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. Any materials to be presented at this meeting will be made available electronically 24 hours prior to the meeting, at the end of this agenda. The agenda reports are on the City of Oxnard web site at www.oxnard.org.

CITY OF OXNARD CALIFORNIA

AGENDA
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY

Council Chambers, 305 West Third Street
September 11, 2018
Regular Meeting - 6:00 PM

A. ROLL CALL/POSTING OF AGENDA

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council and Successor Agency.

B. OPENING CEREMONIES

Pledge of allegiance to the flag of the United States.

C. CEREMONIAL CALENDAR

1. SUBJECT: Commendation to Assemblymember Jacqui Irwin for Her Successful Efforts in Obtaining $9.5 Million in State Funding for Emergency Repairs of the Oxnard Wastewater Treatment Plant.

2. SUBJECT: Presentation by Vietnam Veterans of Ventura County to Express Their Appreciation to the City of Oxnard and City Corps for Their Assistance with the Moving Wall.

3. SUBJECT: Presentation of a Proclamation Designating September 15, 2018 as "Coastal Cleanup Day in the City of Oxnard."

D. 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.

E. 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.

F. 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.

City Manager Department

1. SUBJECT: City of Oxnard 2018 Legislative Update Report. (10/10/5)
   RECOMMENDATION: That the City Council: 1) Receive and file the report; and 2) Provide direction regarding Legislative Program amendments for subsequent Council consideration.
   Legislative Body: CC Contact: Jesus Nava Phone: (805) 385-7497

G. 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.

H. 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.

I. INFORMATION CONSENT AGENDA

City Clerk Department

1. SUBJECT: Approval of Minutes.
   RECOMMENDATION: That the City Council approve the minutes of the July 10, 2018 Regular Meeting, July 17, 2018 Regular Meeting, July 18, 2018 Special Meeting, and July 24, 2018 Special and Regular Meetings as presented.
   Legislative Body: CC Contact: Michelle Ascencion Phone: (805) 385-7805

City Manager Department

2. SUBJECT: Resolution Commending Eva Lopez for Over Thirty Years of Service.
RECOMMENDATION: That City Council adopt a resolution commending Eva Lopez for over thirty years of exemplary service to the City of Oxnard.
Legislative Body: CC Contact: Jesus Nava Phone: (805) 385-7497

Cultural and Community Service Department

3. SUBJECT: Recognize Revenue and Appropriate Funds for the Oxnard Performing Arts and Convention Center (PACC).
RECOMMENDATION: That City Council recognize additional revenue of $102,560 to 1) appropriate $37,000 to cover additional activities incurred by year-ending 2018 and 2) reduce General Fund Subsidy by $65,560 for Fiscal Year 2017-18.
Legislative Body: CC Contact: Chelsea Reynolds Phone: 385-8165

Development Services Department

4. SUBJECT: Amended Recognized Obligation Payment Schedule 2018-2019B.
RECOMMENDATION: That the Community Development Commission Successor Agency ("Successor Agency") adopt a resolution adopting an Amended Third Annual Recognized Obligation Payment Schedule for January 1, 2019 - June 30, 2019 ("ROPS 18-19B").
Legislative Body: SA Contact: Ashley Golden Phone: (805) 385-7882

Public Works Department

5. SUBJECT: Award Agreement to Garcia's Landscaping Maintenance, Inc. for On-Call Irrigation System Repairs and Maintenance
RECOMMENDATION: That City Council award and authorize the Mayor to execute a three-year agreement with Garcia's Landscaping Maintenance, Inc. for an amount up to $750,000 for on-call landscape irrigation system repairs and maintenance services.
Legislative Body: CC Contact: Rosemarie Gaglione Phone: (805) 385-8055

6. SUBJECT: First Amendment to A-8014 with KEH & Associates, Inc. for On-Call Engineering Services.
RECOMMENDATION: That City Council approve and authorize the Mayor to execute the First Amendment to Agreement No. A-8014 with KEH & Associates, Inc. to increase the agreement in an amount of $200,000 for a total not-to-exceed amount of $450,000.
Legislative Body: CC Contact: Rosemarie Gaglione Phone: (805) 385-8055

J. REPORTS

City Manager Department

1. SUBJECT: Appointment of Interim Chief Financial Officer. (5/5/5)

RECOMMENDATION: That City Council adopt a resolution temporarily appointing David N. Millican to serve as Interim Chief Financial Officer effective September 12, 2018 for a temporary period until a new Chief Financial Officer is appointed.
Legislative Body: CC Contact: Jesus Nava Phone: (805) 385-7497

Public Works Department

2. SUBJECT: Award Agreement to California Wood Recycling, Inc. D.B.A. Agromin Horticultural Products for Organic Waste Recycling Services (5/5/5)
RECOMMENDATION: That City Council approve and authorize the Mayor to execute a three-year agreement with California Wood Recycling, Inc. d.b.a. Agromin Horticultural Products for up to $4,000,000 to provide organic waste recycling services.
Legislative Body: CC Contact: Rosemarie Gaglione Phone: (805) 385-8055

3. SUBJECT: Budget Appropriation Adjustment for Fuel and Parts in FY 2017/18 (5/5/5)
RECOMMENDATION: That the City Council approve a budget appropriation of $260,000 from General Fund Reserves to Fleet Services FY 2017-18 Operating Supplies Accounts for Shell fuel and NAPA parts/tires invoices
Legislative Body: CC Contact: Rosemarie Gaglione Phone: (805) 385-8055

K. ADJOURNMENT

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Council Business AGENDA ITEM NO.: 1

DATE: September 11, 2018

TO: City Council

FROM: Jesus Nava
Assistant City Mgr

SUBJECT: City of Oxnard 2018 Legislative Update Report. (10/10/5)

CONTACT: Jesus Nava, Assistant City Mgr
Jesus.Nava@oxnard.org, (805) 385-7497

RECOMMENDATION:

That the City Council: 1) Receive and file the report; and 2) Provide direction regarding Legislative Program amendments for subsequent Council consideration.

BACKGROUND

In October 2017, the City of Oxnard contracted Elisabeth Paniagua, Principal of E.P. Consulting Services to conduct an update of the city's Legislative Program and provide ongoing Legislative Liaison services. The previous program had not been updated or given focused attention since 2014, as a result of reductions in city staffing levels.

As the city's Legislative Liaison during the past 10 months, E.P Consulting Services has collaborated to re-establish the city's relationship with federal, state and Ventura County representatives and agencies, while tracking and recommending positions for critical legislation; and advocating for funding opportunities for city projects and programs.

The initial goal for the program was accomplished through the adoption of a new comprehensive 2018 Legislative Program in January 2018, which provided a foundation for the City of Oxnard to take positions on legislative issues it faces and convey its interests at the regional, State and Federal levels. The 2018 Legislative Program identified 12 federal and 14 state policy areas of interest. As a result, the city has been able to be proactive on legislative items and funding opportunities to ensure its interests and concerns are expressed.

An important component of the success of the 2018 Legislative Program has been the fostering of relationships and communication with city management and departments to ensure that legislative concerns and current funding needs for projects and programs are known and documented. As a result of ongoing communication with city departments, we have been able to successfully work hand in hand with the city's federal and state lobbyists to identify possible funding opportunities or seek assistance when critical issues arise that require specific advocacy or intervention.

The following provides a summary of the specific legislative activities and successes during 2018 to date:

- Tracking of over 50 State of California legislation of interest during 2018.
- Meetings in Washington, D.C. with city lobbyist and Congressional representative and Federal agencies to advocate for City of Oxnard projects of interests including:
    - GREAT-Recycled Water Pipeline Phase 2
    - Ormond Beach Conservation and Restoration
    - Halaco Site
    - Economic Development Program
    - Fire Department Programs
- Delegation meetings with State of California Legislators to advocate for City of Oxnard projects of interests including:
    - Oxnard City Corps
    - Downtown Arts Hub
    - Wastewater Treatment Plant
    - Fiber Master Plan
    - Mandalay and Ormond Beach Power Plants
- Federal designation of Opportunity Zones for economic development investment opportunities in specific census tracts with industrial and commercial zoning.
- Sought advocacy for specific State and Federal grants submitted by city departments including:
    - CalVIP (Youth Intervention Program)
    - Fire Grants (Fire Safety and Smoke Detector Program - Swiftwater and Hazardous Rescue Training Program)
- Successful collaborating to secure $9.5 million State grant for emergency repairs of Wastewater Treatment Plant and identification of potential low interest loan program for other immediate repair needs.
- Successful citywide tour with State of California and Congressional representatives to showcase specific infrastructure needs including:
    - Wastewater Treatment Plant
    - Recycled Water Pipeline Phase 2
    - Environmental Resources Facility

In order to continue a proactive approach for 2019, we will continue to track legislative initiatives and any areas of concern to the city and begin the timely update of the 2019 Legislative Program so it is ready for City Council consideration and adoption before the end of

the calendar year. It is our goal to continue to build on the dialogue developed during 2018, with a greater focus to further identify specific programs/ projects across departments that have immediate legislative, funding and collaboration needs.

The State of California legislative session will end on November 30, 2018, and the 2019 State of California legislative session will begin on December 4, 2018. The United States Congressional session will end on December 31, 2018 and the new 2019 Congressional session will begin in early January 2019.

The proposed schedule for the City of Oxnard 2019 Legislative Program update is the following:

- ✓ September: Schedule meetings with City Departments to explore specific areas of need and interest.
- ✓ October and November- Meet with City Council members to receive comments and areas of interest.
- ✓ December- Present 2019 Legislative Program for City Council adoption.

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

Funding for the continuation of the legislative program is contained in the FY2018-19 Adopted Budget (Gen Fund – 101-1001). Any additional funding received as part of the city's legislative requests will enhance the budget for such projects.

Prepared by Jesús Nava, Assistant City Manager.

ATTACHMENTS:

Attachment A: 2018 Legislative Program Update- City of Oxnard 8-17-18

City of Oxnard

2018 Legislative Program Update

Elisabeth V. Paniagua, Principal

E.P. CONSULTING SERVICES

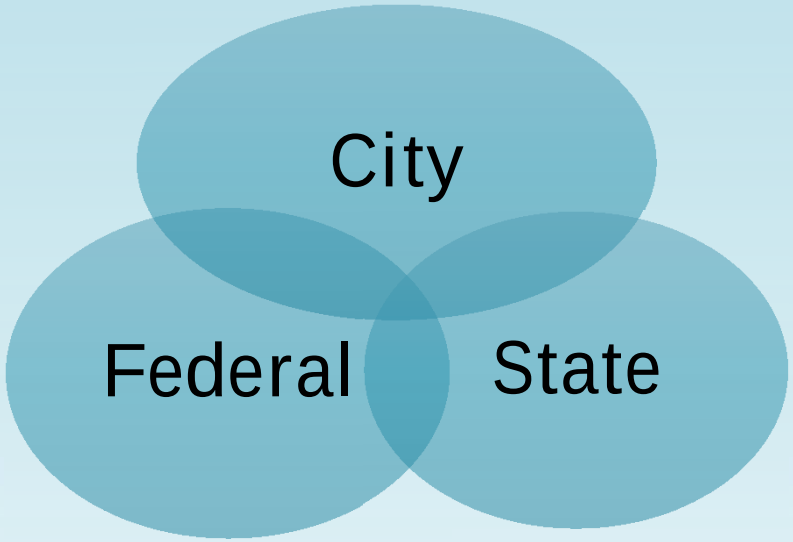
September 4, 2018

Legislative Program Background

- E.P. Consulting Services contracted for comprehensive update and provide ongoing legislative liaison services.
- No legislative program since 2014 due to limited staffing.
- New Focus:
  - Re-establish intergovernmental relations with local county, state and federal representatives and agencies;
  - Track and recommend positions for critical legislation;
  - Advocate for funding opportunities of city projects & programs.

2018 Legislative Program

- Adopted January 2018 with comprehensive inclusion of city policy concerns and funding needs.
- Identified 12 federal and 14 state policy areas of interest.
- Designed as reference document for staff and city council.
- Proactive approach on legislative items and funding opportunities.



Legislative Program Success

- Successful citywide communication and cooperation.
  - City management and key department personnel.
- Continuously represent city concerns and funding needs.
  - Ongoing communication with city, state and federal representatives.
- Successful cooperation and input with city lobbyists to identify funding options and critical items requiring focused advocacy.
  - Mutual team work for city success.

2017-18 Legislative Highlights

- Conducted advocacy meetings with federal representatives and agencies in Washington DC.
  - Recycled Water Pipeline Phase 2
  - Ormond Beach Conservation and Restoration
  - Halaco Site
  - Economic Development Program
  - Fire Department Programs
- Conducted advocacy meetings with state and local county representatives.
  - Oxnard City Corps
  - Downtown Arts Hub
  - Wastewater Treatment Plant
  - Fiber Master Plan
  - Mandalay and Ormond Beach Power Plants

2017-18 Legislative Activities

- Tracked over 50 state legislative items to communicate city positions.
- Federal designation of Oxnard economic development opportunity zones.
- Advocacy and support of State and Federal grants.
- Secure $9.5 million State grant for emergency repairs of Wastewater Treatment Plant and potential low interest loan program for other repairs.
- Conducted a citywide tour with California and Congressional representatives to showcase specific infrastructure needs.

Looking Forward 2018-19

- Continue to track policy/ areas of concern that impact city.
- Begin preparing for upcoming legislative year with timely update of a legislative program.
- Continue to identify specific programs/projects that have immediate legislative, funding and collaboration needs.

- Proposed Schedule:
  - September-
    - Meet with departments to explore specific areas of need.
  - October to November-
    - Meet with City Council to receive comments.
  - December-
    - Present 2019 Legislative Program for City Council adoption.

Thank you!

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	**CITY COUNCIL** **AGENDA REPORT**	**TYPE OF ITEM: Info/Consent** **AGENDA ITEM NO.: 1**

DATE: September 11, 2018

TO: City Council

FROM: Michelle Ascencion
City Clerk

SUBJECT: Approval of Minutes.

CONTACT: Michelle Ascencion, City Clerk
Michelle.Ascencion@oxnard.org, (805) 385-7805

RECOMMENDATION:

That the City Council approve the minutes of the July 10, 2018 Regular Meeting, July 17, 2018 Regular Meeting, July 18, 2018 Special Meeting, and July 24, 2018 Special and Regular Meetings as presented.

STRATEGIC PRIORITIES:

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

FINANCIAL IMPACT:

There is no financial impact.

ATTACHMENTS:

A: Minutes 07.10.2018 CC regular meeting

B: Minutes 07.17.2018 CC regular meeting

C: Minutes 07.18.2018 CC special meeting

D: Minutes 07.24.2018 CC special meeting

E: Minutes 07.24.2018 CC,HA regular meeting

M I N U T E S
OXNARD CITY COUNCIL
Regular Meeting
July 10, 2018

A. ROLL CALL/POSTING OF AGENDA

At 4:32 p.m., Mayor Flynn called to order the regular meeting of the Oxnard City Council 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 Bryan A. MacDonald, Oscar Madrigal, Bert Perello, Mayor Pro Tem Carmen Ramirez, and Mayor Tim Flynn were present.

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

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS (None received.)

C. CLOSED SESSION

Mayor Flynn read the following closed session statement:

"The City Council will recess to a closed session, pursuant to Government Code section 54957(b)(1), evaluation of public employee, City Manager."

At 4:33 p.m., the City Council recessed to a closed session. At 5:04 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.

D. OPENING CEREMONIES

The flag salute was followed by a moment of silence.

Additional staff members present at this time were Jesús Nava, Assistant City Manager; Ashley Golden, Interim Assistant City Manager; Darwin Base, Fire Chief; Arturo Casillas, Housing Director; Scott Whitney, Police Chief; Lisa Boerner, Purchasing Manager; Sandra Burkhart, Special Districts Administrator; Jay Duncan, Public Works Customer Services Manager; Kathleen Mallory, Planning Division Manager; Deanne Purcell, Assistant Chief Financial Officer; Chelsea Reynolds, Interim Cultural and Community Services Director; Kenneth Rozell, Assistant City Attorney; Denise Shadinger, Police Commander; and Karen Moore, Assistant City Clerk.

E. CEREMONIAL CALENDAR

1. SUBJECT: Oath of Office for City Manager Alexander Nguyen.

The City Clerk administered the oath of office to the City Manager. The Council and Mayor made some remarks and the City Manager made some remarks.

The meeting took a brief break from 5:15 p.m. to 5:27 p.m. Public comments for the new City Manager were received from Laura Reige, Yvonne Gutierrez, Ailien Dang, Roy Prince, Manuel

Herrera, Edward Castillo, Lupe Anguiano, Danny Carrillo, Julie Pena, Karl Lawson, Peggy Rivera, Cynder Sinclair, Genevieve Flores-Haro, and Dan Pinedo.

F. APPOINTMENT ITEM

Finance Department

1. SUBJECT: Corrective Action Plan Update.
RECOMMENDATION: That the City Council receive and file an update on the City's adopted Corrective Action Plan (CAP), which concerns the 135 audit findings stemming primarily from the FY2015 annual audit.

The Assistant Chief Financial Officer gave a report. Public comments were received from Phillip Molina. Discussion ensued among the Council and staff. No action was taken.

G. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Jackie Tedeschi (invited City Manager to attend Inter-Neighborhood Council Organization meetings), Steve Nash (family separation at the border), Woodrow Thomas Sr. (status of his claims against the city), Martin Jones (city's past audits), Manuel Herrera (city's budget issues and management problems), Francisco Zapien (parking at Villa Victoria Apartments), Michael Gleason (interaction with city staff, landscape maintenance districts), Brian Paumier (invited City Manager to visit the Carnegie Art Museum), Edward Castillo (accountability and transparency), Ymelda Estrada (parking at Villa Victoria Apartments), Daniel Kalbacher (issue with gate near his complex), Julie Kalbacher (issue with gate near her complex), Larry Barbarine (veteran memorial exhibits, recent gang murders, "opportunity zones"), Elena Salaverria (parking issues in the neighborhoods around Doris Avenue), Daniel Chavez Jr. (accountability and transparency), and Greg Runyon (homelessness).

H. REPORT OF CITY MANAGER

Public comments were received by Larry Stein (seeking responses to his budget questions from the City Manager's office).

I. CITY COUNCIL REPORTS

Councilmember Madrigal commented on parking issues in the city and the need for curb cuts, the recent Downtown end-of-the-year celebration, the La Colonia neighborhood meeting, a "Families Belong Together" rally in Camarillo, illegal fireworks, a concert and dance at Palm Vista Senior Center, the City Clerk's candidate education session, recent homicides in the city and the need to reach the youth in the community.

Mayor Pro Tem Ramirez commented on the need to reach the youth in the community, curbing gun violence, the recent League of Cities conference, a rally in support of immigrants, and the City Manager's contract.

Councilman MacDonald commented on recently hosting visiting exchange students in his home, and announced upcoming meetings of the Gold Coast Transit board, Fiscal Policy Task Force, Utilities Task Force, Ventura County Transportation Commission, and the LOSSAN board.

Councilmember Perello commended the City Corps members who assisted with the recent Vietnam Memorial Wall exhibit, an upcoming Ventura County Military Collaborative meeting, recent homicides in the city and community involvement, an upcoming Channel Islands Harbor task force meeting, parking problems at Villa Victoria, the City Clerk's candidate education session, and the city's financial issues.

Mayor Flynn commented on neighborhood councils initiating parking permit programs, and utilitzing senior volunteers to intervene for at-risk youth. The Police Chief gave a brief report about the recent homicides in the city.

J. REVIEW OF INFORMATION/CONSENT AGENDA

Items L-1, L-3, L-9, and L-15 were discussed among the Council and staff.

K. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from Armando Vasquez, Rebecca Madigan, Michael Gleason, Margaret Cortese, Jackie Tedeschi, Dan Pinedo, and Barbara Macri-Ortiz.

L. INFORMATION/CONSENT AGENDA

City Attorney Department

1. SUBJECT: Response to Grand Jury Report - Campaign Signs.

(This item was tabled until the next meeting.)

City Manager Department

2. SUBJECT: Agreements for City Council Review.
RECOMMENDATION: That City Council, pursuant to Ordinance No. 2835, and Resolution No. 13,932, approve and authorize the City Manager to execute the following agreements/contracts and change orders/amendments in amounts more than $25,000 but no more than $250,000:
A. Tomahawk Strategic Solutions (8092-17-FI) to provide tactical emergency training services ($13,500).
B. Granite Construction (Purchase Order No. 6924) for hot asphalt material for street pavement repair ($200,000).
C. Vulcan Materials (Purchase Order No. 6912) for hot asphalt material for street pavement repair ($50,000).
D. WBCP, Inc. (8198-18-CO) to close out City Manager Executive Recruiter contract ($2,620).

Cultural and Community Services Department

3. SUBJECT: Cultural Arts Grants.
RECOMMENDATION: That the City Council approve the disbursement of recommended grant awards from the Art in Public Places fund to Oxnard-based legacy and emerging

organizations and Oxnard-based artists (emerging, mid-career and collaborative) named in Attachment A, as part of the 2018/19 Cultural Arts Grant program.

Finance Department

4. SUBJECT: City of Oxnard General Fund Loan to LMD 31 Rancho De La Rosa.
RECOMMENDATION: That City Council approve and authorize:
1. The Mayor to execute Agreement No. A-8072 between the City of Oxnard and Landscape Maintenance District 31 – Rancho De La Rosa for a loan in the amount of $45,000 plus 2.9% interest to fund the replacement of fencing at LMD 31 Rancho De La Rosa;
2. The obligation created by this Agreement as memorialized by the Promissory Note and the Chief Financial Officer is authorized to effectuate this loan;
3. A budget appropriation in the amount of $45,000 to LMD 31 Rancho De La Rosa (Fund 157) for replacement of fencing (Fenceworks, Inc. 8242-18-FN).

5. SUBJECT: Annual Report on Development Impact Fees.
RECOMMENDATION: To receive and file the annual development impact fee report (AB1600) to the City Council for the fiscal year ended June 30, 2017.

Fire Department

6. SUBJECT: Agreement Amendment - Coastal Occupational Medical Group.
RECOMMENDATION: That City Council approve the first amendment to Agreement 7153-15-FI with Coastal Occupational Medical Group in the amount of $300,000 for pre-employment and annual medical examinations as part of the Fire Department's Wellness Program and to provide consultation and treatment following communicable disease exposures.

7. SUBJECT: Agreement Amendment - Performance Wellness.
RECOMMENDATION: That City Council approve the First Amendment to Agreement 7152-15-FI with Performance Wellness and Injury Prevention, Inc. in the not to exceed amount of $280,000 for Fitness Services (quarterly and annual evaluations) as part of the Fire Department's Wellness/Fitness Program.

8. SUBJECT: Oxnard Fire Department to Offer Advanced Life Support Services.
RECOMMENDATION: That City Council:
1. Adopt **Resolution No. 15,156** authorizing the Oxnard Fire Department to participate in the Ventura County Emergency Medical Services Agency Advanced Life Support (ALS) System;
2. Approve and authorize the City Manager to execute a three-year Agreement 8283-18-FI with Dr. Todd Larsen in the amount of $121,290, not to exceed $40,430 per year; and
3. Approve and authorize the Mayor to execute Agreement A-8092 with Ventura County Emergency Medical Services Agency, a no-cost agreement, to allow Oxnard to participate in the County Emergency Medical Services system.

Police Department

9. SUBJECT: MOUs with School Districts.
RECOMMENDATION: That City Council approve and authorize the City Manager to

execute the cost-sharing memoranda of understanding (MOU's) between the: Rio School District (RSD), Hueneme School District (HSD), Oxnard School District (OSD), and the Oxnard Union High School District (OUHSD) for the School Resource Officer (SRO) Program.

10. SUBJECT: Response to Grand Jury Report Titled "Grand Jury Annual Detention 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 Report titled "Grand Jury Annual Detention Report" dated May 16, 2018, in the form included as Attachment B.

Public Works Department

11. SUBJECT: Award Contract for Desalter Reverse Osmosis Membrane Procurement Project PW 18-25.
RECOMMENDATION: That City Council award and authorize the Mayor to execute Purchase Order No. 6788 in the amount of $415,426 for the Desalter Reverse Osmosis Membrane Procurement Project PW 18-25 with Toray Membrane USA, Inc.

12. SUBJECT: Approve the First Amendment to Agreement A-7929 with Univar USA, Inc.
RECOMMENDATION: That City Council approve and authorize the Mayor to execute the First Amendment with Univar USA, Inc. for the increased cost per gallon for chemicals.

13. SUBJECT: Hazard Mitigation Grant Program Application Resolution and Agreement.
RECOMMENDATION: That City Council:
1. Adopt **Resolution No. 15,157** authorizing the City Manager to submit applications up to $15,030,000 in California Governor's Office of Emergency Services (Cal OES) grant funds; and
2. Award and authorize the Mayor to execute Agreement No. 8231-18-PW with M6 Consulting in the amount of $175,000.

14. SUBJECT: Purchase Order with Accent Wire for Supply and Delivery of Material Recovery Facility Baling Wire.
RECOMMENDATION: That City Council approve and authorize the Mayor to execute a purchase order with ADSG, Inc. dba Accent Wire-Tie, in an amount not to exceed $400,000 for supply and delivery of baling wire for recyclables for a three year term, effective June 1, 2018, to May 31, 2021.

15. SUBJECT: Utility Rate Assistance Program.
RECOMMENDATION: That the City Council:
1. Receive an update on the first year of "Project Assist" that began July 1, 2017;
2. Approve the second year of the utilities rate assistance program called Project Assist, effective July 1, 2018, to assist low-income Oxnard residential customers, and authorize staff to grant financial relief equal to a $10.00 credit for the monthly utility service charged to customers who meet the eligibility requirements discussed in Resolution No. 15,008, adopted by Council on April 25, 2017; and
3. Authorize staff to direct up to $100,000 in Fiscal Year 2018-2019 from penalty fees charged to current customers who pay their bills late to fund Project Assist.

It was moved by Mayor Pro Tem Ramirez, seconded by Mayor Flynn, to table Item L-1 until the next meeting. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor, the motion carried 5-0.

It was moved by Councilman MacDonald, seconded by Mayor Pro Tem Ramirez, to approve the remaining Information/Consent items (L-2 through L-15) as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor, the motion carried 5-0.

M. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Appeal of Planning Commission's Decision on Planning and Zoning Permit No. 17-400-04 (Coastal Development Permit); Beachfront Residence at 1125 Capri Way (APN191-0-091-045).
   RECOMMENDATION: That City Council adopt **Resolution No. 15,158** upholding the Planning Commission's approval of Planning and Zoning Permit No. 17-400-04 (Coastal Development Permit), subject to certain findings and conditions set forth in Planning Commission Resolution No. 2018-11.

The City Clerk announced the affidavit of publication and stated that four written communications had been received. The Planning Division Manager gave a report. The appellants, David and Faith Grant, gave a report. Attorney Ted Schneider and architect Martha Picciotti gave reports on behalf of the applicants, Jeff and Rita Weiss.

Mayor Flynn opened the public testimony portion of the public hearing. Public comments were received from Matthew Winegar, Ken Tratner, Brian Dror, and Larry Stein.

Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Mayor Pro Tem Ramirez, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

Housing Department

2. SUBJECT: Public Hearing 2013-17 Consolidated Plan (Extending the Plan for an Additional Two Plan Years, 2018 and 2019); FY2018-19 CDBG, HOME, and ESG Annual Action Plan Funding Recommendations; and Amended Citizens' Participation Plan.
   RECOMMENDATION: That the City Council:
   1. Conduct a public hearing to consider public testimony regarding project funding recommendations for use of entitlement grant funds;
   2. Approve the 2018 Annual Action Plan (AAP) with final recommended use of funds for the three entitlement grants, Community Development Block Grant (CDBG), Home Investments Partnership (HOME) grant and the Homeless Emergency Solutions Grant (HESG);
   3. Approve the 2nd amendment to the 2013-17 Consolidated Plan (ConPlan), extending

the plan for an Additional Two Plan Years, 2018 and 2019;
4. Approve an Amended Citizens' Participation Plan (CPP);
5. Authorize the City Manager to make any changes to the AAP, Consolidated Plan, and amended CPP, as directed by the City Council, including amending any budget appropriations approved by the City Council and requiring amendment to reflect the additional federal funding received.
6. Authorize the City Manager to execute the required applications, certifications, and other pertinent documents for the submission of the ConPlan and AAP to the U.S. Department of Housing and Urban Development (HUD);
7. Authorize the City Manager to execute HUD agreements and sign all agreements for the implementation of the ConPlan and AAP including subrecipients, interdepartmental, and intradepartmental agreements.

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

Mayor Flynn opened the public testimony portion of the public hearing. Public comments were received from Cynder Sinclair, Pastor Sam Gallucci, Molly Corbett, Hank Laubacher, Barbara Macri-Ortiz, Steve Nash, Larry Stein, Ed Espinoza, Laura Kirchnoit, and Pat Brown.

Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council and staff.

It was moved by Mayor Pro Tem Ramirez, seconded by Councilmember Madrigal, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

(As it was after 10:00 p.m., the City Council voted unanimously for the following items to be heard.)

N. REPORTS

Police Department

1. SUBJECT: 2018/2019 Agreement with Ventura County Animal Services (VCAS) for Sheltering of Animals.
RECOMMENDATION: That City Council:
1. Receive a report from staff on animal safety services within the City.
2. Approve and authorize the Mayor to execute a one year-agreement A-8082 with the County of Ventura's Public Health Agency for animal sheltering services, in an amount not to exceed $1,948,039.12 for Fiscal Year 2018-2019

The Police Commander gave a report. Public comments were received from Julie Kalbacher, Daniel Kalbacher, Jenny Walsh, and Larry Stein. Discussion ensued among the Council and staff.

It was moved by Councilman MacDonald, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

Fire Department

2. SUBJECT: Purchase of Two (2) Fire Engines.
RECOMMENDATION: That City Council approves and authorizes the Mayor to execute a purchase order (Requisition #3999) in the amount of $1,360,900.43 for the purchase of two (2) fire engines from South Coast Fire Equipment.

The Fire Chief gave a report. Public comments were received from Larry Stein, Jackie Tedeschi, and Pat Brown. Discussion ensued among the Council and staff.

It was moved by Mayor Pro Tem Ramirez, seconded by Councilmember Madrigal, to approve the recommended action as presented [a memorandum distributed to the Council corrected the purchase order amount to $1,397,088.43, to include an additional warranty]. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

CONTINUATION OF PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Public comments were received from Larry Stein (cars racing through the Lemonwood neighborhood).

O. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Flynn adjourned the meeting at 11:02 p.m.

MICHELLE ASCENCION, CMC
City Clerk

TIM FLYNN
Mayor

M I N U T E S
OXNARD CITY COUNCIL
Regular Meeting
July 17, 2018

A. ROLL CALL/POSTING OF AGENDA

At 5:01 p.m., Mayor Flynn called to order the regular meeting of the Oxnard City Council 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 Bryan A. MacDonald, Oscar Madrigal, Bert Perello, Mayor Pro Tem Carmen Ramirez, and Mayor Tim Flynn were present.

Staff members present were Alexander Nguyen, City Manager; Stephen Fischer, City Attorney; Jesús Nava, Assistant City Manager; Ashley Golden, Interim Assistant City Manager; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

Public comments were received from Shirley Godwin and Jackie Tedeschi.

C. CLOSED SESSION

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 title of the litigation being discussed is City of Oxnard; et al. v. Aaron Starr.

The City Council will also recess to a closed session, pursuant to Government Code section 54956.9(d)(1), to confer with its attorneys. The title of the litigation being discussed is Aaron Starr and Nancy Pedersen v. City of Oxnard."

At 5:07 p.m., the City Council recessed to a closed session. At 6:08 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.

D. OPENING CEREMONIES

The flag salute was followed by a moment of silence.

Additional staff members present at this time were Roger Brooks, Code Compliance Manager; Karl Lawson, Housing Compliance Services Manager; Kathleen Mallory, Planning Division Manager; Thien Ng, Assistant Public Works Director; Eric Sonstegard, Assistant Police Chief; Jason Zaragoza, Deputy City Attorney;

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Commendation to Future Leaders of America and Oxnard Union High School District for Aligning Graduation Courses with College Entrance Requirements.

Mayor Flynn and OUHSD Trustees Dr. Gary Davis and Karen Sher made some remarks. The Council presented certificates to the Future Leaders of America members.

2. SUBJECT: Presentation of a Commendation to the Public Works Employees who Repaired the 48-Inch Pipeline Bypass.

The Assistant Public Works Director gave a short presentation with a video. The Council presented certificates to the Public Works employees responsible for making the repair.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Jerry Lucero (recommends dog park at Rio Lindo Park), Woodrow Thomas Sr. (status of his claims against the City), Jim Carr (weeds and debris in the medians), Jackie Tedeschi (recap of recent INCO general meeting, water conservation), Christopher Moore (Public Utilities Commission Ventura County Liaison, energy efficiency and conservation), Jeff Burum (financial accounting and reporting), Yolanda Galvez (recommends a parking permit program in her neighborhood), Angel Garcia (youth intervention), Paul Lemos (family's celebration of 50 years of residency in Oxnard), and Pat Brown (traffic problems on Wooley Road near Anterra, upcoming Wings Over Camarillo air show).

G. REPORT OF CITY MANAGER

The City Manager announced that standing community meetings are available on the city's website and a City Council special meeting will be held July 18, 2018 to tour various Public Works infrastructure facilities.

H. CITY COUNCIL REPORTS

Councilmember Madrigal announced upcoming meetings of the Carnegie Museum board and the Downtown Improvement task force, and that nominations are open for the November election. He commented on a recent article about the cost of living in Oxnard and other cities, and that he prefers curb cuts over permit parking programs.

Mayor Pro Tem Ramirez commented on speed bumps, upcoming PACC Board and LAFCO meetings, concern over the Anterra application for a 30-year permit extension, clean water, recruitment for the Clean Power Alliance's Community Advisory Group, the upcoming Oxnard Salsa Festival, and children who have not yet been reunited with their families after being separated at the U.S./Mexico border.

Councilman MacDonald reported on attending a recent LOSSAN meeting in San Luis Obispo.

Councilmember Perello commented on the Anterra permit extension, a recent apprenticeship training for the local electrical workers union, water conservation, get-well wishes for Officer Mike Johnson, a recent Channel Islands Harbor Task Force meeting, an upcoming meeting with the County CEO, and a recent Utilities Task Force meeting.

Mayor Flynn announced he will be absent for the next City Council meeting and that future meeting agendas should be made available earlier, and recommended the use of Council committees to streamline future meetings.

I. REVIEW OF INFORMATION/CONSENT AGENDA (None.)

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA (None received.)

K. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Approval of Minutes.
   RECOMMENDATION: That the City Council approve the minutes of the June 12, 2018 Regular Meeting and June 13, 2018 Special Meeting as presented.

City Manager Department

2. SUBJECT: Resolution of the City Council of the City of Oxnard Amending Resolution No. 15,152 (Authorization of Full-Time Equivalent Positions).
   RECOMMENDATION: That City Council adopt **Resolution No. 15,159** amending the Position Control Resolution for the City of Oxnard related to the Special Districts Division moving from the Finance Department to the Public Works Department.

Human Resources Department

3. SUBJECT: Second Amendment - York Insurance Services.
   RECOMMENDATION: That City Council approve and authorize the Mayor to execute a Second Amendment to Agreement No. 7494-16-FN with York Insurance Services Group, Inc. in the amount of $195,000, to a total value of $585,000 for liability claims administration and adjustment services.

It was moved by Councilman MacDonald, seconded by Councilmember Madrigal, to approve the Information/Consent items as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor, the motion carried 5-0.

L. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Planning and Zoning Permit No. 17-500-17 (Special Use Permit) for the Property Located at 633 Ventura Boulevard (Dioji Dog Daycare).
   RECOMMENDATION: That the City Council adopt **Resolution No. 15,160** approving Planning and Zoning Permit Number 17-500-17 (Special Use Permit), subject to certain findings and conditions.

The City Clerk announced the affidavit of publication and stated that two written communications had been received.

The Planning Division Manager gave a report. Applicant Stephen Heinze also gave a report.

Mayor Flynn opened the public testimony portion of the public hearing. No public comments were

received. Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council, staff, and Mr. Heinze.

It was moved by Mayor Pro Tem Ramirez, seconded by Councilmember Madrigal, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

Housing Department

2. SUBJECT: TEFRA Hearing - Garden City Special Needs Housing.
   RECOMMENDATION: That the City Council:
   1. Hold a public hearing regarding the issuance of up to $5,250,000 of multifamily housing revenue bonds by the California Municipal Finance Authority to finance the development and construction of the Garden City Special Needs Housing Project, a 30-unit special needs rental housing project to be built at 5600/5690 Cypress Road, Oxnard CA; and
   2. Adopt **Resolution No. 15,161** approving the issuance of bonds.

The City Clerk announced the affidavit of publication and stated that no written communications had been received. The Housing Compliance Services Manager gave a report.

Mayor Flynn opened the public testimony portion of the public hearing. No public comments were received. Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council, staff, Ben Barker of the California Municipal Finance Authority, and attorney Barbara Macri-Ortiz, on behalf of applicant Lorenzo Castillo.

It was moved by Mayor Pro Tem Ramirez, seconded by Councilman MacDonald, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

M. REPORTS

City Attorney Department

1. SUBJECT: Response to Grand Jury Report - Campaign Signs.
   RECOMMENDATION: That City Council authorizes the Mayor, the City Clerk, and the City Attorney to respond, on behalf of the City Council, to the Grand Jury report titled "Campaign Signs" dated April 5, 2018, in the form included as Attachment A.

The City Attorney gave a report. Public comments were received from Barbara Macri-Ortiz. Discussion ensued among the Council and staff.

It was moved by Councilman MacDonald, seconded by Mayor Pro Tem Ramirez, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

(The Council considered Item M-3 next.)

Development Services Department

3. SUBJECT: Safe Homes Safe Families Program Ordinances and Resolution.
RECOMMENDATION: That City Council:
1. Approve the first reading by title only and waive further reading of an ordinance adding Article XXVII to Chapter 14 of the Oxnard City Code to establish a Safe Homes Safe Families, Repeat Offender Program;
2. Approve the first reading by title only and waive further reading of an ordinance repealing uncodified Ordinance No. 2726, and adding Article XXVI to Chapter 14 of the Oxnard City Code to establish Tenant Relocation Assistance;
3. Approve the first reading by title only and waive further reading of an ordinance adding Article XXVIII to Chapter 14 of the Oxnard City Code related to substandard and improper occupancies; and
4. Adopt **Resolution No. 15,162** amending the fee schedule for civil fines to include fines for properties registered in the Safe Homes Safe Families Program, and substandard conditions and improper occupancy fines.

The Interim Assistant City Manager gave a report. Public comments were received from Barbara Macri-Ortiz, Dan Pinedo, Pat Brown, Woodrow Thomas Sr., and Jackie Tedeschi. Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Mayor Pro Tem Ramirez, to approve the recommended action as presented. Councilman MacDonald made a friendly amendment to Recommendation #3 to add to the end of Section 14-110 "…or as defined in California Civil Code 1941 et seq." which was accepted by the motion maker and seconder. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

2. SUBJECT: Alcohol Possession and Consumption Ordinance.
RECOMMENDATION: That City Council approve the first reading by title only and waive further reading of an ordinance amending Chapter 7, Article VIII, Section 7-125 of the Oxnard City Code regulating alcohol possession and consumption in public places.

The Deputy City Attorney gave a report. Public comments were received from Dana Aten. Discussion ensued among the Council and staff.

It was moved by Councilman MacDonald, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: Flynn, MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 5-0.

Police Department

4. SUBJECT: Gang Membership Determination Ordinance.
RECOMMENDATION: That City Council approve the first reading by title only and waive further reading of an ordinance amending Chapter 7 of the Oxnard City Code to establish a hearing process to determine whether individuals are active gang members of a criminal street gang subject to a lawful gang injunction.

The Assistant Police Chief and Ventura County Chief Assistant District Attorney Michael Schwartz gave reports. Public comments were received from Sean Garcia-Leys, Francisco Romero, Armando Vasquez, Barbara Macri-Ortiz, Pat Brown, Dana Aten, and Julie Medina.

Discussion ensued among the Council and staff. Further public comments were received from Woodrow Thomas Sr. The Council agreed to postpone the item to allow for more community conversations about the gang ordinance. No action was taken.

N. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Flynn adjourned the meeting at 10:44 p.m.

MICHELLE ASCENCION, CMC City Clerk	TIM FLYNN Mayor

M I N U T E S
OXNARD CITY COUNCIL
Special Meeting
July 18, 2018

A. ROLL CALL/POSTING OF AGENDA

At 10:41 a.m., the City Clerk called to order the special meeting of the Oxnard City Council at the City of Oxnard Wastewater Treatment Plant, 6001 South Perkins Road, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Councilmembers Bryan A. MacDonald, Oscar Madrigal, and Bert Perello were present (Mayor Pro Tem Carmen Ramirez and Mayor Tim Flynn were absent).

Staff members present were Alexander Nguyen, City Manager; Jesús Nava, Assistant City Manager; Ashley Golden, Interim Assistant City Manager; Rosemarie Gaglione, Public Works Director; Omar Castro, Water Division Manager; Vincent Ines, Interim Wastewater Operations Manager; Jeff Miller, Wastewater Collection and Maintenance Manager; Thien Ng, Assistant Public Works Director; Jeff Palacio, Wastewater Maintenance Supervisor; Todd Vasquez-Housley, Environmental Resources Division Manager; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS (None received.)

C. CITY COUNCIL BUSINESS

City Manager Department

1. SUBJECT: Infrastructure Facilities Tour.
RECOMMENDATION: The City Council will visit the sites listed below to accompany the City of Oxnard's California Legislative delegation on a tour of the city's utility plants and equipment:

10:00 a.m.	Greetings and Introductions: 300 W. Third Street, 4th Floor
10:15 a.m.	Board Tour Bus: 300 W. Third Street
10:30-11:30 a.m.	First Stop: Wastewater Treatment Plant: 6001 S. Perkins Road
11:30-12:30 p.m.	Second Stop: Lunch and Presentation - "Overview of Needed Infrastructure Improvements for Each of the Facilities": Advanced Water Purification Facility - 5700 S. Perkins Road
12:30-1:15 p.m.	Tour of Advanced Water Purification Facility
1:30-1:45 p.m.	Third Stop: New Water Well Site Tour: Campus Park - 350 So. K St.
2:00-2:50 p.m.	Fourth Stop: Environmental Resources: 111 S. Del Norte Boulevard
3:00 p.m.	End Tour at City Hall: 300 W. Third Street

A quorum of City Council Members was present from 10:41 a.m. (at the Wastewater Treatment Plant) until 1:10 p.m. (at the Advanced Water Purification Facility). No action was taken.

N. ADJOURNMENT

Without objection, the meeting was adjourned at 1:10 p.m.

MICHELLE ASCENCION, CMC
City Clerk

TIM FLYNN
Mayor

M I N U T E S
OXNARD CITY COUNCIL
Special Meeting
July 24, 2018

A. ROLL CALL/POSTING OF AGENDA

At 4:01 p.m., Mayor Pro Tem Ramirez called to order the special meeting of the Oxnard City Council 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 Bryan A. MacDonald, Oscar Madrigal, Bert Perello, and Mayor Pro Tem Carmen Ramirez were present (Mayor Tim Flynn was absent).

Staff members present were Alexander Nguyen, City Manager; Jesús Nava, Assistant City Manager; Kenneth Rozell, Assistant City Attorney; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS (None received.)

C. CLOSED SESSION

Mayor Pro Tem Ramirez read the following closed session statement:

"In accordance with Government Code section 54956.9(d)(2), a point has been reached where, in the opinion of City Council on the advice of its Assistant 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."

At 4:04 p.m., the City Council recessed to a closed session. At 4:32 p.m. the City Council reconvened in open session in the Council Chambers. The Assistant City Attorney announced that there were no reportable actions out of closed session.

D. ADJOURNMENT

There being no further business on the agenda, and without objection, the meeting was adjourned at 4:32 p.m.

MICHELLE ASCENCION, CMC
City Clerk

TIM FLYNN
Mayor

M I N U T E S
OXNARD CITY COUNCIL
Regular Meeting
July 24, 2018

A. ROLL CALL/POSTING OF AGENDA

At 4:32 p.m., Mayor Pro Tem Ramirez 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 Bryan A. MacDonald, Oscar Madrigal, Bert Perello, and Mayor Pro Tem Carmen Ramirez were present (Mayor Tim Flynn and Housing Commissioners Jose Andrade and Francisco Vega were absent).

Staff members present were Alexander Nguyen, City Manager; Jesús Nava, Assistant City Manager; Kenneth Rozell, Assistant City Attorney; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS (None received.)

C. CLOSED SESSION

Mayor Pro Tem Ramirez 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 title of the litigation being discussed is City of Oxnard. v. Mayer Hoffman McCann P.C."

At 4:33 p.m., the City Council recessed to a closed session. At 5:06 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.

Additional staff present at this time were: Arturo Casillas, Housing Director; Jason Benitez, Assistant Police Chief; Jason Zaragoza, Deputy City Attorney; and Karen Moore, Assistant City Clerk.

D. APPOINTMENT ITEMS

Police Department

1. SUBJECT: Homelessness and Anti Vagrancy Efforts.
   RECOMMENDATION: That City Council receive and file a report from the Police Department and the City Attorney's Office regarding efforts to address homelessness and vagrancy, and provide feedback to staff.

The Assistant Police Chief and Deputy City Attorney gave a report. Public comments were received from Walter Snyder, Abel Ramirez Magana, Barbara Macri-Ortiz, Woodrow Thomas Sr., Peggy Rivera, and Cynder Sinclair. Discussion ensued among the Council and staff. No action was taken.

Housing Department

2. SUBJECT: Partnership to Address Homelessness.
RECOMMENDATION: That the City Council:
1. Authorize the Mayor to sign a letter of intent expressing the City's support to partner with the County of Ventura on the development and operations of a year-round homeless shelter; and
2. Direct the City Manager and Housing Director to work with Ventura County to develop a detailed agreement to be scheduled for City Council consideration as soon as possible.

The Housing Director gave a report. Public comments were received from Walter Snyder, Pat Brown, Barbara Macri-Ortiz, Julie Pena, and Woodrow Thomas Sr. Discussion ensued among the Council and staff.

It was moved by Councilman MacDonald, seconded by Councilmember Madrigal, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

E. OPENING CEREMONIES

The flag salute was followed by a moment of silence.

Additional staff members present at this time were Deanne Purcell, Interim Chief Financial Officer; Phillip Molina, City Treasurer; and Justin Link, Transportation Services Manager;

F. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of **Resolution No. 15,163** to Tammy Gutierrez for Over Twenty-Nine Years of Outstanding Service to the City of Oxnard.

Mayor Pro Tem Ramirez read the proclamation and presented it to Ms. Gutierrez, who made some remarks and thanked the Council. Public comments were received from Mary Diamond.

It was moved by Councilmember Perello, seconded by Councilman MacDonald, to adopt the resolution as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

G. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Walter Snyder (discrimination in housing and employment), Karl Lawson (outgoing Oxnard Mid-Managers Association President), Justin Link (newly elected Oxnard Mid-Managers Association President), Woodrow Thomas Sr. (status of his outstanding claims against the city), Peggy Rivera (candidate for City Council District 5), Carolina Gallardo-Magana (candidate for City Council District 6), Claire Grasty (Ventura County Transportation Commission "College Ride" Program), Jackie Tedeschi (parking restrictions during the Cowboys Training Camp), Lawrence Stein (parking enforcement and speed control in his neighborhood), Armando Vazquez (Acuna Art Collective upcoming event, gang injunction), Rich Rollins (Oxnard Tennis Center), Ashleigh Clendening (2018 Ventura County Fair poster), Raymond Baldhosky

(Oxnard Tennis Center), Peter Ray (Oxnard Tennis Center), Carolyn Mullin (upcoming events at the Oxnard PACC), Julie Kalbacher (fence at Orbella neighborhood), Daniel Kalbacher (Oxnard gang injunction), Nancy Cozza (Monarch Butterfly Festival), Elizabeth Sieglinger (butterfly endangerment), Werner Keller (Channel Islands Harbor and Local Coastal Plan amendment), Pablo Ortiz (25th annual Oxnard Salsa Festival), Martin Jones (Oxnard gang injunction), Lupe Anguiano (Oxnard Salsa Festival), Pat Brown (security doors/bars and aesthetics of downtown businesses), and Dan Pinedo (condolences to victims of the recent duck boat tragedy in Branson, Missouri).

H. REPORT OF CITY MANAGER

The Assistant City Manager gave a brief report on the city's recently improved financial outlook from Standard & Poor's.

I. CITY COUNCIL REPORTS

Councilmember Perello commended retired employee Tammy Gutierrez, commented on weeds growing in street medians, the process to install a dog park, recent Channel Islands Harbor "Chowderfest," the City's improved Standard & Poor's rating, the Oxnard Tennis Center, and a recent meeting with the County regarding the condition of the water in Channel Islands Harbor.

Councilmember Madrigal commented on recent Downtown meetings, the SCR-1 levee education meeting, the Oxnard Panthers youth football team's use of Hueneme High School athletic fields, the recent Oxnard Relay for Life, the ASES Program, an upcoming Digital Literacy and Inclusion Program, the Dallas Cowboys training camp, and National Night Out.

Mayor Pro Tem Ramirez commented on Assemblywoman Jacqui Irwin and other state officials' assistance in securing a $9.5 million budget allotment for the wastewater treatment plant. She commented on energy conservation and that the Council is still active even through the summer recess. She announced the upcoming Jazz Festival, Salsa Festival, Cowboys training camp, and events at the PACC. She commented on balancing the community's needs and wants with limited resources.

The Assistant City Manager gave a brief report on the upcoming Dallas Cowboys training camp.

City Attorney Department

1. SUBJECT: Ballot Argument for Measure G – Cannabis Business Tax.
   RECOMMENDATION: That the City Council determine if either:
   1. The City Council as a whole; or
   2. One or more Councilmembers designated by the City Council will file the written argument in support of Measure G, which would impose a cannabis business tax.

   If the City Council determines that the City Council as a whole will file the argument, then the City Council should designate one or more signatories for the argument if all members of the City Council will not be available to sign the argument by the filing deadline of August 2, 2018.

The Assistant City Attorney gave a report.

It was moved by Councilmember Perello, seconded by Councilmember Madrigal, to attempt to obtain all five Councilmembers' signatures on an argument in favor of the measure. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

2. SUBJECT: Ballot Arguments Against Measures F, H & I - Seabridge Initiatives.
RECOMMENDATION: That the City Council determine if the City Council wishes to file written arguments against:
1. Measure F – Reduction of the maximum special tax for CFD-4 (Seabridge at Mandalay Bay);
2. Measure H – Reduction of allowed overhead for CFD-3 (Seabridge at Mandalay Bay); and
3. Measure I – Reduction of portion of special tax used for Harbor Patrol services for CFD-4 (Seabridge at Mandalay).

If the City Council determines that it wishes to file a written argument against one or more of the ballot measures, then the City Council should designate one or more signatories for the argument (on behalf of the City Council as a whole) if all members of the City Council will not be available to sign the argument(s) by the filing deadline of August 2, 2018.

The Assistant City Attorney gave a report. Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Councilmember Madrigal, to direct staff to prepare arguments against the three measures, to be signed by all five Councilmembers. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

J. REVIEW OF INFORMATION/CONSENT AGENDA (None.)

K. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA (None received.)

L. INFORMATION/CONSENT AGENDA

City Attorney Department

1. SUBJECT: Adoption of Alcohol Possession and Consumption Ordinance.
RECOMMENDATION: That City Council adopt **Ordinance No. 2944** (read by title only, waiving further reading) amending Section 7-125 of the Oxnard City Code, concerning the possession and consumption of alcohol in public places.

2. SUBJECT: Response to Grand Jury Report Regarding Seabridge Community Facilities District No. 4.
RECOMMENDATION: That City Council authorizes the Mayor, the City Clerk, and the City Attorney to respond, on behalf of the City Council, to the Grand Jury report titled "Seabridge Community Facilities District No. 4" dated May 10, 2018, in the form included as Attachment A.

City Clerk Department

3. SUBJECT: Approval of Minutes.

RECOMMENDATION: That the City Council approve the minutes of the June 19, 2018 Regular Meeting, June 26, 2018 Regular Meeting, and July 5, 2018 Special Meeting as presented.

City Manager Department

4. SUBJECT: League of California Cities Annual Conference Voting Delegate/Alternate 2018.
RECOMMENDATION: That City Council designate Councilman MacDonald as the voting delegate to the League of California Cities Annual Conference and to vote on behalf of the City.

Development Services Department

5. SUBJECT: Adoption of Safe Homes Safe Families Program.
RECOMMENDATION: That City Council:
1. Adopt Ordinance No. 2945 (read by title only, waiving further reading) adding Article XXVII to Chapter 14 of the Oxnard City Code to establish a Safe Homes Safe Families, Repeat Offender Program;
2. Adopt Ordinance No. 2946 (read by title only, waiving further reading) repealing uncodified Ordinance No. 2726, and adding Article XXVI to Chapter 14 of the Oxnard City Code to establish Tenant Relocation Assistance; and
3. Adopt Ordinance No. 2947 (read by title only, waiving further reading) adding Article XXVIII to Chapter 14 of the Oxnard City Code related to substandard and improper occupancies.

Housing Department

6. SUBJECT: Revision of the Housing Authority of the City of Oxnard's Procurement Policy.
RECOMMENDATION: That the Board of Commissioners of the Housing Authority of the City of Oxnard adopt **Resolution No. 1307** approving the revision of the Housing Authority of the City of Oxnard's Procurement Policy in accordance with new policies and procedures set forth by the U.S. Office of Management and Budget (OMB) guidance from 24 CFR Part 85 to 2 CFR Part 200.

Public Works Department

7. SUBJECT: Award Agreement No. A-8093 to Aquatic Bioassay & Consulting Laboratories, Inc.
RECOMMENDATION: That City Council award, and authorize the Mayor to execute when finalized, Agreement No. A-8093 with Aquatic Bioassay and Consulting Laboratories, Inc. in the amount of $453,888 for receiving water monitoring services.

It was moved by Councilman MacDonald, seconded by Councilmember Perello, to approve the Information/Consent items as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn, Andrade, and Vega absent).

M. PUBLIC HEARINGS

Finance Department

1. SUBJECT: Fee for Service Update and Adoption of New Fees.
   RECOMMENDATION: That the City Council hold a public hearing on the proposed new and adjusted service fees, and adopt **Resolution No. 15,164** establishing new fees and adjusting current fees for the services identified in the attachments and appendices to said resolution.

The Assistant City Manager announced that proposed fees S-237, S-238, and S-243 through S-255 are pulled from the recommended new fees. The City Clerk announced the affidavit of publication and stated that no written communications had been received.

Eric Johnson of Revenue Cost Specialists gave a report. Mayor Pro Tem Ramirez opened the public testimony portion of the public hearing. Public comments were received from Lawrence Stein, Barbara Macri-Ortiz, and Woodrow Thomas Sr. Without objection, the Council approved closing the public testimony portion of the public hearing. Discussion ensued among the Council and staff. The City Manager announced that the listed Police Department fees had already been adopted in April, except the animal licensing/neutering fee.

It was moved by Councilmember Perello, seconded by Councilman MacDonald, to approve the recommended action as presented, with the exclusions as previously stated by staff. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

N. REPORTS

City Treasurer Department

1. SUBJECT: Unclaimed Funds Escheated to the City's General Fund.
   RECOMMENDATION: That City Council adopt **Resolution No. 15,165** transferring unclaimed funds from their respective fund(s) to the general fund pursuant to California Government Code Sections 50050 et seq.

The City Treasurer gave a report. Public comments were received from Dan Pinedo and Woodrow Thomas Sr. Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Councilmember Madrigal, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

2. SUBJECT: City Treasurer's 4th Quarter FY 17-18 Investment Report.
   RECOMMENDATION: That City Council receive, accept and file the Annual City Treasurer's Investment Report for the period ending June 30, 2018.

The City Treasurer gave a report. Discussion ensued among the Council and the City Treasurer. No action was taken.

Finance Department

3. SUBJECT: Internal Control Integrated Framework (ICIF) Policy.
RECOMMENDATION: That City Council direct staff to prepare resolutions to adopt Management Partners, Inc.'s recommendations for City Council internal control policies in their report "City of Oxnard, California Internal Control – Integrated Framework Council Policies and Administrative Implementation Guidelines." This report was prepared to address critical audit findings by the City's independent auditor in connection with its work on the City's Single Audit.

David Millican of Management Partners, Inc. gave a report. Public comments were received from Jackie Tedeschi. Discussion ensued among the Council and staff. Additional public comments were received from Woodrow Thomas Sr. and Gerard Kapuscik.

It was moved by Councilman MacDonald, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

Public Works Department

4. SUBJECT: Award Contract for Auto Center Commercial Neighborhood Street Resurfacing Project PW 17-07.
RECOMMENDATION: That City Council:
1. Award and authorize the Mayor to execute Agreement A-8088 in the amount of $1,560,856 for the Auto Center Commercial Neighborhood Street Resurfacing Project PW 17-07 with Toro Enterprises, Inc.;
2. Approve $156,085 for Project contingency for the Auto Center Commercial Neighborhood Street Resurfacing Project PW 17-07;
3. Approve $156,085 for construction engineering, inspection, survey and project management for the Auto Center Commercial Neighborhood Street Resurfacing Project PW 17-07; and
4. Approve an appropriation of $92,000 from the Street Maintenance Fund (105) for the Auto Center Commercial Neighborhood Street Resurfacing Project PW 17-07.

Public comments were received from Pat Brown.

It was moved by Councilman MacDonald, seconded by Councilmember Madrigal, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

5. SUBJECT: Rice Avenue at Fifth Street Grade Separation Design Contract.
RECOMMENDATION: That City Council:
1. Award, and authorize the Mayor to execute when finalized, Agreement No. A-8094 with WKE, Inc. to complete the plans, specification and estimates (PS&E) for the Rice Avenue at Fifth Street Grade Separation Project in the amount of $5,354,840;
2. Approve the attached budget Appropriation in the amount of $13,929,000, recognizing a grant $12,406,000 from State TCEP grant funds and $1,523,000 from Federal Transportation Multi-Year Grants Fund 275 to Project #133101, Rice Avenue at Fifth Street Grade; and

3. Authorize the City Manager or his designee to amend the budget of TCEP grants funds based on actual award by phase of work once grant agreement is fully executed.

The Transportation Services Manager gave a report. Public comments were received from Dan Pinedo, Steve Nash, and Pat Brown. Discussion ensued among the Council and staff.

It was moved by Councilman MacDonald, seconded by Councilmember Madrigal, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, Perello, and Ramirez voted in favor; the motion carried 4-0 (Flynn absent).

CONTINUATION OF PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Public comments were received from Steve Nash (gun control).

O. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Pro Tem Ramirez adjourned the meeting at 9:23 p.m.

MICHELLE ASCENCION, CMC
City Clerk

TIM FLYNN
Mayor

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Info/Consent AGENDA ITEM NO.: 2

DATE: September 11, 2018

TO: City Council

FROM: Jesus Nava
Assistant City Mgr

SUBJECT: Resolution Commending Eva Lopez for Over Thirty Years of Service.

CONTACT: Jesus Nava, Assistant City Mgr
Jesus.Nava@oxnard.org, (805) 385-7497

RECOMMENDATION:

That City Council adopt a resolution commending Eva Lopez for over thirty years of exemplary service to the City of Oxnard.

ATTACHMENTS:

Attachment A: Eva Lopez Resolution

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD COMMENDING EVA LOPEZ FOR OVER 30 YEARS OF EXEMPLARY SERVICE TO THE CITY OF OXNARD

WHEREAS, Eva Lopez has given over 30 years of exemplary service as an employee of the City of Oxnard; and

WHEREAS, Eva Lopez began her career with the City of Oxnard as a Typist Clerk on January 6, 1986, and thereafter she was promoted accepting positions of increasing responsibility, scope and challenge resulting in her achieving her final position of Administrative Assistant; and

WHEREAS**,** Eva Lopez exemplified administrative proficiency through inter-personal skills, common sense, dedication, and commitment to her responsibilities going the extra mile to make sure things got done and providing exceptional external and internal customer service; and

WHEREAS**,** throughout her career Eva Lopez has been referred to as their "right hand" by the Directors she has worked with and has earned a reputation for being a dedicated, dependable, courteous, reliable, and responsible employee by her coworkers, peers and the business community she's worked with; and

WHEREAS**,** Eva Lopez, has throughout her career, held the best interest of the City, in most cases, even before her own and sometimes sacrificing time with her family for work; and

WHEREAS, Eva Lopez contributed, behind the scenes, to the City of Oxnard's Shopping at the Rose Project, Downtown Theater (Centennial Plaza) Project, Esplanade Project, Wagon Wheel (The Village) Project, Colonial House, and RiverPark/The Collection Development, and most recently in the dissolution process of the former Community Development Commission.

NOW, THEREFORE**,** the City Council of the City of Oxnard does hereby resolve to commend, recognize and extend its gratitude to Eva Lopez for over 30 years of exemplary service to the City of Oxnard and extends best wishes for a fun and fulfilling retirement with family and friends.

