations are below:

Existing 2030 General Plan Land Use Designation:

- **Central Business District (CBD)** - [Floor Area Ratio is 1.5:1] Retail and office uses in the downtown area. Special architectural and site design guidelines apply.

Residential up to 39 dwelling units per acre, live/work, work/live, and mixed uses are strongly encouraged. Corresponding Zoning Designation: CBD

Proposed 2030 General Plan Land Use Designations:

- **Downtown (DT)** – Retail, commercial, government and residential uses in the urban context of the downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. Corresponding Zoning Designations: Downtown Core (DT-C) and Downtown General (DT-G).
- **Downtown Edge (DT-E)** – [18 units per acre] Predominantly residential uses to the north and west of the Downtown that transitions the Downtown to lower-density neighborhoods. Corresponding Zoning Designation: Downtown Edge (DT-E)

Downtown East Transit-Oriented District (DETOD): In addition to the proposed General Plan Amendment to approve The Downtown Code, Staff proposes related amendments to the General Plan land use map and text changes to remove the “Central Business District” and Urban Village “star” designation for approximately 100 acres currently referred to as the Downtown East Transit-Oriented District Urban Village. Currently, DETOD is located to the east of Downtown, bordered by Wooley Road on the south, Richmond Avenue to the east, the Union Pacific rail tracks to the north, and Factory Lane and the railroad tracks east of Meta Street to the West (Attachment D, Figure 2).

General Plan policy CD-7(2) conditionally created DETOD as a transit-oriented Urban Village, anticipated to be redeveloped with a mix of medium- and high-rise residential development, oriented towards transit services at the Oxnard Transportation Center. The 2030 General Plan acknowledges that this urban village was dependent on an expert study to determine if the gradual relocation of existing agricultural processing businesses, the Royal Palms mobile home park, and businesses along Fifth Street followed by gradual public and private redevelopment was feasible. During the interim, Zoning was not changed and all existing uses retained their respective property rights and use permits.

In 2011, a feasibility study was funded and initiated by the Southern California Association of Government (SCAG). The final DETOD feasibility report (Attachment D) was completed in 2012 and determined that the project was not feasible under market and economic conditions at that time. The report also described that the substantial investments and improvements undertaken by the existing industrial tenants within this area further preclude reuse and redevelopment. With that finding and a redirection to The Downtown Code, Staff has included a companion change to the General Plan land use map and Goals and Policies text changes to revert the land use designations on the 100 DETOD acres to their previous designations of Central Industrial Area, Light Industrial, and Downtown (for a small area that was previously designated CBD). With the DETOD-related map and text amendments included within the proposed GPA (PZ No. 18-620-01), General Plan land use designations and current zoning are now fully consistent as required by State law.

- b) Proposed Amendments to Oxnard City Code, Chapter 16 (Zoning):** The proposed Downtown Code is a ground-up replacement of the existing code. Prior to drafting the Code, Staff directed the review of all previous plans and studies related to the Downtown that had been prepared over the past 25 years. This exercise captured each recommendation provided by these plans/studies, evaluated their merit, and identified how they could be consolidated into the new code for implementation. Staff also conducted stakeholder meetings with developers, property owners, and community groups to secure input on the concept plan. The review of previous plans (including the Vision Plan) and public input established the principles upon which The Downtown Code was developed. As such, Chapter 16 (Zoning), Division 10 (CBD Central Business District) will be repealed and replaced in its entirety by the Downtown Code. The analysis below provides a general overview of The Downtown Code, including highlights of the major changes from our existing Code and innovative new concepts being introduced.

The Downtown Code is a two-part document. The Downtown Code is comprised of two parts: 1) Zones and Standards and 2) Architectural Guidelines. Part One: Zones and Standards, establishes *requirements* including the zoning designations within the downtown area, permitted and conditionally permitted land uses, development standards, and permit processing. Part Two: Architectural Guidelines, provides direction and *recommendations* regarding building architectural styles, design elements, and form, as well as design practices to avoid. These two elements work together, as findings for approval of new development are included in order to determine that a project meets the design requirements and substantially conforms to the guidelines and the design intent that they are intended to communicate. These findings [16-461.1(E)(1)] require the decisionmaker to determine that:

- a. The project represents high quality urban infill architecture and pedestrian-oriented design;
- b. The project will improve the human scale urban character of the surrounding built environment;
- c. The project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence;
- d. The project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials; and
- e. The project generally and/or substantially conforms to the Architectural Design Guidelines of Part 2 of this Code.

The Downtown Code establishes detailed requirements for the form and design characteristics of new development. Part Two of the Downtown Code, Architectural Guidelines, details a variety of architectural styles with an emphasis on quality architecture. These guidelines define the recommended range of design and performance possibilities to achieve cohesion in the physical character in built quality of the Downtown. Styles profiled in the guidelines include New Traditional, Spanish Revival, Victorian, Craftsman, Contemporary/Modern, and Art Deco. In addition to a focus on specific architectural styles, the Architectural Guidelines also provide direction regarding a variety of general building design considerations, including: street walls, building walls,

doors, windows, color, roofing, vents and equipment, and site walls. These guidelines are included to clearly communicate our design intent to potential developers. The guidelines utilize graphics and photos as a supplement to text to provide direction for building massing, doors, windows, and a variety of other building elements.

The existing Central Business District (CBD) zoning will be replaced by three new zones and the boundary of “Downtown” will be expanded. Currently, Downtown is comprised of a single zone, the Central Business District (CBD). The existing Code prescribes the same design standards to projects within the urban core as those in less-urban areas adjacent to the CBD, such as the Henry T. Oxnard Historic District. Alternatively, the proposed Code features three zones, each designed with unique characteristics to facilitate the transition from suburban areas on the edge of downtown into the urban core. These proposed zones are the Downtown Edge (DT-E), Downtown General (DT-G), and Downtown Core (DT-C). A summary of each zone is provided below:

- **Downtown Edge (DT-E):** The DT-E zone is the least urban and provides a transition between adjacent single-family residential communities and the Downtown. Design guidelines emphasize house-form architecture for primarily residential uses, with very limited commercial uses available within the “open” subzone. Development will feature larger frontages oriented to pedestrians and a maximum height of 35 feet, which may be increased to 44 feet, subject to approval of a special use permit.
- **Downtown General (DT-G):** The DT-G zone is characterized by a mix of block-form and house-form buildings with a maximum height of 85 feet (approx 8 stories), which may be increased to 106 feet (approx 10 stories) with a development agreement when a community benefit is provided. Buildings are located closer to the property line and required to provide a minimum 12-foot high ground floor. DT-G allows for both commercial or mixed-use development.
- **Downtown Core (DT-C):** The DT-C zone is intended to serve as the urban center of the Downtown, with the most intense development. The DT-C will be developed with block-form buildings, placed along the property lines. The maximum height is 120 feet, which may be increased to 150 feet with a development agreement when a community benefit is provided. Given the proximity to Oxnard Airport, building height beyond 120 feet is also subject to input by the Federal Aviation Administration, and related local agencies. The DT-C will feature expansive ground floors a minimum of 16 feet tall for commercial or mixed-use development.

The boundaries the proposed zoning associated with Downtown will be expanded to the north and west, beyond the limits of the existing CBD zone. This expansion implements recommendations of the Downtown Vision Plan and provides for the proposed DT-E transition zone. A map depicting the boundary of the existing CBD zone and proposed downtown zones is provided below.

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Proposed Downtown Zoning District Regulating Plan with boundary of existing Central Business District (CBD) Zone outlined in green.

The Code has been designed for ease-of-use. The current CBD zoning code is exclusively text-based. This format fails to clearly communicate certain elements and presents confusion for architects, and developers, as well as Staff. The Downtown Code incorporates photos, charts, renderings, and other graphics to describe the regulations and form-based design criteria. Land use tables and zoning standards are easy to navigate. Building setbacks, massing requirements, height limitations, and frontage requirements are clearly communicated in both text and graphics. The Code also provides a quick-

reference section for each zoning designation that references all associated standards related to uses, new development, and parking, and other topics.

Off-street parking requirements for commercial and residential uses have been reduced to reflect actual demand and public parking may be purchased for use by new developments via an “in-lieu” fee, as recommended by the Downtown Oxnard Mobility and Parking Management Plan (DOMPMP). Currently, off-street parking is required for projects within the Downtown at the same rates that apply to other areas of the City. These requirements do not reflect the urban environment Downtown, nor the availability of public parking lots and on-street parking. These existing parking requirements are also based on very specific and individualized uses (i.e. retail versus restaurant) and this limits options for redevelopment of individual buildings unless additional parking is provided.

Pursuant to Recommendation One of the DOMPMP, Staff enlisted Stantec to conduct a comprehensive parking study of all public and private on- and off-street parking spaces within the Downtown, resulting in the Downtown Parking Study (Attachment E). The Study accounts for the parking utilization at peak demand versus the occupancy and land uses within the Downtown area. With this information, Planning and Traffic Engineering Staff are recommending reductions to the parking requirements to suit the actual/observed demand and also determine a blended rate for all commercial uses.

The report notes a total of 3,644 parking spaces provided within the study area: 1,020 on-street spaces and 2,624 off-street spaces (942 of which are private versus 1,682 public). The parking study also surveyed the use of these spaces between 7:00 a.m. and 9:00 p.m., on Thursday, Friday, and Saturday in September 2017 and June 2018. The occupancy counts determined that peak occupancy of just 57% occurs on Thursday, between 11:00 a.m. and 12:00 p.m. At this time, 1,591 of the 3,644 available spaces in the downtown parking supply were vacant. The recommended parking strategy will reduce the off-street parking requirements to account for the existing surplus and implement an “in-lieu” fee payment option to maintain and improve the public parking inventory. Harris & Associates has been retained to prepare the in-lieu fee study. Staff is finalizing the initial recommendation for the fee amount and expects this will be integrated into the Project prior to the City Council hearing, which is tentatively scheduled for July. The following off-street parking rates and options for in-lieu payment are proposed with The Downtown Code, based on the findings of the study regarding the availability of 1,591 parking spaces at peak demand:

Table 1: Summary of Proposed Off-Street Parking and Application of In-Lieu Fee

Use	Parking Required	In-Lieu Availability
Commercial (all)	Minimum 1 space per 1,000 square feet	Minimum 50% of required parking to be provided via in-lieu fee.
Residential -	DT-C and DT-G:	DT-C and DT-G:

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Multi-Family (shared parking in an open structure)	minimum 0.5 spaces per unit, maximum 1.65 spaces per unit. DT-E: minimum 1.65 spaces per unit.	Projects providing 0.5- .99 parking spaces per unit pay in-lieu fee. 1- 1.65 spaces do not require payment of in- lieu fee. DT-E: Project providing less than 1.65 spaces per unit pay in-lieu fee.
Residential (individual garages provided for each unit)	No change to current standard OCC 16- 622(F), Residential	N/A

The maximum residential and commercial development intensity will be regulated for the overall Downtown area, rather than a per-lot basis. With the inclusion of form-based development standards, the density of a project is no longer the primary factor driving the size and massing of a building. Currently, the maximum residential density permitted downtown is 39 units per acre and a dwelling unit must provide a minimum of 450 square feet. In order to encourage flexible housing opportunities, dense, infill and transit-oriented development opportunities, the minimum dwelling size is proposed to be removed and the density limitation will not be applied to individual properties. Instead, development intensity and projects are modeled for the Downtown district as a whole through the environmental review process. This capacity analysis is outlined in Addendum No. 5 to the 2030 General Plan Program EIR (Attachment F) and projects reasonable buildout to 2030. Foreseeable development is projected to include 481,300 square feet (gross) non-residential and 1,118 residential units. A summary of the existing and anticipated development included within Addendum No. 5 is provided below:

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Reasonably Foreseeable Development to 2030

Downtown Project Area SCAG Land Use Data	Non-Residential Development (gross sq. ft.)	Residential Development (units)
2016 Baseline (existing) Land Uses	1,853,600	1,094
Foreseeable Development to 2030		
- Development of vacant parcels*	196,000	195
- Seven AAHOP Sites**	0	384
- City Revitalization Sites***	100,000	430
- 10% overall existing commercial	185,300	-
- 10% overall existing residential	-	109
Projected Net New Development	481,300	1,118
Total Net Baseline and Foreseeable	2,334,900	2,212
2016 to 2030 Percent Change	26%	102%
General Plan Buildout (Figure 3)	3,517,800	3,346
Project Buildout (Figure 4)	3,025,370	2,284

* 5 acres, assumes 39 units per acre, first floor commercial, 90% lot coverage.

** A-03, B-03, B-04, B-14, B-18, D-08, and D-09 in current Housing Element.

*** North and South Plaza project

The Downtown Code incorporates a streamlined permit and review process. Numerous existing plans and studies of Downtown emphasize the need for a streamlined permit process in order to encourage revitalization. The proposed Downtown Code is explicit regarding requirements to develop high-quality development. Because these standards are so clearly stated, the proposed permit process will enable fast-tracked development review. The permit process is outlined on Table 16-146 of The Downtown Code. Unless a subdivision map or density bonus are proposed, the majority of new development would be subject to the approval of the Community Development Director. The Director is also provided with the ability to approve modifications to the provisions of The Downtown Code via Section 16-146.2 Director Interpretations - for greater flexibility and the consideration of unique circumstances. The Director may refer projects requesting an interpretation to the Downtown Design Review Committee (DDRC) or Planning Commission at his/her discretion to review the need for the interpretation.

Currently, the Downtown Design Review Committee (DDRC), a Council-appointed citizen advisory group, provides design review and a recommendation to the Planning Manager for new projects. Pursuant to recommendations provided by the Community Planning Assistance Team (CPAT) in a May 21, 2018 report (Downtown Oxnard Action Priorities), the proposed role of the DDRC would be limited to review of projects that do not conform to the design requirements of The Downtown Code and/or projects that

involve requests for variances. The Community Development Director may also refer projects to the DDRC.

5) General Plan Consistency: The proposed actions are consistent with a number of existing goals and policies included in the 2030 General Plan. Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.1	I	Land Use Map	The Downtown Code and related actions will update the Land Use Map to designate the location and extent of each land use within the Downtown area.
CD-1.2	I	Infill Development, Priority to Mixed-Use	The Downtown Code enables and prioritizes high-density, mixed-use infill development within the Downtown.
CD-1.3	I	Redevelopment to Mixed-Use	The Downtown Code promotes the renovation and adaptive reuse of existing buildings.
CD-1.4	I	Transportation Choices	The Downtown Code emphasizes high-density and high-quality development near existing transit hubs, providing residents and businesses with a variety of transportation choices.
CD-1.5	I	Housing Variety	The Downtown Code promotes a variety of housing types, densities, and forms.
CD-1.7	I	Compact Development	The Downtown Code promotes the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.
CD-1.9	I	Commute Reduction	The Downtown Code implements measures that will minimize the commuting distances between residential concentrations and employment centers by encouraging the development of mixed-use land areas in appropriate areas, including the Oxnard Transportation Center.
CD-2.1	I	Zoning and General Plan Consistency	The Downtown Code includes amendments to zoning regulations to ensure consistency with the amended 2030 General Plan.
CD-3.1	I	Neighborhood Preservation	The Downtown Code includes the Downtown Edge Zone and other measures intended to protect existing residential neighborhoods from the encroachment of incompatible activities and land uses.

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CD-3.3	I	Innovative Redevelopment	The Downtown Code incorporates design flexibility, a range of residential densities, the use of alternative development standards, development designs, and planning techniques.
CD-4.2	I	Commercial Revitalization and Redevelopment	The Downtown Code encourages and incentivizes the beautification, revitalization and appropriate reuse of existing commercial buildings.
CD-4.3	I	Urban Village Program and Height Overlay	The Downtown Code implements the height overlay district within the Downtown and reverts the DETOD Urban Village General Plan designation to accommodate feasible land uses.
CD-4.5	I	Commercial Signage	The Downtown Code includes provisions to encourage the development of high-quality commercial signage.
CD-9.6	I	High-Rise Development	The Downtown Code provides for high-rise development opportunities in a manner that mitigates and minimizes potential impacts on adjacent neighborhoods.
CD-10.1	I	Human-Scale Development	The Downtown Code is designed to require development on a human-scale by emphasizing the pedestrian experience over the movement and storage of vehicles.
CD-16.5	I	Industrial and Commercial Development Standards	The Downtown Code establishes high-quality development standards that encourage the efficient use of commercial development areas.
CD-16.6	I	Provide for Diversity of Housing Choices	The Downtown Code accommodates a range of residential development, including single-family residential through high-rise, high-density efficiency units.
CD-16.7	I	Flexibility in Regulation Implementation	The Downtown Code incorporates appropriate flexibility for existing and future development to respond to changing market conditions.
ICS-7.3	I	Travel Demand Management (TDM) Development Patterns	The Downtown Code promotes compact, mixed-use development patterns that compliment and encourage TDM programs, pedestrian and bicycle travel and transit use.
ICS-8.5	I	Public Sidewalks and Pedestrian Orientation	The Downtown Code includes provisions for new development of parklets, outdoor dining, and enhanced street frontage that will improve the pedestrian environment along public sidewalks.
ICS-9.2	I	Development Has Adequate Parking	The Downtown Code includes measures such as shared parking and an in-lieu fee for off-site parking to ensure adverse parking impacts are minimized or avoided.
ICS-9.4	I	Monitoring of Parking Conditions and Revise Regulations	The Downtown Code implements off-street parking requirements specific to the Downtown that are designed based on a survey of actual supply and demand.
ICS-10.2	I	Oxnard Airport Compatible Land Use	The Downtown Code was developed in coordination with the Ventura County Department of Airports to ensure that development and land use is compatible with Oxnard Airport.
ER9.1	I	Enhance Historic Character	The Downtown Code enhances the historic character and visual amenities of the City's Downtown Core and Henry T. Oxnard

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			Historic Districts.
ER-9.2	I	Enhance Neighborhood Diversity	The Downtown Code includes provisions intended to enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through the incorporation of design guidelines, use of landscape materials, and encouraging new development to integrate historical and culturally significant elements into proposed projects.
ER-9.4	I	Human Scale Development	The Downtown Code includes provisions to ensure that all new development emphasizes a human, pedestrian scale.
G-5.7	I	Promote Infill Development	The Downtown Code includes flexible development standards designed to complement existing funding sources in order to promote quality residential infill development.
CD-11.3	II	Protect and Enhance Cultural Resources	The Downtown Code incorporates review by the Oxnard Cultural Heritage Board of development on historic and potentially historic properties.
CD-11.4	II	Incorporate Historic Features	The Downtown Code incorporates review by the Oxnard Cultural Heritage Board of development on historic and potentially historic properties.
CD-9.2	II	Revitalization and Redevelopment	The Downtown Code incentivizes development and thereby will encourage the revitalization of blighted residential and commercial properties.
ALL OTHERS	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- 6) Environmental Determination:** The City of Oxnard is designated as the Lead Agency for purposes of environmental review under the California Environmental Quality Act (CEQA). Pursuant to CEQA, environmental impacts related to the buildout of the existing Central Business District and adjacent areas were previously analyzed by the certified City of Oxnard 2030 General Plan Program Environmental Impact Report (the “Program EIR”) (State Clearinghouse No. 2007041024). The Program EIR is a type of Environmental Impact Report (CEQA Guidelines Section 15168) for large-scale, long-term projects where detailed development characteristics, timing, and locations are not known. Instead, the Program EIR cites one or more 2030 General Plan policies that direct the City to avoid and/or minimize significant environmental impacts, usually through application of uniformly applied development review and standards and/or subsequent site-specific CEQA review and mitigations, if warranted. An addendum to the Program EIR may be prepared if none of the conditions which call for the preparation of a subsequent or supplemental EIR described in CEQA Guidelines Sections 15162 and 15164 are present.

Staff determined that none of the CEQA Sections 15162 and 15164 ‘triggers’ are present and prepared Addendum No. 5 to the 2030 General Plan Program EIR (Attachment E) to document how potential environmental impacts associated with adoption of The Downtown Code were analyzed by the 2030 General Plan Program EIR. For the purposes of preparing the addendum, an existing plus reasonably foreseeable development under the proposed Downtown Code project description, within the boundaries of the Downtown and Downtown-Edge General Plan land use designations, is 2,284 residential units and 3,025,370 gross square feet (gsf) of non-residential commercial and civic development. Addendum No. 5 compares this projected buildout to the previously-analyzed projected buildout of the existing Central Business District and adjacent areas which was analyzed within the Program EIR. The comparison of existing development and buildout to projected

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additional (net) development under the proposed Downtown Code results in 1,100 new housing units and 481,000 gsf of commercial and civic development. This estimate is less than the development allowed under the existing Central Business District and adjacent area zoning.

Addendum No. 5 documents that potential environmental impacts associated with development pursuant to The Downtown Code are within the envelope and consistent with the environmental analyses and findings contained in the Program EIR. Therefore, pursuant to CEQA Section 15183, no additional environmental review is required and Staff recommends that the City Council adopt Addendum No. 5 to the 2030 General Plan Program Environmental Impact Report. Pursuant to CEQA Guidelines Section 15164(c), an EIR addendum does not have to be separately circulated prior to consideration by the Planning Commission and City Council action.

- 7) **Community Outreach and Public Input:** Staff has taken steps to ensure transparency and public participation during the course of this project. First, The Downtown Code implements recommendations provided during a variety of community outreach efforts, including the CNU Vision Plan charette meetings. Staff also held outreach meetings with key property owners, potential developers, and transit providers as the draft was prepared.

Drafts of the Code, related information, and a meeting schedule has been made available at www.oxnard.org/downtown. Staff has hosted this website since the first public draft was received on December 7, 2018. The second and current draft was published on May 15, 2019. Updates regarding key meetings and new drafts have been pushed out via e-mail to developers, community partners, and other stakeholders.

Staff also organized several outreach meetings to provide an overview of the Code and solicit feedback. These are outlined below:

- December 10, 2018 - Oxnard Chamber of Commerce
- December 13, 2018 - Downtown Design Review Committee
- December 17, 2018 - Community Workshop
- December 20, 2018 - Downtown Improvement Task Force
- January 10, 2019 - Oxnard Community Planning Group
- January 22 and April 9, 2019 - Housing and Economic Development Committee

In addition to the general outreach described above, Staff has met individually with numerous architects, developers, and land owners. There is a great deal of interest in the proposed Downtown Code and the community response has been overwhelmingly favorable. Several developers are currently designing projects to the draft code in anticipation of it's adoption. Of note, Dr. Mark Di Cecco of Di Cecco Architecture provided a memo with some technical comments on May 16, 2019 (Attachment G). Staff concurs with Dr. Di Cecco's recommendations and, if agreeable to the Planning Commission, will work with Sargent Town Planning to implement these refinements to the Code prior to the City Council hearing.

- 8) **Next Steps:** The Planning Commission's action on this matter is advisory to the City Council. The Planning Commission's recommendation will be forwarded to the City

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Council for consideration. Planning Staff has tentatively scheduled this item for consideration at the July 2, 2019 City Council meeting.

Attachments:

- A. Draft Resolution - General Plan Amendment
- B. Draft Resolution - Zone Text Amendment
- C. Draft Resolution - Zone Change
- D. Downtown East Transit-Oriented District (DETOD) Feasibility Report
- E. Downtown Parking Study
- F. Addendum No. 5 to the 2030 General Plan Program Environmental Impact Report
- G. May 16, 2019 E-Mail from Architect Mark Di Cecco

ATTACHMENT C

Hard copies of this document are available for review at the Office of the City Clerk (300 W. Third Street, 4th Floor) and at the Oxnard Main Library (251 South A Street). The full document is also available on the City of Oxnard website at <https://www.oxnard.org/downtown-code/>

DOWNTOWN CODE

CITY OF OXNARD | PUBLIC HEARING DRAFT | 16 JULY 2019





Comprehensive Downtown Code Update and Land Use Guidelines

General Plan Amendment
PZ No. 18-620-01

Oxnard City Code Amendment
PZ No. 18-580-01

Zone Change
PZ No. 18-570-02

2030 General Plan Program Environmental Impact Report Addendum No. 5

SCH No. 2007041024

Prepared by:

**City of Oxnard
Community Development Department
Planning Division
214 South C Street
Oxnard, California 93030**

June 1, 2019

I. PURPOSE, SCOPE, AND LEAD AGENCY DESIGNATION

This Addendum No. 5 to the City of Oxnard 2030 General Plan Program Environmental Impact Report (Program EIR) (State Clearinghouse No. 2007041024) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 for the adoption of the Downtown Code and Land Use Guidelines. Entitlement permits being requested to implement this project include a General Plan Amendment (GPA), Oxnard City Code (OCC) Amendment, and Zone Change (Planning and Zoning Permit Nos. 18-620-01, 18-580-01, and 18-570-02, respectively).

In summary, the proposed Downtown Code and Land Use Guidelines (herein referred to as “Downtown Code”) will replace in its entirety OCC Chapter 16 (Zoning), Division 11 (Central Business District [CBD]) by establishing new zoning designations, uses, development standards, and architectural guidelines for the area currently General Plan-designated and zoned CBD. The new downtown area is proposed to be expanded in area by about 39% to the north and west of the current CBD-designated downtown (herein referred to as “Project Area”). The 2030 General Plan maps as well as the zoning maps will be amended to be consistent with the geographic area of the Project Area.

The Downtown Code identifies the following principles:

- Generate appropriately-scaled buildings for the intended physical character;
- Protect the character of established neighborhoods, especially the Henry T. Oxnard Historic District;
- Provide neighborhood main streets for vibrant social and commercial focal points within walking distance of many homes and transit;
- Provide diverse and high quality housing choices;
- Provide walkable neighborhood patterns through a network of well-designed streets that are safe for motorists, pedestrians and bicycles; and
- Provide and manage parking facilities that serve an area rather than lot by lot to create a park-once pedestrian district.

The City of Oxnard (City) is designated as the Lead Agency for purposes of environmental review under CEQA. The purpose of this Addendum No. 5 is to demonstrate that the environmental analyses and findings contained in the previously-certified 2030 General Plan Program Environmental Impact Report (Program EIR) adequately addressed the potential physical impacts associated with implementation of the Project and that none of the conditions described in CEQA Guidelines Sections 15162 and 15164 which call for the preparation of a subsequent or supplemental EIR are present. If none of the Sections 15162 and 15164 conditions are triggered, then Section 15183 applies and no additional environmental review is required. The Program EIR is a type of EIR (CEQA Guidelines Section 15168) for large-scale, long-term projects where detailed development characteristics, timing, and locations are not known. Instead, the Program EIR cites one or more General Plan policies that direct the City to avoid and/minimize significant environmental impacts, usually through application of uniformly applied development review and standards and/or subsequent site-specific CEQA review, if warranted. An Addendum does not need to repeat the Program EIR’s list of policies for each CEQA topic. The reader is referred to the Program EIR, incorporated by reference, for the specific policies associated with each CEQA topic.

An EIR addendum does not have to be separately circulated to the public prior to consideration by the Planning Commission or the City Council pursuant to CEQA Guidelines Section 15164(c).

II. CEQA TESTS FOR ADDITIONAL ENVIRONMENTAL REVIEW

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations, respectively) set forth the criteria for determining whether a subsequent or supplemental EIR or negative declaration should be prepared in support of further Lead Agency action on a previously approved project. Under these guidelines, a subsequent or supplemental EIR or negative declaration shall be prepared if any of the following criteria are met:

- (a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*
- (b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall*

OXNARD 2030 GENERAL PLAN PROGRAM EIR ADDENDUM NO. 5

determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

In determining whether an Addendum to a previously certified Program EIR is the appropriate document, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*

III. OXNARD 2030 GENERAL PLAN CERTIFIED PROGRAM EIR

The 2030 General Plan was developed between 2005 and 2011. The 2030 General Plan's Land Use and Circulation Diagram designated the proposed general location, distribution, and extent of land uses through the theoretical buildout of the City by the year 2030. Development would occur within the city limits and/or City Urban Restriction Boundaries (CURB) with a focus on infill development. At the beginning of the General Plan process in 2006, there were 50,017 housing units in the City and a population of 190,000. The 2030 General Plan estimated that an additional 12,250 to 23,881 housing units could be added by 2030 (Alternatives Report, 2006, Table 27). As of January 1, 2018 the City had 55,135 housing units and an estimated population of 206,499 (CA Dept. of Finance, Report E-5), indicating an annual average increase of about 425 housing units and approximately 1,400 population between 2006 and 2018, a 12-year period. If these rates were to continue for an additional 12 years, the City's 2030 housing unit count would be about 60,200, an increase between 2006 and 2030 of about 10,000 units, and the population would be about 223,000, an increase of about 33,000. The increases represent about 20% growth in housing and 17.3% in population between 2006 and 2030, lower than the lowest projection in the 2030 General Plan. Clearly, actual growth and development is occurring much slower than projected and most environmental impacts are generally lower than projected.

The 2030 General Plan Program EIR evaluated the potential environmental effects of implementing the 2030 General Plan for the following impact areas: land use; circulation, traffic, and transportation; utilities; public facilities and services; parks and recreation; biological resources; aesthetic resources; cultural resources; agriculture and soil resources; mineral resources; air quality and climate change; energy and resource conservation; geologic, seismic, and soil hazards; natural hazards; noise; and hazardous materials and uses (Oxnard 2009a,

2009b). Applying the 2030 General Plan goals and policies mitigated environmental effects to less than then-adopted significant thresholds, with five exceptions:

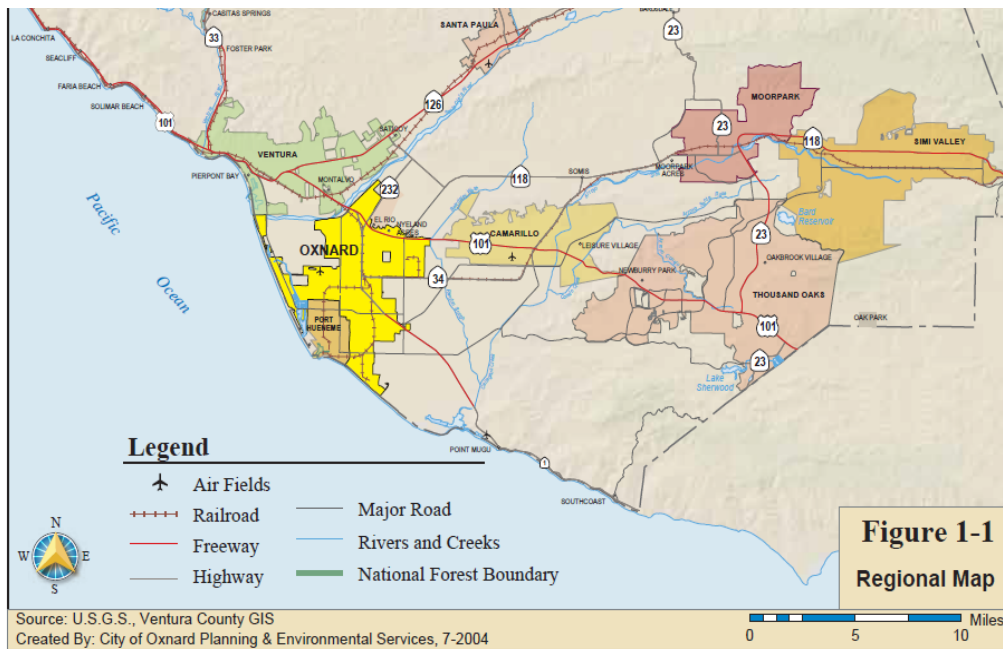
1. Conversion of farmland to agricultural uses;
2. Cumulative increase of criteria air pollutants in a nonattainment air basin;
3. Conflict with state goals for reducing greenhouse gas emissions;
4. Exposure to traffic noise and railroad noise and excessive vibration; and
5. Operation of five intersections at below Level of Service (LOS) C:
 - a. C Street and Wooley Road,
 - b. Oxnard Boulevard and Vineyard Avenue,
 - c. Oxnard Boulevard and Gonzales Road,
 - d. Gonzales Road and Rose Avenue, and
 - e. Five Points (Oxnard Boulevard/Saviers Road/Wooley Road).

The City Council certified the 2030 General Plan Program EIR on February 2, 2010 (Resolution No. 13,770). In 2011, the City adopted Addendum No. 1 to the Program EIR, which addressed land use designation changes and policy revisions that occurred after the 2030 General Plan Program EIR was initially certified after which changes were made within the 2030 General Plan before its final adoption in October, 2011 (Resolution No. 14,118). The land use changes reduced the net amount of development in the City's planning area relative to that originally analyzed in the Program EIR. Addendum No. 2 was adopted in 2016 (Resolution No. 14,925) for adoption of a 2030 General Plan Amendment related to the City's Local Coastal Program concerning sea level rise and electricity-generating facilities larger than 50 MW capacity in the coastal zone. Addendum No. 3 was adopted in December 2016 (Resolution No. 14,982) for the 2013-2021 Housing Element, All-Affordable Housing Opportunity Program (AAHOP) site designations, and related zone text amendments. Addendum No. 4 was adopted in October, 2017 (Resolution No. 15,060) for the 2013-2021 Mid-Cycle Housing Element and related zone text amendments.

IV. **DOWNTOWN OXNARD: BACKGROUND**

The City of Oxnard is located about 60 miles northwest of Los Angeles along a nine-mile stretch of the Pacific Ocean coastline. The largest city within Ventura County, Oxnard is the center of a regional agricultural industry and a progressive business center while, at the same time, a relaxed seaside destination with a variety of neighborhoods and community services. Bordered by mountains and the Pacific Ocean, West Ventura County provides a seaside environment with expansive mountain views. Oxnard incorporates many attributes through its pattern of relatively compact urban development focused on the downtown, coastline and harbor, and the Highway 101 corridor. The moderate Mediterranean climate, fertile topsoil, and relatively available groundwater supply lead to year-round agricultural production in the surrounding Oxnard Plain (see Figure 1).

Figure 1: City of Oxnard Regional Location



In 1897, ranchers Albert Maulhardt and Johannes Borchard determined sugar beets would be a profitable crop and invited Henry Oxnard to construct a local factory to process the harvests. Encouraged by a pledge of 18,000 acres of sugar beets from local farmers, Oxnard and his three brothers built a factory in the fertile Oxnard Plain. With the development of the factory, the Southern Pacific Railroad constructed a spur to the factory site to transport the processed beets. A town quickly developed in close proximity to the Oxnard sugar beet factory to provide services for the factory and its workers. The Oxnard Improvement Company was created in 1898 to design the town site, focused around a town square called “the Plaza” (presently Plaza Park). Businesses and residences were constructed around the town square, with schools and churches following. Incorporated in 1903, the City of Oxnard took its name from the Oxnard brothers who founded the local sugar beet factory.

Oxnard remained a relatively modest farming town largely contained in and around what is now the CBD with the Henry T. Oxnard Historic District to the west, agricultural processing and UPRR railroad station to the east, and the “Colonia” working class neighborhood to the north. Like other California cities founded in that period, the 1920’s saw expansion followed by little growth during the 1930’s and 1940’s. During WWII, the Army Air Force established a training airfield at what is now the Oxnard Airport with an approach flight path that passes over the north end of the CBD. Naval Base Ventura County was created to the south of Oxnard and remains a major U.S. Navy installation and the area’s largest employer.

After WWII, the City expanded south to border the City of Port Hueneme, west to the Pacific Ocean, then north and northeast to incorporate and develop regional commercial and industrial areas along the expanded Rte. 101 Ventura Freeway corridor. During the expansions, the original CBD struggled and the City’s Redevelopment Agency played a major role in revitalizing the CBD with development of the Oxnard Transit Center, Plaza Stadium 14 Cineplex and City parking garage, several new City facilities, Heritage Square and Plaza Park, Henry T. Oxnard National Register Historic District, streetscape enhancements, and several new housing

developments. In 2011, the California State Budget Act dissolved redevelopment agencies which, combined with the Great Recession of 2007 to 2009, reduced development activity in the CBD. The 2030 General Plan vision is to have a vibrant mixed use CBD that helps achieve a range of quality of life and environmental goals. To that end, in 2017 the City initiated a program to comprehensively replace the traditional CBD land use and zoning regulations with a form-based Downtown Code.

V. PROPOSED DOWNTOWN CODE (PROJECT)

Discretionary Actions

The proposed project consists of the following six discretionary actions by the City Council:

1. Repeal Oxnard City Code (OCC) Sections 16-145 to 16-155, inclusive, and replace with:
 - a. Three land use zone designations (Downtown Core, Downtown General, Downtown Edge), an Open Sub-Zone, and a Shopfront Overlay zone; and
 - b. Development Standards for each zone, respectively.
2. Amend OCC Section 16-10, Definitions.
3. Rezone approximately 125 acres that is the currently-zoned CBD and rezone an additional approximately 49 adjacent acres generally to the north and west of the CBD generally with the Downtown Edge designation in No. 1(a), above.
4. Amend the 2030 General Plan, Goals and Policies: Land Use Map (Figure 3-1) consistent with the rezoning in No. 3, above: General Plan/Zoning Consistency table (Table 3.2) consistent with new zoning designations listed in No. 1(a), above; revise Chapter 3, Section 3.5, “Land Use Designations and Standards” as appropriate; and change “Central Business District” and “CBD” to “Downtown - [General, Core, or Edge]” within all chapters, as appropriate.
5. Adopt Architectural Guidelines that would apply to the rezoned area in No. 3, above.
6. Amend the 2030 General Plan Land Use Map (Figure 3-1) and Policy CD-7(2) to revert the CBD land use designation for the Downtown East Transit Oriented District (DETOD) area (generally east of Meta Street, not currently zoned as CBD but with a conditional General Plan CBD designation, to its previous Central Industrial Area land use designation that is consistent with current non-CBD zoning.

There are no actions required by other local or State agencies. Oxnard Boulevard and Fifth Street, previously State Highways 1 and 34, respectively, were relinquished to the City in 2013.

Actions 1 to 5: Proposed Downtown Code, Parts I and II

Part I of the Downtown Code (dated May 16, 2019) is the proposed Zone Text Amendment (PZ No. 18-580-01) that replaces the CBD zone with three zoning designations and associated development standards. Part II is the proposed Architectural Guidelines with proposed terms and definitions included in Downtown Code Section 7. The General Plan Land Use Map and Goals

and Policies text amendments are incorporated by reference. Downtown Code Figure 2 (next page), depicts the Project's geographic extent and new zoning designations.

Project Defined as Program-Level

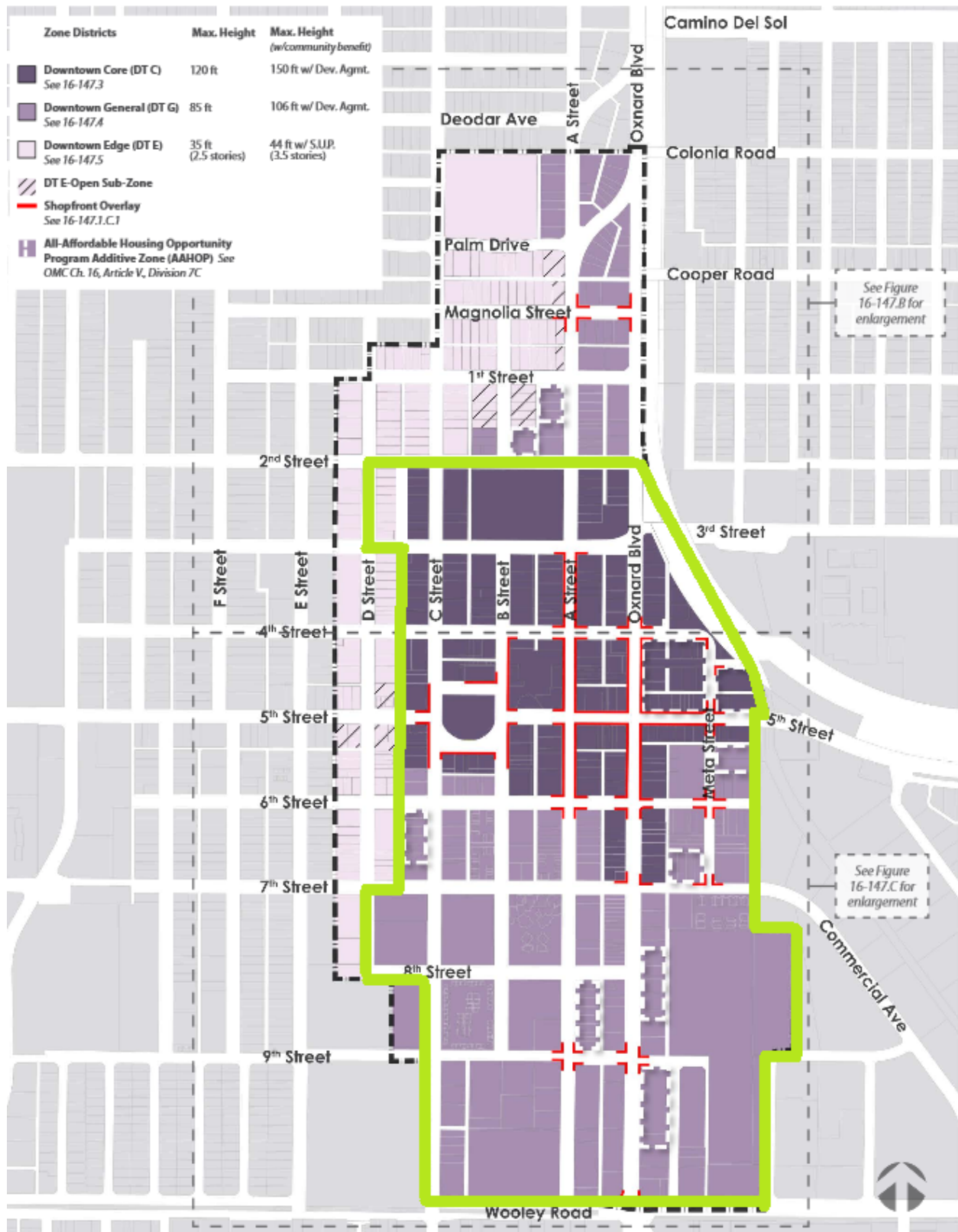
CEQA Guidelines Section 15168(a) directs a lead agency to prepare a Program EIR rather than a Project EIR when the agency is considering a series of geographically linked related actions or plans that govern under the same authorizing regulatory authority and having generally similar environmental effects (Guidelines §15168(a)). The Downtown Code Project meets the CEQA Guidelines criteria as a program-level project as the proposed Downtown Code would adopt land use and development regulations for a compact geographic area that meets the CEQA criteria for a program-level type of analysis such as was completed and certified for the 2030 General Plan with the 2030 General Plan Program EIR.

Two Formats to Define the Project

The Project is defined as the net difference in expected development during the period 2019 and 2030 between not adopting the Downtown Code (i.e., no action, current CBD zoning remains) and adoption of the Downtown Code. To fully consider potential environmental impacts, this addendum examines the Project in two formats: 1) plan level and 2) reasonably foreseeable development based on recent development activity, AAHOP-designated sites, development proposals, relative feasibility of development of vacant and/or under-utilized properties, and/or development on City-owned parcels.

As a reminder, development under the current General Plan and CBD zoning compared to the on-the-ground development in 2006 was already evaluated in the certified Program EIR.

Figure 2: Project Area



OXNARD 2030 GENERAL PLAN PROGRAM EIR ADDENDUM NO. 5

1. Plan-to-Plan Level Comparison:

The 2030 General Plan is the current plan for the Project area. The majority of the Project area is designated as the CBD. To the north and west of the CBD are areas with land use designations of Park, Commercial General, Residential Low Medium, Residential Medium, and Commercial Office. The number of parcels, approximate acreage, and theoretical maximum development based on the current 2030 General Plan land use designations are shown in Figure 3.