///
///
///
///
///
///
///
///
///

PASSED AND ADOPTED this 11th of September, 2018 by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tim Flynn
Mayor

ATTEST:

Michelle Ascencion
City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer
City Attorney

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Info/Consent AGENDA ITEM NO.: 3

DATE: September 11, 2018

TO: City Council

FROM: Chelsea Reynolds
Interim Cultural and Community Services Director

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

CONTACT: Chelsea Reynolds, Interim Cultural and Community Services Director
Chelsea.Reynolds@oxnard.org, 385-8165

RECOMMENDATION:

That City Council recognize additional revenue of $102,560 to 1) appropriate $37,000 to cover additional activities incurred by year-ending 2018 and 2) reduce General Fund Subsidy by $65,560 for Fiscal Year 2017-18.

BACKGROUND

Since its opening in March 1968, the Oxnard Performing Arts & Convention Center (PACC) has hosted thousands of performances reaching more than 3 million people. Outstanding Broadway musicals, prominent guest speakers, and musical acts have all graced the center's stage. With the introduction of a new strategic plan in 2015, the PACC has aggressively sought ways to increase its revenues and sales activities. By June of 2018, the PACC exceeded targeted revenue by $102,000 based on original budgeted activities of 2017-18. The PACC's increase in sales activities resulted in additional use of contract billable hours to accommodate this influx of new business. This increase has caused an increase in expenditures, primarily in temporary labor, contributing to a bottom line overage of $37,000 for FY17-18. This $37,000 funds staff labor for events, directly relating the increase and overage in temporary hours. These activities also bring increased PACC revenues, which more than cover the labor and overage. Staff is requesting that the overage in expenditures be funded by recognition of the increase in revenue in FY17-18. With the approval of the budget appropriation, funding will be sufficient to cover PACC operating activities in FY17-18.

STRATEGIC PRIORITIES

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:

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

FINANCIAL IMPACT

The following is a preliminary unaudited estimated balance for PACC for year ending 2017-18 based on current budgeted activities. The total actual revenue for PACC is $2,400,245, including General Fund subsidy of $1,620,014. The estimated total year-end FY18 expenditures for PACC is $2,339,128.

PACC Revenues	FY17-18 Current Budget	FY17-18 Actuals	Balance
Fees & Charges	677,671	780,231	102,560
General Fund Subsidy	1,620,014	1,620,014	0
Total Revenues	$2,297,685	$2,400,245	$102,560

PACC Expenditures	FY17-18 Budget	FY17-18 Actuals	Balance
Personnel	1,158,185	1,189,914	-31,729
Non-Personnel Operating	691,383	696,654	-5,271
Fixed Charges	452,560	452,560	0
Total Expenses	$2,302,128	$2,339,128	-$37,000

Based on $102,560 of additional revenue generated by year-end of FY18 and additional appropriation, or need, of $37,000 to cover remaining expenditures for the fiscal year, there is a remaining revenue balance of $65,560. This remaining balance $65,560 can be used to offset, or reduce, the General Fund subsidy from the current budgeted amount of $1,620,014 to $1,554,454.

Approval of the recommendation will recognize revenue and appropriate funds in the amount of $102,560 to 1) cover additional staffing needs of $37,000 to the Oxnard Performing Arts and Convention Center Fund (641-5601) and 2) reduce General Fund subsidy by $65,560 in Fiscal Year 17-18.

ATTACHMENTS:

Attachment A: Budget Appropriation - PACC

REQUEST FOR BUDGET APPROPRIATION - FY17-18

Department: PACC **Date:** September 11, 2018
Project/Program Manager: Chelsea Reynolds **Phone:** (805) 385-8165

Reason for Appropriation:

Recognize increase in revenue of $102,560 based on preliminary unaudited activities of year-ending FY17-18 to 1) appropriate $37,000 to cover increased expenditures and 2) reduce General Subsidy by $65,560.

Accounts and Descriptions		AMOUNT
Fund: GENERAL FUND (101)		
Expenditures/Transfers Out		
101-1002-808.87-29	TRANSFERS - OUT / TSFR TO PERF.ARTS CONV.CN	(65,560)
	Sub-total Expenditures	(65,560)
	Net Change to Fund Balance	**(65,560)**
	Net Appropriation Change	**(65,560)**
Fund: PERFORMING ARTS CNTR. FUND (641)		
Revenues/Transfers In		
641-5601-616.73-55	CHARGES FOR SERVICES / LABOR CHARGES	21,708
641-5601-616.73-59	CHARGES FOR SERVICES / INSURANCE CHARGES	4,107
641-5601-616.73-61	CHARGES FOR SERVICES / BEVERAGE CATERING	4,698
641-5601-691.75-08	OTHER REVENUES DONATIONS	72,047
	Sub-total Revenue	102,560
Transfers In		
641-5601-711.79-01	OPERATING TRANSFERS IN FR.GENERAL FUND	(65,560)
	Sub-total Transfer In	(65,560)
Expenditures/Transfers Out		
PERFORMING ARTS CENTER (5601)		
641-5601-841.80-02	DIRECT LABOR-TEMPORARY	24,803
641-5601-841.80-03	OVERTIME	1,510
641-5601-841.80-42	WORKERS COMP INSURANCE	5,416
641-5601-846.81-09	OTHER SUPPLIES	1,929
641-5601-847.83-01	BUILDINGS AND IMPROVEME	5,609
641-5601-846.81-03	SUPPLIES - CUSTODIAL	1,471
641-5601-846.81-13	UNIFORMS	56
641-5601-846.83-71	TAXES AND FILING FEES	1,999
641-5601-846.83-43	TRAINING/WORKSHOP/MEETINGS	(7,200)
641-5601-846.83-21	RENTAL-VEHIC & EQUIPMENT	(2,913)
PAC MAINT.&IMPROVEMENT (5603)		
641-5603-842.82-09	SERVICES-OTHER PROF/CONTR	4,320
	Sub-total Expenditures	37,000
	Net Change to Fund Balance	**(0)**
	Net Appropriation Change	**37,000**

Approvals

Department Director _____

Chief Financial Officer _____

City Manager _____

BA Doc# (Finance Use Only)

REQUIRES CITY COUNCIL AUTHORIZATION

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Info/Consent AGENDA ITEM NO.: 4

DATE: September 11, 2018

TO:
Successor Agency

FROM: Ashley Golden
Development Services Director

SUBJECT: Amended Recognized Obligation Payment Schedule 2018-2019B.

CONTACT: Ashley Golden, Development Services Director
Ashley.Golden@oxnard.org, (805) 385-7882

RECOMMENDATION:

That the Community Development Commission Successor Agency ("Successor Agency") adopt a resolution adopting an Amended Third Annual Recognized Obligation Payment Schedule for January 1, 2019 - June 30, 2019 ("ROPS 18-19B").

BACKGROUND

Each year the Successor Agency prepares a Recognized Obligation Payment Schedule ("ROPS") to request tax distributions and authorize eligible expenditures. Approvals are required by the Successor Agency, the Oversight Board, and the State Department of Finance. The Successor Agency previously approved ROPS 18-19, for the July 1, 2018 to June 30, 2019 reporting period, on January 23, 2018. However, two of the Successor Agency's agreement obligations have exceeded their ROPS payment authority. This report presents an amended ROPS 18-19B to provide additional ROPS payment authority for existing contractual obligations for the Oxnard Theater and RiverPark projects.

Pursuant to Health and Safety Code (HSC) section 34177 (o) (1) (E) of the Dissolution Law, a successor agency may amend the annual ROPS one time per ROPS period by October 1, of such period, for the amount requested for payment of approved enforceable obligations.

Staff is requesting Successor Agency approval of an amendment to the 18-19 ROPS to amend the amount requested for payment of approved enforceable obligations as discussed below.

Attached to this staff report, as Attachment #2, is the proposed Amended ROPS 18-19B, covering the period beginning January 1, 2019 and ending June 30, 2019.

With Successor Agency approval, the proposed Amended ROPS 18-19B will be submitted for approval by the Ventura County Consolidated Oversight Board ("Oversight Board") on September 26, 2018 and then submitted to the California Department of Finance ("DOF") no later than October 1, 2018.

Oxnard Theater Group, LLC

The Guaranty of Lease, entered into by the Oxnard Community Development Commission as Guarantor on April 27, 2004, provides that the Guarantor guarantees the "minimum monthly rent and triple net charges; provided, however, that in no event shall Guarantor be liable for, or obligated to pay, any amount in excess of $111,300.00 accrued per each month." The Dissolution Law requires the Successor Agency to continue to make payments due for enforceable obligations of the Oxnard Community Development Commission and, thus, must make full and prompt payment of all amounts payable under the Guaranty of Lease.

For the ROPS period July 1, 2018 – June 30, 2019, Successor Agency staff estimated $700,000 would be due as a lease guaranty payment per the Guaranty of Lease. The $700,000 equates to approximately $58,333 per month in rent and triple net charges. As provided for in the guaranty, the requested dollar amount can range from $0 to $111,300. The Theater Group has requested $91,300 in successive months, commencing July 1, 2018, or $182,600. This leaves $517,400 of the $700,000 estimated for the remaining 10 months of the 2018-2019 Fiscal Year. This is projected to be insufficient based upon current trends.

Similarly, for the ROPS period July 1, 2017 – June 30, 2018, Successor Agency staff estimated $800,000 would be due to the Theater Group as the lease guaranty payment per the Guaranty of Lease. Actual payments to the Theater Group equaled $1,035,600 or $235,600 over estimates.

The Amended ROPS 2018-2019B would increase the Theater Group ROPS payment authority by $831,200 to cover both the 2017-2018 overage of $235,600 and would increase the 2018-2019 authority by $595,600 to reach the full amount eligible under the Guaranty of Lease. Actual 2018-2019 disbursements will be limited to amounts due and invoiced by the Theater Group each month.

RiverPark A Eligible (Affordable) Housing Assistance and Public Improvements Reimbursements

The RiverPark A OPA area covers approximately 750 parcels. In accordance with the methodology defined in a September 28, 2010 Memorandum of Understanding to Owner Participation Agreement ("OPA") with RiverPark A, a tax consultant was retained to determine the amount of the Public Improvement Reimbursement and Eligible Housing payments due to RiverPark A for each fiscal year. These payments are tied to property values and property tax

sharing. The Successor Agency retained HdL Coren and Cone (the "Consultant") to serve as the resource staff to the Successor Agency for any property tax-related issues, analysis, audits, and reports, including payments associated with the RiverPark A OPA.

Based on the Consultant's analysis of land value, improvement value, fixture value, personal property value, and exemption value for parcels located in the RiverPark OPA area, the 2016-2017 secure net taxable property values increased by $62,028,611 when compared to 2015-2016. This increased property value generated a $2,953,623 increase over the baseline tax value of the parcels. Based on the OPA, 35% of the increase in the baseline tax value, or $1,033,768, is due to RiverPark A. This obligation is further defined as the Public Improvement Reimbursement in Section 202 of the OPA. Similarly, the increased property value generated a housing set-aside amount totaling $1,210,039, of which 37.5%, or $453,764, is due to RiverPark A. This obligation is further defined as the Eligible Housing Payment in Section 202 of the OPA.

The amounts due to RiverPark A exceed the 17-18 ROPS payment authority by $3,764 for the Eligible Housing Payment and $31,018 for the Public Improvement Reimbursement. The Amended ROPS 2018-2019B increases the Eligible Housing Payment authority by $3,764 for a total authority of $521,484 to cover the 2017-2018 overage. Similarly, the Amended ROPS 2018-2019B increases the Public Improvement Reimbursement ROPS payment authority by $31,018 for a total authority of $1,194,056 to cover the 2017-2018 overage.

Attached to this staff report, as Attachment #3, is the payment calculation spreadsheet provided by the Consultant and dated August 23, 2018. This spreadsheet reflects the values and methodology used to determine the payment amounts. It includes cataloging the property values for all parcels located within the RiverPark A OPA area, as provided in Ventura County ("County") records, and calculating what dollar amount is owed to RiverPark A for the Public Improvement Reimbursement and Eligible Housing Payments using the calculation referenced above.

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 Amended ROPS 18-19B will facilitate the ability of the Successor Agency to continue payment of the enforceable obligations of the former Community Development Commission.

The source of funds for the Successor Agency's ROPS disbursements is Redevelopment Property Tax distributions by the County. The General Fund is not affected by the proposed action.

Prepared by: Adam Smith, Project Manager.

ATTACHMENTS:

Attachment #1 - Successor Agency Resolution: Amended 18-19B ROPS

Attachment #2 – Amended 18-19B ROPS

Attachment #3 – Riverpark A OPA Calculations

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

RESOLUTION NO. _____

RESOLUTION OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY ADOPTING AN AMENDED THIRD ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 18-19B) FOR JANUARY 1, 2019 – JUNE 30, 2019

WHEREAS, Assembly Bill x1 26 ("**AB 26**") and AB x1 27 ("**AB 27**") were passed by the State Legislature on June 15, 2011 and signed by the Governor on June 28, 2011; and

WHEREAS, among other things, AB 26 amends Sections 33500, 33501, 33607.5 and 33607.7 of the California Health and Safety Code and adds Part 1.8 and Part 1.85 to Division 24 of the California Health and Safety Code; and

WHEREAS, by enactment of Part 1.85 of Division 24 of the Health and Safety Code, subject to all reservations herein stated, the Oxnard Community Development Commission (the "**Former CDC**") was dissolved as of February 1, 2012 such that the Former CDC shall be deemed a former redevelopment agency under Health and Safety Code section 34173(a); and

WHEREAS, Health and Safety Code section 34173(a) designates successor agencies as successor entities to former redevelopment agencies; and

WHEREAS, on January 10, 2012, by Resolution 14,135, the City Council of the City of Oxnard declared itself as the successor agency upon the dissolution of the Former CDC, subject to all reservations stated in such resolution (the "**Successor Agency**"); and

WHEREAS, the California Supreme Court in *California Redevelopment Association v. Matosantos*, Case No. S194861 upheld the constitutionality of ABx1 26 and established May 1, 2012 as the date by which the draft Recognized Obligation Payment Schedule ("**ROPS**") must be prepared; and

WHEREAS, California Health and Safety Code Section 34171(h) and 34177(m) provided that until June 30, 2016 and December 31, 2015, respectively, a successor agency must prepare a ROPS every six months after the initial ROPS period; and

WHEREAS, on April 24, 2012 the Successor Agency adopted a Draft ROPS; and

WHEREAS, on April 25, 2012 the Oversight Board to the Oxnard Community Development Commission Successor Agency (the "**Oversight Board**") directed Successor Agency staff to amend the ROPS to incorporate the revised ROPS format of the State Department of Finance ("**DOF**"); and

WHEREAS, on May 8, 2012 a revised Amended ROPS I was adopted by the Successor Agency and identified enforceable obligations for the period of February 1, 2012 through June 30, 2012; and

WHEREAS, on May 8, 2012 a ROPS II was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2012 through December 31, 2012; and

WHEREAS, on July 22, 2012 a ROPS III was adopted by the Successor Agency and identified enforceable obligations for the period of January 1, 2013 through June 30, 2013; and

WHEREAS, on February 12, 2013 a ROPS IV (13-14A) was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2013 through December 31, 2013; and

WHEREAS, on September 10, 2013 a ROPS V (13-14B) was adopted by the Successor Agency and identified enforceable obligations for the period of January 1, 2014 through June 30, 2014; and

WHEREAS, on February 11, 2014 a ROPS VI (14-15A) was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2014 through December 31, 2014; and

WHEREAS, on September 9, 2014 a ROPS VII (14-15B) was adopted by the Successor Agency and identified enforceable obligations for the period of January 1, 2015 through June 30, 2015; and

WHEREAS, on February 24, 2015 a ROPS VIII (15-16A) was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2015 through December 31, 2015; and

WHEREAS, on September 1, 2015 a ROPS IX (15-16B) was adopted by the Successor Agency and identified enforceable obligations for the period of January 1, 2016 through June 30, 2016; and

WHEREAS, SB 107 terminated the every six months ROPS timeline as of December 31, 2015 and instead requires annual ROPS reporting starting with the first annual ROPS 16-17 for the period beginning July 1, 2016 and ending June 30, 2017; and

WHEREAS, California Health and Safety Code Section 34177(o) provides that a successor agency must prepare a ROPS every twelve months; and

WHEREAS, on January 19, 2016 the First Annual ROPS (16-17) was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2016 through June 30, 2017; and

WHEREAS, on January 24, 2017 the Second Annual ROPS (17-18) was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2017 through June 30, 2018; and

WHEREAS, on January 23, 2018 the Third Annual ROPS (18-19) was adopted by the Successor Agency and identified enforceable obligations for the period of July 1, 2018 through June 30, 2019; and

WHEREAS, California Health and Safety Code Section 34177(o)(1)(E) allows for the Successor Agency to amend the annual ROPS one time per ROPS period by October 1 of such period for the amount requested for payment of approved enforceable obligations. The Oversight Board must make a finding that such revision is necessary for the payment of approved enforceable obligations during the second one-half of the ROPS period; and

WHEREAS, on September 11, 2018 the proposed Amended ROPS (18-19B) identifies each enforceable obligation and the amended amounts of payments for each enforceable obligation that will be required during the period of January 1, 2019 through June 30, 2019.

NOW, THEREFORE, THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The Successor Agency hereby finds and determines that the foregoing recitals are true and correct.

Section 2. All legal prerequisites to the adoption of this Resolution have occurred.

Section 3. The attached proposed Amended ROPS (18-19B) is hereby adopted.

Section 4. Successor Agency staff is hereby authorized to administratively amend the ROPS in order to modify, adjust or remove line items pending the outcome of review by the Oversight Board, the County Auditor-Controller, and/or DOF and to format the ROPS to conform with DOF requirements not yet published, and to take all necessary and appropriate actions to prepare and submit the ROPS, provided, however, that neither such authorization nor such removal shall be deemed to be, nor are they intended as, an acknowledgment of the validity of ABx1 26 and AB 1484 or such action by the Oversight Board, the County Auditor-Controller and/or DOF. The Successor Agency reserves all rights to challenge the validity and/or application of any or all provisions of ABx1 26 and AB 1484 in any administrative or judicial proceeding, without prejudice to the Successor

Agency's right to list any such removed item on this or a future ROPS. The Successor Agency reserves the right to pursue any and all appeals and any available legal or equitable remedy provided or available by law to obtain the correction of any erroneous decision regarding the ROPS.

Section 5. This Resolution shall take effect immediately upon its adoption.

Section 6. The Successor Agency's Secretary Designate shall certify as to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this ___ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tim Flynn, Chairman

ATTEST:

_____
Michelle Ascencion, Secretary Designate

APPROVED AS TO FORM:

_____
Stephen M. Fischer, General Counsel

Amended Recognized Obligation Payment Schedule (ROPS 18-19B) - Summary

Filed for the January 1, 2019 through June 30, 2019 Period

Successor Agency: **Oxnard**

County: Ventura

	Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	ROPS 18-19B Authorized Amounts	ROPS 18-19B Requested Adjustments	ROPS 18-19B Amended Total
A	**Enforceable Obligations Funded as Follows (B+C+D):**	**$ 2,814,295**	**$ -**	**$ 2,814,295**
B	Bond Proceeds	-	-	-
C	Reserve Balance	1,973,916	-	1,973,916
D	Other Funds	840,379	-	840,379
E	**Redevelopment Property Tax Trust Fund (RPTTF) (F+G):**	**$ 1,900,721**	**$ 865,982**	**$ 2,766,703**
F	RPTTF	1,900,721	865,982	2,766,703
G	Administrative RPTTF	-	-	-
H	**Current Period Enforceable Obligations (A+E):**	**$ 4,715,016**	**$ 865,982**	**$ 5,580,998**

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/

Signature Date

Oxnard Amended Recognized Obligation Payment Schedule (ROPS 18-19B) - ROPS DetailJanuary 1, 2019 through June 30, 2019(Report Amounts in Whole Dollars)

				AUTHORIZED AMOUNTS						REQUESTED ADJUSTMENTS						
				Fund Sources						Fund Sources						
Item #	Project Name/Debt Obligation	Obligation Type	Total Outstanding Balance	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Total	Notes
			$ 110,827,249	$ -	$ 1,973,916	$ 840,379	$ 1,900,721	$ -	$ 4,715,016	$ -	$ -	$ -	$ 865,982	$ -	$ 865,982	
1	CCRP Tax Allocation Refunding Bond 2004	Bonds Issued On or Before	$ 10,838,415	-	1,380,120	-	-		$ 1,380,120						$ -	
2	CCRP Assessment District Payment	Property Maintenance	$ 13,750	-	-	-	-		$ -						$ -	
10	Project Management	Project Management Costs	$ 55,160	-	-	-	-		$ -						$ -	
15	Project Management	Project Management Costs	$ 59,350	-	-	-	-		$ -						$ -	
17	HERO Tax Alloc Bond 2006	Bonds Issued On or Before	$ 14,234,424	-	593,796	-	185,213		$ 779,009						$ -	
18	HERO Tax Alloc Bond 2008	Bonds Issued On or Before	$ 16,400,216	-	-	-	711,438		$ 711,438						$ -	
24	HERO RiverPark	OPA/DDA/Construction	$ 14,944,091	-	-	258,860	-		$ 258,860				3,764		$ 3,764	Requesting additional funding for increase in Agency payments due to development partner for Riverpark Affordable Housing. Proposed amendment includes authorization for $3,764 in 17-18 payments in excess of 17-18 ROPS authority. Funding is proposed from RPTTF.
38	Contracts and services	Professional Services	$ 24,000	-	-	-	5,000		$ 5,000						$ -	
40	HERO RiverPark MOU to OPA	OPA/DDA/Construction	$ 32,664,746	-	-	581,519	-		$ 581,519				31,018		$ 31,018	Requesting additional funding for increase in Agency payments due to development partner for Riverpark Infrastructure Reimbursement. Proposed amendment includes authorization for $31,018 in 17-18 payments in excess of 17-18 ROPS authority. Funding is proposed from RPTTF.
44	Project Management	Project Management Costs	$ 211,560	-	-	-	-		$ -						$ -	
48	Ormond Beach Tax Alloc Bond 2006	Bonds Issued On or Before	$ 6,140,222	-	-	-	348,608		$ 348,608						$ -	
49	Project Management	Project Management Costs	$ 12,090	-	-	-	-		$ -						$ -	
50	Southwinds Tax Allocation Bond 2006	Bonds Issued On or Before	$ 3,508,845	-	-	-	199,202		$ 199,202						$ -	
51	Project Management	Project Management Costs	$ 10,860	-	-	-	-		$ -						$ -	
52	Downtown Lease Guarantee Pmt 50%	OPA/DDA/Construction	$ 9,956,000	-	-	-	350,000		$ 350,000				831,200		$ 831,200	Requesting additional funding for increase in Agency payments due to development partner for Oxnard Theater. Proposed amendment includes authorization for $235,600 in 17-18 payments in excess of 17-18 ROPS authority, and increase in 18-19 estimated payment obligation of $595,600. Funding is proposed from RPTTF.
54	Bond Counsel	Fees	$ 40,000	-	-	-	20,000		$ 20,000						$ -	
55	Contracts and Services	Legal	$ 250,000	-	-	-	-		$ -						$ -	
57	Contracts and Services	Professional Services	$ 250,000	-	-	-	-		$ -						$ -	
58	Contracts and Services	Property Maintenance	$ 7,000	-	-	-	1,750		$ 1,750						$ -	
63	Trustee Services	Fees	$ 20,000	-	-	-	10,000		$ 10,000						$ -	
69	Oversight Board Legal Counsel	Legal	$ 30,000	-	-	-	-		$ -						$ -	
76	Administrative Allowance	Admin Costs	$ 700,000	-	-	-	-		$ -						$ -	
77	Materials and Supplies	Admin Costs	$ 5,000	-	-	-	-		$ -						$ -	
79	Maintenance Services	Admin Costs	$ 60,000	-	-	-	-		$ -						$ -	
80	Other Services	Admin Costs	$ 50,000	-	-	-	-		$ -						$ -	
81	Fixed Charges	Admin Costs	$ 100,000	-	-	-	-		$ -						$ -	
96	Real Estate	Professional Services	$ -						$ -						$ -	
98	Litigation for Future Legal Costs	Litigation	$ 86,520	-	-	-	43,260		$ 43,260						$ -	
101	Disposition of Successor Agency Property	Property Dispositions	$ 100,000	-	-	-	25,000		$ 25,000						$ -	
102	Land Use Legal Fees	Property Dispositions	$ 30,000						$ -						$ -	
103	Heritage Square HOA Dues	Property Maintenance	$ 25,000	-	-	-	1,250		$ 1,250						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	
			$ -						$ -						$ -	

Community Development Commission of the City of Oxnard
H.E.R.O. Redevelopment Project
Riverpark A Public Improvement and Affordable Housing OPA Reimbursement Calculation

	Actual/ Projected	Fiscal Year	Incremental Sec. and Unsec. Total Site Value w/ 2% Growth	Site Tax Increment @ 1%	Site Housing Set-Aside	SB 2557 & Collection Fee	Statutory Tax Sharing Tier 1	Tier 2	Tier 3	Less Pro-rata Share of SERAF Obligation	Net Site Tax Increment	Public Imp. Reimbursement @ 35%	Public Imp. Reimbursement Payments	Site Tax Inc. To Agency	8.00% Public Imp. NPV	Site Generated Housing Funds @ 37.5% of Set-Aside	Site Generated Housing Funds Payments	8.00% Housing Funds NPV
	Base Value	2000-01	4,167,893															
1	Actual	2001-02	11,261,878	**112,619**	(22,524)	(1,385)	(22,524)				**66,186**	23,165		**66,186**		8,446		
2	Actual	2002-03	11,565,344	**115,653**	(23,131)	(1,423)	(23,131)			(60,614)	**7,355**	2,574		**7,355**		8,674		
3	Actual	2003-04	15,902,911	**159,029**	(31,806)	(1,956)	(31,806)			(92,117)	**1,345**	471		**1,345**		11,927		
4	Actual	2004-05	18,972,336	**189,723**	(37,945)	(2,334)	(37,945)			(231,220)	**0**	0		**0**		14,229		
5	Actual	2005-06	61,275,415	**612,754**	(122,551)	(7,537)	(122,551)			(330,644)	**29,472**	10,315		**29,472**		45,957		
6	Actual	2006-07	85,342,102	**853,421**	(170,684)	(10,497)	(170,684)				**501,556**	175,544	0	**501,556**		64,007	0	
7	Actual	2007-08	164,764,366	**1,647,644**	(329,529)	(20,266)	(329,529)				**968,320**	338,912	0	**968,320**		123,573	0	
8	Actual	2008-09	246,640,789	**2,466,408**	(493,282)	(30,337)	(493,282)				**1,449,508**	507,328	0	**1,449,508**		184,981	0	
9	Actual	2009-10	297,360,966	**2,973,610**	(594,722)	(36,575)	(594,722)	(85,210)		(963,790)	**698,590**	244,507	1,302,816	**(604,226)**	957,609	223,021	684,815	503,359
10	Revised	2010-11	348,716,497	**3,487,165**	(697,433)	(42,892)	(697,433)	(171,487)		(207,596)	**1,670,324**	584,613	584,613	**1,085,710**	1,355,487	261,537	261,537	681,357
11	Revised	2011-12	354,342,282	**3,543,423**	(708,685)	(43,584)	(708,685)	(180,939)			**1,901,531**	665,536	665,536	**1,235,995**	1,774,887	265,757	265,757	848,829
12	Revised	2012-13	333,120,410	**3,331,204**	(666,241)	(40,974)	(666,241)	(145,286)			**1,812,463**	634,362	634,362	**1,178,101**	2,145,031	249,840	249,840	994,608
13	Revised	2013-14	393,035,029	**3,930,350**	(786,070)	(48,343)	(786,070)	(245,942)			**2,063,925**	722,374	722,374	**1,341,551**	2,535,307	294,776	294,776	1,153,867
14	Actual	2014-15	521,968,631	**5,219,686**	(1,043,937)	(64,202)	(1,043,937)	(462,551)			**2,605,059**	911,771	911,771	**1,693,288**	2,991,420	391,476	391,476	1,349,702
15	Actual	2015-16	540,678,175	**5,406,782**	(1,081,356)	(66,503)	(1,081,356)	(493,983)			**2,683,583**	939,254	939,254	**1,744,329**	3,426,476	405,509	405,509	1,537,531
16	Actual	2016-17	605,019,316	**6,050,193**	(1,210,039)	(74,417)	(1,210,039)	(602,076)			**2,953,623**	1,033,768	1,033,768	**1,919,855**	3,869,841	453,764	453,764	1,732,143
17	Actual	2017-18	667,430,136	**6,674,301**	(1,334,860)	(82,094)	(1,334,860)	(706,926)			**3,215,561**	1,125,446	1,125,446	**2,090,115**	4,316,771	500,573	500,573	1,930,928
18	Projected	2018-19	676,610,846	**6,766,108**	(1,353,222)	(83,223)	(1,353,222)	(722,350)			**3,254,092**	1,138,932	1,138,932	**2,115,160**	4,735,555	507,458	507,458	2,117,519
19	Projected	2019-20	685,975,170	**6,859,752**	(1,371,950)	(84,375)	(1,371,950)	(738,082)			**3,293,394**	1,152,688	1,152,688	**2,140,706**	5,128,000	514,481	514,481	2,292,680
20	Projected	2020-21	695,526,780	**6,955,268**	(1,391,054)	(85,550)	(1,391,054)	(754,128)			**3,333,482**	1,166,719	1,166,719	**2,166,764**	5,495,798	521,645	521,645	2,457,124
21	Projected	2021-22	705,269,423	**7,052,694**	(1,410,539)	(86,748)	(1,410,539)	(770,496)			**3,374,372**	1,181,030	1,181,030	**2,193,342**	5,840,530	528,952	528,952	2,611,520
22	Projected	2022-23	715,206,918	**7,152,069**	(1,430,414)	(87,970)	(1,430,414)	(787,191)			**3,416,080**	1,195,628	1,195,628	**2,220,452**	6,163,671	536,405	536,405	2,756,494
23	Projected	2023-24	725,343,163	**7,253,432**	(1,450,686)	(89,217)	(1,450,686)	(804,220)			**3,458,622**	1,210,518	1,210,518	**2,248,104**	6,466,602	544,007	544,007	2,892,631
24	Projected	2024-25	735,682,134	**7,356,821**	(1,471,364)	(90,489)	(1,471,364)	(821,589)			**3,502,014**	1,225,705	1,225,705	**2,276,309**	6,750,612	551,762	551,762	3,020,481
25	Projected	2025-26	746,227,883	**7,462,279**	(1,492,456)	(91,786)	(1,492,456)	(839,306)			**3,546,275**	1,241,196	1,241,196	**2,305,079**	7,016,909	559,671	559,671	3,140,557
26	Projected	2026-27	756,984,548	**7,569,845**	(1,513,969)	(93,109)	(1,513,969)	(857,378)			**3,591,421**	1,256,997	1,256,997	**2,334,423**	7,266,619	567,738	567,738	3,253,342
27	Projected	2027-28	767,956,346	**7,679,563**	(1,535,913)	(94,459)	(1,535,913)	(875,810)			**3,637,469**	1,273,114	1,273,114	**2,364,355**	7,500,796	575,967	575,967	3,359,285
28	Projected	2028-29	779,147,580	**7,791,476**	(1,558,295)	(95,835)	(1,558,295)	(894,611)			**3,684,439**	1,289,554	1,289,554	**2,394,885**	7,720,427	584,361	584,361	3,458,811
29	Projected	2029-30	790,562,639	**7,905,626**	(1,581,125)	(97,239)	(1,581,125)	(913,789)	(12,785)		**3,719,563**	1,301,847	1,301,847	**2,417,716**	7,925,727	592,922	592,922	3,552,314
30	Projected	2030-31	802,205,998	**8,022,060**	(1,604,412)	(98,671)	(1,604,412)	(933,350)	(25,825)		**3,755,390**	1,314,386	1,314,386	**2,441,003**	8,117,651	601,654	601,654	3,640,167
31	Projected	2031-32	814,082,225	**8,140,822**	(1,628,164)	(100,132)	(1,628,164)	(953,302)	(39,127)		**3,791,933**	1,327,176	1,327,176	**2,464,756**	8,297,088	610,562	610,562	3,722,716
32	Projected	2032-33	826,195,977	**8,261,960**	(1,652,392)	(101,622)	(1,652,392)	(973,653)	(52,694)		**3,829,207**	1,340,222	1,340,222	**2,488,984**	8,464,866	619,647	619,647	3,800,287
33	Projected	2033-34	838,552,003	**8,385,520**	(1,677,104)	(103,142)	(1,677,104)	(994,411)	(66,533)		**3,867,226**	1,353,529	1,353,529	**2,513,697**	8,621,758	628,914	628,914	3,873,187
34	Projected	2034-35	851,155,150	**8,511,552**	(1,702,310)	(104,692)	(1,702,310)	(1,015,584)	(80,648)		**3,906,006**	1,367,102	1,367,102	**2,538,904**	8,768,486	638,366	638,366	3,941,701
35	Projected	2035-36	864,010,360	**8,640,104**	(1,728,021)	(106,273)	(1,728,021)	(1,037,181)	(95,046)		**3,945,562**	1,380,947	1,380,947	**2,564,615**	8,905,721	648,008	648,008	4,006,099
			18,454,091,727	**184,540,917**	(36,908,183)	(2,269,853)	(36,908,183)	(18,780,830)	(372,659)	(1,885,981)	**87,534,947**	30,637,231		**56,897,715**		13,840,569		

F:/Special Projects/Oxnard/Riverpark A/Riverpark A OPA Calculations - 2017-18 - Revised - 2018-08-23

Riverpark OPA Area
Revenue Calculation - 2017-18

APN	TRA	AGENCY	Owner	Situs Address	Land Value	Improvement Value	Fixture Value	Pers. Prop. Value	Total Exempt.	Secure Net Taxable Value	Unsecured Net Taxable Value	Use Category Description
132-0-033-010	003-323	Oxnard Hero Project	OXNARD CITY OF	RIVERPARK BLVD	0	0	0	0	0	0	0	City Property
132-0-033-055	003-323	Oxnard Hero Project	RIVERPARK A LLC	VINEYARD AVE	21,584	0	0	0	0	21,584	0	Commercial, Up To 5 Acres
132-0-033-075	003-231	Oxnard Hero Project	RIVERPARK A LLC	VINEYARD AVE	202,129	0	0	0	0	202,129	0	Commercial, Up To 5 Acres
132-0-033-095	003-313	Oxnard Hero Project	ELDEROAK PROPERTIES PLAN TRUST LESSOR	110 RIVERPARK BLVD	1,689,992	1,501,554	0	0	0	3,191,546	1,149,000	Restaurant, Fast-Food Or Short Order
132-0-033-105	003-323	Oxnard Hero Project	P M CENTERS INC	210 RIVERPARK BLVD	2,652,000	4,400,000	0	0	0	7,052,000	0	Commercial, Up To 5 Acres
132-0-100-275	003-335	Oxnard Hero Project	SUNFLOWER LP	TOWN CENTER DR	4,839,970	0	0	0	0	4,839,970	0	Commercial, Up To 5 Acres
132-0-100-285	003-335	Oxnard Hero Project	SUNFLOWER LP	TOWN CENTER DR	1,950,669	0	0	0	0	1,950,669	0	Commercial, Up To 5 Acres
132-0-100-295	003-335	Oxnard Hero Project	SUNFLOWER LP	TOWN CENTER DR	1,335,565	0	0	0	0	1,335,565	0	Commercial, Up To 5 Acres
132-0-100-325	003-335	Oxnard Hero Project	SUNFLOWER LP	TOWN CENTER DR	93,349	0	0	0	0	93,349	0	Commercial, Up To 5 Acres
132-0-100-335	003-335	Oxnard Hero Project	SUNFLOWER LP		1,852,226	0	0	0	0	1,852,226	0	Commercial, Up To 5 Acres
132-0-100-345	003-335	Oxnard Hero Project	RIVERPARK LANDING LLC		984,005	0	0	0	0	984,005	0	Commercial, Up To 5 Acres
132-0-100-355	003-335	Oxnard Hero Project	RIVERPARK LANDING LLC		1,896,174	0	0	0	0	1,896,174	0	Commercial, Up To 5 Acres
132-0-100-365	003-335	Oxnard Hero Project	RIVERPARK LANDING LLC		940,600	0	0	0	0	940,600	0	Commercial, Up To 5 Acres
132-0-110-015	003-335	Oxnard Hero Project	RIO SCHOOL DISTRICT		0	0	0	0	0	0	0	Over 5 Acres
132-0-110-175	003-335	Oxnard Hero Project	RIVERPARK A LLC	TOWN CENTER DR	101,682	0	0	0	0	101,682	0	Commercial, Up To 5 Acres
132-0-110-315	003-335	Oxnard Hero Project	RIVERPARK POINTE LLC	N OXNARD BLVD	5,092,982	0	0	0	0	5,092,982	0	Commercial, Up To 5 Acres
132-0-110-335	003-335	Oxnard Hero Project	SERENADE APARTMENTS PROPERTIES OWNER LLC	700 FOREST PARK BLVD	24,853,320	83,230,246	0	537,130	0	108,620,696	0	Apartment, 10 Or More Units, Not Condominium
132-0-110-535	003-335	Oxnard Hero Project	CLEARWATER AT RIVER PARK LLC	750 CLYDE RIVER PL	4,987,800	2,675,500	0	0	0	7,663,300	0	Apartment, 10 Or More Units, Not Condominium
132-0-160-055	003-335	Oxnard Hero Project	OXNARD CITY OF	DETROIT ST	0	0	0	0	0	0	0	City Property
132-0-170-105	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Spite Strips
132-0-170-115	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Up To 5 Acres, Tract Only
132-0-170-125	003-335	Oxnard Hero Project	SWIFT EVADNE M	2905 ROCKY MOUNTAIN DR	258,000	135,000	0	0	0	393,000	0	Condominium, Townhouse, And Planned Development
132-0-170-135	003-335	Oxnard Hero Project	LIN KAI K-ANNE	2903 ROCKY MOUNTAIN DR	110,345	165,625	0	0	0	275,970	0	Condominium, Townhouse, And Planned Development
132-0-170-145	003-335	Oxnard Hero Project	AVILA RUBY R	2901 ROCKY MOUNTAIN DR	97,083	146,261	0	0	0	243,344	0	Condominium, Townhouse, And Planned Development
132-0-170-155	003-335	Oxnard Hero Project	HANSON MARK J-MANITA Y	2907 ROCKY MOUNTAIN DR	256,000	137,000	0	0	0	393,000	0	Condominium, Townhouse, And Planned Development
132-0-170-165	003-335	Oxnard Hero Project	MCCARTHY ROBERT H JR AND MARY A	2909 ROCKY MOUNTAIN DR	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-175	003-335	Oxnard Hero Project	LODWICK LYLE C-MARY A	2911 ROCKY MOUNTAIN DR	149,025	149,025	0	0	0	298,050	0	Condominium, Townhouse, And Planned Development
132-0-170-185	003-335	Oxnard Hero Project	TSAI ERIC	2925 ROCKY MOUNTAIN DR	146,421	219,631	0	0	0	366,052	0	Condominium, Townhouse, And Planned Development
132-0-170-195	003-335	Oxnard Hero Project	COLOMA SHYD AND JESSICA	2923 ROCKY MOUNTAIN DR UNIT 8	152,281	152,281	0	0	0	304,562	0	Condominium, Townhouse, And Planned Development
132-0-170-205	003-335	Oxnard Hero Project	RANKEL CLAUDIA	2921 ROCKY MOUNTAIN DR	229,679	123,714	0	0	0	353,393	0	Condominium, Townhouse, And Planned Development
132-0-170-215	003-335	Oxnard Hero Project	SWIFT EVADNE MAE LIVING TRUST	2927 ROCKY MOUNTAIN DR	259,500	139,500	0	0	130,841	268,159	0	Condominium, Townhouse, And Planned Development
132-0-170-225	003-335	Oxnard Hero Project	KUBANET MICHAEL K-KARI T	2929 ROCKY MOUNTAIN DR	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-235	003-335	Oxnard Hero Project	OLGUIN GILBERTO AND LAURA E	2931 ROCKY MOUNTAIN DR	256,000	139,000	0	0	0	395,000	0	Condominium, Townhouse, And Planned Development
132-0-170-245	003-335	Oxnard Hero Project	JT RIVER PARK INVESTMENT INC	313 DANVERS RIVER ST	225,750	121,159	0	0	0	346,909	0	Condominium, Townhouse, And Planned Development
132-0-170-255	003-335	Oxnard Hero Project	MURILLO RICHARD L TRUST	311 DANVERS RIVER ST	166,000	249,000	0	0	0	415,000	0	Condominium, Townhouse, And Planned Development
132-0-170-265	003-335	Oxnard Hero Project	SADIEGIRL INVESTMENTS LLC	309 DANVERS RIVER ST	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-275	003-335	Oxnard Hero Project	MICHEL JULIO-MARTHA	307 DANVERS RIVER ST	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-285	003-335	Oxnard Hero Project	MERRICK SUSANA	305 DANVERS RIVER ST	240,500	129,500	0	0	0	370,000	0	Condominium, Townhouse, And Planned Development
132-0-170-295	003-335	Oxnard Hero Project	GONZALEZ NADIA M	303 DANVERS RIVER ST	137,985	137,983	0	0	0	275,968	0	Condominium, Townhouse, And Planned Development
132-0-170-305	003-335	Oxnard Hero Project	STASZEWSKI JEROME W-BRIDGIT	301 DANVERS RIVER ST	256,000	139,000	0	0	0	395,000	0	Condominium, Townhouse, And Planned Development
132-0-170-315	003-335	Oxnard Hero Project	MACAULAY AMBER	318 ELK RIVER ST	129,708	129,708	0	0	0	259,416	0	Condominium, Townhouse, And Planned Development
132-0-170-325	003-335	Oxnard Hero Project	WU ANDY	316 ELK RIVER ST	269,000	145,000	0	0	0	414,000	0	Condominium, Townhouse, And Planned Development
132-0-170-335	003-335	Oxnard Hero Project	HARRISON TAMMY M	314 ELK RIVER ST	228,857	123,230	0	0	0	352,087	0	Condominium, Townhouse, And Planned Development
132-0-170-345	003-335	Oxnard Hero Project	CHANG LI-CHUH	312 ELK RIVER ST	195,201	105,107	0	0	0	300,308	0	Condominium, Townhouse, And Planned Development
132-0-170-355	003-335	Oxnard Hero Project	HARWICH KEELY A	310 ELK RIVER ST	117,963	117,963	0	0	0	235,926	0	Condominium, Townhouse, And Planned Development
132-0-170-365	003-335	Oxnard Hero Project	MAH MEEN K-KYONG L	308 ELK RIVER ST	242,000	130,000	0	0	0	372,000	0	Condominium, Townhouse, And Planned Development
132-0-170-375	003-335	Oxnard Hero Project	TRAN TOAN V	373 FEATHER RIVER PL	236,597	127,803	0	0	0	364,400	0	Condominium, Townhouse, And Planned Development
132-0-170-385	003-335	Oxnard Hero Project	HARTLEY TAI M LIVING TRUST	371 FEATHER RIVER PL	259,000	140,000	0	0	0	399,000	0	Condominium, Townhouse, And Planned Development
132-0-170-395	003-335	Oxnard Hero Project	WALLIN DAVID AND ROBYN 2000 TRUST	369 FEATHER RIVER PL	124,457	124,457	0	0	0	248,914	0	Condominium, Townhouse, And Planned Development
132-0-170-405	003-335	Oxnard Hero Project	VALENZUELA ANTHONY R-MELISSA	367 FEATHER RIVER PL	255,000	140,000	0	0	0	395,000	0	Condominium, Townhouse, And Planned Development
132-0-170-415	003-335	Oxnard Hero Project	LOCKWOOD SAMANTHA E	365 FEATHER RIVER PL UNIT 47	128,515	128,515	0	0	0	257,030	0	Condominium, Townhouse, And Planned Development
132-0-170-425	003-335	Oxnard Hero Project	HWANG KYU S-YOUNG Z	363 FEATHER RIVER PL	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-435	003-335	Oxnard Hero Project	ANDERSON WARREN J	361 FEATHER RIVER PL	247,500	133,500	0	0	0	381,000	0	Condominium, Townhouse, And Planned Development
132-0-170-445	003-335	Oxnard Hero Project	HARVEY TERRAL B-ANNE	355 FEATHER RIVER PL	103,895	103,895	0	0	0	207,790	0	Condominium, Townhouse, And Planned Development
132-0-170-455	003-335	Oxnard Hero Project	SLOMIAK ADAM M	353 FEATHER RIVER PL	133,462	133,462	0	0	0	266,924	0	Condominium, Townhouse, And Planned Development
132-0-170-465	003-335	Oxnard Hero Project	CRAFFORD SCOTT	351 FEATHER RIVER PL	240,210	129,030	0	0	0	369,240	0	Condominium, Townhouse, And Planned Development
132-0-170-475	003-335	Oxnard Hero Project	MONFORT ROBERTO S	349 FEATHER RIVER PL	154,545	154,545	0	0	0	309,090	0	Condominium, Townhouse, And Planned Development
132-0-170-485	003-335	Oxnard Hero Project	DIDOMIZIO CHRISTOPHER	347 FEATHER RIVER PL	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-495	003-335	Oxnard Hero Project	WAGNER WILLIAM TRUST	345 FEATHER RIVER PL	123,536	123,536	0	0	0	247,072	0	Condominium, Townhouse, And Planned Development
132-0-170-505	003-335	Oxnard Hero Project	ESQUIVEL JOSE M	343 FEATHER RIVER PL	256,000	137,000	0	0	0	393,000	0	Condominium, Townhouse, And Planned Development
132-0-170-515	003-335	Oxnard Hero Project	BECERRA-GUZMAN NORMA	341 FEATHER RIVER PL	243,000	131,000	0	0	0	374,000	0	Condominium, Townhouse, And Planned Development
132-0-170-525	003-335	Oxnard Hero Project	COOK SARA	339 FEATHER RIVER PL	118,297	177,448	0	0	0	295,745	0	Condominium, Townhouse, And Planned Development
132-0-170-535	003-335	Oxnard Hero Project	PACE JOHN B TRUST	337 FEATHER RIVER PL	129,975	129,975	0	0	0	259,950	0	Condominium, Townhouse, And Planned Development
132-0-170-545	003-335	Oxnard Hero Project	PENG SHENGJI-LIMING	335 FEATHER RIVER PL	141,804	141,804	0	0	0	283,608	0	Condominium, Townhouse, And Planned Development
132-0-170-555	003-335	Oxnard Hero Project	KNOLL MICHELE AND MARCUS	333 FEATHER RIVER PL	271,000	144,000	0	0	0	415,000	0	Condominium, Townhouse, And Planned Development
132-0-170-565	003-335	Oxnard Hero Project	RODRIGUEZ GERARDO	331 FEATHER RIVER PL	242,000	130,000	0	0	0	372,000	0	Condominium, Townhouse, And Planned Development
132-0-170-575	003-335	Oxnard Hero Project	SHOWALTER SHERRY R TRUST	321 FEATHER RIVER PL	242,319	130,479	0	0	0	372,798	0	Condominium, Townhouse, And Planned Development
132-0-170-585	003-335	Oxnard Hero Project	HASKELL DEBBIE	319 FEATHER RIVER PL UNIT 34	115,797	115,797	0	0	0	231,594	0	Condominium, Townhouse, And Planned Development
132-0-170-595	003-335	Oxnard Hero Project	MCKINLEY GARRY	317 FEATHER RIVER PL	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-605	003-335	Oxnard Hero Project	GOOD ROBERT J-DEANNA L	315 FEATHER RIVER PL	259,500	139,500	0	0	0	399,000	0	Condominium, Townhouse, And Planned Development
132-0-170-615	003-335	Oxnard Hero Project	TOVAR HERBERT P AND JOHNNA A	316 FEATHER RIVER PL	255,000	140,000	0	0	0	395,000	0	Condominium, Townhouse, And Planned Development
132-0-170-625	003-335	Oxnard Hero Project	COVEY MEEGON A-MICHAEL A	318 FEATHER RIVER PL	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-635	003-335	Oxnard Hero Project	GOMEZ ZENAIDA C	320 FEATHER RIVER PL	255,000	140,000	0	0	0	395,000	0	Condominium, Townhouse, And Planned Development
132-0-170-645	003-335	Oxnard Hero Project	ALVARADO MANUEL JR-ERICA P	319 ELK RIVER ST	135,279	135,279	0	0	0	270,558	0	Condominium, Townhouse, And Planned Development

132-0-170-655	003-335	Oxnard Hero Project	BALOGUN YUSUF A	317 ELK RIVER ST	262,000	140,000	0	0	0	402,000	0	Condominium, Townhouse, And Planned Development
132-0-170-665	003-335	Oxnard Hero Project	WION CHRISTINA M	315 ELK RIVER ST	123,375	123,375	0	0	0	246,750	0	Condominium, Townhouse, And Planned Development
132-0-170-675	003-335	Oxnard Hero Project	CASTRO ROMULO C-MARIA T E	313 ELK RIVER ST	149,025	149,025	0	0	0	298,050	0	Condominium, Townhouse, And Planned Development
132-0-170-685	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-180-175	003-335	Oxnard Hero Project	JONES KELLY I	351 FOREST PARK BLVD	212,160	114,240	0	0	0	326,400	0	Condominium, Townhouse, And Planned Development
132-0-180-185	003-335	Oxnard Hero Project	FONSECA GERARDO G-ELIZABETH	349 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-195	003-335	Oxnard Hero Project	JUAREZ GUMARO I	347 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-205	003-335	Oxnard Hero Project	DUARTE CECELIA	345 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-215	003-335	Oxnard Hero Project	GUTIERREZ LETICIA H	343 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-225	003-335	Oxnard Hero Project	SALINAS RAUL P	341 FOREST PARK BLVD	244,000	131,000	0	0	0	375,000	0	Condominium, Townhouse, And Planned Development
132-0-180-235	003-335	Oxnard Hero Project	DESPORTE JASON K	335 FOREST PARK BLVD	134,618	134,618	0	0	0	269,236	0	Condominium, Townhouse, And Planned Development
132-0-180-245	003-335	Oxnard Hero Project	SANCHEZ SALVADOR-LETICIA	333 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-255	003-335	Oxnard Hero Project	DOMINGUEZ THERESA A	331 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-265	003-335	Oxnard Hero Project	ANGELES OLGA R	321 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-275	003-335	Oxnard Hero Project	CHAVEZ ALEJANDRO	319 FOREST PARK BLVD	126,000	68,008	0	0	0	194,008	0	Condominium, Townhouse, And Planned Development
132-0-180-285	003-335	Oxnard Hero Project	RODRIGUEZ ANDRES R-ASHLEY R	317 FOREST PARK BLVD	244,500	131,500	0	0	0	376,000	0	Condominium, Townhouse, And Planned Development
132-0-180-295	003-335	Oxnard Hero Project	PIMENTEL RUBEN D-ROSA M	315 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-305	003-335	Oxnard Hero Project	MEDRANO MONICA A	313 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-315	003-335	Oxnard Hero Project	LOGUE DANIEL	311 FOREST PARK BLVD	150,972	150,972	0	0	0	301,944	0	Condominium, Townhouse, And Planned Development
132-0-180-325	003-335	Oxnard Hero Project	SAKILAYAN JANICE	309 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-335	003-335	Oxnard Hero Project	VILLAFANA DANIEL-IRENE G	307 FOREST PARK BLVD	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-425	003-335	Oxnard Hero Project	NUNEZ JAMES R-OFELIA	3032 SHENANDOAH DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-435	003-335	Oxnard Hero Project	MORALES TRUST	3022 SHENANDOAH DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-445	003-335	Oxnard Hero Project	HASER BARBARA TRUST	3012 SHENANDOAH DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-455	003-335	Oxnard Hero Project	KRESS NICOLE S	3002 SHENANDOAH DR	149,491	80,227	0	0	0	229,718	0	Condominium, Townhouse, And Planned Development
132-0-180-465	003-335	Oxnard Hero Project	FONG RONALD C	3003 SHENANDOAH DR	245,000	130,000	0	0	0	375,000	0	Condominium, Townhouse, And Planned Development
132-0-180-475	003-335	Oxnard Hero Project	PARDINI ERIC	3013 SHENANDOAH DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-485	003-335	Oxnard Hero Project	VERAN ENRIQUE II-ROWENA	3023 SHENANDOAH DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-495	003-335	Oxnard Hero Project	PANGILINAN ROMEO N-ELIZABETH	3033 SHENANDOAH DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-505	003-335	Oxnard Hero Project	UELTSCHI MEGAN C	3043 SHENANDOAH DR	90,185	135,810	0	0	0	225,995	0	Condominium, Townhouse, And Planned Development
132-0-180-545	003-335	Oxnard Hero Project	SANCHEZ HUMBERTO-DELIA	3034 ROIA LN	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-555	003-335	Oxnard Hero Project	MAGANA JOSE A-BEATRIS A	3024 ROIA LN	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-565	003-335	Oxnard Hero Project	ESPEJO NICANOR-MYRNA	3014 ROIA LN	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-575	003-335	Oxnard Hero Project	ZIERHUT PETER T-MARIA G	3004 ROIA LN	113,634	113,634	0	0	0	227,268	0	Condominium, Townhouse, And Planned Development
132-0-180-585	003-335	Oxnard Hero Project	JIMENEZ RUBEN J	3005 ROIA LN	247,000	133,000	0	0	0	380,000	0	Condominium, Townhouse, And Planned Development
132-0-180-595	003-335	Oxnard Hero Project	GUTIERREZ JOSE M-CRUZ D	3015 ROIA LN	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-605	003-335	Oxnard Hero Project	ZAVALA LUIS A N	3025 ROIA LN	152,500	81,923	0	0	0	234,423	0	Condominium, Townhouse, And Planned Development
132-0-180-675	003-335	Oxnard Hero Project	BAEZ JUAN M	3026 PALISADES PARK DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-685	003-335	Oxnard Hero Project	ARTEAGA ENRIQUE-ANA M	3016 PALISADES PARK DR	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-695	003-335	Oxnard Hero Project	BUENROSTRO VINCENTE C	3006 PALISADES PARK DR	110,345	110,345	0	0	0	220,690	0	Condominium, Townhouse, And Planned Development
132-0-180-765	003-335	Oxnard Hero Project	QUAN JUSTIN K	405 GARONNE ST	236,000	129,000	0	0	0	365,000	0	Condominium, Townhouse, And Planned Development
132-0-180-775	003-335	Oxnard Hero Project	GARCIA JOSE D-CLAUDIA M	403 GARONNE ST	149,489	80,226	0	0	0	229,715	0	Condominium, Townhouse, And Planned Development
132-0-180-785	003-335	Oxnard Hero Project	OCHOA ELIZABETH M	401 GARONNE ST	121,773	121,772	0	0	0	243,545	0	Condominium, Townhouse, And Planned Development
132-0-180-795	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-190-015	003-335	Oxnard Hero Project	RODRIGUEZ ALBERT-SYLVIA	321 COLORADO RIVER PL	226,000	122,000	0	0	0	348,000	0	Condominium, Townhouse, And Planned Development
132-0-190-025	003-335	Oxnard Hero Project	DOMINGUEZ FELIPE	331 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-035	003-335	Oxnard Hero Project	ESPINOZA VICTOR M-DORIAN N	341 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-045	003-335	Oxnard Hero Project	HERNANDEZ JOSE R-JUANA M R	351 COLORADO RIVER PL	92,839	92,839	0	0	0	185,678	0	Condominium, Townhouse, And Planned Development
132-0-190-055	003-335	Oxnard Hero Project	TORRES MARIA	391 COLORADO RIVER PL	176,618	94,654	0	0	0	271,272	0	Condominium, Townhouse, And Planned Development
132-0-190-065	003-335	Oxnard Hero Project	THERRIEN CHRISTINA M	381 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-075	003-335	Oxnard Hero Project	ZHENG PENG	371 COLORADO RIVER PL	121,427	121,427	0	0	0	242,854	0	Condominium, Townhouse, And Planned Development
132-0-190-085	003-335	Oxnard Hero Project	ROBINETT LAYLA E	361 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-095	003-335	Oxnard Hero Project	GONZALEZ RAFAEL	2800 RIVERPARK BLVD	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-105	003-335	Oxnard Hero Project	MUNOZ SALVADOR-OFELIA	2802 RIVERPARK BLVD	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-115	003-335	Oxnard Hero Project	HORMIGAS ROWEN B-ROCELYN M	2804 RIVERPARK BLVD	197,370	106,386	0	0	0	303,756	0	Condominium, Townhouse, And Planned Development
132-0-190-125	003-335	Oxnard Hero Project	DIMAS PEDRO-THUYLINH NGUYEN	2820 RIVERPARK BLVD	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-135	003-335	Oxnard Hero Project	PARKER CAMERON M-JESSICA M	2818 RIVERPARK BLVD	124,783	66,882	0	0	0	191,665	0	Condominium, Townhouse, And Planned Development
132-0-190-145	003-335	Oxnard Hero Project	VALDEZ GERARDO	2816 RIVERPARK BLVD	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-155	003-335	Oxnard Hero Project	DELGADO HECTOR B JR	2814 RIVERPARK BLVD	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-165	003-335	Oxnard Hero Project	RODRIGUEZ ALEJANDRA	2812 RIVERPARK BLVD	149,491	80,227	0	0	0	229,718	0	Condominium, Townhouse, And Planned Development
132-0-190-175	003-335	Oxnard Hero Project	SANCHEZ SUZANNA	2810 RIVERPARK BLVD	172,536	92,647	0	0	0	265,183	0	Condominium, Townhouse, And Planned Development
132-0-190-185	003-335	Oxnard Hero Project	PARKS CEDRIC D	2821 SMOKY MOUNTAIN DR	225,750	121,159	0	0	130,841	216,068	0	Condominium, Townhouse, And Planned Development
132-0-190-195	003-335	Oxnard Hero Project	RIVERA RIGOBERTO	2819 SMOKY MOUNTAIN DR	149,491	80,227	0	0	0	229,718	0	Condominium, Townhouse, And Planned Development
132-0-190-205	003-335	Oxnard Hero Project	CUNNINGHAM DAREK A-REGINA M	2817 SMOKY MOUNTAIN DR	241,000	128,000	0	0	0	369,000	0	Condominium, Townhouse, And Planned Development
132-0-190-215	003-335	Oxnard Hero Project	ADRALES LUISITO L-ROWENA M	2815 SMOKY MOUNTAIN DR	158,956	85,197	0	0	0	244,153	0	Condominium, Townhouse, And Planned Development
132-0-190-225	003-335	Oxnard Hero Project	HERNANDEZ GUILLERMO	2813 SMOKY MOUNTAIN DR	97,083	145,890	0	0	0	242,973	0	Condominium, Townhouse, And Planned Development
132-0-190-235	003-335	Oxnard Hero Project	GARCIA MARICELA R	2811 SMOKY MOUNTAIN DR	227,000	121,000	0	0	0	348,000	0	Condominium, Townhouse, And Planned Development
132-0-190-245	003-335	Oxnard Hero Project	FOMENKO VIKTOR	2801 SMOKY MOUNTAIN DR	226,000	122,000	0	0	0	348,000	0	Condominium, Townhouse, And Planned Development
132-0-190-255	003-335	Oxnard Hero Project	MENCHACA JOSE L	2803 SMOKY MOUNTAIN DR	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-190-265	003-335	Oxnard Hero Project	ALTHOF GARRETT	2805 SMOKY MOUNTAIN DR	141,535	212,303	0	0	0	353,838	0	Condominium, Townhouse, And Planned Development
132-0-190-275	003-335	Oxnard Hero Project	REYES ADRIAN-ALMA	2835 SMOKY MOUNTAIN DR	189,734	101,967	0	0	0	291,701	0	Condominium, Townhouse, And Planned Development
132-0-190-285	003-335	Oxnard Hero Project	MENDOZA PETER-BRENDA	2833 SMOKY MOUNTAIN DR	189,734	101,967	0	0	0	291,701	0	Condominium, Townhouse, And Planned Development
132-0-190-295	003-335	Oxnard Hero Project	CARDONA EYMARD-NATIVIDAD	2831 SMOKY MOUNTAIN DR	212,288	113,910	0	0	0	326,198	0	Condominium, Townhouse, And Planned Development
132-0-190-305	003-335	Oxnard Hero Project	GOODEN CHRISTOPHER-NIKOLE	2830 RIVERPARK BLVD	240,293	129,334	0	0	0	369,627	0	Condominium, Townhouse, And Planned Development
132-0-190-315	003-335	Oxnard Hero Project	REYES ADAN	BLANK PURSUANT UNIT GC625421	228,990	122,910	0	0	0	351,900	0	Condominium, Townhouse, And Planned Development
132-0-190-325	003-335	Oxnard Hero Project	STEVENSON DAVID	2834 RIVER PARK BLVD	215,395	115,982	0	0	0	331,377	0	Condominium, Townhouse, And Planned Development
132-0-190-335	003-335	Oxnard Hero Project	HARDING CLINTON-KATHLEEN	392 DANVERS RIVER ST	189,734	101,967	0	0	0	291,701	0	Condominium, Townhouse, And Planned Development
132-0-190-345	003-335	Oxnard Hero Project	RAYMUNDO ARVIE-MAY	382 DANVERS RIVER ST	189,734	101,967	0	0	0	291,701	0	Condominium, Townhouse, And Planned Development
132-0-190-355	003-335	Oxnard Hero Project	ARAGON RICHARD M	372 DANVERS RIVER ST	235,620	126,480	0	0	0	362,100	0	Condominium, Townhouse, And Planned Development