Figure 3: Current 2030 General Plan Land Use Designations Buildout

Land Use Designation	No. of Parcels	Acres	Maximum Non-Residential Development* (gross square feet)	Maximum Residential Development* (units)
CENTRAL BUSINESS DISTRICT	565	125	3,267,000	2,925
Wilson Park	1	5	0	0
Commercial General (CG)	71	13	79,300	140
Residential Low Medium (RLM)	122	23	0	276
Residential Medium (RM)	3	0.3	0	5
Commercial Office (CO)	18	4	104,500	0
Churches	4	4	67,000	0
SUBTOTAL NON-CBD	219	49	250,800	421
TOTAL PROJECT AREA	784	174	3,517,800	3,346
* Based on General Plan Floor Area Ratios: CBD = 1.5:1, CG = 0.35:1, CO = 0.6:1 Based on maximum units per acre: CBD = 39, CG = 18, RM = 18, RLM = 12 (no Density Bonus, not AAHOP). CG and CBD are assumed 40% commercial and 60% residential includes AAHOP sites.				

The proposed Downtown Code would re-designate the parcels listed in Figure 3 as shown in Figure 2. The proposed Downtown Code establishes the build out scenario listed in Figure 4.

Figure 4: Proposed Project (Downtown Code) Plan Buildout

Land Use Designation	No. of Parcels	Acres	Maximum Non-Residential Development* (gross square feet)	Maximum Residential Development* (units)
Downtown (all areas)	780	174	3,025,370	2,284

* see Figure 7 footnotes.

With certain types of land use plans, buildout does occur and is an appropriate basis for analysis. For example, the majority of the City is designated for Residential Low (RL) development of single family housing, and these RL areas are fully developed to their 2030 General Plan buildout with the exception of a few infill sites. The Downtown outlined in Figure 2 is different as both the 2030 General Plan and Project allow a wide range of civic, commercial, and residential uses to develop in response to changing market demand. A comparison of Tables 3 and 4 demonstrates that the proposed Project has a less projected buildout as the current 2030 General Plan land use designations for the same area. The Project's potential number of housing units is 32% less (2,284 compared to 3,346 units) and the potential commercial development is 14% less (3.025 million gsf compared to 3.517 million gsf) than the 2030 General Plan housing and commercial potential, respectively.

2. Reasonably Foreseeable Development:

Existing 2016 Conditions

The CBD has developed with a range of public and private structures on a rectangular grid of blocks on a north-south/east-west orientation. Plaza Park is considered the center of the CBD while "A" Street is the principal commercial street. Oxnard Boulevard is a high volume arterial, formerly State Highway Rte. 1, and is somewhat of a barrier between most of the CBD and the Oxnard Transit Center, Meta Street area, and Royal Palms residential area on the east side of Oxnard Blvd.. The CBD is largely commercial between Oxnard Blvd. and C Street. The CBD transitions to largely residential uses west of C Street and north of Second Street. The Five Points intersection and Wooley Road form the south edge of the CBD. Figure 6 shows how the CBD is developed with mostly one- and two-story commercial structures and two and three-story residential buildings.

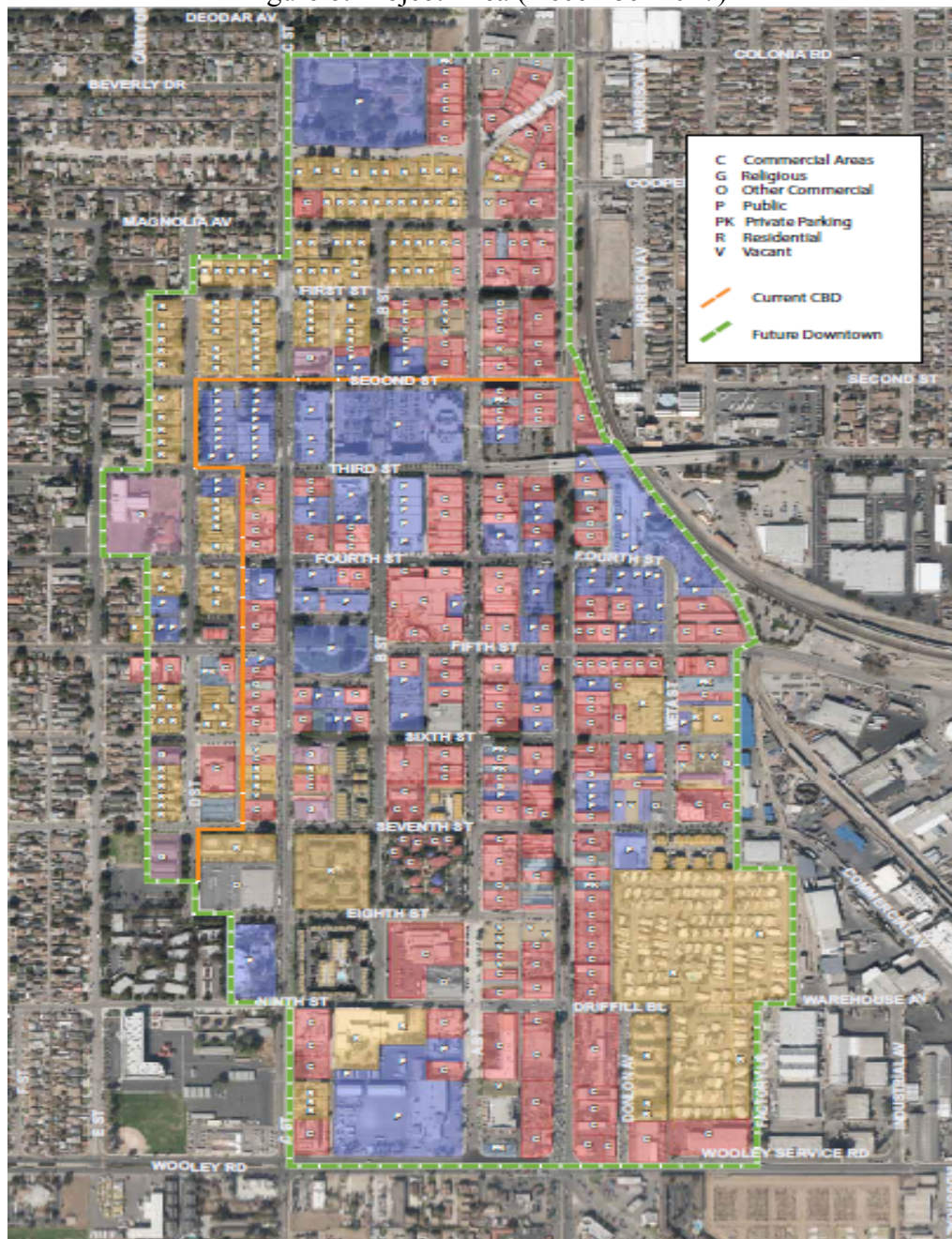
The Project area has existing (2016) uses that range from relatively low-value older commercial buildings and vacant lots (likely available for private redevelopment) to more contemporary and fully developed projects not likely to be feasible for redevelopment for several decades. Therefore, the more appropriate analysis is to examine reasonably foreseeable development that would likely occur under the current 2030 General Plan verses the proposed Project, if adopted. This analysis is to determine if adoption of the Project results in more and/or substantially different development than is expected to occur under the current General Plan and zoning designations.

OXNARD 2030 GENERAL PLAN PROGRAM EIR ADDENDUM NO. 5

Figure 5: Existing Uses in the Project Area

Land Use Designation	No. of Parcels	Acres	Current Non-Residential Development (gross square feet)	Current Residential Development (units)
Project Area	780	174	1,853,600	1,094

Figure 6: Project Area (December 2017)



OXNARD 2030 GENERAL PLAN PROGRAM EIR ADDENDUM NO. 5

A. Reasonably Foreseeable Development under the 2030 General Plan

In 2018, City staff reviewed and updated land use information prepared by the Southern California Association of Governments (SCAG) for use in development of the 2045 Regional Transportation Plan (RTP) through a program named “Bottom-Up Input & Envisioning Process.” SCAG developed parcel-based land use maps and population, household, and employment metrics for a 2016 base year and for the intermediate planning year of 2030. City staff reviewed and revised the SCAG land use classifications. City staff also reviewed the existing CBD downtown and proposed additional areas using County assessor data, building permit records, and City residential addresses. Staff then projected likely development for the 2016 through 2030 15-year period by assuming all vacant parcels would be developed (about 5 acres), seven AAHOP sites would be developed, and existing commercial and housing development would increase by ten percent (10%) overall, all permitted under the existing CBD zoning regulations. As shown in Figure 7, about 1,100 housing units are projected, an increase of about 102 % above existing residential uses over 15 years, and about 481,000 gsf of commercial development would be added, an increase of about 26% above existing commercial uses. Both projected commercial and residential development are less than the 2030 General Plan theoretical buildout (Figure 3).

Figure 7: Reasonably Foreseeable Development to 2030

Project Area SCAG Land Use Data	Non-Residential Development (gross sq. ft.)	Residential Development (units)
2016 Baseline Land Uses	1,853,600	1,094
Foreseeable Development to 2030		
- Development of vacant parcels*	196,000	195
- Seven AAHOP Sites**	0	384
- City Revitalization Sites***	100,000	430
- 10% overall existing commercial	185,300	-
- 10% overall existing residential	-	109
Projected Net New Development	481,300	1,118
Total Net Baseline and Foreseeable	2,334,900	2,212
2016 to 2030 Percent Change	26%	102%
General Plan Buildout (Figure 3)	3,517,800	3,346
Project Buildout (Figure 4)	3,025,370	2,284

* 5 acres, assumes 39 units per acre, first floor commercial, 90% lot coverage.

** A-03, B-03, B-04, B-14, B-18, D-08, and D-09 in current Housing Element.

*** North and South Plaza project

C. Reasonably Foreseeable Development under Proposed Project

The proposed Project increases the geographic area considered the CBD and replaces the existing zoning regulations with a form-based code. The proposed code allows for smaller sized housing units, better integrates current and future public and private parking resources and provides for an in-lieu parking fee with which the City would develop a second parking garage within the Downtown. The Project's design standards provide specific direction for the minimum quality of architecture that will be permitted. These requirements include a continuous pedestrian-oriented street frontage in the three downtown zones, as well as massing and projection requirements. The Project's design standards generally enhance the minimum quality of architecture by requiring a continuous pedestrian-oriented street frontage in the Downtown Core and General areas. The areas added to the north and west of the current CBD and designated Downtown Edge have regulatory standards that will create a transition from the Downtown to adjacent low-scale residential neighborhoods and protect the integrity of the Henry T. Oxnard Historic Neighborhood. The proposed code creates more certainty and less discretionary review in the design and entitlement process which should attract developers to the Downtown relative to other available areas.

Adoption of the proposed Downtown Code would lead to the same reasonably foreseeable development of about 1,100 housing units and about 481,000 gsf of commercial development by 2030, the same as would occur without adoption of the Project. Projected commercial development is less than the 2030 General Plan theoretical buildout while residential is about the same. With the Project, new development would be of higher quality and a more desirable aesthetic compared to continuing with the existing code and permitting process. The intent is that the Downtown would gradually become more attractive to residents and businesses as new development is completed that would, at a minimum, stabilize the Downtown and, over time, increase the area's residential appeal and economic activity. The Project does not propose more development than the existing plan and zoning but may lead to more of the projected Downtown development occurring sooner and of better quality than would otherwise occur by 2030. It would be speculation to project additional development by 2030 due to just the adoption of the Project. In any event, whether development occurs before or after 2030, total reasonably foreseeable development is the metric for CEQA analysis. Reasonably foreseeable development, as presented in Figure 7, is based on known and projected market demand and development opportunity sites, neither of which changes due to the Project itself.

D. Project Definition for CEQA Purposes

Given the information presented above, the following is the Project impact description:

Project approval would incrementally direct Downtown General- and Downtown Core-designated new and re-development of 1,100 housing units and 481,000 gsf of commercial development by 2030 (the same or less development as anticipated under the current General Plan and CBD zoning regulations) towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. Development in the Downtown Edge area would be of lower scale compatible with existing housing and historic context.

VI. REVERSION OF DOWNTOWN EAST TRANSIT ORIENTED DISTRICT (DETOD) TO CENTRAL INDUSTRIAL AREA (CIA)

Action 6: Reversion of DETOD to Central Industrial Area

The “DETOD Reversion” related and companion General Plan Land Use Map and text amendments action would re-designate the 2030 General Plan land use designation of the approximately 150 acre area east of Meta Street, south of Fifth Street, north of Wooley Road, and west of Mountain View Ave. collectively designated the Downtown East Transit Oriented District (DETOD) from Central Business District (CBD) to Central Industrial Area (CIA) and remove that portion of Policy CD-7 related to the DETOD Urban Village. Figure 7 is the proposed DETOD Reversion map change and Figure 8 is the Policy CD-7 text amendment.

Figure 7 DETOD Land Use Map Change

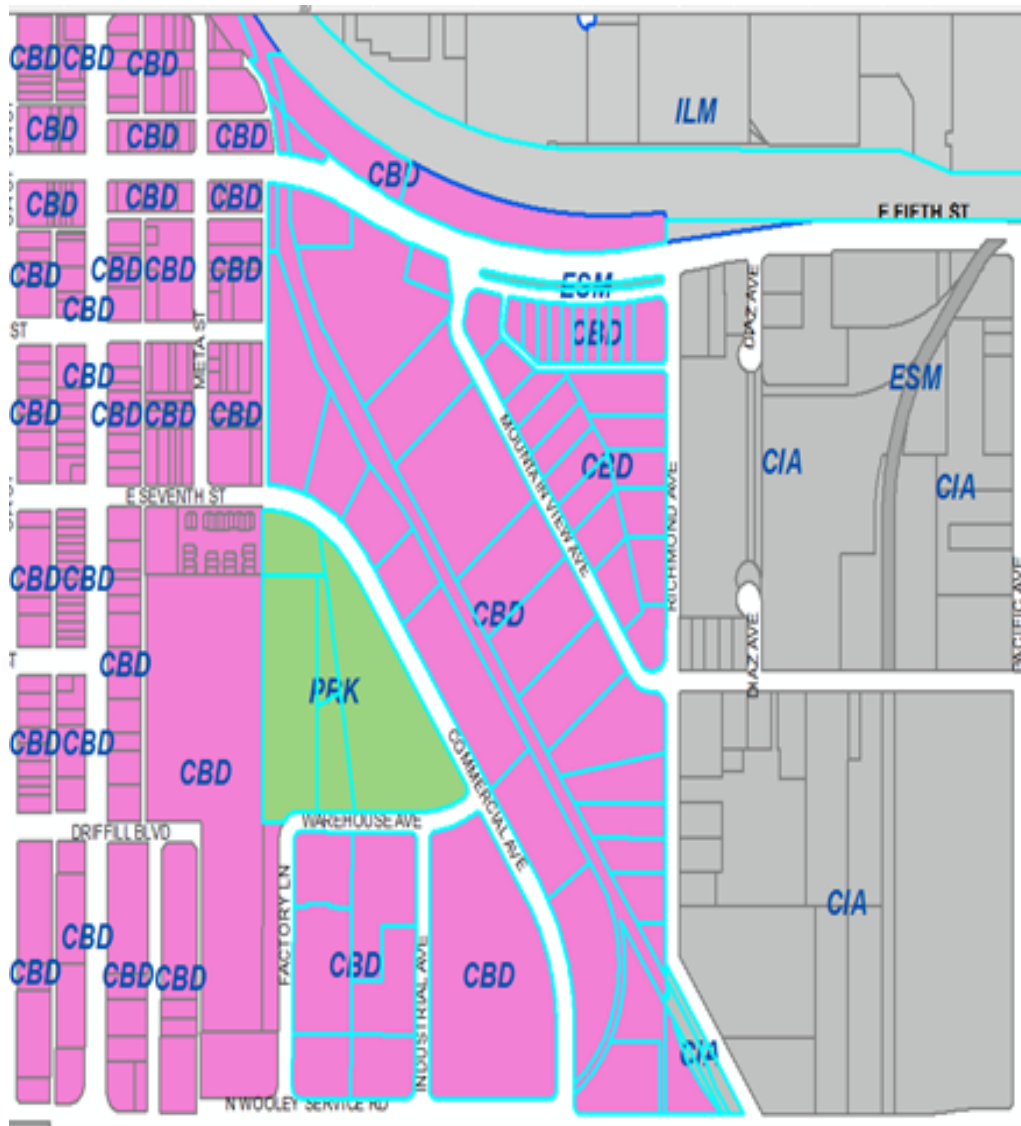


Figure 8 Policy CD-7 Text Amendments

2. ~~DOWNTOWN EAST TRANSIT ORIENTED DISTRICT (DETOD)~~

- ~~**Location.** Area bounded by the Oxnard Transit Center, Oxnard Boulevard, Fifth Street, Wooley Road and Richmond Avenue.~~
- ~~**Land Use.** Transit-oriented medium to high density residential; Central Business District uses; offices; open space; possible school.~~
- ~~**Overview.** Planned in cooperation with property owners and businesses and if found feasible by expert review, the DETOD could evolve into an expansion of the CBD to take advantage of the transportation opportunities provided by its proximity to the Oxnard Transit Center, meeting SCAG objectives for the development of transit-oriented development, and phase out older industrial uses that would then reduce truck traffic in and near the CBD. Residential development will be encouraged at sufficient densities to provide feasibility for transit services and private redevelopment. Both horizontal and vertical mixed use development is encouraged. Existing affordable housing and designated historic structures would remain with possible adaptive reuse. The existing mobile home park could possibly be relocated and/or closed with appropriate compensation and relocation for all residents. Until and unless the DETOD is found to be financially feasible and the City Council adopts a DETOD strategic or specific plan, existing uses are considered conforming uses, current zoning would remain, and uses may expand and reinvest. A Meta District Plan may be adopted within the DETOD that would be incorporated into a subsequent DETOD specific or strategic plan.~~

DETOD was designated within the 2030 General Plan as a possible Urban Village and expansion of the CBD conditioned on a feasibility study. The implementation of the DETOD urban village was conditioned on a feasibility study. SCAG funded a feasibility study in 2012 that found that the DETOD concept not financially feasible. The majority of existing industrial uses in the DETOD area are agricultural processors with significant infrastructure and that benefit from their location near the Union Pacific RR and various spur lines. The majority of existing industrial uses in the DETOD area were agricultural processors with significant infrastructure and location benefits near the Union Pacific RR and various spur lines. The study found that the costs of these businesses to relocate to the only viable area within City limits that had enough vacant land and rail access, the Sakioka Farms Specific Plan (Sakioka), would not be recovered by the DETOD land values if subsequently developed as mixed use residential after accounting for land remediation and all new infrastructure at both Sakioka and DETOD locations. Policy CD-7 states that if DETOD is found infeasible, then the DETOD area designation would revert to its previous land use designation and that portion of Policy CD-7 will be considered implemented. DETOD Revision, then, is an anticipated action required by the General Plan.

As stated in General Plan Policy CD-7, the change in land use designation to DETOD was deemed consistent with the CIA zoning (M-2) and the DETOD designation did not change any regulations in the DETOD area compared to its previous CIA designation. Therefore, DETOD was only a nominal change that had no effect on the environment. Reversion to the previous CIA General Plan land use designation is also a nominal change with no effect on the

environment. Nominal changes would normally be classified as ‘Not a Project’ under CEQA Guidelines Section 15061(b)(3) (the “common sense rule”) which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code section 21068.

VII. Consideration of Environmental Topics

This section reviews each of the CEQA environmental topics relative to adoption of the Downtown Code Project and the DETOD Reversion to determine if any of the criteria in Public Resources Code Section 21166 and/or CEQA Guidelines Section 15162 are met that would require a Subsequent EIRs for the Downtown Code Project and the companion DETOD Reversion Amendment.

The 2030 General Plan Program EIR in its entirety is incorporated by reference along with implementing plans and programs and/or studies listed below (but not limited to) as each plan or program may each be independently updated and/or re-adopted, remaining consistent with the General Plan, and may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan (study)

This evaluation includes proposed CEQA Guidelines changes that became effective December 28, 2018, where noted, that were not separate sections in the 2030 General Plan Program EIR.

1. AESTHETICS

The Downtown Code Project would incrementally direct about the same amount of development in the Downtown General-, Downtown Core-, and Downtown-Edge as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project would improve aesthetics through application of new Design Guidelines and does not lead to any additional impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

2. AGRICULTURE AND FORESTRY RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not directly or indirectly increase conversion of agricultural land and is not located in or near a forest, the Project does not lead to any additional impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

3. AIR QUALITY

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 5.7) evaluated impacts related to construction air emissions, long-term operational emissions, odors, toxic air contaminant (TAC) emissions, and greenhouse gas (GHG) emissions. Construction emissions associated with future development under the 2030 General Plan, particularly large-scale projects with extensive ground disturbance, could result in emissions exceeding Ventura County Air Pollution Control District (VCAPCD) thresholds. With implementation of 2030 General Plan policies and compliance with VCAPCD regulations, impacts would be reduced to less than significant. Operational impacts would primarily result from local and regional vehicle emissions generated by future population growth and area source emissions associated with buildout of the 2030 General Plan. Although 2030 General Plan policies, implementation measures and compliance with VCAPCD regulations would help reduce emissions, the PEIR concluded that operational criteria air pollutant, TAC emissions, and climate change impacts would remain significant and unavoidable. The City adopted a CEQA Statement of Overriding Considerations for these operational impacts.

As the Project does not increase or change the amount of development, the Project does not lead to any additional air quality impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with

new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

4. BIOLOGICAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development or the existing urban biological context, the Project does not lead to any additional biology impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

5. CULTURAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 5.4) evaluated impacts on historic, archaeological, and paleontological resources. The planning area contains 31 recorded resources, including historic districts, historic structures, and sites that are eligible for National Register of Historic Places listing. The PEIR determined that historic sites, particularly those in the city's downtown area, may be vulnerable to development activities accompanying infill activities associated with future development under the 2030 General Plan. The planning area also contains known archaeological resources. Potential impacts

would be the result of ground disturbance. With implementation of General Plan policies that require evaluation of projects for consistency with historic district design standards and/or evaluation of potential impacts to historic or cultural resources through the Ventura County Cultural Heritage Board, and CEQA requirements pertaining to resource protection if a CEQA review was conducted, impacts would be mitigated to less than significant.

As the Project does not increase or change the amount of development and specifically includes the Downtown Edge zone to ensure compatibility with the Henry T. Oxnard Historic District, the Project does not lead to any additional cultural resource impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

6. ENERGY

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 5.8) evaluated impacts concerning energy demand and concluded that impacts would be less than significant with implementation of 2030 General Plan policies addressing energy conservation. New development (i.e., residential units, commercial centers, etc.) anticipated with buildout of the 2030 General Plan would be the primary contributors to increased energy use in the planning area, which could place increased demand on regional energy generation, transmission, and distribution facilities. The PEIR concluded that local energy providers have sufficient infrastructure and supplies in place to meet the modest increase in demand resulting from implementation of the 2030 General Plan, but individual development/infrastructure projects may require evaluation of potential impacts in accordance with CEQA at the time such projects, if any, are proposed.

As the Project does not increase or change the amount of development, the Project does not lead to any additional energy impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR within other topic headings, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined

will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

7. GEOLOGY AND SOILS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 6.2) evaluated impacts related to seismic and soils hazards such as ground shaking, liquefaction, subsidence, and expansive soils and concluded that future development under the 2030 General Plan could be exposed to these hazards, but impacts would be less than significant with implementation of 2030 General Plan policies and compliance with state and local building codes.

As the Project does not increase or change the amount of development, the Project does not lead to any additional geology or soils impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

8. GREENHOUSE GAS EMISSIONS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. With regard to the significant and unavoidable GHG emissions, the PEIR included a determination of consistency with Assembly Bill (AB) 32 and associated 2008 Scoping Plan. Since certification of the PEIR in 2011, the Scoping Plan has been updated and additional legislation has been passed concerning GHG emissions. Most notably, Executive Order B3015 endorses the effort to set

interim GHG reduction targets for year 2030 (40 percent below 1990 levels). Senate Bill (SB) 32 codifies the 2030 target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). Although this is new information, at the time of writing this Addendum, however, no specific policies or emissions reduction mechanisms have been established that would alter the conclusions of the PEIR with regard to the significant and unavoidable GHG impacts.

As the Project does not increase or change the amount of development, the Project does not lead to any additional greenhouse gas emission impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR within other topic headings, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

9. HAZARDS AND HAZARDOUS MATERIALS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development, the Project does not lead to any additional hazards or hazardous materials impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

10. HYDROLOGY AND WATER QUALITY

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated

under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 6.3) evaluated potential impacts related to 100-year flood hazards, levee and dam failure inundation, seiche and tsunami, and climate change-induced sea level rise. Development within or adjacent to flood-prone areas could expose housing and other development to flooding hazards. Structures placed within floodplains also have the potential to alter the historic course of floodwaters that could exacerbate flooding hazards downstream. With implementation of 2030 General Plan policies and the City's flood protection regulations, impacts would be less than significant.

As the Project does not increase or change the amount of development, the Project does not lead to any additional hydrology and water quality impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

11. LAND USE AND PLANNING

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 3.2) evaluated impacts related to consistency with adopted land use plans and physical division of an established community and concluded that impacts would be less than significant with implementation of 2030 General Plan policies. The PEIR determined that uses in development areas are expected to be compatible with one another because General Plan policies establish requirements for compatible development, including buffering, screening, controls, and performance standards. The Community Development Element also includes a number of policies designed with the intention of preserving established neighborhoods and community character. As the Project does not increase or change the amount of development and specifically includes the Downtown Edge zone to ensure compatibility with adjoining neighborhoods, the Project does not lead to any additional land use and planning impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects

previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

12. MINERAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development and does not involve mineral resource areas or operations, the Project does not lead to any additional mineral resource impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

13. NOISE

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 6.5) evaluated construction and operational noise impacts associated with development under the 2030 General Plan. The PEIR concluded that short-term noise impacts associated with demolition, site preparation, grading, and other construction-related activities, stationary sources of noise, and airport operational noise would be less than significant with implementation of 2030 General Plan policies. However, increased traffic-generated noise from future development would be significant and unavoidable, even with implementation of 2030 General Plan policies. Significant and unavoidable impacts were also identified for exposure of noise-sensitive uses to railroad noise and sources of groundborne vibration. The City adopted a Statement of Overriding Considerations to address these unavoidable impacts.

As the Project does not increase or change the amount of development, the Project does not lead to any additional noise impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

14. POPULATION AND HOUSING

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development and enhances affordability by allowing smaller unit sizes and introduces more certainty in the entitlement process, the Project does not lead to any additional negative population and housing impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area other than the general increase of housing costs and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

15. PUBLIC SERVICES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.4) evaluated impacts on public facilities and services and concluded that impacts would be less than significant with implementation of 2030 General Plan policies and payment of applicable fees. Although implementation of the 2030 General Plan would increase the overall

demand on law enforcement and fire protection services as a result of population increases, impacts would be less than significant because the additional personnel and materials costs would be offset through the increased revenue, and fees, generated by future development. In addition, future projects will be reviewed by the City on an individual basis and will be required to comply with the requirements (i.e., impact fees, etc.) in effect at the time building permits are issued. Increased population would also generate additional students, and new school facilities and personnel will be required to provide adequate service for future growth. Although the school districts have plans for the construction of new facilities, the continued provision of adequate funding sources (i.e., developer fees, etc.) and the dedication or purchase of future school sites will be necessary to ensure continued development of future school facilities. The California legislature has provided that developer payment of school impact fees constitutes full mitigation of new development on school facilities per Government Code Section 65996(b).

As the Project does not increase or change the amount of development, the Project does not lead to any additional public service impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. Other than additional State actions to initiate sustainable groundwater management and a period of drought that was within the scope of the City's Urban Water Management Plan and its drought mitigations, no substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

Various City plans and programs are incorporated by reference listed below (but not limited to), which may each be independently updated and/or re-adopted, that may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

16. RECREATION

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated

under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.5) evaluated impacts related to increased demand for parks and recreation facilities associated with development under the 2030 General Plan and concluded that impacts would be less than significant with implementation of various 2030 General Plan policies. These policies include ICS-1.1, Maintain Existing Service Levels, and ICS-1.3, Funding for Public Facilities, which require the City to plan and ensure that a variety of funding methods (including developer fees, grants, and public facility fees) are used to expand a variety of public services (including park and recreation facilities) consistent with community needs.

As the Project does not increase or change the amount of development, the Project does not lead to any additional recreation impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment. The DETOD area designated as a park was only needed if the DETOD area were found to be feasible, which it was not.

17. TRANSPORTATION

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.2) evaluated impacts related to the city's transportation facilities and concluded that implementation of the 2030 General Plan would result in less than significant impacts on public transit usage, bicycle/pedestrian activity, accessibility to cargo operations points, parking capacity, and alternative transportation programs with implementation of 2030 General Plan policies. However, development under the 2030 General Plan would result in significant and unavoidable level of service (LOS) impacts at six intersections, for which the City adopted a CEQA Statement of Overriding Considerations. Policies and implementation measures in the 2030 General Plan are designed to mitigate transportation impacts through the establishment of design and LOS standards for a variety of circulation, traffic, transit, and non-motorized transportation modes. Other policies including land use and circulation concepts are designed early during the design phases of citywide development to minimize land use conflicts. The PEIR also noted that substantial amounts of new development in the 2030 General Plan planning area would require parking areas based on the specific parking requirements generated by a particular land use. The City's Zoning Code contains a variety of parking standards to ensure

adequate levels of parking area are provided with all future development in the city. Policies included in the Infrastructure and Community Services Element ensure adequate levels of both on- and off-street parking are provided as part of all future development proposals and that excessive amounts of parking are also avoided.

As the Project does not increase or change the amount of development, the Project does not lead to any additional transportation impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects at five intersections projected to operate below Level of Service 'C' in 2030. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

Various City plans and programs are incorporated by reference listed below (but not limited to), which may each be independently updated and/or re-adopted, that may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

18. TRIBAL CULTURAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development, the Project does not lead to any additional impacts on the environment related to tribal cultural resources compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more

significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

19. UTILITIES AND SERVICE SYSTEMS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.3) evaluated impacts on water supply, wastewater, stormwater drainage systems, and solid waste facilities. The City has a comprehensive multifaceted water management program that outlines how the City plans to provide an adequate water supply to meet forecast water demands well into the future. The 2030 General Plan includes policies and implementation measures addressing a range of water supply and groundwater resource issues. With implementation of the applicable policies and implementation programs, the PEIR concluded that impacts on water resources and wastewater services would be less than significant. Land uses and development proposed under the 2030 General Plan would increase peak drainage flow rates, erosion, and downstream sedimentation in and around new development. Such increases would reduce the capacity of drainages and could result in flood flows that exceed existing downstream channel and stormwater system capacities. The PEIR concluded that the City had adequate system capacity to handle future development and that the implementation of policies and implementation measures contained in the 2030 General Plan would result in a less than significant impact on these systems. The 2030 General Plan includes several citywide policies designed to continue to reduce Oxnard's per capita waste flow. With implementation of the 2030 General Plan and continued efforts to provide regional solid waste disposal solutions, impacts were determined to be less than significant.

As the Project does not increase or change the amount of development, the Project does not lead to any additional utility and service system impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. Other than the City's joining the regional Clean Power Alliance (community choice aggregation) and the failed application by NRG to replace the Mandalay Generation Station, no substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

Various City plans and programs are incorporated by reference listed below (but not limited to), which may each be independently updated and/or re-adopted, that may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

20. WILDFIRE

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development and is not in an area classified as a wildfire hazard area, the Project does not lead to any wildfire impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR within other topic sections, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

VIII. Findings

As identified above, adoption of the Downtown Code Project and DETOD Reversion amendments to the 2030 General Plan does not constitute significant new information for the purposes of CEQA and therefore do not require substantive revisions to the Program EIR. There are no components of the Downtown Code Project and/or DETOD Reversion that would result in a new significant adverse environmental impact or in a substantial increase in the severity of any

OXNARD 2030 GENERAL PLAN PROGRAM EIR ADDENDUM NO. 5

impact previously adverse impacts disclosed in the Program EIR within the meaning of CEQA Guidelines Section 15164.

The following findings are made based on the whole of the record and incorporations by reference:

a. **ADDENDUM IS APPROPRIATE CEQA DOCUMENTATION**

This Addendum No. 5 to the 2030 General Plan Program EIR and inclusion with related action documents is found to be the appropriate documentation in compliance with the California Environmental Quality Act for the adoption of the proposed Downtown Code and associated General Plan Amendment and Zoning re-designations, and for the related and companion DETOD Reversion General Plan land use map and text amendment.

b. **PROJECT(S) MAY BE ADOPTED**

Based on the whole of the record presented herein and incorporated by reference, preparation of this Addendum No. 5 to the 2030 General Plan Program EIR and inclusion of implementing plans and programs allows the Oxnard Planning Commission to make a recommendation and the City Council to make a discretionary decision on the adoption of the proposed Downtown Code and associated General Plan Amendment and Zoning re-designations, and/or for the companion DETOD Reversion General Plan land use map and text amendment.

c. **CHANGES MAY REQUIRE SUBSEQUENT CEQA REVIEW**

Based on the whole of the record presented here and incorporations by reference, changes to the Project and/or DETOD Reversion and/or proposed projects and/or other discretionary actions may require a subsequent CEQA compliance process consistent with Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

d. **SUBSEQUENT CEQA REVIEW FOR CONSISTENT PROJECTS**

With adoption of the Project and this Addendum No. 5, subsequent ministerial and discretionary use and/or development applications that are found consistent with the Downtown Code would not require additional CEQA review under CEQA Guidelines Section 15183 except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site and, furthermore, and the Program EIR may be used as a basis for no requirement for further analysis of potential offsite and/or cumulative impacts, provided the proposed projects and/or actions are also consistent with applicable implementing City plans and programs incorporated by reference

REFERENCES AND INCORPORATIONS BY REFERENCE

- Oxnard, City of. 2009a. *City of Oxnard 2030 General Plan Update Draft Program Environmental Impact Report* (SCH #2007041024). [all related documents]. 2009b. *City of Oxnard 2030 General Plan Updated Recirculated Draft EIR* (SCH #2007041024).
- City of Oxnard 2030 General Plan, Goals and Policies
- 2011 to 2017, *Oxnard 2030 General Plan Program EIR Addendum Nos. 1 to 4*.
- 2017. *City of Oxnard 2013–2021 Mid-Cycle Housing Element*. Adopted October, 2017.
- Downtown Code, First Public Draft, November, 2018.
- Public Works Integrated Master Plan (current version)
- Parks and Recreation Master Plan (current version)
- Downtown Mobility and Parking Plan (current version)
- 2013-2021 Mid-Cycle Housing Element (current version)
- Bicycle and Pedestrian Master Plan (current version)
- Oxnard Corridor Community Transportation Improvement Plan (current version)

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD AMENDING THE 2030 GENERAL PLAN, GOALS AND POLICIES DOCUMENT, AMENDING FIGURE 3-1, LAND USE MAP; MODIFYING RELATED POLICIES THAT COLLECTIVELY ADOPT THE COMPREHENSIVE DOWNTOWN CODE; AND IMPLEMENTING POLICY CD-7.1(2) BY DELETING THE DOWNTOWN EAST TRANSIT ORIENTED DISTRICT LAND USE. FILED BY CITY OF OXNARD, PLANNING DIVISION, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, the City of Oxnard 2030 General Plan was adopted on October 11, 2011; and

WHEREAS, the operative documents of the Oxnard 2030 General Plan consist of the (1) Background Report, (2) Goals and Policies, which include the separately bound 2013-2021 Mid-Cycle Housing Element; and

WHEREAS, the City has prepared a comprehensive “Downtown Code” document dated May 16, 2019 to land use designations, regulations and development standards, and introduces design guidelines for the downtown and areas immediately adjacent to the north and west of downtown to enhance the quality of life; public health, safety, and welfare; and development opportunities; and

WHEREAS, proposed Planning and Zoning (PZ) Permits Nos. 18-620-01, General Plan Amendment, 18-580-01, Zone Text Amendment, and 18-570-02, Zone Change collectively and, with concurrent adoption, comprehensively amend the 2030 General Plan, Goals and Policies Central Business District (CBD) land use designation and related policies, uses and development standards; and

WHEREAS, the City is implementing Policy CD-7.1(2) by deleting the Downtown East Transit Oriented District (DETOD) policy and changing the DETOD-designated area to its previous 2020 General Plan land use designations of Central Business District, Central Industrial Area, and Light Industrial, and amends the Land Use Map designations related to the DETOD; and

WHEREAS, PZ No. 18-620-01, General Plan Amendment replaces the CBD and DETOD and other land use designations with either previous land use designations in the case of DETOD, or the newly established land use designation of “Downtown” and “Downtown Edge” as shown in Attachment “A”, Exhibit “A”; and

WHEREAS, related text changes within the 2030 General Plan Goals and Policies document are depicted in Attachment “A”, Exhibit “B” with the strike-out for deleted text and underline for inserted text format; and

WHEREAS, each portion of the proposed General Plan Amendment PZ No. 18-620-01 is fully set forth in the staff report to this matter, and each portion is incorporated by reference; and

WHEREAS, the 2030 General Plan Final Program Environmental Impact Report (PEIR) was presented to the City Council at a public hearing on February 2, 2010, following which the City Council adopted certification Resolution No.13,770 in accordance with Section 15090 of the State California Environmental Quality Act (CEQA) Guidelines that the Final PEIR was completed in accordance with CEQA, and reflects the independent judgment and analysis of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the 2030 General Plan, Final PEIR, and Statement of Overriding Considerations and Findings of Fact are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City prepared Addendum No. 5 to the 2030 General Plan Final EIR for the 2030 General Plan consistent with State CEQA Guidelines Section 15164; and Addendum No. 5 provides an independent basis for finding that CEQA does not require further environmental review of General Plan Amendment PZ No. 18-620-01; and

WHEREAS, the Planning Commission held a public hearing and received and reviewed written and oral comments related to proposed General Plan Amendment PZ No. 18-620-01 and the Planning Commission recommended that the City Council adopt proposed General Plan Amendment No. 18-620-01.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby amends the 2030 General Plan Land as shown in Exhibits “A” and “B” attached hereto and incorporated herein by reference.

[Remainder of Page Left Intentionally Blank]

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Oxnard, State of California, held on the 16th day of July, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Flynn, Mayor

ATTEST:

APPROVED AS TO FORM:

Michelle Ascension, City Clerk

Stephen M. Fischer, City Attorney

EXHIBIT "A"

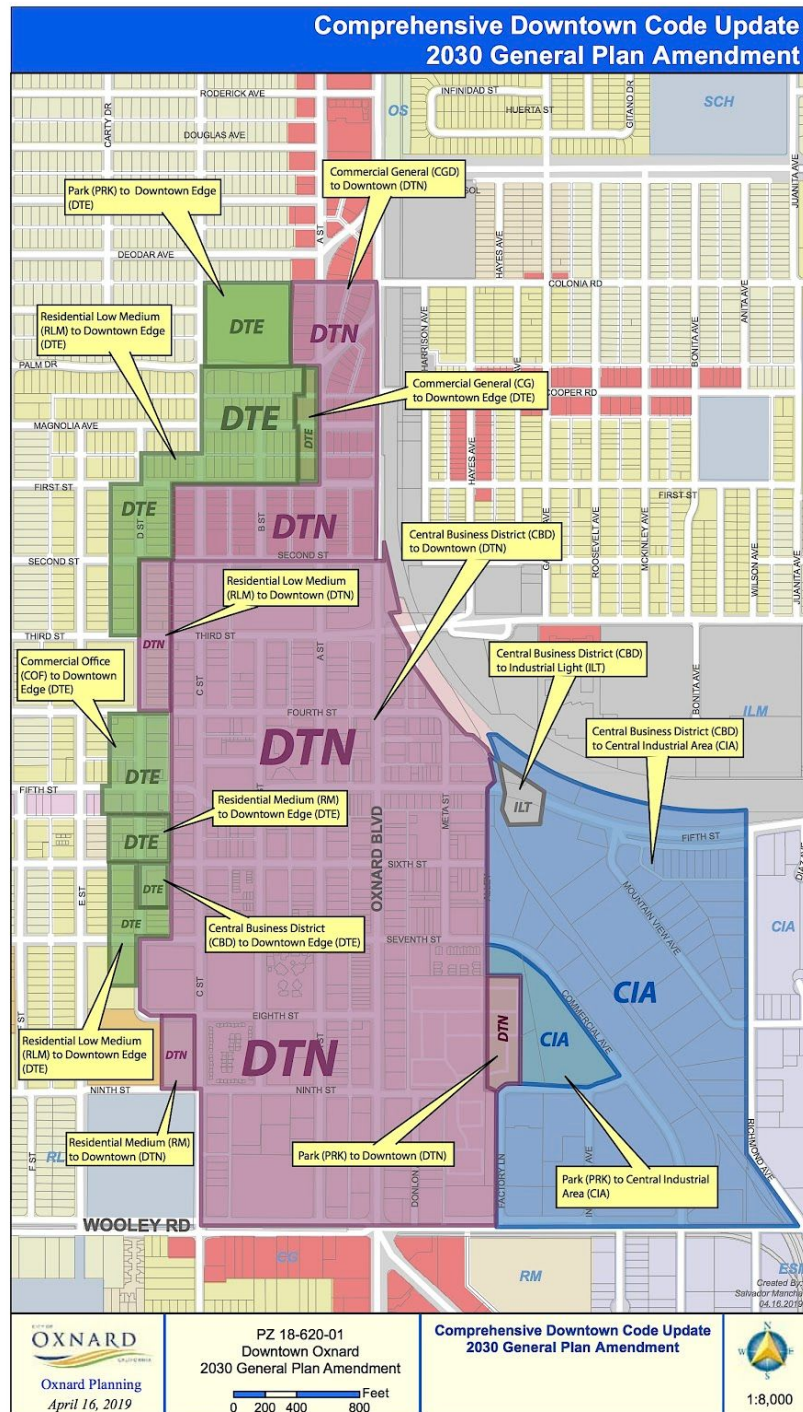
Changes to Goals and Policies, Figure 3.1, Land Use Map

EXHIBIT “B”

Goals and Policies Text Changes

Several large undeveloped areas were left within the Oxnard CURB that either have developed or are likely to fully develop by 2030. Once these within-CURB areas are developed, additional development would have to be largely redevelopment within the CURB or by amending and expanding the CURB with voter approval.

Proposed land use changes and related regulations that directly or indirectly affect properties and/or activities in the Oxnard Coastal Zone may be subject to the Local Coastal Program (LCP) and may not be effective until certified by the California Coastal Commission.

The 2030 General Plan has ~~four~~ three major themes: 1) development within the CURB anticipated by the 2020 General Plan, 2) development or reinvestment within CURB with an “urban village” concept, ~~3) transition of the area south of the Oxnard Transit Center from industrial to mixed use (Downtown East Transit Oriented District), if feasibility studies support the concept,~~ and 4) participation in the restoration of the Ormond Beach wetlands. The urban villages would incorporate private and public redevelopment, mixed land uses, affordable and workforce housing, and transit connectivity and are intended to be a key strategy for meeting GHG emission reduction targets and implementing the Southern California Association of Governments regional Sustainable Community Strategy (SB 375). The Urban Village theme replaces the 2020 General Plan Infill Area and Major Study Areas approach.

This chapter replaces and augments the Growth Management, Land Use, Economic Development, and Community Design elements of the 2020 General Plan.

3.2 Key Terms

The following are key terms used in this chapter:

~~**Downtown East Transit Oriented District (DETOD).** An approximately 100-acre area generally bordered by Oxnard Boulevard, the Oxnard Transit Center and Fifth Street, Richmond Avenue, and Wooley Road.~~

Downtown. The area generally bordered by Second Street, Oxnard Boulevard, Wooley Road, and C Street.

Downtown Edge. The area generally along both sides of D Street between Eighth Street to First Street and between Second Street, C Street, Colonia Road, and Oxnard Boulevard.

Floor Area Ratio (FAR). A floor area ratio is often used to describe the intensity of commercial, office, and industrial land usage. The FAR is a ratio created by dividing the total gross square footage of the building by the net square footage of the lot. FAR is a macro-level tool used to estimate traffic generation and municipal service demand and is not intended to be used as a strict development standard.

Gross Acreage. The total area of a development site expressed in acres, usually including the area to be devoted to streets.

Net Acreage. The gross area less the area required for roadway or other dedication to public use.

Height Overlay District. A designation in addition to other land use classifications with supplemental regulations that may modify the underlying designation and/ or introduce additional height regulations.

Live/Work. A residential unit, part of which may be used as an accessory commercial use by the occupant.

Local Coastal Program (LCP). Two documents, Coastal Land Use Plan and Coastal Zoning (Chapter 17 of the City Code), apply in selected regulatory areas in the Coastal Zone and are subject to the Coastal Act and certification and review by the Coastal Commission.

Mixed Use. Mixed-use development incorporates a range and variety of uses within a single development site, for example, retail, residential and business.

SOAR. Save Open Space and Agricultural Resources (SOAR). An uncodified ordinance adopted November 3, 1998 that created a City Urban Restriction Boundary (CURB) around the City until December 31, 2020.

Urban Village. A mix of transit and pedestrian oriented residential, commercial, and/or other uses, with a sense of place and identity.

Work/Live. A commercial or industrial use that includes a small apartment for optional residential use by the business owner or employee.

Zoning. Zoning is the division of a jurisdiction into districts (zones) within which permissible uses are prescribed and development standards are defined. Zoning is the principal tool for implementing the goals and policies of the general plan by translating land use categories and standards into regulations.

3.5 Land Use Designations and Standards

Land Use Designations

State planning law requires general plans to establish land use designations (Government Code 65302[a]).

The 2030 General Plan establishes new land use designations as follows:

Downtown

Downtown Edge

Medium-High Density Residential

Height Overlay District

Urban Village

Mobile Home Park

Heavy Industrial

The following 2020 General Plan land use designations are discontinued:

Central Business District

Rural Residential

Very Low Density Residential

Mobile Home 1

Mobile Home 2

Factory Built

Specialized Commercial

Open Space Buffer

Mineral Resources

Mixed Use Overlay

As a result of the above additions and deletions, the following 301 uses are established by the 2030 General Plan:

Residential

1. Low
2. Low-Medium
3. Medium
4. Medium-High
5. High
6. Mobile Home Park

Commercial

1. Convenience
2. Neighborhood
3. Community
4. General
5. Regional

6. Office
- ~~7. Central Business District~~
7. Downtown
8. Downtown Edge

Industrial

1. Limited
2. Light
3. Heavy
4. Central Industrial Area
5. Business Research Park
6. Public Utility/Energy Facility

Open Space/Other

1. Park
2. Resource Protection (non-coastal)
3. Open Space
4. Planning Reserve
5. Easement
6. Airport Compatible
7. Agriculture
8. School
9. Public/Semi-Public
10. Urban Village
11. Height Overlay

Table 1-3 in Chapter 1, Specific Plans as of September 2011, lists adopted and proposed specific plans that augment the 2030 General Plan within their respective specified geographic areas. Specific plans may allow variation in uses and development standards compared to the General Plan and/or Zoning Code. Adopted specific plans are incorporated by reference.

The Oxnard LCP land use designations are included for reference purposes and land use changes in the Coastal Zone indicate legislative intent but are not effective until and unless certified by the California Coastal Commission.

1. Residential Existing
2. Residential High Density
3. Planned Unit Development Residential
4. Mixed Use
5. Mobile Home Park Coastal
6. Harbor Channel Islands
7. Visitor Serving Commercial
8. Recreation Area
9. Resource Protection (Coastal)
10. Public Facility
11. Industrial Priority to Coastal Dependent
12. Energy Facility

The 2030 General Plan Land Use Map includes the following descriptive land use designations within the unincorporated Planning Area:

1. Ventura County
2. Pt. Mugu Naval Air Station

General. [FAR is 0.35:1] Retail centers and free-standing commercial uses along arterials, may also include office, residential uses up to 18 dwelling units per acre, live/work, work/live, and mixed uses.

Regional. [FAR is 0.60:1] Major multi-tenant shopping centers that may include offices, hotels, and other services. Residential, live/work, work/live, and mixed uses are strongly encouraged.

Office. [FAR is 0.60:1.] Located along arterials and between arterials or retail commercial uses and residential areas. Limited related retail and service uses and work/live may be allowed.

~~**Central Business District (CBD).** [FAR is 1.5:1 with the exception of office uses which may not exceed 3:1.] Retail and office uses in the downtown area. Special architectural and site design guidelines apply. Residential up to 39 dwelling units per acre, live/work, work/live, and mixed uses are strongly encouraged.~~

Downtown. Retail, commercial, government, and residential uses in the downtown area regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high quality housing choices, and transit utilization.

Downtown Edge. Predominantly residential uses to the north and west of the Downtown Core that transitions the Downtown Core to lower density neighborhoods.

INDUSTRIAL

Limited. [FAR is 0.45:1] Light manufacturing, assembly, work/live, and warehousing uses developed to high performance and development standards. All activity occurs within buildings with the exception of incidental outdoor uses.

Light. [FAR is 0.45:1 for manufacturing, 0.60:1 for warehousing] Manufacturing uses where the principal activity occurs within a building, but also permits outdoor assembly, fabrication, work/live, public services, and storage. Uses must follow high development and performance standards. Wholesale and retail sales and services related to the principal uses permitted.

Heavy. [FAR is 0.45:1] Industrial uses that are primarily outdoor and/or within specialized structures that may involve transportation, storage, or use of hazardous materials. Public services permitted.

Central Industrial Area. [Maximum FAR is 0.45:1] Also referred to as Heavy Industrial. The Central Industrial Area is characterized by uses which often involve outdoor use and storage. Agricultural processing and vehicle and equipment storage and repair predominate in this area. In order to be compatible with the adjacent ~~CBD~~ **Downtown** and redevelopment plans, higher development standards may be applied to new uses and the rehabilitation of existing uses. Public services permitted.

Table 3.2: General Plan/Zoning Consistency

General Plan Land Use Designation (non -Coastal Zone)	Zone Designation	Live / Work	Work / Live	Mixed Use	Height Overlay
Residential					
Low	R-1	No	No	No	No
Low-Medium	R-2	No	No	No	No
Medium	R-3	Yes	No	No	Yes
Medium-High	R-4	Yes	No	No	Yes
High	R-5	Yes	No	No	Yes
Mobile Home Park	MH	No	No	No	No
Commercial					
General	C-2, C-M	Yes	Yes	Yes	Yes
Convenience	C-1	Yes	No	No	Yes
Neighborhood	C-2	Yes	Yes	Yes	Yes
Community	C-2	Yes	Yes	Yes	Yes
Regional	C-2	Yes	Yes	Yes	Yes
Central Business District	CBD	Yes	Yes	Yes	Yes
<u>Downtown</u>	<u>DT-C, DT-G</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
<u>Downtown Edge</u>	<u>DT-E</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>
Office	CO	Yes	Yes	Yes	Yes
Industrial					
Business/Research Park	BRP	No	No	No	Yes
Limited	ML, BRP	Yes	Yes	No	Yes
Light	M-1, C-M	No	Yes	No	Yes
Heavy	M-2	No	No	No	No
Central Industrial Area	M-2	No	No	No	Yes
Public Utility/Energy Facility	M-2	No	No	No	Yes
Open Space/Other					
Agriculture	C-R, M-1, M-2	No	Yes	No	No
Open Space	C-R	No	No	No	No
Resource Protection (non-coastal)	C-R	No	No	No	No
Park	C-R	No	No	No	Yes
Planning Reserve	R-P	No	No	No	No
Public/Semi Public	Varies	No	No	No	Yes
Airport Compatible	Varies	No	No	No	No
Urban Village	Specific, Strategic, or Harbor Public Works Plan	Yes	Yes	Yes	Yes
School	C-R	No	Yes	Yes	Yes
Easement	ES	No	No	No	No
Height Overlay District	All zones except R-1, R-2, MH, or as listed herein				

Pages 3-19 to 3-21

Urban Villages

Goal CD-7

Development of vibrant mixed-use urban villages characterized by a mix of land uses, transit accessibility, pedestrian orientation, and neighborhood density.

CD-7.1 Establishment of Urban Villages

~~Six~~ Five areas of the City are initially designated as Urban Villages. It is the intent of the Urban Village designation that specific or strategic plans for each area will be prepared in advance of the planning entitlement process. Additional Urban Villages and guidelines may be subsequently adopted by the City Council. Urban Villages are envisioned as characterized by:

- Infill and/or development of formerly agricultural land
- Reinvestment in the existing community
- Mixture of land uses
- Mix of residential densities and housing types
- Providing a minimum of 15 percent affordable housing
- Location along or near corridors, downtown, and transit nodes
- Transit, pedestrian, and bicycle circulation given high priority

1. CHANNEL ISLANDS HARBOR MARINA VILLAGE

- **Location.** South of Channel Islands Boulevard along Victoria Avenue.
- **Land Use.** Visitor serving commercial and medium/high density mixed use residential.
- **Overview.** Building on the area's existing assets, this urban village is intended as a "seaside" village capitalizing on the harbor assets, including the visitor serving uses such as restaurants, retail and other activities centered on the harbor. This area would be planned in conjunction with the County Harbor Department and would be implemented through the Harbor Public Works Plan.

~~2. DOWNTOWN EAST TRANSIT ORIENTED DISTRICT (DETOD)~~

- ~~**Location.** Area bounded by the Oxnard Transit Center, Oxnard Boulevard, Fifth Street, Woolley Road and Richmond Avenue.~~
- ~~**Land Use.** Transit-oriented medium to high density residential; Central Business District uses; offices; open space; possible school.~~
- ~~**Overview.** Planned in cooperation with property owners and businesses and if found feasible by expert review, the DETOD could evolve into an expansion of the CBD to take advantage of the transportation opportunities provided by its proximity to the Oxnard Transit Center, meeting SCAG objectives for the development of transit-oriented development, and phase out older industrial uses that would then reduce truck traffic in and near the CBD. Residential development will be encouraged at sufficient densities to provide feasibility for transit services and private redevelopment. Both horizontal and vertical mixed use development is encouraged. Existing affordable housing and designated historic structures would remain with possible adaptive reuse. The existing mobile home park could possibly be relocated and/or closed with appropriate compensation and relocation for all residents. Until and unless the DETOD is found to be financially feasible and the City Council adopts a DETOD strategic or specific plan, existing uses are considered conforming uses, current zoning would remain, and uses may expand and reinvest. A Meta-District Plan may be adopted within the DETOD that would be incorporated into a subsequent DETOD-specific or strategic plan.~~

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD AMENDING CHAPTER 16, DIVISION 10, SECTIONS 16-110 TO 16-155, INCLUSIVE, ENTITLED THE "CENTRAL BUSINESS DISTRICT ZONING CODE" WITH SECTIONS OF THE MAY 19, 2019 "DOWNTOWN CODE" DOCUMENT IDENTIED AS 16-145 TO 16-158B, INCLUSIVE. FILED BY CITY OF OXNARD, COMMUNITY DEVELOPMENT DEPARTMENT, 214 SOUTH C STREET, OXNARD, CA, 93030.

The City Council of the City of Oxnard does hereby ordain as follows:

Section 1. Chapter 16, Article III, Division 10, Sections 16-110 to 16-155, inclusive, is hereby revoked in its entirety.

Section 2. Chapter 16, Article III, Division 10, Sections 16-110 to 16-158B, inclusive, is hereby added to Chapter 16 Division 10 of the Oxnard City Code to read as shown in Exhibit "A" incorporated herein.

“

Section 3. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4. The City Clerk shall certify to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) calendar days of the adoption and shall post a certified copy of this ordinance, include the vote for and against the same, in the office of the City Clerk, in accordance with Government Code Section 36933. Ordinance No. ____ was first read on _____, 2019, finally adopted on _____, 2019, to become effective thirty (30) days thereafter.

Ordinance No.
Page 2

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Oxnard, State of California, held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Flynn, Mayor

ATTEST:

APPROVED AS TO FORM:

Michelle Ascencion, City Clerk

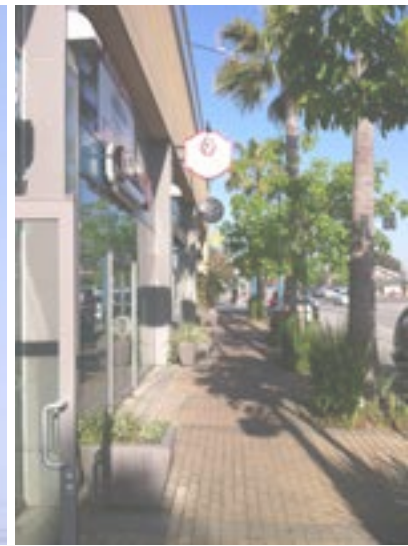
Stephen M. Fischer, City Attorney



EXHIBIT A

DOWNTOWN CODE

CITY OF OXNARD | PUBLIC HEARING DRAFT | 16 MAY 2019



ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO. 18-570-02 FOR 5,005 PARCELS WITHIN AND ADJACENT TO THE CENTRAL BUSINESS DISTRICT OF THE CITY OF OXNARD FROM CENTRAL BUSINESS DISTRICT (CBD), MULTIPLE-FAMILY RESIDENTIAL (R-2), GARDEN APARTMENT (R-3), HIGH-RISE RESIDENTIAL (R-4), GENERAL COMMERCIAL (C-2), AND COMMERCIAL OFFICE (CO) WITH ADDITIVE ZONING DESIGNATIONS FOR PLANNED DEVELOPMENT (-PD) AND AFFORDABLE HOUSING (-AH) TO DOWNTOWN-GENERAL (DT-G), DOWNTOWN-CORE (DT-C), AND DOWNTOWN-EDGE (DT-E) WITH THE ADDITIVE ZONING DESIGNATION FOR AFFORDABLE HOUSING (-AH) IF PREVIOUSLY INDICATED, AND DESIGNATING OVERLAY ZONES FOR DT-E OPEN SUB-ZONE AND SHOPFRONT OVERLAY ALONG CERTAIN STREETS. FILED BY CITY OF OXNARD, COMMUNITY DEVELOPMENT DEPARTMENT, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, the City of Oxnard 2030 General Plan was adopted on October 11, 2011; and

WHEREAS, the operative documents of the Oxnard 2030 General Plan consist of the (1) Background Report, (2) Goals and Policies, which include the separately bound 2013-2021 Mid-Cycle Housing Element; and

WHEREAS, the City has prepared a comprehensive “Downtown Code” document dated May 16, 2019 to amend and use designations, regulations and development standards, and introduces design guidelines for the downtown and areas immediately adjacent to the north and west of downtown to enhance the quality of life; public health, safety, and welfare; and development opportunities; and

WHEREAS, proposed Planning and Zoning (PZ) Nos. 18-620-01, General Plan Amendment, 18-580-01, Zone Text Amendment, and 18-570-02, Zone Change collectively and, with concurrent adoption, comprehensively amend the 2030 General Plan, Goals and Policies Central Business District (CBD) land use designation and related policies, uses and development standards; and

WHEREAS, the proposed PZ No. 18-570-02, Zone Change (“Rezoning”), replaces zoning designations with new designations as shown in Exhibit “A” attached hereto; and

WHEREAS, attached hereto Exhibit “B” is a list of parcels by Assessor Parcel Number (APN) indicating each parcels’ current zone designation and the proposed zone designation; and

Resolution No.
[PZ 18-570-02]
Page 2

WHEREAS, the 2030 General Plan Final Program Environmental Impact Report (PEIR) was presented to the City Council at a public hearing on February 2, 2010, following which the City Council adopted certification Resolution No.13,770 in accordance with Section 15090 of the State California Environmental Quality Act (CEQA) Guidelines that the Final PEIR was completed in accordance with CEQA, and reflects the independent judgment and analysis of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the 2030 General Plan, Final PEIR, and Statement of Overriding Considerations and Findings of Fact are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City prepared Addendum No. 5 to the 2030 General Plan Final EIR for the 2030 General Plan consistent with State CEQA Guidelines Section 15164; and Addendum No. 5 provides an independent basis for finding that CEQA does not require further environmental review of General Plan Amendment PZ No. 18-570-02; and

WHEREAS, the Planning Commission held a public hearing and received and reviewed written and oral comments related to the proposed General Plan Amendment PZ No. 18-570-02 and the Planning Commission recommended that the City Council adopt proposed General Plan Amendment PZ No. 18-570-02.

The City Council of the City of Oxnard does hereby ordain as follows:

Section 1. Zone Change PZ No. 18-570-02 is approved, as shown on the map attached hereto as Exhibit “A” and for parcels listed in Exhibit “B” and incorporated herein by reference.

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4. The City Clerk shall certify to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) calendar days of the adoption and shall post a certified copy of this ordinance, include the vote for and against the same, in the office of the City Clerk, in according with Government Code Section 36933. Ordinance No. ____ was first read on _____, 2019, finally adopted on _____, 2019, to become effective thirty (30) days thereafter.

Resolution No.
[PZ 18-570-02]
Page 3

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Oxnard, State of California, held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Flynn, Mayor

ATTEST:

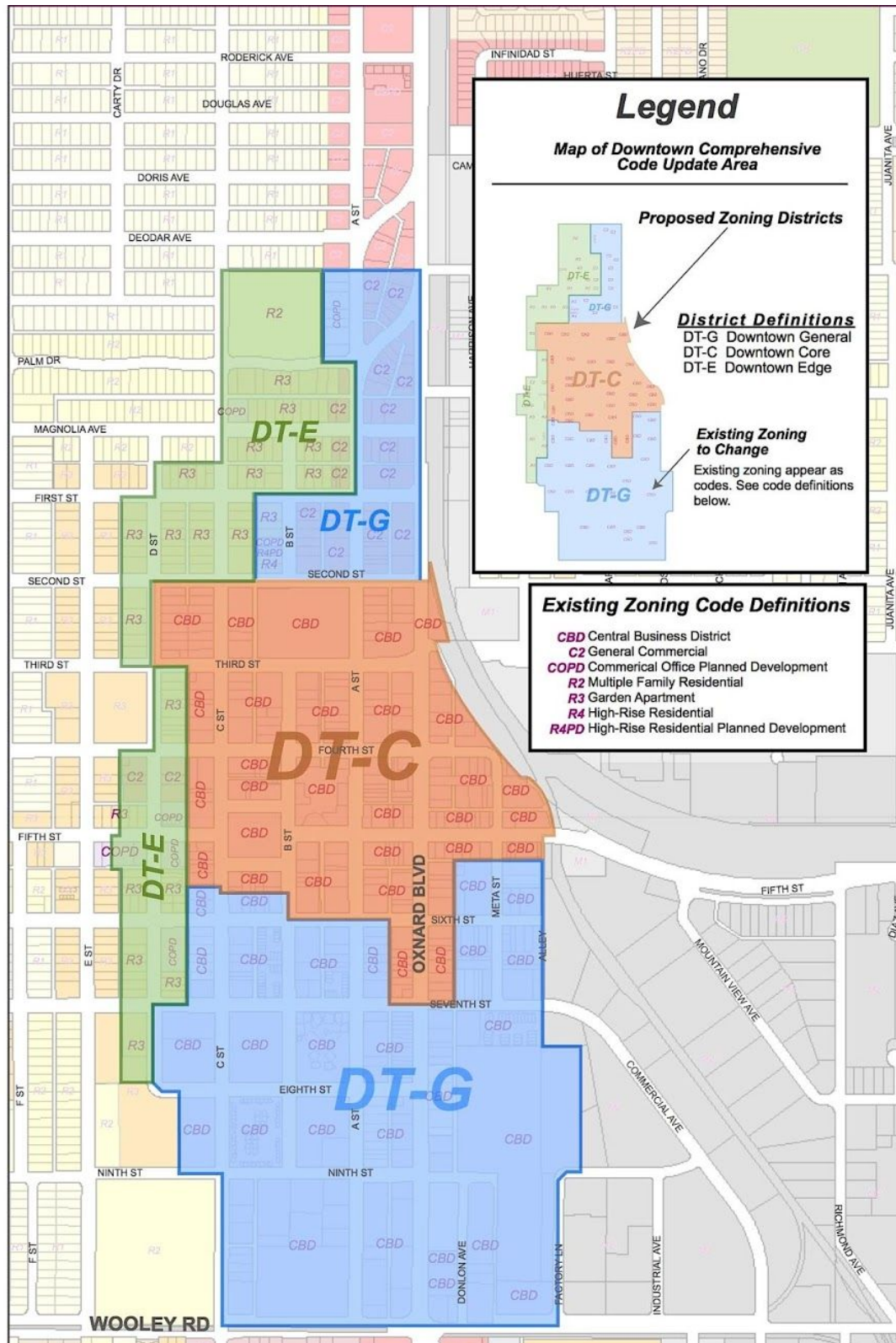
APPROVED AS TO FORM:

Michelle Ascension, City Clerk

Stephen M. Fischer, City Attorney

Resolution No.
[PZ 18-570-02]
Page 4

EXHIBIT "A"



Resolution No.
[PZ 18-570-02]
Page 5

EXHIBIT “B”

Attached Excel list of APN with FROM – TO Zoning

ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO. 18-570-02 FOR 5,005 PARCELS WITHIN AND ADJACENT TO THE CENTRAL BUSINESS DISTRICT OF THE CITY OF OXNARD FROM CENTRAL BUSINESS DISTRICT (CBD), MULTIPLE-FAMILY RESIDENTIAL (R-2), GARDEN APARTMENT (R-3), HIGH-RISE RESIDENTIAL (R-4), GENERAL COMMERCIAL (C-2), AND COMMERCIAL OFFICE (CO) WITH ADDITIVE ZONING DESIGNATIONS FOR PLANNED DEVELOPMENT (-PD) AND AFFORDABLE HOUSING (-AH) TO DOWNTOWN-GENERAL (DT-G), DOWNTOWN-CORE (DT-C), AND DOWNTOWN-EDGE (DT-E) WITH THE ADDITIVE ZONING DESIGNATION FOR AFFORDABLE HOUSING (-AH) IF PREVIOUSLY INDICATED, AND DESIGNATING OVERLAY ZONES FOR DT-E OPEN SUB-ZONE AND SHOPFRONT OVERLAY ALONG CERTAIN STREETS. FILED BY CITY OF OXNARD, COMMUNITY DEVELOPMENT DEPARTMENT, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, the City of Oxnard 2030 General Plan was adopted on October 11, 2011; and

WHEREAS, the operative documents of the Oxnard 2030 General Plan consist of the (1) Background Report, (2) Goals and Policies, which include the separately bound 2013-2021 Mid-Cycle Housing Element; and

WHEREAS, the City has prepared a comprehensive “Downtown Code” document dated May 16, 2019 to amend and use designations, regulations and development standards, and introduces design guidelines for the downtown and areas immediately adjacent to the north and west of downtown to enhance the quality of life; public health, safety, and welfare; and development opportunities; and

WHEREAS, proposed Planning and Zoning (PZ) Nos. 18-620-01, General Plan Amendment, 18-580-01, Zone Text Amendment, and 18-570-02, Zone Change collectively and, with concurrent adoption, comprehensively amend the 2030 General Plan, Goals and Policies Central Business District (CBD) land use designation and related policies, uses and development standards; and

WHEREAS, the proposed PZ No. 18-570-02, Zone Change (“Rezoning”), replaces zoning designations with new designations as shown in Exhibit “A” attached hereto; and

WHEREAS, attached hereto Exhibit “B” is a list of parcels by Assessor Parcel Number (APN) indicating each parcels’ current zone designation and the proposed zone designation; and

Resolution No.
[PZ 18-570-02]
Page 2

WHEREAS, the 2030 General Plan Final Program Environmental Impact Report (PEIR) was presented to the City Council at a public hearing on February 2, 2010, following which the City Council adopted certification Resolution No.13,770 in accordance with Section 15090 of the State California Environmental Quality Act (CEQA) Guidelines that the Final PEIR was completed in accordance with CEQA, and reflects the independent judgment and analysis of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the 2030 General Plan, Final PEIR, and Statement of Overriding Considerations and Findings of Fact are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City prepared Addendum No. 5 to the 2030 General Plan Final EIR for the 2030 General Plan consistent with State CEQA Guidelines Section 15164; and Addendum No. 5 provides an independent basis for finding that CEQA does not require further environmental review of General Plan Amendment PZ No. 18-570-02; and

WHEREAS, the Planning Commission held a public hearing and received and reviewed written and oral comments related to the proposed General Plan Amendment PZ No. 18-570-02 and the Planning Commission recommended that the City Council adopt proposed General Plan Amendment PZ No. 18-570-02.

The City Council of the City of Oxnard does hereby ordain as follows:

Section 1. Zone Change PZ No. 18-570-02 is approved, as shown on the map attached hereto as Exhibit “A” and for parcels listed in Exhibit “B” and incorporated herein by reference.

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4. The City Clerk shall certify to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) calendar days of the adoption and shall post a certified copy of this ordinance, include the vote for and against the same, in the office of the City Clerk, in according with Government Code Section 36933. Ordinance No. ____ was first read on _____, 2019, finally adopted on _____, 2019, to become effective thirty (30) days thereafter.

Resolution No.
[PZ 18-570-02]
Page 3

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Oxnard, State of California, held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tim Flynn, Mayor

ATTEST:

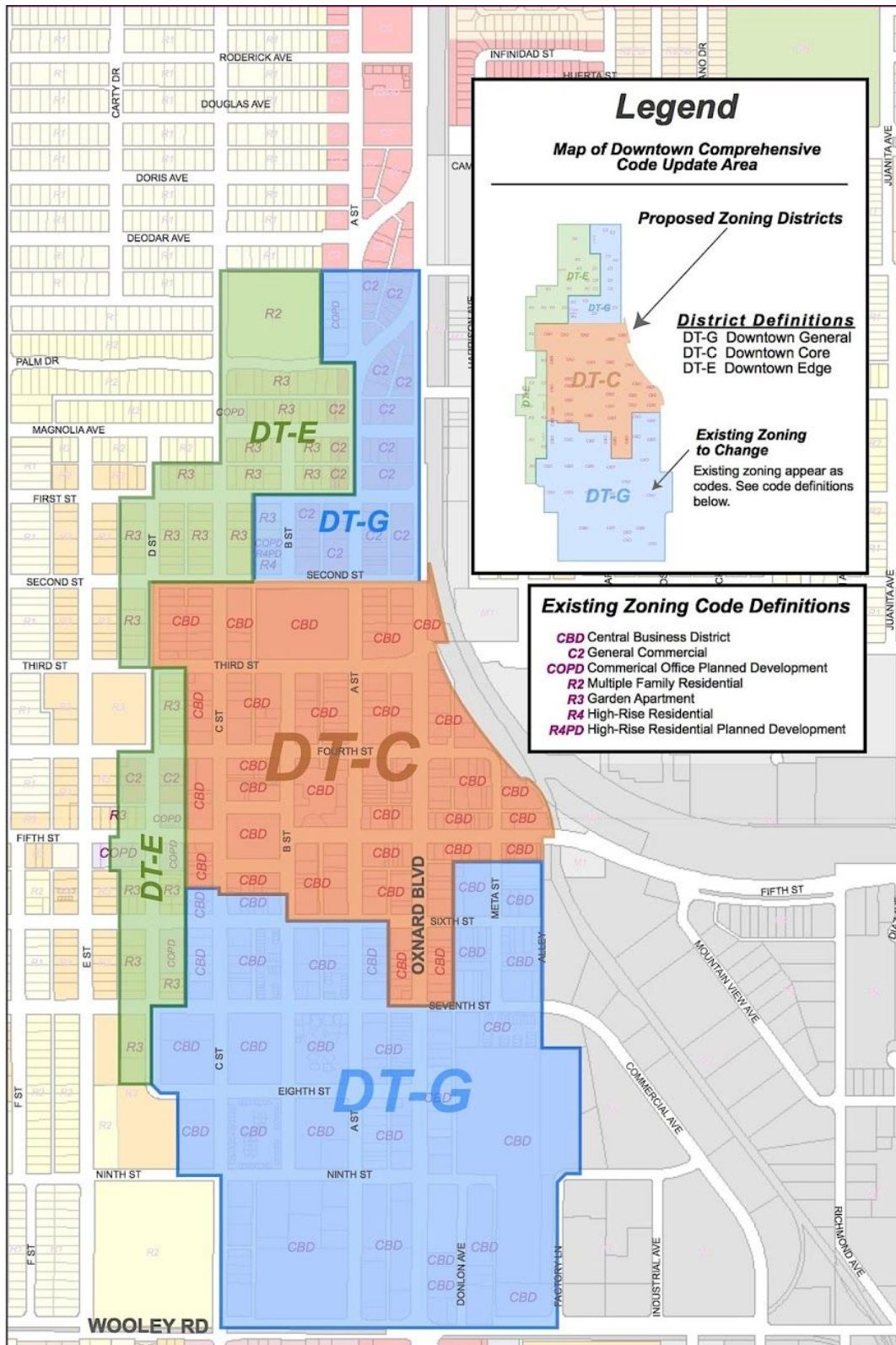
APPROVED AS TO FORM:

Michelle Ascension, City Clerk

Stephen M. Fischer, City Attorney

Resolution No.
[PZ 18-570-02]
Page 4

EXHIBIT "A"



Resolution No.
[PZ 18-570-02]
Page 5

EXHIBIT “B”

Attached Excel list of APN with FROM – TO Zoning

APN	C-GPLN	P-GPLN	C-ZONE_CODE	P-ZONE_CODE	SITSTADDR	C-GPLNDESC	C-ZONE_DESC	P_GPLNDESC	P-ZONE_DESC	OWNER	OWNERADR1	OWNERCITY	OWNERST	OWNERZIP
202008521	COF	DTE	C2	DT-E	426 S D ST APT 2	COMM OFFICE	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	AVILA RUBEN C TR	4610 DONLON RD	SOMIS	CA	93066
200032302	CG	DTE	C2	DT-E	215 MAGNOLIA AVE	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	RODRIGUEZ HILDA H	215 W MAGNOLIA AVE	OXNARD	CA	93030
202008615	RLM	DTE	C2	DT-E	518 W FOURTH ST	RESIDENTIAL LOW-MED	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	TAPPERO PROP MANAGMENT LLC	ATTN MAXINE EXLER	OXNARD	CA	93030
202005306	CG	DTE	C2	DT-E	139 N A ST	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	SAMPSON & BRONSON LLC	340 ROSEWOOD AVE #K	CAMARILLO	CA	93010
202005307	CG	DTE	C2	DT-E	101 N A ST	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	101 NORTH A ST LLC	6305 GAYTON PL	MALIBU	CA	90265
200032325	CG	DTE	C2	DT-E	202 PALM DR	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	ROCHESTER GLORIA C TR	CARBALLO RICHARD TR	VENTURA	CA	93002
202005309	CG	DTE	C2	DT-E	213 W FIRST ST	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	MEDINA ANTONIO-MARGARITA	213 W FIRST ST	OXNARD	CA	93030
202008602	RLM	DTE	C2	DT-E	421 S D ST	RESIDENTIAL LOW-MED	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	SEPULVEDA EZEQUIEL C	CORTES LUZ MARIA R	OXNARD	CA	93033
202008509	COF	DTE	C2	DT-E	420 S D ST APT 3	COMM OFFICE	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	MCGILL MILDRED J TR	ATTN GARY MCGILL TTEE	SANTA BARBARA	CA	93130
202008619	COF	DTE	C2	DT-E	435 S D ST	COMM OFFICE	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	HOUSING AUTHORITY- OXNARD	300 N MARQUITA ST	OXNARD	CA	930303730
202008510	COF	DTE	C2	DT-E	432 W FOURTH ST	COMM OFFICE	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	PAL DHARAM-VIJAY TR	4015 OCEAN DR	OXNARD	CA	93035
202005305	CG	DTE	C2	DT-E	210 MAGNOLIA AVE	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	PEREZ NORMA L	210 MAGNOLIA AV	OXNARD	CA	93030
200032301	CG	DTE	C2	DT-E	205 N A ST	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	TELLEZ ABELINO-GUADALUPE TR	2300 IRONBARK DR	OXNARD	CA	93036
202005308	CG	DTE	C2	DT-E	223 W FIRST ST	COMM GENERAL	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	PORRAS DENNIS J TR	PORRAS REBECCA J TR	OXNARD	CA	93033
202008616	RLM	DTE	C2	DT-E	401 S D ST	RESIDENTIAL LOW-MED	GENERAL COMMERCIAL	DOWNTTOWN EDGE	DOWNTOWN_E DGE	TAPPERO PROP MANAGEMENT LLC	ATTN MAXINE J EXLER	OXNARD	CA	93030
201016010	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202010628	CBD	DTN	CBD	DT-C	W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010401	CBD	DTN	CBD	DT-C	210 W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	WOOLWORTH BUILDING INC	5924 VARNA AVE	VAN NUYS	CA	91401
202009515	CBD	DTN	CBD	DT-C	229 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MULDER ROBERT-KERRY	2905 SEAHORSE DR	VENTURA	CA	93001
201016007	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010302	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010722	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201021113	CBD	DTN	CBD	DT-C	E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009511	CBD	DTN	CBD	DT-C	210 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PLASCENCIA ALFREDO-Y TR	1031 CORTE BARROSO	CAMARILLO	CA	93010
202014520	CBD	DTN	CBD	DT-C	617 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
202010532	CBD	DTN	CBD	DT-C	533 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	BATAH JIHAD-RUBA TR	11846 PEAK RD	CHATSWORTH	CA	91311
201016022	CBD	DTN	CBD	DT-C	300 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008321	CBD	DTN	CBD	DT-C	315 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	TEPORA MANAGEMENT LLC	20 VALLET VISTA DR	CAMARILLO	CA	93010
201016019	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	METCALF LOUIS W TR	3358 MERIDIAN CT	RENO	NV	89509
202010318	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010323	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202008505	CBD	DTN	CBD	DT-C	441 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	RIZK ROBERT C	PO BOX 5086	VENTURA	CA	93005
201027211	CBD	DTN	CBD	DT-C	620 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	RANGEL FELIPE H	HERRERA SANDRA	FILLMORE	CA	93015
202009423	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010144	CBD	DTN	CBD	DT-C	405 S B ST STE 1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXDTA LLC	ATTN JANICE LAI	AGOURA HILLS	CA	91301

202010141	CBD	DTN	CBD	DT-C	315 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	305 W THIRD ST	OXNARD	CA	93030
202010632	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010119	CBD	DTN	CBD	DT-C	329 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	STOLL HOLLY A TR	636 W ROBERT AVE	OXNARD	CA	93030
202009508	CBD	DTN	CBD	DT-C	258 S A ST		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202014523	CBD	DTN	CBD	DT-C	641 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	RODRIGUEZ IRENIO	RODRIGUEZ RAQUEL	OXNARD	CA	93030
202009402	CBD	DTN	CBD	DT-C	309 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GIVNER DALE G-PATRICIA A TR	309 SOUTH A ST	OXNARD	CA	93030
202009415	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	REDEV AGENCY- OXNARD	305 W THIRD ST	OXNARD	CA	93030
202010113	CBD	DTN	CBD	DT-C	422 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202013117	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021122	CBD	DTN	CBD	DT-C	E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF CH INTL FOURSQUARE GOSPEL	300 W THIRD ST	OXNARD	CA	930305738
202010527	CBD	DTN	CBD	DT-C	270 W FIFTH ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		270 W FIFTH ST	OXNARD	CA	93030
202010512	CBD	DTN	CBD	DT-C	538 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	93030
202009603	CBD	DTN	CBD	DT-C	357 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		PO BOX 1192	OXNARD	CA	930321192
201021226	CBD	DTN	CBD	DT-C	136 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	AVALOS LUIS C-ROSA M	1612 GABRIELLA DR	OXNARD	CA	93030
202010533	CBD	DTN	CBD	DT-C	505 S A ST STE 200	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	SUBON L P OXNARD PARKING AUTHORITY	ATTN MICHAEL T VIOLA	OXNARD	CA	93031
202010518	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010123	CBD	DTN	CBD	DT-C	W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202009414	CBD	DTN	CBD	DT-C	326 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201027208	CBD	DTN	CBD	DT-C	644 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
201021123	CBD	DTN	CBD	DT-C	E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD THEATRE GROUP LLC	300 W THIRD ST	OXNARD	CA	930305738
202010439	CBD	DTN	CBD	DT-C	427 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		2202 WATERTOWN CT	THOUSAND OAKS	CA	91360
202008305	CBD	DTN	CBD	DT-C	331 S C ST STE B	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HACIENDA MUTUAL LLC	331 SOUTH C ST #A	OXNARD	CA	93030
202010137	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010720	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010708	CBD	DTN	CBD	DT-C	503 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GABRIEL PHILLIP A-GERI A TR	10379 RUE FINISTERRE	SAN DIEGO	CA	92131
201027212	CBD	DTN	CBD	DT-C	612 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	KIM KI BONG	1768 SUMMERFIELD ST	CAMARILLO	CA	93012
201016008	CBD	DTN	CBD	DT-C	198 E FOURTH ST COM	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD THEATRE GROUP LLC	300 W THIRD ST	OXNARD	CA	930305738
202010442	CBD	DTN	CBD	DT-C	440 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		2202 WATERTOWN CT	THOUSAND OAKS	CA	91360
202009609	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	930305738
202010606	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		PO BOX 1192	OXNARD	CA	930321192
202009416	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201016013	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010440	CBD	DTN	CBD	DT-C	433 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	93030
202010706	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		PO BOX 1192	OXNARD	CA	930321192
201027209	CBD	DTN	CBD	DT-C	638 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF LOPEZ LUCILA SURV SPOUSE TR	ATTN CITY CLERK	OXNARD	CA	930305790
202009403	CBD	DTN	CBD	DT-C	325 S A ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		10114 GLADBECK AV	NORTHBRIDGE	CA	91324

202010416	CBD	DTN	CBD	DT-C	400 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	WESTERN COASTAL DEV CO LLC	2202 WATERTOWN CT	THOUSAND OAKS	CA	91360
202009419	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202014521	CBD	DTN	CBD	DT-C	617 S OXNARD BLVD IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202013123	CBD	DTN	CBD	DT-C	515 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ROSEN DONALD A TR	6520 PLATT AVE #267	WEST HILLS	CA	91307
202010519	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OM PROPERTIES	300 W THIRD ST 17750 SHERMAN WY	OXNARD	CA	93030
202009206	CBD	DTN	CBD	DT-C	351 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD LP	#100	RESEDA	CA	91335
202010324	CBD	DTN	CBD	DT-C	300 W FIFTH ST STE D	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HAMILTON GUY	PO BOX 867	HERMOSA BEACH	CA	90254
202010510	CBD	DTN	CBD	DT-C	545 -555 S A ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ELSON DAVID A	505 HIGUERA ST	SAN LUIS OBISPO	CA	93401
202009140	CBD	DTN	CBD	DT-C	214 S C ST IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008128	CBD	DTN	CBD	DT-C	S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009418	CBD	DTN	CBD	DT-C	W THIRD ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202009401	CBD	DTN	CBD	DT-C	301 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MULDER ROBERT P-KERRY A TR	2905 SEAHORSE AV	VENTURA	CA	93001
201016011	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021138	CBD	DTN	CBD	DT-C	ENTERPRISE ST		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021130	CBD	DTN	CBD	DT-C	136 ENTERPRISE ST		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF BARBER MANAGEMENT CO LLC	ATTN-REDEV AGENCY ATTN JOHNNIE L BARBER II	OXNARD	CA	93030
202009606	CBD	DTN	CBD	DT-C	334 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE			OXNARD	CA	93030
202010603	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202010601	CBD	DTN	CBD	DT-C	403 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010723	CBD	DTN	CBD	DT-C	154 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CNTY SCHS FEDERAL CRDT UNION	4591 MARKET ST 12020 BROWNS CANYON RD	VENTURA	CA	93003
201027210	CBD	DTN	CBD	DT-C	626 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	SANGSTER PAUL		CHATSWORTH	CA	91311
202010626	CBD	DTN	CBD	DT-C	W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010717	CBD	DTN	CBD	DT-C	520 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ASH CHRISTINE L TR ET AL	231 N LOOP DR	CAMARILLO	CA	93010
202008124	RLM	DTN	CBD	DT-C	S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	305 W THIRD ST	OXNARD	CA	930305790
202009424	CBD	DTN	CBD	DT-C	355 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CEJA FRANCISCO-ROSA M ET AL	355 SOUTH A ST #103	OXNARD	CA	93030
201016012	CBD	DTN	CBD	DT-C	400 S OXNARD BLVD IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	REDEV AGENCY- OXNARD	305 W THIRD ST	OXNARD	CA	93030
202010629	CBD	DTN	CBD	DT-C	421 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010321	CBD	DTN	CBD	DT-C	320 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	305 W THIRD ST	OXNARD	CA	93030
202008519	CBD	DTN	CBD	DT-C	418 W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
202010523	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202008110	RLM	DTN	CBD	DT-C	260 S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
202009605	CBD	DTN	CBD	DT-C	336 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CALIFORNIA RURAL LEGAL ASSIS	631 HOWARD ST #300	SAN FRANCISCO	CA	94105
202010614	CBD	DTN	CBD	DT-C	410 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ATTN JORGE ESCALERA JR		OXNARD	CA	93036
202010133	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ESCALERA FAMILY INC OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010635	CBD	DTN	CBD	DT-C	105 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	J-J HOFFMAN INVESTMENTS LLC	105 W FIFTH ST	OXNARD	CA	93030
202008116	RLM	DTN	CBD	DT-C	208 S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202010317	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030