132-0-190-365	003-335	Oxnard Hero Project	RUIZ MAYTE	362 DANVERS RIVER ST	194,173	104,185	0	0	0	298,358	0	Condominium, Townhouse, And Planned Development
132-0-190-375	003-335	Oxnard Hero Project	LIMON DANNIEL W	322 DANVERS RIVER ST	226,000	122,000	0	0	0	348,000	0	Condominium, Townhouse, And Planned Development
132-0-190-385	003-335	Oxnard Hero Project	SMITH ROSEANN M	332 DANVERS RIVER ST	190,844	103,075	0	0	0	293,919	0	Condominium, Townhouse, And Planned Development
132-0-190-395	003-335	Oxnard Hero Project	SALUGAO LYLE M G	342 DANVERS RIVER ST	191,953	103,075	0	0	0	295,028	0	Condominium, Townhouse, And Planned Development
132-0-190-405	003-335	Oxnard Hero Project	ORTIZ MARIA E-HECTOR L	352 DANVERS RIVER ST	201,932	108,733	0	0	0	310,665	0	Condominium, Townhouse, And Planned Development
132-0-200-015	003-335	Oxnard Hero Project	AUSTRIA JONATHAN O-DIONNE M	2716 RIVERPARK BLVD	220,320	118,830	0	0	0	339,150	0	Condominium, Townhouse, And Planned Development
132-0-200-025	003-335	Oxnard Hero Project	BENCIVENGA MARK	2714 RIVERPARK BLVD	157,522	157,521	0	0	0	315,043	0	Condominium, Townhouse, And Planned Development
132-0-200-035	003-335	Oxnard Hero Project	FANDINO JOAQUIN-LINDA	2712 RIVERPARK BLVD	152,575	152,574	0	0	130,841	174,308	0	Condominium, Townhouse, And Planned Development
132-0-200-045	003-335	Oxnard Hero Project	GOMEZ RENATO-JACQUELIN Z	2710 RIVERPARK BLVD	182,378	147,351	0	0	0	329,729	0	Condominium, Townhouse, And Planned Development
132-0-200-055	003-335	Oxnard Hero Project	CRUZ DANIEL J	2720 RIVERPARK BLVD	158,567	158,566	0	0	0	317,133	0	Condominium, Townhouse, And Planned Development
132-0-200-065	003-335	Oxnard Hero Project	CHILDRESS MICHAEL R	2722 RIVERPARK BLVD	164,460	164,459	0	0	0	328,919	0	Condominium, Townhouse, And Planned Development
132-0-200-075	003-335	Oxnard Hero Project	MURPHY KAVAN-BRIDGET	2724 RIVERPARK BLVD	165,969	165,968	0	0	0	331,937	0	Condominium, Townhouse, And Planned Development
132-0-200-085	003-335	Oxnard Hero Project	ORTIZ LARRY	2726 RIVERPARK BLVD	163,803	163,803	0	0	0	327,606	0	Condominium, Townhouse, And Planned Development
132-0-200-095	003-335	Oxnard Hero Project	CERVANTES EMMANUEL J	2734 RIVERPARK BLVD	177,073	94,991	0	0	0	272,064	0	Condominium, Townhouse, And Planned Development
132-0-200-105	003-335	Oxnard Hero Project	CAMPOS FRANCISCO D A-ROSA L	2732 RIVERPARK BLVD	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-115	003-335	Oxnard Hero Project	GONZALEZ CESAR	2730 RIVERPARK BLVD	214,000	117,000	0	0	0	331,000	0	Condominium, Townhouse, And Planned Development
132-0-200-125	003-335	Oxnard Hero Project	NAVARRO ANTONIO C-GLORIA F	390 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-135	003-335	Oxnard Hero Project	GARCIA VAIRO-ALEJANDRA	380 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-145	003-335	Oxnard Hero Project	DOMINGUEZ EVERARDO G-IMELDA	370 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-155	003-335	Oxnard Hero Project	ESCALA ERIC E-HELEN Y	360 COLORADO RIVER PL	227,000	121,000	0	0	0	348,000	0	Condominium, Townhouse, And Planned Development
132-0-200-165	003-335	Oxnard Hero Project	WALLACE MICHAEL J	320 COLORADO RIVER PL	225,232	121,676	0	0	0	346,908	0	Condominium, Townhouse, And Planned Development
132-0-200-175	003-335	Oxnard Hero Project	RODRIGUEZ BALDEMAR V	330 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-185	003-335	Oxnard Hero Project	LLAMAS-LEYVA ROCIO	340 COLORADO RIVER PL	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-195	003-335	Oxnard Hero Project	NEAT MICHAEL J	350 COLORADO RIVER PL	119,046	119,046	0	0	0	238,092	0	Condominium, Townhouse, And Planned Development
132-0-200-205	003-335	Oxnard Hero Project	QUINTANA JOE B-MONICA R	2735 SMOKY MOUNTAIN DR	229,731	124,106	0	0	0	353,837	0	Condominium, Townhouse, And Planned Development
132-0-200-215	003-335	Oxnard Hero Project	TORRES SALVADOR-MARIA G	2733 SMOKY MOUNTAIN DR	176,618	94,656	0	0	0	271,274	0	Condominium, Townhouse, And Planned Development
132-0-200-225	003-335	Oxnard Hero Project	LOPEZ ARTURO ET AL	2731 SMOKY MOUNTAIN DR	227,000	121,000	0	0	0	348,000	0	Condominium, Townhouse, And Planned Development
132-0-200-235	003-335	Oxnard Hero Project	MENDEZ IVAN G	2721 SMOKY MOUNTAIN DR	165,739	165,739	0	0	0	331,478	0	Condominium, Townhouse, And Planned Development
132-0-200-245	003-335	Oxnard Hero Project	DELL KEVIN	2723 SMOKY MOUNTAIN DR	163,464	163,464	0	0	0	326,928	0	Condominium, Townhouse, And Planned Development
132-0-200-255	003-335	Oxnard Hero Project	ROSALES HECTOR M	2725 SMOKY MOUNTAIN DR	161,217	161,217	0	0	0	322,434	0	Condominium, Townhouse, And Planned Development
132-0-200-265	003-335	Oxnard Hero Project	LEMUS ALEJANDRO E	2727 SMOKY MOUNTAIN DR	232,050	124,950	0	0	0	357,000	0	Condominium, Townhouse, And Planned Development
132-0-200-275	003-335	Oxnard Hero Project	BRADY TERENCE	2717 SMOKY MOUNTAIN DR	157,643	157,641	0	0	0	315,284	0	Condominium, Townhouse, And Planned Development
132-0-200-285	003-335	Oxnard Hero Project	CASILLAS MICHAEL	2715 SMOKY MOUNTAIN DR	158,388	158,388	0	0	0	316,776	0	Condominium, Townhouse, And Planned Development
132-0-200-295	003-335	Oxnard Hero Project	PHOTIEN PIRANVITCH	2713 SMOKY MOUNTAIN DR	224,910	120,870	0	0	0	345,780	0	Condominium, Townhouse, And Planned Development
132-0-200-305	003-335	Oxnard Hero Project	WILSON WARREN	2711 SMOKY MOUNTAIN DR	156,794	156,794	0	0	0	313,588	0	Condominium, Townhouse, And Planned Development
132-0-200-455	003-335	Oxnard Hero Project	LEGASPI MARIA L TRUST	2701 SMOKY MOUNTAIN DR	110,876	165,664	0	0	0	276,540	0	Condominium, Townhouse, And Planned Development
132-0-200-465	003-335	Oxnard Hero Project	MAROTTA GINA A TRUST	2703 SMOKY MOUNTAIN DR	106,631	160,443	0	0	0	267,074	0	Condominium, Townhouse, And Planned Development
132-0-200-475	003-335	Oxnard Hero Project	FLORES LAURA	2705 SMOKY MOUNTAIN DR	221,850	119,340	0	0	0	341,190	0	Condominium, Townhouse, And Planned Development
132-0-200-485	003-335	Oxnard Hero Project	CEJOCO CHARLES AND MARY A	2700 RIVERPARK BLVD	107,692	161,085	0	0	0	268,777	0	Condominium, Townhouse, And Planned Development
132-0-200-495	003-335	Oxnard Hero Project	LUJAN CHRISTOPHER J	2702 RIVERPARK BLVD	105,040	157,390	0	0	0	262,430	0	Condominium, Townhouse, And Planned Development
132-0-200-505	003-335	Oxnard Hero Project	CONTRERAS VICTOR-CARMEN	2704 RIVERPARK BLVD	225,420	121,380	0	0	0	346,800	0	Condominium, Townhouse, And Planned Development
132-0-200-515	003-335	Oxnard Hero Project	HECKMANN ANGELA	341 AMERICAN RIVER CT	114,589	172,489	0	0	0	287,078	0	Condominium, Townhouse, And Planned Development
132-0-200-525	003-335	Oxnard Hero Project	ZINN BRIAN C	343 AMERICAN RIVER CT	110,345	165,775	0	0	0	276,120	0	Condominium, Townhouse, And Planned Development
132-0-200-535	003-335	Oxnard Hero Project	HAYES-MORA RAYA	345 AMERICAN RIVER CT	211,650	113,730	0	0	0	325,380	0	Condominium, Townhouse, And Planned Development
132-0-200-545	003-335	Oxnard Hero Project	MANIPOD VANIA D	347 AMERICAN RIVER CT	109,283	163,290	0	0	0	272,573	0	Condominium, Townhouse, And Planned Development
132-0-200-555	003-335	Oxnard Hero Project	DUENEZ ALBERT L	357 AMERICAN RIVER CT	123,078	184,511	0	0	0	307,589	0	Condominium, Townhouse, And Planned Development
132-0-200-565	003-335	Oxnard Hero Project	MURRAY CHRISTOPHER M AND MARIA B	355 AMERICAN RIVER CT	116,711	174,962	0	0	0	291,673	0	Condominium, Townhouse, And Planned Development
132-0-200-575	003-335	Oxnard Hero Project	YAEGER JEFFREY S AND RITA	353 AMERICAN RIVER CT	112,468	168,596	0	0	0	281,064	0	Condominium, Townhouse, And Planned Development
132-0-200-585	003-335	Oxnard Hero Project	BAIDA DARRON	351 AMERICAN RIVER CT	116,711	174,962	0	0	0	291,673	0	Condominium, Townhouse, And Planned Development
132-0-210-335	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Spite Strips
132-0-210-345	003-335	Oxnard Hero Project	NG ELISA M AND ERIC	300 BIG SUR RIVER PL	107,734	162,132	0	0	0	269,866	0	Condominium, Townhouse, And Planned Development
132-0-210-355	003-335	Oxnard Hero Project	MCKENZIE SANDRA	302 BIG SUR RIVER PL	156,380	156,380	0	0	0	312,760	0	Condominium, Townhouse, And Planned Development
132-0-210-365	003-335	Oxnard Hero Project	VARSOBIA ARMICHAEL M-KARINA	304 BIG SUR RIVER PL	230,000	124,000	0	0	0	354,000	0	Condominium, Townhouse, And Planned Development
132-0-210-375	003-335	Oxnard Hero Project	ADAP JACQUELINE	306 BIG SUR RIVER PL	153,427	153,427	0	0	0	306,854	0	Condominium, Townhouse, And Planned Development
132-0-210-385	003-335	Oxnard Hero Project	GUALTIERI ANDREW	308 BIG SUR RIVER PL	156,435	156,435	0	0	0	312,870	0	Condominium, Townhouse, And Planned Development
132-0-210-395	003-335	Oxnard Hero Project	HOFMANN JARED	310 BIG SUR RIVER PL	153,482	153,482	0	0	0	306,964	0	Condominium, Townhouse, And Planned Development
132-0-210-405	003-335	Oxnard Hero Project	WARD JENELLE R	301 AMERICAN RIVER CT	232,050	124,950	0	0	0	357,000	0	Condominium, Townhouse, And Planned Development
132-0-210-415	003-335	Oxnard Hero Project	WU DAVID L	303 AMERICAN RIVER CT	147,247	147,247	0	0	0	294,494	0	Condominium, Townhouse, And Planned Development
132-0-210-425	003-335	Oxnard Hero Project	MORADEYO HAKEEM O-GAFAYAT A	305 AMERICAN RIVER CT	147,314	147,314	0	0	0	294,628	0	Condominium, Townhouse, And Planned Development
132-0-210-435	003-335	Oxnard Hero Project	GULLIM SARAH M	307 AMERICAN RIVER CT	228,990	122,910	0	0	0	351,900	0	Condominium, Townhouse, And Planned Development
132-0-210-445	003-335	Oxnard Hero Project	WISE AMY	309 AMERICAN RIVER CT	206,040	111,180	0	0	0	317,220	0	Condominium, Townhouse, And Planned Development
132-0-210-455	003-335	Oxnard Hero Project	OCAMPO NOLI Z	311 AMERICAN RIVER CT	228,990	122,910	0	0	0	351,900	0	Condominium, Townhouse, And Planned Development
132-0-210-465	003-335	Oxnard Hero Project	SOTO JONATHAN	312 BIG SUR RIVER PL	224,910	120,870	0	0	0	345,780	0	Condominium, Townhouse, And Planned Development
132-0-210-475	003-335	Oxnard Hero Project	TORRES MATIO O	314 BIG SUR RIVER PL	126,889	126,889	0	0	0	253,778	0	Condominium, Townhouse, And Planned Development
132-0-210-485	003-335	Oxnard Hero Project	GUDINO JOSE M L	316 BIG SUR RIVER PL	230,000	124,000	0	0	0	354,000	0	Condominium, Townhouse, And Planned Development
132-0-210-495	003-335	Oxnard Hero Project	EDQUILANG RYAN A-ELANOR	318 BIG SUR RIVER PL	142,803	142,803	0	0	0	285,606	0	Condominium, Townhouse, And Planned Development
132-0-210-505	003-335	Oxnard Hero Project	NELSON SEAN R-SHENEKA M	313 AMERICAN RIVER CT	217,466	117,017	0	0	0	334,483	0	Condominium, Townhouse, And Planned Development
132-0-210-515	003-335	Oxnard Hero Project	MONREAL TOM-NEYRA	315 AMERICAN RIVER CT	118,992	118,992	0	0	0	237,984	0	Condominium, Townhouse, And Planned Development
132-0-210-525	003-335	Oxnard Hero Project	SMITH VALENCIA	317 AMERICAN RIVER CT	127,650	127,650	0	0	0	255,300	0	Condominium, Townhouse, And Planned Development
132-0-210-535	003-335	Oxnard Hero Project	GONZALES SALVADOR M AND KARRIE L	319 AMERICAN RIVER CT	137,930	137,930	0	0	0	275,860	0	Condominium, Townhouse, And Planned Development
132-0-210-545	003-335	Oxnard Hero Project	MORRIS DEMAR M	330 BIG SUR RIVER PL	220,572	119,088	0	0	0	339,660	0	Condominium, Townhouse, And Planned Development
132-0-210-555	003-335	Oxnard Hero Project	MANDYCK JAMES	328 BIG SUR RIVER PL	123,443	123,443	0	0	0	246,886	0	Condominium, Townhouse, And Planned Development
132-0-210-565	003-335	Oxnard Hero Project	TOLENTINO NEIL AND MELINDA	326 BIG SUR RIVER PL	130,264	130,263	0	0	0	260,527	0	Condominium, Townhouse, And Planned Development
132-0-210-575	003-335	Oxnard Hero Project	VENERACION JOSEPH R	324 BIG SUR RIVER PL	215,395	115,982	0	0	0	331,377	0	Condominium, Townhouse, And Planned Development
132-0-210-585	003-335	Oxnard Hero Project	CEGLIA ANTOINETTE T	322 BIG SUR RIVER PL	125,417	125,416	0	0	0	250,833	0	Condominium, Townhouse, And Planned Development
132-0-210-595	003-335	Oxnard Hero Project	ERTEL CHARLES	320 BIG SUR RIVER PL	224,910	120,870	0	0	0	345,780	0	Condominium, Townhouse, And Planned Development
132-0-210-605	003-335	Oxnard Hero Project	MATEO JOSHUA V-AMY	331 AMERICAN RIVER CT	102,918	154,847	0	0	0	257,765	0	Condominium, Townhouse, And Planned Development
132-0-210-615	003-335	Oxnard Hero Project	PACHECO ERIC	329 AMERICAN RIVER CT	103,448	155,393	0	0	0	258,841	0	Condominium, Townhouse, And Planned Development
132-0-210-625	003-335	Oxnard Hero Project	EISENHAUER FELIX-TARA ET AL	327 AMERICAN RIVER CT	104,510	156,945	0	0	0	261,455	0	Condominium, Townhouse, And Planned Development

132-0-210-635	003-335	Oxnard Hero Project	TOOHEY ELIZABETH	325 AMERICAN RIVER CT	103,979	155,641	0	0	0	259,620	0 Condominium, Townhouse, And Planned Development
132-0-210-645	003-335	Oxnard Hero Project	HAYDEN MICHAEL E-GAYLYN C	323 AMERICAN RIVER CT	192,612	103,553	0	0	0	296,165	0 Condominium, Townhouse, And Planned Development
132-0-210-655	003-335	Oxnard Hero Project	VALLENDER MICHAEL S TRUST	321 AMERICAN RIVER CT	106,102	158,944	0	0	0	265,046	0 Condominium, Townhouse, And Planned Development
132-0-230-135	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0 City Property
132-0-230-195	003-335	Oxnard Hero Project	MOSAIC APARTMENTS LLC	500 FOREST PARK	5,411,307	19,417,487	0	0	0	24,828,794	0 Apartment, 10 Or More Units, Not Condominium
132-0-230-205	003-335	Oxnard Hero Project	MOSAIC APARTMENTS LLC	500 FOREST PARK BLVD	5,411,307	19,111,175	0	0	0	24,522,482	0 Apartment, 10 Or More Units, Not Condominium
132-0-230-225	003-335	Oxnard Hero Project	450 FOREST PARK APARTMENTS LLC	470 FOREST PARK BLVD	11,105,565	52,979,820	0	0	0	64,085,385	0 Apartment, 10 Or More Units, Not Condominium
132-0-230-235	003-335	Oxnard Hero Project	SONATA AT RIVERPARK PARTNERS LP	401 DANVERS RIVER DR	1,855,000	6,743,000	0	0	0	8,598,000	0 Apartment, 10 Or More Units, Not Condominium
132-0-251-015	003-335	Oxnard Hero Project	CHU MIKE-YUKARI	648 FLATHEAD RIVER ST	217,584	117,241	0	0	0	334,825	0 Condominium, Townhouse, And Planned Development
132-0-251-025	003-335	Oxnard Hero Project	KEMPNER SHARON	646 FLATHEAD RIVER ST	137,929	137,929	0	0	0	275,858	0 Condominium, Townhouse, And Planned Development
132-0-251-035	003-335	Oxnard Hero Project	MONROY FRANKLIN	644 FLATHEAD RIVER ST	228,047	122,793	0	0	0	350,840	0 Condominium, Townhouse, And Planned Development
132-0-251-045	003-335	Oxnard Hero Project	RAYA JEHOVA	642 FLATHEAD RIVER ST	239,366	128,967	0	0	0	368,333	0 Condominium, Townhouse, And Planned Development
132-0-251-055	003-335	Oxnard Hero Project	RODRIGUEZ ROBERTO	640 FLATHEAD RIVER ST	215,395	115,982	0	0	0	331,377	0 Condominium, Townhouse, And Planned Development
132-0-251-065	003-335	Oxnard Hero Project	LAGOMARSINO DANELL M	638 FLATHEAD RIVER ST	229,000	126,000	0	0	0	355,000	0 Condominium, Townhouse, And Planned Development
132-0-251-075	003-335	Oxnard Hero Project	LOPEZ FELIPE D	636 FLATHEAD RIVER ST	227,484	122,714	0	0	0	350,198	0 Condominium, Townhouse, And Planned Development
132-0-251-085	003-335	Oxnard Hero Project	DEAN ROYAL II	634 FLATHEAD RIVER ST	227,484	122,714	0	0	0	350,198	0 Condominium, Townhouse, And Planned Development
132-0-251-095	003-335	Oxnard Hero Project	CULVERSON GARY L	632 FLATHEAD RIVER ST	113,581	113,581	0	0	0	227,162	0 Condominium, Townhouse, And Planned Development
132-0-251-105	003-335	Oxnard Hero Project	CROSS JEREMIAH C-KARIN	630 FLATHEAD RIVER ST	224,653	121,096	0	0	0	345,749	0 Condominium, Townhouse, And Planned Development
132-0-251-115	003-335	Oxnard Hero Project	RAMOS AIDA N	628 FLATHEAD RIVER ST	201,415	108,214	0	0	0	309,629	0 Condominium, Townhouse, And Planned Development
132-0-251-125	003-335	Oxnard Hero Project	TSUJIMOTO TAKUYA-YURI	626 FLATHEAD RIVER ST	240,499	129,753	0	0	0	370,252	0 Condominium, Townhouse, And Planned Development
132-0-251-135	003-335	Oxnard Hero Project	SOWTER NEAL	624 FLATHEAD RIVER ST	192,094	103,037	0	0	0	295,131	0 Condominium, Townhouse, And Planned Development
132-0-251-145	003-335	Oxnard Hero Project	COVARRUBIAS HERNAN M	622 FLATHEAD RIVER ST	234,000	126,000	0	0	0	360,000	0 Condominium, Townhouse, And Planned Development
132-0-251-155	003-335	Oxnard Hero Project	HUANG ERIC-JULIZA TRUST	620 FLATHEAD RIVER ST	108,754	108,754	0	0	0	217,508	0 Condominium, Townhouse, And Planned Development
132-0-251-165	003-335	Oxnard Hero Project	POPE ELI S	614 FLATHEAD RIVER ST	223,000	119,750	0	0	0	342,750	0 Condominium, Townhouse, And Planned Development
132-0-251-175	003-335	Oxnard Hero Project	RODE IRENE	612 FLATHEAD RIVER ST	106,102	106,102	0	0	0	212,204	0 Condominium, Townhouse, And Planned Development
132-0-251-185	003-335	Oxnard Hero Project	LAFRICAN ROBIN	610 FLATHEAD RIVER ST	99,565	99,565	0	0	0	199,130	0 Condominium, Townhouse, And Planned Development
132-0-251-195	003-335	Oxnard Hero Project	ARELLANO ARTHUR-RAINA	608 FLATHEAD RIVER ST	241,628	130,514	0	0	0	372,142	0 Condominium, Townhouse, And Planned Development
132-0-251-205	003-335	Oxnard Hero Project	MCCOY JIMMY L-KARI L	606 FLATHEAD RIVER ST	231,000	124,500	0	0	0	355,500	0 Condominium, Townhouse, And Planned Development
132-0-251-215	003-335	Oxnard Hero Project	MCQUILLAN FRANCIS X	604 FLATHEAD RIVER ST	93,368	140,054	0	0	0	233,422	0 Condominium, Townhouse, And Planned Development
132-0-251-225	003-335	Oxnard Hero Project	MCHANEY MICHAEL-APRIL IRR TRUST	602 FLATHEAD RIVER ST	84,881	127,321	0	0	0	212,202	0 Condominium, Townhouse, And Planned Development
132-0-251-235	003-335	Oxnard Hero Project	DOUGLASS KALVIN	600 FLATHEAD RIVER ST	222,500	119,500	0	0	0	342,000	0 Condominium, Townhouse, And Planned Development
132-0-251-245	003-335	Oxnard Hero Project	EVANS DAVID A R-PAMELA J TRUST	514 FLATHEAD RIVER ST	127,498	127,498	0	0	0	254,996	0 Condominium, Townhouse, And Planned Development
132-0-251-255	003-335	Oxnard Hero Project	PASCUA ALBERT C JR	512 FLATHEAD RIVER ST	224,910	120,870	0	0	0	345,780	0 Condominium, Townhouse, And Planned Development
132-0-251-265	003-335	Oxnard Hero Project	OWNER NAME UNAVAILABLE	510 FLATHEAD RIVER ST	229,000	126,000	0	0	0	355,000	0 Condominium, Townhouse, And Planned Development
132-0-251-275	003-335	Oxnard Hero Project	QUINTANA CYNTHIA	508 FLATHEAD RIVER ST	242,000	131,000	0	0	0	373,000	0 Condominium, Townhouse, And Planned Development
132-0-251-285	003-335	Oxnard Hero Project	THIBODO JAMES S-PAMELA L TRUST	506 FLATHEAD RIVER ST	242,000	131,000	0	0	0	373,000	0 Condominium, Townhouse, And Planned Development
132-0-251-295	003-335	Oxnard Hero Project	FLORES PAUL M	504 FLATHEAD RIVER ST	229,000	126,000	0	0	0	355,000	0 Condominium, Townhouse, And Planned Development
132-0-251-305	003-335	Oxnard Hero Project	BALDERRAMA HECTOR L TRUST	502 FLATHEAD RIVER ST	226,000	122,000	0	0	0	348,000	0 Condominium, Townhouse, And Planned Development
132-0-251-315	003-335	Oxnard Hero Project	MONTOYA LORI	500 FLATHEAD RIVER ST	234,000	127,000	0	0	0	361,000	0 Condominium, Townhouse, And Planned Development
132-0-251-325	003-335	Oxnard Hero Project	SANDBERG JOHN A-MAYUMI	3007 MOONLIGHT PARK AVE	289,437	155,850	0	0	0	445,287	0 Condominium, Townhouse, And Planned Development
132-0-251-335	003-335	Oxnard Hero Project	BAKER TERRENCE	3005 MOONLIGHT PARK AVE	314,000	170,000	0	0	0	484,000	0 Condominium, Townhouse, And Planned Development
132-0-251-345	003-335	Oxnard Hero Project	MADRID UN S TRUST	3003 MOONLIGHT PARK AVE	162,659	243,991	0	0	0	406,650	0 Condominium, Townhouse, And Planned Development
132-0-251-355	003-335	Oxnard Hero Project	MCWORTER KATHY TRUST	3001 MOONLIGHT PARK AVE	320,000	174,000	0	0	0	494,000	0 Condominium, Townhouse, And Planned Development
132-0-251-365	003-335	Oxnard Hero Project	FISHER SETHARD	639 FOREST PARK BLVD	267,756	144,175	0	0	0	411,931	0 Condominium, Townhouse, And Planned Development
132-0-251-375	003-335	Oxnard Hero Project	JERE J BAKER LIVING TRUST	637 FOREST PARK BLVD	232,999	125,301	0	0	0	358,300	0 Condominium, Townhouse, And Planned Development
132-0-251-385	003-335	Oxnard Hero Project	DESAI JAYMIT R	635 FOREST PARK BLVD	144,299	216,343	0	0	0	360,642	0 Condominium, Townhouse, And Planned Development
132-0-251-395	003-335	Oxnard Hero Project	KO FEI-LIN	633 FOREST PARK BLVD	142,176	213,160	0	0	0	355,336	0 Condominium, Townhouse, And Planned Development
132-0-251-405	003-335	Oxnard Hero Project	SIFUENTES DOMINGO JR	631 FOREST PARK BLVD	133,085	199,523	0	0	0	332,608	0 Condominium, Townhouse, And Planned Development
132-0-251-415	003-335	Oxnard Hero Project	KANJI DAVENDRA-PREMVATI	629 FOREST PARK BLVD	130,505	196,289	0	0	0	326,794	0 Condominium, Townhouse, And Planned Development
132-0-251-425	003-335	Oxnard Hero Project	AHN JENNIFER C	627 FOREST PARK BLVD	242,319	130,479	0	0	0	372,798	0 Condominium, Townhouse, And Planned Development
132-0-251-435	003-335	Oxnard Hero Project	BANGSAL BULLET K G	625 FOREST PARK BLVD	247,000	133,000	0	0	0	380,000	0 Condominium, Townhouse, And Planned Development
132-0-251-445	003-335	Oxnard Hero Project	ANDERSON TYLER W	623 FOREST PARK BLVD	131,566	197,244	0	0	0	328,810	0 Condominium, Townhouse, And Planned Development
132-0-251-455	003-335	Oxnard Hero Project	BERHANE YONATAN	621 FOREST PARK BLVD	187,349	187,349	0	0	0	374,698	0 Condominium, Townhouse, And Planned Development
132-0-251-465	003-335	Oxnard Hero Project	VORHIS AARON-SARAH	519 FOREST PARK BLVD	191,798	191,798	0	0	0	383,596	0 Condominium, Townhouse, And Planned Development
132-0-251-475	003-335	Oxnard Hero Project	YOUNG LESLIE C AND HAROLD	517 FOREST PARK BLVD	168,440	168,440	0	0	0	336,880	0 Condominium, Townhouse, And Planned Development
132-0-251-485	003-335	Oxnard Hero Project	GARZON MARIA A	515 FOREST PARK BLVD	183,457	183,457	0	0	0	366,914	0 Condominium, Townhouse, And Planned Development
132-0-251-495	003-335	Oxnard Hero Project	AVLIA JESUS	513 FOREST PARK BLVD	217,169	159,603	0	0	0	376,772	0 Condominium, Townhouse, And Planned Development
132-0-251-505	003-335	Oxnard Hero Project	SISEMORE BEAU D AND NANCY K T	511 FOREST PARK BLVD	135,197	202,797	0	0	0	337,994	0 Condominium, Townhouse, And Planned Development
132-0-251-515	003-335	Oxnard Hero Project	MAYER MARK	509 FOREST PARK BLVD	168,440	168,440	0	0	0	336,880	0 Condominium, Townhouse, And Planned Development
132-0-251-525	003-335	Oxnard Hero Project	DERAS MARIBEL	507 FOREST PARK BLVD	183,457	183,457	0	0	0	366,914	0 Condominium, Townhouse, And Planned Development
132-0-251-535	003-335	Oxnard Hero Project	KRISCHER GORDON E-SHARON TRUST	505 FOREST PARK BLVD	146,644	146,644	0	0	0	293,288	0 Condominium, Townhouse, And Planned Development
132-0-251-545	003-335	Oxnard Hero Project	GIGLIO JESSE-AMY	503 FOREST PARK BLVD	166,773	166,773	0	0	0	333,546	0 Condominium, Townhouse, And Planned Development
132-0-251-555	003-335	Oxnard Hero Project	MILLER STEPHAN J-KELLI J	501 FOREST PARK BLVD	190,130	190,130	0	0	0	380,260	0 Condominium, Townhouse, And Planned Development
132-0-251-565	003-335	Oxnard Hero Project	AHMED MOHAMED	617 FOREST PARK BLVD	182,913	182,913	0	0	0	365,826	0 Condominium, Townhouse, And Planned Development
132-0-251-575	003-335	Oxnard Hero Project	GONZALEZ ELIZABETH	615 FOREST PARK BLVD	166,272	166,272	0	0	0	332,544	0 Condominium, Townhouse, And Planned Development
132-0-251-585	003-335	Oxnard Hero Project	KYRIOPOULOS TYLER	613 FOREST PARK BLVD	160,007	160,007	0	0	0	320,014	0 Condominium, Townhouse, And Planned Development
132-0-251-595	003-335	Oxnard Hero Project	STASSI SALVATORE J	611 FOREST PARK BLVD	250,500	134,500	0	0	0	385,000	0 Condominium, Townhouse, And Planned Development
132-0-251-605	003-335	Oxnard Hero Project	RIZK JOSEPH	609 FOREST PARK BLVD	247,000	133,000	0	0	0	380,000	0 Condominium, Townhouse, And Planned Development
132-0-251-615	003-335	Oxnard Hero Project	MAYFIELD RANDOLF W	607 FOREST PARK BLVD	174,057	174,057	0	0	0	348,114	0 Condominium, Townhouse, And Planned Development
132-0-251-625	003-335	Oxnard Hero Project	SIMPSON MATTHEW F	605 FOREST PARK BLVD	255,000	137,000	0	0	0	392,000	0 Condominium, Townhouse, And Planned Development
132-0-251-635	003-335	Oxnard Hero Project	JOSE KALANI G	603 FOREST PARK BLVD	251,913	136,254	0	0	0	388,167	0 Condominium, Townhouse, And Planned Development
132-0-251-645	003-335	Oxnard Hero Project	JAMES ALVIN J	601 FOREST PARK BLVD	179,326	179,326	0	0	0	358,652	0 Condominium, Townhouse, And Planned Development
132-0-251-655	003-335	Oxnard Hero Project	ABELSON ADELE	3008 OXNARD BLVD	267,756	144,175	0	0	0	411,931	0 Condominium, Townhouse, And Planned Development
132-0-251-665	003-335	Oxnard Hero Project	YOUNG ROYCE J	3010 OXNARD BLVD	249,801	134,801	0	0	0	384,602	0 Condominium, Townhouse, And Planned Development
132-0-251-675	003-335	Oxnard Hero Project	HARRIS GREGORY D	3012 OXNARD BLVD	245,575	132,160	0	0	0	377,735	0 Condominium, Townhouse, And Planned Development
132-0-251-685	003-335	Oxnard Hero Project	POLLON SONJA M TRUST	3014 OXNARD BLVD	273,106	147,463	0	0	0	420,569	0 Condominium, Townhouse, And Planned Development
132-0-252-015	003-335	Oxnard Hero Project	GASPERIK DAVID	614 GREEN RIVER ST	129,708	129,708	0	0	0	259,416	0 Condominium, Townhouse, And Planned Development
132-0-252-025	003-335	Oxnard Hero Project	ZHAO XUN	612 GREEN RIVER ST	227,484	122,714	0	0	0	350,198	0 Condominium, Townhouse, And Planned Development
132-0-252-035	003-335	Oxnard Hero Project	TUMBEIRO BETH Y TRUST	610 GREEN RIVER ST	121,989	121,989	0	0	0	243,978	0 Condominium, Townhouse, And Planned Development

132-0-252-045	003-335	Oxnard Hero Project	PROIETTY DANIEL M	608 GREEN RIVER ST	218,790	117,810	0	0	0	336,600	0	Condominium, Townhouse, And Planned Development
132-0-252-055	003-335	Oxnard Hero Project	LEWIS WELDON M JR-CONNIE TRUST	606 GREEN RIVER ST	119,046	119,046	0	0	0	238,092	0	Condominium, Townhouse, And Planned Development
132-0-252-065	003-335	Oxnard Hero Project	MILLER JEREMY	604 GREEN RIVER ST	230,790	124,269	0	0	0	355,059	0	Condominium, Townhouse, And Planned Development
132-0-252-075	003-335	Oxnard Hero Project	MUNOZ ANABEL H	602 GREEN RIVER ST	227,484	122,714	0	0	0	350,198	0	Condominium, Townhouse, And Planned Development
132-0-252-085	003-335	Oxnard Hero Project	CHAI KENICHI	3025 MOSS LANDING BLVD	234,000	127,000	0	0	0	361,000	0	Condominium, Townhouse, And Planned Development
132-0-252-095	003-335	Oxnard Hero Project	ROJAS ANNE H TRUST	3023 MOSS LANDING BLVD	106,102	106,102	0	0	0	212,204	0	Condominium, Townhouse, And Planned Development
132-0-252-105	003-335	Oxnard Hero Project	MINNOCK JAMES-KRISTEL	3021 MOSS LANDING BLVD	239,366	128,967	0	0	0	368,333	0	Condominium, Townhouse, And Planned Development
132-0-252-115	003-335	Oxnard Hero Project	HENEISE JACOB AND AMBER	3019 MOSS LANDING BLVD	185,640	99,960	0	0	0	285,600	0	Condominium, Townhouse, And Planned Development
132-0-252-125	003-335	Oxnard Hero Project	ACEVES ANDRES D	3017 MOSS LANDING BLVD	114,855	114,855	0	0	0	229,710	0	Condominium, Townhouse, And Planned Development
132-0-252-135	003-335	Oxnard Hero Project	HOYLE MARK B	3015 MOSS LANDING BLVD	241,628	130,514	0	0	0	372,142	0	Condominium, Townhouse, And Planned Development
132-0-252-145	003-335	Oxnard Hero Project	MELBOURNE MARVIN A-SHERLY T	3013 MOSS LANDING BLVD	217,260	117,096	0	0	0	334,356	0	Condominium, Townhouse, And Planned Development
132-0-252-155	003-335	Oxnard Hero Project	DOYLE GWYNNETH L	3011 MOSS LANDING BLVD	234,000	127,000	0	0	0	361,000	0	Condominium, Townhouse, And Planned Development
132-0-252-165	003-335	Oxnard Hero Project	SANCHEZ JESS N-CRISANTA J	603 FLATHEAD RIVER ST	234,000	127,000	0	0	0	361,000	0	Condominium, Townhouse, And Planned Development
132-0-252-175	003-335	Oxnard Hero Project	JT RIVER PARK INVESTMENT INC	605 FLATHEAD RIVER ST	224,197	120,641	0	0	0	344,838	0	Condominium, Townhouse, And Planned Development
132-0-252-185	003-335	Oxnard Hero Project	PEREZ OSCAR	607 FLATHEAD RIVER ST	234,838	126,190	0	0	0	361,028	0	Condominium, Townhouse, And Planned Development
132-0-252-195	003-335	Oxnard Hero Project	ISHIKAWA YUKO TRUST	609 FLATHEAD RIVER ST	229,746	123,359	0	0	0	353,105	0	Condominium, Townhouse, And Planned Development
132-0-252-205	003-335	Oxnard Hero Project	BOTHA DION L-MADELINE V	611 FLATHEAD RIVER ST	233,580	125,460	0	0	0	359,040	0	Condominium, Townhouse, And Planned Development
132-0-252-215	003-335	Oxnard Hero Project	DAVIS-SMITH LASONYA	613 FLATHEAD RIVER ST	232,050	124,950	0	0	0	357,000	0	Condominium, Townhouse, And Planned Development
132-0-252-225	003-335	Oxnard Hero Project	CORTEZ VICTORIA	615 FLATHEAD RIVER ST	213,323	114,945	0	0	0	328,268	0	Condominium, Townhouse, And Planned Development
132-0-252-235	003-335	Oxnard Hero Project	CORONA STEVEN A-ALEXANDRA D	646 GREEN RIVER ST	232,050	124,950	0	0	0	357,000	0	Condominium, Townhouse, And Planned Development
132-0-252-245	003-335	Oxnard Hero Project	CHU MIKE-YUKARI	644 GREEN RIVER ST	217,584	117,241	0	0	0	334,825	0	Condominium, Townhouse, And Planned Development
132-0-252-255	003-335	Oxnard Hero Project	OLOUGHLAN CLAY W AND AIMEE M	642 GREEN RIVER ST	221,823	119,692	0	0	0	341,515	0	Condominium, Townhouse, And Planned Development
132-0-252-265	003-335	Oxnard Hero Project	SMITH AMY E TRUST	640 GREEN RIVER ST	236,538	127,574	0	0	0	364,112	0	Condominium, Townhouse, And Planned Development
132-0-252-275	003-335	Oxnard Hero Project	HERNANDEZ BENJAMIN A	638 GREEN RIVER ST	215,220	115,770	0	0	0	330,990	0	Condominium, Townhouse, And Planned Development
132-0-252-285	003-335	Oxnard Hero Project	PEARCE SHANNON L	636 GREEN RIVER ST	225,239	121,021	0	0	0	346,260	0	Condominium, Townhouse, And Planned Development
132-0-252-295	003-335	Oxnard Hero Project	GIBBS RUSSELL	634 GREEN RIVER ST	222,870	119,850	0	0	0	342,720	0	Condominium, Townhouse, And Planned Development
132-0-252-305	003-335	Oxnard Hero Project	PENG SHENGJI-LIMING	630 GREEN RIVER ST	221,340	119,340	0	0	0	340,680	0	Condominium, Townhouse, And Planned Development
132-0-252-315	003-335	Oxnard Hero Project	MARTINEZ CARLOS	628 GREEN RIVER ST	231,000	126,000	0	0	0	357,000	0	Condominium, Townhouse, And Planned Development
132-0-252-325	003-335	Oxnard Hero Project	WILLIAMS KENNA L	624 GREEN RIVER ST	240,499	129,786	0	0	0	370,285	0	Condominium, Townhouse, And Planned Development
132-0-252-335	003-335	Oxnard Hero Project	WELLING DONALD R TRUST	622 GREEN RIVER ST	227,484	122,714	0	0	0	350,198	0	Condominium, Townhouse, And Planned Development
132-0-252-345	003-335	Oxnard Hero Project	SOLITAIRE JAMES-MONICA	620 GREEN RIVER ST	227,484	122,714	0	0	0	350,198	0	Condominium, Townhouse, And Planned Development
132-0-252-355	003-335	Oxnard Hero Project	OOSTDYK AARON J-HARMONY	625 FLATHEAD RIVER ST	228,570	122,853	0	0	0	351,423	0	Condominium, Townhouse, And Planned Development
132-0-252-365	003-335	Oxnard Hero Project	LOOBY JOHN J	627 FLATHEAD RIVER ST	231,900	125,073	0	0	0	356,973	0	Condominium, Townhouse, And Planned Development
132-0-252-375	003-335	Oxnard Hero Project	KNIGHT BRANDON-BROOKE	629 FLATHEAD RIVER ST	228,613	122,784	0	0	0	351,397	0	Condominium, Townhouse, And Planned Development
132-0-252-385	003-335	Oxnard Hero Project	DAVIS BRIAN E-AMY L	631 FLATHEAD RIVER ST	231,000	124,000	0	0	0	355,000	0	Condominium, Townhouse, And Planned Development
132-0-252-395	003-335	Oxnard Hero Project	GRUBER STEVEN M-ESTHER M	633 FLATHEAD RIVER ST	188,658	118,106	0	0	0	306,764	0	Condominium, Townhouse, And Planned Development
132-0-252-405	003-335	Oxnard Hero Project	RODRIGUEZ LUZ	637 FLATHEAD RIVER ST	225,785	121,913	0	0	0	347,698	0	Condominium, Townhouse, And Planned Development
132-0-252-415	003-335	Oxnard Hero Project	ROMANO DAVID R	639 FLATHEAD RIVER ST	224,131	120,276	0	0	0	344,407	0	Condominium, Townhouse, And Planned Development
132-0-252-425	003-335	Oxnard Hero Project	CHU MIKE-YUKARI	641 FLATHEAD RIVER ST	218,112	117,769	0	0	0	335,881	0	Condominium, Townhouse, And Planned Development
132-0-252-435	003-335	Oxnard Hero Project	BOHMAN TIFFANY E TRUST	643 FLATHEAD RIVER ST	100,796	151,727	0	0	0	252,523	0	Condominium, Townhouse, And Planned Development
132-0-252-445	003-335	Oxnard Hero Project	AGUAYO KEVIN	645 FLATHEAD RIVER ST	222,570	119,711	0	0	0	342,281	0	Condominium, Townhouse, And Planned Development
132-0-252-455	003-335	Oxnard Hero Project	JONES SHUN T-YOSHIE K	647 FLATHEAD RIVER ST	214,710	115,260	0	0	0	329,970	0	Condominium, Townhouse, And Planned Development
132-0-252-465	003-335	Oxnard Hero Project	CHUA CORAZON A	649 FLATHEAD RIVER ST	234,000	126,000	0	0	0	360,000	0	Condominium, Townhouse, And Planned Development
132-0-252-475	003-335	Oxnard Hero Project	RICHARDSON JEFFREY R	3020 OXNARD BLVD	165,582	165,582	0	0	0	331,164	0	Condominium, Townhouse, And Planned Development
132-0-252-485	003-335	Oxnard Hero Project	MACMAHON DANNY	3022 OXNARD BLVD	165,526	165,526	0	0	0	331,052	0	Condominium, Townhouse, And Planned Development
132-0-252-495	003-335	Oxnard Hero Project	WRIGHT JOHN P	3024 OXNARD BLVD	165,934	165,934	0	0	0	331,868	0	Condominium, Townhouse, And Planned Development
132-0-252-505	003-335	Oxnard Hero Project	REYES JOSE AND ADRIANNA M	3026 OXNARD BLVD	165,526	165,526	0	0	0	331,052	0	Condominium, Townhouse, And Planned Development
132-0-252-515	003-335	Oxnard Hero Project	SALTEE JOHN E JR-REBECCA TRUST	3028 OXNARD BLVD	165,526	165,526	0	0	0	331,052	0	Condominium, Townhouse, And Planned Development
132-0-252-525	003-335	Oxnard Hero Project	MIYATA KENJI-HEATHER A M	3030 OXNARD BLVD	249,000	134,000	0	0	0	383,000	0	Condominium, Townhouse, And Planned Development
132-0-252-535	003-335	Oxnard Hero Project	CANTU JOHN J-REBECCA A TRUST	3032 OXNARD BLVD	183,246	183,246	0	0	0	366,492	0	Condominium, Townhouse, And Planned Development
132-0-260-015	003-335	Oxnard Hero Project	WILLIAMS ROD R TRUST	416 GREEN RIVER ST	102,653	102,653	0	0	0	205,306	0	Condominium, Townhouse, And Planned Development
132-0-260-025	003-335	Oxnard Hero Project	TSAI MENG HAO-CHEN WINNIE TRUST	414 GREEN RIVER ST	105,623	158,435	0	0	0	264,058	0	Condominium, Townhouse, And Planned Development
132-0-260-035	003-335	Oxnard Hero Project	RIEHL CHRISTOPHER	412 GREEN RIVER ST	141,535	212,831	0	0	0	354,366	0	Condominium, Townhouse, And Planned Development
132-0-260-045	003-335	Oxnard Hero Project	GAO VICTOR FENG-LEIGH FU	410 GREEN RIVER ST	202,797	108,791	0	0	0	311,588	0	Condominium, Townhouse, And Planned Development
132-0-260-055	003-335	Oxnard Hero Project	CAHUANTZI JENIFFER	408 GREEN RIVER ST	234,000	127,000	0	0	0	361,000	0	Condominium, Townhouse, And Planned Development
132-0-260-065	003-335	Oxnard Hero Project	CRUZ CYNTHIA G D L	407 FLATHEAD RIVER ST	234,000	127,000	0	0	0	361,000	0	Condominium, Townhouse, And Planned Development
132-0-260-075	003-335	Oxnard Hero Project	MAHER JAMES J-GILLIAN K	417 FLATHEAD RIVER ST	215,220	116,280	0	0	0	331,500	0	Condominium, Townhouse, And Planned Development
132-0-260-085	003-335	Oxnard Hero Project	SCHROAT RONALD L TRUST	427 FLATHEAD RIVER ST	111,405	111,405	0	0	0	222,810	0	Condominium, Townhouse, And Planned Development
132-0-260-095	003-335	Oxnard Hero Project	VASQUEZ ERIC V	437 FLATHEAD RIVER ST	229,000	126,000	0	0	0	355,000	0	Condominium, Townhouse, And Planned Development
132-0-260-105	003-335	Oxnard Hero Project	HOGAN RYAN AND TERESA M	447 FLATHEAD RIVER ST	212,805	114,428	0	0	0	327,233	0	Condominium, Townhouse, And Planned Development
132-0-260-115	003-335	Oxnard Hero Project	WISE ROBERT-YUKO	457 FLATHEAD RIVER ST	119,364	119,364	0	0	0	238,728	0	Condominium, Townhouse, And Planned Development
132-0-260-125	003-335	Oxnard Hero Project	COOK BRIAN D	3010 MOONLIGHT PARK AVE	234,000	127,000	0	0	0	361,000	0	Condominium, Townhouse, And Planned Development
132-0-260-135	003-335	Oxnard Hero Project	QIAN YING	3012 MOONLIGHT PARK AVE	232,000	125,000	0	0	0	357,000	0	Condominium, Townhouse, And Planned Development
132-0-260-145	003-335	Oxnard Hero Project	DOROTHEO LAUREN M	3014 MOONLIGHT PARK AVE	103,764	103,764	0	0	0	207,528	0	Condominium, Townhouse, And Planned Development
132-0-260-155	003-335	Oxnard Hero Project	LERETTE JARROD C-ROSANA	3016 MOONLIGHT PARK AVE	171,980	171,980	0	0	0	343,960	0	Condominium, Townhouse, And Planned Development
132-0-260-165	003-335	Oxnard Hero Project	PEREZ DIANA	3018 MOONLIGHT PARK AVE	216,750	116,790	0	0	0	333,540	0	Condominium, Townhouse, And Planned Development
132-0-260-175	003-335	Oxnard Hero Project	VILLEGAS ROBERT A-MARIA T TRUST	3020 MOONLIGHT PARK AVE	177,528	177,528	0	0	0	355,056	0	Condominium, Townhouse, And Planned Development
132-0-260-185	003-335	Oxnard Hero Project	LEFEBVRE PAUL F	3022 MOONLIGHT PARK AVE	177,528	177,528	0	0	0	355,056	0	Condominium, Townhouse, And Planned Development
132-0-260-195	003-335	Oxnard Hero Project	RUTTEN SHERRYL E	406 GARONNE ST	291,720	157,080	0	0	0	448,800	0	Condominium, Townhouse, And Planned Development
132-0-260-205	003-335	Oxnard Hero Project	ZARAGOZA SERGIO I	404 GARONNE ST	311,000	164,000	0	0	0	475,000	0	Condominium, Townhouse, And Planned Development
132-0-260-215	003-335	Oxnard Hero Project	CERINCE ROBERT D-DENISE L TRUST	402 GARONNE ST	309,570	166,770	0	0	0	476,340	0	Condominium, Townhouse, And Planned Development
132-0-260-225	003-335	Oxnard Hero Project	WEBER WILLIAM A TRUST	400 GARONNE ST	315,000	170,000	0	0	0	485,000	0	Condominium, Townhouse, And Planned Development
132-0-260-235	003-335	Oxnard Hero Project	POPOK CHRISTINE D	401 FOREST PARK BLVD	324,360	174,420	0	0	0	498,780	0	Condominium, Townhouse, And Planned Development
132-0-260-245	003-335	Oxnard Hero Project	ZOTTOLA GLENN P-DIANA J TRUST	403 FOREST PARK BLVD	301,614	162,394	0	0	0	464,008	0	Condominium, Townhouse, And Planned Development
132-0-260-255	003-335	Oxnard Hero Project	JONES-CATHCART ANDREW J AND JESTIN	405 FOREST PARK BLVD	298,000	162,000	0	0	0	460,000	0	Condominium, Townhouse, And Planned Development
132-0-260-265	003-335	Oxnard Hero Project	NGUYEN TRUONG	407 FOREST PARK BLVD	305,000	165,000	0	0	0	470,000	0	Condominium, Townhouse, And Planned Development
132-0-260-275	003-335	Oxnard Hero Project	NASH WALTER N JR	409 FOREST PARK BLVD	306,000	164,000	0	0	0	470,000	0	Condominium, Townhouse, And Planned Development
132-0-260-285	003-335	Oxnard Hero Project	HA MATTHEW	411 FOREST PARK BLVD	298,000	162,000	0	0	0	460,000	0	Condominium, Townhouse, And Planned Development
132-0-260-295	003-335	Oxnard Hero Project	CHIEN GEORGE C	413 FOREST PARK BLVD	285,090	153,510	0	0	0	438,600	0	Condominium, Townhouse, And Planned Development

132-0-260-305	003-335	Oxnard Hero Project	ROMAR STEPHAN W JR	415 FOREST PARK BLVD	255,264	137,208	0	0	0	392,472	0	Condominium, Townhouse, And Planned Development
132-0-260-315	003-335	Oxnard Hero Project	TROCOLA BRYANT F-CINDY A TRUST	417 FOREST PARK BLVD	324,360	174,420	0	0	0	498,780	0	Condominium, Townhouse, And Planned Development
132-0-260-325	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-260-355	003-335	Oxnard Hero Project	TALLMAN KIM	421 FOREST PARK BLVD	230,179	230,179	0	0	0	460,358	0	Condominium, Townhouse, And Planned Development
132-0-260-365	003-335	Oxnard Hero Project	RIGONAN NESTOR M-CORVELITA S	423 FOREST PARK BLVD	286,822	154,117	0	0	0	440,939	0	Condominium, Townhouse, And Planned Development
132-0-260-375	003-335	Oxnard Hero Project	WICKMAN BERNARD R	425 FOREST PARK BLVD	288,488	155,226	0	0	0	443,714	0	Condominium, Townhouse, And Planned Development
132-0-260-385	003-335	Oxnard Hero Project	BURCHFIELD KI S TRUST	427 FOREST PARK BLVD	307,000	164,000	0	0	0	471,000	0	Condominium, Townhouse, And Planned Development
132-0-260-395	003-335	Oxnard Hero Project	GAHAN JOHN W	3006 MOONLIGHT PARK AVE	228,570	228,570	0	0	0	457,140	0	Condominium, Townhouse, And Planned Development
132-0-260-405	003-335	Oxnard Hero Project	CAVALETTO GIOVANNI-JOCELESTE	3004 MOONLIGHT PARK AVE	167,940	252,441	0	0	0	420,381	0	Condominium, Townhouse, And Planned Development
132-0-260-415	003-335	Oxnard Hero Project	SKIBA RICHARD J AND HELENA S	3002 MOONLIGHT PARK AVE	279,081	150,672	0	0	0	429,753	0	Condominium, Townhouse, And Planned Development
132-0-260-425	003-335	Oxnard Hero Project	LIN YIH C	3000 MOONLIGHT PARK AVE	289,170	155,550	0	0	0	444,720	0	Condominium, Townhouse, And Planned Development
132-0-260-435	003-335	Oxnard Hero Project	MAIER CHRISTIE	431 FOREST PARK BLVD	232,398	232,398	0	0	0	464,796	0	Condominium, Townhouse, And Planned Development
132-0-260-445	003-335	Oxnard Hero Project	VALENCIA PAUL M-GLORIA P	433 FOREST PARK BLVD	303,500	163,500	0	0	0	467,000	0	Condominium, Townhouse, And Planned Development
132-0-260-455	003-335	Oxnard Hero Project	LAWHEED SEAN	435 FOREST PARK BLVD	196,947	196,947	0	0	0	393,894	0	Condominium, Townhouse, And Planned Development
132-0-260-465	003-335	Oxnard Hero Project	DOZIER ORLANDO	437 FOREST PARK BLVD	222,000	225,000	0	0	0	447,000	0	Condominium, Townhouse, And Planned Development
132-0-260-475	003-335	Oxnard Hero Project	GREENFIELD SARA N AND RICHARD T	439 FOREST PARK BLVD	289,500	155,500	0	0	0	445,000	0	Condominium, Townhouse, And Planned Development
132-0-260-485	003-335	Oxnard Hero Project	WALSH ANN M	441 FOREST PARK BLVD	216,364	216,364	0	0	0	432,728	0	Condominium, Townhouse, And Planned Development
132-0-260-495	003-335	Oxnard Hero Project	KALLA JANOS M	443 FOREST PARK BLVD	237,000	234,000	0	0	0	471,000	0	Condominium, Townhouse, And Planned Development
132-0-260-505	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Up To 5 Acres, Tract Only
132-0-260-515	003-335	Oxnard Hero Project	CHAMPION VINES LLC		232,999	819,002	0	0	0	1,052,001	0	Apartment, 10 Or More Units, Not Condominium
132-0-260-525	003-335	Oxnard Hero Project	CHAMPION VINES LLC		232,999	819,002	0	0	0	1,052,001	0	Apartment, 10 Or More Units, Not Condominium
132-0-260-535	003-335	Oxnard Hero Project	CHAMPION VINES LLC		155,332	546,001	0	0	0	701,333	0	Apartment, 10 Or More Units, Not Condominium
132-0-260-545	003-335	Oxnard Hero Project	CHAMPION VINES LLC		155,332	546,001	0	0	0	701,333	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,005	0	0	0	350,670	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-035	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-065	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-075	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-085	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-095	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-105	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-115	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-125	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-135	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-145	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-155	003-335	Oxnard Hero Project	JUAREZ VITOR A-BLANCA E	714 FLATHEAD RIVER ST	228,990	122,910	0	0	0	351,900	0	Condominium, Townhouse, And Planned Development
132-0-271-165	003-335	Oxnard Hero Project	MALEJEWSKI MARIUSZ	712 FLATHEAD RIVER ST	227,461	122,051	0	0	0	349,512	0	Condominium, Townhouse, And Planned Development
132-0-271-175	003-335	Oxnard Hero Project	KARIJANTO MARTHA	710 FLATHEAD RIVER ST	223,575	120,385	0	0	0	343,960	0	Condominium, Townhouse, And Planned Development
132-0-271-185	003-335	Oxnard Hero Project	COONEY JOHN E	708 FLATHEAD RIVER ST	218,790	117,810	0	0	0	336,600	0	Condominium, Townhouse, And Planned Development
132-0-271-195	003-335	Oxnard Hero Project	LORENTZEN MARTIN G-SHARON TRUST	706 FLATHEAD RIVER ST	197,502	106,070	0	0	0	303,572	0	Condominium, Townhouse, And Planned Development
132-0-271-205	003-335	Oxnard Hero Project	DIAZ ANTHONY	704 FLATHEAD RIVER ST	235,070	126,337	0	0	130,841	230,566	0	Condominium, Townhouse, And Planned Development
132-0-271-215	003-335	Oxnard Hero Project	LANDIS DANIEL	702 FLATHEAD RIVER ST	209,100	112,200	0	0	0	321,300	0	Condominium, Townhouse, And Planned Development
132-0-271-225	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-235	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-245	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-255	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-265	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-285	003-335	Oxnard Hero Project	GALLEGOS DELIA	3013 OXNARD BLVD	176,351	176,351	0	0	0	352,702	0	Condominium, Townhouse, And Planned Development
132-0-271-295	003-335	Oxnard Hero Project	WITBRODT HILARY A	3011 OXNARD BLVD	165,709	165,709	0	0	0	331,418	0	Condominium, Townhouse, And Planned Development
132-0-271-305	003-335	Oxnard Hero Project	LE TAM T	3009 OXNARD BLVD	238,680	128,520	0	0	0	367,200	0	Condominium, Townhouse, And Planned Development
132-0-271-315	003-335	Oxnard Hero Project	FLORES NOE M ET AL	3007 OXNARD BLVD	262,140	141,270	0	0	0	403,410	0	Condominium, Townhouse, And Planned Development
132-0-271-325	003-335	Oxnard Hero Project	BATRA MANPREET S	701 FOREST PARK BLVD	180,041	180,041	0	0	0	360,082	0	Condominium, Townhouse, And Planned Development
132-0-271-335	003-335	Oxnard Hero Project	SERRY FARDAD M	703 FOREST PARK BLVD	133,689	200,536	0	0	0	334,225	0	Condominium, Townhouse, And Planned Development
132-0-271-345	003-335	Oxnard Hero Project	CASAS RAMON M	705 FOREST PARK BLVD	159,631	159,631	0	0	0	319,262	0	Condominium, Townhouse, And Planned Development
132-0-271-355	003-335	Oxnard Hero Project	FULLER ARZOLA R II	707 FOREST PARK BLVD	264,588	142,063	0	0	0	406,651	0	Condominium, Townhouse, And Planned Development
132-0-271-365	003-335	Oxnard Hero Project	CHINN RENEE L	709 FOREST PARK BLVD	142,351	142,351	0	0	0	284,702	0	Condominium, Townhouse, And Planned Development
132-0-271-375	003-335	Oxnard Hero Project	SHOWERS CASEY-MELISSA	711 FOREST PARK BLVD	148,489	148,489	0	0	0	296,978	0	Condominium, Townhouse, And Planned Development
132-0-271-385	003-335	Oxnard Hero Project	JWO ERIC Y	713 FOREST PARK BLVD	249,568	134,621	0	0	0	384,189	0	Condominium, Townhouse, And Planned Development
132-0-271-395	003-335	Oxnard Hero Project	FRYE SEAN	717 FOREST PARK BLVD	180,760	180,760	0	0	0	361,520	0	Condominium, Townhouse, And Planned Development
132-0-271-405	003-335	Oxnard Hero Project	WILMOT UNABETTE E	719 FOREST PARK BLVD	148,588	148,588	0	0	0	297,176	0	Condominium, Townhouse, And Planned Development
132-0-271-415	003-335	Oxnard Hero Project	TIETHOF JACK-SY ANITA TRUST	721 FOREST PARK BLVD	164,405	164,405	0	0	0	328,810	0	Condominium, Townhouse, And Planned Development
132-0-271-425	003-335	Oxnard Hero Project	CASEY ALGAY G-LINDA	723 FOREST PARK BLVD	164,405	164,405	0	0	0	328,810	0	Condominium, Townhouse, And Planned Development
132-0-271-435	003-335	Oxnard Hero Project	TAYLOR KELLY C-KERI L	725 FOREST PARK BLVD	242,319	130,479	0	0	0	372,798	0	Condominium, Townhouse, And Planned Development
132-0-271-445	003-335	Oxnard Hero Project	GEISE ROBERT J-LOURDES	727 FOREST PARK BLVD	143,635	143,634	0	0	0	287,269	0	Condominium, Townhouse, And Planned Development
132-0-271-455	003-335	Oxnard Hero Project	GLEN SCOTT AND SHARON	729 FOREST PARK BLVD	164,405	164,405	0	0	0	328,810	0	Condominium, Townhouse, And Planned Development
132-0-271-465	003-335	Oxnard Hero Project	BERGER STEPHANIE	731 FOREST PARK BLVD	253,470	136,680	0	0	0	390,150	0	Condominium, Townhouse, And Planned Development
132-0-271-475	003-335	Oxnard Hero Project	FIGLIO DANIEL-CRISTINA C	733 FOREST PARK BLVD	148,234	148,234	0	0	0	296,468	0	Condominium, Townhouse, And Planned Development
132-0-271-485	003-335	Oxnard Hero Project	AUGUSTINE ROBERT T	737 FOREST PARK BLVD	266,137	142,906	0	0	0	409,043	0	Condominium, Townhouse, And Planned Development
132-0-271-495	003-335	Oxnard Hero Project	SCHEFF PHILIP S	749 FOREST PARK BLVD	264,180	142,290	0	0	0	406,470	0	Condominium, Townhouse, And Planned Development
132-0-271-505	003-335	Oxnard Hero Project	WEST B A AND C M LIVING TRUST	751 FOREST PARK BLVD	133,157	199,950	0	0	0	333,107	0	Condominium, Townhouse, And Planned Development
132-0-271-515	003-335	Oxnard Hero Project	OCHOA CESAR-KELLY	753 FOREST PARK BLVD	131,035	196,733	0	0	0	327,768	0	Condominium, Townhouse, And Planned Development
132-0-271-525	003-335	Oxnard Hero Project	HERRERA STEVE AND NINA	755 FOREST PARK BLVD	116,711	174,723	0	0	0	291,434	0	Condominium, Townhouse, And Planned Development
132-0-271-535	003-335	Oxnard Hero Project	WEAVER DESTRY D	757 FOREST PARK BLVD	119,895	179,206	0	0	130,841	168,260	0	Condominium, Townhouse, And Planned Development
132-0-271-545	003-335	Oxnard Hero Project	CHOPAN SULTAN M AND NAHID	759 FOREST PARK BLVD	133,689	201,168	0	0	0	334,857	0	Condominium, Townhouse, And Planned Development
132-0-271-555	003-335	Oxnard Hero Project	VICKERY GALLIA K AND WILLIAM C	761 FOREST PARK BLVD	129,445	194,062	0	0	0	323,507	0	Condominium, Townhouse, And Planned Development
132-0-271-565	003-335	Oxnard Hero Project	JREIJE KARIM AND DIANA	763 FOREST PARK BLVD	238,680	128,520	0	0	0	367,200	0	Condominium, Townhouse, And Planned Development