202010711	CBD	DTN	CBD	DT-C	545 S OXNARD BLVD STE 120	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ESCALERA FAMILY INC JR	ATTN JORGE ESCALERA	OXNARD	CA	93036
201027223	CBD	DTN	CBD	DT-C	600 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	KAPLAN DOROTHY SURV TR ET AL	ATTN K NISHIMORI TTEE	VENTURA	CA	93001
202008102	CBD	DTN	CBD	DT-C	211 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009137	CBD	DTN	CBD	DT-C	351 W THIRD ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021301	CBD	DTN	CBD	DT-C	200 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MORIWAKI TAKANORI TR ET AL	200 E FIFTH ST	OXNARD	CA	93030
202009404	CBD	DTN	CBD	DT-C	327 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CABERERA FLORENTINO-G	5382 CALAROSA RANCH RD	CAMARILLO	CA	93012
201021120	CBD	DTN	CBD	DT-C	446 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	LUNA ROBERT C-CARMEN R TRUST	1041 DEVONSHIRE DR	OXNARD	CA	93030
202008118	CBD	DTN	CBD	DT-C	221 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008119	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021218	CBD	DTN	CBD	DT-C	532 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	WADEMAN ROBERT J	2830 IVANHOE AVE	OXNARD	CA	93030
202009507	CBD	DTN	CBD	DT-C	254 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008520	CBD	DTN	CBD	DT-C	401 S C ST APT 204	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HOUSING AUTHORITY- OXNARD	300 N MARQUITA ST	OXNARD	CA	930303730
201021207	CBD	DTN	CBD	DT-C	154 E FIFTH ST IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CARBALLO ALEX EST	ATTN RICHARD W TENTLER ESQ	OXNARD	CA	93030
202009512	CBD	DTN	CBD	DT-C	200 S A ST STE 300	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PLASCENCIA ALFREDO-Y TR	1031 CORTE BARROSO	CAMARILLO	CA	93010
202010121	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201021201	CBD	DTN	CBD	DT-C	102 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GARCIA MAXIMINO C-SUSANA TR	850 RUBENS PL	OXNARD	CA	93033
202010640	CBD	DTN	CBD	DT-C	444 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	BARKLEY ALBEN F-REBECCA H TR	1741 GLEN OAKS DR	SANTA BARBARA	CA	93108
202010122	CBD	DTN	CBD	DT-C	W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010520	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202009110	CBD	DTN	CBD	DT-C	226 S C ST		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009510	CBD	DTN	CBD	DT-C	226 S A ST		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OWENS ROBERT A-DEBORAH R TR	1079 CALLADO	CAMARILLO	CA	93010
202014524	CBD	DTN	CBD	DT-C	645 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	VELASQUEZ MARIA S TR	428 SOUTH F ST	OXNARD	CA	93030
202010127	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202008303	CBD	DTN	CBD	DT-C	321 S C ST STE 130	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ARANDA JOSE-LIZ	2181 SEQUOIA AVE	SIMI VALLEY	CA	93063
202009219	CBD	DTN	CBD	DT-C	352 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HERRERA HIPOLITO-GABRIELA	600 OLIVIA DR	OXNARD	CA	93030
202009611	CBD	DTN	CBD	DT-C	349 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	SUMANO ADAN R	1801 DEVONSHIRE DR	OXNARD	CA	93030
202008117	RLM	DTN	CBD	DT-C	200 S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008126	RLM	DTN	CBD	DT-C	S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009405	CBD	DTN	CBD	DT-C	339 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	JOHNSON CHARLES R-SALLY TR	1231 DEODAR AV	OXNARD	CA	93030
202009218	CBD	DTN	CBD	DT-C	344 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST #300	OXNARD	CA	930305729
202010524	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010140	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
201016025	CBD	DTN	CBD	DT-C	360 S OXNARD BLVD IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MARTINEZ GUADALUPE	734 STATE ST	SANTA BARBARA	CA	93101
202009417	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021119	CBD	DTN	CBD	DT-C	450 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	LEE YONG DUK-SOO JUNG	7212 LOS COYOTES PL	CAMARILLO	CA	93012
202014501	CBD	DTN	CBD	DT-C	120 W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ROSENMUND PATTI TR	2797 E PLEASANT VALLEY RD	OXNARD	CA	93033

202010441	CBD	DTN	CBD	DT-C	231 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD THEATRE GROUP LLC	2202 WATERTOWN CT	THOUSAND OAKS	CA	91360
202010641	CBD	DTN	CBD	DT-C	141 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PACIFIC HOMES FUNDING INC	ATTN CARLOS MAREZ	OXNARD	CA	93030
202010530	CBD	DTN	CBD	DT-C	S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF BEHRENS PATRICIA L TR	300 W THIRD ST	OXNARD	CA	93030
202013105	CBD	DTN	CBD	DT-C	535 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	BEHRENS VINCENT	VENTURA	CA	93004
202009421	CBD	DTN	CBD	DT-C	366 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PO BOX 1192	OXNARD	CA	930321192	
201027207	CBD	DTN	CBD	DT-C	656 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ATTN CITY CLERK	OXNARD	CA	930305790	
201021223	CBD	DTN	CBD	DT-C	128 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ATTN CARLOS PEREZ-RULFO	CAMARILLO	CA	93010	
202009212	CBD	DTN	CBD	DT-C	320 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST #300	OXNARD	CA	930305729
202008307	CBD	DTN	CBD	DT-C	361 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HAGELLIS	VENTURA	CA	93003	
202010517	CBD	DTN	CBD	DT-C	W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
201021136	CBD	DTN	CBD	DT-C	META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
201021114	CBD	DTN	CBD	DT-C	E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009203	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009408	CBD	DTN	CBD	DT-C	361 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	STOLL HOLLY A TR ET AL	636 W ROBERT AVE	OXNARD	CA	93030
202010125	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201021117	CBD	DTN	CBD	DT-C	127 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	FLEXIBLE INVESTMENTS INC	637 GLENWOOD DR	OXNARD	CA	93030
202009509	CBD	DTN	CBD	DT-C	228 S A ST STE A	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	RECHARTE LUIS M LOPEZ MANUEL M-IRMA J TR	COE KIMBERELY K	CAMARILLO	CA	93010
202009214	CBD	DTN	CBD	DT-C	330 W THIRD ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	93036
202009612	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010135	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010716	CBD	DTN	CBD	DT-C	534 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ASH CHRISTINE L TR ET AL	231 N LOOP DR	CAMARILLO	CA	93010
202009217	CBD	DTN	CBD	DT-C	302 W THIRD ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST #300	OXNARD	CA	930305729
202009610	CBD	DTN	CBD	DT-C	321 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	BFS RETAIL & COMM OPERATION	ATTN TAX DEPT	NASHVILLE	TN	37214
202010143	CBD	DTN	CBD	DT-C	W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010201	CBD	DTN	CBD	DT-C	500 S C ST PARK	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010522	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010710	CBD	DTN	CBD	DT-C	531 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201011311	CBD	DTN	CBD	DT-C	202 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ZOLFAGHARI ALI J	236 S OXNARD BL	OXNARD	CA	93030
201016002	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010725	CBD	DTN	CBD	DT-C	550 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ESPINO ELIO-GUADALUPE	2200 PEBBLE BEACH TR	OXNARD	CA	93036
202010131	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201021203	CBD	DTN	CBD	DT-C	116 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MORALES JOSE L-ESPERANZA TR	2287 RAMBLING ROSE DR	CAMARILLO	CA	93012
202010312	CBD	DTN	CBD	DT-C	340 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	DEVERICKS RICHARD-ELLEN TR	4363 SKYWALKER DR	SOMIS	CA	93066
202009420	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202008503	CBD	DTN	CBD	DT-C	431 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	RECHARTE LUIS M-KIMBERLY	325 VALLEY VISTA DR	CAMARILLO	CA	93010
202010639	CBD	DTN	CBD	DT-C	440 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GEORGE AND ELSIE INC	2150 PAMELA ST	OXNARD	CA	93036

202008129	RLM	DTN	CBD	DT-C	210 S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF COOLURIS MARY E TR	300 W THIRD ST	OXNARD	CA	930305738
202009207	CBD	DTN	CBD	DT-C	361 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	5035 NIAGARA AV	SAN DIEGO	CA		92107
201021104	CBD	DTN	CBD	DT-C	META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	93030
202010627	CBD	DTN	CBD	DT-C	W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PO BOX 1192	OXNARD	CA		930321192
201027206	CBD	DTN	CBD	DT-C	658 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	K & LAS INVESTMENTS LLC	ATTN KYONG K YO	OXNARD	CA	93030
202010120	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	93030
202010625	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PO BOX 1192	OXNARD	CA		930321192
201021303	CBD	DTN	CBD	DT-C	210 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	JUAREZ AMPARO M TR	1166 SIXTH PL	PORT HUENEME	CA	93041
201016009	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
201021111	CBD	DTN	CBD	DT-C	491 META ST LND	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008101	CBD	DTN	CBD	DT-C	201 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201016001	CBD	DTN	CBD	DT-C	E FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010311	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010613	CBD	DTN	CBD	DT-C	422 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	NEIMAN BJAN-LILA TR	300 W THIRD ST NEIMAN PARVIZ-LETICIA	OXNARD	CA	93030
202013104	CBD	DTN	CBD	DT-C	527 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	2221 SAN MATEO PL	OXNARD	CA		93033
202009406	CBD	DTN	CBD	DT-C	345 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GALENO HEALTHCARE MGT LLC	6055 E WASHINGTON BLVD #240	COMMERCE	CA	90040
202008125	RLM	DTN	CBD	DT-C	S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF SUN YU-FANG-KO-SHUN TR	300 W THIRD ST	OXNARD	CA	930305738
202008306	CBD	DTN	CBD	DT-C	343 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	5990 HERITAGE	CAMARILLO	CA		93012
202008120	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF DAVENPORT CARMEN SURV TR A	300 W THIRD ST	OXNARD	CA	930305738
202009213	CBD	DTN	CBD	DT-C	310 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	125 LANTANA ST	CAMARILLO	CA		93010
202009422	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202008127	RLM	DTN	CBD	DT-C	S D ST	RESIDENTIAL LOW-MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF WILHEIM ROBERT T-ELLEN M TR	300 W THIRD ST	OXNARD	CA	930305738
202010142	CBD	DTN	CBD	DT-C	314 W FOURTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	4821 WESTPARK DR	OXNARD NORTH HOLLYWOOD	CA		91601
201021101	CBD	DTN	CBD	DT-C	440 S OXNARD BLVD STE A	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CARBAL CORPORATION	1921 IVANHOE	OXNARD	CA	93030
202008304	CBD	DTN	CBD	DT-C	327 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CECENA ALDO	327 S C ST	OXNARD	CA	93030
202009604	CBD	DTN	CBD	DT-C	350 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	UNITED STATES OF AMERICA	ATTN REAL PROP-PROCUR	WASHINGTON	DC	20260
201021219		DTN	CBD	DT-C	522 S OXNARD BLVD		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
202014503	CBD	DTN	CBD	DT-C	637 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	RODRIGUEZ IRENIO	RODRIGUEZ RAQUEL	OXNARD	CA	93030
202010638	CBD	DTN	CBD	DT-C	434 S A ST STE D	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXDATA LLC	ATTN JANIE LAI	AGOURA HILLS	CA	91301
202010712	CBD	DTN	CBD	DT-C	559 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202013119	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202010719	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010529	CBD	DTN	CBD	DT-C	210 W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	SUBON L P	ATTN MICHAEL T VIOLA	OXNARD	CA	93031
202014505	CBD	DTN	CBD	DT-C	653 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GARCIA BARDOMIANO-ARMINDA TR	4231 BERKSHIRE ST	OXNARD	CA	93033
201016026	CBD	DTN	CBD	DT-C	348 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MARTINEZ GUADALUPE-LILIA	5546 HUNTINGTON DR	SANTA BARBARA	CA	93111
202010721	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030

201021206	CBD	DTN	CBD	DT-C	138 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	VELEZ DARIO-MARIA V TR	PO BOX 3072	MOSS BEACH	CA	94038
201021215	CBD	DTN	CBD	DT-C	566 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	CCM INC	550 S OXNARD BL	OXNARD	CA	93030
202010637	CBD	DTN	CBD	DT-C	428 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	MUNOZ JOSE A-ELISA	714 DUNKIRK DR	OXNARD	CA	93035
201021112	CBD	DTN	CBD	DT-C	E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD THEATRE GROUP LLC	300 W THIRD ST	OXNARD	CA	93030
202010443	CBD	DTN	CBD	DT-C	437 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		2202 WATERTOWN CT	THOUSAND OAKS	CA	91360
202009138	CBD	DTN	CBD	DT-C	W SECOND ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008123	CBD	DTN	CBD	DT-C	W THIRD ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202010526	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
201021202	CBD	DTN	CBD	DT-C	106 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HAWORTH MARK B TR	1563 BUENA VISTA ST	VENTURA	CA	93001
201021307	CBD	DTN	CBD	DT-C	238 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	HOFFMAN INVESTMENTS LLC	105 W FIFTH ST	OXNARD	CA	93030
202009514	CBD	DTN	CBD	DT-C	221 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	VASQUEZ ENRIQUE	900 NIGHTINGALE PL	OXNARD	CA	93036
202010521	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202010624	CBD	DTN	CBD	DT-C	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	930305738
202010631	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PO BOX 1192	OXNARD	CA	930321192	
202009607	CBD	DTN	CBD	DT-C	318 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ESPINO ELIO-GUADALUPE	2200 PEBBLE BEACH TR	OXNARD	CA	93036
202010322	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	93030
202010713	CBD	DTN	CBD	DT-C	563 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PO BOX 1192	OXNARD	CA	930321192	
202014506	CBD	DTN	CBD	DT-C	663 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	VELASQUEZ MARIA S TR	428 SOUTH F ST	OXNARD	CA	93030
202009204	CBD	DTN	CBD	DT-C	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF OXNARD PARKING AUTHORITY	300 W THIRD ST	OXNARD	CA	930305738
202010129	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	PO BOX 1192	OXNARD	CA	930321192	
202010705	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201021316	CBD	DTN	CBD	DT-C	226 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	YI YONG OK	14951 HENRY ST	EASTVALE	CA	92880
201016018	CBD	DTN	CBD	DT-C	330 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ELLIS LISA B TR	DANIELS KAREN B TR	ENCINITAS	CA	92024
201021121		DTN	CBD	DT-C	410 S OXNARD BLVD		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	ALCALA CARLOS-ROSA TOVAR ERNEST G-ESTRELLA	430 S OXNARD BLVD	OXNARD	CA	93030
202008504	CBD	DTN	CBD	DT-C	437 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		610 GERANIUM PL	OXNARD	CA	93036
201021115	CBD	DTN	CBD	DT-C	135 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF VASQUEZ ENRIQUE-MARIA E TR	ATTN CITY CLERK	OXNARD	CA	930305790
202009516	CBD	DTN	CBD	DT-C	235 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		900 NIGHTINGALE PL	OXNARD	CA	93036
202008122	CBD	DTN	CBD	DT-C	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201016017	CBD	DTN	CBD	DT-C	344 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	TEJEDA RICHARD J TR	TEJEDA LOUIE W TR	OXNARD	CA	93035
202013122	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF ESTRADA ANGEL-TILA TR	PO BOX 1192	OXNARD	CA	930301192
202013103	CBD	DTN	CBD	DT-C	519 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE		4844 OCEANAIRE ST	OXNARD	CA	93035
201021217	CBD	DTN	CBD	DT-C	536 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	GABRIE SYLVIA	401 SOUTH F ST	OXNARD	CA	93030
202010707	CBD	DTN	CBD	DT-C	W FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
201016020	CBD	DTN	CBD	DT-C	320 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	METCALF LOUIS W TR	3358 MERIDIAN CT	RENO	NV	89509
201021118	CBD	DTN	CBD	DT-C	113 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	SALAS AMPARO V FAM TR	669 E CHANNEL ISLANDS BLVD	OXNARD	CA	93033
202009608	CBD	DTN	CBD	DT-C	300 S A ST STE 103	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	FOCIL AUGUSTO E TR	300 SOUTH A ST	OXNARD	CA	93030

201021302	CBD	DTN	CBD	DT-C	204 E FIFTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-CORE	AVALOS LUIS C-ROSA M	204 E 5TH ST	OXNARD	CA	930307104
202018304	CBD	DTN	CBD	DT-G	861 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	BERNARDI GRAZIANO-ROMANA TR	702 LAS CANOAS PL	SANTA BARBARA	CA	93105
202038005	CBD	DTN	CBD	DT-G	659 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NANTASENAMAT	659 A ST	OXNARD	CA	93030
202014305	CBD	DTN	CBD	DT-G	S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ARKAPOL GARCIA ROBERTO V-MARTHA R	629 S A ST	OXNARD	CA	93030
202018311		DTN	CBD	DT-G	816 S A ST		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA JOSE	1105 WALNUT DR	OXNARD	CA	93036
201028114	CBD	DTN	CBD	DT-G	910 DONLON AVE	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SOLIMAR ASSOCIATES LP	ATTN KAREN FLOCK	VENTURA	CA	93003
202014520		DTN	CBD	DT-G	617 S OXNARD BLVD		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
202036068	CBD	DTN	CBD	DT-G	865 S B ST UNIT I2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	STAPLES ANNE E	25850 BLAKE CT	OXNARD STEVENSON RANCH	CA	91381
202036013	CBD	DTN	CBD	DT-G	869 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ARTEAGA ADRIAN M	869 B ST #13	OXNARD	CA	93030
201028206	CBD	DTN	CBD	DT-G	1012 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	KANTER ANN TRUST	1012 S OXNARD BLVD	OXNARD	CA	93030
202036055	CBD	DTN	CBD	DT-G	865 S B ST UNIT M1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	5559 CALAROSA RANCH				
202014419	CBD	DTN	CBD	DT-G	210 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	KHATORE MANDJ-NIDHI	RD	CAMARILLO	CA	93012
201036007	PRK	DTN	CBD	DT-G	205 DRIFFILL BLVD	PARK SPC 144	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LARIOS ENRIQUE-ENRIQUEZ T TR	105 SOUTH F ST	OXNARD	CA	93030
202036087	CBD	DTN	CBD	DT-G	865 S B ST UNIT J3	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	23622 CALABASAS RD	#200	CALABASAS	CA	91302
201038025	CBD	DTN	CBD	DT-G	212 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ROYAL PALMS				
202036015	CBD	DTN	CBD	DT-G	859 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CRAMPTON VICTOR A	865 SOUTH B ST #J3	OXNARD	CA	93030
202036008	CBD	DTN	CBD	DT-G	879 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RAMOS BERNAVE-GABRIELA I	212 E SEVENTH ST	OXNARD	CA	93030
201027211	CBD	DTN	CBD	DT-G	620 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MITCHELL CLAUDIA	859 SOUTH B ST	OXNARD	CA	93030
202036017	CBD	DTN	CBD	DT-G	855 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PANIAGUA ADRIAN	PANIAGUA RODRIGO-SHERRI A	OXNARD	CA	93030
201027303	CBD	DTN	CBD	DT-G	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RANGEL FELIPE H	HERRERA SANDRA	FILLMORE	CA	93015
202014523	CBD	DTN	CBD	DT-G	641 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CARRILLO JUAN J	855 SOUTH B ST	OXNARD	CA	93030
202036016	CBD	DTN	CBD	DT-G	857 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RESNIK FERNANDO R-SARAH F TR	24148 LANCE PL	WEST HILLS	CA	91307
202019140	CBD	DTN	CBD	DT-G	NINTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RODRIGUEZ IRENIO	RODRIGUEZ RAQUEL	OXNARD	CA	93030
201028213	CBD	DTN	CBD	DT-G	1000 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HASAN HAKEEM A-SHARON K K	857 SOUTH B ST	OXNARD	CA	93030
202038021	CBD	DTN	CBD	DT-G	242 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD SCHOOL DISTRICT	ATTN BUSINESS OFFICE	OXNARD	CA	930307461
202036018	CBD	DTN	CBD	DT-G	853 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GABRIEL MICHAEL	GRIMM CHRISTINA C	OXNARD	CA	93035
202019115	CBD	DTN	CBD	DT-G	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MADRIGAL RAFAEL R-M G ET AL	242 SEVENTH ST	OXNARD	CA	93030
201028107	CBD	DTN	CBD	DT-G	1020 DONLON AVE	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MEDINA ADRIANE	853 SOUTH B ST	OXNARD	CA	93030
202014117	CBD	DTN	CBD	DT-G	683 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GENERAL TELEPHONE CO	ATTN ACCOUNTS PAYABLE	THOUSAND OAKS	CA	91362
202038011	CBD	DTN	CBD	DT-G	643 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	JAIN SANJAY	1020 DONLON AV	OXNARD	CA	93030
202036032	CBD	DTN	CBD	DT-G	823 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA ROBERT R JR	683 SOUTH B ST	OXNARD	CA	93030
202036038	CBD	DTN	CBD	DT-G	809 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	DOCKERY WILLIAM III	643 A ST	OXNARD	CA	93030
202014510	CBD	DTN	CBD	DT-G	632 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ICEHOUSE VENTURES LLC	548 GLENWOOD DR	OXNARD	CA	93030
202014621	CBD	DTN	CBD	DT-G	723 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	AGHAGBON FIDELIS O-M R TR	809 SOUTH B ST	OXNARD	CA	93030
202014141	CBD	DTN	CBD	DT-G	615 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CH PARK AVENUE	630 SOUTH A ST	OXNARD	CA	93030
201038013	CBD	DTN	CBD	DT-G	260 E SEVENTH ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CHURCH OF CHRI				
										JUAREZ ALEJANDRO	1166 SIXTH PL	PORT HUENEME	CA	93041
										CONTRERAS CARLA R TRUST	615 SOUTH B ST	OXNARD	CA	93030
										MOO-TORRES MARTHA E	DE MOO FILIBERTA	OXNARD	CA	93030

202014418	CBD	DTN	CBD	DT-G	220 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MORENO JUAN-GABRIELA	2131 ALMANOR	OXNARD	CA	93036
202019132	CBD	DTN	CBD	DT-G	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GENERAL TELEPHONE CO	ATTN ACCOUNTS PAYABLE	THOUSAND OAKS	CA	91362
202038003	CBD	DTN	CBD	DT-G	655 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LEYVA LORENA	2403 HILLROSE PL	OXNARD	CA	93036
201038026	CBD	DTN	CBD	DT-G	210 E SEVENTH ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	FARFAN DANIELA C ET AL	210 E SEVENTH ST	OXNARD	CA	93030
202010310	CBD	DTN	CBD	DT-G	548 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	DEVERICKS RICHARD-ELLEN TR	4363 SKYWALKER DR	SOMIS	CA	93066
201027214	CBD	DTN	CBD	DT-G	E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	COMRAS CATHI	10135 WHEATLAND AVE	SUNLAND	CA	91040
201027208	CBD	DTN	CBD	DT-G	644 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
202014425		DTN	CBD	DT-G	721 S A ST RUB		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	BARKLEY ALBEN F-REBECCA H TR	1741 GLEN OAKS DR	SANTA BARBARA	CA	93108
202019112	CBD	DTN	CBD	DT-G	1010 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PEREZ ANTONIO C-MARICELA	1010 S C ST	OXNARD	CA	93030
201038003	CBD	DTN	CBD	DT-G	220 E SEVENTH ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HERNANDEZ CHRISTINA	220 E SEVENTH ST	OXNARD	CA	93030
201027212	CBD	DTN	CBD	DT-G	612 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	KIM KI BONG	1768 SUMMERFIELD ST	CAMARILLO	CA	93012
202014105	CBD	DTN	CBD	DT-G	333 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CH FOURSQUARE GOSPEL	INTERNATIONAL	OXNARD	CA	93030
202036011	CBD	DTN	CBD	DT-G	873 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	INDA MICHAEL A	873 SOUTH B ST #11	OXNARD	CA	93030
202014514	CBD	DTN	CBD	DT-G	600 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA ROBERTO-MARTHA ET AL	1147 OYSTER PL	OXNARD	CA	93030
202018203	CBD	DTN	CBD	DT-G	851 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	B P O E OXNARD LODGE 1443	BANK TAX DEPT #3245	OXNARD	CA	93032
201038009	CBD	DTN	CBD	DT-G	232 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SOTO LIDIA	232 E SEVENTH ST	OXNARD	CA	93030
201027222	CBD	DTN	CBD	DT-G	633 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LAS VEGAS LIGHTS EXCHANGE LP	1825 N OXNARD BLVD #22	OXNARD	CA	93030
201027311	CBD	DTN	CBD	DT-G	730 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SOO HOO ANGELA M TRUST	2041 SPYGLASS TRAIL WEST	OXNARD	CA	93030
202036009	CBD	DTN	CBD	DT-G	877 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	BAEZ HENRY A	877 SOUTH B ST	OXNARD	CA	93030
202014121	CBD	DTN	CBD	DT-G	669 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ISHIZUKA HELEN P	669 SOUTH B ST	OXNARD	CA	93030
202014133	CBD	DTN	CBD	DT-G	631 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CASTELLANOS VICTOR M M	CHEN NICOLE B	OXNARD	CA	93030
201038017	CBD	DTN	CBD	DT-G	254 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LACUIN LESTER M	GALLARDO HAYDEE M	OXNARD	CA	93030
201027104	CBD	DTN	CBD	DT-G	634 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD RESCUE MISSION	PO BOX 5545	OXNARD	CA	93031
202036020	CBD	DTN	CBD	DT-G	849 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	AYALA JAVIER S-ROSA R	849 SOUTH B ST	OXNARD	CA	93030
201028106	CBD	DTN	CBD	DT-G	1012 DONLON AVE	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	KANTER ANN TRUST	1012 S OXNARD BLVD	OXNARD	CA	93030
202014131	CBD	DTN	CBD	DT-G	641 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MILNER PRUNASTEAN	641 SOUTH B ST	OXNARD	CA	93030
202014142	CBD	DTN	CBD	DT-G	617 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	TALBERT RICHARD L TR	617 SOUTH B ST	OXNARD	CA	93030
202010320	CBD	DTN	CBD	DT-G	W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202010319	CBD	DTN	CBD	DT-G	545 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PRADO MARCELO-CELIA H TR	2023 SPYGLASS TRL E	OXNARD	CA	93036
201027307		DTN	CBD	DT-G	800 S OXNARD BLVD		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RASTEGAR INVESTMENTS LLC	830 S OXNARD BLVD	OXNARD	CA	93030
201027209	CBD	DTN	CBD	DT-G	638 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	ATTN CITY CLERK	OXNARD	CA	930305790
201027304	CBD	DTN	CBD	DT-G	858 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RESNIK FERNANDO R-SARAH F TR	24148 LANCE PL	WEST HILLS	CA	91307
202014129	CBD	DTN	CBD	DT-G	645 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PEREZ DAVID-ELIZABETH	645 SOUTH B ST	OXNARD	CA	93030
202014304	CBD	DTN	CBD	DT-G	635 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA ROBERTO V-MARTHA R	GARCIA JOSE C-ANGELA V TR	OXNARD	CA	93030
202036001	CBD	DTN	CBD	DT-G	895 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ZWIRN ARTHUR G TR	ATTN JONATHAN ZWIRN TTEE	MOORPARK	CA	93020
201028104	CBD	DTN	CBD	DT-G	149 E WOOLEY RD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	WERTH RICHARD C-B J TR ET AL	23102 FRISCA DR	VALENCIA	CA	91354

202014521	CBD	DTN	CBD	DT-G	617 S OXNARD BLVD IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202018313	CBD	DTN	CBD	DT-G	112 EIGHTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RASTEGAR INVESTMENTS LLC	ATTN DAVID RASTEGAR	OXNARD	CA	93030
201021227	CBD	DTN	CBD	DT-G	531 META ST APT A	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	META STREET ASSOCIATES LP	702 COUNTY SQUARE DR	VENTURA	CA	93003
201027107	CBD	DTN	CBD	DT-G	606 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LA CENTRAL BAKERY OXNARD	600 META ST	OXNARD	CA	93030
202036023	CBD	DTN	CBD	DT-G	835 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ALCANTAR SANTIAGO-GUILLERMINA	835 SOUTH B ST	OXNARD	CA	93030
202038009	CBD	DTN	CBD	DT-G	215 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PALM INV GROUP LLC	PO BOX 24066	LOS ANGELES	CA	90024
202036040	CBD	DTN	CBD	DT-G	805 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SCHWIEDER PHILIP D	805 SOUTH B ST	OXNARD	CA	93030
202019205	CBD	DTN	CBD	DT-G	900 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PALMER ROBERT-MAIA MCNISH JEFFREY D-	PO BOX 30874	SANTA BARBARA	CA	93130
202014420	CBD	DTN	CBD	DT-G	200 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ARBOUR B TR	1804 NASON ST	ALAMEDA	CA	94501
202036003	CBD	DTN	CBD	DT-G	891 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NEVAREZ ANTHONY	891 SOUTH B ST	OXNARD	CA	93033
201028208	CBD	DTN	CBD	DT-G	1032 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PUETZ HENRY F-MARY E TR	5448 REEF WY	OXNARD	CA	93035
202019144	CBD	DTN	CBD	DT-G	1050 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	AT & T COMMUNICATION OF CA	ATTN TAX MANAGER	MORRISTOWN	NJ	07960
202014603	CBD	DTN	CBD	DT-G	711 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SANCHEZ MARCO	652 CORSICANA DR	OXNARD	CA	93036
202019138	CBD	DTN	CBD	DT-G	NINTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD SCHOOL DISTRICT	ATTN BUSINESS OFFICE	OXNARD	CA	930307461
201038008	CBD	DTN	CBD	DT-G	230 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	BLANCO INEZ D	230 E SEVENTH ST	OXNARD	CA	93030
202013321	CBD	DTN	CBD	DT-G	675 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	3315 WONDER VIEW PLAZA	LOS ANGELES	CA	90068	
202014613	CBD	DTN	CBD	DT-G	761 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	DAVIS M DUANE TR BORDENAVE ZITA M TRUST	GRUBER FRANK-IRENE TR	OXNARD	CA	93030
202017114	RM	DTN	CBD	DT-G	801 S C ST	RESIDENTIAL MED	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HOUSING AUTHORITY- OXNARD	300 N MARQUITA ST	OXNARD	CA	930303730
202014519	CBD	DTN	CBD	DT-G	S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202014127	CBD	DTN	CBD	DT-G	653 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ZESSIN LARRY D	653 SOUTH B ST	OXNARD	CA	93030
201038023	CBD	DTN	CBD	DT-G	216 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	FERNANDEZ FRANCISCO	216 E SEVENTH ST	OXNARD	CA	93030
201027210	CBD	DTN	CBD	DT-G	626 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	12020 BROWNS CANYON RD	CHATSWORTH	CA	91311	
202014622		DTN	CBD	DT-G	730 S A ST RUB		CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SANGSTER PAUL BERKSHIRE INVESTMENTS LLC	140 WESTRIDGE DR STE 101	WATSONVILLE	CA	95076
201021220	CBD	DTN	CBD	DT-G	523 1/2 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	WADEMAN ROBERT FRANCIS RICHARD L-	2830 IVANHOE AVE	OXNARD	CA	93030
202014426	CBD	DTN	CBD	DT-G	711 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NANCY B	711 SOUTH A ST	OXNARD	CA	93030
202036030	CBD	DTN	CBD	DT-G	827 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	VIVIAN CHARLES E SR TR	426 DYLAN DR	OXNARD	CA	93033
202036037	CBD	DTN	CBD	DT-G	811 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	REYES KENNETH-NERISSA*	REYES KRISTOFFER	OXNARD	CA	93030
201038014	CBD	DTN	CBD	DT-G	262 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MARTINEZ ALFONSO-MARIA	ATTN CITY CLERK 2629 FOOTHILL BLVD #216	OXNARD	CA	93030
202036054	CBD	DTN	CBD	DT-G	865 S B ST UNIT L1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HONTOS KENNETH J 630 C STREET	LA CRESCENTA	CA	91214	
202014109	CBD	DTN	CBD	DT-G	634 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PROPERTY LLC LONEGAN MICHAEL J	601 SOUTH F ST	OXNARD	CA	93030
202019213	CBD	DTN	CBD	DT-G	S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	TRUST PEREZ RIGOBERTO-ELIAZER	1041 S OXNARD BLVD	OXNARD	CA	93030
202036067	CBD	DTN	CBD	DT-G	865 S B ST UNIT H2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	STOLL HOLLY A TR ET AL	1238 LOST POINT LN	OXNARD	CA	93030
202014301	CBD	DTN	CBD	DT-G	218 W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	636 W ROBERT AVE	OXNARD	CA	93030	
202014618	CBD	DTN	CBD	DT-G	706 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ATTN CHARLES CHUBAK	LOS ANGELES	CA	90068	
202036007	CBD	DTN	CBD	DT-G	881 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MELENDEZ ISMAEL S JR	881 SOUTH B ST	OXNARD	CA	93030
202014126	CBD	DTN	CBD	DT-G	655 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OLIVERA FRANCISCO	655 SOUTH B ST	OXNARD	CA	93030

202014620	CBD	DTN	CBD	DT-G	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	JUAREZ ALEJANDRO	1166 SIXTH PL	PORT HUENEME	CA	93041
202019128	CBD	DTN	CBD	DT-G	900 S C ST MTR#2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GENERAL TELEPHONE CO	ATTN ACCOUNTS PAYABLE	THOUSAND OAKS	CA	91362
201035107	CBD	DTN	CBD	DT-G	205 DRIFFILL BLVD SPC 153	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ROYAL PALMS	23622 CALABASAS RD #200	CALABASAS	CA	91302
202014139	CBD	DTN	CBD	DT-G	611 -645 S B ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GONZALEZ LULU	611 SOUTH B ST	OXNARD	CA	93030
201027223	CBD	DTN	CBD	DT-G	600 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	KAPLAN DOROTHY SURV TR ET AL	ATTN K NISHIMORI TTEE	VENTURA	CA	93001
201027117	CBD	DTN	CBD	DT-G	234 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD RESCUE MISSION INC	PO BOX 5545	OXNARD	CA	93031
202014512	CBD	DTN	CBD	DT-G	618 S A ST LND	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MADRIGAL BALTAZAR-IRMA A	636 OLIVE ST	SANTA BARBARA	CA	93101
201027219	CBD	DTN	CBD	DT-G	629 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	VARGAS PILAR G-LUCIA C	3129 SOUTH A ST	OXNARD	CA	93030
202014325	CBD	DTN	CBD	DT-G	235 -237 W SEVENTH ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HEREDIA F SAMUEL-BERTHA C TR	60 ENCINO AV	CAMARILLO	CA	93010
202014429	CBD	DTN	CBD	DT-G	750 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	BERMUDA DUNES INVESTMENTS	750 S B ST	OXNARD	CA	93030
202014302	CBD	DTN	CBD	DT-G	623 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA GERARDO V-ELVA G	4630 CLOVER DR	OXNARD	CA	93033
202014138	CBD	DTN	CBD	DT-G	621 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SPEASE PAMELA P	621 SOUTH B ST	OXNARD	CA	93030
202036056	CBD	DTN	CBD	DT-G	865 S B ST UNIT N1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MARTINEZ VICTOR	PINTOR BELINDA G	OXNARD	CA	93030
202014119	CBD	DTN	CBD	DT-G	673 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CRUZ JOSE M-ROSA L	673 SOUTH B ST	OXNARD	CA	93030
202014324	CBD	DTN	CBD	DT-G	237 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LAI DANNY KHAI	237 W SEVENTH ST	OXNARD	CA	93030
202036044	CBD	DTN	CBD	DT-G	865 S B ST UNIT B1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SCOTT DESHAUN L	865 SOUTH B ST #B1	OXNARD	CA	93030
202014314	CBD	DTN	CBD	DT-G	606 S B ST LND	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD 26 LLC	11766 WILSHIRE BLVD #260	LOS ANGELES	CA	90025
201027106	CBD	DTN	CBD	DT-G	616 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LA CENTRAL BAKERY OF OX INC	600 META ST	OXNARD	CA	93030
202036063	CBD	DTN	CBD	DT-G	865 S B ST UNIT D2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	WORDEN JAMES D-JACQUELINE B	1700 E THOMPSON BLVD #F	VENTURA	CA	93001
201038022	CBD	DTN	CBD	DT-G	244 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LANDEROS JUAN C-SONIA	244 E SEVENTH ST	OXNARD	CA	93030
202038002	CBD	DTN	CBD	DT-G	653 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CONTRERAS MAURICIA	653 A ST	OXNARD	CA	93030
202014417	CBD	DTN	CBD	DT-G	230 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ALVAREZ HECTOR R-NIEVES T TR	PO BOX 1507	OXNARD	CA	93032
202036019	CBD	DTN	CBD	DT-G	851 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MORAGA BENJAMIN TR	851 SOUTH B ST	OXNARD	CA	93030
202019134	CBD	DTN	CBD	DT-G	905 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ATTN KHOI D NGUYEN	TTEE	OXNARD	CA	93030
202019139	CBD	DTN	CBD	DT-G	NINTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NGUYEN-TRAN TR	PRESS COURIER	OXNARD	CA	93030
202014124	CBD	DTN	CBD	DT-G	663 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	APARTMENTS LLC	3390 AUTO MALL DR	THOUSAND OAKS	CA	91362
202010309	CBD	DTN	CBD	DT-G	W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MENDEZ ANTONIO J-DEVERICKS RICHARD-ELLEN TR	JUHASZ CHERIESE	OXNARD	CA	93030
202014524	CBD	DTN	CBD	DT-G	645 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	4363 SKYWALKER DR	SOMIS	CA	93066	
202018307	DTN	CBD	DT-G	842 S A ST			CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	VELASQUEZ MARIA S TR	428 SOUTH F ST	OXNARD	CA	93030
202036027	CBD	DTN	CBD	DT-G	843 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	JBGR INVESTMENTS LLC	610 ORANGE DR	OXNARD	CA	93036
202019202	DTN	CBD	DT-G	915 S OXNARD BLVD			CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GAGE ROBERT M	843 SOUTH B ST	OXNARD	CA	93030
201027109	CBD	DTN	CBD	DT-G	E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PEP BOYS-MANNY MOE & JACK	3111 W ALLEGHENY AVE	PHILADELPHIA	PA	19132
202036022	CBD	DTN	CBD	DT-G	833 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LA CENTRAL BAKERY OF OXNARD	600 META ST	OXNARD	CA	93030
201021312	CBD	DTN	CBD	DT-G	209 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RODRIGUEZ CESAR	GUERRERO MARIA A	OXNARD	CA	93030
201028210	CBD	DTN	CBD	DT-G	1060 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	SOLIS FAUSTO	209 E SIXTH ST	OXNARD	CA	93030
201028209	CBD	DTN	CBD	DT-G	119 E WOOLEY RD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PUETZ HENRY F-MARY E TR	5448 REEF WY	OXNARD	CA	93035
										PUETZ HENRY F-MARY E TR	5448 REEF WY	OXNARD	CA	93035

201027217	CBD	DTN	CBD	DT-G	150 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OXNARD COMMUNITY DEV COM	305 W THIRD ST #3RD ATTN FEDERICO A RODRIGUEZ	OXNARD	CA	930305790
202036094	CBD	DTN	CBD	DT-G	865 S B ST UNIT Q3	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	SECOND-B LLC		OXNARD	CA	93036
202013107	CBD	DTN	CBD	DT-G	563 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	DIAMOND SCOTT-JULIA TR ET AL	PO BOX 545	SAN GABRIEL	CA	91778
202014608	CBD	DTN	CBD	DT-G	737 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	JUAREZ ALEJANDRO	1166 SIXTH PL	PORT HUENEME	CA	93041
202014130	CBD	DTN	CBD	DT-G	643 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	PETERS EMELITA R	643 SOUTH B ST	OXNARD	CA	93030
202014323	CBD	DTN	CBD	DT-G	S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	640 SOUTH B STREET LLC	ATTN ALAN P MOELLEKEN	SANTA BARBARA	CA	93101
201038006	CBD	DTN	CBD	DT-G	226 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	SANCHEZ LISA L	226 E SEVENTH ST 2797 E PLEASANT VALLEY RD	OXNARD	CA	93030
202014501	CBD	DTN	CBD	DT-G	120 W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	ROSENMUND PATTI TR		OXNARD	CA	93033
202036029	CBD	DTN	CBD	DT-G	829 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	RAMIREZ JIORY	829 SOUTH B ST	OXNARD	CA	93030
202010313	CBD	DTN	CBD	DT-G	321 W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OXNARD CITY OF SPELLMAN DALLAS W TR	305 W THIRD ST	OXNARD	CA	93030
202036002	CBD	DTN	CBD	DT-G	893 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	THAYER ALBERT J- PEARL A TR	4611 BEAR CREEK LN	GIG HARBOR	WA	98335
202019111	CBD	DTN	CBD	DT-G	1018 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		609 W HIGHLAND DR	CAMARILLO	CA	93010
201027207	CBD	DTN	CBD	DT-G	656 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OXNARD CITY OF GILPATRICK GEORGE-HAWES F TR	ATTN CITY CLERK	OXNARD	CA	930305790
202014430	CBD	DTN	CBD	DT-G	741 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		3046 VENTAVO DR	MOORPARK	CA	93021
202019201		DTN	CBD	DT-G	919 S OXNARD BLVD		CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	METCALF LOUIS W TR	METCALF WAYNE E TR	BOYNTON BEACH	FL	33435
202014116	CBD	DTN	CBD	DT-G	685 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	ARANDA FRANCISCO	685 SOUTH B ST	OXNARD	CA	93030
202038008	CBD	DTN	CBD	DT-G	213 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CRIST BERNAL	213 SEVENTH ST	OXNARD	CA	93030
201038010	CBD	DTN	CBD	DT-G	234 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	SALGADO JORGE-MARIA ET AL	234 E SEVENTH ST	OXNARD	CA	93030
201027216	CBD	DTN	CBD	DT-G	140 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	MAGALLANES				
202036021	CBD	DTN	CBD	DT-G	847 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	DAGOBERTO-C TR	4920 SAN JUAN AVE MICHEL CUAUHTEMOC A	OXNARD	CA	93033
201038007	CBD	DTN	CBD	DT-G	228 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	PANDO ANNA V		OXNARD	CA	93035
202014610	CBD	DTN	CBD	DT-G	751 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	LOPEZ CARLOS B	BAEZ ELVA T	OXNARD	CA	93030
202036026	CBD	DTN	CBD	DT-G	841 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	BING KONG				
202019211	CBD	DTN	CBD	DT-G	921 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	BENEVOLENT ASSN	751 S OXNARD BLVD	OXNARD	CA	93030
202014137	CBD	DTN	CBD	DT-G	623 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	BOYLAN JOHN M TR	841 SOUTH B ST	OXNARD	CA	93030
202013503	CBD	DTN	CBD	DT-G	761 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	LONEGAN MICHAEL J TRUST				
201027315	CBD	DTN	CBD	DT-G	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	VIANZON FERDINAND M-EVELYN	1041 S OXNARD BLVD	OXNARD	CA	93030
202014123	CBD	DTN	CBD	DT-G	665 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CENTER EMPLOYMENT TRAINING	623 SOUTH B ST	OXNARD	CA	93030
202036077	CBD	DTN	CBD	DT-G	865 S B ST UNIT R2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	KAPPAS ERNEST A-ANNETTE TR	ATTN C F O	SAN JOSE	CA	95110
202014615		DTN	CBD	DT-G	746 S A ST RUB		CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		19121 SARITA PLACE	TARZANA	CA	91356
202014107	CBD	DTN	CBD	DT-G	642 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	AYALA MARTIN-MARY Y LOBKER MAARTEN-ANNA	665 B ST	OXNARD	CA	93030
201021313	CBD	DTN	CBD	DT-G	201 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	26071 BATES PL		OXNARD STEVENSON RANCH	CA	91381
202014614		DTN	CBD	DT-G	752 S A ST RUB		CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	VARGAS JOSEPH P	3129 SOUTH A ST	OXNARD	CA	93033
202019215	CBD	DTN	CBD	DT-G	1050 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	LEVI REX H TR	30446 SIMES LN	AGOURA HILLS	CA	91301
201038001	CBD	DTN	CBD	DT-G	200 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OXNARD COMMUNITY DEV COM	305 W THIRD ST #3RD	OXNARD	CA	930305790
202036031	CBD	DTN	CBD	DT-G	825 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	BERKSHIRE INVESTMENTS LLC	140 WESTRIDGE DR STE 101	WATSONVILLE	CA	95076
										1050 OXNARD LLC	21208 SHERMAN WAY GARCIA-SIXTOS MARIA I	CANOGA PARK	CA	91303
										SIXTOS JAVIER		OXNARD	CA	93030
										MORAN LUIS	CABRERA CARMEN C	OXNARD	CA	93036

202014423	CBD	DTN	CBD	DT-G	730 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	REITER AFFILIATED CO LLC	730 SOUTH A ST	OXNARD	CA	93030		
202036014	CBD	DTN	CBD	DT-G	867 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	COMERFORD PATRICK T TR	WEIDMANN MARYANN	SANTA MONICA	CA	90404		
202038012	CBD	DTN	CBD	DT-G	641 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RUVALCABA FIDEL	RODRIGUEZ MARIA	OXNARD	CA	93030		
201027201	CBD	DTN	CBD	DT-G	155 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PALAZUELOS DELFINA R TR	LOPEZ FRANK-CELIA TR	OXNARD	CA	93030		
202014106	CBD	DTN	CBD	DT-G	644 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	LEVI REX H TR	30446 SIMES LN	AGOURA HILLS	CA	91301		
201036010	CBD	DTN	CBD	DT-G	1031 FACTORY LN FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HELLENBRAND JAY J	1031 FACTORY LN	OXNARD	CA	93030		
201038019	CBD	DTN	CBD	DT-G	250 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	MAGANA VICTOR M-MARISA V	250 E SEVENTH ST	OXNARD	CA	93030		
202036088	CBD	DTN	CBD	DT-G	865 S B ST UNIT K3	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	HAYCOX REBECCA	865 SOUTH B ST K3	OXNARD	CA	93030		
201027313	CBD	DTN	CBD	DT-G	700 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ATTN RICHARD W	TENTLER ESQ	VENTURA	CA	93002		
202014422	CBD	DTN	CBD	DT-G	720 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CARBALLO PROPERTIES						
202036028	CBD	DTN	CBD	DT-G	845 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	214 SOUTH C ST	OXNARD	CA	93030		
202036004	CBD	DTN	CBD	DT-G	889 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	CARPENTER DONALD A-KRISTAL J	845 B ST	OXNARD	CA	93030		
202014125	CBD	DTN	CBD	DT-G	661 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ROSALES ROGELIO	889 SOUTH B ST	OXNARD	CA	93030		
202014134	CBD	DTN	CBD	DT-G	629 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	RODRIGUEZ FRANK	620 E YUCCA ST	OXNARD	CA	93033		
202038006	CBD	DTN	CBD	DT-G	661 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	BARON ANTHONY L-CARMELO	629 SOUTH B ST	OXNARD	CA	93030		
202014611	CBD	DTN	CBD	DT-G	759 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	587 N VENTU PARK RD	E601	NEWBURY PARK	CA	91320		
202036042	CBD	DTN	CBD	DT-G	801 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	QIAN RULIN-LU BEI TR						
202036006	CBD	DTN	CBD	DT-G	885 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	KIN MARIETTA J	13781 PALACE WAY	TUSTIN	CA	92780		
202036057	CBD	DTN	CBD	DT-G	865 S B ST UNIT O1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NGUY TRUNG	1507 LEDGESTONE LN	POMONA	CA	91767		
201027206	CBD	DTN	CBD	DT-G	658 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	PASQUEL EDWINA	885 SOUTH B ST	OXNARD	CA	93030		
202014115	CBD	DTN	CBD	DT-G	687 S B ST FL	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NETZ BRYN	5335 COURT PL	PALMDALE	CA	93551		
201021315	CBD	DTN	CBD	DT-G	META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	K & LAS INVESTMENTS LLC	ATTN KYONG K YO	OXNARD	CA	93030		
201027118	CBD	DTN	CBD	DT-G	650 META ST LND	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	AGUILERA JAVIER N	VASQUEZ ROSA G	OXNARD	CA	93030		
201027116	CBD	DTN	CBD	DT-G	235 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ATTN HARMONY F	CRUTCHER TTEE	OXNARD	CA	93030		
202014605	CBD	DTN	CBD	DT-G	719 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	FLORES ALICE C TR	CLINICAS DEL CAMINO	PO BOX 4566	VENTURA	CA	93007	
202014427	CBD	DTN	CBD	DT-G	740 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	REAL INC	VENTURA COUNTY	RESCUE MISSION	ATTN JERRY ROBERG	OXNARD	CA	93030
202036039	CBD	DTN	CBD	DT-G	807 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	TAPIA ALEJANDRA	719 S OXNARD BLVD	OXNARD	CA	93030		
202019214	CBD	DTN	CBD	DT-G	1055 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	740B LLC	740 S B ST	OXNARD	CA	93030		
202038001	CBD	DTN	CBD	DT-G	651 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	TAING BRIAN L	2521 CALIFORNIA AV	DUARTE	CA	91010		
201038018	CBD	DTN	CBD	DT-G	252 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	1050 OXNARD LLC	21208 SHERMAN WAY	CANOGA PARK	CA	91303		
202014601	CBD	DTN	CBD	DT-G	110 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	DUONG STEVE-BUI	963 DEERHILL RD	OAK PARK	CA	91377		
202014421	CBD	DTN	CBD	DT-G	710 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	VANANH TR	252 E SEVENTH ST	OXNARD	CA	93030		
202036025	CBD	DTN	CBD	DT-G	839 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ABAONZA OCTAVIO	2108 DORAL CT	OXNARD	CA	93036		
202014303	CBD	DTN	CBD	DT-G	629 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	NG ERIC H-ELISA M	TAMAYO CARLOS A-JULIET E TR	350 VALLEY VISTA DR	CAMARILLO	CA	93010	
202018301	CBD	DTN	CBD	DT-G	813 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	ATTN ESTEBAN G	NAVARRO TR	OXNARD	CA	93030		
201027108	CBD	DTN	CBD	DT-G	600 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA JOSE G-ANGELA V TR	542 SOUTH D ST	OXNARD	CA	93030		
										RASTEGAR	ATTN DAVID RASTEGAR	OXNARD	CA	93030		
										INVESTMENTS LLC						
										LA CENTRAL BAKERY	600 META ST	OXNARD	CA	93030		

202014110	CBD	DTN	CBD	DT-G	618 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	HIM-HER TR GHOLAMI HAMID-SHAHLA TR	ATTN THOMAS L MILLIKIN TTEE	OXNARD	CA	93030
202036010	CBD	DTN	CBD	DT-G	875 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		1433 CAMINO MELENO	SANTA BARBARA	CA	93111
202036060	CBD	DTN	CBD	DT-G	865 S B ST UNIT A2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	SANCHEZ ELIA MARTINEZ JUAN R-SORAIDA	459 W ELM ST	OXNARD	CA	93033
201038011	CBD	DTN	CBD	DT-G	236 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		236 E SEVENTH ST	OXNARD	CA	93030
202036012	CBD	DTN	CBD	DT-G	871 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	JACOBS THOMAS F	871 SOUTH B ST	OXNARD	CA	93030
202038007	CBD	DTN	CBD	DT-G	211 W SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	RODRIGUEZ KITSSIA	RODRIGUEZ MARBELLA	OXNARD	CA	93030
201038004	CBD	DTN	CBD	DT-G	222 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	RODRIGUEZ PEDRO BALDONADO JERALD-K TR ET AL	SALCEDO ERIKA G G	OXNARD	CA	93030
202014513	CBD	DTN	CBD	DT-G	616 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	SEVENTH AT C ASSOCIATES L P	949 GREEN LAWN AVE	CAMARILLO	CA	93010
202013502	CBD	DTN	CBD	DT-G	729 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		C/O INVESTEC MGMT	SANTA BARBARA	CA	93101
202014136	CBD	DTN	CBD	DT-G	625 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	URIBE ROBERTO	625 SOUTH B ST	OXNARD	CA	93030
201021311	CBD	DTN	CBD	DT-G	233 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		18631 TOPHAM ST	RESEDA	CA	91335
201027221	CBD	DTN	CBD	DT-G	META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	VARGAS PILAR-LUCIA C	3129 SOUTH A ST	OXNARD	CA	93030
202014503	CBD	DTN	CBD	DT-G	637 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	RODRIGUEZ IRENIO GARCIA BARDOMIANO-ARMINDA TR	RODRIGUEZ RAQUEL	OXNARD	CA	93030
202014522	CBD	DTN	CBD	DT-G	658 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	RULFO CARLOS P-MARIA P TR	4231 BERKSHIRE ST	OXNARD	CA	93033
201027312		DTN	CBD	DT-G	720 S OXNARD BLVD		CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		20 VALLEY VISTA DR	CAMARILLO	CA	930101761
202036075	CBD	DTN	CBD	DT-G	865 S B ST UNIT P2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CONTRERAS JOSE	COSTA CRYSTAL M	OXNARD	CA	93030
202014428	CBD	DTN	CBD	DT-G	731 S A ST RUB	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OXNARD CITY OF BARRERAS MARK A-SANDRA A VALENCIA SANTOS M-RUTH J	300 W THIRD ST	OXNARD	CA	93030
202036082	CBD	DTN	CBD	DT-G	865 S B ST UNIT E3	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		865 SOUTH B ST #E3	OXNARD	CA	93030
201038020	CBD	DTN	CBD	DT-G	240 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		240 E SEVENTH ST	OXNARD	CA	93030
201038002	CBD	DTN	CBD	DT-G	202 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	MENDEZ JORGE R	ATTN CITY CLERK	OXNARD	CA	93030
201038016	CBD	DTN	CBD	DT-G	266 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	GOMEZ BENJAMIN G	266 E SEVENTH ST	OXNARD	CA	93030
202014505	CBD	DTN	CBD	DT-G	653 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	GARCIA BARDOMIANO-ARMINDA TR	4231 BERKSHIRE ST	OXNARD	CA	93033
202019143	CBD	DTN	CBD	DT-G	925 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OXNARD SCHOOL DISTRICT	VENTURA COUNTY	OXNARD	CA	930307461
202019113	CBD	DTN	CBD	DT-G	1004 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CERVANTES MARGARITA R TR	1004 SOUTH C ST	OXNARD	CA	93030
202038010	CBD	DTN	CBD	DT-G	645 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	BUI VANNAH L TR	963 DEERHILL RD	OAK PARK	CA	91377
202019216	CBD	DTN	CBD	DT-G	W WOOLEY RD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	1050 OXNARD LLC	21208 SHERMAN WAY	CANOGA PARK	CA	91303
201038024	CBD	DTN	CBD	DT-G	214 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	LEMUS VICTOR M-ESTHER	214 E SEVENTH ST	OXNARD	CA	93030
201027111	CBD	DTN	CBD	DT-G	E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CLINICAS DEL CAMINO REAL INC	PO BOX 4566	VENTURA	CA	93007
202014108	CBD	DTN	CBD	DT-G	S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	630 C STREET PROPERTY LLC	601 SOUTH F ST	OXNARD	CA	93030
201036008	CBD	DTN	CBD	DT-G	205 DRIFFILL BLVD SPC 106	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL		23622 CALABASAS RD #200	CALABASAS	CA	91302
201027215	CBD	DTN	CBD	DT-G	132 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	ROYAL PALMS CORREA JUVENAL R-MARIA G	1330 JOLIET PL	OXNARD	CA	93030
202014612	CBD	DTN	CBD	DT-G	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CHIN TZE QEE ET AL	ATTN BING KONG TONG	OXNARD	CA	93030
201021214	CBD	DTN	CBD	DT-G	127 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	SALAS RAYMOND T* ET AL	669 E CHANNEL ISLANDS BLVD	OXNARD	CA	93033
201027110	CBD	DTN	CBD	DT-G	220 E SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	CLINICAS DEL CAMINO REAL INC	PO BOX 4566	VENTURA	CA	93007
202014609	CBD	DTN	CBD	DT-G	743 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	JUAREZ ALEJANDRO	1166 SIXTH PL	PORT HUENEME	CA	93041
202014118	CBD	DTN	CBD	DT-G	681 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-GENERAL	OLMOS LEONARDO-ELIA	681 SOUTH B ST	OXNARD	CA	93030

202014135	CBD	DTN	CBD	DT-G	627 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	ROMERO ANA	627 SOUTH B ST	OXNARD	CA	93036
202014607	CBD	DTN	CBD	DT-G	733 S OXNARD BLVD IRR	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	JUAREZ ALEJANDRO	1166 SIXTH PL	PORT HUENEME	CA	93041
202010314	CBD	DTN	CBD	DT-G	W SIXTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	OXNARD PARKING AUTHORITY	PO BOX 1192	OXNARD	CA	930321192
202014604	CBD	DTN	CBD	DT-G	715 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	EPN MANAGEMENT LLC	ATTN CARLOS PEREZ-RULFO	CAMARILLO	CA	93010
202036036	CBD	DTN	CBD	DT-G	815 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	MORENO THERESA	815 SOUTH B ST	OXNARD	CA	93030
202036080	CBD	DTN	CBD	DT-G	865 S B ST UNIT C3	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	GRIFFIN DORA R*	MARTINEZ CHARLES M	OXNARD	CA	93032
202018303	CBD	DTN	CBD	DT-G	837 S OXNARD BLVD B	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	VASQUEZ ENRIQUE-MARIA E TR	900 NIGHTINGALE PL	OXNARD	CA	93036
202036024	CBD	DTN	CBD	DT-G	837 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	ARIAS CARLOS R	HERNANDEZ CATHY	OXNARD	CA	93030
202014140	CBD	DTN	CBD	DT-G	613 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	CHAVEZ MIGUEL-MARIA	613 SOUTH B ST	OXNARD	CA	93030
201038012	CBD	DTN	CBD	DT-G	238 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	JARAMILLO ELEUTERIO-ALICIA	238 E SEVENTH ST	OXNARD	CA	93030
202014511	CBD	DTN	CBD	DT-G	622 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	GARCIA ROBERTO V ET AL	629 SOUTH A ST	OXNARD	CA	93030
202036005	CBD	DTN	CBD	DT-G	887 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	DE GUZMAN MENANDRO-RONNIE TR	887 SOUTH B ST	OXNARD	CA	93030
201038015	CBD	DTN	CBD	DT-G	264 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	AMBRIZ RAFAEL JR-JUANA G	264 E SEVENTH ST	OXNARD	CA	93030
202013106	CBD	DTN	CBD	DT-G	543 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	RODRIGUEZ JOSE	1511 CALIFORNIA ST	OXNARD	CA	93033
202014506	CBD	DTN	CBD	DT-G	663 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	VELASQUEZ MARIA S TR	428 SOUTH F ST	OXNARD	CA	93030
202036041	CBD	DTN	CBD	DT-G	803 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	LEONARDO LLOYD B	1831 DUPONT ST	OXNARD	CA	93033
202019110	CBD	DTN	CBD	DT-G	1024 S C ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	THAYER ALBERT J-PEARL A TR	609 W HIGHLAND DR	CAMARILLO	CA	93010
201027314	CBD	DTN	CBD	DT-G	740 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	KAPPAS ERNEST A-ANNETTE TR	19121 SARITA PL	TARZANA	CA	913565034
202014216	CBD	DTN	CBD	DT-G	701 S B ST LND	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	ESSEX PORTFOLIO L P	ATTN GRANT	SCHAUMBURG	IL	60159
202019135	CBD	DTN	CBD	DT-G	1051 S A ST RUB#2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	OXNARD SCHOOL DISTRICT	THORNTON LLP	ATTN BUSINESS OFFICE	CA	930307461
202018202	CBD	DTN	CBD	DT-G	801 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	B P O E OXNARD LODGE 1443	PO BOX 366	OXNARD	CA	93032
202014120	CBD	DTN	CBD	DT-G	671 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	RAMOS NOHEMI	671 SOUTH B ST	OXNARD	CA	93030
202014424	CBD	DTN	CBD	DT-G	715 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	93030
202014132	CBD	DTN	CBD	DT-G	633 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	VEGA MONICA	633 SOUTH B ST	OXNARD	CA	93030
202014619	CBD	DTN	CBD	DT-G	S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	JUAREZ ALEJANDRO	1166 SIXTH PL	PORT HUENEME	CA	93041
202036034	CBD	DTN	CBD	DT-G	819 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	MACIAS ALEX J	819 SOUTH B ST	OXNARD	CA	93030
202036065	CBD	DTN	CBD	DT-G	865 S B ST UNIT F2	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	GARCIA JOSE M	865 B ST #F2	OXNARD	CA	93030
202036035	CBD	DTN	CBD	DT-G	817 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	19122 FRIENDLY VLY PKWY		NEWHALL	CA	91321
201038005	CBD	DTN	CBD	DT-G	224 E SEVENTH ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	HOLDER SCOTT ERIC	224 E SEVENTH ST	OXNARD	CA	93030
202014602	CBD	DTN	CBD	DT-G	705 S OXNARD BLVD	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	MADRIGAL MANUEL-MARIA ET AL	2731 VINEYARD AVE #C	OXNARD	CA	93036
201021314	CBD	DTN	CBD	DT-G	544 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	OXNARD COMMUNITY DEV COM	305 W THIRD ST #3RD	OXNARD	CA	930305790
202038004	CBD	DTN	CBD	DT-G	657 S A ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	HERNANDEZ-GARCIA MARIA	546 N MCKINLEY AV	OXNARD	CA	93030
201027220	CBD	DTN	CBD	DT-G	META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	OXNARD COMMUNITY DEV COM	305 W THIRD ST #3RD	OXNARD	CA	930305790
201027103	CBD	DTN	CBD	DT-G	638 META ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	VENTURA COUNTY RESCUE MISSION	ATTN GARY GRAY	OXNARD	CA	93031
202036033	CBD	DTN	CBD	DT-G	821 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	MEZA MARIA E	821 B ST	OXNARD	CA	93033
202014122	CBD	DTN	CBD	DT-G	667 S B ST	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	GENERAL DOWNTOWN-	MARTINEZ REYES E-CAROLINA	667 SOUTH B ST	OXNARD	CA	93030

202036049	CBD	DTN	CBD	DT-G	865 S B ST UNIT G1	CENTRAL BUS DISTRICT	CENTRAL BUS DIST	DOWNTOWN	DOWNTOWN-GENERAL	VILLA RUDY	865 G-1 SOUTH B ST	OXNARD	CA	93030
202018310	CBD	DTN	CBD	DT-G	S A ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA JOSE	1105 WALNUT DR	OXNARD	CA	93036
202013301	CBD	DTN	CBD	DT-G	416 W SIXTH ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	LOPEZ MANUEL M-IRMA J TR	1911 CASCADES CT	OXNARD	CA	93036
201028211	CBD	DTN	CBD	DT-G	950 S OXNARD BLVD	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	RASTEGAR DAVID Y-FARIBA B TR	5669 SLOAN PL	CALABASAS	CA	91302
201027204	CBD	DTN	CBD	DT-G	131 E SEVENTH ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	SONFLOW LLC	701 SONORA AV #200	GLENDAL	CA	91201
202013306	CBD	DTN	CBD	DT-G	643 S C ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	STRAWBERRY FIELDS ESTATE LLC	312 CAMARILLO DR	CAMARILLO	CA	93010
202013302	CBD	DTN	CBD	DT-G	613 S C ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	613 C STREET LLC	229 E MAIN ST #8	VENTURA	CA	93001
202013303	CBD	DTN	CBD	DT-G	619 S C ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	K OF C HALL INC	PO BOX 253	OXNARD	CA	93032
202013304	CBD	DTN	CBD	DT-G	625 S C ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	K OF C HALL INC	PO BOX 253	OXNARD	CA	93032
201027203	CBD	DTN	CBD	DT-G	141 E SEVENTH ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CMNTY DEV COMMISSION	305 W 3RD ST	OXNARD	CA	930305790
201027202	CBD	DTN	CBD	DT-G	145 E SEVENTH ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CMNTY DEV COMMISSION	305 W 3RD ST	OXNARD	CA	930305790
202018316	CBD	DTN	CBD	DT-G	834 S A ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	YOUNG LAUREN A TR	PO BOX 10078	LANCASTER	CA	93584
201027205	CBD	DTN	CBD	DT-G	125 E SEVENTH ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF RASTEGAR	ATTN CITY CLERK	OXNARD	CA	930305790
201027305	CBD	DTN	CBD	DT-G	830 S OXNARD BLVD	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	INVESTMENTS LLC	830 S OXNARD BLVD	OXNARD	CA	93030
201027306	CBD	DTN	CBD	DT-G	820 S OXNARD BLVD	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	RASTEGAR DAVID Y-FARIBA B TR	5669 SLOAN PL	CALABASAS	CA	91302
201027309	CBD	DTN	CBD	DT-G	750 S OXNARD BLVD	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	RASTEGAR DAVID Y OXNARD CMNTY DEV COMMISSION	760 S OXNARD BLVD	OXNARD	CA	93030
201021310	CBD	DTN	CBD	DT-G	538 META ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	305 W 3RD ST	OXNARD	CA	930305790	
202018317	CBD	DTN	CBD	DT-G	844 S A ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	YOUNG LAUREN A TR	PO BOX 10078	LANCASTER	CA	93584
202018312	CBD	DTN	CBD	DT-G	800 S A ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA JOSE	1105 WALNUT DR	OXNARD	CA	93036
201021309	CBD	DTN	CBD	DT-G	536 META ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	JUAREZ ALEJANDRO	JUAREZ AMPARO M TR	PORT HUENEME	CA	93041
202018309	CBD	DTN	CBD	DT-G	826 S A ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	826 SOUTH A STREET LLC	ATTN RAFI DAVIDIAN	OXNARD	CA	93030
202018315	CBD	DTN	CBD	DT-G	131 NINTH ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	YOBE JOSE ET AL	860 SOUTH A ST	OXNARD	CA	93030
201021308	CBD	DTN	CBD	DT-G	META ST	CENTRAL BUS DISTRICT	DIST+AF HSG	DOWNTOWN	DOWNTOWN-GENERAL	JUAREZ ALEJANDRO	JUAREZ AMPARO M TR	PORT HUENEME	CA	93041
202013320	CBD	DTE	COPD	DT-E	600 S D ST RUB	CENTRAL BUS DISTRICT	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	K OF C HALL INC/BERNACCHI	PO BOX 253	OXNARD	CA	930320253
202013217	COF	DTE	COPD	DT-E	528 W FIFTH ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	HUMAN FINANCIAL LP ET AL	ATTN RPRINV LLC-PETER HERCZ	CALABASAS	CA	91302
200032323	RLM	DTE	COPD	DT-E	200 N C ST	RESIDENTIAL LOW-MED	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	SCHIMMEL OTTO L-MARIA TR	PO BOX 517	PORT HUENEME	CA	93044
202029002	COF	DTE	COPD	DT-E	463 W FIFTH ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	CASTILLO JORGE	2021 SIERRA PL	OXNARD	CA	93033
202013216	COF	DTE	COPD	DT-E	517 S D ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	SHOEMAKER RONALD A-MIREYA G	510 W FIFTH ST	OXNARD	CA	93030
202029008	COF	DTE	COPD	DT-E	443 W FIFTH ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	ALMADA ALFREDO TR	443 W FIFTH ST	OXNARD	CA	93030
202029005	COF	DTE	COPD	DT-E	445 W FIFTH ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	ZHIHONG WEN DDS	1908 SEABREEZE ST	NEWBURY PARK	CA	91320
202029004	COF	DTE	COPD	DT-E	451 W FIFTH ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	ATTN LINDA C NEWMAN		INCLINE VILLAGE	NV	89451
202013121	COF	DTE	COPD	DT-E	430 W FIFTH ST	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	FEIGIN D-NANCY G TR ET AL	311 PALOMAR RD	OJAI	CA	93023
202013114	COF	DTE	COPD	DT-E	430 W FIFTH ST LND	COMM OFFICE	COMM OFFICE PLND DEVT	DOWNTOWN	DOWNTOWN-EDGE	PLAZA PARK OFFICES INC	ATTN DAVID R FEIGIN PRES	VAN NUYS	CA	91401
202010136	CBD	DTN	NA	DT-C	424 S C ST RUB		NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF MULDER ROBERT P-KERRY A TR	300 W THIRD ST	OXNARD	CA	93030
202010724	CBD	DTN	NA	DT-C	560 S A ST RUB		NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	2905 SEAHORSE	VENTURA	CA	93001	
202009205	CBD	DTN	NA	DT-C	343 -351 S B ST RUB		NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	17750 SHERMAN WY OXNARD LP	#100	RESEDA	CA	91335

201016003	CBD	DTN	NA	DT-C	201 E FOURTH ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202009139	CBD	DTN	NA	DT-C	251 S A ST FH	NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202008121	CBD	DTN	NA	DT-C	251 S C ST	NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
201021216	CBD	DTN	NA	DT-C	546 S OXNARD BLVD RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	GABRIE SYLVIA DEVERICKS FAMILY PARTNERSHIP	401 SOUTH F ST	OXNARD	CA	93030
202010612	CBD	DTN	NA	DT-C	424 S A ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-CORE	4363 SKYWALKER DR	SOMIS	CA	93066	
202004403	CBD	DTE	NA	DT-E	135 S D ST RUB	NOT DETERMINED	EDGE	DOWNTOWN_E DGE	THE SIERRA TRUST	159 SOUTH D ST	OXNARD	CA	93030
202005310	CBD	DTE	NA	DT-E	219 W FIRST ST RUB	NOT DETERMINED	EDGE	DOWNTOWN_E DGE	AVALOS JUAN C	AVALOS LUIS C-ROSA M	OXNARD	CA	93030
202005112	CBD	DTE	NA	DT-E	122 N C ST RUB	NOT DETERMINED	EDGE	DOWNTOWN_E DGE	NAVA FELICITAS-MIGUEL	1311 KINGSWOOD WAY	OXNARD	CA	93030
202014111	CBD	DTN	NA	DT-G	330 W SIXTH ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	GOODWILL IND OF VENTURA-S B PRESS COURIER	ATTN BUSINESS MANAGER	OXNARD	CA	93030
202019137	CBD	DTN	NA	DT-G	300 NINTH ST 222	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	APARTMENTS LLC	3390 AUTO MALL DR	THOUSAND OAKS	CA	91362
202014128	CBD	DTN	NA	DT-G	651 S B ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	GARCIA JESUS R	MARTHA R	OXNARD	CA	93030
202018302	CBD	DTN	NA	DT-G	819 S OXNARD BLVD RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	MORAGA ROBERT V	2208 FIRESTONE CT	OXNARD	CA	93036
202013305	CBD	DTN	NA	DT-G	637 S C ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	STRAWBERRY FIELDS ESTATE LLC	312 CAMARILLO DR	CAMARILLO	CA	93010
202018314	CBD	DTN	NA	DT-G	852 S A ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	JOBEH GEORGE-MANAL ET AL	860 S ASH ST	OXNARD	CA	93030
201027218	CBD	DTN	NA	DT-G	154 E SIXTH ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	AGRG INVESTMENTS LLC	353 W ESPLANADE DR	OXNARD	CA	93036
202019142	CBD	DTN	NA	DT-G	955 S A ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	MC GAELIC GROUP	1000 S SEAWARD AVE	VENTURA	CA	93001
201027308	CBD	DTN	NA	DT-G	806 S OXNARD BLVD RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	RASTEGAR DAVID Y	760 S OXNARD BLVD	OXNARD	CA	93030
201036011	CBD	DTN	NA	DT-G	126 E SEVENTH ST RUB	NOT DETERMINED	DOWNTOWN	DOWNTOWN-GENERAL	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
200032223	CBD	DTE	R1	DT-E	350 N C ST RUB	SINGLE FAM RES	EDGE	DOWNTOWN_E DGE	OXNARD CITY OF	300 W THIRD ST	OXNARD	CA	930305738
202037010	RM	DTE	R3	DT-E	545 S D ST	RESIDENTIAL MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	HERNANDEZ DAVID-JUANA B	545 SOUTH D ST	OXNARD	CA	93030
202013109	RM	DTE	R3	DT-E	542 S D ST	RESIDENTIAL MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	GARCIA JOSE C-ANGELEA V TR	542 S D ST	OXNARD	CA	93030
202008310	RLM	DTE	R3	DT-E	350 S D ST	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	GONZALEZ MARIA DE LA LUZ	PO BOX 51822	OXNARD	CA	93031
200032324	RLM	DTE	R3	DT-E	214 PALM DR	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	CARBALLO MARCUS ET AL	C/O LAW OFFICE	OXNARD	CA	93030
202004605	CG	DTE	R3	DT-E	135 S C ST	COMM GENERAL APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	KRUMM MICHAEL H TR	613 ONDA DR	CAMARILLO	CA	93010
202008311	RLM	DTE	R3	DT-E	344 S D ST	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	FULGENCIO ANGEL-MARIA	917 MORADO PL	OXNARD	CA	93030
200032320	RLM	DTE	R3	DT-E	238 PALM DR	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	ESPINO ELIO-GUADALUPE	2200 PEBBLE BEACH TRAIL	OXNARD	CA	93036
200032309	RLM	DTE	R3	DT-E	309 MAGNOLIA AVE	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	GARCIA RODOLFO-MARIA A	309 MAGNOLIA AVE	OXNARD	CA	93030
200032305	RLM	DTE	R3	DT-E	237 MAGNOLIA AVE	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	BARRAGAN SAN JUANA	BARRAGAN SANDRA	OXNARD	CA	93030
202004615	RLM	DTE	R3	DT-E	110 S D ST	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	25876 THE OLD RD #163	STEVENSON RANCH	CA	91381	
202005213	CG	DTE	R3	DT-E	128 S C ST	COMM GENERAL APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	ROSEN DONALD A TR C STREET FAMILY PLAN INC	PO BOX 7431	OXNARD	CA	93031
202005215	CG	DTE	R3	DT-E	110 S C ST	COMM GENERAL APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	BULLARD MIKEL	110 SOUTH C ST	OXNARD	CA	93030
200032317	RLM	DTE	R3	DT-E	308 PALM DR APT B	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	PAL DHARAM-VIJAY TR	4015 OCEAN DR	OXNARD	CA	93035
202013403	RLM	DTE	R3	DT-E	627 S D ST	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	MARTINEZ DIEGO A-PENA M C TR	3043 SOUTH G ST	OXNARD	CA	93033
202008606	COF	DTE	R3	DT-E	511 W FIFTH ST	COMM OFFICE APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	HOUSING AUTHORITY- OXNARD	300 N MARQUITA ST	OXNARD	CA	930303730
200032318	RLM	DTE	R3	DT-E	258 PALM DR	RESIDENTIAL LOW-MED APARTMENT GARDEN	EDGE	DOWNTOWN_E DGE	ATTN SILVIA PADILLA TTEE	CAMARILLO	CA	93010	
202008202	RLM	DTE	R3	DT-E	225 S D ST	RESIDENTIAL LOW-MED APARTMENT	EDGE	DOWNTOWN_E DGE	PADILLA TR	225 SOUTH D ST	OXNARD	CA	93030

202013417	RLM	DTE	R3	DT-E	659 S D ST IRR	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	MORALES JOSE L-ESPERANZA TR	2287 RAMBLING ROSE DR	CAMARILLO	CA	93012
202008316	RLM	DTE	R3	DT-E	S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	OXNARD CITY OF	300 W THIRD ST #302	OXNARD	CA	930305729
202013311	RLM	DTE	R3	DT-E	648 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	DAVIS M DUANE TR	3315 WONDER VIEW PLAZA	LOS ANGELES	CA	90068
200032304	RLM	DTE	R3	DT-E	231 MAGNOLIA AVE APT B	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	PRADO OSCAR M	2501 RUBY DR	OXNARD	CA	93036
200032314	RLM	DTE	R3	DT-E	236 N C ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	ALLEN JAMES G-CAROL A TR	68 LONG CT #1C	THOUSAND OAKS	CA	91360
202005216	CG	DTE	R3	DT-E	328 W FIRST ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	COSTA DEL VERDE LLC	PO BOX 7631	OXNARD	CA	93031
202013405	RLM	DTE	R3	DT-E	641 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	LE DESMA RAYMOND JR-DIANE TR	18218 VILLAGE 18	CAMARILLO	CA	93012
202005110	RLM	DTE	R3	DT-E	327 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	MARTINEZ VICENTE-LILIA TR	1971 HAZELTINE DR	OXNARD	CA	93036
202008205	RLM	DTE	R3	DT-E	261 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	BELTRAN ARMANDO	ESTRADA YENY	OXNARD	CA	93030
202037008	RM	DTE	R3	DT-E	550 S D ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	JASSO ARTURO-MARIA L	550 SOUTH D STREET	OXNARD	CA	93030
202004401	RLM	DTE	R3	DT-E	101 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	KROENER RODGER H-PEGGY F TR	101 SOUTH D ST	OXNARD	CA	93030
202013619	RLM	DTE	R3	DT-E	S E ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	CH FAITH COMMUNITY OF OXNARD	723 SOUTH D ST	CAMARILLO	CA	93010
202004512	RLM	DTE	R3	DT-E	435 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	BROWN HAZEL GREEN TRUST	ATTN FORD ANTHONY R-TRUSTEE	VENTURA	CA	93003
202004604	CG	DTE	R3	DT-E	127 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	TEJADA CARLOS	TEJADA MARIA I	OXNARD	CA	93030
202008204	RLM	DTE	R3	DT-E	249 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	PADILLA ARTURO-YOLANDA	3444 DUNKIRK DR	OXNARD	CA	93035
202004608	CG	DTE	R3	DT-E	161 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	STONE ANDREW P	HAM HUGO	OXNARD	CA	93030
202004405	RLM	DTE	R3	DT-E	159 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	CONTRERAS ESMERALDA	159 SOUTH D ST	OXNARD	CA	93030
202008201	RLM	DTE	R3	DT-E	201 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	A LEVY APARTMENTS LLC	567 W CHANNEL ISL BL #678	PORT HUENEME	CA	93041
200032310	RLM	DTE	R3	DT-E	319 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	AVILA RICHARDO	712 E CLARA ST	PORT HUENEME	CA	93041
202004508	RLM	DTE	R3	DT-E	401 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	GARCIA JOSE G-LUZ M TR	1025 RIALTO ST	OXNARD	CA	93035
202004610	RLM	DTE	R3	DT-E	150 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	ONTIVEROS DANIEL F-CHRISTINA	12626 E ALAMOS	SANGER	CA	93657
202013206	RM	DTE	R3	DT-E	519 W SIXTH ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	BURCIAGA NORMA Z TR	519 W SIXTH ST	OXNARD	CA	93030
202004402	RLM	DTE	R3	DT-E	119 S D ST APT B	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	KAZUKO-SAN LLC	4468 VIA ALEGRE	SANTA BARBARA	CA	93110
202005302	RLM	DTE	R3	DT-E	236 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	GOMEZ MARY LOU	236 MAGNOLIA AVE	OXNARD	CA	93030
202005218	CG	DTE	R3	DT-E	144 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	CH EPISCOPAL ALL SAINTS	144 SOUTH C ST	OXNARD	CA	93030
202004513	RLM	DTE	R3	DT-E	110 N D ST APT G	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	MANY MANSIONS	1259 E THOUSAND OAKS BLVD	THOUSAND OAKS	CA	91362
202004603	CG	DTE	R3	DT-E	125 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	BENSON LIN TR	4050 W HEMLOCK ST	OXNARD	CA	93035
202005101	RLM	DTE	R3	DT-E	344 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	GALLARDO EVA R	344 MAGNOLIA AVE	OXNARD	CA	93030
202013310	RLM	DTE	R3	DT-E	654 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	DAVIS M DUANE TR	3315 WONDER VIEW PLAZA	LOS ANGELES	CA	90068
202037001	RM	DTE	R3	DT-E	526 S D ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	LUPIAN MARCOS	526 SOUTH D STREET	OXNARD	CA	93030
202004507	RLM	DTE	R3	DT-E	121 N C ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	PALOMARES JOSE	121 NORTH C ST	OXNARD	CA	93030
202005212	CG	DTE	R3	DT-E	132 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	GONZALES BEN O-KATHERINE TR	240 CALLE PORTILLA	CAMARILLO	CA	93010
202004612	RLM	DTE	R3	DT-E	134 S D ST APT 3	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	VASQUEZ RAUL R-DOLORES L	954 LOMBARD ST	OXNARD	CA	93030
202004606	CG	DTE	R3	DT-E	143 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	ESTRELLA ANA	ESTRELLA ALFONSO	OXNARD	CA	93030
202008314	RLM	DTE	R3	DT-E	316 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	GARCIA BENJAMIN	1025 WALNUT DR	OXNARD	CA	93036
202008313	RLM	DTE	R3	DT-E	328 S D ST APT A	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	ATHERTON ROGER L-MARILYN G	850 OAKGROVE CT	OJAI	CA	93023

202005109	RLM	DTE	R3	DT-E	321 W FIRST ST APT 1	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	SCP OXNARD LLC	1125 STATE ST #106	SANTA BARBARA	CA	93101
200032321	RLM	DTE	R3	DT-E	222 PALM DR	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	SOTO KIMBERLY A ET AL	109 GARDENIA AVE	CAMARILLO	CA	93010
202037005	RM	DTE	R3	DT-E	560 S D ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	SUDWAL BUTA S-DEVINDER K	560 SOUTH D ST	OXNARD	CA	93030
202005104	RLM	DTE	R3	DT-E	320 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	WHEELER JACKSON R TR	320 MAGNOLIA AVE	OXNARD	CA	93030
202005106	RLM	DTE	R3	DT-E	302 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	MADRID ROBERT TR	MADRID GEORGIA M	OXNARD	CA	93030
202004509	RLM	DTE	R3	DT-E	411 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	HERRERA MARK D-ELVA	411 W FIRST ST	OXNARD	CA	93030
202013202	RM	DTE	R3	DT-E	537 S D ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	CABRERA FRANCISCO	537 SOUTH D ST	OXNARD	CA	93030
202008308	RLM	DTE	R3	DT-E	429 W FOURTH ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	GALVEZ EVELIA TR	1300 ELKHORN CREEK LN	BAKERSFIELD	CA	93311
202013201	RM	DTE	R3	DT-E	527 S D ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	BAZALDUA ASCENCION O-MARIA C	BAZALDUA ARMANDO R	OXNARD	CA	93033
200032316	RLM	DTE	R3	DT-E	322 PALM DR	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	TRUJILLO JONATHAN	322 PALM DR	OXNARD	CA	93030
202004614	RLM	DTE	R3	DT-E	118 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	BELTRAN ARMANDO	ESTRADA YENY	OXNARD	CA	93030
202013309	RLM	DTE	R3	DT-E	W SIXTH ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	DAVIS M DUANE TR	3315 WONDER VIEW PLAZA	LOS ANGELES	CA	90068
202005103	RLM	DTE	R3	DT-E	328 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	ANAM MUHAMMAD-DARLENE TR	355 W SPAZIER AV	BURBANK	CA	91506
202004616		DTE	R3	DT-E	440 W FIRST ST		GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	SWAIDAN BRIAN-CHRISTINE TR	5572 RUSHMORE ST	VENTURA	CA	93003
202005105	RLM	DTE	R3	DT-E	312 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	LAUBACHER DAVID F TRUST	LAUBACHER WILLIAM E	OXNARD	CA	93030
202013401	RLM	DTE	R3	DT-E	601 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	CH ROMAN CATHOLIC ARCH L A	3424 WILSHIRE BLVD FL 4	LOS ANGELES	CA	90010
202005303	RLM	DTE	R3	DT-E	226 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	LORO LEONARDO N	5741 VALLECITO DR	WESTMINSTER	CA	92683
202008607	RLM	DTE	R3	DT-E	521 W FIFTH ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	ZARDOUZ KHOSRO	PO BOX 4712	WESTLAKE VILLAGE	CA	91359
202005304	RLM	DTE	R3	DT-E	222 MAGNOLIA AVE APT A	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	SALAZAR YOLANDA P	220 W MAGNOLIA AVE	OXNARD	CA	93030
202037007	RM	DTE	R3	DT-E	435 W SIXTH ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	LUNA JOSE L-ALICIA C	435 W SIXTH ST	OXNARD	CA	93030
202013406	RLM	DTE	R3	DT-E	647 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	FLENOY TYLOR E-JENNIFER L	647 SOUTH D ST	OXNARD	CA	93036
200032315	RLM	DTE	R3	DT-E	330 PALM DR	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	KAZUKO-SAN LLC	ATTN ALERT MANAGEMENT CO	OXNARD	CA	93030
200032307	RLM	DTE	R3	DT-E	255 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	LE DESMA RAYMOND B JR-DIANE K	18218 VILLAGE 18	CAMARILLO	CA	93012
202005301	RLM	DTE	R3	DT-E	126 N B ST APT A	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	RAMIREZ CIRO N-MARINA TR	127 SOUTH G ST	OXNARD	CA	93030
202013618	RLM	DTE	R3	DT-E	723 S D ST IRR	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	CH FAITH COMMUNITY OF OXNARD	723 SOUTH D ST	CAMARILLO	CA	93010
200032319	RLM	DTE	R3	DT-E	248 PALM DR	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	SOTO KIMBERLY A ET AL	109 GARDENIA AVE	CAMARILLO	CA	93010
202004602	CG	DTE	R3	DT-E	111 S C ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	OROZCO RUBEN R-ANAM TR	306 CAMARILLO DR	CAMARILLO	CA	93010
200032311	RLM	DTE	R3	DT-E	325 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	OROZCO LORENA	325 MAGNOLIA AVE	OXNARD	CA	93030
200032303	RLM	DTE	R3	DT-E	217 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	HERNANDEZ FRANCISCO-M ALICIA	217 MAGNOLIA AVE	OXNARD	CA	93030
202004601	CG	DTE	R3	DT-E	418 W FIRST ST	COMM GENERAL	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	OROZCO RUBEN R-ANAM TR	306 CAMARILLO DR	CAMARILLO	CA	93010
202013205	RM	DTE	R3	DT-E	511 W SIXTH ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	MOYNIHAN JEFFREY J-JACINTA	511 W SIXTH ST	OXNARD	CA	93030
202008315	RLM	DTE	R3	DT-E	310 S D ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	OXNARD CITY OF RUVALCABA FIDEL-MARIA R	300 W THIRD ST #302	OXNARD	CA	930305729
202037009	RM	DTE	R3	DT-E	543 S D ST	RESIDENTIAL MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	RANDALL JOAN C	543 SOUTH D ST	OXNARD	CA	93030
202005111	RLM	DTE	R3	DT-E	339 1/2 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE		13698 HEISLER ST	EASTVALE	CA	92880
200032306	RLM	DTE	R3	DT-E	247 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN APARTMENT	DOWNTTOWN_EDGE	DOWNTOWN_E_DGE	RIVERA ROGUEL J JR	CERVANTES MARIA S	OXNARD	CA	93030

202008605	COF	DTE	R3	DT-E	501 W FIFTH ST LND	COMM OFFICE	GARDEN	DOWNTTOWN	DOWNTOWN_E	HOUSING AUTHORITY- OXNARD	300 N MARQUITA ST	OXNARD	CA	930303730	
202005311	RLM	DTE	R3	DT-E	227 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	LOPEZ THOMAS J	CORONADO-LOPEZ LAURA	OXNARD	CA	93030	
202004511	RLM	DTE	R3	DT-E	425 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	COBIAN MATEO-ALEJA	536 CALLE PORTILLA	CAMARILLO	CA	93010	
202004510	RLM	DTE	R3	DT-E	417 -421 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	AGAG INVESTMENTS LLC	ATTN AMARINDER GREWAL	OXNARD	CA	93030	
200032308	RLM	DTE	R3	DT-E	305 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	GUILLÉN ALEJANDRA TR	305 MAGNOLIA AVE	OXNARD	CA	93030	
202037006	RM	DTE	R3	DT-E	429 W SIXTH ST	RESIDENTIAL MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	HARVEY ROBERT D-SHANNON N	2835 SURFRIDER AVE	VENTURA	CA	93001	
202037003	RM	DTE	R3	DT-E	532 S D ST	RESIDENTIAL MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	HERRON WENDY K	532 SOUTH D ST	OXNARD	CA	93030	
202005102	RLM	DTE	R3	DT-E	336 MAGNOLIA AVE	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	DECRESCENT ROLAND L TR	2027 MANDRILL AV	VENTURA	CA	93003	
202005214	CG	DTE	R3	DT-E	120 1/2 S C ST	COMM GENERAL	APARTMENT	DOWNTTOWN	DOWNTOWN_E	BRECKNER JOSEPH N-JOANA L TR	PO BOX 261726	ENCINO	CA	91426	
202013312	RLM	DTE	R3	DT-E	642 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	CASTRO ERNEST F	642 SOUTH D ST	OXNARD	CA	93030	
202004609	RLM	DTE	R3	DT-E	160 S D ST	RESIDENTIAL LOW-MED	APARTMENT	DOWNTTOWN	DOWNTOWN_E	D-Y HOMES LLC	ATTN FEDERICO A RODRIGUEZ	OXNARD	CA	93036	
202013204	RM	DTE	R3	DT-E	563 S D ST	RESIDENTIAL MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	ANGUIANO ISMAEL B-ALICIA	563 SOUTH D ST	OXNARD	CA	93030	
202005312	RLM	DTE	R3	DT-E	235 1/2 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	JR STEINER	3021 CALLE DE MAREJADA	CAMARILLO	CA	93010	
202037002	RM	DTE	R3	DT-E	528 S D ST	RESIDENTIAL MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	PROPERTIES LLC	PIVOT POINT	1071 S SEAWARD AVE	VENTURA	CA	93001
202037004	RM	DTE	R3	DT-E	534 S D ST	RESIDENTIAL MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	PROPERTIES LLC	PIVOT POINT	1071 S SEAWARD AVE	VENTURA	CA	93001
202004404	RLM	DTE	R3	DT-E	145 S D ST	RESIDENTIAL LOW-MED	APARTMENT	DOWNTTOWN	DOWNTOWN_E	REICHMUTH HOWARD-ELIZABETH M	ATTN RUDY T CONTRERAS	OXNARD	CA	93030	
202005107	RLM	DTE	R3	DT-E	111 N B ST	RESIDENTIAL LOW-MED	APARTMENT	DOWNTTOWN	DOWNTOWN_E	MB INVESTMENT	222 E CEDAR ST	OXNARD	CA	93033	
202008309	RLM	DTE	R3	DT-E	354 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	PROPERTIES LLC	ATTN FEDERICO A RODRIGUEZ	OXNARD	CA	93036	
202004611	RLM	DTE	R3	DT-E	144 S D ST FRONT	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	D-Y HOMES LLC	144 SOUTH D ST	OXNARD	CA	93030	
202004613	RLM	DTE	R3	DT-E	130 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	HERRERA TERESA M TR	144 SOUTH D ST	OXNARD	CA	93030	
202013402	RLM	DTE	R3	DT-E	619 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	GARCIA JOSE G-CARMEN TR	1600 CLAREMONT DR	OXNARD	CA	93035	
202013402	RLM	DTE	R3	DT-E	619 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	DEITS MICHELLE D TR	621 SOUTH D ST	OXNARD	CA	93030	
202005108	RLM	DTE	R3	DT-E	303 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	SOWERS BEVERLY R	408 DUNLIN CT	MIDLOTHIAN	VA	23114	
202008203	RLM	DTE	R3	DT-E	235 S D ST	RESIDENTIAL LOW-MED	APARTMENT	DOWNTTOWN	DOWNTOWN_E	MATSUDA KIMBERLY L	GODSEY JULIET L	OXNARD	CA	93030	
202005313	RLM	DTE	R3	DT-E	245 W FIRST ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	POCENGAL LOUISE M TR	ATTN JANICE MAUREN	DALLAS	TX	75240	
202004607	CG	DTE	R3	DT-E	151 S C ST	COMM GENERAL	APARTMENT	DOWNTTOWN	DOWNTOWN_E	OROZCO GEORGE	PO BOX 6403	OXNARD	CA	93031	
202013404	RLM	DTE	R3	DT-E	637 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	MURILLO CECILIO N-ESTELA	637 SOUTH D ST	OXNARD	CA	93030	
202008312	RLM	DTE	R3	DT-E	334 S D ST	RESIDENTIAL LOW-MED	GARDEN	DOWNTTOWN	DOWNTOWN_E	KRAFT GARRY G-LINA L	334 SOUTH D ST	OXNARD	CA	93030	

The Downtown Code and Removal of Conditional Downtown East Transit Oriented District Urban Village General Plan Designation

**Planning & Zoning (PZ) Permit Numbers:
18-620-01 (General Plan Amendment)
18- 580-01 (Zone Text Amendment)
18-570-02 (Zone Change)**

Jeffrey Lambert, Community Development Director
Community Development Department

City Council Meeting
July 16, 2019

Project Description

The Downtown Code:

- PZ 18-620-01 - Amendment to the 2030 General Plan
- PZ 18-580-01 - Text Changes to Chapter 16 of the City Code
- PZ 18-570-02 - Zone Code changes for individual properties

Background

- Downtown “studied” extensively
- Previous plans have not been *implemented*
- 2016 Congress for New Urbanism 5-day Charrette
- 2017 - City Council funds updates:
 - General Plan
 - Zoning Code
 - Downtown Vision Plan.
- Additional strategies (Homelessness, Arts Hub, Tree Trimming, High-Quality Transit Area Plan, etc.) concurrent.