132-0-271-575	003-335	Oxnard Hero Project	BOGUS MARVIN	765 FOREST PARK BLVD	145,890	218,996	0	0	0	364,886	0 Condominium, Townhouse, And Planned Development
132-0-271-585	003-335	Oxnard Hero Project	RYAN JO A R	3010 VENTURA RD	267,240	143,820	0	0	0	411,060	0 Condominium, Townhouse, And Planned Development
132-0-271-595	003-335	Oxnard Hero Project	IP ANDY C	3012 VENTURA RD	240,720	129,540	0	0	0	370,260	0 Condominium, Townhouse, And Planned Development
132-0-271-605	003-335	Oxnard Hero Project	BERRYMAN RANDALL S-DANA	3014 VENTURA RD	281,010	151,470	0	0	0	432,480	0 Condominium, Townhouse, And Planned Development
132-0-271-615	003-335	Oxnard Hero Project	HILTON GORDON R	3016 VENTURA RD	152,257	228,203	0	0	0	380,460	0 Condominium, Townhouse, And Planned Development
132-0-272-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-035	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-065	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-075	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-085	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-095	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-105	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-115	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-125	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-135	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-145	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-155	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-165	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-175	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-185	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-195	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-205	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-215	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-225	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-235	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-245	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-255	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-265	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-285	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-295	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-305	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-315	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-325	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-335	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-345	003-335	Oxnard Hero Project	CHAMPION VINES LLC		77,665	273,000	0	0	0	350,665	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-355	003-335	Oxnard Hero Project	CHAMPION VINES LLC		621,333	2,184,009	0	0	0	2,805,342	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-375	003-335	Oxnard Hero Project	JIANG QIN	3033 OXNARD BLVD	263,160	141,780	0	0	0	404,940	0 Condominium, Townhouse, And Planned Development
132-0-272-385	003-335	Oxnard Hero Project	RANJBAR RAMIN	3031 OXNARD BLVD	240,248	129,444	0	0	0	369,692	0 Condominium, Townhouse, And Planned Development
132-0-272-395	003-335	Oxnard Hero Project	ZHENG RENSHENG	3029 OXNARD BLVD	156,870	156,870	0	0	0	313,740	0 Condominium, Townhouse, And Planned Development
132-0-272-405	003-335	Oxnard Hero Project	HORD ROBERT J AND SUSAN K FAMILY T	3027 OXNARD BLVD	135,810	203,717	0	0	0	339,527	0 Condominium, Townhouse, And Planned Development
132-0-272-415	003-335	Oxnard Hero Project	WU TAO	3025 OXNARD BLVD	135,279	135,170	0	0	0	270,449	0 Condominium, Townhouse, And Planned Development
132-0-272-425	003-335	Oxnard Hero Project	IP RANDY	3023 OXNARD BLVD	143,342	143,342	0	0	0	286,684	0 Condominium, Townhouse, And Planned Development
132-0-272-435	003-335	Oxnard Hero Project	GRANADO MARIA S	3021 OXNARD BLVD	159,574	159,574	0	0	0	319,148	0 Condominium, Townhouse, And Planned Development
132-0-272-445	003-335	Oxnard Hero Project	CHAMPION VINES LLC		388,332	1,365,005	0	0	0	1,753,337	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-455	003-335	Oxnard Hero Project	CHAMPION VINES LLC		543,666	1,911,008	0	0	0	2,454,674	0 Apartment, 10 Or More Units, Not Condominium
132-0-280-015	003-335	Oxnard Hero Project	HERNANDEZ SIMON P-THERESA L	470 GARONNE ST	228,990	122,910	0	0	0	351,900	0 Condominium, Townhouse, And Planned Development
132-0-280-025	003-335	Oxnard Hero Project	MEDRANO MAYRA R	468 GARONNE ST	95,491	143,237	0	0	0	238,728	0 Condominium, Townhouse, And Planned Development
132-0-280-035	003-335	Oxnard Hero Project	ROMERO JESS T-JENNIFER C	466 GARONNE ST	212,000	113,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-280-045	003-335	Oxnard Hero Project	UNIDAD DENNIS R	464 GARONNE ST	212,000	113,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-280-055	003-335	Oxnard Hero Project	SCHNEIDER JON	462 GARONNE ST	210,000	115,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-280-065	003-335	Oxnard Hero Project	TSAI MENG-CHIA	460 GARONNE ST	210,735	113,392	0	0	0	324,127	0 Condominium, Townhouse, And Planned Development
132-0-280-075	003-335	Oxnard Hero Project	MIKHAIL JONATHAN A-MARY L	430 GARONNE ST	87,002	130,505	0	0	0	217,507	0 Condominium, Townhouse, And Planned Development
132-0-280-085	003-335	Oxnard Hero Project	ROSAS JOSE	428 GARONNE ST	159,613	159,612	0	0	0	319,225	0 Condominium, Townhouse, And Planned Development
132-0-280-095	003-335	Oxnard Hero Project	WHITBECK NICHOLAS D-LATOYA A	426 GARONNE ST	204,004	109,768	0	0	0	313,772	0 Condominium, Townhouse, And Planned Development
132-0-280-105	003-335	Oxnard Hero Project	RODRIGUEZ RAMON	424 GARONNE ST	212,000	113,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-280-115	003-335	Oxnard Hero Project	SKEETERS LASHAWN I	422 GARONNE ST	208,663	112,357	0	0	0	321,020	0 Condominium, Townhouse, And Planned Development
132-0-280-125	003-335	Oxnard Hero Project	SUMAWAY ENRIQUE A AND ELVIRA D C T	420 GARONNE ST	244,000	131,000	0	0	0	375,000	0 Condominium, Townhouse, And Planned Development
132-0-280-135	003-335	Oxnard Hero Project	HALES NISSA ET AL	421 GREEN RIVER ST	233,000	126,000	0	0	0	359,000	0 Condominium, Townhouse, And Planned Development
132-0-280-145	003-335	Oxnard Hero Project	SPENCER LETICIA M	423 GREEN RIVER ST	224,400	120,870	0	0	0	345,270	0 Condominium, Townhouse, And Planned Development
132-0-280-155	003-335	Oxnard Hero Project	YU XIAO	425 GREEN RIVER ST	205,438	110,375	0	0	0	315,813	0 Condominium, Townhouse, And Planned Development
132-0-280-165	003-335	Oxnard Hero Project	MATSUKADO JERRY M TRUST	427 GREEN RIVER ST	195,201	105,107	0	0	0	300,308	0 Condominium, Townhouse, And Planned Development
132-0-280-175	003-335	Oxnard Hero Project	PASKA MICHAEL	429 GREEN RIVER ST	220,125	118,266	0	0	0	338,391	0 Condominium, Townhouse, And Planned Development
132-0-280-185	003-335	Oxnard Hero Project	ROJAS ANNE H TRUST	431 GREEN RIVER ST	110,027	110,027	0	0	0	220,054	0 Condominium, Townhouse, And Planned Development
132-0-280-195	003-335	Oxnard Hero Project	BLANK PURSUANT - CALIFORNIA GC6254 21	BLANK PURSUANT UNIT GC625421	225,219	121,380	0	0	0	346,599	0 Condominium, Townhouse, And Planned Development
132-0-280-205	003-335	Oxnard Hero Project	AMBRIZ RODRIGO	463 GREEN RIVER ST	217,295	116,570	0	0	0	333,865	0 Condominium, Townhouse, And Planned Development
132-0-280-215	003-335	Oxnard Hero Project	BOWEN STEVEN-CINDE	465 GREEN RIVER ST	199,753	107,628	0	0	0	307,381	0 Condominium, Townhouse, And Planned Development
132-0-280-225	003-335	Oxnard Hero Project	CUILTY BRIAN J-ANNETTE	467 GREEN RIVER ST	102,811	102,811	0	0	0	205,622	0 Condominium, Townhouse, And Planned Development
132-0-280-235	003-335	Oxnard Hero Project	MAGTIRA MARCOS V-ROSEMARIE A	469 GREEN RIVER ST	113,544	170,581	0	0	0	284,125	0 Condominium, Townhouse, And Planned Development
132-0-280-245	003-335	Oxnard Hero Project	SOLDEVILLA RYAN-DESIREE	471 GREEN RIVER ST	232,000	128,000	0	0	0	360,000	0 Condominium, Townhouse, And Planned Development
132-0-280-255	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0 City Property
132-0-280-265	003-335	Oxnard Hero Project	PROMENADE NEIGHBORHOOD ASSOCIATION		0	0	0	0	0	0	0 Undedicated Or Private Street, Road Or Walkway
132-0-280-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	310,666	1,092,004	0	0	0	1,402,670	0 Apartment, 10 Or More Units, Not Condominium
132-0-280-305	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	232,999	819,002	0	0	0	1,052,001	0 Apartment, 10 Or More Units, Not Condominium
132-0-280-315	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	232,999	819,002	0	0	0	1,052,001	0 Apartment, 10 Or More Units, Not Condominium
132-0-280-325	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	232,999	819,002	0	0	0	1,052,001	0 Apartment, 10 Or More Units, Not Condominium

132-0-280-335	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	232,999	819,002	0	0	0	1,052,001	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC	550 GARONNE ST	77,665	273,005	0	0	0	350,670	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC	548 GARONNE ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-035	003-335	Oxnard Hero Project	CHAMPION VINES LLC	546 GARONNE ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC	544 GARONNE ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC	542 GARONNE ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-065	003-335	Oxnard Hero Project	CHAMPION VINES LLC	540 GARONNE ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-075	003-335	Oxnard Hero Project	CHOU FAMILY TRUST	530 GARONNE ST	211,775	114,601	0	0	0	326,376	0	Condominium, Townhouse, And Planned Development
132-0-290-085	003-335	Oxnard Hero Project	LOPEZ JONATHEN V	528 GARONNE ST	215,220	116,280	0	0	0	331,500	0	Condominium, Townhouse, And Planned Development
132-0-290-095	003-335	Oxnard Hero Project	SCHROAT RONALD L TRUST	526 GARONNE ST	205,530	110,670	0	0	0	316,200	0	Condominium, Townhouse, And Planned Development
132-0-290-105	003-335	Oxnard Hero Project	KAM SUNNY K	524 GARONNE ST	201,450	108,645	0	0	0	310,095	0	Condominium, Townhouse, And Planned Development
132-0-290-115	003-335	Oxnard Hero Project	ONG JOSEPH K L	522 GARONNE ST	216,240	116,790	0	0	0	333,030	0	Condominium, Townhouse, And Planned Development
132-0-290-125	003-335	Oxnard Hero Project	JT RIVER PARK INVESTMENT LLC	520 GARONNE ST	220,054	118,570	0	0	0	338,624	0	Condominium, Townhouse, And Planned Development
132-0-290-135	003-335	Oxnard Hero Project	MISKEL KRISTINE M	521 GREEN RIVER ST	219,560	118,533	0	0	0	338,093	0	Condominium, Townhouse, And Planned Development
132-0-290-145	003-335	Oxnard Hero Project	UNCHANGCO ANTHONY	523 GREEN RIVER ST	205,039	110,803	0	0	0	315,842	0	Condominium, Townhouse, And Planned Development
132-0-290-155	003-335	Oxnard Hero Project	ROSE DAWN	525 GREEN RIVER ST	193,063	103,717	0	0	0	296,780	0	Condominium, Townhouse, And Planned Development
132-0-290-165	003-335	Oxnard Hero Project	MUNSTER SCOTT-LINDA C	527 GREEN RIVER ST	179,747	97,206	0	0	0	276,953	0	Condominium, Townhouse, And Planned Development
132-0-290-175	003-335	Oxnard Hero Project	HALL JULIE A TRUST	529 GREEN RIVER ST	220,830	118,830	0	0	0	339,660	0	Condominium, Townhouse, And Planned Development
132-0-290-185	003-335	Oxnard Hero Project	KASPER BRIAN	531 GREEN RIVER ST	227,000	122,000	0	0	0	349,000	0	Condominium, Townhouse, And Planned Development
132-0-290-195	003-335	Oxnard Hero Project	CHAMPION VINES LLC	601 GREEN RIVER ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-205	003-335	Oxnard Hero Project	CHAMPION VINES LLC	603 GREEN RIVER ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-215	003-335	Oxnard Hero Project	CHAMPION VINES LLC	605 GREEN RIVER ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-225	003-335	Oxnard Hero Project	CHAMPION VINES LLC	607 GREEN RIVER ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-235	003-335	Oxnard Hero Project	CHAMPION VINES LLC	609 GREEN RIVER ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-245	003-335	Oxnard Hero Project	CHAMPION VINES LLC	611 GREEN RIVER ST	77,665	273,000	0	0	0	350,665	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC		465,999	1,638,006	0	0	0	2,104,005	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-285	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	155,332	546,001	0	0	0	701,333	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-295	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	310,666	1,092,004	0	0	0	1,402,670	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-305	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	310,666	1,092,004	0	0	0	1,402,670	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC		931,999	3,276,014	0	0	0	4,208,013	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC		465,999	1,638,006	0	0	0	2,104,005	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC		776,665	2,730,012	0	0	0	3,506,677	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC		621,333	2,184,009	0	0	0	2,805,342	0	Apartment, 10 Or More Units, Not Condominium
132-0-311-015	003-335	Oxnard Hero Project	SOCM I LLC		44,153	0	0	0	0	44,153	0	Commercial, Up To 5 Acres
132-0-311-025	003-335	Oxnard Hero Project	TARGET CORPORATION	2850 N OXNARD BLVD	6,016,290	14,856,628	607,700	1,473,700	0	22,954,318	161,500	Single Tenant, Over 3,000 SqFt, Not Shopping
132-0-311-035	003-335	Oxnard Hero Project	SOCM I LLC		441,561	0	0	0	0	441,561	0	Commercial, Up To 5 Acres
132-0-311-045	003-335	Oxnard Hero Project	SOCM I LLC		419,481	0	0	0	0	419,481	0	Parking Lot And Parking Garages
132-0-311-055	003-335	Oxnard Hero Project	SOCM I LLC	2766 SEAGLASS WAY	264,934	12,987,561	0	0	0	13,252,495	3,891,970	Motion Picture Theatre, Indoor
132-0-311-065	003-023	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-311-075	003-020	Oxnard Hero Project	OXNARD CITY OF	RIVERPARK BLVD	0	0	0	0	0	0	0	City Property
132-0-311-085	003-020	Oxnard Hero Project	SOCM I LLC	RIVERPARK BLVD	0	0	0	0	0	0	0	Commercial, Up To 5 Acres
132-0-311-095	003-313	Oxnard Hero Project	SOCM I LLC		0	0	0	0	0	0	0	Commercial, Up To 5 Acres
132-0-311-105	003-335	Oxnard Hero Project	SOCM I LLC	400 TOWN CENTER DR	662,342	19,610,591	0	0	0	20,272,933	0	Major Shopping Center
132-0-311-115	003-109	Oxnard Hero Project	SOCM I LLC	681 TOWN CENTER DR	71,751	1,240,000	0	0	0	1,311,751	651,000	Restaurants Or Coffee Shops
132-0-311-125	003-335	Oxnard Hero Project	SOCM I LLC	691 TOWN CENTER DR	55,194	0	0	0	0	55,194	0	Commercial, Up To 5 Acres
132-0-311-135	003-335	Oxnard Hero Project	SOCM I LLC	598 TOWN CENTER DR	82,792	3,236,334	0	0	0	3,319,126	1,396,600	Restaurants Or Coffee Shops
132-0-311-165	003-335	Oxnard Hero Project	SOCM I LLC	TOWN CENTER DR	53,168	0	0	0	0	53,168	0	Major Shopping Center
132-0-311-175	003-335	Oxnard Hero Project	SOCM I LLC	N OXNARD BLVD	5,468,861	56,819,745	0	0	0	62,288,606	20,135,940	Major Shopping Center
132-0-311-185	003-335	Oxnard Hero Project	SOCM I LLC LESSOR	656 TOWN CENTER WAY	3,395,329	5,411,307	0	0	0	8,806,636	0	Major Shopping Center
132-0-311-195	003-335	Oxnard Hero Project	SOCM I LLC LESSOR	670 TOWN CENTER WAY	792,183	1,438,604	0	0	0	2,230,787	280,000	Financial Institution (Bank Or Savings And Loans)
132-0-320-025	003-335	Oxnard Hero Project	OXNARD CITY OF	AMERICAN RIVER CT	0	0	0	0	0	0	0	City Property
132-0-320-035	003-335	Oxnard Hero Project	PASEO SANTA CLARA ASSOC LP	295 RIVERPARK BLVD	1,307,250	4,033,649	0	80,700	5,340,899	80,700	0	Apartment, 10 Or More Units, Not Condominium
132-0-320-045	003-335	Oxnard Hero Project	PASEO DEL RIO ASSOC LP	287 RIVERPARK BLVD	1,386,359	3,672,161	0	197,000	4,940,657	314,863	0	Apartment, 10 Or More Units, Not Condominium
132-0-320-055	003-023	Oxnard Hero Project	PASEO DEL RIO ASSOC LP	287 RIVERPARK BLVD	475,339	1,421,478	0	0	1,852,621	44,196	0	Apartment, 10 Or More Units, Not Condominium
132-0-330-015	003-335	Oxnard Hero Project	BLACK BRIAN	361 RIVERPARK BLVD UNIT 104	116,181	116,179	0	0	0	232,360	0	Condominium, Townhouse, And Planned Development
132-0-330-025	003-335	Oxnard Hero Project	HERNANDEZ LUIS A	361 RIVERPARK BLVD UNIT 106	130,973	70,135	0	0	0	201,108	0	Condominium, Townhouse, And Planned Development
132-0-330-035	003-335	Oxnard Hero Project	SCHENCK JEREMY T	361 RIVERPARK BLVD UNIT 204	102,607	102,607	0	0	0	205,214	0	Condominium, Townhouse, And Planned Development
132-0-330-045	003-335	Oxnard Hero Project	EBDANE LUTHER M-AITA L I	361 RIVERPARK BLVD UNIT 205	137,210	73,890	0	0	0	211,100	0	Condominium, Townhouse, And Planned Development
132-0-330-055	003-335	Oxnard Hero Project	MAGANA NORMA L	361 RIVERPARK BLVD UNIT 206	161,546	87,251	0	0	0	248,797	0	Condominium, Townhouse, And Planned Development
132-0-330-065	003-335	Oxnard Hero Project	BARRAGAN STACY A L	361 RIVERPARK BLVD UNIT 201	75,245	75,244	0	0	0	150,489	0	Condominium, Townhouse, And Planned Development
132-0-330-075	003-335	Oxnard Hero Project	SOLTERO JOHAN	361 RIVERPARK BLVD UNIT 202	154,500	82,871	0	0	0	237,371	0	Condominium, Townhouse, And Planned Development
132-0-330-085	003-335	Oxnard Hero Project	CADIZ RAMON C	361 RIVERPARK BLVD UNIT 203	144,459	77,675	0	0	0	222,134	0	Condominium, Townhouse, And Planned Development
132-0-330-095	003-335	Oxnard Hero Project	ESCOBEDO ALVARO	361 RIVERPARK BLVD UNIT 305	98,511	98,511	0	0	0	197,022	0	Condominium, Townhouse, And Planned Development
132-0-330-105	003-335	Oxnard Hero Project	OJEDA DANIEL-ANA	361 RIVERPARK BLVD UNIT 301	89,375	89,375	0	0	0	178,750	0	Condominium, Townhouse, And Planned Development
132-0-330-115	003-335	Oxnard Hero Project	LOPEZ CASSANDRA O	361 RIVERPARK BLVD UNIT 302	62,799	62,798	0	0	0	125,597	0	Condominium, Townhouse, And Planned Development
132-0-330-125	003-335	Oxnard Hero Project	LOMELI ELIZABETH	361 RIVERPARK BLVD UNIT 303	82,575	82,574	0	0	0	165,149	0	Condominium, Townhouse, And Planned Development
132-0-340-015	003-335	Oxnard Hero Project	MITCHELL ANGELA TRUST	359 RIVERPARK BLVD UNIT 104	113,651	113,651	0	0	0	227,302	0	Condominium, Townhouse, And Planned Development
132-0-340-025	003-335	Oxnard Hero Project	DIAZ SANDRA	359 RIVERPARK BLVD UNIT 106	99,022	99,021	0	0	0	198,043	0	Condominium, Townhouse, And Planned Development
132-0-340-035	003-335	Oxnard Hero Project	LOPEZ ESTEVAN	359 RIVERPARK BLVD UNIT 201	76,740	76,739	0	0	0	153,479	0	Condominium, Townhouse, And Planned Development
132-0-340-045	003-335	Oxnard Hero Project	AMBRIZ FERNANDO G	359 RIVERPARK BLVD UNIT 202	76,944	76,944	0	0	0	153,888	0	Condominium, Townhouse, And Planned Development
132-0-340-055	003-335	Oxnard Hero Project	NUNEZ MONICA M	359 RIVERPARK BLVD UNIT 203	85,950	85,948	0	0	0	171,898	0	Condominium, Townhouse, And Planned Development
132-0-340-065	003-335	Oxnard Hero Project	RAMIREZ ALVARO T	359 RIVERPARK BLVD UNIT 204	100,880	100,879	0	0	0	201,759	0	Condominium, Townhouse, And Planned Development
132-0-340-075	003-335	Oxnard Hero Project	BERNARDO BERNARDETTE S	359 RIVERPARK BLVD UNIT 205	94,246	94,245	0	0	0	188,491	0	Condominium, Townhouse, And Planned Development
132-0-340-085	003-335	Oxnard Hero Project	HERNANDEZ BERNICE S	359 RIVERPARK BLVD UNIT 206	95,837	95,837	0	0	0	191,674	0	Condominium, Townhouse, And Planned Development
132-0-340-095	003-335	Oxnard Hero Project	CALZADO ARISTEO M JR	359 RIVERPARK BLVD UNIT 301	106,102	106,100	0	0	0	212,202	0	Condominium, Townhouse, And Planned Development
132-0-340-105	003-335	Oxnard Hero Project	CAMACHO ERIC	359 RIVERPARK BLVD UNIT 302	49,336	73,822	0	0	0	123,158	0	Condominium, Townhouse, And Planned Development
132-0-340-115	003-335	Oxnard Hero Project	JASSO ALICIA R	359 RIVERPARK BLVD UNIT 303	73,739	112,112	0	0	0	185,851	0	Condominium, Townhouse, And Planned Development
132-0-340-125	003-335	Oxnard Hero Project	VALADEZ PEDRO-VALERIE M	359 RIVERPARK BLVD UNIT 305	116,181	116,179	0	0	0	232,360	0	Condominium, Townhouse, And Planned Development
132-0-350-015	003-335	Oxnard Hero Project	VALENZUELA ALBERT J	357 RIVERPARK BLVD UNIT 104	100,796	150,663	0	0	0	251,459	0	Condominium, Townhouse, And Planned Development

132-0-350-025	003-335	Oxnard Hero Project	CEJA SAMUEL V JR	357 RIVERPARK BLVD UNIT 106	80,105	119,978	0	0	0	200,083	0 Condominium, Townhouse, And Planned Development
132-0-350-035	003-335	Oxnard Hero Project	FRANCO-IZAGUIRRE JESSICA	357 RIVERPARK BLVD UNIT 204	111,753	111,753	0	0	0	223,506	0 Condominium, Townhouse, And Planned Development
132-0-350-045	003-335	Oxnard Hero Project	MOTA RAYMOND	357 RIVERPARK BLVD UNIT 205	97,083	145,988	0	0	0	243,071	0 Condominium, Townhouse, And Planned Development
132-0-350-055	003-335	Oxnard Hero Project	HERNANDEZ LAURENCE-ANGELA C	357 RIVERPARK BLVD UNIT 206	82,759	124,542	0	0	0	207,301	0 Condominium, Townhouse, And Planned Development
132-0-350-065	003-335	Oxnard Hero Project	GILDO ROBERTO L	357 RIVERPARK BLVD UNIT 201	65,781	98,228	0	0	0	164,009	0 Condominium, Townhouse, And Planned Development
132-0-350-075	003-335	Oxnard Hero Project	SARABIA ADOLFO O	357 RIVERPARK BLVD UNIT 202	59,946	90,185	0	0	0	150,131	0 Condominium, Townhouse, And Planned Development
132-0-350-085	003-335	Oxnard Hero Project	FLORES MARIA M M	357 RIVERPARK BLVD UNIT 203	48,805	73,769	0	0	0	122,574	0 Condominium, Townhouse, And Planned Development
132-0-350-095	003-335	Oxnard Hero Project	MANRIQUE FRANCISCO A M	357 RIVERPARK BLVD UNIT 305	99,205	149,073	0	0	0	248,278	0 Condominium, Townhouse, And Planned Development
132-0-350-105	003-335	Oxnard Hero Project	BRAVO CRISTINA	357 RIVERPARK BLVD UNIT 301	75,331	113,571	0	0	0	188,902	0 Condominium, Townhouse, And Planned Development
132-0-350-115	003-335	Oxnard Hero Project	CANO ANGEL B	357 RIVERPARK BLVD UNIT 302	70,556	106,131	0	0	0	176,687	0 Condominium, Townhouse, And Planned Development
132-0-350-125	003-335	Oxnard Hero Project	FIGUEROA LAURA	357 RIVERPARK BLVD UNIT 303	92,384	92,383	0	0	0	184,767	0 Condominium, Townhouse, And Planned Development
132-0-360-015	003-335	Oxnard Hero Project	CANO SAMUEL B-IMELDA L	355 RIVERPARK BLVD UNIT 104	110,507	110,506	0	0	0	221,013	0 Condominium, Townhouse, And Planned Development
132-0-360-025	003-335	Oxnard Hero Project	CRUZ STEPHANIE V	355 RIVERPARK BLVD UNIT 106	88,723	133,640	0	0	0	222,363	0 Condominium, Townhouse, And Planned Development
132-0-360-035	003-335	Oxnard Hero Project	FONSECA SYLVIA	355 RIVERPARK BLVD UNIT 201	84,497	126,745	0	0	0	211,242	0 Condominium, Townhouse, And Planned Development
132-0-360-045	003-335	Oxnard Hero Project	ANGELES JOSE V-BLANCA	355 RIVERPARK BLVD UNIT 202	67,597	101,396	0	0	0	168,993	0 Condominium, Townhouse, And Planned Development
132-0-360-055	003-335	Oxnard Hero Project	SOLIS MARIO A	355 RIVERPARK BLVD UNIT 203	73,407	109,874	0	0	0	183,281	0 Condominium, Townhouse, And Planned Development
132-0-360-065	003-335	Oxnard Hero Project	MENDOZA AGUSTIN E-LAURA P	355 RIVERPARK BLVD UNIT 204	76,048	113,571	0	0	0	189,619	0 Condominium, Townhouse, And Planned Development
132-0-360-075	003-335	Oxnard Hero Project	BROOKS DONALD J	355 RIVERPARK BLVD UNIT 205	98,758	148,399	0	0	0	247,157	0 Condominium, Townhouse, And Planned Development
132-0-360-085	003-335	Oxnard Hero Project	HERNANDEZ ARTURO	355 RIVERPARK BLVD UNIT 206	173,910	93,399	0	0	0	267,309	0 Condominium, Townhouse, And Planned Development
132-0-360-095	003-335	Oxnard Hero Project	TOLEDO JOSE A	355 RIVERPARK BLVD UNIT 301	84,497	126,747	0	0	0	211,244	0 Condominium, Townhouse, And Planned Development
132-0-360-105	003-335	Oxnard Hero Project	GARCIA PABLO H III	355 RIVERPARK BLVD UNIT 302	83,442	124,633	0	0	0	208,075	0 Condominium, Townhouse, And Planned Development
132-0-360-115	003-335	Oxnard Hero Project	PEREZ CATALINA	355 RIVERPARK BLVD UNIT 303	84,497	126,745	0	0	0	211,242	0 Condominium, Townhouse, And Planned Development
132-0-360-125	003-335	Oxnard Hero Project	FLORES CECELIA	355 RIVERPARK BLVD UNIT 305	78,513	118,117	0	0	0	196,630	0 Condominium, Townhouse, And Planned Development
132-0-370-015	003-335	Oxnard Hero Project	WOLF STEPHEN-BARBARA L	353 RIVERPARK BLVD UNIT 104	100,341	149,983	0	0	0	250,324	0 Condominium, Townhouse, And Planned Development
132-0-370-025	003-335	Oxnard Hero Project	VELASCO SANDRA O	353 RIVERPARK BLVD UNIT 106	87,666	131,437	0	0	0	219,103	0 Condominium, Townhouse, And Planned Development
132-0-370-035	003-335	Oxnard Hero Project	DURAN ANGEL-CLARICIA	353 RIVERPARK BLVD UNIT 204	102,982	154,737	0	0	0	257,719	0 Condominium, Townhouse, And Planned Development
132-0-370-045	003-335	Oxnard Hero Project	LOZANO MIGUEL A	353 RIVERPARK BLVD UNIT 205	113,500	61,168	0	0	0	174,668	0 Condominium, Townhouse, And Planned Development
132-0-370-055	003-335	Oxnard Hero Project	VAHIDI DAVID K	353 RIVERPARK BLVD UNIT 206	100,870	151,567	0	0	0	252,437	0 Condominium, Townhouse, And Planned Development
132-0-370-065	003-335	Oxnard Hero Project	CHUA VANESSA	353 RIVERPARK BLVD UNIT 201	73,407	109,783	0	0	0	183,190	0 Condominium, Townhouse, And Planned Development
132-0-370-075	003-335	Oxnard Hero Project	HERNANDEZ HERMINIO	353 RIVERPARK BLVD UNIT 202	102,500	55,015	0	0	0	157,515	0 Condominium, Townhouse, And Planned Development
132-0-370-085	003-335	Oxnard Hero Project	DIGGS TONYA	353 RIVERPARK BLVD UNIT 203	79,745	119,260	0	0	0	199,005	0 Condominium, Townhouse, And Planned Development
132-0-370-095	003-335	Oxnard Hero Project	REGALADO WILLIAM G	353 RIVERPARK BLVD UNIT 305	89,779	134,605	0	0	0	224,384	0 Condominium, Townhouse, And Planned Development
132-0-370-105	003-335	Oxnard Hero Project	CASAS JOHN A	353 RIVERPARK BLVD UNIT 301	60,731	90,771	0	0	0	151,502	0 Condominium, Townhouse, And Planned Development
132-0-370-115	003-335	Oxnard Hero Project	MEDINA GILBERTO A	353 RIVERPARK BLVD UNIT 302	72,879	109,203	0	0	0	182,082	0 Condominium, Townhouse, And Planned Development
132-0-370-125	003-335	Oxnard Hero Project	URBINA ERIK I-DIANA	353 RIVERPARK BLVD UNIT 303	74,464	108,621	0	0	0	183,085	0 Condominium, Townhouse, And Planned Development
132-0-380-015	003-335	Oxnard Hero Project	BARAJAS VIVIAN	351 RIVERPARK BLVD UNIT 104	87,666	131,712	0	0	0	219,378	0 Condominium, Townhouse, And Planned Development
132-0-380-025	003-335	Oxnard Hero Project	AMBRIZ ALEXANDER	351 RIVERPARK BLVD UNIT 106	85,026	126,884	0	0	0	211,910	0 Condominium, Townhouse, And Planned Development
132-0-380-035	003-335	Oxnard Hero Project	DE PERIO HANZ M-JOY S	351 RIVERPARK BLVD UNIT 201	60,731	91,048	0	0	0	151,779	0 Condominium, Townhouse, And Planned Development
132-0-380-045	003-335	Oxnard Hero Project	MARTINEZ MANUEL D J	351 RIVERPARK BLVD UNIT 202	81,500	43,529	0	0	0	125,029	0 Condominium, Townhouse, And Planned Development
132-0-380-055	003-335	Oxnard Hero Project	BLASINGAME ALEXANDER J-JAMIE	351 RIVERPARK BLVD UNIT 203	90,836	136,253	0	0	0	227,089	0 Condominium, Townhouse, And Planned Development
132-0-380-065	003-335	Oxnard Hero Project	SUZARA MANNIX M	351 RIVERPARK BLVD UNIT 204	177,990	95,555	0	0	0	273,545	0 Condominium, Townhouse, And Planned Development
132-0-380-075	003-335	Oxnard Hero Project	SOTO EVAN R	351 RIVERPARK BLVD UNIT 205	79,216	119,038	0	0	0	198,254	0 Condominium, Townhouse, And Planned Development
132-0-380-085	003-335	Oxnard Hero Project	FIGUEROA ADAM G-SHELBY K	351 RIVERPARK BLVD UNIT 206	91,891	138,050	0	0	0	229,941	0 Condominium, Townhouse, And Planned Development
132-0-380-095	003-335	Oxnard Hero Project	WILLIAMS HANNAH E	351 RIVERPARK BLVD UNIT 301	70,238	105,829	0	0	0	176,067	0 Condominium, Townhouse, And Planned Development
132-0-380-105	003-335	Oxnard Hero Project	GUTIERREZ ELVIS	351 RIVERPARK BLVD UNIT 302	71,823	108,169	0	0	0	179,992	0 Condominium, Townhouse, And Planned Development
132-0-380-115	003-335	Oxnard Hero Project	GARCIA STACY C	351 RIVERPARK BLVD UNIT 303	73,407	110,060	0	0	0	183,467	0 Condominium, Townhouse, And Planned Development
132-0-380-125	003-335	Oxnard Hero Project	VARGAS ROSA I G	351 RIVERPARK BLVD UNIT 305	137,700	74,059	0	0	0	211,759	0 Condominium, Townhouse, And Planned Development
132-0-390-015	003-335	Oxnard Hero Project	LARIOS CARLOS A	323 RIVERPARK BLVD UNIT 104	139,422	74,958	0	0	0	214,380	0 Condominium, Townhouse, And Planned Development
132-0-390-025	003-335	Oxnard Hero Project	ROSARIO BLANCA E	323 RIVERPARK BLVD UNIT 106	89,779	135,017	0	0	0	224,796	0 Condominium, Townhouse, And Planned Development
132-0-390-035	003-335	Oxnard Hero Project	LUNA MARK A	323 RIVERPARK BLVD UNIT 204	105,094	157,905	0	0	0	262,999	0 Condominium, Townhouse, And Planned Development
132-0-390-045	003-335	Oxnard Hero Project	VARGAS SERGIO S	323 RIVERPARK BLVD UNIT 205	75,519	112,953	0	0	0	188,472	0 Condominium, Townhouse, And Planned Development
132-0-390-055	003-335	Oxnard Hero Project	JACKSON KENDRA T	323 RIVERPARK BLVD UNIT 206	90,836	135,716	0	0	0	226,552	0 Condominium, Townhouse, And Planned Development
132-0-390-065	003-335	Oxnard Hero Project	GRANADOS ERNEST	323 RIVERPARK BLVD UNIT 201	78,160	116,861	0	0	0	195,021	0 Condominium, Townhouse, And Planned Development
132-0-390-075	003-335	Oxnard Hero Project	LOPEZ SUSAN C	323 RIVERPARK BLVD UNIT 202	57,562	86,315	0	0	0	143,877	0 Condominium, Townhouse, And Planned Development
132-0-390-085	003-335	Oxnard Hero Project	SIMENTAL LUCIO A-VIRGINIA C	323 RIVERPARK BLVD UNIT 203	70,238	105,015	0	0	0	175,253	0 Condominium, Townhouse, And Planned Development
132-0-390-095	003-335	Oxnard Hero Project	RODRIGUEZ SERGIO	323 RIVERPARK BLVD UNIT 305	164,244	88,194	0	0	0	252,438	0 Condominium, Townhouse, And Planned Development
132-0-390-105	003-335	Oxnard Hero Project	DELGADO LILIANA T	323 RIVERPARK BLVD UNIT 301	73,407	109,783	0	0	0	183,190	0 Condominium, Townhouse, And Planned Development
132-0-390-115	003-335	Oxnard Hero Project	QUALLS AARON J	323 RIVERPARK BLVD UNIT 302	68,654	102,390	0	0	0	171,044	0 Condominium, Townhouse, And Planned Development
132-0-390-125	003-335	Oxnard Hero Project	DREW KIMBERLY D	323 RIVERPARK BLVD UNIT 303	144,175	77,631	0	0	0	221,806	0 Condominium, Townhouse, And Planned Development
132-0-400-015	003-335	Oxnard Hero Project	TRUJILLO JORGE	321 RIVERPARK BLVD UNIT 104	88,723	133,549	0	0	0	222,272	0 Condominium, Townhouse, And Planned Development
132-0-400-025	003-335	Oxnard Hero Project	SANTANA JOSE A II	321 RIVERPARK BLVD UNIT 106	94,532	142,216	0	0	0	236,748	0 Condominium, Townhouse, And Planned Development
132-0-400-035	003-335	Oxnard Hero Project	JAFFEE NAHID C	321 RIVERPARK BLVD UNIT 201	123,050	66,243	0	0	0	189,293	0 Condominium, Townhouse, And Planned Development
132-0-400-045	003-335	Oxnard Hero Project	GARCIA ERIC	321 RIVERPARK BLVD UNIT 202	110,375	59,114	0	0	0	169,489	0 Condominium, Townhouse, And Planned Development
132-0-400-055	003-335	Oxnard Hero Project	JOHNSON LANISHA N	321 RIVERPARK BLVD UNIT 203	101,926	54,891	0	0	0	156,817	0 Condominium, Townhouse, And Planned Development
132-0-400-065	003-335	Oxnard Hero Project	MADRIGAL FLORENTINO O	321 RIVERPARK BLVD UNIT 204	138,894	74,957	0	0	0	213,851	0 Condominium, Townhouse, And Planned Development
132-0-400-075	003-335	Oxnard Hero Project	BUSTILLOS MARCELINO J	321 RIVERPARK BLVD UNIT 205	130,973	70,417	0	0	0	201,390	0 Condominium, Townhouse, And Planned Development
132-0-400-085	003-335	Oxnard Hero Project	MALDONADO LEYDI	321 RIVERPARK BLVD UNIT 206	155,266	83,262	0	0	0	238,528	0 Condominium, Townhouse, And Planned Development
132-0-400-095	003-335	Oxnard Hero Project	CHAVEZ SONIA	321 RIVERPARK BLVD UNIT 301	123,579	66,555	0	0	0	190,134	0 Condominium, Townhouse, And Planned Development
132-0-400-105	003-335	Oxnard Hero Project	JOHNSON HOLLY F	321 RIVERPARK BLVD UNIT 302	115,656	62,284	0	0	0	177,940	0 Condominium, Townhouse, And Planned Development
132-0-400-115	003-335	Oxnard Hero Project	RAMOS VANESSA G	321 RIVERPARK BLVD UNIT 303	119,354	63,868	0	0	0	183,222	0 Condominium, Townhouse, And Planned Development
132-0-400-125	003-335	Oxnard Hero Project	ALVARADO EZEQUIEL	321 RIVERPARK BLVD UNIT 305	164,244	88,194	0	0	0	252,438	0 Condominium, Townhouse, And Planned Development
132-0-410-015	003-335	Oxnard Hero Project	LAWRENCE STEVEN-NICEL B	319 RIVERPARK BLVD UNIT 104	128,332	68,870	0	0	0	197,202	0 Condominium, Townhouse, And Planned Development
132-0-410-025	003-335	Oxnard Hero Project	KOO NANCY S	319 RIVERPARK BLVD UNIT 106	162,659	87,665	0	0	0	250,324	0 Condominium, Townhouse, And Planned Development
132-0-410-035	003-335	Oxnard Hero Project	CABILDO JANICE M D	319 RIVERPARK BLVD UNIT 204	157,907	84,811	0	0	0	242,718	0 Condominium, Townhouse, And Planned Development
132-0-410-045	003-335	Oxnard Hero Project	DOMINGUEZ WALDO O M	319 RIVERPARK BLVD UNIT 205	138,894	74,837	0	0	0	213,731	0 Condominium, Townhouse, And Planned Development
132-0-410-055	003-335	Oxnard Hero Project	NEVAREZ ERNIE M-ANGELICA M	319 RIVERPARK BLVD UNIT 206	148,929	80,084	0	0	0	229,013	0 Condominium, Townhouse, And Planned Development
132-0-410-065	003-335	Oxnard Hero Project	ELENES ISABEL B	319 RIVERPARK BLVD UNIT 201	135,197	72,406	0	0	0	207,603	0 Condominium, Townhouse, And Planned Development
132-0-410-075	003-335	Oxnard Hero Project	STILLEY MIKE W	319 RIVERPARK BLVD UNIT 202	138,894	74,463	0	0	0	213,357	0 Condominium, Townhouse, And Planned Development
132-0-410-085	003-335	Oxnard Hero Project	CHAVEZ LETICIA T	319 RIVERPARK BLVD UNIT 203	147,345	79,744	0	0	0	227,089	0 Condominium, Townhouse, And Planned Development

132-0-410-095	003-335	Oxnard Hero Project	RIVERA PAULA M	319 RIVERPARK BLVD UNIT 305	141,007	76,104	0	0	0	217,111	0	Condominium, Townhouse, And Planned Development
132-0-410-105	003-335	Oxnard Hero Project	POESCHL DELIA	319 RIVERPARK BLVD UNIT 301	121,995	65,787	0	0	0	187,782	0	Condominium, Townhouse, And Planned Development
132-0-410-115	003-335	Oxnard Hero Project	RODRIGUEZ CHRISTIAN	319 RIVERPARK BLVD UNIT 302	98,758	53,397	0	0	0	152,155	0	Condominium, Townhouse, And Planned Development
132-0-410-125	003-335	Oxnard Hero Project	TAVERA LUIS E Z	319 RIVERPARK BLVD UNIT 303	144,175	77,631	0	0	0	221,806	0	Condominium, Townhouse, And Planned Development
132-0-430-015	003-335	Oxnard Hero Project	ZAMORA JESUS M	317 RIVERPARK BLVD UNIT 104	171,870	92,241	0	0	0	264,111	0	Condominium, Townhouse, And Planned Development
132-0-430-025	003-335	Oxnard Hero Project	CERVANTES LEONARD D	317 RIVERPARK BLVD UNIT 106	162,659	87,665	0	0	0	250,324	0	Condominium, Townhouse, And Planned Development
132-0-430-035	003-335	Oxnard Hero Project	GONZALEZ RAQUEL	317 RIVERPARK BLVD UNIT 204	126,219	68,346	0	0	0	194,565	0	Condominium, Townhouse, And Planned Development
132-0-430-045	003-335	Oxnard Hero Project	DERUEDA BRADLEY L-TARA L	317 RIVERPARK BLVD UNIT 205	167,413	90,306	0	0	0	257,719	0	Condominium, Townhouse, And Planned Development
132-0-430-055	003-335	Oxnard Hero Project	TEJANO EDGARDO F JR	317 RIVERPARK BLVD UNIT 206	128,859	69,395	0	0	0	198,254	0	Condominium, Townhouse, And Planned Development
132-0-430-065	003-335	Oxnard Hero Project	MARIN DIANE	317 RIVERPARK BLVD UNIT 201	128,859	69,147	0	0	0	198,006	0	Condominium, Townhouse, And Planned Development
132-0-430-075	003-335	Oxnard Hero Project	GONZALEZ SUSANA	317 RIVERPARK BLVD UNIT 202	113,544	61,050	0	0	0	174,594	0	Condominium, Townhouse, And Planned Development
132-0-430-085	003-335	Oxnard Hero Project	YUMOL DOLLY M	317 RIVERPARK BLVD UNIT 203	103,511	55,664	0	0	0	159,175	0	Condominium, Townhouse, And Planned Development
132-0-430-095	003-335	Oxnard Hero Project	GARCIA MATTHEW M	317 RIVERPARK BLVD UNIT 305	164,244	88,194	0	0	0	252,438	0	Condominium, Townhouse, And Planned Development
132-0-430-105	003-335	Oxnard Hero Project	LEFKOVITS MATTHEW S	317 RIVERPARK BLVD UNIT 301	144,175	77,631	0	0	0	221,806	0	Condominium, Townhouse, And Planned Development
132-0-430-115	003-335	Oxnard Hero Project	REYES ROBERTO V	317 RIVERPARK BLVD UNIT 302	116,185	62,811	0	0	0	178,996	0	Condominium, Townhouse, And Planned Development
132-0-430-125	003-335	Oxnard Hero Project	VALENCIA GLORIA A	317 RIVERPARK BLVD UNIT 303	124,635	66,768	0	0	0	191,403	0	Condominium, Townhouse, And Planned Development
132-0-440-015	003-335	Oxnard Hero Project	MARTINEZ MARIA Z	315 RIVERPARK BLVD UNIT 104	103,511	119,069	0	0	0	222,580	0	Condominium, Townhouse, And Planned Development
132-0-440-025	003-335	Oxnard Hero Project	GANDIA JOJI D	315 RIVERPARK BLVD UNIT 106	159,474	85,948	0	0	0	245,422	0	Condominium, Townhouse, And Planned Development
132-0-440-035	003-335	Oxnard Hero Project	ALFARO UBALDO	315 RIVERPARK BLVD UNIT 201	134,141	72,360	0	0	0	206,501	0	Condominium, Townhouse, And Planned Development
132-0-440-045	003-335	Oxnard Hero Project	ROUZAN CHERON M	315 RIVERPARK BLVD UNIT 202	132,551	71,141	0	0	0	203,692	0	Condominium, Townhouse, And Planned Development
132-0-440-055	003-335	Oxnard Hero Project	MARIN RODRIGO I	315 RIVERPARK BLVD UNIT 203	127,803	68,915	0	0	0	196,718	0	Condominium, Townhouse, And Planned Development
132-0-440-065	003-335	Oxnard Hero Project	FLAMINIANO MICHAEL M-MARITES	315 RIVERPARK BLVD UNIT 204	150,672	81,498	0	0	0	232,170	0	Condominium, Townhouse, And Planned Development
132-0-440-075	003-335	Oxnard Hero Project	MACIAS ELIDIA	315 RIVERPARK BLVD UNIT 205	171,360	92,300	0	0	0	263,660	0	Condominium, Townhouse, And Planned Development
132-0-440-085	003-335	Oxnard Hero Project	PEREZ LOUIE H	315 RIVERPARK BLVD UNIT 206	153,683	82,912	0	0	0	236,595	0	Condominium, Townhouse, And Planned Development
132-0-440-095	003-335	Oxnard Hero Project	DEL RIO BENEDICTO L	315 RIVERPARK BLVD UNIT 301	129,917	70,225	0	0	0	200,142	0	Condominium, Townhouse, And Planned Development
132-0-440-105	003-335	Oxnard Hero Project	ANDERSEN JOAN J	315 RIVERPARK BLVD UNIT 302	100,448	54,224	0	0	0	154,672	0	Condominium, Townhouse, And Planned Development
132-0-440-115	003-335	Oxnard Hero Project	RASTAETTER DEVIN B-REESA M	315 RIVERPARK BLVD UNIT 303	128,859	69,603	0	0	0	198,462	0	Condominium, Townhouse, And Planned Development
132-0-440-125	003-335	Oxnard Hero Project	MEDINA RICHARD B	315 RIVERPARK BLVD UNIT 305	133,613	72,278	0	0	0	205,891	0	Condominium, Townhouse, And Planned Development
132-0-450-015	003-335	Oxnard Hero Project	NIEVES JAMES J AND CRYSTAL	313 RIVERPARK BLVD UNIT 104	166,205	89,569	0	0	0	255,774	0	Condominium, Townhouse, And Planned Development
132-0-450-025	003-335	Oxnard Hero Project	GALVAN ISRAEL O	313 RIVERPARK BLVD UNIT 106	124,783	67,583	0	0	0	192,366	0	Condominium, Townhouse, And Planned Development
132-0-450-035	003-335	Oxnard Hero Project	NAVARRO ROBERT-MAYRA A	313 RIVERPARK BLVD UNIT 204	158,439	85,253	0	0	0	243,692	0	Condominium, Townhouse, And Planned Development
132-0-450-045	003-335	Oxnard Hero Project	SANTIAGO MICHAEL C-EMMA A	313 RIVERPARK BLVD UNIT 205	157,404	84,912	0	0	0	242,316	0	Condominium, Townhouse, And Planned Development
132-0-450-055	003-335	Oxnard Hero Project	ESPINOSA JOSE L-FATIMA	313 RIVERPARK BLVD UNIT 206	161,028	86,466	0	0	0	247,494	0	Condominium, Townhouse, And Planned Development
132-0-450-065	003-335	Oxnard Hero Project	PIERCE MICHAEL N	313 RIVERPARK BLVD UNIT 201	120,124	64,992	0	0	0	185,116	0	Condominium, Townhouse, And Planned Development
132-0-450-075	003-335	Oxnard Hero Project	DOMINGUEZ JESSICA M	313 RIVERPARK BLVD UNIT 202	99,930	54,120	0	0	0	154,050	0	Condominium, Townhouse, And Planned Development
132-0-450-085	003-335	Oxnard Hero Project	DELGADO FATIMA L	313 RIVERPARK BLVD UNIT 203	124,783	67,168	0	0	0	191,951	0	Condominium, Townhouse, And Planned Development
132-0-450-095	003-335	Oxnard Hero Project	ALVISO JOSEPH M JR	313 RIVERPARK BLVD UNIT 305	139,282	75,215	0	0	0	214,497	0	Condominium, Townhouse, And Planned Development
132-0-450-105	003-335	Oxnard Hero Project	GARCIA SUSAN G	313 RIVERPARK BLVD UNIT 301	106,144	57,227	0	0	0	163,371	0	Condominium, Townhouse, And Planned Development
132-0-450-115	003-335	Oxnard Hero Project	SALAS DENISE N	313 RIVERPARK BLVD UNIT 302	118,830	64,042	0	0	0	182,872	0	Condominium, Townhouse, And Planned Development
132-0-450-125	003-335	Oxnard Hero Project	GAMEZ RUDOLPH A-PATRICIA M	313 RIVERPARK BLVD UNIT 303	136,175	73,004	0	0	0	209,179	0	Condominium, Townhouse, And Planned Development
132-0-460-015	003-335	Oxnard Hero Project	GONZALEZ BALDOMER-CRISTINA	311 RIVERPARK BLVD UNIT 104	173,910	93,507	0	0	0	267,417	0	Condominium, Townhouse, And Planned Development
132-0-460-025	003-335	Oxnard Hero Project	NOVETTI DENISE L	311 RIVERPARK BLVD UNIT 106	166,205	89,573	0	0	0	255,778	0	Condominium, Townhouse, And Planned Development
132-0-460-035	003-335	Oxnard Hero Project	PETERSEN JOSHUA M-LISA F Y	311 RIVERPARK BLVD UNIT 201	132,032	71,048	0	0	0	203,080	0	Condominium, Townhouse, And Planned Development
132-0-460-045	003-335	Oxnard Hero Project	HAYWOOD MIZELLA D	311 RIVERPARK BLVD UNIT 202	102,519	54,835	0	0	0	157,354	0	Condominium, Townhouse, And Planned Development
132-0-460-055	003-335	Oxnard Hero Project	PEREZ MICHAEL A	311 RIVERPARK BLVD UNIT 203	144,459	78,181	0	0	0	222,640	0	Condominium, Townhouse, And Planned Development
132-0-460-065	003-335	Oxnard Hero Project	FERNANDEZ YOLANDA V	311 RIVERPARK BLVD UNIT 204	126,855	68,618	0	0	0	195,473	0	Condominium, Townhouse, And Planned Development
132-0-460-075	003-335	Oxnard Hero Project	LOPEZ FERNANDO A-CRISTINA	311 RIVERPARK BLVD UNIT 205	130,479	70,139	0	0	0	200,618	0	Condominium, Townhouse, And Planned Development
132-0-460-085	003-335	Oxnard Hero Project	TOOHEY DEVIN R	311 RIVERPARK BLVD UNIT 206	153,262	82,598	0	0	0	235,860	0	Condominium, Townhouse, And Planned Development
132-0-460-095	003-335	Oxnard Hero Project	LUBERTO JOSEPH A	311 RIVERPARK BLVD UNIT 301	117,017	62,921	0	0	0	179,938	0	Condominium, Townhouse, And Planned Development
132-0-460-105	003-335	Oxnard Hero Project	DE LA TORRE LETICIA	311 RIVERPARK BLVD UNIT 302	98,376	52,831	0	0	0	151,207	0	Condominium, Townhouse, And Planned Development
132-0-460-115	003-335	Oxnard Hero Project	ACEVES ADOLFO B	311 RIVERPARK BLVD UNIT 303	106,661	57,103	0	0	0	163,764	0	Condominium, Townhouse, And Planned Development
132-0-460-125	003-335	Oxnard Hero Project	PATEL SARFAZ A	311 RIVERPARK BLVD UNIT 305	139,282	74,723	0	0	0	214,005	0	Condominium, Townhouse, And Planned Development
	758				217,764,383	436,059,788	607,700	2,288,530	12,788,382	643,932,019	27,666,010	
										643,932,019		