Public Outreach

2018

- December 7 – **FIRST DRAFT RELEASED**
- December 10 – Oxnard Chamber of Commerce
- December 13 – Downtown Design Review Committee
- December 17 – Community Workshop
- December 20 – Downtown Improvement Task Force

2019

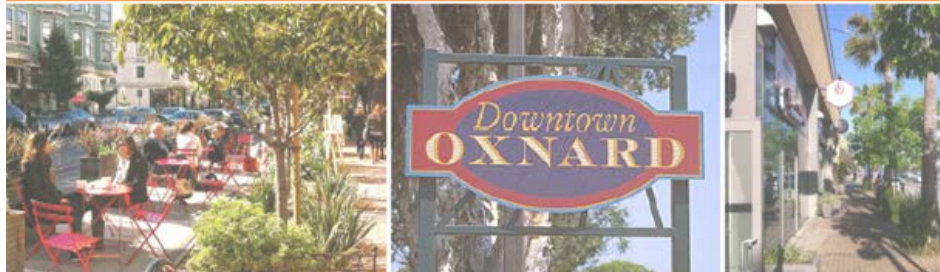
- January 10 – Oxnard Community Planning Group
- January 22 and April 9 – Housing and Economic Development Committee
- May 15 – **HEARING DRAFT RELEASED**

Overview



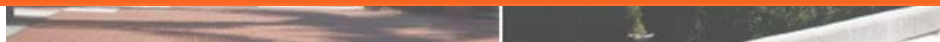
DOWNTOWN CODE

PREPARED FOR THE CITY OF OXNARD | FIRST PUBLIC DRAFT | 03 DECEMBER 2018



Part 1: Zones and Standards

Part 2: Architectural Guidelines



Part 1: Zones and Standards

- Expanded Boundaries (+39%)
- Three Unique Zones
 - Downtown Edge
 - Downtown General
 - Downtown Core



Downtown Edge

Downtown General

Downtown Core

Less Urban

More Urban

Downtown Edge (DT-E)



- House-form buildings
- Transitional zone to adjacent neighborhoods
- Pedestrian-oriented frontage
- Primarily Residential
- “Open” subzone allows some commercial uses

Downtown General (DT-G)



- Block-form and house-form buildings
- Commercial or mixed-use
- Pedestrian-oriented frontage
- Min 12-foot ground story height

Downtown Core (DT-C)



- Block-form buildings
- 120-foot max height



- Build-to-line
- Min 16-foot ground story height
- Commercial or mixed-use

Proposed Maximum Building Heights

- **Downtown Core (DT-C):**
 - 120 feet by-right (~12 stories)
 - 150 feet with Development Agreement/Community Benefit
- **Downtown General (DT-G):**
 - 85 feet by-right (~8 stories)
 - 106 feet with Development Agreement/Community Benefit
- **Downtown General (DT-E):**
 - 35 feet by-right (3 stories)
 - 44 feet with Special Use Permit

Downtown Code

- Specific zoning requirements - grouped for quick-reference
- Form-based Code
- Graphic representation of Standards for ease of understanding
- Flexible development intensity
- Updated design standards reflect urban vision
- Reduced parking requirements and reliance on shared parking
- Increased building height and lot density
- Streamlined permit process

Development Intensity

- Based on overall Downtown, not individual lots
- Projected (Net) Development by 2030:
 - Residential: 1,118 units
 - Commercial: 481,300 square feet
- No Minimum Size for Dwelling Units
- No Floor-Area-Ratios per Lot

Parking Strategy - The In-Lieu Fee

- Fee Study currently being finalized:
 - Tied to projected development through 2030.
 - Includes maintenance of City lots.
 - Funds complete street improvements.
 - Assists City with debt service on existing parking structure.
 - Designed to fund additional parking structure when necessary.
 - First projects may have fee waived to incentivize revitalization.

Permitting

- Clear path to approval
- Majority by Counter Staff or CD Director
- DDRC Committee Review modified
- Deviations conditionally permitted
- Terms updated and consolidated
- Plans underway for:
 - permit process,
 - handouts,
 - staff training and
business outreach

Part 2: Architectural Guidelines

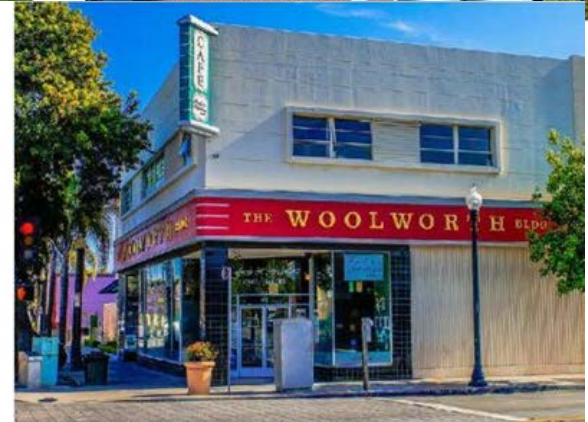
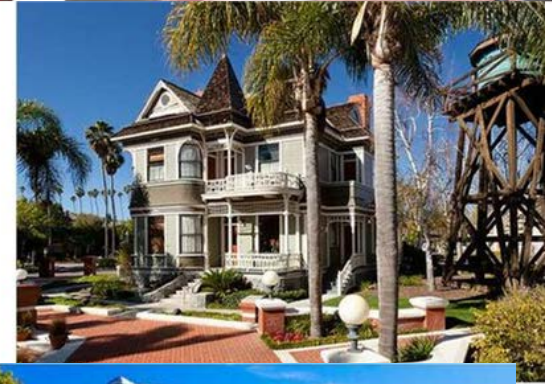
- Block-Form Massing and Articulation

Fig. 16-156 Block-Form Massing



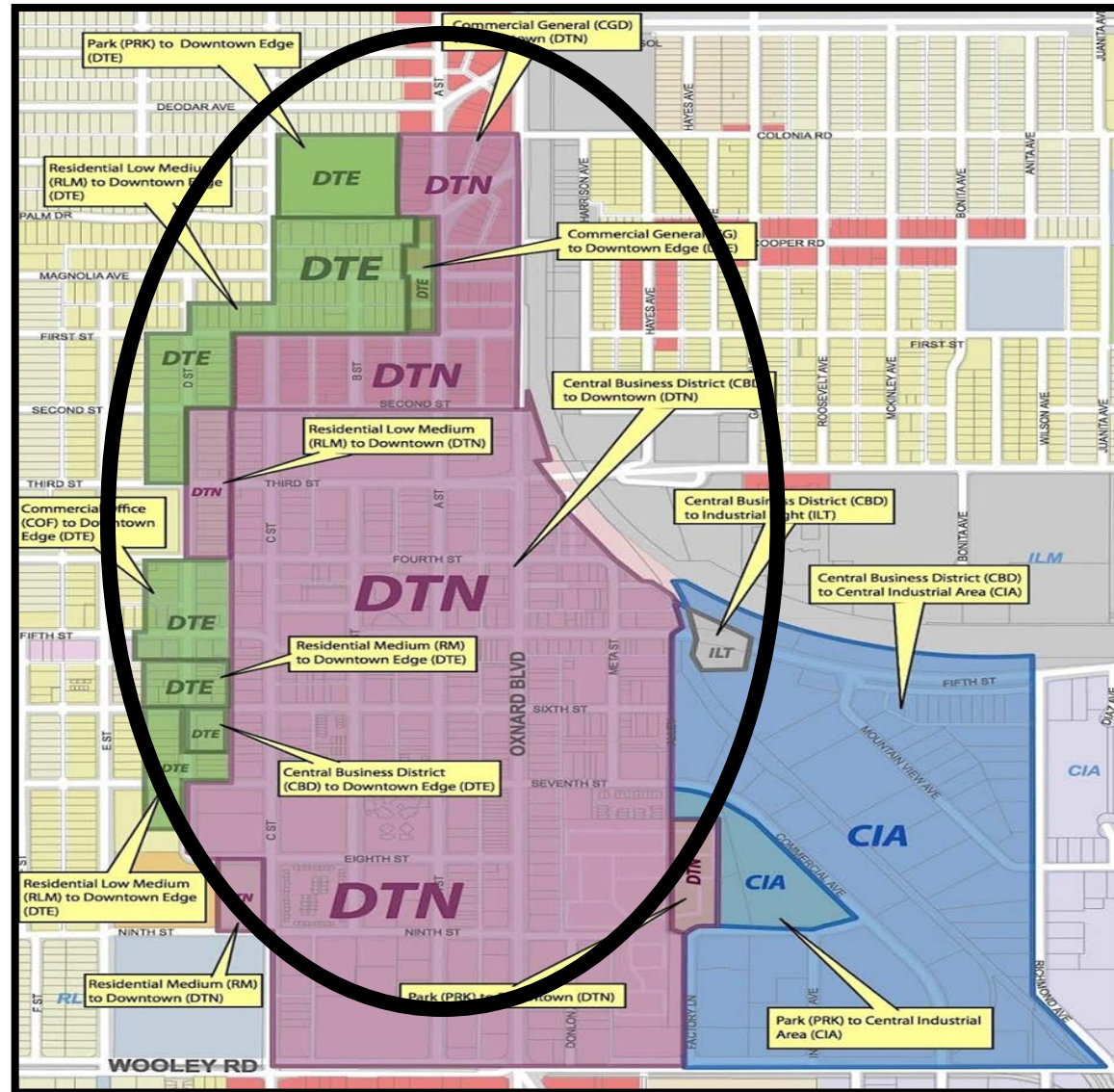
Architectural Guidelines

- Diverse Architectural Styles
- Opportunities for innovation
- Emphasis on *quality* Architecture



2030 General Plan – Downtown Land Use Designations

- Downtown
- Downtown Edge

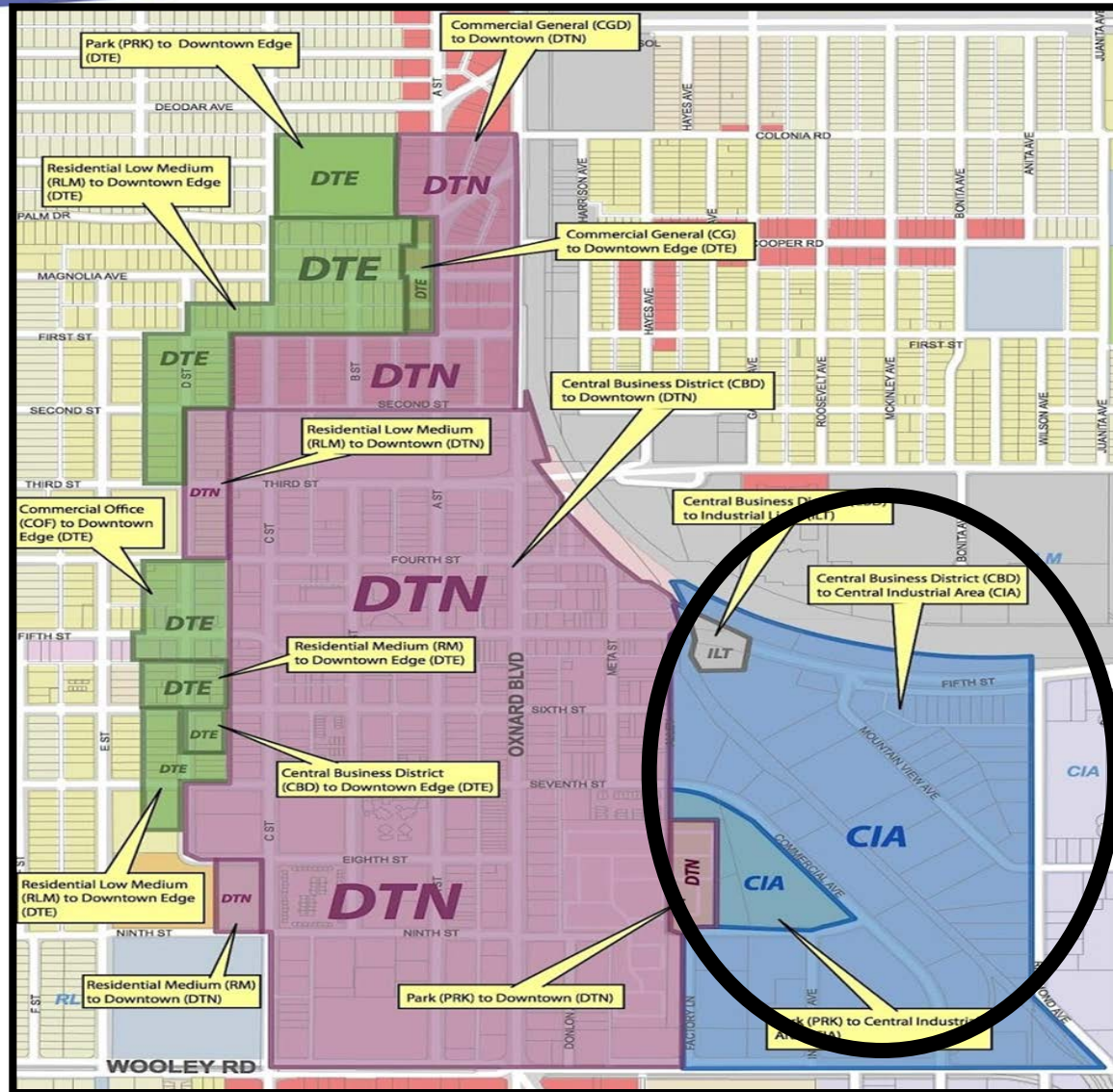


Included is Removal of “DETOD” Urban Village

Reverts Downtown East Transit-Oriented District (DETOD) to Central Industrial Area designation.

2012 *DETOD* Study deemed infeasible due to market conditions.

Downtown expansion moved back to west side of Oxnard Blvd., increase density rather than convert other uses.



- Environmental impacts associated with reasonably foreseeable development reviewed pursuant to the California Environmental Quality Act (CEQA).
- No actual development is proposed, only changes in regulations.
- Impacts of reasonably foreseeable development are less than the theoretical buildout evaluated in the 2030 General Plan PEIR.
- Pursuant to CEQA Section 15183, no further environmental review is required.

- Removed specific setbacks to parking spaces when within a podium building – defer to building setback.
- Clarified Code setbacks for ground floor versus upper stories.
- Clarified 30-foot depth requirement for first-floor commercial “liner” at corner of building.
- Public Open Space requirement – provide more diverse options (green alley, community space, etc.)
- Adjustments to required setbacks (i.e. not 0 to 10 but 0 or 10).

Recommendation

That the City Council, following the public hearing:

- Approve PZ Numbers 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment); and
- 18-570-02 (Zone Change) to adopt and implement the proposed Downtown Code; and
- remove the conditional Downtown East Transit Oriented District (DETOD) Urban Village designation.



Discussion



CITY COUNCIL AGENDA REPORT
REPORTS
AGENDA ITEM NO. M.1.

DATE: July 16, 2019

TO: City Council

FROM: Jeffrey Lambert, Community Development Director, (805) 385-7882, jeffrey.lambert@oxnard.org

SUBJECT: Approval of Agreement with the Oxnard Union High School District Regarding Future Civic Center Act Use of Specific Portions of New High School to be Constructed on 51.8 Acres of the 107-acre Maulhardt Property Located on the Northeast Corner of Rose Avenue and Camino del Sol; Approval of Agreement with Members of Maulhardt Family Regarding Mitigation of Park Requirements Upon the Subsequent Development of Remainder of Maulhardt Property. (10/10/10)

RECOMMENDATION

That the City Council approve and authorize the Mayor to sign on the City's behalf two agreements relating to the 107-acre project known as the East Village Development Project (Maulhardt Property):

1. Agreement Between Oxnard Union High School District and City of Oxnard for Community Use of Facilities; and
2. Agreement Affecting Real Property (Agreement for Mitigation of Park Requirements).

BACKGROUND

The 107-acre Maulhardt Property was annexed into the City in 2013 and is located within the Northeast Community Specific Plan (Specific Plan). Pre-zoning of the property was also approved in 2013 to align the zoning with the underlying land use designations in the Specific Plan. The land use designations on the Maulhardt Property were approved as part of the Specific Plan in 1993, and were not modified as part of the 2013 annexation.

The 1993 Specific Plan anticipates development of 403 single-family units at a density of 4.5 units per acre, a six-acre neighborhood commercial shopping center and associated streets and linear parks on the subject property. Although not indicated in the Specific Plan, the City's General Plan indicated that 30 acres of the Maulhardt Property was to be set aside for park purposes, although there was not a specific requirement that the land be dedicated to the City or developed by the eventual developer of the Maulhardt Property.

On April 18, 2018, the owners of the Maulhardt Property (Owners) entered into a Purchase and Sale Agreement (Agreement) with the Oxnard Unified High School District (District) for the sale of 51.8 acres of the Maulhardt Property for a new high school. Because a school site on the Maulhardt Property was not considered as part of the Specific Plan, the District and the Owners' representative worked on a revised conceptual development proposal for the Maulhardt Property.

That conceptual development proposal included a total of 590 residential units, a 21,300 square-foot neighborhood commercial shopping center, 4.1 acres of open drainage basins, 1.5 acres of park space located in seven very small parks, a 2,300 student high school including 14.2 acres proposed for joint use parks, and associated site improvements.

The proposal was presented to the City Council at a December 18, 2018 meeting. In response to the December Pre-

Application presentation, various Council members expressed:

1. A desire for increased housing density and more urban multi-family unit types pursuant to the Urban Village designation of the property.
2. Concerns that the 1.5 acres of park space proposed would not adequately serve the needs of the residents and fell short of the 30 acres anticipated in the 2030 General Plan.
3. Positive feedback regarding the proposed school, but expressed concerns related to the cost for utilization of and limited public recreational access to the proposed joint use facilities.
4. Desire to retain the historic assets on the project site, including the Maulhardt Barn.

Staff subsequently provided the District and the Owners' representative with a detailed summary of City Council comments, including the comments provided by the public. Staff also entered into extended discussions with the District and Owners in an effort to reach an acceptable solution under which a minimum of 30-acres of park space and recreation facilities would be provided within the Maulhardt Property.

On March 19, 2019, the City Council considered the revised project proposal as part of a Pre-Application review. Under the terms of that proposal:

1. Project Density and Land Use Design: Residential density increased to a range of 900 to 1,100 units. The proposed densities range between 28 and 34.3 units per acre. Residential development would consist of a variety of multi-family housing types (townhomes, apartments, condominiums, etc.). No single-family development was proposed. The variety of housing types provided is consistent with the Urban Village design principles.
2. Public Use of OUHSD Facilities Pursuant to a Civic Center Act Agreement: The District proposed 20.3 acres of sports facilities, recreational areas, and parking for scheduled public use and use by organized groups as an amenity to the community.
3. Parks and Open Space Concept: The proposed 5.4-acre expansion to East Village Park would be dedicated to the City, and would expand the park to 11.4 acres. A one-acre park would also be provided at the Maulhardt Farmhouse, plus 5.5 acres of expanded street frontage and interior paseos. Based upon proposed public use of OUHSD facilities, approximately 33 acres of parks, paseos, open space, sports fields, and associated facilities would be proposed within the project.

Analysis/Discussion

Based upon the positive feedback from the City Council in response to the revised project proposal, City staff entered into extended discussions with the District and the Owners to ensure that the public will receive the anticipated benefits from the development of the Maulhardt Property.

Under the terms of the proposed agreement with the District, the District would agree to make approximately 20.3 acres within the proposed high school site available for public use pursuant to the Civic Center Act (Education Code Section 38130 et seq.) until June 30, 2069, with additional extensions available thereafter. The District would have the right to charge for the use of its facilities consistent with the Civic Center Act, although in certain circumstances (as is the case at the District's other high schools) free public use would be allowed.

Under the terms of the proposed agreement with the Owners, the Owners would agree to improve and dedicate to the City or its designee the amount of park and open space outlined above (a 5.4-acre expansion to East Village Park; a one-acre park provided at the Maulhardt Farmhouse, plus 5.5 acres of expanded street frontage and interior paseos). This amount of proposed parks, greenbelts and paseos is substantially higher than originally proposed by the Owners and represents a higher amount of park acreage than the City would otherwise be able to require under the existing densities allowed by the Specific Plan or the higher densities proposed by the Owners in their latest proposal.

Approval of the subject agreement with the Owners, does not pre-commit the City approving a future development permit for the subject area. Furthermore, it does not pre-commit the City to any higher residential densities or uses other

than what are currently allowed under the Specific Plan. Any future development for the residential and commercial areas would require environmental review and an amendment to the Specific Plan, including subsequent City Council approval.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 3. Strengthen neighborhood development, and connect City, community and culture.

Objective 3a. Create a renewed focus on establishing a positive outlook and orientation of our City, neighborhoods and overall community.

Goal 3. Focus on creating a culture of learning and talent development that will lead to a quality workforce which meets the needs of our community.

This agenda item supports the Economic Development strategy. The purpose of the Economic Development strategy is to develop and enhance Oxnard's business climate, promote the City's fiscal health, and support economic growth in a manner consistent with the City's unique character. This item supports the following goals and objectives:

Goal 1. Create vibrant and economically sustainable commercial, industrial and retail industries throughout the City.

Objective 1a. Focus available resources on a comprehensive effort to promote economic activity in Oxnard, including a marketing program that communicates the City's available resources and assets.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Kenneth Rozell, Assistant City Attorney, Jeffrey Lambert, Community Development Director

ATTACHMENTS

1. Maulhardt Agreement (Park Requirements)
2. Oxnard Union_Civic Center Use Agreement with City of Oxnard
3. Agreements for Maulhardt Property ppt

When recorded mail to:

City of Oxnard
300 W. Third Street
Oxnard, CA 93030
Attn: City Clerk

APN 214-0-020-595

**AGREEMENT AFFECTING REAL PROPERTY
(AGREEMENT FOR MITIGATION OF PARK REQUIREMENTS)**

This Agreement Affecting Real Property (Agreement for Mitigation of Park Requirements)(hereafter, “Agreement”) is entered into as of the date of the last signature on this Agreement (“Effective Date”) between Richard F. Maulhardt Jr. and Janet W. Maulhardt, Trustee of the RF and JW Maulhardt Family Trust dated January 21, 2008; Dean L. Maulhardt, Trustee of the Survivor's Trust created under the Dean L. and Toni Maulhardt Family Trust dated April 11, 2007; Gary Stiles, Trustee of The Stiles Family Trust Initially Created by Declaration of Trust on October 17, 2000; Ann Elizabeth Maulhardt Zerlaut; Donald Richard Maulhardt; Pamela Lynn Maulhardt Monestie; Terence M. Maulhardt, Trustee of the Maulhardt Family Trust dated November 18, 2011; Brian Edward Maulhardt, Trustee of the Brian Edward Maulhardt Children's Support Trust dated October 27, 2014; Jaime Maulhardt Berini; Stacy Lee Maulhardt Irely; Jessica Stiles Rogers; Jennifer Carol Stiles Matheson; Jaclyn Stiles Fujita; Erica Lynn Maulhardt, an unmarried woman and Alan John Maulhardt, a married man; Lynn Edward Maulhardt, as Trustee of The Richard F. and Ruth B. Maulhardt Trust for Sean Richard Maulhardt, dated November 27, 1991; Alan Lee Maulhardt and Terry Lynn Maulhardt, Trustees of The Alan and Terry Maulhardt Family Trust, dated May 13, 1993; Lynn Edward Maulhardt and Marsha Ann Maulhardt, Trustees of The Lynn and Marsha Maulhardt Family Trust dated May 28, 1993 (collectively, “Owners”) and the City of Oxnard, a California municipal corporation (“City”).

RECITALS

A. **WHEREAS**, Owners have fee simple title to that certain parcel consisting of approximately 107 acres of mostly vacant real property, known as Ventura County Assessor's Parcel No. 214-0-020-595, more particularly described in Exhibit A attached hereto (“Maulhardt Ranch”), which has been annexed to the City, and is currently the subject of a General Plan requirement that 30 acres be set aside for public park purposes (but not dedicated or improved)(the “30 acre Park Requirement”) upon development of the Maulhardt Ranch. The 30 acre Park Requirement is separate and apart from the Quimby Act requirements under state law and the Oxnard City Code.

B. **WHEREAS**, Owners and the Oxnard High School District (“District”) have entered into that certain Purchase and Sale Agreement dated April 18, 2018 (“PSA”) under which the District has agreed to buy and the Owners have agreed to sell 51.8 gross acres of the Maulhardt Ranch (“School Site”) for the construction of a new high school, depicted on the “Site Plan” attached hereto as Exhibit B, located on the School Site legally described on Exhibit C attached hereto. Owners represent that the District’s right to make such purchase the School Site is expressly conditioned on the City and District agreeing that the public will have the use of certain recreational amenities to be built by the District on the School Site, and that the Owners will be relieved of all further obligations to dedicate and/or improve other portions of the Maulhardt Ranch or to pay fees for park purposes, other than the construction and dedication of 11.03 acres of improved park area as depicted on Exhibit B hereto (“Park Mitigation Condition”).

C. **WHEREAS**, the Owners and District jointly have developed the proposed Site Plan for the development of i) the new high school, including 19.8 acres of recreational amenities and parking servicing them (the “Civic Center Act Area”) as shown on the Site Plan and ii) the remainder of the Maulhardt Ranch consisting of 44.44 gross acres legally described on Exhibit D attached hereto (“Remainder Parcel”) with up to 1100 residential units, 2 acres of retail uses, as well as 5.3 acres of land to be dedicated to the City and/or its designees and improved by the Owners at no cost to the City as an expansion of the existing East Village Park along the eastern boundary, a 1 acre standalone park where the existing Maulhardt house is located, and 3.73 acres improved as linear park/open space areas along the main streets, totaling 11.03 acres of improved park areas on the Remainder Parcel (the “Park Land”).

D. **WHEREAS** concurrently herewith and as a condition to this agreement becoming effective, City and District are entering into an Agreement pursuant to the Civic Center Act (Education Code Section 38130 et. seq.) for the public use, under terms and conditions set forth therein, of the Civic Center Act Area as shown on the Site Plan, based on District being responsible to improve and maintain the same at no cost to the City (“CC Act Agreement”).

E. **WHEREAS**, the Owners are willing to and do hereby commit to dedicate and improve the Park Land on the Remainder Parcel as a condition to the development of the same.

F. **WHEREAS**, the 30 acre Park Requirement will be deemed satisfied at such time that the following has occurred:

- (i) District has acquired title to the School Site, subject to the terms, conditions, and obligations of the CC Act Agreement and
- (ii) District has either a) commenced construction on the School Site (meaning commenced grading operations) or b) obtained approval of the Construction Plans for the buildings to be constructed on the School Site from the State Architect and based thereon obtained approval of the State School Facilities Program Funding Application by the State Allocation Board, whichever first occurs; and
- (iii) Owners have developed the Park Land with park improvements as required by this Agreement and dedicated the same to the City and/or its designees.

G. **WHEREAS**, nothing in this Agreement shall be deemed a pre-commitment by the City for the development of the Remainder Parcel at any specific density other than is currently

authorized given that the proposed development of the Remainder Parcel at the indicated densities specified above will require subsequent environmental review and amendment of the Specific Plan. However, based on this Agreement and the CC Act Agreement, Owners shall be entitled to apply for, process and obtain (subject to all other City requirements unrelated to the 30 acre Park Requirement) all land use entitlements and building permits to develop the Remainder Parcel, subject to the condition that the 30 acre Park Requirement is deemed satisfied by the occurrence of all events described in Recital F (i)-(iv) prior to the issuance of any Certificate of Occupancy for any residential units.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals which are hereby incorporated into the operative provisions of this Agreement by this reference and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the City and Owners agree as follows:

1. **Dedication and Improvement of Park Land.** Owners hereby agree that upon the recordation of a subdivision map covering all or part of the Remainder Parcel, the Park Land shall be shown as such thereon, and it shall constitute an irrevocable offer of dedication to the City for park purposes, which may be accepted at any time by the City. Owners also agree to improve, at their sole cost, the Park Land and the roads leading to and adjacent to it as shown on the Site Plan, with such improvements as are approved by the City at the time of the approval of Tentative Map. The obligation to install such improvements shall be part of and covered by the Improvement Agreement entered into as a condition of recordation of any Final Map and the cost of installing such improvements shall be bonded for along with all other subdivision improvements. Completion of such improvements to the satisfaction of the City shall occur prior to and as a condition of the issuance of any Certificate of Occupancy for any residential structures on the Remainder Parcel. Upon inspection and approval of all the said improvements the City and/or its designees agree to accept the offer of dedication by recording a Notice of Acceptance. Such Notice of Acceptance shall refer to this Agreement and confirm that all Owners obligations hereunder have been satisfied.

2. **Full Mitigation of Park Impact.** City hereby agrees that, upon the occurrence of the following events, the 30 acre Park Requirement will be fully satisfied, and all park impacts (including Quimby Act requirements) associated with the District's high school project and the development of the Remainder Parcel will be fully mitigated:

(i) District has acquired title to the School Site, subject to the terms, conditions, and obligations of the CC Act Agreement and

(ii) District has either a) commenced construction on the School Site (meaning commenced grading operations) or b) obtained approval of the Construction Plans for the buildings to be constructed on the School Site from the State Architect and based thereon obtained approval of the State School Facilities Program Funding Application by the State Allocation Board, whichever first occurs; and

(iii) Owners have developed the Park Land with park improvements as required by this Agreement and dedicated the same to the City and/or its designees.

Therefore, City agrees that upon the performance of all the Owners' obligations hereunder, Owners, and their successors in interest (i.e., the future owners of any portion of the Remainder Parcel) shall not be required by the City to dedicate or reserve for future use for park purposes, or pay any fees to mitigate park land needs, under the Quimby Act ordinances of the City or otherwise. The provisions of this Section 2 shall apply to the initial development of the Remainder Parcel and shall not apply to a future redevelopment or reuse of any portion of the Remainder Parcel.

3. **Covenants Running with the Land.** All the obligations and covenants of Owners hereunder shall be binding upon the successors, assigns, heirs, transferees, and future owners of the Remainder Parcel as covenants running with the land pursuant to California Civil Code Section 1460 et. seq.

4. **Disputes.**

a) Mediation. The Parties shall mutually select a mediator, who is a respected professional with expertise in the area of the dispute, to facilitate the resolution of the dispute. If the Parties are unable to agree on a mediator, the mediation shall be conducted in accordance with the then current commercial Mediation Rules of the American Arbitration Association.

b) Arbitration of Disputes. In the even the Parties are unable to timely resolve the dispute through mediation, the issues in dispute shall be submitted to arbitration pursuant to California Code of Civil Procedure, Part 3, Title, § 1280 *et seq.*, or its successor statute.

5. **Compliance With Law.** The City and Owners agree that it may be necessary from time to time to amend this Agreement to comply with applicable provisions of California law, either existing or enacted while this Agreement remains in effect.

6. **Legal Interpretation of Instrument.** This Agreement shall be governed by the laws of the State of California with venue in Ventura County.

7. **Entire Agreement; Amendment.** This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions and preliminary agreements made prior to the date hereof. This Agreement may not be changed except in writing executed by both parties.

8. **Authority to Execute Agreement.** All individuals executing this and other documents on behalf of the parties certify and warrant that they have the capacity and have been duly authorized to so execute the documents on behalf of the entity so indicated.

9. **Time is of the Essence.** Time is of the essence of this Agreement and each and all of its provisions in which performance is a factor.

10. **Severability Clause.** Any provision of this Agreement, which shall prove to be invalid, void, or illegal, shall in no way affect, impair, or invalidate any other provision hereof and such other provisions shall remain in full force and effect.

11. **Section Headings.** The section headings contained in this Agreement are for convenience and identification only and shall not be deemed to limit or define the contents to which they relate.

12. **Counterparts.** This Agreement and any modifications hereto may be executed in any number of counterparts with the same force and effect as if executed in the form of a single document.

13. **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought.

14. **Assistance of Legal Counsel.** All parties to this Agreement declare that, prior to the execution of this Agreement, they have informed themselves of sufficient relevant data, either through experts or other sources of their own selection, and have sought and obtained legal counsel, in order that they might intelligently exercise their own judgment in evaluating the contents of this Agreement and making the decision to execute it. The parties each represent and acknowledge that in executing this Agreement, they do not rely and have not relied upon any representation or statement not set forth herein made by any other party to this Agreement or their respective legal counsel with regard to the subject matter, basis or effect of this Agreement.

15. **Notices.** Any notice, request, information or other document to be given hereunder to any of the parties by any other parties shall be in writing and shall be deemed given and served upon delivery, if delivered personally, or three (3) business days after mailing by United States mail as follows:

If to CITY:

City of Oxnard
300 W. Third Street, 4th Floor
Oxnard, CA 93030
Attn: City Clerk

With a copy to:

City Attorney
City of Oxnard
305 W. Third Street, Suite 100E
Oxnard, CA 93030

If to OWNERS:

Dean Maulhardt
112 Estaban Drive
Camarillo, CA 93010

Lynn Maulhardt
1825 Camino Del Sol
Oxnard, CA 93030

Richard Maulhardt
1701 N. Lakehurst
Oxnard, CA 93030

Alan Maulhardt
10355 N. Creek Road
Oakview, CA 93022

Gary Stiles
PO Box 8157
Oxnard, CA 93031

With a copy to:

Kenneth M. High Jr
Lowthorp Richards
300 Esplanade Dr., Suite 850
Oxnard, CA 93036

Any party may change the address or persons to which notices are to be sent to it by giving the written notice that such change of address or persons to the other parties in the manner provided for giving notice.

16. **Official Representative.** The official representative for City shall be Alexander Nguyen, City Manager, or his successor or designee.

17. **Nondiscrimination.** In utilizing the Agreement, City shall comply with all applicable non-discrimination laws and shall not discriminate against any person on account of race, color, religion, age, sex, marital status, mental or physical disability, gender, gender identity, gender expression, sexual orientation, genetic information, ethnicity, ethnic group identification, national origin or nationality, ancestry, or a perception that a person has any of these characteristics or that the person is associated with a person who has, or is perceived to have, any of these characteristics.

18. **Exhibits.** The following appendix which is attached hereto is incorporated herein and made a part of this Agreement:

Exhibit A: Maulhardt Ranch Property Legal Description.

Exhibit B: Site Plan with depiction of Civic Center Act Area and Park Land area.

19. **Ambiguities Not to be Construed Against Drafting Party.** The doctrine that any ambiguity contained in a contract shall be construed against the party whose counsel has drafted the contract is expressly waived by each of the parties hereto with respect to this Agreement, which shall be construed as if jointly prepared by the Parties.

20. **Recordation.** This Agreement shall be recorded immediately after execution, at the expense of Owners, and shall be binding on the parties hereto and their successors and assigns, it being agreed that nothing herein contained shall bind the District relative to the acquisition and ownership of the School Site, which shall only be subject to and bound by the CC Act Agreement.

CITY:

Dated: _____ 2019

CITY OF OXNARD

By: _____

ATTEST:

Michelle Ascencion, City Clerk

APPROVED AS TO FORM:

By: _____
Stephen Fischer
City Attorney**OWNERS:**

Dated: _____ 2019

Richard F. Maulhardt Jr., Trustee of the RF and
JW Maulhardt Family Trust dated January 21, 2008

Dated: _____ 2019

Janet W. Maulhardt, Trustee of the RF and JW
Maulhardt Family Trust dated January 21, 2008

Dated: _____ 2019

Richard F. Maulhardt Jr., Attorney in Fact for
Ann Elizabeth Maulhardt now known as
Ann Elizabeth Maulhardt Zerlaut

Dated: _____ 2019

Richard F. Maulhardt Jr., Attorney in Fact for
Donald Richard Maulhardt

Dated: _____ 2019

Dean L. Maulhardt, Trustee of the Survivor's Trust
created under the Dean L. and Toni Maulhardt
Family Trust dated April 11, 2007

Dated: _____ 2019

Dean L. Maulhardt, Attorney in Fact for Jaime
Maulhardt Berini

Dated: _____ 2019

Dean L. Maulhardt, Attorney in Fact for Stacy Lee
Maulhardt Irely

Dated: _____ 2019

Gary Stiles, Trustee of the Stiles Family Trust
Initially Created by Declaration of Trust on October
17, 2000

Dated: _____ 2019

Gary Stiles, Attorney in Fact for Jessica Stiles
Rogers;

Dated: _____ 2019

Gary Stiles, Attorney in Fact for Jennifer Carol
Stiles Matheson

Dated: _____ 2019

Gary Stiles, Attorney in Fact for Jaclyn Stiles
Fujita

Dated: _____ 2019

Lynn Edward Maulhardt, as Trustee of The
Richard F. and Ruth B. Maulhardt Trust for Sean
Richard Maulhardt, dated November 27, 1991

Dated: _____ 2019

Lynn Edward Maulhardt, Trustee of The Lynn
and Marsha Maulhardt Family Trust dated May 28,
1993

Dated: _____ 2019

Marsha Ann Maulhardt, Trustee of The Lynn and
Marsha Maulhardt Family Trust dated May 28,
1993

Signatures Continued on Next Page

Dated: _____ 2019

Lynn Edward Maulhardt Attorney in Fact for
Pamela Lynn Maulhardt, now known as Pamela
Lynn Maulhardt Monestie;

Dated: _____ 2019

Terence M. Maulhardt, Trustee of the Maulhardt
Family Trust dated November 18, 2011;

Dated: _____ 2019

Brian Edward Maulhardt, Trustee of the Brian
Edward Maulhardt Children's Support Trust dated
October 27, 2014

Dated: _____ 2019

Alan Lee Maulhardt, Trustee of The Alan and
Terry Maulhardt Family Trust, dated May 13, 1993

Dated: _____ 2019

Terry Lynn Maulhardt, Trustee of The Alan and
Terry Maulhardt Family Trust, dated May 13, 1993

Dated: _____ 2019

Alan Lee Maulhardt, Attorney in Fact for Erica
Lynn Maulhardt

Dated: _____ 2019

Alan Lee Maulhardt, Attorney in Fact for Alan
John Maulhardt

EXHIBIT "A"
MAULHARDT RANCH
LEGAL DESCRIPTION

All that certain real property situated in the County of Ventura, State of California, described as follows:

Part of Subdivision 26 of the Rancho El Rio De Santa Clara O'La Colonia, in the County of Ventura, State of California, as per Partition Map thereof filed in the Office of the County Clerk of said County, in that certain action entitled "Thomas A Scott, et al., Plfts. VS. Rafael Gonzales, et al., Defts", particularly described as follows:

Beginning at the point of intersection of the North line of Colonia Road and the centerline of the at certain strip or Parcel of land 50 feet wide, as conveyed to the County of Ventura by deed, dated August 4, 1890 and recorded in Book 31, Page 320 of Deeds, locally known as Rose Road, from said point of intersection a rock, 22' x 8" x 8" in dimension, marked "s 155" set at the Northwest corner of Subdivision 33, as delineated upon the above described map bears South 50 feet distant; thence from said point of beginning.

- 1st: North 0°09' West 37.21 chains along the centerline of said Rose Road to a point in a mound of rocks; thence,
- 2nd: North 89°59' East 29.75 chains to the Northwest corner of that certain Parcel of land, as conveyed to Alma Maulhardt, by deed dated November 1, 1935, recorded in Book 479, Page 197 of Official Records; thence along the West line of said land so conveyed to Alma Maulhardt,
- 3rd: South 0°01' West 37.21 chains to a point in the North line of Colonia Road; thence along the same,
- 4th: South 89°59' West 29.64 chains to the point of beginning.

Except the interest in the West 25 feet of said land conveyed to the County of Ventura, in deed recorded September 1, 1890 in Book 31, Page 320 of Deeds.

Also excepting therefrom the portion of said land conveyed to the City of Oxnard, a municipal corporation, by deed recorded January 16, 1993 as Instrument No. 93-001399 of Official Records, of said County.

Also except an undivided 4/5ths interest in and to all oil, gas, minerals and other hydrocarbon substances and fissionable material rights in and under said land for the period and upon the limitation contained in the deed recorded May 19, 1953 as Instrument No. 18339 in Book 1291, Page 413 of Official Records.

By an instrument dated June 13, 1967 executed by Marie Maulhardt Miner, Robert L. Maulhardt, John B. Maulhardt and Alma Maulhardt Murphy, recorded January 6, 1968 in Book 3255, Page 10 of Official Records, the right of surface entry upon said land above a depth of 500 feet measured vertically from the surface was conveyed to Richard F. Maulhardt.

Assessor's Parcel No: 214-0-020-595

EXHIBIT "B"

SITE PLAN

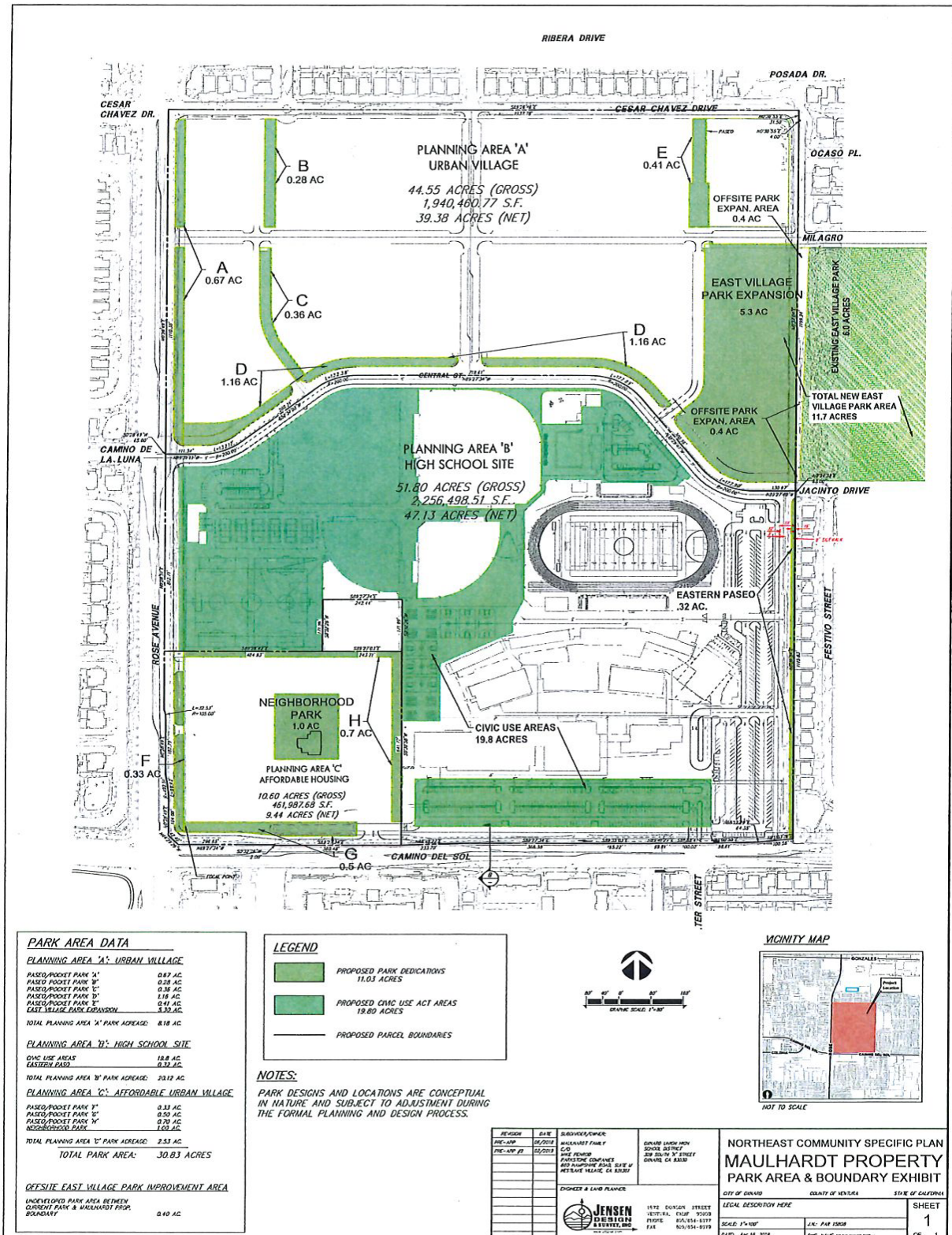


EXHIBIT "C"
SCHOOL SITE
LEGAL DESCRIPTION

That portion of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plffs., vs. Rafael Gonzales, et al, Defts.", also being that portion of the land described in the Quitclaim Deed recorded on November 24, 2017 as Instrument No. 20171124-00152497 of Official Records in the Office of the County Recorder of said County, lying southerly of the following described line:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 1313.79 feet to the **Point of Beginning**; thence at right angles,

- 1st South 89°31'11" East, a distance of 111.36 feet to the beginning of a tangent curve concave northwesterly having a radius of 200.00 feet; thence along said curve,
- 2nd Through a central angle of 37°51'44", an arc distance of 132.16 feet; thence,
- 3rd North 52°37'05" East, a distance of 288.21 feet to the beginning of a tangent curve concave southeasterly having a radius of 200.00 feet; thence along said curve,
- 4th Through a central angle of 37°55'21", an arc distance of 132.37 feet; thence,
- 5th South 89°27'34" East, a distance of 719.60 feet to the beginning of a tangent curve concave southwesterly having a radius of 200.00 feet; thence along said curve,
- 6th Through a central angle of 50°57'48", an arc distance of 177.90 feet; thence,
- 7th South 38°29'46" East, a distance of 300.55 feet, more or less, to the beginning of a tangent curve concave northeasterly having a radius of 200.00 feet, said curve also being tangent to the westerly prolongation of the center line of *Jacinto Drive*, 66 feet wide, as shown on map of Tract No. 5136-1 recorded on April 16, 1999 in Book 137, at Page 64 of Miscellaneous Records (Maps) in last said Office; thence along said curve,
- 8th Through a central angle of 50°57'54", an arc distance of 177.90 feet, more or less, to a point on said westerly prolongation; thence along said westerly prolongation,

9th South 89°27'40" East, a distance of 130.97 feet to the easterly line of said Quitclaim Deed and the westerly line of said Tract No. 5136-1.

EXCEPTING THEREFROM, that portion of the above described land lying southerly and westerly of the following described line:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 660.50 feet to the **Point of Beginning**; thence along a line parallel with said northerly line of *Camino Del Sol*,

- 1st South 89°27'34" East a distance of 485.70 feet; thence at right angles,
- 2nd North 00°32'26" East a distance of 172.00 feet; thence, at right angles
- 3rd South 89°27'34" East a distance of 242.40 feet; thence at right angles,
- 4th South 00°32'26" West a distance of 832.50 feet to a point on said northerly line of *Camino Del Sol*.

Contains: 52.52 Acres, more or less.

The above described parcel of land is delineated on the attached Exhibit "B".

William T. Hurdle
William T. Hurdle
PLS 5453

5-3-2019
Date



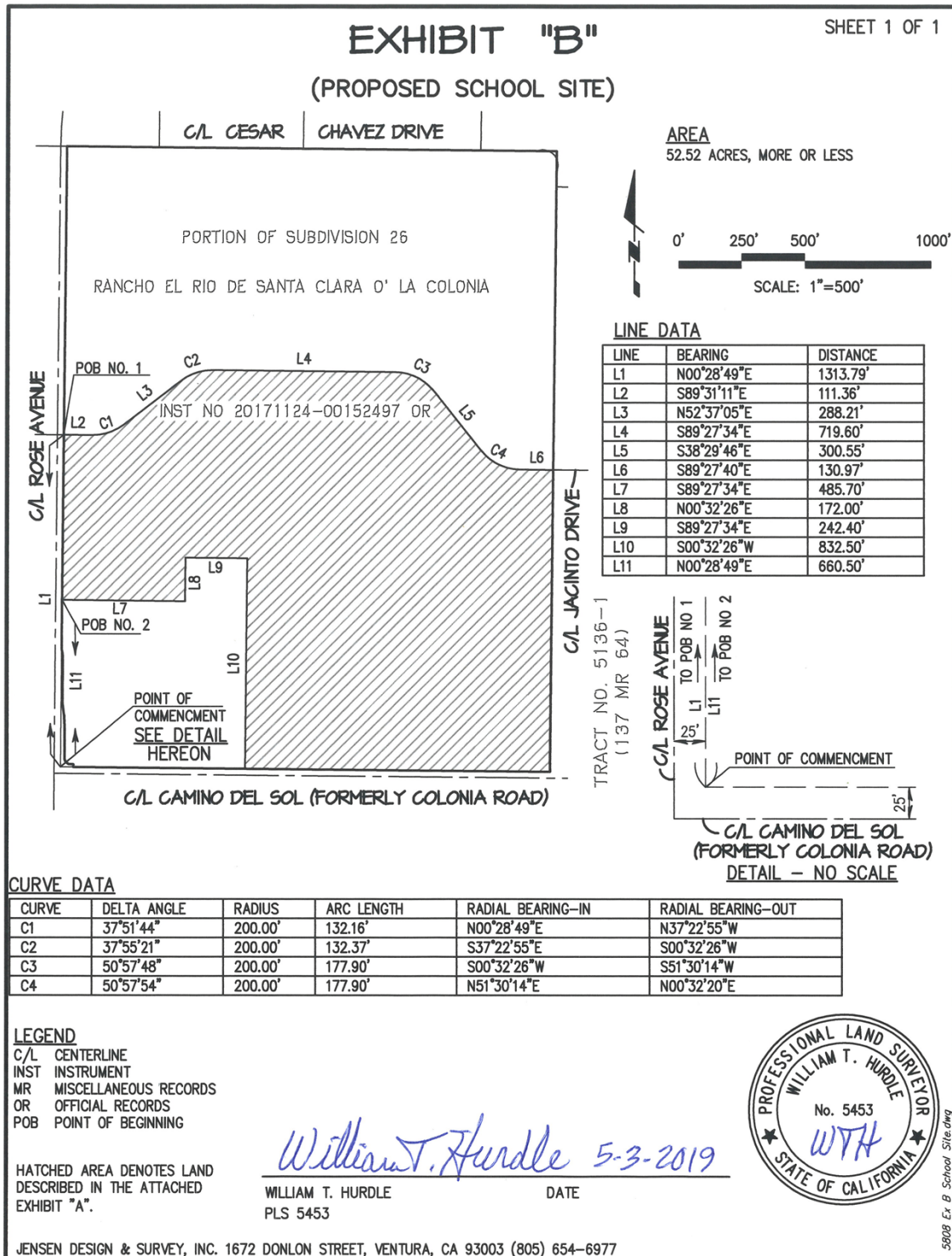


EXHIBIT "D"
REMAINDER PARCEL
LEGAL DESCRIPTION

All that certain real property situated in the County of Ventura, State of California, described as follows:

Part of Subdivision 26 of the Rancho El Rio De Santa Clara O'La Colonia, in the County of Ventura, State of California, as per Partition Map thereof filed in the Office of the County Clerk of said County, in that certain action entitled "Thomas A Scott, et al., Plfts, VS. Rafael Gonzales, et al., Defts", particularly described as follows:

Beginning at the point of intersection of the North line of Colonia Road and the centerline of the at certain strip or Parcel of land 50 feet wide, as conveyed to the County of Ventura by deed, dated August 4, 1890 and recorded in Book 31, Page 320 of Deeds, locally known as Rose Road, from said point of intersection a rock, 22' x 8" x 8" in dimension, marked "s 155" set at the Northwest corner of Subdivision 33, as delineated upon the above described map bears South 50 feet distant; thence from said point of beginning.

1st: North 0°09' West 37.21 chains along the centerline of said Rose Road to a point in a mound of rocks; thence,

2nd: North 89°59' East 29.75 chains to the Northwest corner of that certain Parcel of land, as conveyed to Alma Maulhardt, by deed dated November 1, 1935, recorded in Book 479, Page 197 of Official Records; thence along the West line of said land so conveyed to Alma Maulhardt,

3rd: South 0°01' West 37.21 chains to a point in the North line of Colonia Road; thence along the same,

4th: South 89°59' West 29.64 chains to the point of beginning.

Except the interest in the West 25 feet of said land conveyed to the County of Ventura, in deed recorded September 1, 1890 in Book 31, Page 320 of Deeds.

Also excepting therefrom the portion of said land conveyed to the City of Oxnard, a municipal corporation, by deed recorded January 16, 1993 as Instrument No. 93-001399 of Official Records, of said County.

Also except an undivided 4/5ths interest in and to all oil, gas, minerals and other hydrocarbon substances and fissionable material rights in and under said land for the period and upon the limitation contained in the deed recorded May 19, 1953 as Instrument No. 18339 in Book 1291, Page 413 of Official Records.

By an instrument dated June 13, 1967 executed by Marie Maulhardt Miner, Robert L. Maulhardt, John B. Maulhardt and Alma Maulhardt Murphy, recorded January 6, 1968 in Book 3255, Page 10 of Official Records, the right of surface entry upon said land above a depth of 500 feet measured vertically from the surface was conveyed to Richard F. Maulhardt.

EXCEPTING THEREFROM the following described property:

That portion of Subdivision 26 of the Rancho El Rio de Santa Clara O' la Colonia, in the City of Oxnard, County of Ventura, State of California, as said subdivision is designated and delineated on that certain map filed in the Office of the County Clerk of said County in that certain action entitled "Thomas A. Scott, et al, Plfts. vs. Rafael Gonzales, et al, Defts.", also being that portion of the land described in the Quitclaim Deed recorded on November 24, 2017 as Instrument No. 20171124-00152497 of Official Records in the Office of the County Recorder of said County, lying southerly of the following described line:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 1313.79 feet to the Point of Beginning; thence at right angles,

- 1st South 89°31'11" East, a distance of 111.36 feet to the beginning of a tangent curve concave northwesterly having a radius of 200.00 feet; thence along said curve,
- 2nd Through a central angle of 37°51'44", an arc distance of 132.16 feet; thence,
- 3rd North 52°37'05" East, a distance of 288.21 feet to the beginning of a tangent curve concave southeasterly having a radius of 200.00 feet; thence along said curve,
- 4th Through a central angle of 37°55'21" , an arc distance of 132.37 feet; thence,
- 5th South 89°27'34" East, a distance of 719.60 feet to the beginning of a tangent curve concave southwesterly having a radius of 200.00 feet; thence along said curve,
- 6th Through a central angle of 50°57'48", an arc distance of 177.90 feet; thence,
- 7th South 38°29'46" East, a distance of 300.55 feet, more or less, to the beginning of a tangent curve concave northeasterly having a radius of 200.00 feet, said curve also being tangent to the westerly prolongation of the center line of *Jacinto Drive*, 66 feet wide, as shown on map of Tract No. 5136-1 recorded on April 16, 1999 in Book 137, at Page 64 of Miscellaneous Records (Maps) in last said Office; thence along said curve,
- 8th Through a central angle of 50°57'54", an arc distance of 177.90 feet, more or less, to a point on said westerly prolongation; thence along said westerly prolongation,
- 9th South 89°27'40" East, a distance of 130.97 feet to the easterly line of said Quitclaim Deed and the westerly line of said Tract No. 5136-1.

EXCEPTING THEREFROM, that portion of the above described land lying southerly and westerly of the following described line:

Commencing at the intersection of the northerly line of *Colonia Road* (now called *Camino Del Sol*), 50 feet wide, as described in the Deed to Ventura County recorded on May 14, 1877 in Book 5, at Page 248 of Deeds in last said Office, with the easterly line of *Rose Avenue*, 50 feet wide, as described in the Deed to said County recorded on September 1, 1890 in Book 31, at

Page 320 of Deeds in last said Office; thence along said easterly line of *Rose Avenue*, North 00°28'49" East, a distance of 660.50 feet to the Point of Beginning; thence along a line parallel with said northerly line of *Camino Del Sol*,

1st South 89°27'34" East a distance of 485.70 feet; thence at right angles,

2nd North 00°32'26" East a distance of 172.00 feet; thence, at right angles

3rd South 89°27'34" East a distance of 242.40 feet; thence at right angles,

4th South 00°32'26" West a distance of 832.50 feet to a point on said northerly line of *Camino Del Sol*.

Contains: 52.52 Acres, more or less.

**AGREEMENT BETWEEN
OXNARD UNION HIGH SCHOOL DISTRICT
AND
CITY OF OXNARD
FOR COMMUNITY USE OF FACILITIES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2019, by and between Oxnard Union High School District (“District”), a California public school district, and the City of Oxnard (“City”), a California municipal corporation. The District and City may be referred to herein individual as “party,” or collectively as “parties.”

RECITALS

WHEREAS, contingent upon the District, as of the Effective Date, owning an approximate 50-acre portion of certain real property known as Ventura County Assessor Parcel No. 214-0-020-595, located at or near 1853 Camino del Sol in the City of Oxnard, California within the County of Ventura, State of California, as more particularly described in Exhibit “A,” attached hereto and incorporated herein by this reference (“Property”); and

WHEREAS, the District has agreed to construct a high school on the portion of the Property it acquires (hereinafter, the “High School Site” and/or “High School”), which shall include certain recreational facilities, including, but not limited to, baseball, softball, soccer, and general use fields; basketball and tennis courts; pool facilities; and parking for such facilities (as more completely described in Exhibit B) (collectively, “Facilities”); and

WHEREAS, California Education Code section 10900 *et seq.* (“Community Recreation Programs Law”) authorizes public authorities to organize, promote and conduct such programs of community recreation as will contribute to the attainment of general educational and recreational objectives for children and adults and further empowers public authorities to cooperate with each other to attain such objectives; and

WHEREAS, the District encourages and promotes a civic center at each and every school site, and is authorized under the Civic Center Act, as set forth in Article 2 (commencing with Section 38130) of Title 2, Division 3, Part 23, Chapter 4 of the Education Code and District Board of Education (“Board”) Policy 1330, to grant community use of school facilities or grounds as a civic center, upon the terms and conditions it deems proper, subject to the limitations, requirements, and restrictions set forth in the Civic Center Act and District policies and regulations, which are hereby incorporated herein, as they may be amended from time to time, and made applicable to this Agreement by this reference; and

WHEREAS, District and City desire to enter into this Agreement, which will be effective as of the first day of classes (“Effective Date”) at the future High School No. 8, consistent with the aforementioned provisions of the Education Code of the State of California and applicable Board policies, providing for the use of the Facilities under the Civic Center Act when such facilities are constructed and not otherwise utilized for school or school-related purposes; and

WHEREAS, the parties desire by this Agreement to provide for the terms and conditions for the use of the Facilities.

AGREEMENT

NOW, THEREFORE, the Parties hereto for the consideration hereinafter expressed, covenant and agree as follows:

Section 1. Civic Center Use. District agrees to make the Facilities at its future High School, once constructed, available for public use under the Civic Center Act, and agrees to grant the use of the Facilities as a civic center as a matter of policy or otherwise as per Civic Center Act and BP 1330. In all cases, such use shall be upon the terms and conditions, inclusive of limitations, requirements, and restrictions, set forth in the Civic Center Act, and shall otherwise be consistent with those policies adopted by the District for such use—including as applicable the charging of appropriate fees and charges for use as authorized by Education Code Section 38134. In no case shall a use be permitted that is inconsistent with the use of the school facilities or grounds for school purposes, or that interferes with the regular conduct of schoolwork or high school activities, including high school athletic activities. Subject to Section 3 of this Agreement, the District intends to make the Facilities available, as reflected in Exhibit B, subject to periods from time-to-time when such Facilities are in need of renovation, modernization, or repair or other purposes, as determined at the District’s reasonable discretion. The scheduling of Civic Center Act uses shall be at the sole discretion and control of the District; however, the District shall make the Facilities available to the public pursuant to the Civic Center Act on a reasonable basis. Use of the Facilities shall be arranged utilizing the on-line scheduling system utilized by the District, or forms that may be provided by the District for such purposes.

Section 2. Term of Agreement. This Agreement shall take effect upon both (1) the District’s acquisition of the High School Site by way of a voluntary sale evidenced by recorded grant deed, and (2) the District’s recording of (or eligibility to record) a Notice of Completion, pursuant to Civil Code Section 9204, for a high school project, inclusive of the Facilities, on the High School Site. This Agreement shall remain in effect until June 30, 2069 (“Term”), and thereafter continue on a year-to-year basis until such time as either the District or City provide written notice to the other on or before October 1 of an intent to terminate commencing on July 1 of the upcoming fiscal year. This Agreement may be temporarily suspended, in whole or in part, immediately by the District if the District reasonably determines there are unsafe and/or dangerous conditions, threats to life or property, or in the event that a natural disaster or emergency makes it necessary for the District to use the Facilities for alternative purposes. During the Term of this Agreement,

the District shall not remove the High School from Civic Center Act use. For purposes of this section, “fiscal year” shall refer to July 1 through June 30.

Section 3. Availability of Civic Center Act Uses. The parties acknowledge that the District shall be afforded substantial flexibility in the design, operation, and use of the High School Site, including those areas covered by the Facilities. Such flexibility shall include that necessary to accommodate changed academic needs of the High School or the changing athletic and recreational needs of the High School and community, including, but not limited to, the needs of future athletic and sports offerings, which will undoubtedly vary over time during the course of this Agreement.

Section 4. Excluded Facilities. The parties agree and acknowledge that certain facilities have not been included within the defined Facilities, and are not anticipated to be made available for Civic Center Act use, including the varsity baseball, varsity softball, and football field/stadium facilities, unless otherwise determined by the District at its sole discretion, and then only upon terms and conditions established by the District for such uses.

Section 5. Financial Obligations of City. Beyond those fees otherwise chargeable pursuant to the Civic Center Act in instances where the Facilities are utilized by the City, the City shall have no additional financial responsibility with respect to the Facilities.

Section 6. Termination for Cause. Notwithstanding any other provision of this Agreement, any declaration by the District’s Board of Trustees declaring an intention to close or otherwise surplus the High School Site shall constitute cause for termination under this Agreement.

Section 7. Disputes.

a) Mediation. The Parties as delegated by the City Council and District Board of Education shall mutually select a mediator, who is a respected professional with expertise in the area of the dispute, to facilitate the resolution of the dispute. If the Parties are unable to agree on a mediator, the mediation shall be conducted in accordance with the then current commercial Mediation Rules of the American Arbitration Association.

b) Arbitration of Disputes. In the even the Parties are unable to timely resolve the dispute through mediation, the issues in dispute shall be submitted to arbitration pursuant to California Code of Civil Procedure, Part 3, Title, § 1280 *et seq.*, or its successor statute.

Section 8. Compliance With Law. The City and District agree that it may be necessary from time to time to amend this Agreement to comply with applicable provisions of California law, either existing or enacted during the Term of this Agreement.

Section 9. Legal Interpretation of Instrument. The parties expressly understand and agree that this Agreement constitutes a non-exclusive license for use of the Facilities, subject to and pursuant to the terms of the Civic Center Act as implemented

through this Agreement. This Agreement is not intended by the parties, nor shall it be legally construed, to convey a leasehold, easement, or other interest in real property. This Agreement shall be governed by the laws of the State of California with venue in Ventura County.

Section 10. Entire Agreement; Amendment. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions and preliminary agreements made prior to the date hereof. This Agreement may not be changed except in writing executed by both parties.

Section 11. Notices. Any notice, request, information or other document to be given hereunder to any of the parties by any other parties shall be in writing and shall be deemed given and served upon delivery, if delivered personally, or three (3) business days after mailing by United States mail as follows:

If to CITY: City of Oxnard
Attn: Alexander Nguyen, City Manager
City Manager's Office
300 W. Third Street, 4th Floor
Oxnard, CA 93030

With Copy to: City Attorney
City of Oxnard
300 W. Third Street, Suite 100
Oxnard, CA 93030

If to DISTRICT: Oxnard Union High School District
Attn: Jeff Weinstein
Asst. Superintendent, Business Services
309 S. K Street
Oxnard, CA 93030

Any party may change the address or persons to which notices are to be sent to it by giving the written notice that such change of address or persons to the other parties in the manner provided for giving notice.

Section 12. Official Representatives. The official representative for District shall be Jeff Weinstein, Assistant Superintendent, Business Services, or his successor or designee. The official representative for City shall be Alexander Nguyen, City Manager, or his successor or designee. Either Party may designate a new official representative upon written notice to the other Party.

Section 13. Assignment. City shall not assign this Agreement, without the express written permission of the District.

Section 14. Nondiscrimination. In utilizing the Agreement, City and District shall comply with all applicable non-discrimination laws and shall not discriminate against any person on account of race, color, religion, age, sex, marital status, mental or physical disability, gender, gender identity, gender expression, sexual orientation, genetic information, ethnicity, ethnic group identification, national origin or nationality, ancestry, or a perception that a person has any of these characteristics or that the person is associated with a person who has, or is perceived to have, any of these characteristics.

Section 15. As-Is Condition. The Facilities are licensed in as-is condition and District makes no representation or warranty of any kind regarding the character of the Facilities.

Section 16. Exhibits. The following appendix which is attached hereto is incorporated herein and made a part of this Agreement:

Exhibit A: Property Description
Exhibit B: Site Plan and Description of Facilities

Section 17. Recitals. The Recitals are incorporated into this Agreement as though fully set forth herein.

Section 18. Joint Venture. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other agreement between the District and City. No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

Section 19. Ambiguities not to be Construed against Drafting Party. The doctrine that any ambiguity contained in a contract shall be construed against the party whose counsel has drafted the contract is expressly waived by each of the parties hereto with respect to this Agreement.

Section 20. Third Party Beneficiaries. Nothing in this Agreement shall be construed to confer any rights upon any party not signatory to this Agreement.

Section 21. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way, unless to do so would be inconsistent with the intent and purpose of this Agreement.

Section 22. No District Affiliation/Endorsement. City shall not imply, indicate or otherwise suggest that City's use and/or any related activities are connected or affiliated with, or are endorsed, favored or supported by, or are opposed by the District. No signage, flyers or other material may reference the District, any school name, logo or mascot without the District's prior written consent, except that City may indicate the location of City's Program.

Section 23. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which will constitute one and the same instrument. The signature page of any counterpart may be detached therefrom without impairing the legal effect of the signatures thereon provided such signature page is attached to any other counterpart identical thereto except having additional signature pages executed by the other Party. Facsimile and digital signatures shall bear as originals.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

DISTRICT: **OXNARD UNION HIGH SCHOOL DISTRICT**

By: _____
Dr. Penelope DeLeon
Its: Superintendent

APPROVED AS TO FORM:

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

Jeffrey A. Hoskinson, Attorney Date

CITY: **CITY OF OXNARD**

By: _____
Alexander Nguyen
Its: City Manager

ATTEST:

Michelle Ascencion, City Clerk Date

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney Date

Exhibit A

Legal Description

[METES AND BOUNDS DESCRIPTION OF HIGH SCHOOL SITE]

Approval of Agreements related to the 107-Acre as the East Village Development Project (Maulhardt Property)

City Council July 16, 2019



BACKGROUND

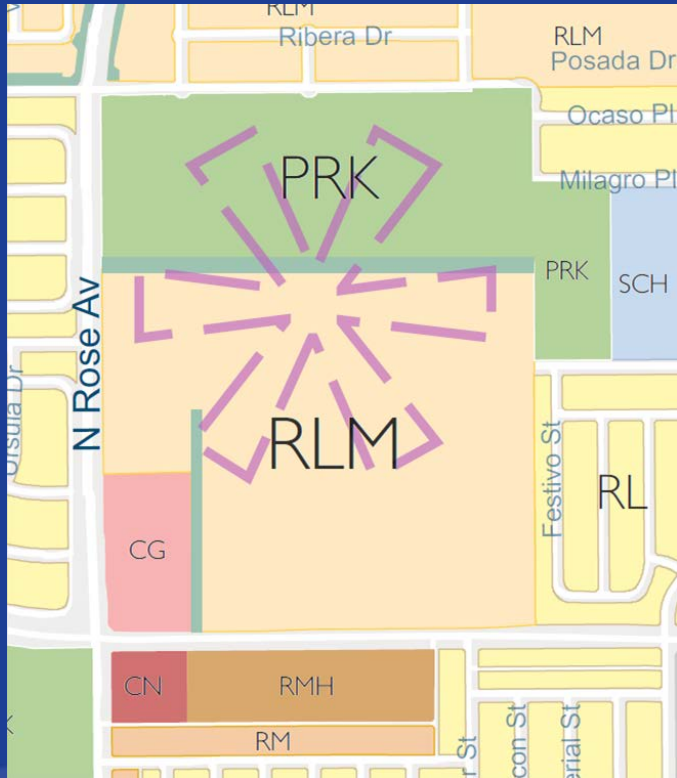
- Part of a 1993 Specific Plan
- Annexed into the city in 2013
- April 18, 2019 Owners entered into a Purchase and Sale Agreement with the Oxnard Unified High School District (District) for the sale of 51.8 acres of the Maulhardt Property for a new high school
- Council reviewed a Pre-Application at the Dec. 18, 2018 and March 19, 2019 Council meetings. Council provided input on:
 1. Project Density and Land Use Design;
 2. Public Use of OUHSD Facilities Pursuant to a Civic Act Agreement; and
 3. Parks and Open Space Concept.

PROJECT LOCATION AND EXISTING USES

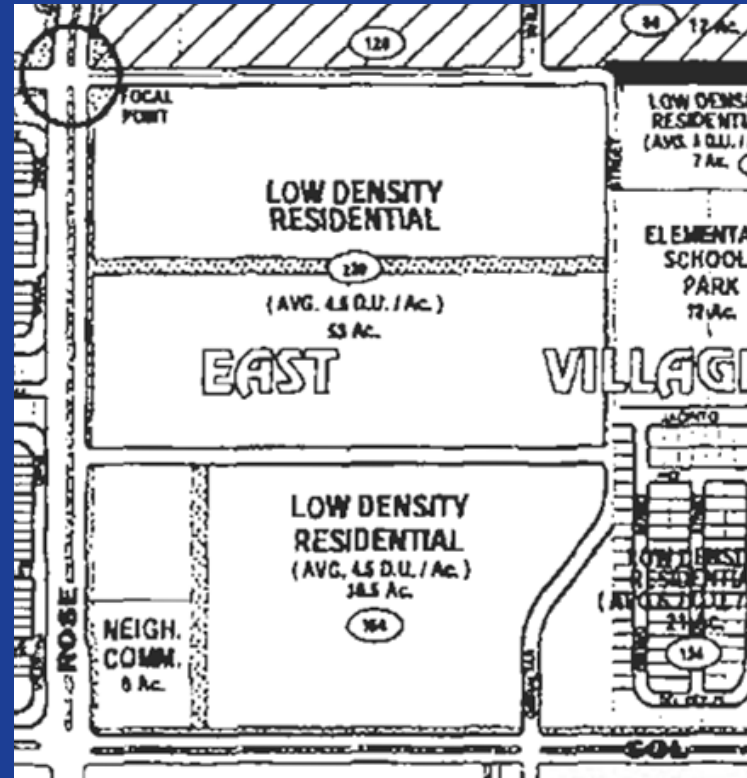
- 107-acre farm and residence
- Within Northeast Community Specific Plan (East Village Phase III)



2030 GENERAL PLAN AND SPECIFIC PLAN DESIGNATIONS



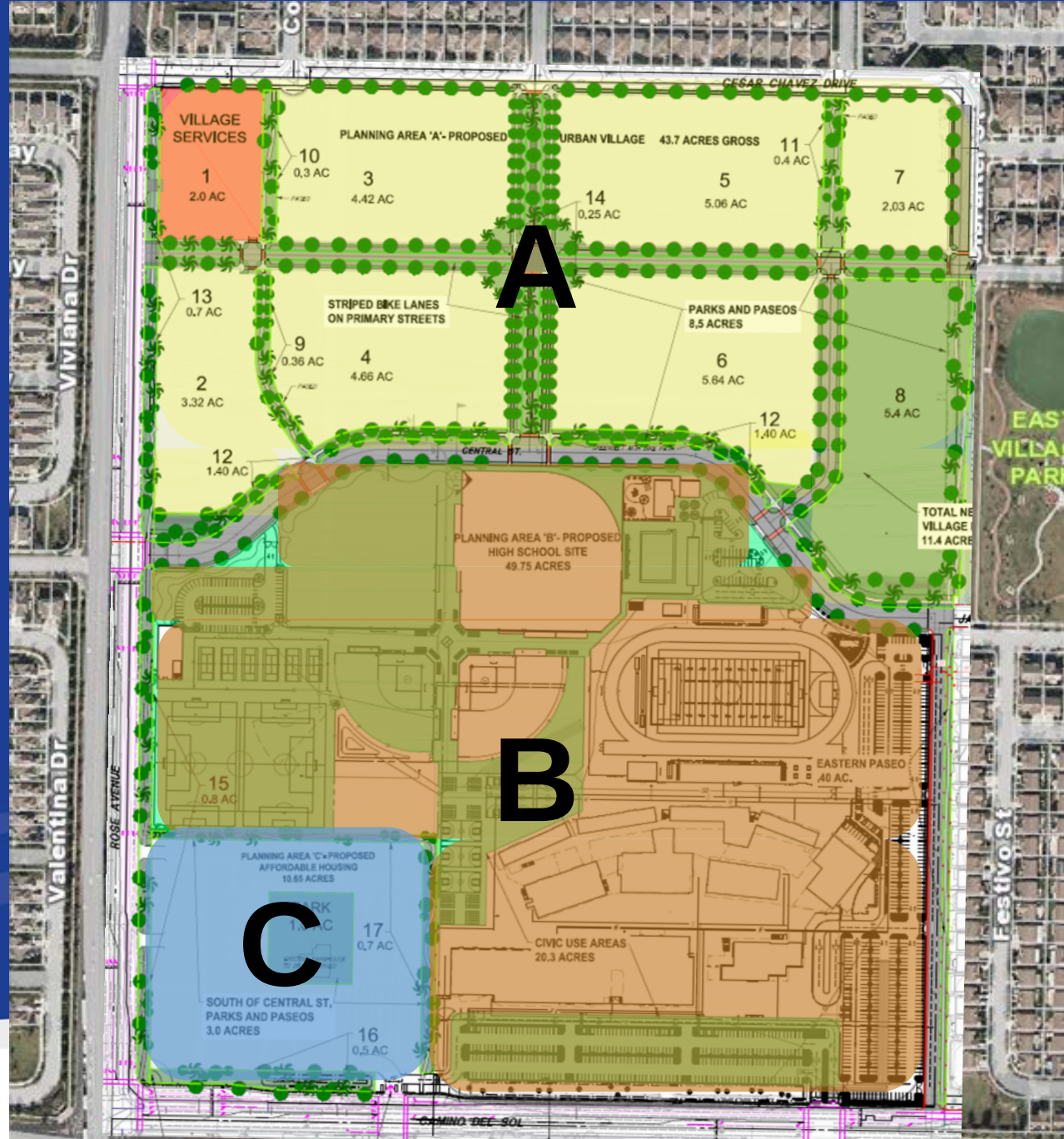
Urban Village – East Village
Phase III



Low-Density Residential and
Neighborhood Commercial

March 2019 PRE-APPLICATION

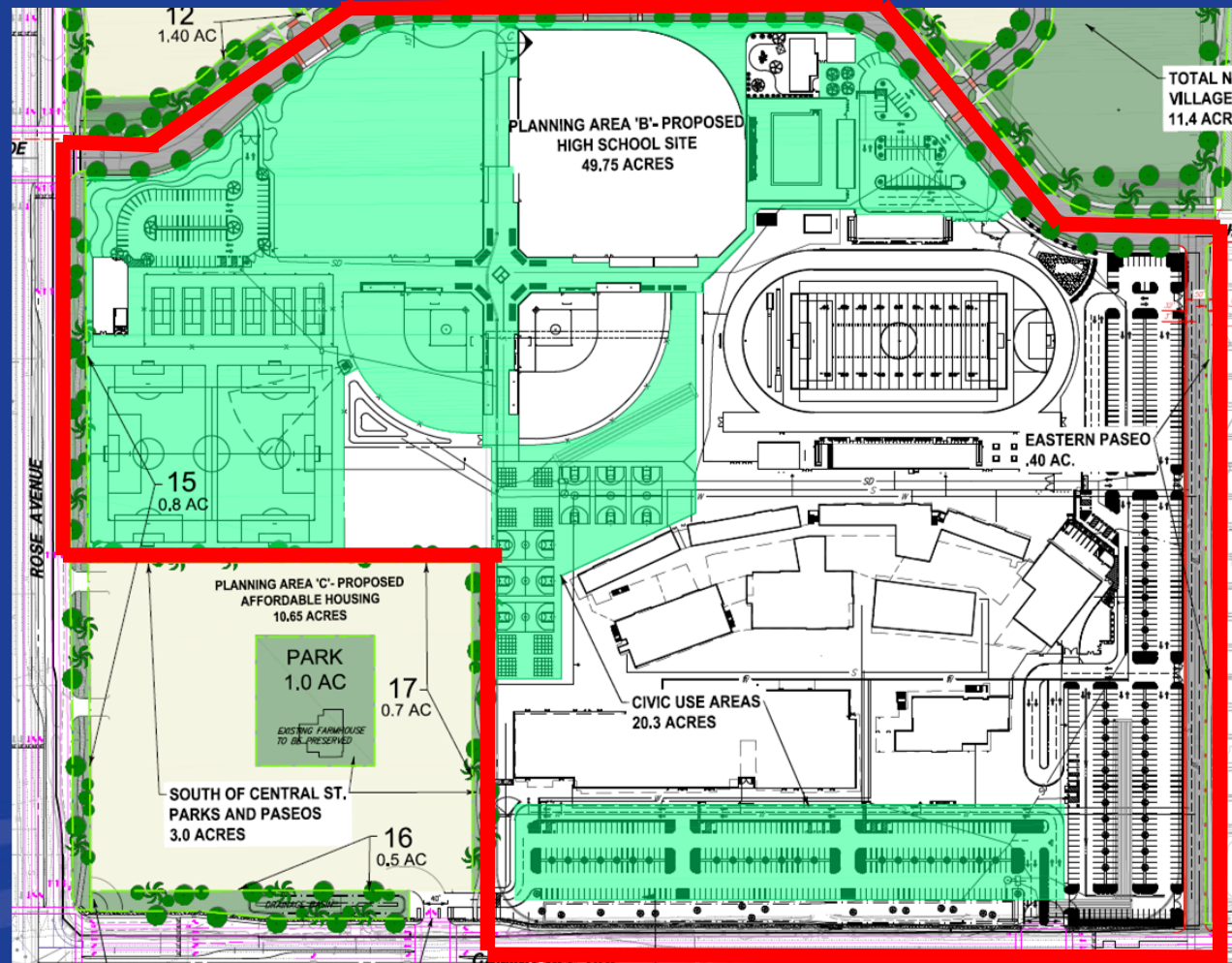
-  Planning Area A
-  Planning Area B
-  Planning Area C



Planning Area B (approx 50 acres)

High School Campus (District)

- 2,500 students
- sports and recreation facilities
- 20.3 for public use and scheduled use by community groups (Civic Center Act Agreement)
- Preservation and/or adaptive reuse of Maulhardt Barn
- .4-acre paseo



Agreement With District

- The District would agree to make approximately 20.3 acres within the proposed high school site available for public use pursuant to the Civic Center Act (Education Code Section 38130 et seq.)
- Term of the Agreement until June 30, 2069, with additional extensions available thereafter
- The District would have the right to charge for the use of its facilities consistent with the Civic Center Act

Agreement With Owners

- The Owners would agree to improve and dedicate to the City a 5.4-acre expansion to East Village Park; a one-acre park provided at the Maulhardt Farmhouse, plus 5.5 acres of expanded street frontage and interior paseos.
- This amount of proposed parks, greenbelts and paseos represents a higher amount of park acreage than the City would otherwise be able to require under the existing densities allowed by the Specific Plan or the higher densities proposed by the Owners in their March 2019 proposal
- Approval of the Agreement does not pre-commit the City approving a future development permit for the subject area

Agreement With Owners

- Approval of the Agreement does not:
 - pre-commit the City approving a future development permit for the subject area
 - pre-commit the City to any higher residential densities or uses other than what are currently allowed under the Specific Plan
- Any future development for the residential and commercial areas would require environmental review and an amendment to the Specific Plan, including subsequent City Council approval

Recommendation

That the City Council approve and authorize the Mayor to sign on the City's behalf two agreements relating to the 107-acre project known as the East Village Development Project (Maulhardt Property):

1. Agreement Between Oxnard Union High School District and City of Oxnard for Community Use of Facilities; and
2. Agreement Affecting Real Property (Agreement for Mitigation of Park Requirements).



CITY COUNCIL AGENDA REPORT
REPORTS
AGENDA ITEM NO. M.2.

DATE: July 16, 2019

TO: City Council

FROM: Emilio Ramirez, Housing Director, (805) 385-8094, emilio.ramirez@oxnard.org

SUBJECT: Homeless Programs Update and Shelter Agreement. (20/20/20)

RECOMMENDATION

That the City Council:

1. Receive and file a homeless program update;
2. Waive the City's land use regulations to permit the use of the National Guard Armory as a 24-hour a day shelter through December 31, 2019;
3. Authorize the Mayor to execute Professional Services Agreement A-8143 with Mercy House to provide homeless shelter services; and
4. Approve a \$1,500,000 budget appropriation in Homeless Emergency Aid Program (HEAP) grant funding from the State and Local Grant Fund (219) to Shelter Operations and Downtown Pilot Efforts.