Riverpark OPA Area
Revenue Calculation - 2016-17

APN	TRA	AGENCY	Owner	Situs Address	Land Value	Improvement Value	Fixture Value	Pers. Prop. Value	Total Exempt.	Secure Net Taxable Value	Unsecured Net Taxable Value	Use Category Description
132-0-033-010	003-323	Oxnard Hero Project	OXNARD CITY OF	RIVERPARK BLVD	0	0	0	0	0	0	0	City Property
132-0-033-055	003-323	Oxnard Hero Project	RIVERPARK A LLC	VINEYARD AVE	21,161	0	0	0	0	21,161	0	Commercial, Up To 5 Acres
132-0-033-075	003-231	Oxnard Hero Project	RIVERPARK A LLC	VINEYARD AVE	198,166	0	0	0	0	198,166	0	Commercial, Up To 5 Acres
132-0-033-095	003-313	Oxnard Hero Project	ELDEROAK PROPERTIES PLAN TRUST LESSOR	110 RIVERPARK BLVD	1,656,855	1,472,112	0	0	0	3,128,967	695,300	Restaurant, Fast-Food Or Short Order
132-0-033-105	003-323	Oxnard Hero Project	DYNAMIC RIVERPARK-VINEYARD	RIVERPARK BLVD	2,600,000	0	0	0	0	2,600,000	0	Commercial, Up To 5 Acres
132-0-100-275	003-335	Oxnard Hero Project	RIVERPARK HOTEL II LLC		4,745,069	0	0	0	0	4,745,069	0	Commercial, Up To 5 Acres
132-0-100-285	003-335	Oxnard Hero Project	RIVERPARK LANDING LLC		1,912,421	0	0	0	0	1,912,421	0	Commercial, Up To 5 Acres
132-0-100-295	003-335	Oxnard Hero Project	RIVERPARK LANDING LLC		1,309,378	0	0	0	0	1,309,378	0	Commercial, Up To 5 Acres
132-0-100-305	003-335	Oxnard Hero Project	OAKMONT OF RIVERPARK LLC		2,780,620	0	0	0	0	2,780,620	0	Commercial, Up To 5 Acres
132-0-100-315	003-335	Oxnard Hero Project	RIVERPARK LANDING LLC		2,781,151	0	0	0	0	2,781,151	0	Commercial, Up To 5 Acres
132-0-100-325	003-335	Oxnard Hero Project	RIVERPARK HOTEL II LLC		91,519	0	0	0	0	91,519	0	Commercial, Up To 5 Acres
132-0-110-015	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Over 5 Acres
132-0-110-155	003-335	Oxnard Hero Project	RIVERPARK DEVELOPMENT COMPANY LLC	VENTURA RD	2,005,129	0	0	0	0	2,005,129	0	Apartment, 10 Or More Units, Not Condominium
132-0-110-175	003-335	Oxnard Hero Project	RIVERPARK A LLC		99,689	0	0	0	0	99,689	0	Commercial, Up To 5 Acres
132-0-110-315	003-335	Oxnard Hero Project	RIVERPARK POINTE LLC		4,993,120	0	0	0	0	4,993,120	0	Commercial, Up To 5 Acres
132-0-110-335	003-335	Oxnard Hero Project	SERENADE APARTMENTS PROPERTIES OWNER LLC	700 FOREST PARK BLVD	24,366,000	81,536,453	0	537,130	0	106,439,583	0	Apartment, 10 Or More Units, Not Condominium
132-0-160-055	003-335	Oxnard Hero Project	OXNARD CITY OF	DETROIT ST	0	0	0	0	0	0	0	City Property
132-0-170-105	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Spite Strips
132-0-170-115	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Up To 5 Acres, Tract Only
132-0-170-125	003-335	Oxnard Hero Project	SWIFT EVADNE M	2905 ROCKY MOUNTAIN DR	241,000	126,000	0	0	0	367,000	0	Condominium, Townhouse, And Planned Development
132-0-170-135	003-335	Oxnard Hero Project	LIN KAI K-ANNE	2903 ROCKY MOUNTAIN DR	108,182	162,378	0	0	0	270,560	0	Condominium, Townhouse, And Planned Development
132-0-170-145	003-335	Oxnard Hero Project	AVILA RUBY R	2901 ROCKY MOUNTAIN DR	95,180	143,394	0	0	0	238,574	0	Condominium, Townhouse, And Planned Development
132-0-170-155	003-335	Oxnard Hero Project	HANSON MARK J AND MANITA Y	2907 ROCKY MOUNTAIN DR	239,000	128,000	0	0	0	367,000	0	Condominium, Townhouse, And Planned Development
132-0-170-165	003-335	Oxnard Hero Project	LUNA CHARLIE-LISA M	2909 ROCKY MOUNTAIN DR	253,000	135,000	0	0	0	388,000	0	Condominium, Townhouse, And Planned Development
132-0-170-175	003-335	Oxnard Hero Project	LODWICK LYLE C-MARY A	2911 ROCKY MOUNTAIN DR	146,103	146,103	0	0	0	292,206	0	Condominium, Townhouse, And Planned Development
132-0-170-185	003-335	Oxnard Hero Project	TSAI ERIC	2925 ROCKY MOUNTAIN DR	143,550	215,325	0	0	0	358,875	0	Condominium, Townhouse, And Planned Development
132-0-170-195	003-335	Oxnard Hero Project	COLOMA SHYD AND JESSICA	2923 ROCKY MOUNTAIN DR UNIT 8	149,296	149,296	0	0	0	298,592	0	Condominium, Townhouse, And Planned Development
132-0-170-205	003-335	Oxnard Hero Project	RANKEL CLAUDIA	2921 ROCKY MOUNTAIN DR	225,176	121,289	0	0	0	346,465	0	Condominium, Townhouse, And Planned Development
132-0-170-215	003-335	Oxnard Hero Project	PAGE LEONARD JR AND LERMA	2927 ROCKY MOUNTAIN DR	114,058	114,058	0	0	0	228,116	0	Condominium, Townhouse, And Planned Development
132-0-170-225	003-335	Oxnard Hero Project	KUBANET MICHAEL K-KARI T	2929 ROCKY MOUNTAIN DR	252,000	135,000	0	0	0	387,000	0	Condominium, Townhouse, And Planned Development
132-0-170-235	003-335	Oxnard Hero Project	OLGUIN GILBERTO AND LAURA E	2931 ROCKY MOUNTAIN DR	251,000	136,000	0	0	0	387,000	0	Condominium, Townhouse, And Planned Development
132-0-170-245	003-335	Oxnard Hero Project	JT RIVER PARK INVESTMENT INC	313 DANVERS RIVER ST	221,324	118,784	0	0	0	340,108	0	Condominium, Townhouse, And Planned Development
132-0-170-255	003-335	Oxnard Hero Project	MURILLO RICHARD L TRUST	311 DANVERS RIVER ST	156,000	235,000	0	0	0	391,000	0	Condominium, Townhouse, And Planned Development
132-0-170-265	003-335	Oxnard Hero Project	LEAHY STEVEN P TRUST	309 DANVERS RIVER ST	253,000	135,000	0	0	0	388,000	0	Condominium, Townhouse, And Planned Development
132-0-170-275	003-335	Oxnard Hero Project	MICHEL JULIO-MARTHA	307 DANVERS RIVER ST	253,000	135,000	0	0	0	388,000	0	Condominium, Townhouse, And Planned Development
132-0-170-285	003-335	Oxnard Hero Project	MERRICK SUSANA	305 DANVERS RIVER ST	253,000	137,000	0	0	0	390,000	0	Condominium, Townhouse, And Planned Development
132-0-170-295	003-335	Oxnard Hero Project	GONZALEZ NADIA M	303 DANVERS RIVER ST	135,280	135,278	0	0	0	270,558	0	Condominium, Townhouse, And Planned Development
132-0-170-305	003-335	Oxnard Hero Project	STASZEWSKI JEROME W-BRIDGIT	301 DANVERS RIVER ST	251,000	136,000	0	0	0	387,000	0	Condominium, Townhouse, And Planned Development
132-0-170-315	003-335	Oxnard Hero Project	MACAULAY AMBER	318 ELK RIVER ST	127,165	127,165	0	0	0	254,330	0	Condominium, Townhouse, And Planned Development
132-0-170-325	003-335	Oxnard Hero Project	WU ANDY	316 ELK RIVER ST	253,000	137,000	0	0	0	390,000	0	Condominium, Townhouse, And Planned Development
132-0-170-335	003-335	Oxnard Hero Project	HARRISON TAMMY M	314 ELK RIVER ST	224,370	120,814	0	0	0	345,184	0	Condominium, Townhouse, And Planned Development
132-0-170-345	003-335	Oxnard Hero Project	CHANG LI-CHUH	312 ELK RIVER ST	191,374	103,047	0	0	0	294,421	0	Condominium, Townhouse, And Planned Development
132-0-170-355	003-335	Oxnard Hero Project	HARWICH KEELY A	310 ELK RIVER ST	115,650	115,650	0	0	0	231,300	0	Condominium, Townhouse, And Planned Development
132-0-170-365	003-335	Oxnard Hero Project	MAH MEEN K-KYONG L	308 ELK RIVER ST	230,000	124,000	0	0	0	354,000	0	Condominium, Townhouse, And Planned Development
132-0-170-375	003-335	Oxnard Hero Project	TRAN TOAN V	373 FEATHER RIVER PL	231,958	125,298	0	0	0	357,256	0	Condominium, Townhouse, And Planned Development
132-0-170-385	003-335	Oxnard Hero Project	FREEMAN SHEA A-ALICIA TRUST	371 FEATHER RIVER PL	240,000	130,000	0	0	0	370,000	0	Condominium, Townhouse, And Planned Development
132-0-170-395	003-335	Oxnard Hero Project	WALLIN DAVID M AND ROBYN E	369 FEATHER RIVER PL	122,017	122,017	0	0	0	244,034	0	Condominium, Townhouse, And Planned Development
132-0-170-405	003-335	Oxnard Hero Project	VALENZUELA ANTHONY R-MELISSA	367 FEATHER RIVER PL	249,000	137,000	0	0	0	386,000	0	Condominium, Townhouse, And Planned Development
132-0-170-415	003-335	Oxnard Hero Project	LOCKWOOD SAMANTHA E	365 FEATHER RIVER PL UNIT 47	125,996	125,996	0	0	0	251,992	0	Condominium, Townhouse, And Planned Development
132-0-170-425	003-335	Oxnard Hero Project	HWANG KYU S-YOUNG Z	363 FEATHER RIVER PL	252,000	135,000	0	0	0	387,000	0	Condominium, Townhouse, And Planned Development
132-0-170-435	003-335	Oxnard Hero Project	ANDERSON WARREN J	361 FEATHER RIVER PL	249,000	137,000	0	0	0	386,000	0	Condominium, Townhouse, And Planned Development
132-0-170-445	003-335	Oxnard Hero Project	HARVEY TERRAL B-ANNE	355 FEATHER RIVER PL	101,858	101,858	0	0	0	203,716	0	Condominium, Townhouse, And Planned Development
132-0-170-455	003-335	Oxnard Hero Project	BRUDZINSKI DAVID-REMY A	353 FEATHER RIVER PL	130,846	130,846	0	0	0	261,692	0	Condominium, Townhouse, And Planned Development
132-0-170-465	003-335	Oxnard Hero Project	CRAFFORD SCOTT	351 FEATHER RIVER PL	235,500	126,500	0	0	0	362,000	0	Condominium, Townhouse, And Planned Development
132-0-170-475	003-335	Oxnard Hero Project	MONFORT ROBERTO S	349 FEATHER RIVER PL	151,515	151,515	0	0	0	303,030	0	Condominium, Townhouse, And Planned Development
132-0-170-485	003-335	Oxnard Hero Project	DIDOMIZIO CHRISTOPHER	347 FEATHER RIVER PL	252,000	135,000	0	0	0	387,000	0	Condominium, Townhouse, And Planned Development
132-0-170-495	003-335	Oxnard Hero Project	WAGNER WILLIAM TRUST	345 FEATHER RIVER PL	121,114	121,114	0	0	0	242,228	0	Condominium, Townhouse, And Planned Development
132-0-170-505	003-335	Oxnard Hero Project	ESQUIVEL JOSE M	343 FEATHER RIVER PL	239,000	128,000	0	0	0	367,000	0	Condominium, Townhouse, And Planned Development
132-0-170-515	003-335	Oxnard Hero Project	BECERRA-GUZMAN NORMA	341 FEATHER RIVER PL	231,000	124,000	0	0	0	355,000	0	Condominium, Townhouse, And Planned Development
132-0-170-525	003-335	Oxnard Hero Project	COOK SARA	339 FEATHER RIVER PL	115,978	173,969	0	0	0	289,947	0	Condominium, Townhouse, And Planned Development
132-0-170-535	003-335	Oxnard Hero Project	PACE JOHN B TRUST	337 FEATHER RIVER PL	127,427	127,427	0	0	0	254,854	0	Condominium, Townhouse, And Planned Development
132-0-170-545	003-335	Oxnard Hero Project	PENG SHENGJI-LIMING	335 FEATHER RIVER PL	139,024	139,024	0	0	0	278,048	0	Condominium, Townhouse, And Planned Development
132-0-170-555	003-335	Oxnard Hero Project	KNOLL MICHELE AND MARCUS	333 FEATHER RIVER PL	255,000	136,000	0	0	0	391,000	0	Condominium, Townhouse, And Planned Development
132-0-170-565	003-335	Oxnard Hero Project	RODRIGUEZ GERARDO	331 FEATHER RIVER PL	230,000	124,000	0	0	0	354,000	0	Condominium, Townhouse, And Planned Development
132-0-170-575	003-335	Oxnard Hero Project	SHOWALTER SHERRY R TRUST	321 FEATHER RIVER PL	237,568	127,921	0	0	0	365,489	0	Condominium, Townhouse, And Planned Development
132-0-170-585	003-335	Oxnard Hero Project	HASKELL DEBBIE	319 FEATHER RIVER PL UNIT 34	113,527	113,527	0	0	0	227,054	0	Condominium, Townhouse, And Planned Development
132-0-170-595	003-335	Oxnard Hero Project	MCKINLEY GARRY	317 FEATHER RIVER PL	253,000	135,000	0	0	0	388,000	0	Condominium, Townhouse, And Planned Development
132-0-170-605	003-335	Oxnard Hero Project	GOOD ROBERT J AND DEANNA L	315 FEATHER RIVER PL	211,172	113,708	0	0	0	324,880	0	Condominium, Townhouse, And Planned Development
132-0-170-615	003-335	Oxnard Hero Project	TOVAR HERBERT P AND JOHNNA A	316 FEATHER RIVER PL	249,000	137,000	0	0	0	386,000	0	Condominium, Townhouse, And Planned Development
132-0-170-625	003-335	Oxnard Hero Project	COVEY MEEGON A-MICHAEL A	318 FEATHER RIVER PL	252,000	135,000	0	0	0	387,000	0	Condominium, Townhouse, And Planned Development
132-0-170-635	003-335	Oxnard Hero Project	HANSEN SUSANNE	320 FEATHER RIVER PL	249,000	137,000	0	0	0	386,000	0	Condominium, Townhouse, And Planned Development
132-0-170-645	003-335	Oxnard Hero Project	ALVARADO MANUEL JR-ERICA P	319 ELK RIVER ST	132,627	132,627	0	0	0	265,254	0	Condominium, Townhouse, And Planned Development

132-0-170-655	003-335	Oxnard Hero Project	BALOGUN YUSUF A	317 ELK RIVER ST	253,000	135,000	0	0	0	388,000	0 Condominium, Townhouse, And Planned Development
132-0-170-665	003-335	Oxnard Hero Project	WION CHRISTINA M	315 ELK RIVER ST	120,956	120,956	0	0	0	241,912	0 Condominium, Townhouse, And Planned Development
132-0-170-675	003-335	Oxnard Hero Project	CASTRO ROMULO C-MARIA T E	313 ELK RIVER ST	146,103	146,103	0	0	0	292,206	0 Condominium, Townhouse, And Planned Development
132-0-170-685	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0 City Property
132-0-180-175	003-335	Oxnard Hero Project	JONES KELLY I	351 FOREST PARK BLVD	208,000	112,000	0	0	0	320,000	0 Condominium, Townhouse, And Planned Development
132-0-180-185	003-335	Oxnard Hero Project	FONSECA GERARDO G-ELIZABETH	349 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-195	003-335	Oxnard Hero Project	JUAREZ GUMARO I	347 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-205	003-335	Oxnard Hero Project	DUARTE CECELIA	345 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-215	003-335	Oxnard Hero Project	GUTIERREZ LETICIA H	343 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-225	003-335	Oxnard Hero Project	SALINAS RAUL P	341 FOREST PARK BLVD	224,000	120,000	0	0	0	344,000	0 Condominium, Townhouse, And Planned Development
132-0-180-235	003-335	Oxnard Hero Project	DESPORTE JASON K	335 FOREST PARK BLVD	131,979	131,979	0	0	0	263,958	0 Condominium, Townhouse, And Planned Development
132-0-180-245	003-335	Oxnard Hero Project	SANCHEZ SALVADOR-LETICIA	333 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-255	003-335	Oxnard Hero Project	DOMINGUEZ THERESA A	331 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-265	003-335	Oxnard Hero Project	ANGELES OLGA R	321 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-275	003-335	Oxnard Hero Project	CHAVEZ ALEJANDRO	319 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-285	003-335	Oxnard Hero Project	RODRIGUEZ ANDRES R AND ASHLEY R	317 FOREST PARK BLVD	196,349	106,058	0	0	0	302,407	0 Condominium, Townhouse, And Planned Development
132-0-180-295	003-335	Oxnard Hero Project	PIMENTEL RUBEN D-ROSA M	315 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-305	003-335	Oxnard Hero Project	MEDRANO MONICA A	313 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-315	003-335	Oxnard Hero Project	ROBERTS BRIAN	311 FOREST PARK BLVD	148,012	148,012	0	0	0	296,024	0 Condominium, Townhouse, And Planned Development
132-0-180-325	003-335	Oxnard Hero Project	SAKILAYAN JANICE	309 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-335	003-335	Oxnard Hero Project	VILLAFANA DANIEL-IRENE G	307 FOREST PARK BLVD	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-425	003-335	Oxnard Hero Project	NUNEZ JAMES R-OFELIA	3032 SHENANDOAH DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-435	003-335	Oxnard Hero Project	MORALES TRUST	3022 SHENANDOAH DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-445	003-335	Oxnard Hero Project	HASER BARBARA TRUST	3012 SHENANDOAH DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-455	003-335	Oxnard Hero Project	KRESS NICOLE S	3002 SHENANDOAH DR	146,560	78,654	0	0	0	225,214	0 Condominium, Townhouse, And Planned Development
132-0-180-465	003-335	Oxnard Hero Project	FONG RONALD C	3003 SHENANDOAH DR	225,000	120,000	0	0	0	345,000	0 Condominium, Townhouse, And Planned Development
132-0-180-475	003-335	Oxnard Hero Project	PARDINI ERIC	3013 SHENANDOAH DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-485	003-335	Oxnard Hero Project	VERAN ENRIQUE II-ROWENA	3023 SHENANDOAH DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-495	003-335	Oxnard Hero Project	PANGILINAN ROMEO N AND ELIZABETH	3033 SHENANDOAH DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-505	003-335	Oxnard Hero Project	UELTSCHI MEGAN C	3043 SHENANDOAH DR	88,417	133,148	0	0	0	221,565	0 Condominium, Townhouse, And Planned Development
132-0-180-545	003-335	Oxnard Hero Project	SANCHEZ HUMBERTO-DELIA	3034 ROIA LN	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-555	003-335	Oxnard Hero Project	MAGANA JOSE A-BEATRIS A	3024 ROIA LN	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-565	003-335	Oxnard Hero Project	ESPEJO NICANOR-MYRNA	3014 ROIA LN	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-575	003-335	Oxnard Hero Project	ZIERHUT PETER T-MARIA G	3004 ROIA LN	111,406	111,406	0	0	0	222,812	0 Condominium, Townhouse, And Planned Development
132-0-180-585	003-335	Oxnard Hero Project	JIMENEZ RUBEN J	3005 ROIA LN	225,000	120,000	0	0	0	345,000	0 Condominium, Townhouse, And Planned Development
132-0-180-595	003-335	Oxnard Hero Project	GUTIERREZ JOSE M-CRUZ D	3015 ROIA LN	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-605	003-335	Oxnard Hero Project	ZAVALA LUIS A N	3025 ROIA LN	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-675	003-335	Oxnard Hero Project	BAEZ JUAN M	3026 PALISADES PARK DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-685	003-335	Oxnard Hero Project	ARTEAGA ENRIQUE-ANA M	3016 PALISADES PARK DR	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-695	003-335	Oxnard Hero Project	BUENROSTRO VINCENTE C	3006 PALISADES PARK DR	108,182	108,182	0	0	0	216,364	0 Condominium, Townhouse, And Planned Development
132-0-180-765	003-335	Oxnard Hero Project	QUAN JUSTIN K	405 GARONNE ST	213,000	116,000	0	0	0	329,000	0 Condominium, Townhouse, And Planned Development
132-0-180-775	003-335	Oxnard Hero Project	GARCIA JOSE D-CLAUDIA M	403 GARONNE ST	146,558	78,653	0	0	0	225,211	0 Condominium, Townhouse, And Planned Development
132-0-180-785	003-335	Oxnard Hero Project	OCHOA ELIZABETH M	401 GARONNE ST	119,386	119,385	0	0	0	238,771	0 Condominium, Townhouse, And Planned Development
132-0-180-795	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0 City Property
132-0-190-015	003-335	Oxnard Hero Project	RODRIGUEZ ALBERT-SYLVIA	321 COLORADO RIVER PL	211,000	114,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-190-025	003-335	Oxnard Hero Project	DOMINGUEZ FELIPE	331 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-035	003-335	Oxnard Hero Project	ESPINOZA VICTOR M-DORIAN N	341 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-045	003-335	Oxnard Hero Project	HERNANDEZ JOSE R-JUANA M R	351 COLORADO RIVER PL	91,019	91,019	0	0	0	182,038	0 Condominium, Townhouse, And Planned Development
132-0-190-055	003-335	Oxnard Hero Project	TORRES MARIA	391 COLORADO RIVER PL	173,155	92,799	0	0	0	265,954	0 Condominium, Townhouse, And Planned Development
132-0-190-065	003-335	Oxnard Hero Project	THERRIEN CHRISTINA M	381 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-075	003-335	Oxnard Hero Project	WARNER TAMA K	371 COLORADO RIVER PL	119,047	119,047	0	0	0	238,094	0 Condominium, Townhouse, And Planned Development
132-0-190-085	003-335	Oxnard Hero Project	ROBINETT LAYLA E	361 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-095	003-335	Oxnard Hero Project	GONZALEZ RAFAEL	2800 RIVERPARK BLVD	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-105	003-335	Oxnard Hero Project	MUNOZ SALVADOR-OFELIA	2802 RIVERPARK BLVD	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-115	003-335	Oxnard Hero Project	HORMIGAS ROWEN B-ROCELYN M	2804 RIVERPARK BLVD	193,500	104,300	0	0	0	297,800	0 Condominium, Townhouse, And Planned Development
132-0-190-125	003-335	Oxnard Hero Project	DIMAS PEDRO-THUYLINH NGUYEN	2820 RIVERPARK BLVD	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-135	003-335	Oxnard Hero Project	PARKER CAMERON M-JESSICA M	2818 RIVERPARK BLVD	122,337	65,571	0	0	0	187,908	0 Condominium, Townhouse, And Planned Development
132-0-190-145	003-335	Oxnard Hero Project	VALDEZ GERARDO	2816 RIVERPARK BLVD	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-155	003-335	Oxnard Hero Project	RAMIREZ MICHAEL P-AUDREY A	2814 RIVERPARK BLVD	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-165	003-335	Oxnard Hero Project	RODRIGUEZ ALEJANDRA	2812 RIVERPARK BLVD	146,560	78,654	0	0	0	225,214	0 Condominium, Townhouse, And Planned Development
132-0-190-175	003-335	Oxnard Hero Project	SANCHEZ SUZANNA	2810 RIVERPARK BLVD	169,153	90,831	0	0	0	259,984	0 Condominium, Townhouse, And Planned Development
132-0-190-185	003-335	Oxnard Hero Project	PARKS CEDRIC D	2821 SMOKY MOUNTAIN DR	221,324	118,784	0	0	127,510	212,598	0 Condominium, Townhouse, And Planned Development
132-0-190-195	003-335	Oxnard Hero Project	RIVERA RIGOBERTO	2819 SMOKY MOUNTAIN DR	146,560	78,654	0	0	0	225,214	0 Condominium, Townhouse, And Planned Development
132-0-190-205	003-335	Oxnard Hero Project	CUNNINGHAM DAREK A-REGINA M	2817 SMOKY MOUNTAIN DR	233,000	124,000	0	0	0	357,000	0 Condominium, Townhouse, And Planned Development
132-0-190-215	003-335	Oxnard Hero Project	ADRALES LUISITO L-ROWENA M	2815 SMOKY MOUNTAIN DR	155,840	83,527	0	0	0	239,367	0 Condominium, Townhouse, And Planned Development
132-0-190-225	003-335	Oxnard Hero Project	HERNANDEZ GUILLERMO	2813 SMOKY MOUNTAIN DR	95,180	143,030	0	0	0	238,210	0 Condominium, Townhouse, And Planned Development
132-0-190-235	003-335	Oxnard Hero Project	GARCIA MARICELA R	2811 SMOKY MOUNTAIN DR	206,000	110,000	0	0	0	316,000	0 Condominium, Townhouse, And Planned Development
132-0-190-245	003-335	Oxnard Hero Project	GONZALEZ LORENA	2801 SMOKY MOUNTAIN DR	211,000	114,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-190-255	003-335	Oxnard Hero Project	MENCHACA JOSE L	2803 SMOKY MOUNTAIN DR	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-190-265	003-335	Oxnard Hero Project	ALTHOF GARRETT	2805 SMOKY MOUNTAIN DR	138,760	208,141	0	0	0	346,901	0 Condominium, Townhouse, And Planned Development
132-0-190-275	003-335	Oxnard Hero Project	REYES ADRIAN-ALMA	2835 SMOKY MOUNTAIN DR	186,014	99,968	0	0	0	285,982	0 Condominium, Townhouse, And Planned Development
132-0-190-285	003-335	Oxnard Hero Project	MENDOZA PETER-BRENDA	2833 SMOKY MOUNTAIN DR	186,014	99,968	0	0	0	285,982	0 Condominium, Townhouse, And Planned Development
132-0-190-295	003-335	Oxnard Hero Project	CARDONA EYMARD-NATIVIDAD	2831 SMOKY MOUNTAIN DR	208,126	111,677	0	0	0	319,803	0 Condominium, Townhouse, And Planned Development
132-0-190-305	003-335	Oxnard Hero Project	GOODEN CHRISTOPHER-NIKOLE	2830 RIVERPARK BLVD	235,582	126,799	0	0	0	362,381	0 Condominium, Townhouse, And Planned Development
132-0-190-315	003-335	Oxnard Hero Project	JETTON CHRISTOPHER K	2832 RIVERPARK BLVD	224,500	120,500	0	0	0	345,000	0 Condominium, Townhouse, And Planned Development
132-0-190-325	003-335	Oxnard Hero Project	STEVENSON DAVID	2834 RIVER PARK BLVD	211,172	113,708	0	0	0	324,880	0 Condominium, Townhouse, And Planned Development
132-0-190-335	003-335	Oxnard Hero Project	HARDING CLINTON-KATHLEEN	392 DANVERS RIVER ST	186,014	99,968	0	0	0	285,982	0 Condominium, Townhouse, And Planned Development

132-0-190-345	003-335	Oxnard Hero Project	RAYMUNDO ARVIE-MAY	382 DANVERS RIVER ST	186,014	99,968	0	0	0	285,982	0 Condominium, Townhouse, And Planned Development
132-0-190-355	003-335	Oxnard Hero Project	ARAGON RICHARD M	372 DANVERS RIVER ST	231,000	124,000	0	0	0	355,000	0 Condominium, Townhouse, And Planned Development
132-0-190-365	003-335	Oxnard Hero Project	RUIZ MAYTE	362 DANVERS RIVER ST	190,366	102,143	0	0	0	292,509	0 Condominium, Townhouse, And Planned Development
132-0-190-375	003-335	Oxnard Hero Project	LIMON DANNIEL W	322 DANVERS RIVER ST	99,410	149,116	0	0	0	248,526	0 Condominium, Townhouse, And Planned Development
132-0-190-385	003-335	Oxnard Hero Project	SMITH ROSEANN M	332 DANVERS RIVER ST	187,102	101,054	0	0	0	288,156	0 Condominium, Townhouse, And Planned Development
132-0-190-395	003-335	Oxnard Hero Project	STEWART MICHAEL-AMANDA	342 DANVERS RIVER ST	188,190	101,054	0	0	0	289,244	0 Condominium, Townhouse, And Planned Development
132-0-190-405	003-335	Oxnard Hero Project	ORTIZ MARIA E-HECTOR L	352 DANVERS RIVER ST	197,973	106,601	0	0	0	304,574	0 Condominium, Townhouse, And Planned Development
132-0-200-015	003-335	Oxnard Hero Project	AUSTRIA JONATHAN O-DIONNE M	2716 RIVERPARK BLVD	216,000	116,500	0	0	0	332,500	0 Condominium, Townhouse, And Planned Development
132-0-200-025	003-335	Oxnard Hero Project	BENCIVENGA MARK	2714 RIVERPARK BLVD	154,434	154,433	0	0	0	308,867	0 Condominium, Townhouse, And Planned Development
132-0-200-035	003-335	Oxnard Hero Project	FANDINO JOAQUIN-LINDA	2712 RIVERPARK BLVD	149,584	149,583	0	0	127,510	171,657	0 Condominium, Townhouse, And Planned Development
132-0-200-045	003-335	Oxnard Hero Project	GOMEZ RENATO AND JACQUELIN Z ET AL	2710 RIVERPARK BLVD	156,448	156,448	0	0	0	312,896	0 Condominium, Townhouse, And Planned Development
132-0-200-055	003-335	Oxnard Hero Project	CRUZ DANIEL J	2720 RIVERPARK BLVD	155,458	155,457	0	0	0	310,915	0 Condominium, Townhouse, And Planned Development
132-0-200-065	003-335	Oxnard Hero Project	CHILDRESS MICHAEL R	2722 RIVERPARK BLVD	161,236	161,235	0	0	0	322,471	0 Condominium, Townhouse, And Planned Development
132-0-200-075	003-335	Oxnard Hero Project	MURPHY KAVAN-BRIDGET	2724 RIVERPARK BLVD	162,715	162,714	0	0	0	325,429	0 Condominium, Townhouse, And Planned Development
132-0-200-085	003-335	Oxnard Hero Project	ORTIZ LARRY	2726 RIVERPARK BLVD	160,592	160,592	0	0	0	321,184	0 Condominium, Townhouse, And Planned Development
132-0-200-095	003-335	Oxnard Hero Project	CERVANTES EMMANUEL J	2734 RIVERPARK BLVD	173,601	93,129	0	0	0	266,730	0 Condominium, Townhouse, And Planned Development
132-0-200-105	003-335	Oxnard Hero Project	CAMPOS FRANCISCO D A-ROSA L	2732 RIVERPARK BLVD	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-115	003-335	Oxnard Hero Project	GONZALEZ CESAR	2730 RIVERPARK BLVD	195,000	106,000	0	0	0	301,000	0 Condominium, Townhouse, And Planned Development
132-0-200-125	003-335	Oxnard Hero Project	NAVARRO ANTONIO C-GLORIA F	390 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-135	003-335	Oxnard Hero Project	GARCIA VAIRO-ALEJANDRA	380 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-145	003-335	Oxnard Hero Project	DOMINGUEZ EVERARDO G-IMELDA	370 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-155	003-335	Oxnard Hero Project	ESCALA ERIC E-HELEN Y	360 COLORADO RIVER PL	206,000	110,000	0	0	0	316,000	0 Condominium, Townhouse, And Planned Development
132-0-200-165	003-335	Oxnard Hero Project	WALLACE MICHAEL J	320 COLORADO RIVER PL	220,816	119,291	0	0	0	340,107	0 Condominium, Townhouse, And Planned Development
132-0-200-175	003-335	Oxnard Hero Project	RODRIGUEZ BALDEMAR V	330 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-185	003-335	Oxnard Hero Project	LLAMAS-LEYVA ROCIO	340 COLORADO RIVER PL	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-195	003-335	Oxnard Hero Project	NEAT MICHAEL J	350 COLORADO RIVER PL	116,712	116,712	0	0	0	233,424	0 Condominium, Townhouse, And Planned Development
132-0-200-205	003-335	Oxnard Hero Project	QUINTANA JOE B-MONICA R	2735 SMOKY MOUNTAIN DR	225,227	121,673	0	0	0	346,900	0 Condominium, Townhouse, And Planned Development
132-0-200-215	003-335	Oxnard Hero Project	TORRES SALVADOR-MARIA G	2733 SMOKY MOUNTAIN DR	173,155	92,800	0	0	0	265,955	0 Condominium, Townhouse, And Planned Development
132-0-200-225	003-335	Oxnard Hero Project	LOPEZ ARTURO ET AL	2731 SMOKY MOUNTAIN DR	206,000	110,000	0	0	0	316,000	0 Condominium, Townhouse, And Planned Development
132-0-200-235	003-335	Oxnard Hero Project	MENDEZ IVAN G	2721 SMOKY MOUNTAIN DR	162,490	162,490	0	0	0	324,980	0 Condominium, Townhouse, And Planned Development
132-0-200-245	003-335	Oxnard Hero Project	DELL KEVIN	2723 SMOKY MOUNTAIN DR	160,259	160,259	0	0	0	320,518	0 Condominium, Townhouse, And Planned Development
132-0-200-255	003-335	Oxnard Hero Project	ROSALES HECTOR M	2725 SMOKY MOUNTAIN DR	158,056	158,056	0	0	0	316,112	0 Condominium, Townhouse, And Planned Development
132-0-200-265	003-335	Oxnard Hero Project	LEMUS ALEJANDRO E	2727 SMOKY MOUNTAIN DR	227,500	122,500	0	0	0	350,000	0 Condominium, Townhouse, And Planned Development
132-0-200-275	003-335	Oxnard Hero Project	BRADY TERENCE	2717 SMOKY MOUNTAIN DR	154,552	154,550	0	0	0	309,102	0 Condominium, Townhouse, And Planned Development
132-0-200-285	003-335	Oxnard Hero Project	CASILLAS MICHAEL	2715 SMOKY MOUNTAIN DR	155,283	155,283	0	0	0	310,566	0 Condominium, Townhouse, And Planned Development
132-0-200-295	003-335	Oxnard Hero Project	PHOTIEN PIRANVITCH	2713 SMOKY MOUNTAIN DR	220,500	118,500	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-200-305	003-335	Oxnard Hero Project	WILSON WARREN	2711 SMOKY MOUNTAIN DR	153,720	153,720	0	0	0	307,440	0 Condominium, Townhouse, And Planned Development
132-0-200-455	003-335	Oxnard Hero Project	LEGASPI MARIA L LIVING TRUST	2701 SMOKY MOUNTAIN DR	108,702	162,416	0	0	0	271,118	0 Condominium, Townhouse, And Planned Development
132-0-200-465	003-335	Oxnard Hero Project	MAROTTA GINA A TRUST	2703 SMOKY MOUNTAIN DR	104,541	157,298	0	0	0	261,839	0 Condominium, Townhouse, And Planned Development
132-0-200-475	003-335	Oxnard Hero Project	FLORES LAURA	2705 SMOKY MOUNTAIN DR	217,500	117,000	0	0	0	334,500	0 Condominium, Townhouse, And Planned Development
132-0-200-485	003-335	Oxnard Hero Project	CEJOCO CHARLES AND MARY A	2700 RIVERPARK BLVD	105,581	157,927	0	0	0	263,508	0 Condominium, Townhouse, And Planned Development
132-0-200-495	003-335	Oxnard Hero Project	LUJAN CHRISTOPHER J	2702 RIVERPARK BLVD	102,981	154,304	0	0	0	257,285	0 Condominium, Townhouse, And Planned Development
132-0-200-505	003-335	Oxnard Hero Project	CONTRERAS VICTOR AND CARMEN	2704 RIVERPARK BLVD	105,061	157,220	0	0	0	262,281	0 Condominium, Townhouse, And Planned Development
132-0-200-515	003-335	Oxnard Hero Project	HECKMANN ANGELA	341 AMERICAN RIVER CT	112,343	169,107	0	0	0	281,450	0 Condominium, Townhouse, And Planned Development
132-0-200-525	003-335	Oxnard Hero Project	ZINN BRIAN C	343 AMERICAN RIVER CT	108,182	162,525	0	0	0	270,707	0 Condominium, Townhouse, And Planned Development
132-0-200-535	003-335	Oxnard Hero Project	HAYES-MORA RAYA	345 AMERICAN RIVER CT	207,500	111,500	0	0	0	319,000	0 Condominium, Townhouse, And Planned Development
132-0-200-545	003-335	Oxnard Hero Project	MANIPOD VANIA D	347 AMERICAN RIVER CT	107,141	160,089	0	0	0	267,230	0 Condominium, Townhouse, And Planned Development
132-0-200-555	003-335	Oxnard Hero Project	HO MELYSSA	357 AMERICAN RIVER CT	120,665	180,894	0	0	0	301,559	0 Condominium, Townhouse, And Planned Development
132-0-200-565	003-335	Oxnard Hero Project	MURRAY CHRISTOPHER M AND MARIA B	355 AMERICAN RIVER CT	114,423	171,532	0	0	0	285,955	0 Condominium, Townhouse, And Planned Development
132-0-200-575	003-335	Oxnard Hero Project	TUTORA J-RUNNING TUTORA L TRUST	353 AMERICAN RIVER CT	110,263	165,291	0	0	0	275,554	0 Condominium, Townhouse, And Planned Development
132-0-200-585	003-335	Oxnard Hero Project	BAIDA DARRON	351 AMERICAN RIVER CT	114,423	171,532	0	0	0	285,955	0 Condominium, Townhouse, And Planned Development
132-0-210-335	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0 Spite Strips
132-0-210-345	003-335	Oxnard Hero Project	NG ELISA M AND ERIC	300 BIG SUR RIVER PL	105,622	158,953	0	0	0	264,575	0 Condominium, Townhouse, And Planned Development
132-0-210-355	003-335	Oxnard Hero Project	MCKENZIE SANDRA	302 BIG SUR RIVER PL	153,314	153,314	0	0	0	306,628	0 Condominium, Townhouse, And Planned Development
132-0-210-365	003-335	Oxnard Hero Project	VARSOBIA ARMICHAEL M AND KARINA	304 BIG SUR RIVER PL	147,148	147,148	0	0	0	294,296	0 Condominium, Townhouse, And Planned Development
132-0-210-375	003-335	Oxnard Hero Project	ADAP JACQUELINE	306 BIG SUR RIVER PL	150,419	150,419	0	0	0	300,838	0 Condominium, Townhouse, And Planned Development
132-0-210-385	003-335	Oxnard Hero Project	GUALTIERI ANDREW	308 BIG SUR RIVER PL	153,368	153,368	0	0	0	306,736	0 Condominium, Townhouse, And Planned Development
132-0-210-395	003-335	Oxnard Hero Project	HOFMANN JARED	310 BIG SUR RIVER PL	150,473	150,473	0	0	0	300,946	0 Condominium, Townhouse, And Planned Development
132-0-210-405	003-335	Oxnard Hero Project	WARD JENELLE R	301 AMERICAN RIVER CT	143,342	143,342	0	0	0	286,684	0 Condominium, Townhouse, And Planned Development
132-0-210-415	003-335	Oxnard Hero Project	WU DAVID L	303 AMERICAN RIVER CT	144,360	144,360	0	0	0	288,720	0 Condominium, Townhouse, And Planned Development
132-0-210-425	003-335	Oxnard Hero Project	MORADEYO HAKEEM O-GAFAYAT A	305 AMERICAN RIVER CT	144,426	144,426	0	0	0	288,852	0 Condominium, Townhouse, And Planned Development
132-0-210-435	003-335	Oxnard Hero Project	GULLIM SARAH M AND DARAH M M	307 AMERICAN RIVER CT	122,192	183,288	0	0	0	305,480	0 Condominium, Townhouse, And Planned Development
132-0-210-445	003-335	Oxnard Hero Project	WISE AMY	309 AMERICAN RIVER CT	202,000	109,000	0	0	0	311,000	0 Condominium, Townhouse, And Planned Development
132-0-210-455	003-335	Oxnard Hero Project	OCAMPO NOLI Z	311 AMERICAN RIVER CT	146,048	146,048	0	0	0	292,096	0 Condominium, Townhouse, And Planned Development
132-0-210-465	003-335	Oxnard Hero Project	SOTO JONATHAN	312 BIG SUR RIVER PL	220,500	118,500	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-210-475	003-335	Oxnard Hero Project	MINCE DAVID-SHELLEY	314 BIG SUR RIVER PL	124,401	124,401	0	0	0	248,802	0 Condominium, Townhouse, And Planned Development
132-0-210-485	003-335	Oxnard Hero Project	GUDINO JOSE M L	316 BIG SUR RIVER PL	147,131	147,131	0	0	0	294,262	0 Condominium, Townhouse, And Planned Development
132-0-210-495	003-335	Oxnard Hero Project	EDQUILANG RYAN A-ELANOR	318 BIG SUR RIVER PL	140,003	140,003	0	0	0	280,006	0 Condominium, Townhouse, And Planned Development
132-0-210-505	003-335	Oxnard Hero Project	NELSON SEAN R-SHENEKA M	313 AMERICAN RIVER CT	213,202	114,723	0	0	0	327,925	0 Condominium, Townhouse, And Planned Development
132-0-210-515	003-335	Oxnard Hero Project	MONREAL TOM-NEYRA	315 AMERICAN RIVER CT	116,659	116,659	0	0	0	233,318	0 Condominium, Townhouse, And Planned Development
132-0-210-525	003-335	Oxnard Hero Project	SMITH VALENCIA	317 AMERICAN RIVER CT	125,148	125,148	0	0	0	250,296	0 Condominium, Townhouse, And Planned Development
132-0-210-535	003-335	Oxnard Hero Project	GONZALES SALVADOR M	319 AMERICAN RIVER CT	135,226	135,226	0	0	0	270,452	0 Condominium, Townhouse, And Planned Development
132-0-210-545	003-335	Oxnard Hero Project	MORRIS DEMAR M	330 BIG SUR RIVER PL	216,248	116,753	0	0	0	333,001	0 Condominium, Townhouse, And Planned Development
132-0-210-555	003-335	Oxnard Hero Project	MANDYCK JAMES	328 BIG SUR RIVER PL	121,023	121,023	0	0	0	242,046	0 Condominium, Townhouse, And Planned Development
132-0-210-565	003-335	Oxnard Hero Project	KOCH JONATHAN A	326 BIG SUR RIVER PL	127,710	127,709	0	0	0	255,419	0 Condominium, Townhouse, And Planned Development
132-0-210-575	003-335	Oxnard Hero Project	VENERACION JOSEPH R	324 BIG SUR RIVER PL	211,172	113,708	0	0	0	324,880	0 Condominium, Townhouse, And Planned Development
132-0-210-585	003-335	Oxnard Hero Project	CEGLIA ANTOINETTE T	322 BIG SUR RIVER PL	122,958	122,957	0	0	0	245,915	0 Condominium, Townhouse, And Planned Development

132-0-210-595	003-335	Oxnard Hero Project	ERTEL CHARLES	320 BIG SUR RIVER PL	220,500	118,500	0	0	0	339,000	0	Condominium, Townhouse, And Planned Development
132-0-210-605	003-335	Oxnard Hero Project	MATEO JOSHUA V-AMY	331 AMERICAN RIVER CT	100,900	151,811	0	0	0	252,711	0	Condominium, Townhouse, And Planned Development
132-0-210-615	003-335	Oxnard Hero Project	PACHECO ERIC	329 AMERICAN RIVER CT	101,420	152,347	0	0	0	253,767	0	Condominium, Townhouse, And Planned Development
132-0-210-625	003-335	Oxnard Hero Project	EISENHAUER FELIX-TARA ET AL	327 AMERICAN RIVER CT	102,461	153,868	0	0	0	256,329	0	Condominium, Townhouse, And Planned Development
132-0-210-635	003-335	Oxnard Hero Project	TOOHEY ELIZABETH	325 AMERICAN RIVER CT	101,941	152,590	0	0	0	254,531	0	Condominium, Townhouse, And Planned Development
132-0-210-645	003-335	Oxnard Hero Project	HAYDEN MICHAEL E-GAYLYN C	323 AMERICAN RIVER CT	188,836	101,523	0	0	0	290,359	0	Condominium, Townhouse, And Planned Development
132-0-210-655	003-335	Oxnard Hero Project	VALLENDER MICHAEL S TRUST	321 AMERICAN RIVER CT	104,022	155,828	0	0	0	259,850	0	Condominium, Townhouse, And Planned Development
132-0-230-135	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-230-195	003-335	Oxnard Hero Project	MOSAIC APARTMENTS LLC	500 FOREST PARK	5,305,203	19,036,752	0	0	0	24,341,955	0	Apartment, 10 Or More Units, Not Condominium
132-0-230-205	003-335	Oxnard Hero Project	MOSAIC APARTMENTS LLC	500 FOREST PARK BLVD	5,305,203	18,736,447	0	0	0	24,041,650	0	Apartment, 10 Or More Units, Not Condominium
132-0-230-225	003-335	Oxnard Hero Project	TEMPO APARTMENTS DEVELOPMENT COMPANY LP	470 FOREST PARK BLVD	10,887,809	32,946,700	0	0	0	43,834,509	0	Apartment, 10 Or More Units, Not Condominium
132-0-230-235	003-335	Oxnard Hero Project	SONATA AT RIVERPARK PARTNERS LP		2,469,749	1,432,700	0	0	0	3,902,449	0	Multi Family, Zoned R-2 And Up
132-0-251-015	003-335	Oxnard Hero Project	CHU MIKE-YUKARI	648 FLATHEAD RIVER ST	213,318	114,943	0	0	0	328,261	0	Condominium, Townhouse, And Planned Development
132-0-251-025	003-335	Oxnard Hero Project	KEMPNER SHARON	646 FLATHEAD RIVER ST	135,225	135,225	0	0	0	270,450	0	Condominium, Townhouse, And Planned Development
132-0-251-035	003-335	Oxnard Hero Project	MONROY FRANKLIN	644 FLATHEAD RIVER ST	209,000	115,000	0	0	0	324,000	0	Condominium, Townhouse, And Planned Development
132-0-251-045	003-335	Oxnard Hero Project	RAYA JEHOVA	642 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0	Condominium, Townhouse, And Planned Development
132-0-251-055	003-335	Oxnard Hero Project	RODRIGUEZ ROBERTO	640 FLATHEAD RIVER ST	211,172	113,708	0	0	0	324,880	0	Condominium, Townhouse, And Planned Development
132-0-251-065	003-335	Oxnard Hero Project	LAGOMARSINO DANELL M	638 FLATHEAD RIVER ST	209,000	115,000	0	0	0	324,000	0	Condominium, Townhouse, And Planned Development
132-0-251-075	003-335	Oxnard Hero Project	LOPEZ FELIPE D	636 FLATHEAD RIVER ST	218,000	119,000	0	0	0	337,000	0	Condominium, Townhouse, And Planned Development
132-0-251-085	003-335	Oxnard Hero Project	DEAN ROYAL II	634 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0	Condominium, Townhouse, And Planned Development
132-0-251-095	003-335	Oxnard Hero Project	CULVERSON GARY L	632 FLATHEAD RIVER ST	111,354	111,354	0	0	0	222,708	0	Condominium, Townhouse, And Planned Development
132-0-251-105	003-335	Oxnard Hero Project	CROSS JEREMIAH C-KARIN	630 FLATHEAD RIVER ST	220,249	118,722	0	0	0	338,971	0	Condominium, Townhouse, And Planned Development
132-0-251-115	003-335	Oxnard Hero Project	RAMOS AIDA N	628 FLATHEAD RIVER ST	197,466	106,093	0	0	0	303,559	0	Condominium, Townhouse, And Planned Development
132-0-251-125	003-335	Oxnard Hero Project	TSUJIMOTO TAKUYA-YURI	626 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0	Condominium, Townhouse, And Planned Development
132-0-251-135	003-335	Oxnard Hero Project	SOWTER NEAL	624 FLATHEAD RIVER ST	188,328	101,017	0	0	0	289,345	0	Condominium, Townhouse, And Planned Development
132-0-251-145	003-335	Oxnard Hero Project	COVARRUBIAS HERNAN M	622 FLATHEAD RIVER ST	107,694	161,542	0	0	0	269,236	0	Condominium, Townhouse, And Planned Development
132-0-251-155	003-335	Oxnard Hero Project	HUANG ERIC-JULIZA TRUST	620 FLATHEAD RIVER ST	106,622	106,622	0	0	0	213,244	0	Condominium, Townhouse, And Planned Development
132-0-251-165	003-335	Oxnard Hero Project	POPE ELI S	614 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0	Condominium, Townhouse, And Planned Development
132-0-251-175	003-335	Oxnard Hero Project	ESCOBEDO ALBERT E	612 FLATHEAD RIVER ST	104,022	104,022	0	0	0	208,044	0	Condominium, Townhouse, And Planned Development
132-0-251-185	003-335	Oxnard Hero Project	LAFRICAN ROBIN	610 FLATHEAD RIVER ST	97,613	97,613	0	0	0	195,226	0	Condominium, Townhouse, And Planned Development
132-0-251-195	003-335	Oxnard Hero Project	ARELLANO ARTHUR-RAINA	608 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0	Condominium, Townhouse, And Planned Development
132-0-251-205	003-335	Oxnard Hero Project	MCCOY JIMMY L AND KARI L	606 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0	Condominium, Townhouse, And Planned Development
132-0-251-215	003-335	Oxnard Hero Project	MCQUILLAN FRANCIS X	604 FLATHEAD RIVER ST	91,538	137,308	0	0	0	228,846	0	Condominium, Townhouse, And Planned Development
132-0-251-225	003-335	Oxnard Hero Project	MCHANEY MICHAEL-APRIL IRR TRUST	602 FLATHEAD RIVER ST	83,217	124,825	0	0	0	208,042	0	Condominium, Townhouse, And Planned Development
132-0-251-235	003-335	Oxnard Hero Project	DOUGLASS KALVIN	600 FLATHEAD RIVER ST	132,029	198,304	0	0	0	330,333	0	Condominium, Townhouse, And Planned Development
132-0-251-245	003-335	Oxnard Hero Project	EVANS DAVID A R AND PAMELA J TRUST	514 FLATHEAD RIVER ST	124,999	124,999	0	0	0	249,998	0	Condominium, Townhouse, And Planned Development
132-0-251-255	003-335	Oxnard Hero Project	PASCUA ALBERT C JR	512 FLATHEAD RIVER ST	220,500	118,500	0	0	0	339,000	0	Condominium, Townhouse, And Planned Development
132-0-251-265	003-335	Oxnard Hero Project	PIERCE PATRIC A TRUST	510 FLATHEAD RIVER ST	209,000	115,000	0	0	0	324,000	0	Condominium, Townhouse, And Planned Development
132-0-251-275	003-335	Oxnard Hero Project	QUINTANA CYNTHIA	508 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0	Condominium, Townhouse, And Planned Development
132-0-251-285	003-335	Oxnard Hero Project	THIBODO JAMES S-PAMELA L TRUST	506 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0	Condominium, Townhouse, And Planned Development
132-0-251-295	003-335	Oxnard Hero Project	FLORES PAUL M	504 FLATHEAD RIVER ST	209,000	115,000	0	0	0	324,000	0	Condominium, Townhouse, And Planned Development
132-0-251-305	003-335	Oxnard Hero Project	BALDERRAMA HECTOR	502 FLATHEAD RIVER ST	220,000	120,000	0	0	0	340,000	0	Condominium, Townhouse, And Planned Development
132-0-251-315	003-335	Oxnard Hero Project	MONTOYA LORI	500 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0	Condominium, Townhouse, And Planned Development
132-0-251-325	003-335	Oxnard Hero Project	SANDBERG JOHN A-MAYUMI	3007 MOONLIGHT PARK AVE	283,762	152,795	0	0	0	436,557	0	Condominium, Townhouse, And Planned Development
132-0-251-335	003-335	Oxnard Hero Project	BAKER TERRENCE	3005 MOONLIGHT PARK AVE	278,000	151,000	0	0	0	429,000	0	Condominium, Townhouse, And Planned Development
132-0-251-345	003-335	Oxnard Hero Project	MADRID UN SUK	3003 MOONLIGHT PARK AVE	159,470	239,207	0	0	0	398,677	0	Condominium, Townhouse, And Planned Development
132-0-251-355	003-335	Oxnard Hero Project	MCWORTER KATHY TRUST	3001 MOONLIGHT PARK AVE	290,000	158,000	0	0	0	448,000	0	Condominium, Townhouse, And Planned Development
132-0-251-365	003-335	Oxnard Hero Project	FISHER SETHARD	639 FOREST PARK BLVD	262,506	141,349	0	0	0	403,855	0	Condominium, Townhouse, And Planned Development
132-0-251-375	003-335	Oxnard Hero Project	AGBELUSI JOHN-TARIA D	637 FOREST PARK BLVD	228,431	122,845	0	0	0	351,276	0	Condominium, Townhouse, And Planned Development
132-0-251-385	003-335	Oxnard Hero Project	DESAI JAYMIT R	635 FOREST PARK BLVD	141,470	212,101	0	0	0	353,571	0	Condominium, Townhouse, And Planned Development
132-0-251-395	003-335	Oxnard Hero Project	KO FEI-LIN	633 FOREST PARK BLVD	139,389	208,981	0	0	0	348,370	0	Condominium, Townhouse, And Planned Development
132-0-251-405	003-335	Oxnard Hero Project	SIFUENTES DOMINGO JR	631 FOREST PARK BLVD	130,476	195,611	0	0	0	326,087	0	Condominium, Townhouse, And Planned Development
132-0-251-415	003-335	Oxnard Hero Project	KANJI DAVENDRA-PREMVATI	629 FOREST PARK BLVD	127,947	192,441	0	0	0	320,388	0	Condominium, Townhouse, And Planned Development
132-0-251-425	003-335	Oxnard Hero Project	AHN JENNIFER C	627 FOREST PARK BLVD	237,568	127,921	0	0	0	365,489	0	Condominium, Townhouse, And Planned Development
132-0-251-435	003-335	Oxnard Hero Project	BANGSAL BULLET K G AND EMMA	625 FOREST PARK BLVD	179,315	179,315	0	0	0	358,630	0	Condominium, Townhouse, And Planned Development
132-0-251-445	003-335	Oxnard Hero Project	ANDERSON TYLER W	623 FOREST PARK BLVD	128,987	193,377	0	0	0	322,364	0	Condominium, Townhouse, And Planned Development
132-0-251-455	003-335	Oxnard Hero Project	BERHANE YONATAN	621 FOREST PARK BLVD	183,676	183,676	0	0	0	367,352	0	Condominium, Townhouse, And Planned Development
132-0-251-465	003-335	Oxnard Hero Project	VORHIS AARON-SARAH	519 FOREST PARK BLVD	188,038	188,038	0	0	0	376,076	0	Condominium, Townhouse, And Planned Development
132-0-251-475	003-335	Oxnard Hero Project	COLLIER MINNIE L TRUST	517 FOREST PARK BLVD	165,138	165,138	0	0	0	330,276	0	Condominium, Townhouse, And Planned Development
132-0-251-485	003-335	Oxnard Hero Project	GARZON MARIA A	515 FOREST PARK BLVD	179,860	179,860	0	0	0	359,720	0	Condominium, Townhouse, And Planned Development
132-0-251-495	003-335	Oxnard Hero Project	AVLIA JESUS	513 FOREST PARK BLVD	212,911	156,474	0	0	0	369,385	0	Condominium, Townhouse, And Planned Development
132-0-251-505	003-335	Oxnard Hero Project	SANTANA AMANDA	511 FOREST PARK BLVD	132,547	198,821	0	0	0	331,368	0	Condominium, Townhouse, And Planned Development
132-0-251-515	003-335	Oxnard Hero Project	MAYER MARK	509 FOREST PARK BLVD	165,138	165,138	0	0	0	330,276	0	Condominium, Townhouse, And Planned Development
132-0-251-525	003-335	Oxnard Hero Project	DERAS MARIBEL	507 FOREST PARK BLVD	179,860	179,860	0	0	0	359,720	0	Condominium, Townhouse, And Planned Development
132-0-251-535	003-335	Oxnard Hero Project	KRISCHER GORDON E-SHARON TRUST	505 FOREST PARK BLVD	143,769	143,769	0	0	0	287,538	0	Condominium, Townhouse, And Planned Development
132-0-251-545	003-335	Oxnard Hero Project	GIGLIO JESSE-AMY	503 FOREST PARK BLVD	163,503	163,503	0	0	0	327,006	0	Condominium, Townhouse, And Planned Development
132-0-251-555	003-335	Oxnard Hero Project	MILLER STEPHAN J-KELLI J	501 FOREST PARK BLVD	186,402	186,402	0	0	0	372,804	0	Condominium, Townhouse, And Planned Development
132-0-251-565	003-335	Oxnard Hero Project	AHMED MOHAMED	617 FOREST PARK BLVD	179,327	179,327	0	0	0	358,654	0	Condominium, Townhouse, And Planned Development
132-0-251-575	003-335	Oxnard Hero Project	GONZALEZ ELIZABETH	615 FOREST PARK BLVD	163,012	163,012	0	0	0	326,024	0	Condominium, Townhouse, And Planned Development
132-0-251-585	003-335	Oxnard Hero Project	OROZCODIAZ SERGIO E	613 FOREST PARK BLVD	156,870	156,870	0	0	0	313,740	0	Condominium, Townhouse, And Planned Development
132-0-251-595	003-335	Oxnard Hero Project	STASSI SALVATORE J	611 FOREST PARK BLVD	174,408	174,408	0	0	0	348,816	0	Condominium, Townhouse, And Planned Development
132-0-251-605	003-335	Oxnard Hero Project	RIZK JOSEPH	609 FOREST PARK BLVD	170,230	170,230	0	0	0	340,460	0	Condominium, Townhouse, And Planned Development
132-0-251-615	003-335	Oxnard Hero Project	MAYFIELD RANDOLF W	607 FOREST PARK BLVD	170,645	170,645	0	0	0	341,290	0	Condominium, Townhouse, And Planned Development
132-0-251-625	003-335	Oxnard Hero Project	SIMPSON MATTHEW F	605 FOREST PARK BLVD	170,398	170,398	0	0	0	340,796	0	Condominium, Townhouse, And Planned Development
132-0-251-635	003-335	Oxnard Hero Project	JOSE KALANI G	603 FOREST PARK BLVD	246,974	133,583	0	0	0	380,557	0	Condominium, Townhouse, And Planned Development
132-0-251-645	003-335	Oxnard Hero Project	THRIFT KRISTI D	601 FOREST PARK BLVD	175,810	175,810	0	0	0	351,620	0	Condominium, Townhouse, And Planned Development
132-0-251-655	003-335	Oxnard Hero Project	ABELSON ADELE	3008 OXNARD BLVD	262,506	141,349	0	0	0	403,855	0	Condominium, Townhouse, And Planned Development

132-0-251-665	003-335	Oxnard Hero Project	YOUNG ROYCE J	3010 OXNARD BLVD	244,903	132,158	0	0	0	377,061	0 Condominium, Townhouse, And Planned Development
132-0-251-675	003-335	Oxnard Hero Project	HARRIS GREGORY D	3012 OXNARD BLVD	240,760	129,569	0	0	0	370,329	0 Condominium, Townhouse, And Planned Development
132-0-251-685	003-335	Oxnard Hero Project	POLLON SONJA M TRUST	3014 OXNARD BLVD	267,751	144,572	0	0	0	412,323	0 Condominium, Townhouse, And Planned Development
132-0-252-015	003-335	Oxnard Hero Project	GASPERIK DAVID	614 GREEN RIVER ST	127,165	127,165	0	0	0	254,330	0 Condominium, Townhouse, And Planned Development
132-0-252-025	003-335	Oxnard Hero Project	ZHAO XUN	612 GREEN RIVER ST	220,000	120,000	0	0	0	340,000	0 Condominium, Townhouse, And Planned Development
132-0-252-035	003-335	Oxnard Hero Project	TUMBEIRO BETH Y TRUST	610 GREEN RIVER ST	119,598	119,598	0	0	0	239,196	0 Condominium, Townhouse, And Planned Development
132-0-252-045	003-335	Oxnard Hero Project	PROIETTY DANIEL M	608 GREEN RIVER ST	214,500	115,500	0	0	0	330,000	0 Condominium, Townhouse, And Planned Development
132-0-252-055	003-335	Oxnard Hero Project	LEWIS WELDON M JR AND CONNIE TRUST	606 GREEN RIVER ST	116,712	116,712	0	0	0	233,424	0 Condominium, Townhouse, And Planned Development
132-0-252-065	003-335	Oxnard Hero Project	MILLER JEREMY	604 GREEN RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-075	003-335	Oxnard Hero Project	MUNOZ ANABEL H	602 GREEN RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-085	003-335	Oxnard Hero Project	CHAI KENICHI	3025 MOSS LANDING BLVD	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-095	003-335	Oxnard Hero Project	ROJAS ANNE H TRUST	3023 MOSS LANDING BLVD	104,022	104,022	0	0	0	208,044	0 Condominium, Townhouse, And Planned Development
132-0-252-105	003-335	Oxnard Hero Project	MINNOCK JAMES-KRISTEL	3021 MOSS LANDING BLVD	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-115	003-335	Oxnard Hero Project	O GORMON-THROCKMORTON J Q	3019 MOSS LANDING BLVD	182,000	98,000	0	0	0	280,000	0 Condominium, Townhouse, And Planned Development
132-0-252-125	003-335	Oxnard Hero Project	ACEVES ANDRES D	3017 MOSS LANDING BLVD	112,603	112,603	0	0	0	225,206	0 Condominium, Townhouse, And Planned Development
132-0-252-135	003-335	Oxnard Hero Project	HOYLE MARK B	3015 MOSS LANDING BLVD	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-145	003-335	Oxnard Hero Project	MELBOURNE MARVIN A-SHERLY T	3013 MOSS LANDING BLVD	213,000	114,800	0	0	0	327,800	0 Condominium, Townhouse, And Planned Development
132-0-252-155	003-335	Oxnard Hero Project	DOYLE GWYNNETH L	3011 MOSS LANDING BLVD	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-165	003-335	Oxnard Hero Project	SANCHEZ JESS N-CRISANTA J	603 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-175	003-335	Oxnard Hero Project	JT RIVER PARK INVESTMENT INC	605 FLATHEAD RIVER ST	219,801	118,276	0	0	0	338,077	0 Condominium, Townhouse, And Planned Development
132-0-252-185	003-335	Oxnard Hero Project	PEREZ OSCAR	607 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-195	003-335	Oxnard Hero Project	ISHIKAWA YUKO TRUST	609 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-205	003-335	Oxnard Hero Project	BOTHA DION L AND MADELINE V	611 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-215	003-335	Oxnard Hero Project	SMITH DAVIS AND LASONYA	613 FLATHEAD RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-225	003-335	Oxnard Hero Project	CORTEZ VICTORIA	615 FLATHEAD RIVER ST	209,141	112,692	0	0	0	321,833	0 Condominium, Townhouse, And Planned Development
132-0-252-235	003-335	Oxnard Hero Project	CORONA STEVEN A AND ALEXANDRA D	646 GREEN RIVER ST	101,941	101,941	0	0	0	203,882	0 Condominium, Townhouse, And Planned Development
132-0-252-245	003-335	Oxnard Hero Project	CHU MIKE-YUKARI	644 GREEN RIVER ST	213,318	114,943	0	0	0	328,261	0 Condominium, Townhouse, And Planned Development
132-0-252-255	003-335	Oxnard Hero Project	MESSER GLEN-ANGELA	642 GREEN RIVER ST	217,474	117,346	0	0	0	334,820	0 Condominium, Townhouse, And Planned Development
132-0-252-265	003-335	Oxnard Hero Project	SMITH AMY E TRUST	640 GREEN RIVER ST	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-275	003-335	Oxnard Hero Project	HERNANDEZ BENJAMIN A	638 GREEN RIVER ST	211,000	113,500	0	0	0	324,500	0 Condominium, Townhouse, And Planned Development
132-0-252-285	003-335	Oxnard Hero Project	PEARCE SHANNON L	636 GREEN RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-295	003-335	Oxnard Hero Project	GIBBS RUSSELL	634 GREEN RIVER ST	218,500	117,500	0	0	0	336,000	0 Condominium, Townhouse, And Planned Development
132-0-252-305	003-335	Oxnard Hero Project	PENG SHENGJI AND LIMING	630 GREEN RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-315	003-335	Oxnard Hero Project	MARTINEZ CARLOS	628 GREEN RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-325	003-335	Oxnard Hero Project	WILLIAMS KENNA L	624 GREEN RIVER ST	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-335	003-335	Oxnard Hero Project	WELLING DONALD R TRUST	622 GREEN RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-345	003-335	Oxnard Hero Project	SOLITAIRE JAMES-MONICA	620 GREEN RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-355	003-335	Oxnard Hero Project	OOSTDYK AARON J-HARMONY	625 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-365	003-335	Oxnard Hero Project	LOOBY JOHN J	627 FLATHEAD RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-375	003-335	Oxnard Hero Project	KNIGHT BRANDON-BROOKE	629 FLATHEAD RIVER ST	221,000	120,000	0	0	0	341,000	0 Condominium, Townhouse, And Planned Development
132-0-252-385	003-335	Oxnard Hero Project	DAVIS BRIAN E AND AMY L	631 FLATHEAD RIVER ST	220,000	120,000	0	0	0	340,000	0 Condominium, Townhouse, And Planned Development
132-0-252-395	003-335	Oxnard Hero Project	GRUBER STEVEN M-ESTHER M	633 FLATHEAD RIVER ST	184,959	115,791	0	0	0	300,750	0 Condominium, Townhouse, And Planned Development
132-0-252-405	003-335	Oxnard Hero Project	RODRIGUEZ LUZ	637 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-415	003-335	Oxnard Hero Project	ROMANO DAVID R	639 FLATHEAD RIVER ST	218,000	119,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-252-425	003-335	Oxnard Hero Project	CHU MIKE-YUKARI	641 FLATHEAD RIVER ST	213,836	115,460	0	0	0	329,296	0 Condominium, Townhouse, And Planned Development
132-0-252-435	003-335	Oxnard Hero Project	BOHMAN TIFFANY E TRUST	643 FLATHEAD RIVER ST	98,820	148,752	0	0	0	247,572	0 Condominium, Townhouse, And Planned Development
132-0-252-445	003-335	Oxnard Hero Project	PEREZ NICOLAS A	645 FLATHEAD RIVER ST	218,206	117,364	0	0	0	335,570	0 Condominium, Townhouse, And Planned Development
132-0-252-455	003-335	Oxnard Hero Project	JONES SHUN T-YOSHIE K	647 FLATHEAD RIVER ST	210,500	113,000	0	0	0	323,500	0 Condominium, Townhouse, And Planned Development
132-0-252-465	003-335	Oxnard Hero Project	CHUA CORAZON A	649 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-252-475	003-335	Oxnard Hero Project	RICHARDSON JEFFREY R	3020 OXNARD BLVD	162,336	162,336	0	0	0	324,672	0 Condominium, Townhouse, And Planned Development
132-0-252-485	003-335	Oxnard Hero Project	MACMAHON DANNY	3022 OXNARD BLVD	162,281	162,281	0	0	0	324,562	0 Condominium, Townhouse, And Planned Development
132-0-252-495	003-335	Oxnard Hero Project	WRIGHT JOHN P	3024 OXNARD BLVD	162,681	162,681	0	0	0	325,362	0 Condominium, Townhouse, And Planned Development
132-0-252-505	003-335	Oxnard Hero Project	REYES JOSE AND ADRIANNA M	3026 OXNARD BLVD	162,281	162,281	0	0	0	324,562	0 Condominium, Townhouse, And Planned Development
132-0-252-515	003-335	Oxnard Hero Project	SALTEE JOHN E JR-REBECCA TRUST	3028 OXNARD BLVD	162,281	162,281	0	0	0	324,562	0 Condominium, Townhouse, And Planned Development
132-0-252-525	003-335	Oxnard Hero Project	MIYATA KENJI	3030 OXNARD BLVD	238,076	128,327	0	0	0	366,403	0 Condominium, Townhouse, And Planned Development
132-0-252-535	003-335	Oxnard Hero Project	CANTU JOHN J-REBECCA A TRUST	3032 OXNARD BLVD	179,653	179,653	0	0	0	359,306	0 Condominium, Townhouse, And Planned Development
132-0-260-015	003-335	Oxnard Hero Project	WILLIAMS ROD R TRUST	416 GREEN RIVER ST	100,641	100,641	0	0	0	201,282	0 Condominium, Townhouse, And Planned Development
132-0-260-025	003-335	Oxnard Hero Project	TSAI MENG HAO-CHEN WINNIE TRUST	414 GREEN RIVER ST	103,552	155,329	0	0	0	258,881	0 Condominium, Townhouse, And Planned Development
132-0-260-035	003-335	Oxnard Hero Project	RIEHL CHRISTOPHER	412 GREEN RIVER ST	138,760	208,658	0	0	0	347,418	0 Condominium, Townhouse, And Planned Development
132-0-260-045	003-335	Oxnard Hero Project	GAO VICTOR FENG-LEIGH FU	410 GREEN RIVER ST	198,821	106,658	0	0	0	305,479	0 Condominium, Townhouse, And Planned Development
132-0-260-055	003-335	Oxnard Hero Project	CAHUANTZI JENIFFER	408 GREEN RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-260-065	003-335	Oxnard Hero Project	CRUZ CYNTHIA G D L	407 FLATHEAD RIVER ST	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-260-075	003-335	Oxnard Hero Project	MAHER JAMES J-GILLIAN K	417 FLATHEAD RIVER ST	211,000	114,000	0	0	0	325,000	0 Condominium, Townhouse, And Planned Development
132-0-260-085	003-335	Oxnard Hero Project	SCHROAT RONALD L TRUST	427 FLATHEAD RIVER ST	109,221	109,221	0	0	0	218,442	0 Condominium, Townhouse, And Planned Development
132-0-260-095	003-335	Oxnard Hero Project	VASQUEZ ERIC V	437 FLATHEAD RIVER ST	209,000	115,000	0	0	0	324,000	0 Condominium, Townhouse, And Planned Development
132-0-260-105	003-335	Oxnard Hero Project	CAVALETTO ROLLIE L-NELL C TRUST	447 FLATHEAD RIVER ST	208,633	112,185	0	0	0	320,818	0 Condominium, Townhouse, And Planned Development
132-0-260-115	003-335	Oxnard Hero Project	WISE ROBERT-YUKO	457 FLATHEAD RIVER ST	117,024	117,024	0	0	0	234,048	0 Condominium, Townhouse, And Planned Development
132-0-260-125	003-335	Oxnard Hero Project	COOK BRIAN D	3010 MOONLIGHT PARK AVE	220,000	119,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-260-135	003-335	Oxnard Hero Project	LIGETI CYNTHIA	3012 MOONLIGHT PARK AVE	219,000	118,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-260-145	003-335	Oxnard Hero Project	DOROTHEO LAUREN M	3014 MOONLIGHT PARK AVE	101,730	101,730	0	0	0	203,460	0 Condominium, Townhouse, And Planned Development
132-0-260-155	003-335	Oxnard Hero Project	LERETTE JARROD C-ROSANA	3016 MOONLIGHT PARK AVE	168,608	168,608	0	0	0	337,216	0 Condominium, Townhouse, And Planned Development
132-0-260-165	003-335	Oxnard Hero Project	PEREZ DIANA	3018 MOONLIGHT PARK AVE	212,500	114,500	0	0	0	327,000	0 Condominium, Townhouse, And Planned Development
132-0-260-175	003-335	Oxnard Hero Project	VILLEGAS ROBERT A AND MARIA T TRUST	3020 MOONLIGHT PARK AVE	167,000	170,000	0	0	0	337,000	0 Condominium, Townhouse, And Planned Development
132-0-260-185	003-335	Oxnard Hero Project	LEFEBVRE PAUL F	3022 MOONLIGHT PARK AVE	169,000	170,000	0	0	0	339,000	0 Condominium, Townhouse, And Planned Development
132-0-260-195	003-335	Oxnard Hero Project	RUTTEN SHERRYL E	406 GARONNE ST	286,000	154,000	0	0	0	440,000	0 Condominium, Townhouse, And Planned Development
132-0-260-205	003-335	Oxnard Hero Project	MITCHELL DAVID M JR AND JINGLE V	404 GARONNE ST	276,000	146,000	0	0	0	422,000	0 Condominium, Townhouse, And Planned Development
132-0-260-215	003-335	Oxnard Hero Project	CERINCE ROBERT D AND DENISE L TRUST	402 GARONNE ST	289,000	156,000	0	0	0	445,000	0 Condominium, Townhouse, And Planned Development