BACKGROUND

The Housing Department of the City of Oxnard continues an effort to bring a structured comprehensive homeless services program to the Oxnard community, focused around a long-term housing first initiative. Launching such an initiative requires inception with the provision of basic needs and services including field outreach and an overnight shelter but ultimately leading toward an individual solution led by supportive services and anchored by a permanent housing environment. Oxnard's homeless services efforts must be robust enough to allow responsiveness to the individual needs of our diverse population, which will require a cooperative partnership without jurisdictional limitations. The Oxnard Housing Department has launched discussions with the County of Ventura, neighboring cities, and area homeless services nonprofit providers seeking to strengthen and expand the menu of services within Oxnard. Staff seeks field outreach, case management, support services, overnight shelter and housing expansion ultimately serving the complete population of Oxnard, including the unsheltered.

DISCUSSION

Since 2002, the National Guard Armory, located at 351 South K Street in Oxnard, has been used as an annual alternating overnight homeless winter warming shelter through a continued collaboration with the City of Ventura and County of Ventura. In July 2018, staff recommended the former National Guard Armory as a shelter in order to provide uninterrupted service for the winter and to pilot a year-round 24-hour a day operation. The City of Oxnard collaborated with the City and County of Ventura seeking to establish a homeless shelter in each of the City of Oxnard and City of Ventura with funding and services from the County of Ventura. The County of Ventura, in cooperation with the Cities of Oxnard and Ventura, issued a request for proposals seeking a homeless shelter operator for each of the two homeless shelters. The partner agencies selected Mercy House.

The City of Oxnard then issued a temporary use permit to the Oxnard Housing Department to use the National Guard Armory as a year-round shelter with on-site supportive services and resources provided in a collaborative effort with the

City and County of Ventura, the City of Oxnard and local nonprofit service providers. Since the use of the National Guard Armory would be the only low barrier shelter in West Ventura County, the City of Ventura and the County of Ventura each contributed \$180,000 to match the City of Oxnard's \$200,000 of approved Measure O funding. The City of Oxnard has operated the shelter at the National Guard Armory since December of 2018 and has experienced little negative impacts to the surrounding neighborhood.

The genesis for temporarily utilizing the National Guard Armory as a year-round shelter was interim while staff identified a more permanent site to develop an ongoing year-round shelter. The temporary shelter operation was scheduled to conclude on May 31, 2019. Since neither the City of Ventura or City of Oxnard have a year-round shelter available by the scheduled closure date, staff concluded that a gap in service by closing the shelter would be detrimental to the homeless population as well as citywide neighborhood wellness. Therefore, the Oxnard Housing Department worked to implement a plan avoiding any gap in service. Staff developed a three phased strategy with Mercy House of Orange County; the firm that was selected through a request for proposal (RFP) process to run both the City of Ventura and City of Oxnard year-round shelters.

The first phase of this process engaged Mercy House with a short term On-Boarding Agreement in the amount of \$150,000 for a term from May 14 thru July 18, under the discretion of the City Manager. The scope of services of the On-Boarding Agreement include: (1) conduct an open recruitment for shelter staff and employ shelter staff by June 14; (2) operate and manage the shelter beginning on June 21, 2019; (3) provide quality homeless shelter services for up to 110 participants; (4) coordinate with the City of Oxnard, County of Ventura, and neighboring jurisdictions as appropriate to ensure needs and services are effectively provided for, consistent with the available resources; and (5) work closely with the City of Oxnard to develop needed indoor capital improvements at the shelter campus.

The second phase will continue use of the National Guard Armory as a homeless shelter thru December 31, 2019. The projected cost to operate from July 16, 2019 to December 31, 2019 is \$964,850. The City of Oxnard received \$1,500,000 in grant funds from the Homeless Emergency Assistance Program to open and operate a homeless shelter, which are now available for this purpose. The City of Oxnard will apply for additional HEAP funds for the future permanent location and long term operation. Staff will continue to seek a long term location for a year-round homeless shelter during this period. Phase three engages Mercy House to operate a multi-year homeless shelter.

Extending Use of National Guard Armory

The current temporary use permit for the Oxnard emergency homeless shelter located at the former National Guard Armory is scheduled to expire on July 11, 2019. Existing City's regulations do not allow an extension of a TUP, without a break in use for at least 30 days. The Housing Department, with concurrence from Community Development, recommends that the City Council waive its own land use regulations regarding the allowed uses on this property in order to sustain sheltering services at the former Oxnard Armory. This recommendation is also in accordance with the Emergency Shelter Declaration that is required in order to maintain eligibility for State homeless emergency funding and emergency shelter operations.

Downtown Pilot Effort

A partnership between local service providers, the business community, the County of Ventura and the City of Oxnard has launched a pilot effort to address the daytime homeless encampments and activities in and around Plaza Park in downtown Oxnard. On June 5th, over fifty homeless service providers and community stakeholders representing other jurisdictions, nonprofits and businesses came together to discuss a plan and strategy in response to the activities at Plaza Park. The initial focus is to provide a holistic approach with services and resources that will meet the needs of potential homeless persons at Plaza Park and in downtown. The approach requires the need for initial assessments of the homeless population. Once that is completed, a concentrated outreach effort will take place to identify and provide immediate services and resources to the population. At that point, a multi-agency Homeless Resource Fair will be produced by bringing direct services to downtown in the form of social services, case management, housing vouchers, medical, dental services and a variety of other needed services identified through the assessment and outreach process. The pilot effort includes an effort with the Oxnard Police Department to devise continued activity downtown. Lastly, the partnership will collaborate with the Community Development and the Cultural and Community Services Departments to develop

programs and services that will activate Plaza Park. Staff intends to produce the Homeless Resource Fair at Plaza Park by the end of this summer and coordinate the subsequent activities immediately thereafter. The key factors for success will be consistent communication and follow up with the homeless population downtown. This will help to build the trust and confidence with this vulnerable population and work to assist them into a shelter, transitional, supportive, or permanent housing opportunity. Staff proposes the use of HEAP and Measure O funds to develop the program services needed to support this downtown pilot effort.

Cost sharing with the County of Ventura

The County of Ventura and City of Oxnard enjoy a positive working relationship seeking to address homelessness. The working environment includes joint efforts with the Human Services Agency, Health Care Agency, Executive Office and the Continuum of Care. The County of Ventura also remains committed to a financial partnership in the provision of homeless services at an overnight homeless shelter including financial contribution toward the capital improvements and operation of such an overnight shelter. Housing staff and the County of Ventura are in active discussion leading to a memorandum of understanding memorializing our continued partnership. Housing staff, assisted with the County Real Property staff, continues to search for a site that would house the longer term homeless shelter. Within the next six-month interim operation period by Mercy House, staff will identify a recommended site for the long-term operation of a homeless shelter, complete a community outreach effort and present the site to the City Council for consideration.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to build relationships and create opportunities within the community for safe and vibrant neighborhoods, which will showcase the promising future of Oxnard. This item supports the following goals and objectives:

Goal 2. Address homelessness through the development and implementation of a multi-tiered strategy.

FINANCIAL IMPACT

On May 7, 2019 City Council accepted \$1,500,000 in HEAP funding. The general purpose of HEAP is to provide one-time flexible block grant funding to address the immediate emergency needs of homeless individuals and individuals at imminent risk of homelessness. The use of this money for the efforts described above are consistent with the HEAP grant application and the May 7th Council action. Approval of this action will appropriate \$1,500,000 in Homeless Emergency Aid Program grant funds (Fund 219), which will provide sufficient funding in Fiscal Year 2019 – 2020.

COMMITTEE OUTCOME

Although elements of this report have been presented to the Housing and Economic Committee, as well as the Homeless Commission, the request actions did not originate in Committee. In the past twelve months, City Council, the Housing and Economic Committee and the Homeless Commission have considered a declaration of shelter crisis leading to an application for the HEAP funds and the subsequent grant agreement, identification and temporary use of the National Guard Armory as a shelter, tri party agreement by and between the City of Oxnard, the City of Ventura and County of Ventura to fund the temporary operation, and a homeless services update regarding shelter operations.

Prepared by: Mark Alvarado, Homeless Assistance Coordinator

ATTACHMENTS

1. A-8143 Agreement for Professional Services
2. HEAP Budget Appropriation
3. HOMELESS UPDATE.16JULY2019

AGREEMENT FOR PROFESSIONAL SERVICES
COVER PAGE

- (1) Agreement Start Date: July 18, 2019
- (2) Consultant: Mercy House
- (3) Services: Emergency Shelter Operating Agreement
- (4) Schedule of Services:
 - Shelter operation services shall be provided between July 18, 2019 and December 31, 2019, inclusive. All services must be completed within one hundred seventy (170) calendar days of the Agreement start date listed above.
- (5) Agreement Ending Date: December 31, 2019
- (6) Total Agreement Amount: Not to exceed \$964,850.00
- (7) City's Project Manager: Compliance Services Manager
- (8) Consultant's Project Manager: Patti Long, Associate Director
- (9) Insurance Coverage: INS-B
- (10) Addresses for Notice:

<i>FOR CONSULTANT:</i> P. O. Box 1905 Santa Ana CA 92702 Attn: Patti Long, Associate Director	<i>FOR CITY:</i> 435 South "D" Street Oxnard CA 93030 Attn: Karl Lawson, Compliance Services Manager
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- (11) Contact Emails:

<i>CONSULTANT'S PROJECT MANAGER:</i> pattil@mercyhouse.net	<i>CITY'S PROJECT MANAGER:</i> karl.lawson@oxnard.org
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The Agreement for Professional Services is attached hereto and incorporated herein by this reference. The following exhibits are also attached hereto and incorporated herein by this reference into the Agreement:

- X Scope of Services Exhibit
- X Rates and Costs Exhibit
- X Insurance Exhibit (INS-B)

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") is entered into in Ventura County, California, on the date that is written as "(1) Agreement Start Date" on the Cover Page, which is attached hereto and incorporated herein by this reference. This Agreement is entered by and between the City of Oxnard ("City") and the person or entity listed as "(2) Consultant" on the Cover Page, for good and valuable consideration, subject to the following terms and conditions:

1. Scope of Services. Consultant shall provide to City the services listed as "(3) Services" on the Cover Page (the "Services"). Consultant shall provide the Services during the term of this Agreement, as set forth below, according to the schedule written as "(4) Schedule of Services" on the Cover Page, and as further explained in the Scope of Services Exhibit, which is attached hereto and incorporated herein by this reference. In the event of any conflict between the terms of this Agreement and any incorporated document(s), the terms of this Agreement shall control.

2. Standard of Performance. Consultant shall undertake and complete the Services to conclusion using the standard of care, skill and diligence normally provided by a professional person in the performance of similar consulting services.

3. Correction of Errors. Consultant shall correct, at its expense, all errors which may be disclosed during review of the Services. Should Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by City, and the cost thereof shall be paid by Consultant.

4. Term. This Agreement shall begin on the date that is written as "(1) Agreement Start Date" on the Cover Page and shall end on the date that is written as "(5) Agreement Ending Date" on the Cover Page. Time is of the essence in this Agreement.

5. Compensation. For the Services performed during the term of this Agreement, City shall pay Consultant an amount not to exceed the amount that is listed as "(6) Total Agreement Amount" on the Cover Page, at the rates listed in Rates and Costs Exhibit, attached hereto and incorporated herein by this reference. The rates in Rates and Costs Exhibit shall be in effect through the end of this Agreement. Except as otherwise expressly provided in this Agreement, City shall not be responsible for expenses incurred by Consultant in performing the Services.

6. Invoices. Consultant shall submit a payment request to City by the end of each calendar month listing the Services provided, costs of those Services, and total amount due for the month. Each invoice must also list the current balance on the Agreement, including that invoice, as well as the months remaining on the term of the Agreement.

7. Acceptance of Payment. Consultant's acceptance of final payment made pursuant to this Agreement shall constitute a release of City from all claims and liabilities for compensation to Consultant for anything completed, finished or relating to the Services. City's payment shall not constitute nor be deemed a release of the responsibility and liability of Consultant for the accuracy and competency of the information provided and/or the Services performed hereunder, nor shall such payment be deemed to be an assumption of responsibility or liability by City for any defect or error in the Services performed by Consultant and its employees, agents and subcontractors. Consultant shall provide City with a completed Request for Taxpayer Identification Number and Certification, as issued by the Internal Revenue Service. If any sales tax is due for the Services performed by Consultant or materials or products provided to City by Consultant, Consultant shall pay the sales tax. City shall not reimburse Consultant for sales taxes paid by Consultant.

8. Non-binding Terms. Any terms and conditions that are typed, printed, or otherwise included in any Consultant invoice rendered pursuant to this Agreement shall be deemed to be solely for the convenience of the parties. No such term or condition shall be binding upon City, and no action by City (including, without limitation, the payment of any such invoice in whole or in part) shall be construed as binding City with respect to any such term or condition, unless the specific term or condition has been previously agreed to by Consultant and City in this Agreement or in a binding amendment thereto.

9. Non-Appropriation of Funds. Payments to be made to Consultant by City for the Services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted and unencumbered appropriation of City. In the event City does not appropriate sufficient funds for payment of the Services beyond the current fiscal year, this Agreement shall cover payment for the Services only up to the conclusion of the last fiscal year in which City appropriated sufficient funds and shall automatically terminate at that fiscal year's conclusion.

10. Coordination of Services. The Services shall be coordinated with the person in the position listed in “(7) City’s Project Manager” on the Cover Page, subject to the direction of the City Manager and Department Director. Consultant hereby designates the person in the position listed in “(8) Consultant’s Project Manager” on the Cover Page as the person responsible for the Services who shall coordinate with City’s Project Manager in making binding decisions in line with this Agreement on behalf of Consultant.

11. Personnel. Consultant represents that it has, or shall secure at its own expense, all personnel required to perform the Services. Any person who performs engineering services pursuant to this Agreement shall be licensed as a Civil Engineer by the State of California and in good standing. Consultant shall make reasonable efforts to maintain the continuity of Consultant’s staff who are assigned to perform the Services. Consultant may associate with or employ associates or subcontractors in the performance of the Services, but at all times shall Consultant be responsible for its associates and subcontractors’ labor, advice or materials provided in furtherance of providing the Services. Should any of Consultant’s employees, assigns or subcontractors not conduct him- or herself appropriately, as determined by the City’s Project Manager, in the process of providing the Services or any portion thereof, the City’s Project Manager may notify the Consultant’s Project Manager, who shall immediately handle the problem, as determined appropriate by him or her, such that the problem does not persist.

12. Additional Work. City may request additional specified work under this Agreement. The City’s Project Manager must authorize all such work in writing before commencement. Consultant shall perform such work, and City shall pay for such additional work, in accordance with Rates and Costs Exhibit. Should the work not fall under any such listed rate or cost, Consultant shall submit a quote for all additional work, which the City’s Project Manager must approve in writing by before any such work may commence. The City shall compensate Consultant for any work that does not fall under a rate or cost listed in the Rates and Costs Exhibit, and for which Consultant did not obtain the City’s Project Manager’s written approval before work commenced, as determined by the City’s Project Manager in his or her sole discretion.

13. Advertising and Publicity. Consultant shall not use the name of or refer to City directly or indirectly in any advertisement, news release, or professional or trade publication without prior written approval from the City Manager. This Section shall survive the termination of this Agreement.

14. Audit. City shall have the option of inspecting, auditing and/or reproducing all records and other written materials: used by Consultant in preparing its billings to City as a condition precedent to any payment to Consultant; or for other purposes relating to the Agreement. Consultant will promptly furnish all documents requested by City. Additionally, if this Agreement is in excess of \$10,000, the State Auditor may examine and audit Consultant for a period of 3 years after final payment under the Agreement. Regardless of whether a State audit is permitted, Consultant shall maintain and preserve all such records for a period of at least 3 years after final payment under the Agreement or until an audit has been completed and accepted by City, whichever occurs later. Consultant shall maintain all such records in City or to promptly reimburse City for all reasonable costs incurred in conducting the audit at a location other than in City, including but not limited to expenses for personnel, salaries, private auditor, travel, lodging, meals and overhead. Consultant shall include a copy of this Section in all contracts with its subcontractors, and Consultant shall be responsible for immediately obtaining those records or other written material from its subcontractors upon a request by the State Auditor and/or City.

15. Termination. City may terminate this Agreement at any time, with or without cause and without penalty, upon 15 days prior written notice. Such termination shall be effective on the date specified in the notice, or if no date is specified, then 10 calendar days from the date of delivery or mailing of such notice. Consultant may terminate this Agreement at any time, with or without cause and without penalty, upon 30 days prior written notice. Such termination shall be effective on the date specified in the notice, or if no date is specified, then 10 calendar days from the date of delivery or mailing of such notice and only if all assignments accepted by Consultant have been completed before the date of termination. In the event of termination of this Agreement by either party due to no fault or failure of performance by Consultant, City shall pay Consultant compensation for all Services satisfactorily completed in accordance with all of the terms and provisions of this Agreement, as determined by the City, before the effective date of termination; provided, in no event shall the Consultant receive an amount exceeding that which would have been paid to Consultant for the full performance of the Services.

16. Hold Harmless, Defense and Indemnity.

a. If Consultant provides any architectural, landscape architectural, engineering or land surveying (“design professional”) services, to the maximum extent permitted by law, Consultant shall hold harmless, defend, and indemnify City, its legislative and advisory bodies, and the City’s officials, directors, officers, employees, and agents (collectively, “Indemnitees”) from and against any and all claims, demands, causes of action, damages, injuries, liabilities, losses, penalties, fines, judgments, costs or expenses, including reimbursement of attorneys’ fees, court costs and costs of alternative dispute

resolution, including but not limited to those relating to death or injury to any person and injury to any property (collectively, "Claims"), to the extent that the Claims arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant or of any of its officers, employees, subcontractors or agents in the performance of the Agreement or in the failure to comply with any of the obligations contained in this Agreement. Consultant's obligation to defend is a separate and distinct obligation from Consultant's duty to indemnify and applies through final judgment, including exhaustion of any appeals. Consultant shall be obligated to defend Indemnitees in all legal, equitable, administrative, or special proceedings, with counsel approved by the City Attorney, to the extent required herein immediately upon tender to Consultant of the Claim in any form or at any stage of an action or proceeding. The defense obligation includes the obligation to provide independent defense counsel if Consultant asserts that the liability is caused in whole or in part by the negligence or willful misconduct of any of the Indemnitees.

b. If Consultant provides no design professional services, to the maximum extent permitted by law, Consultant shall hold harmless, defend and indemnify the Indemnitees from and against any and all Claims, which arise out of, pertain to, or relate to the performance of this Agreement, or the failure to comply with any of the obligations contained in this Agreement, by Consultant or of any of its officials, directors, officers, employees, subcontractors, or agents. Consultant's obligation to defend is a separate and distinct obligation from Consultant's duty to indemnify and applies through final judgment, including exhaustion of any appeals. Consultant shall be obligated to defend Indemnitees in all legal, equitable, administrative, or special proceedings, with counsel approved by the City Attorney, immediately upon tender to Consultant of the Claim in any form or at any stage of an action or proceeding. The defense obligation includes the obligation to provide independent defense counsel if Consultant asserts that the liability is caused in whole or in part by the negligence or willful misconduct of any of the Indemnitees.

c. The review, acceptance or approval of Consultant's work or work product by any of the Indemnitees shall not affect, relieve or reduce Consultant's indemnification or defense obligations. This Section 16 shall survive completion of the Services or termination of this Agreement. The provisions of this Section 16 shall not be restricted by and does not affect the provisions of this Agreement relating to insurance.

17. Insurance. Consultant shall obtain and maintain during the performance of any services under this Agreement the insurance coverages listed within the insurance document stated in "(9) Insurance Coverage" on the Cover Page and in the Insurance Exhibit, which is attached hereto and incorporated herein by this reference, unless the City's Risk Manager waives, in writing, the requirement that Consultant obtain and maintain such insurance coverages. Consultant shall, before performance of any Services, file with the City's Risk Manager evidence of insurance coverage as specified in "(9) Insurance Coverage" on the Cover Page and in the Insurance Exhibit. Maintenance of insurance coverages by Consultant is a material element of this Agreement. Consultant's failure to maintain or renew insurance coverages or to provide renewal evidence, and any lapse in insurance coverage, may be considered a material breach of this Agreement.

18. Documents and Materials.

a. All final computations, exhibits, files, plans, correspondence, reports, drawings, designs, data, photographs, specifications, information, images, video files, media, or other deliverables prepared, created, drawn, calculated, photographed or developed by Consultant pursuant to this Agreement ("Documents and Materials") shall be the City's property without restriction or limitation upon its use, duplication or dissemination. All Documents and Materials shall be considered "works made for hire," and all Documents and Materials and any and all intellectual property rights arising from their creation, including, but not limited to, all copyrights and other proprietary rights, shall be and remain the property of the City without restriction or limitation upon their use, duplication or dissemination by the City. Consultant shall not obtain or attempt to obtain copyright protection as to any Documents and Materials. Consultant hereby assigns to the City all ownership and any and all intellectual property rights to the Documents and Materials that are not otherwise vested in the City pursuant to this Section 18.

b. Consultant shall deliver all Documents and Materials to City's Project Manager upon completion of the Services or termination of this Agreement without additional cost or expense to the City. Additionally, anytime at City's request, City shall be entitled to possession of, and Consultant shall furnish to City's Project Manager within 10 calendar days, any or all of the Documents and Materials without additional cost or expense to the City. In both situations, if Consultant prepares Documents and Materials on a computer, Consultant shall provide City with said Documents and Materials both in a printed format and in an electronic format that is acceptable to the City. Consultant may retain copies of these Documents and Materials but must request permission from the City before use, duplication or dissemination of these Documents and Materials for any purpose other than for the Services provided to the City pursuant to this Agreement.

c. Any substantive modification of the Documents and Materials by City staff or any use of the completed Documents and Materials for other City projects, or any use of incomplete Documents and Materials, without the written consent of Consultant, shall be at City's sole risk and without liability or legal exposure to Consultant.

d. Consultant warrants and represents that it has secured all necessary licenses, consents or approvals to use any instrumentality, thing or component as to which any intellectual property right exists, including computer software, used in the

rendering of the Services and the production of all Documents and Materials, and that the City has full legal title to and the right to use, duplicate or disseminate the Documents and Materials. Consultant shall defend, indemnify and hold Indemnitees harmless from any loss, claim or liability in any way related to a claim that City's use of any of the Documents and Materials is violating federal, state or local laws, any contractual provisions, or any laws relating to trade names, licenses, franchises, copyrights, patents or other means of protecting intellectual property rights and/or interests in products or inventions. Consultant shall bear all costs arising from the use of patented, copyrighted, trade secret or trademarked documents, materials, equipment, devices or processes in connection with its provision of the services and Documents and Materials. In the event the use of any of the Documents and Materials by the City is held to constitute an infringement and the use of any of the same is enjoined, Consultant, at its own expense, shall: secure for City the right to continue using the Documents and Materials by suspension of any injunction, or by procuring a license or licenses for City; or modify the Documents and Materials so that they become non-infringing while remaining in compliance with the requirements of this Agreement.

e. This Section 18 shall survive the termination of this Agreement.

19. Confidentiality of Information.

a. For the purposes of this Agreement, "confidential information" means all data or information, in whatever form transmitted, relating to the past, present or future business affairs of the City, including without limitation, (i) technical information, including patent, copyright, trade secret, and other proprietary information, techniques, sketches, drawings, models, inventions, processes, apparatus, equipment, algorithms, software programs, software source documents, and formulas; or (ii) non-technical information, including without limitation finances, financial and accounting data and information, suppliers, customers, customer lists, purchasing data and any other information belonging to the City, or to a third party whose information is in the City's possession or control under obligations of confidentiality, and which is disclosed to Consultant or is developed by Consultant in whole or in part at the City's expense.

b. Said data or information constitutes confidential information pursuant to California Government Code Sections 6254(e), 6254(k), 6254(aa), 6254.9, 6254.16, 6254.18 and 6255, which exempts the City's internal programs and network structure and information regarding infrastructure and customer information from disclosure under the California Public Records Act (California Government Code Sections 6250 through 6276.48) ("CPRA"). Without in any way affecting the confidential nature of the information, the City will provide the requested information to the Consultant pursuant to the terms of this Agreement, and the City's disclosure shall not constitute a public disclosure pursuant to Government Code Section 6254.5.

c. All confidential information shall not be reproduced, transmitted, disclosed or used by the Consultant without the written consent of the City, except as may be necessary for Consultant to fulfill its obligations to the City.

d. Notwithstanding the above, these limitations shall not apply to information that (i) is already known to Consultant at the time of that information's disclosure or becomes publicly known through no wrongful act or omission of Consultant, (ii) is communicated to a third party with the express written consent of City and is not subject to restrictions on further use or disclosure, (iii) is independently developed by Consultant and has no relation to this Agreement, or (iv) is required by law, court order, court-issued subpoena or other legal process to be disclosed; provided, however, that before making such disclosure, Consultant shall immediately provide City with written notice and a reasonable opportunity for City to object to the disclosure or to take action to maintain the confidentiality of the information, unless such prior disclosure is legally impermissible.

e. Consultant shall use reasonable care to protect the confidential information. In the event of a breach or threatened breach of this Agreement, City shall be entitled to obtain an injunction prohibiting any such breach, the costs of which shall be paid by Consultant. Any relief granted shall be in addition to and not in lieu of any other legal or equitable relief, including money damages.

f. Other than an obligation upon the City to deal in good faith, the City makes no warranties and shall bear no liability or responsibility for errors or omissions in any confidential information disclosed under this Agreement or for any business decisions made by Consultant in reliance on any confidential information disclosed under this Agreement.

g. Consultant will use the confidential information solely for the limited purposes of the Services.

h. Except as otherwise agreed upon by the Parties, Consultant shall maintain physical custody or control over all confidential information obtained by it and shall be responsible for ensuring that such confidential information is not disclosed.

i. Without prejudice to the rights and remedies otherwise available to City, Consultant acknowledges and agrees that: the confidential information is valuable to City, unique, and contains sensitive information; a breach of this Agreement could cause irreparable harm to City; and that City could be entitled to seek injunctive relief, specific performance or both if Consultant breaches or threatens to breach any of the provisions of this Agreement.

j. All confidential information shall remain the property of City. Following Consultant's completion of the Services, Consultant shall promptly destroy all such confidential information in its possession or control and certify such destruction to City in a writing signed by an authorized representative.

k. This Section 19 shall survive the termination of this Agreement.

20. Independent Contractor. Consultant is and shall at all times remain, as to City, a wholly independent contractor. Neither City nor any of its employees or agents shall have control over the conduct of Consultant or any of its employees, except as stated in this Agreement. Consultant has and shall retain the right to exercise full control over the employment, direction, means of performance, location, compensation and discharge of all persons assisting Consultant, and it is free to dispose of all portions of its time which it is not obligated to devote to City in such a manner and to such persons, firms, or corporations as Consultant wishes except as expressly provided in this Agreement. This Agreement shall not be interpreted to prevent or preclude Consultant from rendering any services for Consultant's own account or to any other person or entity as Consultant in its sole discretion shall determine; provided, however, that performing such services shall not materially interfere with the Services Consultant shall perform for the City. Except as City's Project Manager specifies in writing, Consultant and its employees and agents have no authority, express or implied, to act on behalf of City in any capacity, to incur any debt, obligation or liability on behalf of City, bind City in any manner, or otherwise act on behalf of City as an agent. Consultant and its employees are not employees of City. Consultant and its employees are not entitled to receive from City any of the benefits or rights afforded employees of City, including but not limited to reserve leave, sick leave, vacation leave, holiday leave, compensatory leave, Public Employees Retirement System benefits, and health, life, dental, long-term disability and workers' compensation insurance benefits. Consultant shall not, at any time or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Consultant agrees to pay all required taxes on amounts paid to Consultant under this Agreement, and to indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant shall be solely responsible for, and shall save City harmless from, all matters relating to the payment of Consultant's subcontractors, material suppliers, directors, officers, employees, agents and representatives, including compliance with social security requirements, federal and State income tax withholding, and all other regulations governing employer-employee relations, as applicable. City shall have the right to offset against the amount of any compensation due to Consultant under this Agreement any amount due to City from Consultant as a result of its failure to promptly pay to City any reimbursement or indemnification arising under this Section.

21. Nondiscriminatory Employment. Consultant shall not unlawfully discriminate against any individual based on race, color, religion or religious creed, national origin, ancestry, ethnic group identification, primary language, physical disability, mental disability, medical condition, genetic information, marital status, gender, gender identity, gender expression, sex, sexual orientation, age, immigration status, citizenship or military and veteran status. Consultant understands and agrees that it is bound by and will comply with all legal nondiscrimination mandates. For every subcontractor who will perform Services, Consultant shall be responsible for such subcontractor's compliance with this Section.

22. Consultant's Representations. Consultant represents, covenants and guarantees that: a) Consultant is licensed, qualified, and capable of furnishing the labor, materials, and expertise necessary to perform the Services in accordance with the terms and conditions set forth in this Agreement; b) there are no obligations, commitments, or impediments of any kind that will limit or prevent Consultant's full performance under this Agreement; c) to the extent required by the standard of practice, Consultant has investigated and considered the scope of Services performed, has carefully considered how the Services should be performed, and understands the facilities, difficulties and restrictions attending performance of the Services under this Agreement.

23. Compliance with Laws. In performing the Services under this Agreement, Consultant shall comply with all applicable laws, ordinances and regulations. Before providing any Services under this Agreement, Consultant shall, at its own expense, obtain and maintain all required certificates, licenses and permits, including a City business tax certificate.

24. Conflict of Interest. If, in performing the Services set forth in this Agreement, Consultant makes, or participates in, a "governmental decision" as described in Title 2, Section 18701(a)(2) of the California Code of Regulations, or performs the same or substantially all the same duties for City that would otherwise be performed by a City employee holding a position specified in City's conflict of interest code, Consultant shall be subject to City's conflict of interest code, the requirements of which include the filing of one or more statements of economic interests disclosing the relevant financial interests of Consultant's personnel providing the Services set forth in this Agreement. Furthermore, Consultant shall not to accept any employment or representation during the term of this Agreement or within 12 months after completion of the Services which is or may likely make Consultant "financially interested," as provided in California Government Code Sections 1090 and 87100, in any decisions made by City on any matter in connection with which Consultant has been retained pursuant to this Agreement.

25. Fictitious Name. If Consultant has a fictitious name, Consultant shall submit to City a new Fictitious Business Name Statement approved by any California county before Consultant's prior Fictitious Business Name Statement expires if such expiration may occur during the term of this Agreement, including any term amendment.

26. Non-Assignability. This Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's personnel's unique competence, experience and specialized personal knowledge. Consultant shall not assign or transfer any interest in this Agreement or any part thereof, whether by assignment or novation, without City's prior written consent, which may be withheld for any reason or for no reason at all. Any purported assignment without written consent shall be null, void, and of no effect, and Consultant shall hold harmless, defend and indemnify Indemnitees from and against all Claims arising from or relating to any unauthorized assignment.

27. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of Consultant.

28. Applicable Law; Venue. The validity, interpretation, and performance of this Agreement shall be controlled by and construed under the laws of the State of California, excluding California's choice of law rules. Venue for any such action relating to the Agreement shall be in the Ventura County Superior Court.

29. Titles. The titles used in this Agreement are for convenience only and shall in no way define, limit or describe the scope or intent of this Agreement or any part of it.

30. Force Majeure. Neither City nor Consultant shall be responsible for delays or failures in performance resulting from acts beyond the control of either party. Such acts shall include but are not be limited to acts of God, riots, acts of war, epidemics, fire, earthquakes, or other disasters.

31. Authority. Any person executing this Agreement on behalf of Consultant warrants and represents that s/he has the authority to execute this Agreement on behalf of Consultant and to bind it to the performance of these obligations.

32. Binding Agreement. The parties do not intend this Agreement to be binding upon them and shall not be held liable to its terms until it is fully executed by all required signers.

33. Cumulative Remedies. All rights and remedies of City herein shall be in addition to all other rights and remedies available at law or in equity, including, without limitation, specific performance for the enforcement of this Agreement, and temporary and permanent injunctive relief.

34. Integration; Amendment. This Agreement, including any other documents incorporated herein by specific reference, constitutes the entire and integrated agreement of City and Consultant regarding the subject matter described herein. This Agreement supersedes all prior oral or written communications, negotiations, representations, agreements and promises. This Agreement may not be modified or amended, nor any provision or breach waived, except in a writing, signed by both parties, that expressly refers to this Agreement.

35. Construction. In the event of any asserted ambiguity in or dispute regarding the interpretation of any matter herein, the interpretation of this Agreement shall not be resolved by any rules of construction providing for interpretation against the party who causes the uncertainty to exist or who drafted the Agreement in whole or in part.

36. No Waiver. Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by City of any payment to Consultant constitute or be construed as a waiver by City of any breach of covenant, or any default that may then exist on the part of Consultant, and the making of any such payment by City shall in no way impair or prejudice any right or remedy available to City with regard to such breach or default.

37. Attorneys' Fees. The prevailing party shall be entitled to recover reasonable costs, attorneys' fees (including the reasonable value of the services rendered by the City Attorney's Office) and expenses, including investigation fees and expert witness fees, in addition to any other relieve to which that party may be entitled, in any legal action or other proceeding, including an action for declaratory relief, for the enforcement of this Agreement or because of an alleged dispute, breach, default or misrepresentation in connection with this Agreement.

38. Notice. Except as otherwise required by law, a notice or communication authorized or required by this Agreement shall be in writing and shall be deemed received—on (a) the day of delivery if delivered by hand or overnight courier service during City's regular business hours or (b) the third business day following deposit in the United States mail, postage

prepaid—to the addresses listed as “(10) Addresses for Notice” on the Cover Page or at such other address as one party may notify the other in writing.

39. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to be one and the same agreement. A signed copy of this Agreement transmitted by email to Project Managers' emails listed in "(11) Contact Emails" on the Cover Page or by other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement for all purposes.

40. **Severability.** If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date that is written as “(1) Agreement Start Date” on the Cover Page.

MERCY HOUSE

Patti Long, Associate Director	Date
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ATTEST:

Michelle Ascencion, City Clerk Date

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney Date

The City Council must authorize and the Mayor must sign any agreement over \$200,000 annually. The City Manager may authorize and sign any agreement over \$100,000 but up to \$200,000 annually. The Purchasing Manager may authorize and sign any agreement up to \$100,000 annually. A Buyer may authorize and sign any agreement up to \$25,000 annually.

The City requires the following for any contract:

- For a corporation, the signatures of the Board President, CEO or Vice President and of the Board Secretary, Assistant Secretary, CFO or Assistant Treasurer;
 - For an LLC, the signatures of at least two managers of the LLC (company directors, not lower-level managers); or
 - For a partnership, the signature of a partner. If the partnership is a limited partnership, the signer must be a general partner.
- If the company has a different structure, or if the above-listed persons are not the appropriate signers, please submit to the City Attorney legally-binding documentation stating who can sign and bind your company.

SCOPE OF SERVICES EXHIBIT

Consultant will provide homeless shelter services to the City of Oxnard at the current shelter location at 351 South K Street in Oxnard from July 18, 2019 through December 31, 2019. The specific areas in which the Consultant will provide services are (1) Operate and manage homeless shelter 24 hours a day, seven days a week. (2) Provide supervision of shelter managers and staff. (3) Deliver quality homeless shelter services for up to 110 participants per day; (4) Work effectively with City and neighboring jurisdictions to ensure needs and services are coordinated. (5) Work closely with City to improve indoor ADA accessibility and other needed indoor capital improvements at the shelter campus; (6) collaborate with the City of Oxnard and the County of Ventura in the development of a tri-partite agreement governing the operation of the future permanent year-round shelter; and (7) Develop a program and engage in fund-development for the future permanent year-round shelter operation. These areas are detailed with more specificity below:

Shelter Operations: The services provided by Consultant will include the following deliverables:

- Consultant will provide two hot meals per day, a shower and clean bed for shelter participants (facility currently has 100 beds plus ten floor mattresses).
- Consultant will work with case managers, housing navigators, and local homeless social service agency staff to assist shelter participants.
- Consultant will provide 24 hour security service and work to minimize negative impacts within 500 ft. of shelter facility due to any activity conducted by shelter participants or other homeless persons.
- Consultant will employ the necessary staffing to ensure shelter operations provide quality services and hospitality at all times.
- Consultant will maintain a clean, healthy and sanitary shelter facility at all times.
- Consultant will provide storage of acceptable personal belongings; and storage of acceptable material donations, which will be used for the benefit of shelter participants' health, hygiene and personal well-being.
- Consultant will allow personal pets or service animal into the shelter when it can be done in a way that will ensure that the safety of all shelter staff and participants is not threatened.
- Consultant will work with City to identify any and all issues that will need to be addressed before Consultant transitions the TES into a permanent shelter operation under Consultant's management.
- Consultant will provide laundry service for bedding lines, towels, and client clothing. It is the intention of the parties to provide an on-site facility for this purpose. City shall exercise its best efforts to establish such on-site facility, with washers and dryers, by July 18, 2019, or as soon thereafter as practicable.

The Minimum Standard, practices and principles for shelter operational, as set forth in the County of Ventura-City of Oxnard Agreement to Provide Financial Support for Permanent Year-Round Shelter Serving Homeless Individuals and Families, adopted July 2019, are hereby incorporated by reference and agreed by the parties to be applicable to this Agreement.

Capital Improvements and Accessibility Modifications: City and Consultant acknowledge that (1) the future permanent year-round shelter is anticipated to be operated at the site where the current TES is located, but the operation of the shelter at this location is not guaranteed; (2) Consultant has been selected as the operator of that future permanent year-round shelter; (3) the City anticipates gaining site control of the modular buildings adjacent and to the south of the current TES site, for use in the permanent shelter operation, which shall become part of the full shelter campus; (5) the current TES property requires certain capital improvements and accessibility modifications in order to increase its suitability for the permanent shelter operation; and (6) it is possible that the modular units may also require similar capital improvements and accessibility modifications. City will procure accessible restroom and shower facilities on-site prior to July 18, 2019, and City shall be responsible for installation, set-up and rental cost of such facilities for the period prior to July 18, 2019. Consultant shall be responsible for rental and other costs for such facilities commencing on July 18, 2019. Consultant agrees to provide input and design recommendations and be involved in the pre-development phase to determine the type of capital improvements and accessibility modifications that need to be made, both at the current TES site and in the modular units, as the parties move towards the transition into the permanent shelter operation. With respect to this deliverable, Consultant shall provide its input, recommendations, proposals and submission, either in person, by telephone, or email, within five working days, unless the parties agree in advance otherwise.

Development of Future Operating Agreement and Tri-Partite Agreement: The parties acknowledge that the current operations and level of services provided at the shelter facility, under the terms of the On-Boarding Agreement (Agreement No. 8644-19-HO) which expires on July 18, 2019, are not representative of the complete and desirable operations and level of services that are the ultimate goal as the parties transition to a longer-term year-round shelter operation. The purpose of this

current Agreement No. A-8143 is to provide for shelter services from July 18, 2019, through December 31, 2019. It is anticipated, but not guaranteed, that Consultant and City will enter into a successor multi-year operating agreement, to take effect no later than January 1, 2020, for continued operation of a year-round shelter facility consistent with Consultant's increased level of services. Consultant shall collaborate with the City of Oxnard and the County of Ventura to develop, prior to the expiration of this agreement, a tri-partite agreement that will govern the operation of the future permanent year-round shelter.

Fund Development: The parties recognize that additional funding resources will be needed in order to ensure sufficient resources and optimum funding for the future permanent-year found shelter. Consultant will work with the City on developing a Fund Development plan, and shall coordinate with City in applying for grants, which may be applied for jointly or by either party, as deemed most appropriate for each particular grant.

Term of Agreement: July 18, 2019 to December 31, 2019

Compensation: As set forth in Rates and Compensation Exhibit (attached).

RATES AND COSTS EXHIBIT

Compensation: For the term of this agreement, Consultant shall be compensated a not-to-exceed total of \$964,850.00.

Terms of Payment: Consultant shall receive payment of \$150,850.00 no later than July 24, 2019. Thereafter, commencing on August 1, 2019, Consultant shall invoice City on a monthly basis. The payment schedule shall be as follows:

August 12, 2019	\$135,667.00
September 12, 2019	\$135,667.00
October 12, 2019	\$135,667.00
November 14, 2019	\$135,667.00
December 15, 2019	\$135,667.00
January 16, 2020	\$135,665.00

INSURANCE EXHIBIT

REQUEST FOR BUDGET APPROPRIATION - FY19-20

ITEM #M-2

Department: Housing
 Project/Program _____
 Manager: Emilio Ramirez

Date: July 16, 2019
 Phone: 805-385-8094

Reason for Appropriation:

Recognize grant revenue and appropriate funds from the State of California's Homeless Emergency Aid Program (HEAP) sub-granted through the County of Ventura

Accounts and Descriptions

AMOUNT

Fund: STATE/LOCAL MULTI-YEAR GRANTS (219)

Revenues/Transfers In

HOMELESS SVCS-HEAP (Project 775226)

219-51XX-532.72-31 STATE / LOCAL SOURCES / STATE GRANT REVENUES 1,500,000

Sub-total Revenues 1,500,000

Expenditures/Transfers Out

HOMELESS SVCS-HEAP (Project 775226)

219-51XX-804.82-09 CONTRACTS & SERVICES / SVCS-OTHER PROF/CONTRACT 1,500,000

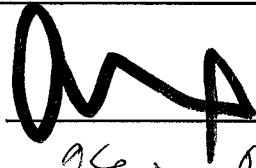
Sub-total Expenditures 1,500,000

Net Change to Fund Balance 0

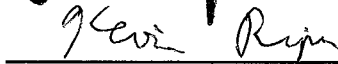
Net Appropriation Change 1,500,000

Approvals

Department Director



Chief Financial Officer



City Manager

REQUIRES CITY COUNCIL AUTHORIZATION

BA# (Finance Use Only) _____

BA DOC.# (Finance) _____

Revised : 2/23/2012

UPDATE ON HOMELESS PROGRAMS

CITY COUNCIL
16 JULY 2019

THE HOMELESS SERVICES TEAM

Mark Alvarado

Karl Lawson

HOUSING DEPARTMENT

Housing Authority
Affordable Housing
Grants Management
Fair Housing
Rent Stabilization
Homeownership
Resident Services



CURRENT HOMELESS EFFORTS

The Five Year Plan

The Homeless Shelter

Downtown Pilot Effort

Street Outreach Team

Permanent Supportive Housing

Tenant Based Rental Assistance



Oxnard Housing Authority



ESTABLISHING A HOMELESS SHELTER

Mercy House of Santa Ana

Extending the Use at the National
Guard Armory

Use of \$964,850 of HEAP Funds

Six Month Operation and a Three
Phase Plan

Finding a Permanent Site

Collaboration with the County of
Ventura



COLLABORATION

City of Oxnard

County of Ventura

Housing Authorities

Non Profit Service Providers

Business Community

Faith Based Community

School Districts



COUNTY OF VENTURA



IDEAS FOR FUTURE EFFORTS

Vocational Retraining

Landlord Liaison

Enforcement

Substance Abuse Treatment

Youth and TAY

Domestic Violence

Funding Sources

Changing the Conversation

Housing First



HOUSING FIRST

Housing Readiness



Housing First



RECOMMENDATION

That the City Council:

1. Receive and file a homeless program update;
2. Waive the City's land use regulations to permit the use of the National Guard Armory as a 24-hour a day shelter through December 31, 2019;
3. Authorize the Mayor to execute Professional Services Agreement A-8143 with Mercy House to provide homeless shelter services; and
4. Approve a \$1,500,000 budget appropriation in Homeless Emergency Aid Program (HEAP) grant funding from the State and Local Grant Fund (219) to Shelter Operations and Downtown Pilot Efforts.



THANK YOU