132-0-260-225	003-335	Oxnard Hero Project	WEBER WILLIAM A TRUST	400 GARONNE ST	286,000	154,000	0	0	0	440,000	0	Condominium, Townhouse, And Planned Development
132-0-260-235	003-335	Oxnard Hero Project	FRENCH ERIC S AND SUK H	401 FOREST PARK BLVD	174,237	174,237	0	0	0	348,474	0	Condominium, Townhouse, And Planned Development
132-0-260-245	003-335	Oxnard Hero Project	ZOTTOLA GLENN P-DIANA J TRUST	403 FOREST PARK BLVD	268,000	145,000	0	0	0	413,000	0	Condominium, Townhouse, And Planned Development
132-0-260-255	003-335	Oxnard Hero Project	JONES-CATHCART ANDREW J AND JESTIN	405 FOREST PARK BLVD	275,000	149,000	0	0	0	424,000	0	Condominium, Townhouse, And Planned Development
132-0-260-265	003-335	Oxnard Hero Project	NGUYEN TRUONG	407 FOREST PARK BLVD	268,000	145,000	0	0	0	413,000	0	Condominium, Townhouse, And Planned Development
132-0-260-275	003-335	Oxnard Hero Project	NASH WALTER N JR	409 FOREST PARK BLVD	269,000	144,000	0	0	0	413,000	0	Condominium, Townhouse, And Planned Development
132-0-260-285	003-335	Oxnard Hero Project	HA MATTHEW	411 FOREST PARK BLVD	275,000	149,000	0	0	0	424,000	0	Condominium, Townhouse, And Planned Development
132-0-260-295	003-335	Oxnard Hero Project	CHIEN GEORGE C	413 FOREST PARK BLVD	279,500	150,500	0	0	0	430,000	0	Condominium, Townhouse, And Planned Development
132-0-260-305	003-335	Oxnard Hero Project	ROMAR STEPHAN W JR	415 FOREST PARK BLVD	250,259	134,518	0	0	0	384,777	0	Condominium, Townhouse, And Planned Development
132-0-260-315	003-335	Oxnard Hero Project	TROCOLA BRYANT F AND CINDY A TRUST	417 FOREST PARK BLVD	286,000	154,000	0	0	0	440,000	0	Condominium, Townhouse, And Planned Development
132-0-260-325	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-260-355	003-335	Oxnard Hero Project	TALLMAN KIM	421 FOREST PARK BLVD	215,000	212,000	0	0	0	427,000	0	Condominium, Townhouse, And Planned Development
132-0-260-365	003-335	Oxnard Hero Project	RIGONAN NESTOR M-CORVELITA S	423 FOREST PARK BLVD	266,000	144,000	0	0	0	410,000	0	Condominium, Townhouse, And Planned Development
132-0-260-375	003-335	Oxnard Hero Project	WICKMAN BERNARD R	425 FOREST PARK BLVD	266,000	144,000	0	0	0	410,000	0	Condominium, Townhouse, And Planned Development
132-0-260-385	003-335	Oxnard Hero Project	BURCHFIELD KI S TRUST	427 FOREST PARK BLVD	278,000	149,000	0	0	0	427,000	0	Condominium, Townhouse, And Planned Development
132-0-260-395	003-335	Oxnard Hero Project	MENDOZA ROBERT	3006 MOONLIGHT PARK AVE	222,000	226,000	0	0	0	448,000	0	Condominium, Townhouse, And Planned Development
132-0-260-405	003-335	Oxnard Hero Project	CAVALETTO GIOVANNI-JOCELESTE	3004 MOONLIGHT PARK AVE	164,648	247,492	0	0	0	412,140	0	Condominium, Townhouse, And Planned Development
132-0-260-415	003-335	Oxnard Hero Project	GONZALES JOE-CAROL	3002 MOONLIGHT PARK AVE	273,609	147,718	0	0	0	421,327	0	Condominium, Townhouse, And Planned Development
132-0-260-425	003-335	Oxnard Hero Project	LIN YIH C	3000 MOONLIGHT PARK AVE	283,500	152,500	0	0	0	436,000	0	Condominium, Townhouse, And Planned Development
132-0-260-435	003-335	Oxnard Hero Project	MAIER CHRISTIE	431 FOREST PARK BLVD	215,000	212,000	0	0	0	427,000	0	Condominium, Townhouse, And Planned Development
132-0-260-445	003-335	Oxnard Hero Project	VALENCIA PAUL M AND GLORIA P	433 FOREST PARK BLVD	204,000	206,000	0	0	0	410,000	0	Condominium, Townhouse, And Planned Development
132-0-260-455	003-335	Oxnard Hero Project	LAWHEED SEAN	435 FOREST PARK BLVD	193,086	193,086	0	0	0	386,172	0	Condominium, Townhouse, And Planned Development
132-0-260-465	003-335	Oxnard Hero Project	DOZIER ORLANDO	437 FOREST PARK BLVD	204,000	207,000	0	0	0	411,000	0	Condominium, Townhouse, And Planned Development
132-0-260-475	003-335	Oxnard Hero Project	MARTIN ROBERT C AND HELEN R	439 FOREST PARK BLVD	166,435	166,435	0	0	0	332,870	0	Condominium, Townhouse, And Planned Development
132-0-260-485	003-335	Oxnard Hero Project	WALSH ANN M	441 FOREST PARK BLVD	199,000	202,000	0	0	0	401,000	0	Condominium, Townhouse, And Planned Development
132-0-260-495	003-335	Oxnard Hero Project	KALLA JANOS M	443 FOREST PARK BLVD	215,000	212,000	0	0	0	427,000	0	Condominium, Townhouse, And Planned Development
132-0-260-505	003-335	Oxnard Hero Project	RIVERPARK A LLC		0	0	0	0	0	0	0	Up To 5 Acres, Tract Only
132-0-260-515	003-335	Oxnard Hero Project	CHAMPION VINES LLC		228,431	802,944	0	0	0	1,031,375	0	Apartment, 10 Or More Units, Not Condominium
132-0-260-525	003-335	Oxnard Hero Project	CHAMPION VINES LLC		228,431	802,944	0	0	0	1,031,375	0	Apartment, 10 Or More Units, Not Condominium
132-0-260-535	003-335	Oxnard Hero Project	CHAMPION VINES LLC		152,287	535,296	0	0	0	687,583	0	Apartment, 10 Or More Units, Not Condominium
132-0-260-545	003-335	Oxnard Hero Project	CHAMPION VINES LLC		152,287	535,296	0	0	0	687,583	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,652	0	0	0	343,795	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-035	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-065	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-075	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-085	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-095	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-105	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-115	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-125	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-135	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-145	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-155	003-335	Oxnard Hero Project	JUAREZ VITOR A-BLANCA E	714 FLATHEAD RIVER ST	224,500	120,500	0	0	0	345,000	0	Condominium, Townhouse, And Planned Development
132-0-271-165	003-335	Oxnard Hero Project	MALEJEWSKI MARIUSZ	712 FLATHEAD RIVER ST	218,000	119,000	0	0	0	337,000	0	Condominium, Townhouse, And Planned Development
132-0-271-175	003-335	Oxnard Hero Project	KARIJANTO MARTHA	710 FLATHEAD RIVER ST	219,192	118,025	0	0	0	337,217	0	Condominium, Townhouse, And Planned Development
132-0-271-185	003-335	Oxnard Hero Project	COONEY JOHN E	708 FLATHEAD RIVER ST	214,500	115,500	0	0	0	330,000	0	Condominium, Townhouse, And Planned Development
132-0-271-195	003-335	Oxnard Hero Project	LORENTZEN MARTIN G-SHARON TRUST	706 FLATHEAD RIVER ST	193,630	103,991	0	0	0	297,621	0	Condominium, Townhouse, And Planned Development
132-0-271-205	003-335	Oxnard Hero Project	DIAZ ANTHONY	704 FLATHEAD RIVER ST	230,461	123,860	0	0	127,510	226,811	0	Condominium, Townhouse, And Planned Development
132-0-271-215	003-335	Oxnard Hero Project	LANDIS DANIEL	702 FLATHEAD RIVER ST	205,000	110,000	0	0	0	315,000	0	Condominium, Townhouse, And Planned Development
132-0-271-225	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-235	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-245	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-255	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-265	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-271-285	003-335	Oxnard Hero Project	GALLEGOS DELIA	3013 OXNARD BLVD	172,894	172,894	0	0	0	345,788	0	Condominium, Townhouse, And Planned Development
132-0-271-295	003-335	Oxnard Hero Project	AISEMBERG JULIO-CARMEN	3011 OXNARD BLVD	162,460	162,460	0	0	0	324,920	0	Condominium, Townhouse, And Planned Development
132-0-271-305	003-335	Oxnard Hero Project	LE TAM T	3009 OXNARD BLVD	234,000	126,000	0	0	0	360,000	0	Condominium, Townhouse, And Planned Development
132-0-271-315	003-335	Oxnard Hero Project	FLORES NOE M ET AL	3007 OXNARD BLVD	257,000	138,500	0	0	0	395,500	0	Condominium, Townhouse, And Planned Development
132-0-271-325	003-335	Oxnard Hero Project	BATRA MANPREET S	701 FOREST PARK BLVD	176,511	176,511	0	0	0	353,022	0	Condominium, Townhouse, And Planned Development
132-0-271-335	003-335	Oxnard Hero Project	SERRY FARDAD M	703 FOREST PARK BLVD	131,068	196,604	0	0	0	327,672	0	Condominium, Townhouse, And Planned Development
132-0-271-345	003-335	Oxnard Hero Project	CASAS RAMON M	705 FOREST PARK BLVD	156,501	156,501	0	0	0	313,002	0	Condominium, Townhouse, And Planned Development
132-0-271-355	003-335	Oxnard Hero Project	DAVIS JONATHAN M-ELAINE	707 FOREST PARK BLVD	259,400	139,278	0	0	0	398,678	0	Condominium, Townhouse, And Planned Development
132-0-271-365	003-335	Oxnard Hero Project	CHINN RENEE L	709 FOREST PARK BLVD	139,560	139,560	0	0	0	279,120	0	Condominium, Townhouse, And Planned Development
132-0-271-375	003-335	Oxnard Hero Project	SHOWERS CASEY-MELISSA	711 FOREST PARK BLVD	145,578	145,578	0	0	0	291,156	0	Condominium, Townhouse, And Planned Development
132-0-271-385	003-335	Oxnard Hero Project	SIMPSON SEAN ET AL	713 FOREST PARK BLVD	244,675	131,982	0	0	0	376,657	0	Condominium, Townhouse, And Planned Development
132-0-271-395	003-335	Oxnard Hero Project	FRYE SEAN	717 FOREST PARK BLVD	177,216	177,216	0	0	0	354,432	0	Condominium, Townhouse, And Planned Development
132-0-271-405	003-335	Oxnard Hero Project	WILMOT UNABETTE E	719 FOREST PARK BLVD	145,675	145,675	0	0	0	291,350	0	Condominium, Townhouse, And Planned Development
132-0-271-415	003-335	Oxnard Hero Project	TIETHOF JACK-SY ANITA TRUST	721 FOREST PARK BLVD	161,182	161,182	0	0	0	322,364	0	Condominium, Townhouse, And Planned Development
132-0-271-425	003-335	Oxnard Hero Project	CASEY ALGAY G-LINDA	723 FOREST PARK BLVD	161,182	161,182	0	0	0	322,364	0	Condominium, Townhouse, And Planned Development
132-0-271-435	003-335	Oxnard Hero Project	TAYLOR KELLY C-KERI L	725 FOREST PARK BLVD	237,568	127,921	0	0	0	365,489	0	Condominium, Townhouse, And Planned Development
132-0-271-445	003-335	Oxnard Hero Project	GEISE ROBERT J-LOURDES	727 FOREST PARK BLVD	140,819	140,818	0	0	0	281,637	0	Condominium, Townhouse, And Planned Development
132-0-271-455	003-335	Oxnard Hero Project	PEREZ FERNANDO S-YVETTE M	729 FOREST PARK BLVD	161,182	161,182	0	0	0	322,364	0	Condominium, Townhouse, And Planned Development
132-0-271-465	003-335	Oxnard Hero Project	BERGER STEPHANIE	731 FOREST PARK BLVD	248,500	134,000	0	0	0	382,500	0	Condominium, Townhouse, And Planned Development

132-0-271-475	003-335	Oxnard Hero Project	FIGLIO DANIEL-CRISTINA C	733 FOREST PARK BLVD	145,328	145,328	0	0	0	290,656	0 Condominium, Townhouse, And Planned Development
132-0-271-485	003-335	Oxnard Hero Project	AUGUSTINE ROBERT T	735 FOREST PARK BLVD	260,919	140,104	0	0	0	401,023	0 Condominium, Townhouse, And Planned Development
132-0-271-495	003-335	Oxnard Hero Project	SCHEFF PHILIP S	749 FOREST PARK BLVD	141,990	212,943	0	0	0	354,933	0 Condominium, Townhouse, And Planned Development
132-0-271-505	003-335	Oxnard Hero Project	WEST B A AND C M LIVING TRUST	751 FOREST PARK BLVD	130,547	196,030	0	0	0	326,577	0 Condominium, Townhouse, And Planned Development
132-0-271-515	003-335	Oxnard Hero Project	OCHOA CESAR-KELLY	753 FOREST PARK BLVD	128,466	192,876	0	0	0	321,342	0 Condominium, Townhouse, And Planned Development
132-0-271-525	003-335	Oxnard Hero Project	KUPERSTEIN PAUL D	755 FOREST PARK BLVD	114,423	171,298	0	0	0	285,721	0 Condominium, Townhouse, And Planned Development
132-0-271-535	003-335	Oxnard Hero Project	WEAVER DESTRY D	757 FOREST PARK BLVD	117,545	175,693	0	0	127,510	165,728	0 Condominium, Townhouse, And Planned Development
132-0-271-545	003-335	Oxnard Hero Project	CHOPAN SULTAN M AND NAHID	759 FOREST PARK BLVD	131,068	197,224	0	0	0	328,292	0 Condominium, Townhouse, And Planned Development
132-0-271-555	003-335	Oxnard Hero Project	VICKERY GALLIA K AND WILLIAM C	761 FOREST PARK BLVD	126,907	190,257	0	0	0	317,164	0 Condominium, Townhouse, And Planned Development
132-0-271-565	003-335	Oxnard Hero Project	SCHUYLER DANIEL L AND ALEA C	763 FOREST PARK BLVD	113,382	170,492	0	0	0	283,874	0 Condominium, Townhouse, And Planned Development
132-0-271-575	003-335	Oxnard Hero Project	BOGUS MARVIN	765 FOREST PARK BLVD	143,030	214,702	0	0	0	357,732	0 Condominium, Townhouse, And Planned Development
132-0-271-585	003-335	Oxnard Hero Project	SARNO SHERRY A	3010 VENTURA RD	262,000	141,000	0	0	0	403,000	0 Condominium, Townhouse, And Planned Development
132-0-271-595	003-335	Oxnard Hero Project	IP ANDY C	3012 VENTURA RD	236,000	127,000	0	0	0	363,000	0 Condominium, Townhouse, And Planned Development
132-0-271-605	003-335	Oxnard Hero Project	BERRYMAN RANDALL S AND DANA	3014 VENTURA RD	136,789	205,280	0	0	0	342,069	0 Condominium, Townhouse, And Planned Development
132-0-271-615	003-335	Oxnard Hero Project	HILTON GORDON R	3016 VENTURA RD	149,272	223,729	0	0	0	373,001	0 Condominium, Townhouse, And Planned Development
132-0-272-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-035	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-065	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-075	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-085	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-095	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-105	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-115	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-125	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-135	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-145	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-155	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-165	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-175	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-185	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-195	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-205	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-215	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-225	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-235	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-245	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-255	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-265	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-285	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-295	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-305	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-315	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-325	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-335	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-345	003-335	Oxnard Hero Project	CHAMPION VINES LLC		76,143	267,648	0	0	0	343,791	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-355	003-335	Oxnard Hero Project	CHAMPION VINES LLC		609,150	2,141,186	0	0	0	2,750,336	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-375	003-335	Oxnard Hero Project	JIANG QIN	3033 OXNARD BLVD	258,000	139,000	0	0	0	397,000	0 Condominium, Townhouse, And Planned Development
132-0-272-385	003-335	Oxnard Hero Project	RANJBAR RAMIN	3031 OXNARD BLVD	235,538	126,906	0	0	0	362,444	0 Condominium, Townhouse, And Planned Development
132-0-272-395	003-335	Oxnard Hero Project	ZHENG RENSHENG	3029 OXNARD BLVD	153,795	153,795	0	0	0	307,590	0 Condominium, Townhouse, And Planned Development
132-0-272-405	003-335	Oxnard Hero Project	OLSEN BRIAN V-BREANNA	3027 OXNARD BLVD	133,148	199,723	0	0	0	332,871	0 Condominium, Townhouse, And Planned Development
132-0-272-415	003-335	Oxnard Hero Project	WU TAO	3025 OXNARD BLVD	132,627	132,520	0	0	0	265,147	0 Condominium, Townhouse, And Planned Development
132-0-272-425	003-335	Oxnard Hero Project	IP RANDY	3023 OXNARD BLVD	140,532	140,532	0	0	0	281,064	0 Condominium, Townhouse, And Planned Development
132-0-272-435	003-335	Oxnard Hero Project	SPURGEON VANESSA L	3021 OXNARD BLVD	156,446	156,446	0	0	0	312,892	0 Condominium, Townhouse, And Planned Development
132-0-272-445	003-335	Oxnard Hero Project	CHAMPION VINES LLC		380,718	1,338,241	0	0	0	1,718,959	0 Apartment, 10 Or More Units, Not Condominium
132-0-272-455	003-335	Oxnard Hero Project	CHAMPION VINES LLC		533,006	1,873,538	0	0	0	2,406,544	0 Apartment, 10 Or More Units, Not Condominium
132-0-280-015	003-335	Oxnard Hero Project	HERNANDEZ SIMON P AND THERESA L	470 GARONNE ST	208,126	111,677	0	0	0	319,803	0 Condominium, Townhouse, And Planned Development
132-0-280-025	003-335	Oxnard Hero Project	MEDRANO MAYRA R	468 GARONNE ST	93,619	140,429	0	0	0	234,048	0 Condominium, Townhouse, And Planned Development
132-0-280-035	003-335	Oxnard Hero Project	ROMERO JESS T-JENNIFER C	466 GARONNE ST	205,000	109,000	0	0	0	314,000	0 Condominium, Townhouse, And Planned Development
132-0-280-045	003-335	Oxnard Hero Project	UNIDAD DENNIS R	464 GARONNE ST	205,000	109,000	0	0	0	314,000	0 Condominium, Townhouse, And Planned Development
132-0-280-055	003-335	Oxnard Hero Project	SCHNEIDER JON	462 GARONNE ST	204,000	112,000	0	0	0	316,000	0 Condominium, Townhouse, And Planned Development
132-0-280-065	003-335	Oxnard Hero Project	TSAI MENG-CHIA	460 GARONNE ST	206,603	111,169	0	0	0	317,772	0 Condominium, Townhouse, And Planned Development
132-0-280-075	003-335	Oxnard Hero Project	MIKHAIL JONATHAN A-MARY L	430 GARONNE ST	85,297	127,947	0	0	0	213,244	0 Condominium, Townhouse, And Planned Development
132-0-280-085	003-335	Oxnard Hero Project	ROSAS JOSE	428 GARONNE ST	156,484	156,483	0	0	0	312,967	0 Condominium, Townhouse, And Planned Development
132-0-280-095	003-335	Oxnard Hero Project	WHITBECK NICHOLAS D-LATOYA A	426 GARONNE ST	200,004	107,616	0	0	0	307,620	0 Condominium, Townhouse, And Planned Development
132-0-280-105	003-335	Oxnard Hero Project	RODRIGUEZ RAMON	424 GARONNE ST	205,000	109,000	0	0	0	314,000	0 Condominium, Townhouse, And Planned Development
132-0-280-115	003-335	Oxnard Hero Project	SKEETERS LASHAWN I	422 GARONNE ST	204,572	110,154	0	0	0	314,726	0 Condominium, Townhouse, And Planned Development
132-0-280-125	003-335	Oxnard Hero Project	SUMAWAY ENRIQUE A AND ELVIRA D	420 GARONNE ST	213,000	114,000	0	0	0	327,000	0 Condominium, Townhouse, And Planned Development
132-0-280-135	003-335	Oxnard Hero Project	HALES NISSA ET AL	421 GREEN RIVER ST	222,000	120,000	0	0	0	342,000	0 Condominium, Townhouse, And Planned Development
132-0-280-145	003-335	Oxnard Hero Project	SPENCER LETICIA M	423 GREEN RIVER ST	220,000	118,500	0	0	0	338,500	0 Condominium, Townhouse, And Planned Development
132-0-280-155	003-335	Oxnard Hero Project	YU XIAO	425 GREEN RIVER ST	201,410	108,211	0	0	0	309,621	0 Condominium, Townhouse, And Planned Development
132-0-280-165	003-335	Oxnard Hero Project	MATSUKADO JERRY M TRUST	427 GREEN RIVER ST	191,374	103,047	0	0	0	294,421	0 Condominium, Townhouse, And Planned Development
132-0-280-175	003-335	Oxnard Hero Project	PASKA MICHAEL	429 GREEN RIVER ST	215,809	115,948	0	0	0	331,757	0 Condominium, Townhouse, And Planned Development
132-0-280-185	003-335	Oxnard Hero Project	ROJAS ANNE H TRUST	431 GREEN RIVER ST	107,870	107,870	0	0	0	215,740	0 Condominium, Townhouse, And Planned Development

132-0-280-195	003-335	Oxnard Hero Project	BLANK PURSUANT - CALIFORNIA GC6254 21	BLANK PURSUANT UNIT GC625421	220,803	119,000	0	0	0	339,803	0	Condominium, Townhouse, And Planned Development
132-0-280-205	003-335	Oxnard Hero Project	AMBRIZ RODRIGO	463 GREEN RIVER ST	213,035	114,285	0	0	0	327,320	0	Condominium, Townhouse, And Planned Development
132-0-280-215	003-335	Oxnard Hero Project	BOWEN STEVEN-CINDE	465 GREEN RIVER ST	195,837	105,518	0	0	0	301,355	0	Condominium, Townhouse, And Planned Development
132-0-280-225	003-335	Oxnard Hero Project	CUILTY BRIAN J-ANNETTE	467 GREEN RIVER ST	100,796	100,796	0	0	0	201,592	0	Condominium, Townhouse, And Planned Development
132-0-280-235	003-335	Oxnard Hero Project	MAGTIRA MARCOS V-ROSEMARIE A	469 GREEN RIVER ST	111,318	167,237	0	0	0	278,555	0	Condominium, Townhouse, And Planned Development
132-0-280-245	003-335	Oxnard Hero Project	SOLDEVILLA RYAN-DESIREE	471 GREEN RIVER ST	221,000	122,000	0	0	0	343,000	0	Condominium, Townhouse, And Planned Development
132-0-280-255	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-280-265	003-335	Oxnard Hero Project	PROMENADE NEIGHBORHOOD ASSOCIATION		0	0	0	0	0	0	0	Undedicated Or Private Street, Road Or Walkway
132-0-280-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	304,575	1,070,593	0	0	0	1,375,168	0	Apartment, 10 Or More Units, Not Condominium
132-0-280-305	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	228,431	802,944	0	0	0	1,031,375	0	Apartment, 10 Or More Units, Not Condominium
132-0-280-315	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	228,431	802,944	0	0	0	1,031,375	0	Apartment, 10 Or More Units, Not Condominium
132-0-280-325	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	228,431	802,944	0	0	0	1,031,375	0	Apartment, 10 Or More Units, Not Condominium
132-0-280-335	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	228,431	802,944	0	0	0	1,031,375	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC	550 GARONNE ST	76,143	267,652	0	0	0	343,795	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC	548 GARONNE ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-035	003-335	Oxnard Hero Project	CHAMPION VINES LLC	546 GARONNE ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC	544 GARONNE ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC	542 GARONNE ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-065	003-335	Oxnard Hero Project	CHAMPION VINES LLC	540 GARONNE ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-075	003-335	Oxnard Hero Project	CHOU FRANKLIN F C-JENNY TRUST	530 GARONNE ST	207,623	112,354	0	0	0	319,977	0	Condominium, Townhouse, And Planned Development
132-0-290-085	003-335	Oxnard Hero Project	LOPEZ JONATHEN V	528 GARONNE ST	194,173	104,175	0	0	0	298,348	0	Condominium, Townhouse, And Planned Development
132-0-290-095	003-335	Oxnard Hero Project	SCHROAT RONALD L TRUST	526 GARONNE ST	201,500	108,500	0	0	0	310,000	0	Condominium, Townhouse, And Planned Development
132-0-290-105	003-335	Oxnard Hero Project	KAM SUNNY K	524 GARONNE ST	197,500	106,515	0	0	0	304,015	0	Condominium, Townhouse, And Planned Development
132-0-290-115	003-335	Oxnard Hero Project	ONG JOSEPH K L	522 GARONNE ST	204,000	112,000	0	0	0	316,000	0	Condominium, Townhouse, And Planned Development
132-0-290-125	003-335	Oxnard Hero Project	JT RIVER PARK INVESTMENT LLC	520 GARONNE ST	215,740	116,246	0	0	0	331,986	0	Condominium, Townhouse, And Planned Development
132-0-290-135	003-335	Oxnard Hero Project	MISKEL KRISTINE M	521 GREEN RIVER ST	215,255	116,209	0	0	0	331,464	0	Condominium, Townhouse, And Planned Development
132-0-290-145	003-335	Oxnard Hero Project	UNCHANGCO ANTHONY	523 GREEN RIVER ST	201,019	108,631	0	0	0	309,650	0	Condominium, Townhouse, And Planned Development
132-0-290-155	003-335	Oxnard Hero Project	ROSE DAWN	525 GREEN RIVER ST	189,278	101,684	0	0	0	290,962	0	Condominium, Townhouse, And Planned Development
132-0-290-165	003-335	Oxnard Hero Project	MUNSTER SCOTT-LINDA C	527 GREEN RIVER ST	176,223	95,300	0	0	0	271,523	0	Condominium, Townhouse, And Planned Development
132-0-290-175	003-335	Oxnard Hero Project	HALL JULIE A TRUST	529 GREEN RIVER ST	207,488	111,780	0	0	0	319,268	0	Condominium, Townhouse, And Planned Development
132-0-290-185	003-335	Oxnard Hero Project	KASPER BRIAN	531 GREEN RIVER ST	108,182	108,182	0	0	0	216,364	0	Condominium, Townhouse, And Planned Development
132-0-290-195	003-335	Oxnard Hero Project	CHAMPION VINES LLC	601 GREEN RIVER ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-205	003-335	Oxnard Hero Project	CHAMPION VINES LLC	603 GREEN RIVER ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-215	003-335	Oxnard Hero Project	CHAMPION VINES LLC	605 GREEN RIVER ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-225	003-335	Oxnard Hero Project	CHAMPION VINES LLC	607 GREEN RIVER ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-235	003-335	Oxnard Hero Project	CHAMPION VINES LLC	609 GREEN RIVER ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-245	003-335	Oxnard Hero Project	CHAMPION VINES LLC	611 GREEN RIVER ST	76,143	267,648	0	0	0	343,791	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-275	003-335	Oxnard Hero Project	CHAMPION VINES LLC		456,862	1,605,889	0	0	0	2,062,751	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-285	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	152,287	535,296	0	0	0	687,583	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-295	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GARONNE ST	304,575	1,070,593	0	0	0	1,375,168	0	Apartment, 10 Or More Units, Not Condominium
132-0-290-305	003-335	Oxnard Hero Project	CHAMPION VINES LLC	GREEN RIVER ST	304,575	1,070,593	0	0	0	1,375,168	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-015	003-335	Oxnard Hero Project	CHAMPION VINES LLC		913,725	3,211,779	0	0	0	4,125,504	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-025	003-335	Oxnard Hero Project	CHAMPION VINES LLC		456,862	1,605,889	0	0	0	2,062,751	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-045	003-335	Oxnard Hero Project	CHAMPION VINES LLC		761,437	2,676,483	0	0	0	3,437,920	0	Apartment, 10 Or More Units, Not Condominium
132-0-300-055	003-335	Oxnard Hero Project	CHAMPION VINES LLC		609,150	2,141,186	0	0	0	2,750,336	0	Apartment, 10 Or More Units, Not Condominium
132-0-311-015	003-335	Oxnard Hero Project	SOCM I LLC		43,288	0	0	0	0	43,288	0	Commercial, Up To 5 Acres
132-0-311-025	003-335	Oxnard Hero Project	TARGET CORPORATION		5,898,324	14,565,322	680,000	1,580,300	0	22,723,946	83,000	Commercial, Up To 5 Acres
132-0-311-035	003-335	Oxnard Hero Project	SOCM I LLC		432,903	0	0	0	0	432,903	0	Commercial, Up To 5 Acres
132-0-311-045	003-335	Oxnard Hero Project	SOCM I LLC		411,256	0	0	0	0	411,256	0	Parking Lot And Parking Garages
132-0-311-055	003-335	Oxnard Hero Project	SOCM I LLC	2766 SEAGLASS WAY	259,740	12,732,903	0	0	0	12,992,643	3,906,040	Motion Picture Theatre, Indoor
132-0-311-065	003-023	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	City Property
132-0-311-075	003-020	Oxnard Hero Project	OXNARD CITY OF	RIVERPARK BLVD	0	0	0	0	0	0	0	City Property
132-0-311-085	003-020	Oxnard Hero Project	SOCM I LLC	RIVERPARK BLVD	0	0	0	0	0	0	0	Commercial, Up To 5 Acres
132-0-311-095	003-313	Oxnard Hero Project	SOCM I LLC		0	0	0	0	0	0	0	Commercial, Up To 5 Acres
132-0-311-105	003-335	Oxnard Hero Project	SOCM I LLC	400 TOWN CENTER DR	649,355	19,226,070	0	0	0	19,875,425	0	Major Shopping Center
132-0-311-115	003-109	Oxnard Hero Project	SOCM I LLC		70,345	0	0	0	0	70,345	0	Commercial, Up To 5 Acres
132-0-311-125	003-335	Oxnard Hero Project	SOCM I LLC		54,112	0	0	0	0	54,112	0	Commercial, Up To 5 Acres
132-0-311-135	003-335	Oxnard Hero Project	SOCM I LLC	598 TOWN CENTER DR	81,169	3,172,877	0	0	0	3,254,046	1,568,100	Commercial, Up To 5 Acres
132-0-311-165	003-335	Oxnard Hero Project	SOCM I LLC		52,126	0	0	0	0	52,126	0	Major Shopping Center
132-0-311-175	003-335	Oxnard Hero Project	SOCM I LLC	N OXNARD BLVD	5,361,629	48,098,924	0	0	0	53,460,553	16,914,300	Major Shopping Center
132-0-311-185	003-335	Oxnard Hero Project	SOCM I LLC LESSOR	650 TOWN CENTER WAY	3,328,754	5,305,203	0	0	0	8,633,957	0	Major Shopping Center
132-0-311-195	003-335	Oxnard Hero Project	SOCM I LLC LESSOR	670 TOWN CENTER WAY	776,650	1,410,397	0	0	0	2,187,047	310,000	Financial Institution (Bank Or Savings And Loans)
132-0-320-025	003-335	Oxnard Hero Project	OXNARD CITY OF		0	0	0	0	0	0	0	Undedicated Or Private Street, Road Or Walkway
132-0-320-035	003-335	Oxnard Hero Project	PASEO SANTA CLARA ASSOC LP	295 RIVERPARK BLVD	1,281,618	3,954,558	0	83,900	5,320,076	0	0	Apartment, 10 Or More Units, Not Condominium
132-0-320-045	003-335	Oxnard Hero Project	PASEO DEL RIO ASSOC LP	287 RIVERPARK BLVD	1,359,176	3,600,158	0	223,900	5,067,681	115,553	0	Apartment, 10 Or More Units, Not Condominium
132-0-320-055	003-023	Oxnard Hero Project	PASEO DEL RIO ASSOC LP	287 RIVERPARK BLVD	466,019	1,393,606	0	0	1,816,296	43,329	0	Apartment, 10 Or More Units, Not Condominium
132-0-330-015	003-335	Oxnard Hero Project	BLACK BRIAN	361 RIVERPARK BLVD UNIT 104	113,903	113,901	0	0	0	227,804	0	Condominium, Townhouse, And Planned Development
132-0-330-025	003-335	Oxnard Hero Project	HERNANDEZ LUIS A	361 RIVERPARK BLVD UNIT 106	128,405	68,760	0	0	0	197,165	0	Condominium, Townhouse, And Planned Development
132-0-330-035	003-335	Oxnard Hero Project	SCHENCK JEREMY T	361 RIVERPARK BLVD UNIT 204	100,596	100,596	0	0	0	201,192	0	Condominium, Townhouse, And Planned Development
132-0-330-045	003-335	Oxnard Hero Project	EBDANE LUTHER M-AITA L I	361 RIVERPARK BLVD UNIT 205	134,520	72,442	0	0	0	206,962	0	Condominium, Townhouse, And Planned Development
132-0-330-055	003-335	Oxnard Hero Project	LOPEZ NORMA	361 RIVERPARK BLVD UNIT 206	158,379	85,541	0	0	0	243,920	0	Condominium, Townhouse, And Planned Development
132-0-330-065	003-335	Oxnard Hero Project	BARRAGAN STACY A L	361 RIVERPARK BLVD UNIT 201	73,770	73,769	0	0	0	147,539	0	Condominium, Townhouse, And Planned Development
132-0-330-075	003-335	Oxnard Hero Project	SOLTERO JOHAN	361 RIVERPARK BLVD UNIT 202	125,891	68,095	0	0	0	193,986	0	Condominium, Townhouse, And Planned Development
132-0-330-085	003-335	Oxnard Hero Project	GARCIA ROBERT A	361 RIVERPARK BLVD UNIT 203	141,627	76,152	0	0	0	217,779	0	Condominium, Townhouse, And Planned Development
132-0-330-095	003-335	Oxnard Hero Project	ESCOBEDO ALVARO	361 RIVERPARK BLVD UNIT 305	96,580	96,580	0	0	0	193,160	0	Condominium, Townhouse, And Planned Development
132-0-330-105	003-335	Oxnard Hero Project	OJEDA DANIEL-ANA	361 RIVERPARK BLVD UNIT 301	87,623	87,623	0	0	0	175,246	0	Condominium, Townhouse, And Planned Development
132-0-330-115	003-335	Oxnard Hero Project	LOPEZ CASSANDRA O	361 RIVERPARK BLVD UNIT 302	61,568	61,567	0	0	0	123,135	0	Condominium, Townhouse, And Planned Development

132-0-330-125	003-335	Oxnard Hero Project	LOMELI ELIZABETH	361 RIVERPARK BLVD UNIT 303	80,956	80,955	0	0	0	161,911	0 Condominium, Townhouse, And Planned Development
132-0-340-015	003-335	Oxnard Hero Project	MITCHELL ANGELA TRUST	359 RIVERPARK BLVD UNIT 104	111,423	111,423	0	0	0	222,846	0 Condominium, Townhouse, And Planned Development
132-0-340-025	003-335	Oxnard Hero Project	DIAZ SANDRA	359 RIVERPARK BLVD UNIT 106	97,081	97,080	0	0	0	194,161	0 Condominium, Townhouse, And Planned Development
132-0-340-035	003-335	Oxnard Hero Project	LOPEZ ESTEVAN	359 RIVERPARK BLVD UNIT 201	75,236	75,235	0	0	0	150,471	0 Condominium, Townhouse, And Planned Development
132-0-340-045	003-335	Oxnard Hero Project	AMBRIZ FERNANDO G	359 RIVERPARK BLVD UNIT 202	75,436	75,436	0	0	0	150,872	0 Condominium, Townhouse, And Planned Development
132-0-340-055	003-335	Oxnard Hero Project	NUNEZ MONICA M	359 RIVERPARK BLVD UNIT 203	84,265	84,263	0	0	0	168,528	0 Condominium, Townhouse, And Planned Development
132-0-340-065	003-335	Oxnard Hero Project	RAMIREZ ALVARO T	359 RIVERPARK BLVD UNIT 204	98,902	98,901	0	0	0	197,803	0 Condominium, Townhouse, And Planned Development
132-0-340-075	003-335	Oxnard Hero Project	BERNARDO BERNARDETTE S	359 RIVERPARK BLVD UNIT 205	92,399	92,398	0	0	0	184,797	0 Condominium, Townhouse, And Planned Development
132-0-340-085	003-335	Oxnard Hero Project	HERNANDEZ BERNICE S	359 RIVERPARK BLVD UNIT 206	93,958	93,958	0	0	0	187,916	0 Condominium, Townhouse, And Planned Development
132-0-340-095	003-335	Oxnard Hero Project	CALZADO ARISTEO M JR	359 RIVERPARK BLVD UNIT 301	104,022	104,020	0	0	0	208,042	0 Condominium, Townhouse, And Planned Development
132-0-340-105	003-335	Oxnard Hero Project	CAMACHO ERIC	359 RIVERPARK BLVD UNIT 302	48,369	72,375	0	0	0	120,744	0 Condominium, Townhouse, And Planned Development
132-0-340-115	003-335	Oxnard Hero Project	JASSO ALICIA R	359 RIVERPARK BLVD UNIT 303	72,294	109,914	0	0	0	182,208	0 Condominium, Townhouse, And Planned Development
132-0-340-125	003-335	Oxnard Hero Project	VALADEZ PEDRO-VALERIE M	359 RIVERPARK BLVD UNIT 305	113,903	113,901	0	0	0	227,804	0 Condominium, Townhouse, And Planned Development
132-0-350-015	003-335	Oxnard Hero Project	VALENZUELA ALBERT J	357 RIVERPARK BLVD UNIT 104	98,820	147,709	0	0	0	246,529	0 Condominium, Townhouse, And Planned Development
132-0-350-025	003-335	Oxnard Hero Project	CEJA SAMUEL V JR	357 RIVERPARK BLVD UNIT 106	78,535	117,626	0	0	0	196,161	0 Condominium, Townhouse, And Planned Development
132-0-350-035	003-335	Oxnard Hero Project	FRANCO-IZAGUIRRE JESSICA	357 RIVERPARK BLVD UNIT 204	109,562	109,562	0	0	0	219,124	0 Condominium, Townhouse, And Planned Development
132-0-350-045	003-335	Oxnard Hero Project	MOTA RAYMOND	357 RIVERPARK BLVD UNIT 205	95,180	143,126	0	0	0	238,306	0 Condominium, Townhouse, And Planned Development
132-0-350-055	003-335	Oxnard Hero Project	HERNANDEZ LAURENCE-ANGELA C	357 RIVERPARK BLVD UNIT 206	81,137	122,100	0	0	0	203,237	0 Condominium, Townhouse, And Planned Development
132-0-350-065	003-335	Oxnard Hero Project	GILDO ROBERTO L	357 RIVERPARK BLVD UNIT 201	64,492	96,302	0	0	0	160,794	0 Condominium, Townhouse, And Planned Development
132-0-350-075	003-335	Oxnard Hero Project	SARABIA ADOLFO O	357 RIVERPARK BLVD UNIT 202	58,771	88,417	0	0	0	147,188	0 Condominium, Townhouse, And Planned Development
132-0-350-085	003-335	Oxnard Hero Project	FLORES MARIA M M	357 RIVERPARK BLVD UNIT 203	47,849	72,323	0	0	0	120,172	0 Condominium, Townhouse, And Planned Development
132-0-350-095	003-335	Oxnard Hero Project	MANRIQUE FRANCISCO A M	357 RIVERPARK BLVD UNIT 305	97,260	146,150	0	0	0	243,410	0 Condominium, Townhouse, And Planned Development
132-0-350-105	003-335	Oxnard Hero Project	BRAVO ALVARO-CRISTINA	357 RIVERPARK BLVD UNIT 301	73,854	111,345	0	0	0	185,199	0 Condominium, Townhouse, And Planned Development
132-0-350-115	003-335	Oxnard Hero Project	CANO ANGEL B	357 RIVERPARK BLVD UNIT 302	69,173	104,050	0	0	0	173,223	0 Condominium, Townhouse, And Planned Development
132-0-350-125	003-335	Oxnard Hero Project	FIGUEROA LAURA	357 RIVERPARK BLVD UNIT 303	90,573	90,572	0	0	0	181,145	0 Condominium, Townhouse, And Planned Development
132-0-360-015	003-335	Oxnard Hero Project	CANO SAMUEL B-IMELDA L	355 RIVERPARK BLVD UNIT 104	108,341	108,340	0	0	0	216,681	0 Condominium, Townhouse, And Planned Development
132-0-360-025	003-335	Oxnard Hero Project	CRUZ STEPHANIE V	355 RIVERPARK BLVD UNIT 106	86,984	131,020	0	0	0	218,004	0 Condominium, Townhouse, And Planned Development
132-0-360-035	003-335	Oxnard Hero Project	FONSECA SYLVIA	355 RIVERPARK BLVD UNIT 201	82,841	124,260	0	0	0	207,101	0 Condominium, Townhouse, And Planned Development
132-0-360-045	003-335	Oxnard Hero Project	ANGELES JOSE V-BLANCA	355 RIVERPARK BLVD UNIT 202	66,272	99,408	0	0	0	165,680	0 Condominium, Townhouse, And Planned Development
132-0-360-055	003-335	Oxnard Hero Project	SOLIS MARIO A	355 RIVERPARK BLVD UNIT 203	71,968	107,720	0	0	0	179,688	0 Condominium, Townhouse, And Planned Development
132-0-360-065	003-335	Oxnard Hero Project	MENDOZA AGUSTIN E-LAURA P	355 RIVERPARK BLVD UNIT 204	74,557	111,345	0	0	0	185,902	0 Condominium, Townhouse, And Planned Development
132-0-360-075	003-335	Oxnard Hero Project	BROOKS DONALD J	355 RIVERPARK BLVD UNIT 205	96,822	145,490	0	0	0	242,312	0 Condominium, Townhouse, And Planned Development
132-0-360-085	003-335	Oxnard Hero Project	HERNANDEZ ARTURO	355 RIVERPARK BLVD UNIT 206	170,500	91,568	0	0	0	262,068	0 Condominium, Townhouse, And Planned Development
132-0-360-095	003-335	Oxnard Hero Project	TOLEDO JOSE A	355 RIVERPARK BLVD UNIT 301	82,841	124,262	0	0	0	207,103	0 Condominium, Townhouse, And Planned Development
132-0-360-105	003-335	Oxnard Hero Project	FLORES NICOLE S	355 RIVERPARK BLVD UNIT 302	81,806	122,190	0	0	0	203,996	0 Condominium, Townhouse, And Planned Development
132-0-360-115	003-335	Oxnard Hero Project	GONZALEZ ROCIO	355 RIVERPARK BLVD UNIT 303	82,841	124,260	0	0	0	207,101	0 Condominium, Townhouse, And Planned Development
132-0-360-125	003-335	Oxnard Hero Project	FLORES CECELIA	355 RIVERPARK BLVD UNIT 305	76,974	115,801	0	0	0	192,775	0 Condominium, Townhouse, And Planned Development
132-0-370-015	003-335	Oxnard Hero Project	WOLF STEPHEN-BARBARA L	353 RIVERPARK BLVD UNIT 104	98,374	147,043	0	0	0	245,417	0 Condominium, Townhouse, And Planned Development
132-0-370-025	003-335	Oxnard Hero Project	VELASCO SANDRA O	353 RIVERPARK BLVD UNIT 106	85,948	128,860	0	0	0	214,808	0 Condominium, Townhouse, And Planned Development
132-0-370-035	003-335	Oxnard Hero Project	DURAN ANGEL-CLARICIA	353 RIVERPARK BLVD UNIT 204	100,963	151,703	0	0	0	252,666	0 Condominium, Townhouse, And Planned Development
132-0-370-045	003-335	Oxnard Hero Project	LOZANO MIGUEL A	353 RIVERPARK BLVD UNIT 205	98,374	147,648	0	0	0	246,022	0 Condominium, Townhouse, And Planned Development
132-0-370-055	003-335	Oxnard Hero Project	VAHIDI DAVID K	353 RIVERPARK BLVD UNIT 206	98,893	148,596	0	0	0	247,489	0 Condominium, Townhouse, And Planned Development
132-0-370-065	003-335	Oxnard Hero Project	CHUA VANESSA	353 RIVERPARK BLVD UNIT 201	71,968	107,631	0	0	0	179,599	0 Condominium, Townhouse, And Planned Development
132-0-370-075	003-335	Oxnard Hero Project	HERNANDEZ HERMINIO	353 RIVERPARK BLVD UNIT 202	70,415	106,077	0	0	0	176,492	0 Condominium, Townhouse, And Planned Development
132-0-370-085	003-335	Oxnard Hero Project	DIGGS TONYA	353 RIVERPARK BLVD UNIT 203	78,182	116,922	0	0	0	195,104	0 Condominium, Townhouse, And Planned Development
132-0-370-095	003-335	Oxnard Hero Project	REGALADO WILLIAM G	353 RIVERPARK BLVD UNIT 305	88,019	131,966	0	0	0	219,985	0 Condominium, Townhouse, And Planned Development
132-0-370-105	003-335	Oxnard Hero Project	CASAS JOHN A	353 RIVERPARK BLVD UNIT 301	59,541	88,992	0	0	0	148,533	0 Condominium, Townhouse, And Planned Development
132-0-370-115	003-335	Oxnard Hero Project	MEDINA GILBERTO A	353 RIVERPARK BLVD UNIT 302	71,450	107,062	0	0	0	178,512	0 Condominium, Townhouse, And Planned Development
132-0-370-125	003-335	Oxnard Hero Project	URBINA ERIK I-DIANA	353 RIVERPARK BLVD UNIT 303	73,004	106,492	0	0	0	179,496	0 Condominium, Townhouse, And Planned Development
132-0-380-015	003-335	Oxnard Hero Project	BARAJAS VIVIAN	351 RIVERPARK BLVD UNIT 104	85,948	129,130	0	0	0	215,078	0 Condominium, Townhouse, And Planned Development
132-0-380-025	003-335	Oxnard Hero Project	AMBRIZ ALEXANDER	351 RIVERPARK BLVD UNIT 106	83,359	124,397	0	0	0	207,756	0 Condominium, Townhouse, And Planned Development
132-0-380-035	003-335	Oxnard Hero Project	DE PERIO HANZ M-JOY S	351 RIVERPARK BLVD UNIT 201	59,541	89,263	0	0	0	148,804	0 Condominium, Townhouse, And Planned Development
132-0-380-045	003-335	Oxnard Hero Project	MARTINEZ MANUEL D J	351 RIVERPARK BLVD UNIT 202	81,806	122,709	0	0	0	204,515	0 Condominium, Townhouse, And Planned Development
132-0-380-055	003-335	Oxnard Hero Project	BLASINGAME ALEXANDER J-JAMIE	351 RIVERPARK BLVD UNIT 203	89,055	133,582	0	0	0	222,637	0 Condominium, Townhouse, And Planned Development
132-0-380-065	003-335	Oxnard Hero Project	SUZARA MANNIX M	351 RIVERPARK BLVD UNIT 204	92,161	138,151	0	0	0	230,312	0 Condominium, Townhouse, And Planned Development
132-0-380-075	003-335	Oxnard Hero Project	SOTO EVAN R	351 RIVERPARK BLVD UNIT 205	77,663	116,704	0	0	0	194,367	0 Condominium, Townhouse, And Planned Development
132-0-380-085	003-335	Oxnard Hero Project	FIGUEROA ADAM G-SHELBY K	351 RIVERPARK BLVD UNIT 206	90,090	135,344	0	0	0	225,434	0 Condominium, Townhouse, And Planned Development
132-0-380-095	003-335	Oxnard Hero Project	WILLIAMS HANNAH E	351 RIVERPARK BLVD UNIT 301	68,861	103,754	0	0	0	172,615	0 Condominium, Townhouse, And Planned Development
132-0-380-105	003-335	Oxnard Hero Project	GUTIERREZ ELVIS	351 RIVERPARK BLVD UNIT 302	70,415	106,049	0	0	0	176,464	0 Condominium, Townhouse, And Planned Development
132-0-380-115	003-335	Oxnard Hero Project	GARCIA STACY C	351 RIVERPARK BLVD UNIT 303	71,968	107,902	0	0	0	179,870	0 Condominium, Townhouse, And Planned Development
132-0-380-125	003-335	Oxnard Hero Project	VARGAS ROSA I G	351 RIVERPARK BLVD UNIT 305	92,679	139,276	0	0	0	231,955	0 Condominium, Townhouse, And Planned Development
132-0-390-015	003-335	Oxnard Hero Project	LARIOS CARLOS A	323 RIVERPARK BLVD UNIT 104	136,689	73,489	0	0	0	210,178	0 Condominium, Townhouse, And Planned Development
132-0-390-025	003-335	Oxnard Hero Project	ROSARIO BLANCA E	323 RIVERPARK BLVD UNIT 106	88,019	132,370	0	0	0	220,389	0 Condominium, Townhouse, And Planned Development
132-0-390-035	003-335	Oxnard Hero Project	LUNA MARK A	323 RIVERPARK BLVD UNIT 204	103,034	154,809	0	0	0	257,843	0 Condominium, Townhouse, And Planned Development
132-0-390-045	003-335	Oxnard Hero Project	VARGAS SERGIO S	323 RIVERPARK BLVD UNIT 205	74,039	110,739	0	0	0	184,778	0 Condominium, Townhouse, And Planned Development
132-0-390-055	003-335	Oxnard Hero Project	JACKSON KENDRA T	323 RIVERPARK BLVD UNIT 206	89,055	133,055	0	0	0	222,110	0 Condominium, Townhouse, And Planned Development
132-0-390-065	003-335	Oxnard Hero Project	GRANADOS ERNEST	323 RIVERPARK BLVD UNIT 201	76,628	114,570	0	0	0	191,198	0 Condominium, Townhouse, And Planned Development
132-0-390-075	003-335	Oxnard Hero Project	LOPEZ SUSAN C	323 RIVERPARK BLVD UNIT 202	56,434	84,623	0	0	0	141,057	0 Condominium, Townhouse, And Planned Development
132-0-390-085	003-335	Oxnard Hero Project	SIMENTAL LUCIO A-VIRGINIA C	323 RIVERPARK BLVD UNIT 203	68,861	102,956	0	0	0	171,817	0 Condominium, Townhouse, And Planned Development
132-0-390-095	003-335	Oxnard Hero Project	RODRIGUEZ SERGIO	323 RIVERPARK BLVD UNIT 305	161,024	86,465	0	0	0	247,489	0 Condominium, Townhouse, And Planned Development
132-0-390-105	003-335	Oxnard Hero Project	DELGADO LILIANA T	323 RIVERPARK BLVD UNIT 301	71,968	107,631	0	0	0	179,599	0 Condominium, Townhouse, And Planned Development
132-0-390-115	003-335	Oxnard Hero Project	QUALLS AARON J	323 RIVERPARK BLVD UNIT 302	67,308	100,383	0	0	0	167,691	0 Condominium, Townhouse, And Planned Development
132-0-390-125	003-335	Oxnard Hero Project	DREW KIMBERLY D	323 RIVERPARK BLVD UNIT 303	141,349	76,109	0	0	0	217,458	0 Condominium, Townhouse, And Planned Development
132-0-400-015	003-335	Oxnard Hero Project	TRUJILLO JORGE	321 RIVERPARK BLVD UNIT 104	86,984	130,931	0	0	0	217,915	0 Condominium, Townhouse, And Planned Development
132-0-400-025	003-335	Oxnard Hero Project	SANTANA JOSE A II	321 RIVERPARK BLVD UNIT 106	92,679	139,428	0	0	0	232,107	0 Condominium, Townhouse, And Planned Development
132-0-400-035	003-335	Oxnard Hero Project	JAFFEE NAHID C	321 RIVERPARK BLVD UNIT 201	120,638	64,945	0	0	0	185,583	0 Condominium, Townhouse, And Planned Development
132-0-400-045	003-335	Oxnard Hero Project	DOWDY JAMAL D AND CRYSTAL A	321 RIVERPARK BLVD UNIT 202	108,211	57,955	0	0	0	166,166	0 Condominium, Townhouse, And Planned Development

132-0-400-055	003-335	Oxnard Hero Project	JOHNSON LANISHA N	321 RIVERPARK BLVD UNIT 203	99,928	53,815	0	0	0	153,743	0	Condominium, Townhouse, And Planned Development
132-0-400-065	003-335	Oxnard Hero Project	MADRIGAL FLORENTINO O	321 RIVERPARK BLVD UNIT 204	136,171	73,488	0	0	0	209,659	0	Condominium, Townhouse, And Planned Development
132-0-400-075	003-335	Oxnard Hero Project	BUSTILLOS MARCELINO J	321 RIVERPARK BLVD UNIT 205	128,405	69,037	0	0	0	197,442	0	Condominium, Townhouse, And Planned Development
132-0-400-085	003-335	Oxnard Hero Project	CAMARILLO JAIME	321 RIVERPARK BLVD UNIT 206	152,222	81,630	0	0	0	233,852	0	Condominium, Townhouse, And Planned Development
132-0-400-095	003-335	Oxnard Hero Project	CHAVEZ SONIA	321 RIVERPARK BLVD UNIT 301	121,156	65,250	0	0	0	186,406	0	Condominium, Townhouse, And Planned Development
132-0-400-105	003-335	Oxnard Hero Project	JOHNSON HOLLY F	321 RIVERPARK BLVD UNIT 302	113,389	61,063	0	0	0	174,452	0	Condominium, Townhouse, And Planned Development
132-0-400-115	003-335	Oxnard Hero Project	RAMOS VANESSA G	321 RIVERPARK BLVD UNIT 303	117,014	62,616	0	0	0	179,630	0	Condominium, Townhouse, And Planned Development
132-0-400-125	003-335	Oxnard Hero Project	ALVARADO EZEQUIEL	321 RIVERPARK BLVD UNIT 305	161,024	86,465	0	0	0	247,489	0	Condominium, Townhouse, And Planned Development
132-0-410-015	003-335	Oxnard Hero Project	LAWRENCE STEVEN-NICEL B	319 RIVERPARK BLVD UNIT 104	125,816	67,520	0	0	0	193,336	0	Condominium, Townhouse, And Planned Development
132-0-410-025	003-335	Oxnard Hero Project	KOO NANCY S	319 RIVERPARK BLVD UNIT 106	159,470	85,947	0	0	0	245,417	0	Condominium, Townhouse, And Planned Development
132-0-410-035	003-335	Oxnard Hero Project	CABILDO JANICE M D	319 RIVERPARK BLVD UNIT 204	154,811	83,149	0	0	0	237,960	0	Condominium, Townhouse, And Planned Development
132-0-410-045	003-335	Oxnard Hero Project	DOMINGUEZ WALDO O M	319 RIVERPARK BLVD UNIT 205	136,171	73,370	0	0	0	209,541	0	Condominium, Townhouse, And Planned Development
132-0-410-055	003-335	Oxnard Hero Project	NEVAREZ ERNIE M-ANGELICA M	319 RIVERPARK BLVD UNIT 206	146,009	78,514	0	0	0	224,523	0	Condominium, Townhouse, And Planned Development
132-0-410-065	003-335	Oxnard Hero Project	ELENES ISABEL B	319 RIVERPARK BLVD UNIT 201	132,547	70,987	0	0	0	203,534	0	Condominium, Townhouse, And Planned Development
132-0-410-075	003-335	Oxnard Hero Project	STILLEY MIKE W	319 RIVERPARK BLVD UNIT 202	136,171	73,003	0	0	0	209,174	0	Condominium, Townhouse, And Planned Development
132-0-410-085	003-335	Oxnard Hero Project	CHAVEZ LETICIA T	319 RIVERPARK BLVD UNIT 203	144,456	78,181	0	0	0	222,637	0	Condominium, Townhouse, And Planned Development
132-0-410-095	003-335	Oxnard Hero Project	RIVERA PAULA M	319 RIVERPARK BLVD UNIT 305	138,243	74,612	0	0	0	212,855	0	Condominium, Townhouse, And Planned Development
132-0-410-105	003-335	Oxnard Hero Project	POESCHL DELIA	319 RIVERPARK BLVD UNIT 301	119,603	64,498	0	0	0	184,101	0	Condominium, Townhouse, And Planned Development
132-0-410-115	003-335	Oxnard Hero Project	RODRIGUEZ CHRISTIAN	319 RIVERPARK BLVD UNIT 302	96,822	52,350	0	0	0	149,172	0	Condominium, Townhouse, And Planned Development
132-0-410-125	003-335	Oxnard Hero Project	TAVERA LUIS E Z	319 RIVERPARK BLVD UNIT 303	141,349	76,109	0	0	0	217,458	0	Condominium, Townhouse, And Planned Development
132-0-430-015	003-335	Oxnard Hero Project	ZAMORA JESUS M	317 RIVERPARK BLVD UNIT 104	142,384	76,391	0	0	0	218,775	0	Condominium, Townhouse, And Planned Development
132-0-430-025	003-335	Oxnard Hero Project	CERVANTES LEONARD D	317 RIVERPARK BLVD UNIT 106	159,470	85,947	0	0	0	245,417	0	Condominium, Townhouse, And Planned Development
132-0-430-035	003-335	Oxnard Hero Project	GONZALEZ RAQUEL	317 RIVERPARK BLVD UNIT 204	123,745	67,006	0	0	0	190,751	0	Condominium, Townhouse, And Planned Development
132-0-430-045	003-335	Oxnard Hero Project	DERUEDA BRADLEY L-TARA L	317 RIVERPARK BLVD UNIT 205	164,131	88,536	0	0	0	252,667	0	Condominium, Townhouse, And Planned Development
132-0-430-055	003-335	Oxnard Hero Project	TEJANO EDGARDO F JR	317 RIVERPARK BLVD UNIT 206	126,333	68,035	0	0	0	194,368	0	Condominium, Townhouse, And Planned Development
132-0-430-065	003-335	Oxnard Hero Project	MARIN DIANE	317 RIVERPARK BLVD UNIT 201	126,333	67,792	0	0	0	194,125	0	Condominium, Townhouse, And Planned Development
132-0-430-075	003-335	Oxnard Hero Project	GONZALEZ SUSANA	317 RIVERPARK BLVD UNIT 202	111,318	59,853	0	0	0	171,171	0	Condominium, Townhouse, And Planned Development
132-0-430-085	003-335	Oxnard Hero Project	YUMOL DOLLY M	317 RIVERPARK BLVD UNIT 203	101,482	54,573	0	0	0	156,055	0	Condominium, Townhouse, And Planned Development
132-0-430-095	003-335	Oxnard Hero Project	GARCIA MATTHEW M	317 RIVERPARK BLVD UNIT 305	161,024	86,465	0	0	0	247,489	0	Condominium, Townhouse, And Planned Development
132-0-430-105	003-335	Oxnard Hero Project	LEFKOVITS MATTHEW S	317 RIVERPARK BLVD UNIT 301	141,349	76,109	0	0	0	217,458	0	Condominium, Townhouse, And Planned Development
132-0-430-115	003-335	Oxnard Hero Project	REYES ROBERTO V	317 RIVERPARK BLVD UNIT 302	113,907	61,580	0	0	0	175,487	0	Condominium, Townhouse, And Planned Development
132-0-430-125	003-335	Oxnard Hero Project	VALENCIA GLORIA A	317 RIVERPARK BLVD UNIT 303	122,192	65,459	0	0	0	187,651	0	Condominium, Townhouse, And Planned Development
132-0-440-015	003-335	Oxnard Hero Project	MARTINEZ MARIA Z	315 RIVERPARK BLVD UNIT 104	101,482	116,735	0	0	0	218,217	0	Condominium, Townhouse, And Planned Development
132-0-440-025	003-335	Oxnard Hero Project	GANDIA JOJI D	315 RIVERPARK BLVD UNIT 106	156,348	84,263	0	0	0	240,611	0	Condominium, Townhouse, And Planned Development
132-0-440-035	003-335	Oxnard Hero Project	ALFARO UBALDO	315 RIVERPARK BLVD UNIT 201	131,511	70,942	0	0	0	202,453	0	Condominium, Townhouse, And Planned Development
132-0-440-045	003-335	Oxnard Hero Project	ROUZAN CHERON M	315 RIVERPARK BLVD UNIT 202	129,952	69,747	0	0	0	199,699	0	Condominium, Townhouse, And Planned Development
132-0-440-055	003-335	Oxnard Hero Project	MARIN RODRIGO I	315 RIVERPARK BLVD UNIT 203	125,298	67,564	0	0	0	192,862	0	Condominium, Townhouse, And Planned Development
132-0-440-065	003-335	Oxnard Hero Project	FLAMINIANO MICHAEL M-MARITES	315 RIVERPARK BLVD UNIT 204	147,718	79,900	0	0	0	227,618	0	Condominium, Townhouse, And Planned Development
132-0-440-075	003-335	Oxnard Hero Project	MACIAS ELIDIA	315 RIVERPARK BLVD UNIT 205	150,764	80,974	0	0	0	231,738	0	Condominium, Townhouse, And Planned Development
132-0-440-085	003-335	Oxnard Hero Project	PEREZ LOUIE H	315 RIVERPARK BLVD UNIT 206	150,670	81,287	0	0	0	231,957	0	Condominium, Townhouse, And Planned Development
132-0-440-095	003-335	Oxnard Hero Project	DEL RIO BENEDICTO L	315 RIVERPARK BLVD UNIT 301	127,370	68,849	0	0	0	196,219	0	Condominium, Townhouse, And Planned Development
132-0-440-105	003-335	Oxnard Hero Project	ANDERSEN JOAN J	315 RIVERPARK BLVD UNIT 302	98,479	53,161	0	0	0	151,640	0	Condominium, Townhouse, And Planned Development
132-0-440-115	003-335	Oxnard Hero Project	RASTAETTER DEVIN B-REESA M	315 RIVERPARK BLVD UNIT 303	126,333	68,239	0	0	0	194,572	0	Condominium, Townhouse, And Planned Development
132-0-440-125	003-335	Oxnard Hero Project	MEDINA RICHARD B	315 RIVERPARK BLVD UNIT 305	130,994	70,861	0	0	0	201,855	0	Condominium, Townhouse, And Planned Development
132-0-450-015	003-335	Oxnard Hero Project	ERB FLORENCE A	313 RIVERPARK BLVD UNIT 104	162,947	87,813	0	0	0	250,760	0	Condominium, Townhouse, And Planned Development
132-0-450-025	003-335	Oxnard Hero Project	GALVAN ISRAEL O	313 RIVERPARK BLVD UNIT 106	122,337	66,258	0	0	0	188,595	0	Condominium, Townhouse, And Planned Development
132-0-450-035	003-335	Oxnard Hero Project	NAVARRO ROBERT-MAYRA A	313 RIVERPARK BLVD UNIT 204	155,333	83,582	0	0	0	238,915	0	Condominium, Townhouse, And Planned Development
132-0-450-045	003-335	Oxnard Hero Project	SANTIAGO MICHAEL C-EMMA A	313 RIVERPARK BLVD UNIT 205	154,318	83,248	0	0	0	237,566	0	Condominium, Townhouse, And Planned Development
132-0-450-055	003-335	Oxnard Hero Project	ESPINOSA JOSE L-FATIMA	313 RIVERPARK BLVD UNIT 206	157,871	84,771	0	0	0	242,642	0	Condominium, Townhouse, And Planned Development
132-0-450-065	003-335	Oxnard Hero Project	PIERCE MICHAEL N	313 RIVERPARK BLVD UNIT 201	117,769	63,718	0	0	0	181,487	0	Condominium, Townhouse, And Planned Development
132-0-450-075	003-335	Oxnard Hero Project	DOMINGUEZ JESSICA M	313 RIVERPARK BLVD UNIT 202	97,971	53,059	0	0	0	151,030	0	Condominium, Townhouse, And Planned Development
132-0-450-085	003-335	Oxnard Hero Project	DELGADO FATIMA L	313 RIVERPARK BLVD UNIT 203	122,337	65,851	0	0	0	188,188	0	Condominium, Townhouse, And Planned Development
132-0-450-095	003-335	Oxnard Hero Project	ALVISO JOSEPH M JR	313 RIVERPARK BLVD UNIT 305	136,551	73,741	0	0	0	210,292	0	Condominium, Townhouse, And Planned Development
132-0-450-105	003-335	Oxnard Hero Project	GARCIA SUSAN G	313 RIVERPARK BLVD UNIT 301	104,063	56,105	0	0	0	160,168	0	Condominium, Townhouse, And Planned Development
132-0-450-115	003-335	Oxnard Hero Project	SALAS DENISE N	313 RIVERPARK BLVD UNIT 302	116,500	62,787	0	0	0	179,287	0	Condominium, Townhouse, And Planned Development
132-0-450-125	003-335	Oxnard Hero Project	GAMEZ RUDOLPH A-PATRICIA M	313 RIVERPARK BLVD UNIT 303	133,505	71,573	0	0	0	205,078	0	Condominium, Townhouse, And Planned Development
132-0-460-015	003-335	Oxnard Hero Project	GONZALEZ BALDOMER AND CRISTINA	311 RIVERPARK BLVD UNIT 104	162,947	87,818	0	0	0	250,765	0	Condominium, Townhouse, And Planned Development
132-0-460-025	003-335	Oxnard Hero Project	NOVETTI DENISE L	311 RIVERPARK BLVD UNIT 106	162,947	87,817	0	0	0	250,764	0	Condominium, Townhouse, And Planned Development
132-0-460-035	003-335	Oxnard Hero Project	PETERSEN JOSHUA M-LISA F Y	311 RIVERPARK BLVD UNIT 201	129,444	69,655	0	0	0	199,099	0	Condominium, Townhouse, And Planned Development
132-0-460-045	003-335	Oxnard Hero Project	HAYWOOD MIZELLA D	311 RIVERPARK BLVD UNIT 202	100,509	53,760	0	0	0	154,269	0	Condominium, Townhouse, And Planned Development
132-0-460-055	003-335	Oxnard Hero Project	PEREZ MICHAEL A	311 RIVERPARK BLVD UNIT 203	141,627	76,649	0	0	0	218,276	0	Condominium, Townhouse, And Planned Development
132-0-460-065	003-335	Oxnard Hero Project	FERNANDEZ YOLANDA V	311 RIVERPARK BLVD UNIT 204	124,368	67,273	0	0	0	191,641	0	Condominium, Townhouse, And Planned Development
132-0-460-075	003-335	Oxnard Hero Project	LOPEZ FERNANDO A-CRISTINA	311 RIVERPARK BLVD UNIT 205	127,921	68,764	0	0	0	196,685	0	Condominium, Townhouse, And Planned Development
132-0-460-085	003-335	Oxnard Hero Project	TOOHEY DAVID R	311 RIVERPARK BLVD UNIT 206	150,257	80,979	0	0	0	231,236	0	Condominium, Townhouse, And Planned Development
132-0-460-095	003-335	Oxnard Hero Project	LUBERTO JOSEPH A	311 RIVERPARK BLVD UNIT 301	114,723	61,688	0	0	0	176,411	0	Condominium, Townhouse, And Planned Development
132-0-460-105	003-335	Oxnard Hero Project	DE LA TORRE LETICIA	311 RIVERPARK BLVD UNIT 302	96,448	51,796	0	0	0	148,244	0	Condominium, Townhouse, And Planned Development
132-0-460-115	003-335	Oxnard Hero Project	ACEVES ADOLFO B	311 RIVERPARK BLVD UNIT 303	104,570	55,984	0	0	0	160,554	0	Condominium, Townhouse, And Planned Development
132-0-460-125	003-335	Oxnard Hero Project	PATEL SARFAZ A	311 RIVERPARK BLVD UNIT 305	136,551	73,258	0	0	0	209,809	0	Condominium, Townhouse, And Planned Development
	756											
					207,475,458	387,843,874	680,000	2,425,230	12,714,093	585,710,469	23,476,740	
										585,710,469		

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Info/Consent AGENDA ITEM NO.: 5

DATE: September 11, 2018

TO: City Council

FROM: Rosemarie Gaglione
Public Works Director

SUBJECT: Award Agreement to Garcia's Landscaping Maintenance, Inc. for On-Call Irrigation System Repairs and Maintenance

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

RECOMMENDATION:

That City Council award and authorize the Mayor to execute a three-year agreement with Garcia's Landscaping Maintenance, Inc. for an amount up to $750,000 for on-call landscape irrigation system repairs and maintenance services.

BACKGROUND

The Special Assessment Districts Division of the Public Works Department manages landscape maintenance districts (LMDs), community facilities districts (CFDs) and waterways districts located within the City of Oxnard. Within each district, there are designated work items that are covered by the special assessment tax levied on residents each year. Many districts' work items include the maintenance and repair of irrigation systems, including sprinkler heads, timers, anti-backflow devices and other irrigation related items. In FY 17-18, approximately $100,000 was spent on irrigation repairs throughout the districts due to the age of equipment and to replace equipment to increase efficiency or damaged due to vandalism.

The Project

The proposed agreement for on-call landscape irrigation system repairs and maintenance services is a three-year agreement for a not to exceed amount of $750,000. This includes furnishing all

necessary labor, materials, equipment and other incidental and appurtenant work to provide on-call repair and maintenance services for landscape irrigation systems within the LMDs and CFDs. Maps are attached that show the locations for the proposed work within the LMD and CFD areas. All work under this agreement will be by task orders issued by a District project manager prior to starting any work.

Lowest Responsive Bid

The notice inviting formal bids (NIFB) on the Project was published on June 7, 2018, and all bids were due on June 26, 2018. The City received one bid for this project from Garcia's Landscaping Maintenance, Inc., and its bid is broken down below:

Description of Services	Rate
Hourly rate for Mondays through Fridays anytime from 8:00 am to 5:00 pm	$60/hr
Hourly rate for Mondays through Fridays anytime from 5:01 pm to 7:59 am, Saturdays, Sundays and holidays (non-urgent response time)	$75/hr
Hourly rate for Mondays through Fridays anytime from 5:01 pm to 7:59 am, Saturdays, Sundays and holidays (maximum 4-hour response)	$75/hr

Garcia's Landscaping Maintenance, Inc.'s bid is responsive to the City's NIFB. Following this determination, procurement staff reviewed all documentation received from the contractor, verified possession of required currently valid licenses, reviewed the federal Occupational Safety and Health Administration (OSHA) website for safety violations, and verified registration with the California Department of Industrial Relations (DIR). Staff has no reason at this time to believe that either the contractor or its subcontractor is not legally responsible.

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

Sufficient funds are included in the FY18-19 operating budget of the Landscape Maintenance Districts (LMDs) and Community Facility Districts (CFDs) for this agreement, and all work will be performed through task orders based on funding availability with District staff's prior review and approval.

ATTACHMENTS:

Attachment A: District Area Maps

Attachment B: Agreement A-8090 wth GARCIAS LANDSCAPE

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 3 (River Ridge)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 500 1,000 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

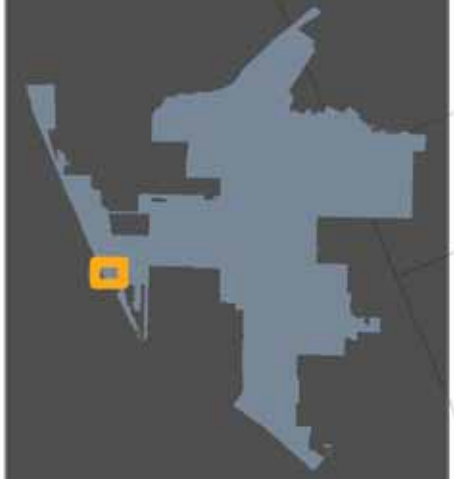
Page 1 of 2

Detention Basin - None
Hardscape - 18,144 sq. ft.
Landscape - 25,722 sq. ft.
Median - 9,501 sq. ft
Park – None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

MAD No. 4
(Mandalay Beach/Colony/Hotel)



Median - 2,901 sq. ft.
Parking Lot - 61,773 sq. ft.
Sidewalk - 34,024 sq. ft.
Planters - 173,952 sq. ft.
Sand Dune- 508,008 sq. ft.
Turf - 107,847 sq. ft.

inate System: NAD 1983 StatePlane California
405 Feet

ed by NBS - March 2017

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 10 (Country Club Estates)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 220 440 Feet

ordinate System: NAD 1983 StatePlane California
PS 0405 Feet

urce: City of Oxnard & Ventura County

pared by NBS - January 2017

Page 1 of 2

MUIRFIELD DR
RIVER RIDGE RD
OAK HILL CI
LA QUINTA LN
NASSAU DR
N VENTURA RD
KEMPER LAKES CT
HOLLY AV
RIDGE TL
CARMEN WY
RHONDA ST
PATRICIA ST
PAMELA ST
OLGA ST
AL WY
BEVRA AV
EASTRIDGE LP

Detention Basin - None
Hardscape- 2,475 sq. ft.
Landscape - 1,501 sq. ft.
Median - 1,108 sq. ft
Park - None
Traffic Circle- None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 11 (St. Tropez)

DETENTION BASIN
HARDSCAPE
LANDSCAPE
MEDIAN
PARK
TRAFFIC CIRCLE
DISTRICT BOUNDARY
CITY BOUNDARY

N
W E
S

0 250 500 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

HONEYSUCKLE DR
BUCKAROO AV
WINCHESTER AV
SADDLE AV
RAILROAD RR
N H ST
GRAPEVINE DR
DOGWOOD DR
ROSEBUD DR
JACARANDA DR

Detention Basin - NONE
Hardscape - 11,674 SQ. FT.
Landscape - 20,680 SQ. FT.
Median - NONE
Park- NONE
Traffic Circle - NONE

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 12 (Standard Pacific)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 380 760 Feet

Coordinate System: NAD 1983 StatePlane California FIPS 0405 Feet

Source: City of Oxnard & Ventura County

Prepared by NBS - January 2017 Page 1 of 2

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 13 (Le Village)

DETENTION BASIN
HARDSCAPE
LANDSCAPE
MEDIAN
PARK
TRAFFIC CIRCLE
DISTRICT BOUNDARY
CITY BOUNDARY

N
W E
S

0 265 530 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

TWINOAK DR
QUAIL RUN WY
N VENTURA RD
OTTER CREEK LN
LARKHAVEN LN
OSTRICH HILL RD
MEADOWLARK LN
LOBELIA DR
NIGHTINGALE PL
W VINEYARD AV
KUMQUAT PL
MUIRFIELD DR

Detention Basin - None
Hardscape - 11,265 sq. ft.
Landscape - 13,816 sq. ft.
Median - 689 sq. ft
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 14 (California Cove)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 445 890 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

Detention Basin - None
Hardscape - 24,014 sq. ft.
Landscape - 52,077 sq. ft.
Median - None
Park - None
Traffic Circle - 5,318 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 16 (California Lighthouse)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 175 350 Feet

dinate System: NAD 1983 StatePlane California
0405 Feet

ce: City of Oxnard & Ventura County

ared by NBS - January 2017 Page 1 of 2

Detention Basin - None
Hardscape - 19,999 sq. ft.
Landscape - 41,221 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 23 (Greystone)

TREES

DISTRICT BOUNDARY

CITY BOUNDARY

0 220 440 Feet

ordinate System: NAD 1983 StatePlane California
PS 0405 Feet

urce: City of Oxnard & Ventura County

pared by NBS - January 2017

Page 1 of 2

WOODSIDE PL

UPPER BAY DR

TIMBER CREEK TL

N H ST

KENTIA ST

ROSEBUD DR

JACARANDA DR

QUAIL RUN WY

LARKHAVEN LN

Detention Basin - None
Hardscape - 5,694 sq. ft.
Landscape - 5,873 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 24 (Vineyards)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 220 440 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Page 1 of 2

TIMBER CREEK TL
KENTIA ST
ROSEBUD DR
JACARANDA DR
JACARANDA DR
QUAIL RUN WY
LARKHAVEN LN
ORION WY
N H ST
NIGHTINGALE PL
W VINEYARD AV

Detention Basin - None
Hardscape - 10,882 sq. ft.
Landscape - 9,633 sq. ft.
Median - 1,733 sq. ft.
Park - None
Traffic Circle - 572 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 25 (Pointe)

DETENTION BASIN
HARDSCAPE
LANDSCAPE
MEDIAN
PARK
TRAFFIC CIRCLE
DISTRICT BOUNDARY
CITY BOUNDARY

0 375 750 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - None
Hardscape - 4,552 sq. ft.
Landscape - 16,540 sq. ft.
Median - 4,282 sq. ft.
Park - None
Traffic Circle - None

EXHIBIT E

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 27 (Rose Island)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 110 220 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

Detention Basin - None
Hardscape - 7,461 sq. ft.
Landscape - 19,997 sq. ft.
Median - None
Park - None
Traffic Circle - One

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 28 (Harborside)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 287.5 575 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

STANFORD AV
LAFAYETTE DR
EMPRESA LN
N OXNARD BL
GRANDE ST
GALANTE WY
FIRENZE ST
ELENA WY
AVILA PL
DOMAR PL
ENTRADA DR
BAHIA DR
RAILROAD RR
INDIANA DR
BOLSA WY
CORTO TL
DEL AMO WY
ALISO PL
E GONZALES RD

Detention Basin - None
Hardscape - 12,571 sq. ft.
Landscape - 40,277 sq. ft.
Median - 3,200 sq. ft.
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 30 (Haas Automation)

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - None
Hardscape - 21,526 sq. ft.
Landscape - 47,230 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 31 (Rancho De La Rosa)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 175 350 700 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - 45,178 sq. ft.
Hardscape - 8,302 sq. ft.
Landscape - 73,496 sq. ft.
Median - none
Park - none
Traffic Circle - none

CITY OF OXNARD

Map of Authorized Improvements

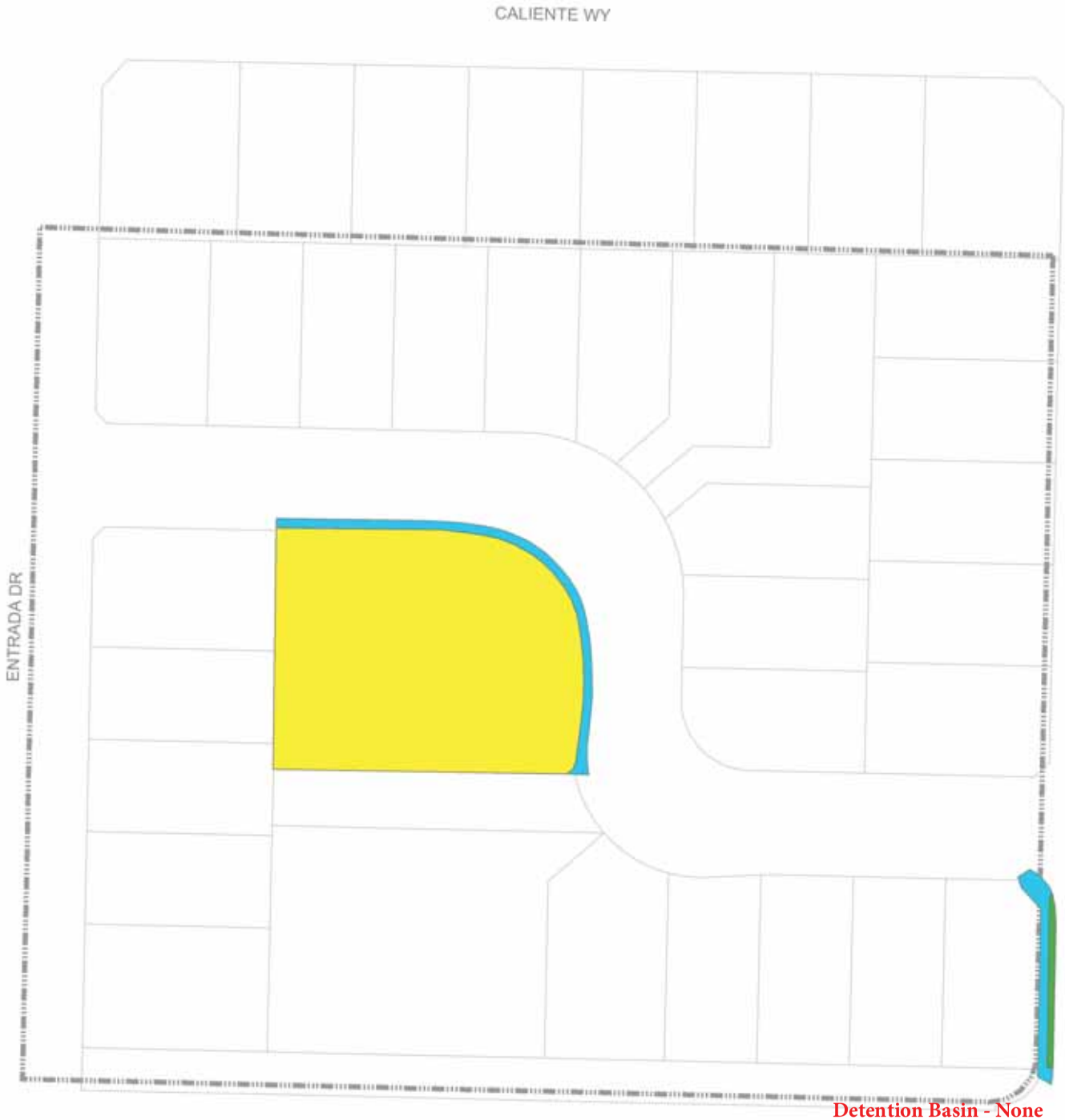
LMD No. 32 (Oak Park)

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Page 1 of 2



Detention Basin - None
Hardscape - 2,066 sq. ft.
Landscape - 325 sq. ft.
Median - None
Park - 20,772 sq. ft.
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 33 (El Paseo)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 50 100 200 300 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

JACINTO DR
LUCERO ST
LOMBARD ST
CORTE BAYA VISTA
PASEO ISLA
KOHALA ST
PASEO HACIENDA
PASEO MARGARITA
PASEO NOGALES
PASEO ORTEGA
ELEGANTE DR
CAMINO DEL SOL

Note: LMD No. 33 responsible for a portion of Kohala Street Basin

Detention Basin - 24,876 sq. ft.
Hardscape - 2,266 sq. ft.
Landscape - 1,658 sq. ft.
Median - none
Park - none
Traffic Circle - none

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 34
(Sunrise Pointe & Sunset Cove)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 150 300 600 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

PAJARO ST
OCASO PL
GIBRALTER ST
MILAGRO PL
AVENIDA CLASSICA
PASEO LAS NUBES
CORTE PRIMAVERA ST
LUCERO ST
LOMBARD ST
PASEO ORTEGA
LATIGO AV
KOHALA ST
PASEO BRISAS LINDAS
CALLE CIELITO
JACINTO DR
CORTE BAYA VISTA
GRAVES AV
PASEO ISLA
INEZ DR
VIA BRISAS
FESTIVO ST
CALLE VISTA VERDE
GALERITA ST
ISELA ST
PASEO LINDO
PASEO MARGARITA
PASEO NOGALES
CORTE VALDEZ
CALLE LAGUNA
ELEGANTE DR
AVENIDA DEL DIA
DEL REY PL
PASEO ELEGANTE
CORTE JANA
CAMINO DEL SOL

Detention Basin - 37,541 sq. ft.
Hardscape - 5,823 sq. ft.
Landscape - 11,627 sq. ft.
Median - none
Park - none
Traffic Circle - 423 sq. ft.

Note: LMD No. 33 responsible for a portion of Kohala Street Basin

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 36 (VillaSanta Cruz & Villa Carmel)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 175 350 700 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - 64,885 sq. ft.
Hardscape - 27,185 sq. ft.
Landscape - 126,327 sq. ft.
Median - none
Park - none
Traffic Circle - 1,362 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 37 (Pacific Breeze)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 155 310 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

AL WY

W 7TH ST

LAGOON LN

PONTOON WY

PIVOT POINT WY

NOONTIDE WY

NAVIGATOR WY

S VENTURA RD

RIALTO ST

MAINSAIL LN

NAUTICAL WY

OYSTER PL

Detention Basin - None
Hardscape - 5,648 sq. ft.
Landscape - 9,707 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 38 (Aldea Del Mar)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 100 200 400 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - 40,390 sq. ft.
Harscape - 9,889 sq. ft.
Landscape - 36,147 sq. ft.
Median - none
Park - none
Traffic circle - 525 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 39 (Promesa/Sueno and DR Horton/Seawinds)

DETENTION BASIN
HARDSCAPE
LANDSCAPE
MEDIAN
PARK
TRAFFIC CIRCLE
DISTRICT BOUNDARY
CITY BOUNDARY

N
W E
S

0 355 710 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Page 1 of 2

MARTIN LUTHER KING J DR
DOMINGO PL
EVITA PL
FUENTE DR
GRACIA DR
HACIENDA DR
INCA DR
INDIO DR
PIEDRA WY
JUANITA AV
NAVITO WY
MORADO PL
LIBRE ST
ENTRADA DR
BELLEZA DR
CARINA DR
DICHA DR
JUEGO ST
JOYA ST
FRESCA DR
GITANO DR
RAILROAD RR

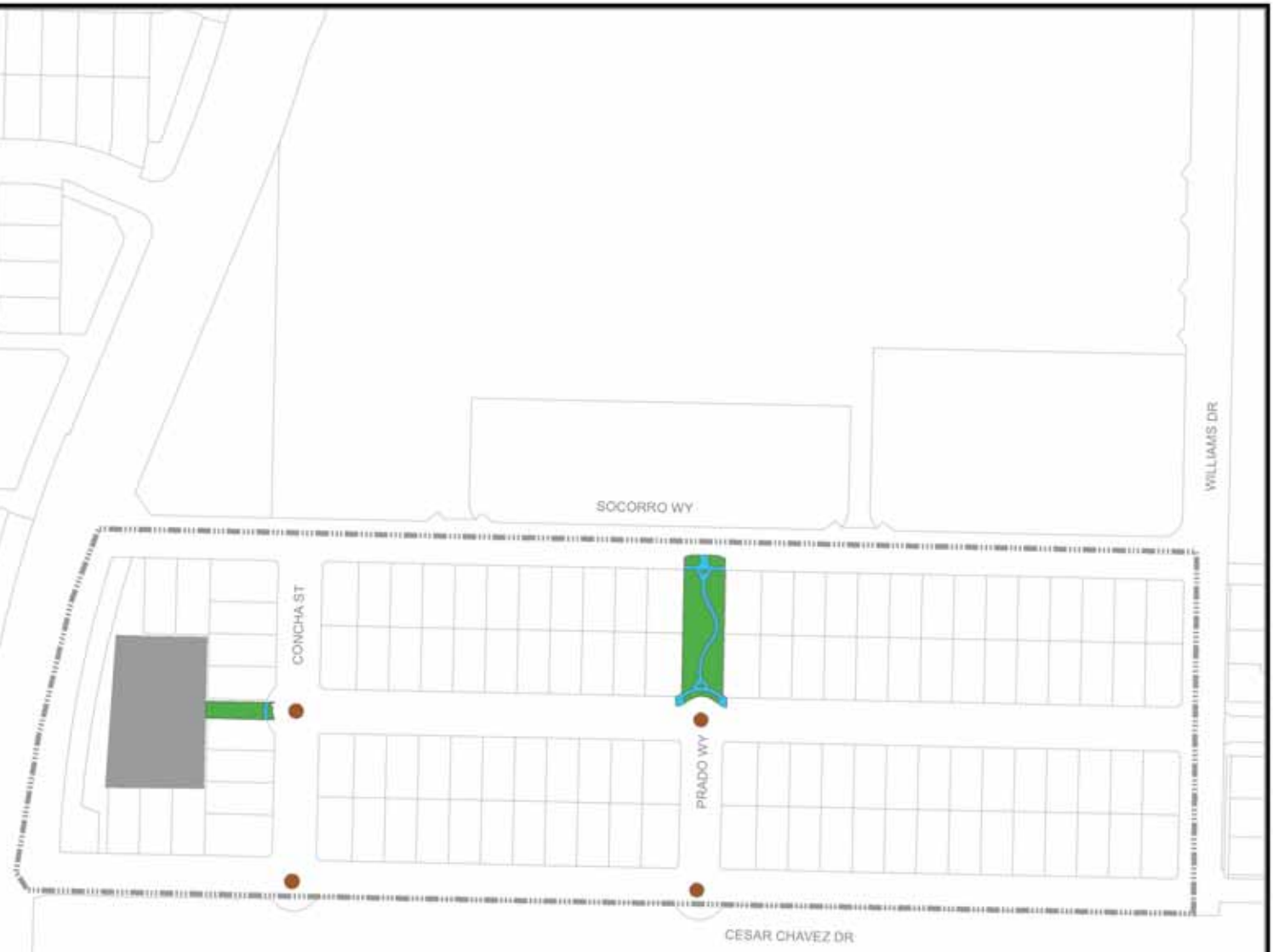
Detention Basin - 52,745 sq. ft.
Hardscape - 23,359 sq. ft.
Landscape - 88,965 sq. ft.
Median - None
Park - 149,115 sq. ft.
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 40 (Cantada)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY



ordinate System: NAD 1983 StatePlane California
'S 0405 Feet

urce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - 28,151 sq. ft.
Hardscape - 2,403 sq. ft.
Landscape - 11,592 sq. ft.
Median - None
Park - None
Traffic Circle - 1,262 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 41 (Pacific Cove)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 200 400 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

Detention Basin - None
Hardscape - 4,005 sq. ft.
Landscape - 6,009 sq. ft.
Median - none
Park - none
Traffic Circle - 602 sq. ft.

CITY OF OXNARD

Maintenance Cost Reponsibility

LMD No. 42 (Cantabria & Coronado)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 285 570 Feet

ordinate System: NAD 1983 StatePlane California
?5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

E GONZALES RD
N ROSE AV
RANCHERO PL
ALMANOR ST
SONATA DR
TERRONEZ PL
URBANA LN
TIESA LN
TORERO DR
MARTIN LUTHER KING J DR
PINATA DR
TERESA ST
SOMBRA WY
NOCHE DR
SOCORRO WY
CONCHA ST
RIBERA DR
CESAR CHAVEZ DR

Detention Basin - 58,433 sq. ft.
Hardscape - 10,351 sq. ft.
Landscape - 93,498 sq. ft.
Median - None
Park - None
Traffic Circle - 484 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 43 (Greenbelt)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 355 710 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

E GONZALES RD
YADRA PL
WANKEL WY
VINCA WY
GLORIOSA CT
IMPATIENS DR
VIOLA WY
TERAZZA WY
TERAZZA WY
FLORA LN
TULIPAN DR
HALESIA LN
JUSTICA LN
LYONIA LN
LOMBARD ST
GRAVES AV
WILLIAMS DR
RIBERA WY
PAJARO ST
PAJARO ST
CHAVEZ DR
OCASO PL
OCASO PL
GIBRALTER ST
MILAGRO PL
MILAGRO PL
KOHALA ST
LUCERO ST
PASEO ORTEGA
PASEO LAS NUBES
AVENIDA CLASSICA

Detention Basin - None
Hardscape - 44,553 sq. ft.
Landscape - 143,636 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 46 (Daily Ranch)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 175 350 700 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

Detention Basin - 36,174 sq. ft.
Hardscape - 21,122 sq. ft.
Landscape - 71,520 sq. ft.
Median - none
Park - none
Traffic Circle - none

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 47 (Sycamore Place)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

Detention Basin - None
Hardscape - 2,370 sq. ft.
Landscape - 24,980 sq. ft.
Median - None
Park - None
Traffic Circle - 683 sq. ft.

ordinate System: NAD 1983 StatePlane California
?S 0405 Feet

urce: City of Oxnard & Ventura County

pared by NBS - January 2017

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 49 (Cameron Ranch)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 50 100 200 Feet

Detention Basin - 8,799 sq. ft.
Hardscape - 2,436 sq. ft.
Landscape - 1,737 sq. ft.
Median - none
Park - 2,329 sq. ft.
Traffic Circle - none

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 50 (Pleasant Valley Senior Housing)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

0 175 350 Feet

ordinate System: NAD 1983 StatePlane California
PS 0405 Feet

urce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - None
Hardscape - 5,121 sq. ft.
Landscape - 9,003 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 51 (Pfeiler)

DETENTION BASIN
HARDSCAPE
LANDSCAPE
MEDIAN
PARK
TRAFFIC CIRCLE
DISTRICT BOUNDARY
CITY BOUNDARY

0 150 300 600 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

Detention Basin - 33,537 sq. ft.
Hardscape - 16,381 sq. ft.
Landscape - 10,251 sq. ft.
Median - none
Park - 111,720 sq. ft.
Traffic Circle - 916 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 52 (Wingfield)

DETENTION BASIN
HARDSCAPE
LANDSCAPE
MEDIAN
PARK
TRAFFIC CIRCLE
DISTRICT BOUNDARY
CITY BOUNDARY

0 420 840 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

W 5TH ST
PORTOFINO PL
QUILAN CT
NORTHPORT LN
MARBELLA CT
LAZARO LN
IBIZA LN
HALIFAX LN
GENOA LN
FREEPORT LN
S PATTERSON RD
OLYMPUS LN
NAPLES DR
OARFISH LN
RIPPLE DR
JIB DR
NAVY LN
DEVILFISH DR

Detention Basin - None
Hardscape - None
Landscape - 4,000 sq. ft.
Median - None
Park - None
Traffic Circle - 884 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 53 (Huff Court)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

FIRETHORNE PL

GINA DR

PATRICIA ST

ONEIDA PL

OXFORD DR

Detention Basin - none
Hardscape - none
Landscape - 5,811
Median - none
Park - none
Traffic Circle - none

CITY OF OXNARD

Map of Authorized Improvements

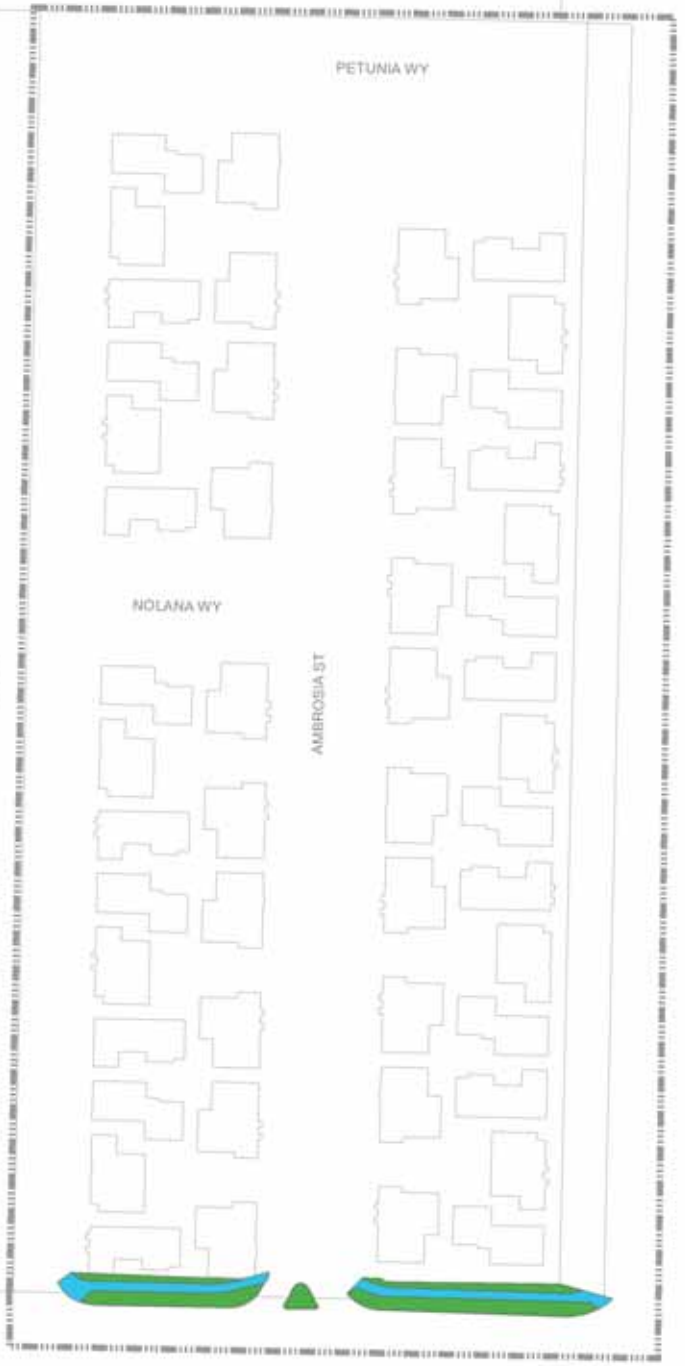
LMD No. 54 (Meadow Crest Villas)

0 110 220 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017



Detention Basin - none
Hardscape - 2,694 sq. ft.
Landscape - 2,670 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 55 (Wingfield West)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 155 310 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017 Page 1 of 2

W 5TH ST

PORTOFINO PL

RIVIERA CT

QUILAN CT

DUNKIRK DR

MONTE CARLO DR

ROSEWATER PL

OLYMPUS LN

Detention Basin - none
Hardscape - 4,706 sq. ft.
Landscape - 25,924 sq. ft.
Median - None
Park - None
Traffic Circle - 956 sq. ft.

CITY OF OXNARD

Map of Authorized Improvements

LMD No. 58 (Westwind)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 240 480 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

pared by NBS - January 2017

ORANGE MALL
PALM LN
PINE AV
SPRUCE DR
AMAGRO WY
BISHOP WY
BERING WALK
CUMMINGS WY
HOWELL RD
HOWELL DR
CHARLES ST
EDGAR ST
DAVIDSON DR
DYLAN DR
CYPRESS DR
BARRYMORE DR
DUNBAR DR
HENRY PL
GRISSOM WY
CONNER DR
CYPRESS TRAILER PARK RD
CYPRESS RD
RAILROAD RR

Detention Basin - None
Hardscape -11,065 sq. ft.
Landscape - 19,439 sq. ft.
Median - None
Park - N/A (not included)
Traffic Circle - 1,154 sq. ft.

CITY OF OXNARD

Maintenance Cost Reponsibility

LMD No. 60 (Artisan)

- DETENTION BASIN
- HARDSCAPE
- LANDSCAPE
- MEDIAN
- PARK
- TRAFFIC CIRCLE
- DISTRICT BOUNDARY
- CITY BOUNDARY

N W E S

0 162.5 325 Feet

rdinate System: NAD 1983 StatePlane California
5 0405 Feet

rce: City of Oxnard & Ventura County

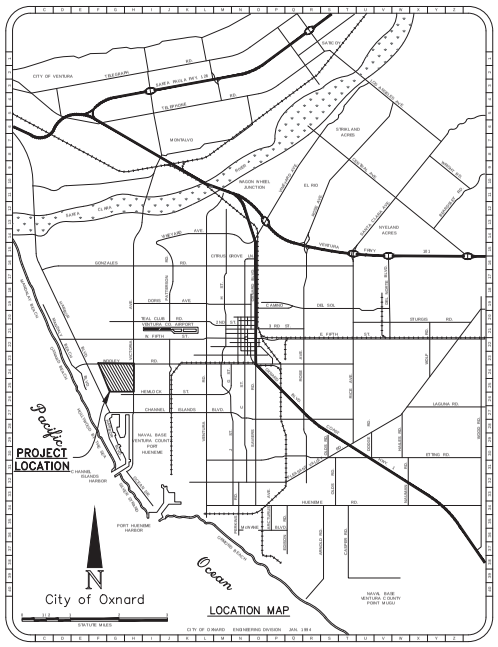
pared by NBS - January 2017 Page 1 of 2

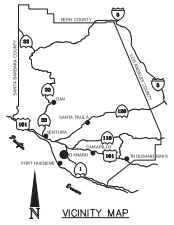
Detention Basin - None
Hardscape -None
Landscape - 19,369 sq. ft.
Median - None
Park - None
Traffic Circle - None

CITY OF OXNARD - CALIFORNIA

WESTPORT DEVELOPMENT
LANDSCAPE QUANTITIES STUDY

CITY OF OXNARD CALIFORNIA





NOT PART OF BID	AREA (IN SQ FT.)
NAVITE HABITAT	51,407

LEGEND	AREA (IN SQ FT.)
RESTROOM	912
PARKING	14,298
PLAYGROUND/EXERCISE	3,837
MEDIAN	13,842
TURF	135,996
CONC	64,691
NATURE TRAIL	22,725
PLANTER	153,978
ROCK RIP RAP	79,148
FENCE	1,568 (LF)
MASTER MAINTENANCE DISTRICT BOUNDARY	
TREES	595
STREETLIGHTS	22
BOLLARD LIGHTS	30

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	WESTPORT
3	WESTPORT

ECG Engineering Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

SALVADOR CONTRERAS, DATE: 04/27/2017
PROJECT ENGINEER
R.C.E.
W.O. 0013.05

REGISTERED PROFESSIONAL ENGINEER SALVADOR CONTRERAS, JR. NO 66720 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE
DATE

CITY OF OXNARD Development Services Department

WESTPORT

APPROVED: City Engineer R.C.E. 46333 Date

SCALE: HORIZ. 1"=60' VERT. N/A
SHEET NO. 1 OF 3
DRAWN BY: JG
CHECKED BY: SC
DRAWING NUMBER

PLOT DATE:10/10/2017 8:00:04 AM
SAVE DATE: 10/4/2017 11:50:06 AM PLOT BY:Ramith
DRAWING:n:\projects\0013\0013.05—seabridge—westport\engineering\cocal\exhibits\0013-05 quant—westport.dwg

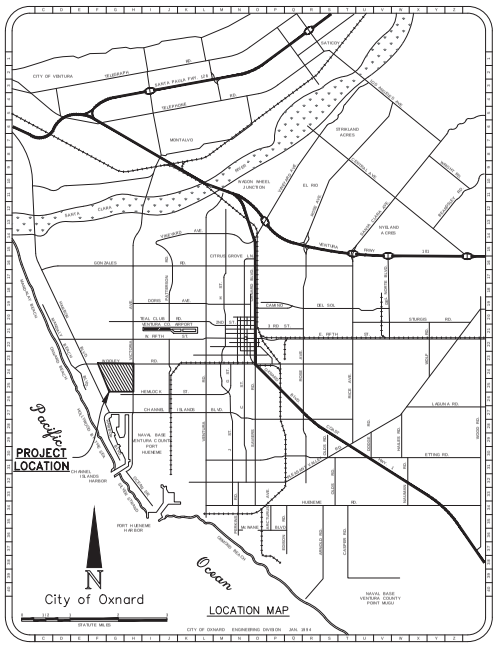
CITY OF OXNARD - CALIFORNIA

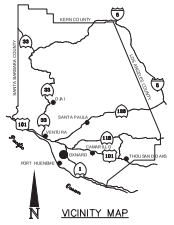
SEABRIDGE DEVELOPMENT
LANDSCAPE QUANTITIES STUDY
SEABRIDGE

CITY OF OXNARD CALIFORNIA

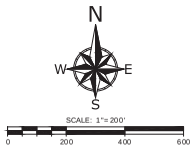
SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SEABRIDGE
3	SEABRIDGE
4	SEABRIDGE
5	SEABRIDGE
6	SEABRIDGE





SEABRIDGE	AREA (SQ FT.)
RESTROOM	1,460
PARKING	13,794
PLAYGROUND/EXERCISE	15,512
MEDIAN	21,486
TURF	203,999
CONC	239,625
PLANTER	196,222
TREES	1,048
TRASH RECEPTACLE	17
BBQ PITS	6
DRINKING FOUNTAINS	1
PICNIC TABLES	6
BENCHES	21
STREET LIGHT	200
BIKE RACK	2



ECG Engineering Consultants Group
333 N. LANTANA ST., SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

SALVADOR CONTRERAS DATE: 01/23/2018
PROJECT ENGINEER
R.C.E.
W.O. 0013.05

REGISTERED PROFESSIONAL ENGINEER SALVADOR CONTRERAS, JR. NO 66720 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE

DATE

CITY OF OXNARD Development Services Department

SEABRIDGE

APPROVED: City Engineer R.C.E. 46333 Date

SCALE: HORIZ. VERT.

DRAWN BY: JG CHECKED BY: SC

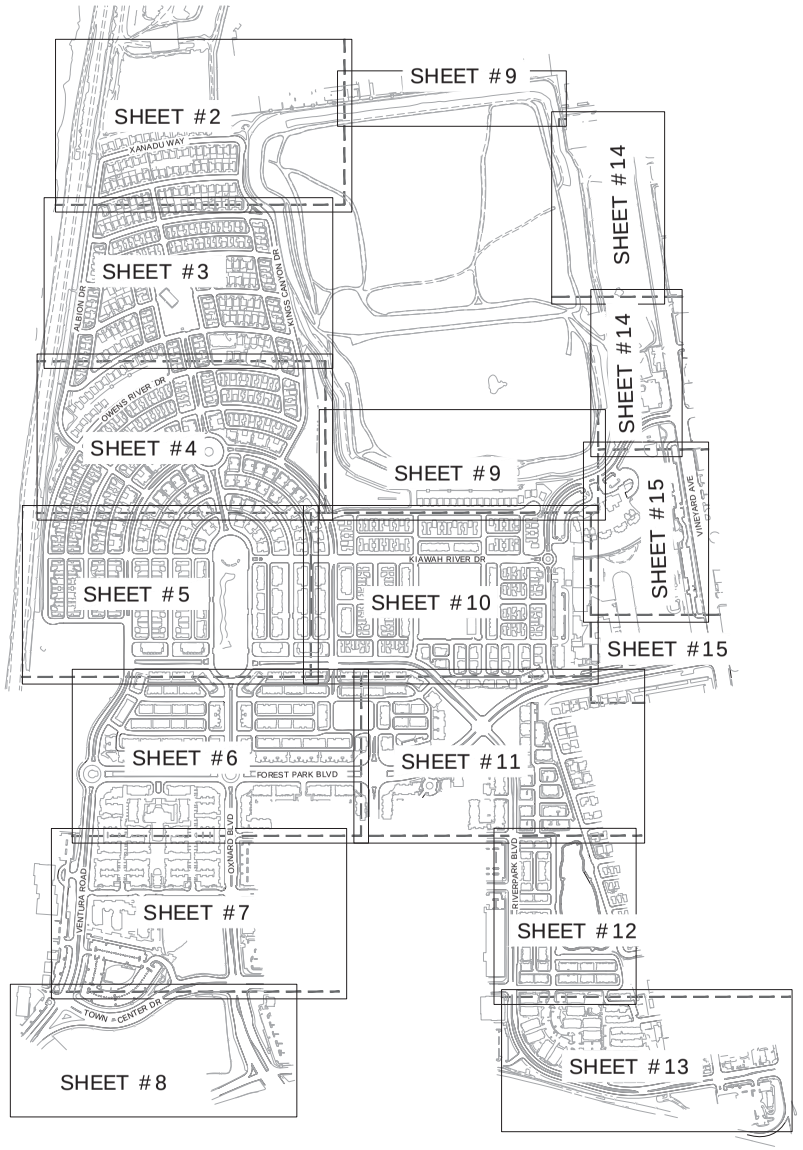
SHEET NO. 1 OF 6

DRAWING NUMBER

I.5.a

PLOT DATE: 2/6/2018 12:18:13 PM PLOT BY: Ramith SAVE DATE: 2/6/2018 12:17:57 PM

DRAWING: n:\projects\0013\0013.05-seabridge-westport\engineering\ocod\exhibits\0013-05 quant-seabridge.dwg



LEGEND	AREA (IN SQ. FT.)
PLANTERS	872,489
SLOPES	759,664
BASINS	230,874

SCALE: 1"=60'
0 60 120 180

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM
SALVADOR CONTRERAS DATE: 09/12/2017
PROJECT ENGINEER
R.C.E.

W.O. 0013.06

REGISTERED PROFESSIONAL ENGINEER SALVADOR CONTRERAS, JR. NO 66720 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

CITY OF OXNARD Development Services Department

RIVERPARK PLANTER

APPROVED: City Engineer R.C.E. 46333 Date

SCALE: HORIZ. 1" = 60' VERT. N/A

SHEET NO. 1 OF 15

DRAWN BY: JG
CHECKED BY: SC

DRAWING NUMBER

DRAWING: n:\projects\0013\0013.06—riverpark cfd\geo\cad\0013—06ex_planters.dwg

SAVE DATE: 9/21/2017 3:08:33 PM PLOT BY: Rsmith PLOT DATE: 9/21/2017 3:09:10 PM

CITY OF OXNARD CONTRACT FOR
ON-CALL LANDSCAPE IRRIGATION SYSTEM REPAIRS AND MAINTENANCE PROJECT
SPECIFICATION NO. SD 18-59

THIS CONTRACT ("Contract") is made and entered this _____ day of _____, 20___ ("Effective Date"), by and between the CITY OF OXNARD, a California municipal corporation ("City") and GARCIA'S LANDSCAPE MAINTENANCE, INC. ("Contractor"). Contractor's license number is 963018.

In consideration of the covenants set forth herein, the parties hereto agree as follows:

1. Incorporation. The Contract consists of all Contract Documents, which shall include the General Provisions, Special Provisions and all documents referenced in either the General or Special Provisions. These documents are incorporated herein by reference.

2. Scope of Services. Contractor shall perform all Tasks in a good and workmanlike manner for the project identified as On-Call Landscape Irrigation System Repairs and Maintenance Project Specification No. SD 18-59 ("Project"), as described in this Contract and in the Contract Documents, throughout the Contract Term.

3. Compensation. In consideration of the services rendered pursuant to the requirements listed in the Contract Documents, City shall pay Contractor for each Task in accordance with the Contract Unit Prices submitted in the Bid, which in any case shall not exceed seven hundred fifty thousand dollars ($750,000).

4. Contract Term. The Contract Term shall begin on the Effective Date and end three (3) years thereafter, unless sooner terminated pursuant to the Contract Documents.

5. Antitrust Claims. In entering into this Contract, Contractor assigns to City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Business and Professions Code Section 16700 *et seq.*) arising from purchases of goods, services, or materials pursuant to the Contract Documents. This assignment shall be made and become effective at the time City tenders final payment to Contractor without further acknowledgment by the parties.

6. Prevailing Wages. City and Contractor acknowledge that the Tasks comprising the Project are public works to which prevailing wages apply. Once the Project Manager issues a Task Order, copies of the prevailing rate of per diem wages for each craft, classification, or type of worker needed to perform the corresponding Task will be on file with the Project Coordinator at City Hall and will be made available to any interested party on request. Contractor and all Subcontractors are not qualified to bid on, be listed in a Bid proposal, or engage in the performance of any contract for public work, as defined in Labor Code Sections 1720 through 1861, unless registered and qualified to perform public work pursuant to Labor Code Section 1725.5 at the time of Bid submission.

7. Workers' Compensation. Labor Code Sections 1860 and 3700 provide that every contractor will be required to secure the payment of compensation to its employees. In accordance with the provisions of Labor Code Section 1861, by signing this Contract, the Contractor certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance

in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the Work of this Contract."

8. Titles. The titles used in this Contract are for convenience only and shall in no way define, limit or describe the scope or intent of this Contract or any part of it.

9. Authority. Any person executing this Contract on behalf of Contractor warrants and represents that he or she has the authority to execute this Contract on behalf of Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

10. Entire Agreement. This Contract, including all incorporated documents, constitutes the entire agreement between the parties hereto with respect to the Project and all related Tasks and supersedes all previous agreements, promises, proposals, representations, understandings and negotiations, whether written or oral, between the parties regarding the subject matter.

11. Amendment. No modification, amendment or supplement to this Contract other than Change Orders or Task Orders shall be binding unless made in writing and signed by the duly authorized representatives of both parties.

12. Counterparts. This Contract may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A signed copy of this Contract transmitted by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Contract for all purposes. This provision shall likewise apply to all Task Orders and other Contract Documents.

(*signatures continued on following page*)

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the first written above.

CITY OF OXNARD

☒ Tim Flynn, Mayor[1] Date
☐ Alexander Nguyen, City Manager
☐ Rosemarie Gaglione, Public Works Director
☐ Lisa Boerner, Purchasing Manager

ATTEST:

Michelle Ascencion, City Clerk (only if Mayor signs) Date

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney (always required) 8/21/18 Date

GARCIA'S LANDSCAPING MAINTENANCE, INC.

Pablo Garcia, President[2] Date

Tenley Garcia, Secretary Date

[1] The City Council must authorize and the Mayor must sign a public project agreement over $175,000 annually. The City Manager may authorize and sign any agreement up to $175,000 annually. The Public Works Director and Purchasing Manager may each authorize and sign a public project agreement up to $100,000 annually.

[2] 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; 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.

Exhibit INS-D

INSURANCE REQUIREMENTS FOR SMALL/MEDIUM CONSTRUCTION AND SERVICES CONTRACTS (WITHOUT BUILDER'S RISK REQUIREMENT)

1 Contractor shall obtain and maintain during the performance of any services under this Contract the following insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of services hereunder by Contractor, its agents, representatives, employees or subcontractors.

2.1 Commercial General Liability Insurance, including Contractual Liability, 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 CG 0001). If a general aggregate limit is used, that limit shall apply separately to the project location or shall be twice the occurrence amount;

2.2 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 Insurance Services Office Automobile Liability Coverage (Occurrence Form CA0001) covering Code No. 1, "any auto;"

2.3 If architectural, engineering, or electrical work will be performed under the Contract, Professional Liability/Errors and Omissions Insurance appropriate to the work being done in an amount not less than $1,000,000, with neither Contractor nor listed subcontractors having less than $500,000 individually. The Professional Liability/Errors and Omissions Insurance must be project specific with at least a one-year extended reporting period, or longer upon request.

2.4 Workers' Compensation Insurance in compliance with the laws of the State of California, and Employer's Liability Insurance in an amount not less than $1,000,000 per claimant. Additionally, the workers' compensation policy shall include a waiver of all rights of subrogation which the insurer may have against the City.

1 Contractor shall, prior to performance of any services, file with the Risk Manager certificates of insurance with original endorsements effecting coverage required by this Exhibit INS-D. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on the attached forms or on other forms approved by the Risk Manager. All certificates and endorsements are to be received and approved by the Risk Manager before work commences. City reserves the right to require complete certified copies of all required insurance policies at any time. The certificates of insurance and endorsements shall be sent via email (or fax if necessary) to the Risk Manager, addressed as follows (do not send hard copies):

City of Oxnard
Insurance Compliance
Reference No. A-8090
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

2 Contractor agrees that all insurance coverages shall be provided by a California admitted insurance carrier with an A.M. Best rating of A:VII or better and shall be endorsed to state that coverage may not be suspended, voided, canceled by either party, or reduced in coverage or limits without 30 days' prior written notice to the Risk Manager. The Risk Manager shall not approve or accept any endorsement if the endorsement contains "best effort" modifiers or if the insurer is relieved from the responsibility to give such notice.

3 Contractor agrees that the Commercial General Liability and Business Automobile Liability Insurance policies shall be endorsed to name City, its City Council, officers, employees and volunteers as additional insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, its City Council, officers, employees and volunteers. **The General Liability Special Endorsement Form and Automobile Liability Special Endorsement Form attached to this Exhibit INS-D or substitute forms containing the same information and acceptable to the Risk Manager shall be used to provide the endorsements (ISO form CG 2010 11/85 or if not available, CG 2010 with an edition date prior to 01/04 and CG 2037).**

4 The coverages provided to City shall be primary and not contributing to or in excess of any existing City insurance or self-insurance coverages **(this must be endorsed).** Additionally, the workers' compensation policy shall include a waiver of all rights of subrogation which the insurer may have against the City. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its City Council, officers, employees and volunteers. The insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5 Any deductibles or self-insured retentions must be declared to and approved by the Risk Manager. At the option of the Risk Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its City Council, officers, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

6 All insurance standards applicable to Contractor shall also be applicable to Contractor's subcontractors. Contractor agrees to maintain appropriate agreements with subcontractors and to provide proper evidence of coverage upon receipt of a written request from the Risk Manager.

7/18

INSTRUCTION FOR SUBMITTING INSURANCE CERTIFICATES AND ENDORSEMENT FORMS

Certificates of Insurance

The sample accord form on the following page is provided to facilitate your preparation and submission of certificates of insurance. You may use this or any industry form that shows coverage as broad as that shown on the attached sample. **Please note the certificate holder address must be as shown on the attached sample accord form with the contract number and insurance exhibit identification information completed.** Improperly addressed certificates may delay the contract start-up date because the City's practice is to return unidentifiable insurance certificates to the insured for clarification as to the contract number. **Cancellation provisions must be endorsed to the policy. Modifying the certificate does not change coverage or obligate the carrier to provide notice of cancellation.**

Endorsement Forms

Original endorsements are required for general liability and automobile liability insurance policies and must be attached to the applicable certificate of insurance. City preference is that you use the endorsement forms which are attached. Substitute forms will be accepted, however, as long as they include provisions comparable to the attached.

INS-D.doc

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

PRODUCER	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
CODE SUB-CODE	**COMPANIES AFFORDING INSURANCE COVERAGE**
INSURED	COMPANY LETTER A SPECIFY COMPANY NAMES IN THIS SPACE
	COMPANY LETTER B

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	**GENERAL LIABILITY** [x] COMMERCIAL GENERAL LIABILITY [x] CLAIMS MADE [x] OCCUR. [x] OWNER'S & CONTRACTOR'S PROT.				GENERAL AGGREGATE $1,000,000 PRODUCTS COMP/OP AGG. $1,000,000 PERSONAL & ADV. INJURY $1,000,000 EACH OCCURRENCE $1,000,000 FIRE DAMAGE (Any one fire) $ MED. EXPENSE (Any one person) $
A	**AUTOMOBILE LIABILITY** [x] ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS GARAGE LIABILITY				COMBINED SINGLE LIMIT $1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE $
A	**EXCESS LIABILITY** UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURRENCE $ AGGREGATE $
A	**WORKERS' COMPENSATION** AND EMPLOYERS' LIABILITY				STATUTORY LIMITS EACH ACCIDENT $1,000,000 DISEASE-POLICY LIMIT $1,000,000 DISEASE-EACH EMPLOYEE $1,000,000
A	**OTHER** Errors and omissions insurance or malpractice insurance available for the insured's profession; if architectural, engineering or electrical work will be performed under the Agreement				Minimum coverage $1,000,000 Each consultant/ & listed sub-consultant $500,000

SAMPLE

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

CERTIFICATE HOLDER

CITY OF OXNARD
Attn: Insurance Compliance
Reference No A-8090
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ~~ENDEAVOR TO~~ MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, ~~BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.~~

AUTHORIZED REPRESENTATIVE

GENERAL LIABILITY SPECIAL ENDORSEMENT
FOR THE CITY OF OXNARD (the "City")

SUBMIT IN DUPLICATE

ENDORSEMENT NO.	ISSUE DATE (MM/DD/YY)

PRODUCER

Telephone:

NAMED INSURED

POLICY INFORMATION:
Insurance Company:
Policy No.:
Policy Period: (from) (to)
LOSS ADJUSTMENT EXPENSE ☐ Included in Limits ☐ In Addition to Limits

☐ Deductible ☐ Self-Insured Retention (check which) of $ _____
with an Aggregate of $_____ applies to _____
coverage. ☐ Per Occurrence ☐ Per Claim (which)

APPLICABILITY This insurance pertains to the operations, products and/or tenancy of the named insured under all written agreements and permits in force with the City unless checked here ☐ in which case only the following specific agreements and permits with the City are covered:

CITY AGREEMENTS/PERMITS

TYPE OF INSURANCE

GENERAL LIABILITY
☐ COMMERCIAL GENERAL LIABILITY ☐ Claims Made
☐ COMPREHENSIVE GENERAL LIABILITY Retroactive Date _____
☐ OWNERS & CONTRACTORS PROTECTIVE ☐ Occurrence

OTHER PROVISIONS

COVERAGES	LIABILITY LIMITS IN THOUSANDS $	
	EACH OCCURRENCE	AGGREGATE
☐ GENERAL		
☐ PRODUCTS/COMPLETED OPERATIONS		
☐ PERSONAL & ADVERTISING INJURY		
☐ FIRE DAMAGE		
☐ _____		
☐ _____		

Underwriter=s representative for claims pursuant to this insurance.

CLAIMS:
Name:_____
Address: _____
Telephone: (____) _____

In consideration of the premium charged and notwithstanding any inconsistent statement in the policy to which this endorsement is attached or any endorsement now or hereafter attached thereto, insurance company agrees as follows:

1. **INSURED.** The City, its officers, agents, employees and volunteers are included as insureds with regard to liability and defense of suits arising from the operations, products and activities performed by or on behalf of the named insured.
2. **CONTRIBUTION NOT REQUIRED.** As respects: (a) work performed by the named insured for or on behalf of the City; or (b) products sold by the named insured to the City; or (c) premises leased by the named insured from the City, the insurance afforded by this policy shall be primary insurance as respects the City, its officers, agents, employees or volunteers; or stand in an unbroken chain of coverage excess of the named insured's scheduled underlying primary coverage. In either event, any other insurance maintained by the City, its officers, agents, employees or volunteers shall be in excess of this insurance and shall not contribute with it.
3. **SEVERABILITY OF INTEREST.** This insurance applies separately to each insured against whom claim is made or suit is brought except with respect to the company's limits of liability. The inclusion of any person or organization as an insured shall not affect any right which such person or organization would have as a claimant if not so included.
4. **CANCELLATION NOTICE.** With respect to the interests of the City, this insurance shall not be canceled, or materially reduced in coverage or limits except after thirty (30) days prior written notice by receipted delivery has been given to the City.
5. **PROVISIONS REGARDING THE INSURED'S DUTIES.** Any failure to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the City, its officers, agents, employees or volunteers.
6. **SCOPE OF COVERAGE.** This policy, if primary, affords coverage at least as broad as:
   a. Insurance Services Office Commercial General Liability Coverage, "occurrence" form CG0001; or
   b. If excess, affords coverage which is at least as broad as the primary insurance form CG0001.

Except as stated above nothing herein shall be held to waive, alter or extend any of the limits, conditions, agreements or exclusions of the policy to which this endorsement is attached.

ENDORSEMENT HOLDER

CITY OF OXNARD
Attn: Insurance Compliance
Reference No A-8090
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

AUTHORIZED REPRESENTATIVE

☐ Broker/Agent ☐ Underwriter ☐ ____

I _____ (print/type name), warrant that I have authority to bind the above-mentioned insurance company and by my signature hereon do so bind this company to this endorsement.

Signature _____
(original signature required)

Telephone: ( ) Date Signed _____

Rev. 7/18

AUTOMOBILE LIABILITY SPECIAL ENDORSEMENT
FOR THE CITY OF OXNARD (the "City")

SUBMIT IN DUPLICATE

ENDORSEMENT NO.	ISSUE DATE (MM/DD/YY)

PRODUCER

Telephone:

NAMED INSURED

POLICY INFORMATION:
Insurance Company:
Policy No.:
Policy Period: (from) (to)
LOSS ADJUSTMENT EXPENSE ☐ Included in Limits ☐ In Addition to Limits

☐ Deductible ☐ Self-Insured Retention (check which) of $ _____
with an Aggregate of $_____ applies to _____
coverage. ☐ Per Occurrence ☐ Per Claim (which)

APPLICABILITY. This insurance pertains to the operations, products and/or tenancy of the named insured under all written agreements and permits in force with the City unless checked here ☐ in which case only the following specific agreements and permits with the City are covered:

CITY AGREEMENTS/PERMITS

TYPE OF INSURANCE

☐ COMMERCIAL AUTO POLICY
☐ BUSINESS AUTO POLICY
☐ OTHER

OTHER PROVISIONS

LIMIT OF LIABILITY

$ _____ per accident, for bodily injury and property damage.

CLAIMS: Underwriter's representative for claims pursuant to this insurance.
Name: _____
Address: _____
Telephone: ()_____

In consideration of the premium charged and notwithstanding any inconsistent statement in the policy to which this endorsement is attached or any endorsement now or hereafter attached thereto, insurance company agrees as follows:

1. **INSURED.** The City, its officers, agents, volunteers and employees are included as insureds with regard to liability and defense of suits arising from the operations, products and activities performed by or on behalf of the named insured.
2. **CONTRIBUTION NOT REQUIRED.** As respects: (a) work performed by the named insured for or on behalf of the City; or (b) products sold by the named insured to the City; or (c) premises leased by the named insured from the City, the insurance afforded by this policy shall be primary insurance as respects the City, its officers, agents, employees or volunteers; or stand in an unbroken chain of coverage excess of the named insured's scheduled underlying primary coverage. In either event, any other insurance maintained by the City, its officers, agents, employees or volunteers shall be in excess of this insurance and shall not contribute with it.
3. **SEVERABILITY OF INTEREST.** This insurance applies separately to each insured against whom claim is made or suit is brought except with respect to the company's limits of liability. The inclusion of any person or organization as an insured shall not affect any right which such person or organization would have as a claimant if not so included.
4. **CANCELLATION NOTICE.** With respect to the interests of the City, this insurance shall not be canceled, or materially reduced in coverage or limits except after thirty (30) days prior written notice by receipted delivery has been given to the City.
5. **PROVISIONS REGARDING THE INSURED'S DUTIES.** Any failure to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the City, its officers, agents, employees or volunteers.
6. **SCOPE OF COVERAGE.** This policy, if primary, affords coverage at least as broad as:
   a. Insurance Services Office Automobile Liability Coverage, "occurrence" form CA0001, code ("any auto"); or
   b. If excess, affords coverage which is at least as broad as the primary insurance form referenced in the preceding section (1).

Except as stated above nothing herein shall be held to waive, alter or extend any of the limits, conditions, agreements or exclusions of the policy to which this endorsement is attached.

ENDORSEMENT HOLDER

CITY OF OXNARD
Attn: Insurance Compliance
Reference No A-8090
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

AUTHORIZED REPRESENTATIVE

☐ Broker/Agent ☐ Underwriter ☐ _____

I _____ (print/type name), warrant that I have authority to bind the above-mentioned insurance company and by my signature hereon do so bind this company to this endorsement.

Signature _____
(original signature required)

Telephone: ( ) Date Signed _____

Rev. 7/18

Agreement No. A-8090

Bond No. _____

PAYMENT BOND
(LABOR AND MATERIALS)

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Oxnard ("Agency"), State of California, has awarded to _____

_____

_____("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as On-Call Landscape Irrigation System Repairs and Maintenance Project Specification No. SD 18-59 (the "Project").

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of any Work, to file a good and sufficient Bond with the Agency to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(Name and address of Surety)

a corporation organized and existing under the laws of the State of _____ ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, and our heirs, assignees, successors, executors and administrators are held and firmly bound, jointly and severally, unto the Agency and all Contractors, Subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and any Task related to the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of _____ Dollars ($_____), this amount being not less than a hundred percent (100%) of the total Contract Price, in lawful money of the United States of America, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

The Project shall be considered "accepted" for the purposes of triggering Bond deadlines at the Contractor's final completion of all Tasks, the City's acceptance of all Tasks, and the end of the Contract Term, whichever occurs last. Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any

of its Subcontractors, or both the principal and its Subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its subcontractors, or both the principal and its subcontractors pursuant to Labor Code Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract, including all incorporated documents, shall in any manner affect its obligations on this Bond. The Surety hereby waives notice of any such change, extension, alteration, or addition. Additionally, the Surety hereby waives California Civil Code Sections 2845 and 2849 as well as any statutes of limitation, statutes of repose and laches as they may apply to an action on this Bond.

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its: _____	Its: _____
By: _____	By: _____
Its: _____	Its: _____
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. The date of the Bond must not be before the Contract's Effective Date. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of California.

Agreement No. A-8090

Bond No. _____

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Oxnard ("Agency"), has awarded to _____

_____

_____ ("Principal")

(Name and address of Contractor)

a contract (the "Contract") for the Work described as On-Call Landscape Irrigation System Repairs and Maintenance Project Specification No. SD 18-59 (the "Project").

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

_____

_____

(Name and address of Surety)

a corporation organized and existing under the laws of the State of _____ ("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Agency in the penal sum of _____ _____Dollars ($_____), this amount being not less than a hundred percent (100%) of the total Contract Price, in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, assigns, successors, executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided for all Tasks, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Agency, its officers, agents and employees, as therein stipulated, within the Contract Term, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statutes of limitation, statutes of repose and laches as they may apply to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, including all incorporated documents, or of the Work to be performed under any Task Order shall in any way affect the Surety's obligations under this Bond. The Surety hereby waives notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work in any Task Order. Surety hereby waives

California Civil Code 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

"Principal"	"Surety"
_____	_____
_____	_____
By: _____	By: _____
Its: _____	Its: _____
By: _____	By: _____
Its: _____	Its: _____
(Seal)	*(Seal)*

Note: This Bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. The date of Bond must not be before the Contract's Effective Date. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of California.

CITY OF OXNARD

BID SHEETS FOR ON-CALL LANDSCAPE IRRIGATION SYSTEM REPAIRS AND MAINTENANCE PROJECT SPECIFICATION NO. SD 18-59

Bidder's Name: Garcia's Landscaping Maintenance Inc.

To the Honorable Mayor and Members of the City Council:

In compliance with the Notice Inviting Bids, the undersigned hereby agrees to execute the Contract to furnish all labor, materials, equipment and supplies for the Tasks comprising the Project in accordance with the Contract Documents to the satisfaction and under the direction of the Project Manager at the following prices:

ITEM NO.	DESCRIPTION	UNIT	Total
1	On Call Repair and Maintenance Services	Hourly Rate Monday-Friday 8:00am-5:00pm	$ 60.00 /HR
2	On Call Repair and Maintenance Services	Hourly Rate Monday-Friday 5:01pm - 7:59am, weekends and holidays	$ 75.00 /HR
3	On Call Repair and Maintenance Services	Hourly Rate Monday-Friday 5:01pm - 7:59am, weekends and holidays Emergency 4 hour response time **	$ 75.00 /HR
		TOTAL	$ 210.00

Hourly Rate at fully burdened cost and Contractor shall pay prevailing wages. All unit costs must include the current burdened prevailing wage rate. ** Work must begin within that time period.

Note: No adjustment in the Contract Unit Prices will be allowed. The cost of all labor, material, export of material and other costs shall be included in the above Contract Unit Prices; no additional compensation will be granted for such expenses.

BID PRICE IN DIGITS: $ 210.00

BID PRICE IN WORDS: Two hundred ten dollars and 00/100

Bidder acknowledges receipt of all addenda

Addendum:	Date Received:	Addendum:	Date Received:
#01	06-06-18	#05	
#02	06-06-18	#06	
#03		#07	
#04		#08	

Bidder's Name (Company): Garcia's Landscaping Maintenance Inc.

Signature: _____ Title: Secretary

Print: Tenley Garcia Date: 6/15/18

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Info/Consent AGENDA ITEM NO.: 6

DATE: September 11, 2018

TO: City Council

FROM: Rosemarie Gaglione
Public Works Director

SUBJECT: First Amendment to A-8014 with KEH & Associates, Inc. for On-Call Engineering Services.

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

RECOMMENDATION:

That City Council approve and authorize the Mayor to execute the First Amendment to Agreement No. A-8014 with KEH & Associates, Inc. to increase the agreement in an amount of $200,000 for a total not-to-exceed amount of $450,000.

BACKGROUND

On April 24, 2017, the Public Works Department sent out a request for proposal (RFP) to 21 firms that specialize in wastewater engineering services. Services were required due to unfilled positions within both the Engineering and Wastewater Division. Eleven firms responded and a panel selected six firms that best met with the City's criteria from the RFP, including KEH & Associates, Inc. ("KEH"). KEH's Agreement A-8014 was approved on the City Manager's list on November 14, 2017, in the amount of $250,000 for a term from November 14, 2017, to November 14, 2020.

At this time, the Public Works Department is requesting to increase the contract amount by $200,000 for a new total contract amount not to exceed $450,000. This increase is requested to continue to address the needs on various wastewater projects and operational needs. Significant funds were expended in FY17-18 to partially fill the Chief Plant Operations Manager position. Costs are expected to decrease in FY18-19 and FY19-20 as permanent staff positions are filled.

Work under this agreement will be assigned by task order for any wastewater projects and operational needs. A cost proposal will be obtained for each assigned task order at the contractual rates, and each task order will be approved per current City standard practices. This agreement is Citywide and available for all City departments.

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

Funding sources for this agreement are determined by the work required in each task order.

ATTACHMENTS:

Attachment A: Agreement A-8014 First Amendment KEH and Associates

Agreement No. A-8014

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

This First Amendment ("First Amendment") to the Agreement for Professional Services ("Agreement") is made and entered into in the County of Ventura, State of California, this _____ day of _____, 2018, by and between the City of Oxnard, a municipal corporation ("City"), and KEH & Associates, Inc. ("Consultant"). This First Amendment amends the Agreement entered into on November 14, 2017, by City and Consultant.

City and Consultant agree as follows:

1. In Section 14(a) of the Agreement the figure "$250,000" is deleted and replaced with the figure "$450,000".

2. As so amended, the Agreement remains in full force and effect.

(signatures on next page)

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date first written above.

CITY OF OXNARD

X Tim Flynn, Mayor _____ Date
(if agreement is $250,000.01 or more)
~~Scott Whitney, Interim City Manager (if agreement is $25,000.01-$250,000.00)~~
☐ Purchasing Agent (if agreement is up to $25,000.00)

ATTEST:

Michelle Ascencion, City Clerk _____ Date
(if agreement is $250,000.01 or more)

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney 6/25/18 Date

APPROVED AS TO CONTENT:

Robert Hearne, Project Manager 6.7.18 Date

Rosemarie Gaglione 6/25/18 Date
Public Works Director

Jesus Nava 7-23-18 Date
Asst. City Manager

APPROVED AS TO AMOUNT:

~~Scott Whitney, Interim City Manager~~ ~~Date~~

APPROVED AS TO INSURANCE:

Mike More, Risk Manager 7/6/18 Date

KEH & ASSOCIATES, INC.

Kenneth F. Hume, President _____ Date

Ray H. Fakhoury, Secretary _____ Date

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; 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.

PLEASE DO NOT REMOVE THIS BOX

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date first written above.

CITY OF OXNARD

☒ Tim Flynn, Mayor _____ Date
(if agreement is $250,000.01 or more)
☐ Scott Whitney, Interim City Manager (if agreement is $25,000.01-$250,000.00)
☐ Purchasing Agent (if agreement is up to $25,000.00)

ATTEST:

Michelle Ascencion, City Clerk _____ Date
(if agreement is $250,000.01 or more)

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney _____ Date

APPROVED AS TO CONTENT:

Robert Hearne, Project Manager _____ Date

Rosemarie Gaglione _____ Date
Public Works Director

Jesus Nava _____ Date
Assistant City Manager

APPROVED AS TO AMOUNT:

Scott Whitney, Interim City Manager _____ Date

APPROVED AS TO INSURANCE:

Mike More, Risk Manager _____ Date

KEH & ASSOCIATES, INC.

Kenneth F. Hume, President 07/16/2018 Date

Ray H. Fakhoury, Secretary 07/16/2018 Date

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; 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.

PLEASE DO NOT REMOVE THIS BOX

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Report AGENDA ITEM NO.: 1

DATE: September 11, 2018

TO: City Council

FROM: Jesus Nava
Assistant City Mgr

SUBJECT: Appointment of Interim Chief Financial Officer. (5/5/5)

CONTACT: Jesus Nava, Assistant City Mgr
Jesus.Nava@oxnard.org, (805) 385-7497

RECOMMENDATION:

That City Council adopt a resolution temporarily appointing David N. Millican to serve as Interim Chief Financial Officer effective September 12, 2018 for a temporary period until a new Chief Financial Officer is appointed.

BACKGROUND

The Chief Financial Officer ("CFO") plays a critical role in the City of Oxnard with overall responsibility for the Finance Department. The CFO is broadly responsible for financial risk management, financial planning, financial record keeping & reporting, and related compliance matters as well as a purchasing division that manages the procurement of goods and services.

The Finance Department has faced severe, on-going challenges in the last few years, including but are not limited to staff tenure, workload demands, conflicts in work priorities, interruptions due to ad hoc report requests, training & development of new staff, an inefficient working environment, and an outdated finance system (HTE). The turnover in CFOs as well as other senior management levels within the Department has impacted management stability and outflow of work. Within the last three years, the City has had three separate CFOs. Familiarity with the types of challenges facing the City as well as familiarity with the City of Oxnard is key to meeting critical deadlines and resolving the findings from prior audits. With the recent separation of James Throop, former CFO effective July 17, 2018, Deanne Purcell, Assistant CFO is currently serving as the Interim CFO.

Due to the criticality of the position and the immediate need to address the numerous audit findings, it is recommended that David N. Millican be temporarily appointed as a retired annuitant to the position of CFO. Mr. Millican is a finance professional and has well over 45 years of experience working with cities and local governments in both the public and private sector. He has a full understanding of the challenges facing the City of Oxnard as well as familiarity with staff through his former two-year assignment with Management Partners as the Financial Advisor to the City Manager's Office staff where he was responsible for debt, budget, general accounting, risk management and finance operations. He currently works for Management Partners who periodically assigns him to work on matters pertaining to the City of Oxnard. As such, there is no direct employee/employer relationship. To ensure that there is no impact to Mr. Millican's current pension as a result of the temporary appointment to Interim CFO, CalPERS was contacted on August 9 and subsequently on August 22, 2018, this Council Report and Resolution was sent to CalPERS for review.

As Mr. Millican is a retiree from CalPERS, there are specific requirements that the City must follow in order to comply with Government Code (GC) Section 21221(h) including:

- Interim appointment to a position (CFO) requiring specialized skills by the governing body;
- The open recruitment for a permanent CFO replacement;
- The interim appointment by the governing body must be of limited duration, not to exceed 960 hours in the fiscal year;
- The appointed retiree shall not receive any benefits, incentives, compensation in lieu of benefits, or any other forms of compensation in addition to the hourly rate; and,
- The appointment may be made only once.

Pursuant to Government Code (GC) Section 21221(h), it is recommended that City Council approve the attached resolution to temporarily appoint David N. Millican as Retired Annuitant/Interim Chief Financial Officer while the recruitment to permanently replace the CFO position is conducted. It should be noted that upon approval, Ms. Purcell who is currently in the role of Interim CFO will resume the position of Assistant Chief Financial Officer for the City.

Upon City Council approval, Mr. Millican will be hired effective September 12, 2018 as a Retired Annuitant/Interim Chief Financial Officer at an hourly rate of $96.1540 which is within the salary range for the position. No other benefits, incentive, compensation in lieu of benefits, or other form of compensation is to be paid to Mr. Millican. It should also be noted that Mr. Millican is expected to work approximately 30 hours each week, not to exceed 960 hours in the fiscal year through April 27, 2019 or upon hire of the Chief Financial Officer whichever occurs first. It should be noted that as a limited duration, at-will employee, Mr. Millican will serve at the pleasure of the City Manager, and as such, employment may be terminated at any time, with or without cause or prior notice by either Mr. Millican or by the City of Oxnard, City Manager.

STRATEGIC PRIORITIES

This agenda item supports the Organizational Effectiveness strategy. The purpose of the Organizational Effectiveness strategy is to strengthen and stabilize the organizational foundation of the City in the areas of Finance, Information Technology, and Human Resources, and to improve workforce quality while increasing transparency to the public. This item supports the following goals and objectives:

Goal 1. To help foster a healthy and accountable corporate foundation by strengthening the support functions of the organization, which include Finance, Information Technology and Human Resources.

Objective 1a. Ensure the 128 recommendations outlined in the organizational assessment are implemented through the 3 phased implementation action plans adopted by Council in July, 2015 and provide periodic reports to Council on the status of the implementation plans.

Objective 1b. Establish an Internal Audit Program to complete performance audits of identified programs to ensure compliance with state and federal law and that Council policy is adhered to.

Objective 1c. Develop written procedures to address Internal Control recommendations from Auditor.

FINANCIAL IMPACT

There is no additional general fund appropriation required from the approval of the recommended resolution as a vacant position exists and is budgeted. With the temporary appointment of Mr. Millican to this critical position, it is estimated that the cost will be approximately $92,310 (base only).

ATTACHMENTS:

Attachment A: 180911 Resolution

Resolution Exhibit "A": Appointment Form

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. _____

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF OXNARD TO APPOINT A RETIREE AS INTERIM CHIEF FINANCIAL OFFICER G.C. SECTION 2122l (h)

WHEREAS, in compliance with the Government Code section 21221(h), the governing body of the City of Oxnard is required to establish via resolution, the temporary appointment of retiree David N. Millican as Interim Chief Financial Officer for the City of Oxnard; and

WHEREAS, the former Chief Financial Officer, James Throop separated from the City of Oxnard effective July 17, 2018, the City of Oxnard currently has a need to permanently fill the vacant position of Chief Financial Officer immediately; and

WHEREAS, the City of Oxnard hereby appoints David N. Millican as an interim appointment retired annuitant to the vacant position of Chief Financial Officer under Government Code section 2122l(h), effective September 12, 2018; and

WHEREAS, an appointment under Government Code section 2122l(h) requires an active, publicly posted recruitment for a permanent replacement; and

WHEREAS, the current status of this recruitment is active; and

WHEREAS, this section 2122l(h) appointment shall only be made once and therefore will end on April 27, 2019; and

WHEREAS, the entire appointment document between David N. Millican and the City of Oxnard has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the hourly rate paid to David N. Millican will be $96.1540 (hourly); and

WHEREAS, David N. Millican has not and will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition

to this hourly pay rate; and

NOW, THEREFORE, the City Council of the City of Oxnard hereby certifies the nature of the employment of David N. Millican as described herein and detailed in the appointment document attached hereto as Exhibit "A" and that this appointment is necessary to fill the critically needed position of Chief Financial Officer for the City of Oxnard due to the resignation of the former Chief Financial Officer, James Throop effective July 17, 2018.

PASSED AND ADOPTED this 11th day of September, 2018 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

CITY OF OXNARD – PERSONNEL ACTION FORM

EMPLOYEE NO.	EMPLOYEE NAME (FIRST, INITIAL, LAST)	HIRE DATE	EFFECTIVE DATE
15377	David N. Millican		9/12/18

ACTION:

- ☒ NEW HIRE
- ☐ PROMOTION
- ☐ TERMINATION *(See back of PAF)*
- ☐ SALARY CHANGE
- ☐ STATUS CHANGE*
- ☐ CLASSIFICATION CHANGE
- ☐ TRANSFER
- ☐ COMPLETION OF PROBATION*
- ☐ SCHEDULE CHANGE
- ☐ CHANGE HOME ACCT *(The code used by payroll to direct employee's paycheck and timesheet to the employee)*
- ☐ ADDRESS/PERSONAL CHANGE
- ☐ CHANGE ACCT DISTRIBUTION *(The account(s), to which an employee's compensation will be charged within your budget)*

REASON:

- ☐ SELECTION
- _____ TERMINATION CODE *(Refer to back of PAF)*
- ☐ MERIT INCREASE*
- ☐ STEP INCREASE*
- ☐ FLEX STAFF*
- ☐ EDUCATIONAL INCENTIVE
- ☐ BILINGUAL PAY
- ☐ DEMOTION
- ☐ UNDER FILL**
- ☒ INTERIM APT**
- ☐ WORKING OUT OF CLASS**

**Requires performance evaluation* ***Requires a justification memo*

EMPLOYEE DEMOGRAPHICS/CHANGES

EMPLOYEE ADDRESS: NUMBER AND STREET | EMPLOYEE HOME PHONE NO.

CITY, STATE, ZIP CODE | DEPARTMENT/DIVISION | UNION GROUP

EMPLOYEE APPOINTMENT/CHANGES

EMPLOYEE STATUS
☐ FULL TIME ☒ LIMITED DURATION ☐ EXTRA HELP ☐ .75 FTE ☐ .50 FTE

DOT PROGRAM
☐ Add ☐ Remove

DMV PULL
☐ Add ☐ Remove

DAYS
☐ Sun ☒ Mon ☒ Tue ☒ Wed ☒ Thur ☒ Fri ☐ Sat

HOURS
☐ 9/80 ☐ 4/10 ☐ 5/40

FIRE
☐ Shift ☐ Admin

POLICE
☐ Sworn ☐ Non-Sworn

FROM				TO			
CURRENT CLASSIFICATION TITLE				NEW CLASSIFICATION TITLE			
				Ztemp-Retired Annuitant/Interim CFO			
DEPARTMENT/DIVISION				DEPARTMENT/DIVISION			
STATUS	POSITION NO.	AUTH NO.		STATUS	POSITION NO.	AUTH NO.	
PAY GRADE CODE	STEP	SALARY		PAY GRADE CODE	STEP	SALARY	
				E14		96.1540	

Remarks: Limited to 960 hrs, anticipate 30 hours per week until 4/27/19.

CHANGE OF HOME ACCOUNT and/or ACCOUNT DISTRIBUTION

Home Acct: the code used by Payroll to direct the employee's timesheet. Acct Distribution: the account(s) to which an employee's compensation is charged to within your budget.

FROM Home Account Department/Division		TO Home Account Department/Division	
PERCENT	**FROM Account Distribution No.** *Indicate the account(s) to be charged & the percent breakdown if applicable)*	**PERCENT**	**TO Account Distribution No.** *(Indicate the account(s) to be charged & the percent breakdown if applicable)*

SUPERVISOR INITIALS | SUPERVISOR INITIALS | BUDGET MANAGER INITIALS

APPROVALS

DEPARTMENT DIRECTOR (PRINT)

DEPARTMENT DIRECTOR SIGNATURE | DATE

HUMAN RESOURCES DIRECTOR | DATE

CITY MANAGER OR DESIGNEE | DATE

PERSONNEL ONLY

DATE ENTERED | INITIALS

NEXT REVIEW DATE

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Report AGENDA ITEM NO.: 2

DATE: September 11, 2018

TO: City Council

FROM: Rosemarie Gaglione
Public Works Director

SUBJECT: Award Agreement to California Wood Recycling, Inc. D.B.A. Agromin Horticultural Products for Organic Waste Recycling Services (5/5/5)

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

RECOMMENDATION:

That City Council approve and authorize the Mayor to execute a three-year agreement with California Wood Recycling, Inc. d.b.a. Agromin Horticultural Products for up to $4,000,000 to provide organic waste recycling services.

BACKGROUND

The Environmental Resources Division of the Public Works Department collects approximately 12,000 tons of organic material per year through its curbside collection program and 11,000 tons per year from Del Norte Regional Recycling and Transfer Station ("Del Norte") customers, the latter of which is up from approximately 6,000 tons per year collected by the previous operator. Organic material refers to green waste including yard trimmings, wood waste, and food waste. At Del Norte, green waste is sorted, cleaned to less than one percent contamination, loaded into tractor-trailers and hauled to one of two permitted processing centers. Currently, food waste collected through the Environmental Resources Division Food Waste Pilot Program is mixed with post-sorted green waste and hauled to the Simi Valley Recycling Center ("SVRC"), which is located on the same property as the Simi Valley Landfill. These operational elements of the Environmental Resources Division are required by State law. In addition, the processing of organic materials has several environmental benefits: it decreases the need to use landfills, promotes water conservation through the use of mulch and compost, and reduces the use of chemical fertilizers, pesticides and herbicides.

On February 8, 2018, the City issued a formal request for bid ("RFB") for yard trimmings and wood waste recycling services. The RFB was advertised in the local Vida newspaper, the City's website, and on PublicPurchase.com. All bids were due on March 1, 2018. Only California Wood Recycling, Inc. d.b.a. Agromin Horticultural Products ("Agromin") submitted a responsive bid. While Agromin is not the only company in Southern California that accepts and recycles organic waste, it is currently the only company with permitted facilities that are within a reasonable distance to Del Norte. No competing permitted facilities are located within 25 to 35 miles of Del Norte that have the ability to accept the current and projected volumes of organic materials generated. Due to State law implementation, the City's annual organic material tonnages are projected to increase.

In addition to the requested services, Agromin will provide up to 25,000 complimentary, four-quart compost bags at special community events such as Earth Day, America Recycles Day, the Strawberry Festival and other sustainability- or conservation-related events hosted by the City. Additionally, Agromin will provide bulk soil amendment products to City parks and landscaping areas for a 30 percent discount from the regular price.

STRATEGIC PRIORITIES

This agenda item supports the Infrastructure and Natural Resources strategy. The purpose of the Infrastructure and Natural Resources strategy is to establish, preserve and improve our infrastructure and natural resources through effective planning, prioritization, and efficient use of available funding. This item supports the following goals and objectives:

Goal 5. Ensure orderly development and long-range conservation and management of our natural resources and coastal assets.

FINANCIAL IMPACT

Organic waste recycling services are funded by Environmental Resources Operating Greenwaste Processing (account no. 631-6313-842-8280). One million dollars ($1 million) is included in the Fiscal Year 2018-19 operating account under the Material Recovery Facility - Greenwaste Processing designation to cover the cost of this service. The costs of the contract associated with future fiscal years will be included in future budgets.

ATTACHMENTS:

Attachment A: Agromin Agreement A-8065

Agreement No. A-8065

AGREEMENT FOR TRADE SERVICES
(INCLUDES LIVING WAGE REQUIREMENTS EFFECTIVE FROM 7/1/17)

THIS AGREEMENT FOR TRADE SERVICES (**"Agreement"**) is entered into in Ventura County, California, this _____ day of _____, 2018, by and between the City of Oxnard (**"City"**) and California Wood Recycling, Inc. d.b.a. Agromin Horticultural Products (**"Vendor"**), subject to the following terms and conditions:

1. Vendor shall provide to City the following services, including providing all labor, materials and equipment therefore: Shall receive Materials from the Del Norte Regional Recycling and Transfer Station (Del Norte Facility), 111 South Del Norte Boulevard, Oxnard, California 93030, such as Yard Trimmings, Wood Waste and Food Waste, to recycle into products such as, but not limited to, mulch, compost, wood chips, and soil amendments and to market those products, or use of the Materials for cultivation on agricultural property, in a responsible and effective way, at Agromin Organics Recycling at Limoneria Farms, 12390 Telegraph Road, Santa Paula, California 93060, at the Simi Valley Landfill and Recycling Center, 2801 Madera Road, Simi Valley, California 93065 as set forth in **Exhibit A**, attached hereto and included herein by reference (the **"Services"**).

2. Vendor shall provide the Services during the term of this Agreement, as set forth in Section 3 below. Vendor shall be excused for delays resulting from causes beyond the control of Vendor.

3. This Agreement shall begin on _____, 2018, and shall end on _____, 2021. City may terminate this Agreement at any time, with or without cause and without penalty, by giving written notice to Vendor, specifying the effective date of termination. Unless City asserts that Vendor has breached the Agreement, City agrees to pay Vendor in full for the Services satisfactorily performed as of the effective date of termination, including any expenditures incurred on City's behalf, whether for the employment of third parties or otherwise. If City pays for any materials, City shall be entitled to the title and possession of such materials.

4. City shall pay Vendor an amount not to exceed $4,000,000 for the Services performed during the term of this Agreement at the rates set forth in **Exhibit B** attached hereto and included herein by reference. Vendor's acceptance of final payment made pursuant to this Agreement shall constitute a release of City from all claims and liabilities for compensation to Vendor for anything completed, finished or relating to the Services. Vendor agrees that payment by City shall not constitute nor be deemed a release of the responsibility and liability of Vendor or its employees, subcontractors, agents and sub-vendors 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 Vendor, its employees, subcontractors, agents and sub-vendors. Vendor 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 Vendor or materials or products provided to City by Vendor, Vendor shall pay the sales tax. City shall not reimburse Vendor for sales taxes paid by Vendor.

5. a. Vendor shall compensate any employee of Vendor who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as **Exhibit C**. While this Agreement is in effect, Vendor shall pay such employee no less than $15.67 per hour for each hour that such employee provides services under this Agreement. This hourly rate shall be adjusted on July 1, 2019, and each July 1 thereafter, according to the percentage change in the Consumer Price Index, all items, prepared by the Bureau of Labor Statistics for the Los Angeles, Riverside, Orange County area relating to all urban consumers (CPI-U), index base 1967 + 100, comparing May of the previous year to May of the current year. In addition, while this Agreement is in effect, Vendor shall provide to such employee no less than 96 hours of paid leave per calendar year.

b. Vendor agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by the Oxnard City Council on July 9, 2002, and effective October 1, 2002.

c. If Vendor fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to Vendor, effective immediately.

d. In addition, if Vendor fails to comply with the Living Wage Policy in any manner, Vendor shall pay to City a fine of $500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. Vendor shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to Vendor of the amount owed.

6. a. To the fullest extent permitted by law, Vendor shall (1) immediately defend; (2) indemnify; and (3) hold harmless City, its City Council, each member thereof, and its directors, officers, and employees (the **"Indemnified Party"**) from and against all liabilities regardless of nature, type, or cause, arising out of or resulting from or in connection with Vendor's performance of this Agreement or Vendor's failure to comply with any of its obligations contained in this Agreement. Liabilities subject to the duties to defend and indemnify include, without limitation, all claims, losses, damages, penalties, fines, and judgments; associated investigation and administrative expenses; defense costs, including but not limited to reasonable attorneys' fees; court costs; and costs of alternative dispute resolution. Vendor's obligation to indemnify applies unless it is adjudicated that any of the liabilities covered by this Section are the result of the sole active negligence or sole willful misconduct of the Indemnified Party. If it is finally adjudicated that liability is caused by the comparative negligence or willful misconduct of the Indemnified Party, Vendor's indemnification obligation shall be reduced in proportion to the established comparative liability of the Indemnified Party.

b. The duty to defend is a separate and distinct obligation from Vendor's duty to indemnify. Vendor shall be obligated to defend, in all legal, equitable, administrative, or special proceedings, with counsel approved by the Indemnified Party immediately upon tender to Vendor of the claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination of negligence or willful misconduct by the Indemnified Party shall not relieve Vendor from its separate and distinct obligation to defend

the Indemnified Party. The obligation to defend extends through final judgment, including exhaustion of any appeals. The defense obligation includes the obligation to provide independent defense counsel if Vendor asserts that liability is caused in whole or in part by the negligence or willful misconduct of the Indemnified Party. If it is finally adjudicated that liability was caused by the sole active negligence or sole willful misconduct of the Indemnified Party, Vendor may submit a claim to City for reimbursement of reasonable attorneys' fees and defense costs.

c. The review, acceptance or approval of Vendor's work or work product by the Indemnified Party shall not affect, relieve or reduce Vendor's indemnification or defense obligations. This Section shall survive completion of the Services or termination of this Agreement. The provisions of this Section shall not be restricted by and do not affect the provisions of this Agreement relating to insurance.

7. Vendor shall continuously maintain adequate protection of all of Vendor's work from damage and shall protect the City's property from any and all injury or loss arising in connection with this Agreement. Vendor shall take all necessary precaution for the safety of employees on the job and shall comply with all applicable provisions of federal, state and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to any premises where the work is being performed.

8. a. Vendor shall obtain and maintain during the performance of the Services under this Agreement the insurance coverages specified in **Exhibit INS-B**, attached hereto and incorporated herein by reference, 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 coverages.

b. Vendor shall, prior to performance of the Services, file with the Risk Manager evidence of insurance coverage as specified in **Exhibit INS-B**.

c. Maintenance of insurance coverages by Vendor is a material element of this Agreement. Vendor's failure to maintain or renew insurance coverages or to provide evidence of renewal may be considered a material breach of this Agreement.

9. In performing the Services under this Agreement, Vendor is an independent contractor. Vendor and Vendor's agents, employees, subcontractors and other persons acting on Vendor's behalf are not officers or employees of City.

10. Vendor shall not, without the written consent of City's Purchasing Officer, assign this Agreement, or any interest therein, or any money due thereunder.

11. In performing the Services under this Agreement, Vendor shall comply with all applicable laws, ordinances and regulations. Before performing the Services under this Agreement, Vendor shall obtain all required licenses and permits, including a City business tax certificate.

12. In the event of any conflict between the terms of the Agreement and any exhibits or other incorporated document(s), the terms of the Agreement shall control.

13. This Agreement may be amended only by a written document signed by both City and Vendor.

14. Any notices to Vendor may be delivered personally or by mail addressed to: Agromin, 201 Kinetic Drive, Oxnard, California 93030, Attention: Bill Camarillo, Chief Executive Officer. Any notices to City may be delivered personally or by mail addressed to: City of Oxnard – Environmental Resources Division, Del Norte Regional Recycling and Transfer Station, 111 South Del Norte Boulevard, Oxnard, California 93030, Attention: Todd Vasquez-Housley, Environmental Resources MRF Manager.

15. This Agreement constitutes the entire agreement of City and Vendor regarding the subject matter described herein and supersedes all prior communications, agreements and promises, either oral or written.

16. Vendor agrees that City or its auditors shall have access to and the right to audit and reproduce any of Vendor's relevant records to ensure that City is receiving all the Services to which City is entitled under this Agreement or for any other purpose relating to the Agreement. Vendor shall maintain and preserve all such records for a period of at least three years after the expiration of this Agreement, or until an audit has been completed and accepted by City. Vendor agrees to 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.

17. 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 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.

[Signatures on next page]

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date first written above.

CITY OF OXNARD

☒ Tim Flynn, Mayor — Date
(if agreement is $250,000.01 or more)
☐ Jesus Nava, Interim City Manager (if agreement is $25,000.01-$250,000.00)
☐ Lisa Boerner, Purchasing Agent (if agreement is up to $25,000.00)

ATTEST:

Michelle Ascencion, City Clerk — Date
(if agreement is $250,000.01 or more)

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney — Date
(required for any agreement amount)

APPROVED AS TO CONTENT:

Todd Vasquez-Housley, — 6-18-18 Date
Environmental Resources Division Manager
(required for any agreement amount)

Thien Ng, Asst. Public Works Director — Date
(if agreement is $25,000.01 or more)

Rosemarie Gaglione — Date
Public Works Director
(if agreement is $25,000.01 or more)

APPROVED AS TO AMOUNT:

Jesus Nava, Interim City Manager — Date
(if agreement is $250,000.01 or more)

APPROVED AS TO INSURANCE:

Mike More, Risk Manager — Date
(required for any agreement amount)

AGROMIN

Bill Camarillo, Chief Executive Officer — Date

Myron Harrison, Board Secretary — Date

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; 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.

PLEASE DO NOT REMOVE THIS BOX

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date first written above.

CITY OF OXNARD

☐ Tim Flynn, Mayor (if agreement is $250,000.01 or more)

Date

☐ Jesus Nava, Interim City Manager (if agreement is $25,000.01-$250,000.00)

■ Purchasing Agent (if agreement is up to $25,000.00)

ATTEST:

Michelle Ascencion, City Clerk — Date

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney — 6/26/18 Date

APPROVED AS TO CONTENT:

Todd Vasquez-Housley
Environmental Resources Division Manager — Date

R Gaglione — 6.28.18 Date
Rosemarie Gaglione
Public Works Director

APPROVED AS TO AMOUNT:

Jesus Nava, Interim City Manager — Date

APPROVED AS TO INSURANCE:

Mike More, Risk Manager — Date

AGROMIN CORPORATION

Bill Camarillo, CEO — Date

Myron Harrison, Board Secretary — Date

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; 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.

PLEASE DO NOT REMOVE THIS BOX

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the date first written above.

CITY OF OXNARD

_____ _____

☐ Tim Flynn, Mayor (if agreement is $250,000.01 or more) Date

☐ Alexander Nguyen, City Manager (if agreement is $25,000.01-$250,000.00)

☒ Purchasing Agent (if agreement is up to $25,000.00)

ATTEST:

_____ _____

Michelle Ascencion, City Clerk Date

APPROVED AS TO FORM:

_____ _____

Stephen M. Fischer, City Attorney Date

APPROVED AS TO CONTENT:

_____ _____

Todd Vasquez-Housley Date
Environmental Resources Division Manager

_____ _____

Rosemarie Gaglione Date
Public Works Director

APPROVED AS TO AMOUNT:

_____ _____

Jesus Nava, Assistant City Manager Date

APPROVED AS TO INSURANCE:

_____ _____

Mike More, Risk Manager Date

CALIFORNIA WOOD RECYCLING, INC.
dba AGROMIN HORTICULTURAL PRODUCTS

Bill Camarillo, CEO — 7-12-2018 Date

Myron Harrison, Board Secretary — 7/12/2018 Date

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; 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.

PLEASE DO NOT REMOVE THIS BOX

EXHIBIT A
SCOPE OF SERVICES AND VENDOR RESPONSIBILITIES

For all services required under the Agreement, the Vendor shall be responsible for acquiring, operating and maintaining all equipment, permits and approvals necessary to receive and process Materials such as Yard Trimmings, Wood Waste and Food Waste delivered by City from the Del Norte Facility, and to apply or market the resulting products.

VENDOR SERVICES

a. Vendor shall receive all Yard Trimmings, Wood Waste and Food Waste delivered by the City to grind, sort and process those Materials into usable or marketable products. Vendor will market the products, or use them for cultivation on agricultural property, in a responsible and effective way.

b. Vendor shall conduct a semi-annual (every six months) composition study to characterize the Yard Trimmings, Wood Waste and Food Waste delivered by the City to determine the residual percentages by weight. A report shall be submitted to the City within ten (10) working days of the commencement of each semi-annual period, and the residual percentage documented in that report shall be the basis for that period's billing. The reports shall include data such as tons/weight delivered from City, tons/weight processed for market or agricultural cultivation and tons/weight of Residuals.

c. Vendor shall maintain the access roads and tipping areas at the processing site in such condition as to facilitate the receipt of City delivered materials and to expedite the turnaround time of City tractor-trailers in a safe and reasonable manner.

d. Upon the City's request, Vendor shall provide input to the City's educational programs, designed to reduce Residuals in the Yard Trimmings and Wood Waste collected, and outreach and promotional efforts to increase the amount of Yard Trimmings and Wood Waste recycled. Upon the City's request, Vendor shall provide input and assistance toward City's collection and processing of Materials and the education and promotion of residential curbside recycling of Yard Trimmings and Wood Waste. Vendor shall make periodic status reports as needed by City.

e. Vendor shall provide up to 25,000 bags of four-quart complimentary samples of compost available to Oxnard residents during City special community events such as Earth Day Festival, America Recycles Day and Composting Workshops. The 25,000 bags of compost shall be provided by the Vendor each year for a total of 75,000 bags for the three-year term of this Agreement. The compost bags represent a benefit value of $75,000 to the City. City shall provide Vendor with reasonable notice of the special community events. Vendor shall provide supply of complimentary compost bags for customers at the Del Norte Facility.

f. Vendor shall provide the City soil amendment products for City parks, landscaping, and general services at a thirty-percent (30%) discount of the public retail price that is manufactured and sold by the Vendor.

VENDOR REPORTING AND RECORD KEEPING

a. Vendor shall weigh each City load delivered to the Vendor's processing facility on a certified scale at the entrance to the facility and shall provide the City's tractor-trailer operator with a weigh ticket for each load. At a minimum, the weigh ticket shall indicate the date, time, City vehicle number, gross weight, tare weight, net weight, tip fee price per ton, total price, ticket number and a signature of the scale house operator and the City tractor-trailer operator.

b. Vendor shall provide the City with semi-annual (every six months) reports on the material diversion achieved through the processing of Yard Trimmings, Wood Waste and Food Waste delivered by the City, tons processed for market and the amount of Residual tons requiring landfill disposal.

c. The City shall have the right to request additional reports from the Vendor which shall not be unreasonably refused.

d. All of the Vendor's records and reports, related to the performance of services under the Agreement, shall be maintained for a period of three (3) years after the termination of the Agreement.

e. Upon City's request, Vendor shall advise City on its Materials collection and processing operation and future energy-from-waste technologies at the Del Norte Facility.

f. Vendor agrees to handle, market or cultivate and otherwise divert from disposal, all reusable Yard Trimmings, Wood Waste and Food Waste processed from Materials delivered by City. Vendor agrees to store and handle all Materials in accordance with applicable law, regulations, licenses and permits, and in such a manner so as not to create or maintain any unhealthful or hazardous conditions or conditions that would cause a public or private nuisance.

g. Vendor shall operate and maintain a scale system at Vendor's facility. If Vendor's facility does not have scales or the scales are inoperable, trucks shall be weighed at the Del Norte Facility or such other certified weigh station as designated by City. Whether Vendor or City is operating or employing the scale, that party shall maintain and make available to the other party the following information: (1) Calendar date; (2) Time of day; (3) Vehicle identification; (4) Type of Materials, such as Residential, Commercial and Industrial; and (5) Total number of tons of each type of Materials delivered to Vendor's facility and accepted by Vendor. All scales and weighing equipment shall be kept in good and accurate condition operating at the standards of accuracy and reliability specified in the California Code of Regulations. The tonnage used to calculate the Disposal Fee shall be based on the weight of each loaded truck

measured at the weight scales described above, minus the certified tare weight for each truck. City shall establish the tare weight of each truck. Vendor shall submit to City a copy of the certificate of registration of Vendor's scales issued by the Ventura County Department of Weights and Measures.

h. Vendor is responsible for processing all Materials delivered hereunder and for marketing or cultivating Yard Trimmings, Wood Waste and Food Waste. Vendor shall receive all revenues from subsequent sales of processed Yard Trimmings, Wood Waste and Food Waste.

i. Vendor shall possess and maintain throughout the term of Agreement a Solid Waste Health Permit issued by the Ventura County Environmental Heatlth Division for the permitted activity of chipping, grinding and compost operation.

DELIVERY OF MATERIALS

The City shall deliver Materials it collects from residential, commercial and industrial communities in Oxnard and surrounding areas at the Del Norte Facility for sorting out Residuals and transporting the Material to the Vendor's processsing center located at 12390 Telegraph Road, Santa Paula, California (Limoneira Farms), or at 2801 Madera Road, Simi Valley, California (Simi Valley Landfill). The City shall deliver the clean Yard Trimmings, clean Wood Waste and clean Food Waste it collects at the Del Norte Facility from permitted haulers and self-haul customers, to the Vendor's processing centers located at 12390 Telegraph Road in Santa Paula, California or at 2801 Madera Road, Simi Valley, California. City and Vendor agree and acknowledge that City delivered Materials contain Residuals, the percentage of which Residuals varies from load to load of Materials. City and Vendor agree and acknowledge that City delivered Yard Trimmings, Wood Waste and Food Waste may contain up to one-percent (1%) Residuals.

VENDOR'S OPERATING SCHEDULE

a. The Vendor's processing facility shall be open to receive Yard Trimmings, Wood Waste and Food Waste, delivered by the City of Oxnard in City vehicles, from 5:30 am to 5:00 pm, Monday through Saturday, except for City holidays when collection services are not provided. Vendor shall provide ample space for City's tractor-trailers to enter, unload, maneuver and exit Vendor's facility. Vendor shall expedite City tractor-trailer operator's turnaround time in a safe and reasonable manner.

b. The Vendor's operating schedule for the processing of Yard Trimmings, Wood Waste and Food Waste is independent of the requirement to receive Materials delivered by the City and shall be at the Vendor's sole discretion. Vendor shall not allow unprocessed materials to accumulate in volumes inconsistent with the operating permits for the facility that could result in City Materials not being accepted for delivery.

RESIDUALS MANAGEMENT

a. The Vendor is responsible for the cost of containing, hauling and disposing of Residuals processed from Yard Trimmings, Wood Waste and Food Waste delivered by City. If the Vendor's facility site is located in Oxnard, the City will be responsible for placing a roll-off container at the site for regularly scheduled container removal and emptying. Vendor shall pay rates for roll-off container services as established in City Ordinance for solid waste system charges and user fees. The City shall haul from the Vendor's facility site and shall deliver these Residuals to the Del Norte Facility.

b. City shall use reasonable efforts to minimize and reduce the amount of Residuals sent to Vendor, including public awareness and education, mailers and similar notices to its residents.

c. The City does not have rates established for the collection, transport and disposal of Residual materials from properties outside City limits. If the Vendor's processing facility is located outside City limits, the Vendor will not be able to use City collection services for Residuals hauling and disposal services. The Vendor may direct-haul Residuals with their equipment from its facility to the Del Norte Facility.

DEFINITIONS

For purposes of the Agreement, the following words have the following meanings:

a. **Yard Trimmings** means and includes any wastes generated from the maintenance or alteration of public, commercial or residential landscapes including, but not limited to, yard clippings, leaves, tree trimmings, prunings, brush and weeds.

b. **Wood Waste** means and includes solid waste consisting of wood pieces or particles, which are generated from the manufacturing or production of wood products, harvesting, processing or storage of raw wood materials or construction and demolition activities.

c. **Food Waste** means a waste material of plant or animal origin that results from the preparation or processing of food for animal or human consumption that is separated from the municipal solid waste stream. Food waste includes, but is not limited to, food waste from food facilities as such as restaurants, food processing establishments, grocery stores, institutional cafeterias such as schools and hospitals, and residential food scrap collection.

d. **Residuals** means non-processable materials left over after Materials delivered to Vendor by the City are processed and that must be disposed of as waste in a permitted facility. Residuals include paper, plastic, metal, glass, cement, trash or any foreign substance that is not yard Trimmings, Wood Waste or Food Waste.

e. **Materials** shall mean yard Trimmings, Wood Waste, Food Waste and Residuals.

f. **Processed Materials** means Yard Trimmings, Wood Waste or Food Waste that is either separated at the point of generation, or separated at a centralized facility and processed by methods to minimize Residuals, such as grinding, shredding, screening, source separating for grain size or processing means.

EXHIBIT B
RATE SCHEDULE

Vendor agrees to accept the below referenced fees for billing for Vendor's services, including the handling of Materials and marketing or cultivating for agricultural purposes of processed Yard Trimmings, Wood Waste and Food Waste, as provided in this Agreement. Vendor is responsible for all expenses associated with processing or diverting the Materials, including Residuals, waste control fees and integrated waste management planning fees imposed by the County of Ventura, or physical damage to Vendor's equipment caused by processing Materials delivered by City.

The City shall deliver Yard Trimmings, Wood Waste and Food Waste to the Vendor containing less than one-percent (1%) Residuals. It is the intent of the City to supply the Vendor with all its collected Yard Trimmings, Wood Waste and Food Waste. The City estimates its annual collection volume to be 15,000 tons of Yard Trimmings, 5,000 tons of Wood Waste and 200 tons of Food Waste.

ITEM NO.	MATERIALS	COST PER TON DELIVERED BY CITY TO VENDOR	ANNUAL ESTIMATED TONS
1.	Yard Trimmings such as yard clippings, leaves, tree trimmings, pruning, brush and weeds	$49.15	15,000
2.	Wood Waste such as wood pieces or particles from manufacturing of wood products, harvesting, processing or storage of raw materials, construction and demolition activities.	$49.15	5,000
3.	Food Waste such as waste material of plant or animal origin that results in the preparation or processing of food for animal or human consumption.	$59.64	200

Vendor shall submit to City a bi-weekly invoice for all Materials delivered by City in the previous two-week period, in a form satisfactory to City. Invoice information shall include daily dates of delivery by each tractor-trailer or truck, tractor-trailer or truck number, weight ticket number, weight of delivered Materials, total cost of delivered load, summary totals such as number of tractor-trailer or truck deliveries, total weight, weight/ton and tip fee itemization of Materials and total invoice amount due. City shall pay Vendor within thirty (30) days of receipt of an invoice.

Vendor shall submit bi-weekly invoices for Materials delivered from City to: City of Oxnard – Del Norte Regional Recycling & Transfer Station, 111 South Del Norte Boulevard, Oxnard, CA 93030. Attention: Todd Vasquez-Housley, Environmental Resources MRF Manager.

EXHIBIT C
LIVING WAGE POLICY

The Living Wage Policy of the City of Oxnard is hereby adopted by the City Council on July 9, 2002 to be effective October 1, 2002.

1. Pursuant to this Living Wage Policy, a service contractor shall pay those employees who provide services to the City under contract:

   (a) Effective October 1, 2002, at least $9.00 an hour for the time during which the employee is providing services to the City;

   (b) Effective July 1, 2003, at least $9.25 an hour for the time during which the employee is providing services to the City and 32 hours of paid leave per every calendar year in which an employee provides services to the City;

   (c) Effective July 1, 2004, at least $10.59 an hour for the time during which the employee is providing services to the City and 64 hours of paid leave per every calendar year in which an employee provides services to the City; and

   (d) Effective July 1, 2005, at least $12.22 an hour for the time during which the employee is providing services to the City and 96 hours of paid leave per every calendar year in which an employee provides services to the City.

2. The hourly rates established in Section 1 shall be adjusted July 1, 2006 and, each July 1 thereafter, according to the percentage change since July 1, 2005 in the Consumer Price Index prepared by the Bureau of Labor Statistics for the Los Angeles, Anaheim, Riverside area relating to all urban consumers.

3. A service contractor executing a service contract with the City for which the City will pay the contractor $25,000 or more during the contract term shall be subject to the Living Wage Policy.

4. A service contractor executing more than one service contract with the City, and the combined monetary total of the payments by the City pursuant to such contracts is $25,000 or more for the combined contract terms shall be subject to the Living Wage Policy.

5. This Living Wage Policy shall not govern the following types of contracts for: (a) the purchase, rental or lease of goods, products, equipment, supplies or other personal property; (b) public works projects as defined in State or local law; and (c) professional services.

6. This Living Wage Policy shall not govern the following service contractors: (a) nonprofit entities organized under IRS Code section 501(c)(3); (b) public entities such as cities, counties, special districts, states and the federal government; and (c) businesses employing fewer than five persons.

7. The City Attorney is directed to include in all standard trade services contracts and all contracts involving unique trade services, the language set forth in **Exhibit 1** attached hereto and incorporated herein by this reference.

8. If a service contractor fails to comply with this Living Wage Policy, the City Manager is directed to terminate the subject service contract immediately and to impose appropriate fines and penalties as set forth in the service contract.

9. The City Manager and the City Attorney are responsible for the administration and enforcement, respectively, of the Living Wage Policy. If an employee of a service contractor governed by the Living Wage Policy concludes that he/she has been retaliated against for the exercise of rights under the Living Wage Policy, the employee should contact the City Manager at 385-7430.

10. The City Manager shall reasonably cooperate with representatives of the Ventura County Living Wage Coalition to ensure the effective administration and enforcement of the Living Wage Policy.

11. This Living Wage Policy may be changed only by City Council and only after a duly noticed public hearing.

12. The City Manager is directed to ensure that the City Council will review the Living Wage Policy as part of the FY 2003-2004/05 budget process.

Exhibit 1

Living Wage Policy

Pursuant to the Living Wage Policy adopted July 9, 2002 by the City Council and effective October 1, 2002, the City Manager and City Attorney are directed to include the following language in all standard trade services contracts and all unique trade services contracts governed by the Living Wage Policy.

A. Vendor shall compensate any employee of Vendor who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit A. While this Agreement is in effect, Vendor shall pay such employee no less than $15.67 per hour for each hour that such employee provides services under this Agreement. In addition, while this Agreement is in effect, Vendor shall provide to such employee no less than 96 hours of paid leave per calendar year.

B. Vendor agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by City Council on July 9, 2002 and effective October 1, 2002.

C. If Vendor fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to Vendor, effective immediately.

D. In addition, if Vendor fails to comply with the Living Wage Policy in any manner, Vendor shall pay to City a fine of $500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. Vendor shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to Vendor of the amount owed.

CITY OF OXNARD LIVING WAGE REQUIREMENTS
EFFECTIVE JULY 1, 2018

2. Vendor shall compensate any employee of Vendor who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit 1. While this Agreement is in effect, Vendor shall pay such employee no less than **$15.67 per hour** for each hour that such employee provides services under this Agreement. **This hourly rate shall be adjusted on July 1, 2019, and each July 1 thereafter, according to the percentage change in the Consumer Price Index**, all items, prepared by the Bureau of Labor Statistics for the Los Angeles, Riverside, Orange County area relating to all urban consumers (CPI-U), index base 1967 + 100, comparing May of the previous year to May of the current year. In addition, while this Agreement is in effect, Vendor shall provide to such employee no less than 96 hours of paid leave per calendar year.

b. Vendor agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by the Oxnard City Council on July 9, 2002 and effective October 1, 2002.

c. If Vendor fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to Vendor, effective immediately.

d. In addition, if Vendor fails to comply with the Living Wage Policy in any manner, Vendor shall pay to City a fine of $500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. Vendor shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to Vendor of the amount owed.

e. The foregoing requirements are restated on pages 1 and 2 of the Agreement for Trade Services.

EXHIBIT INS-B

INSURANCE REQUIREMENTS FOR CONSULTANTS (WITHOUT ERRORS AND OMISSIONS REQUIREMENT)

1. Consultant shall obtain and maintain during the performance of any services under this Agreement the following insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of services hereunder by Consultant, its agents, representatives, employees or subconsultants.

a. Commercial General Liability Insurance, including Contractual Liability, 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 CG 0001). If a general aggregate limit is used, that limit shall apply separately to the project or shall be twice the occurrence amount;

b. 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 Insurance Services Office Automobile Liability Coverage (Occurrence Form CA0001) covering Code No. 1, "any auto";

c. Workers' compensation insurance in compliance with the laws of the State of California, and employer's liability insurance in an amount not less than $1,000,000 per claimant. Additionally, the workers' compensation policy shall include a waiver of all rights of subrogation which the insurer may have against the City.

2. Consultant shall, prior to performance of any services, file with the Risk Manager certificates of insurance with original endorsements affecting coverage required by this Exhibit INS-B. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on the attached forms or on other forms approved by the Risk Manager. All certificates and endorsements are to be received and approved by the Risk Manager before work commences. City reserves the right to require complete certified copies of all required insurance policies at any time. The certificates of insurance and endorsements shall be sent via email (or fax if necessary) to the Risk Manager, addressed as follows (do not send hard copies):

City of Oxnard
Insurance Compliance
Reference No. _____
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

3. Consultant agrees that all insurance coverages shall be provided by a California admitted insurance carrier with an A.M. Best rating of A:VII or better and shall be endorsed to state that coverage may not be suspended, voided, canceled by either party, or reduced in coverage or limits without 30 days' prior written notice to the Risk Manager. The Risk Manager shall not approve or accept any endorsement if the endorsement contains "best effort" modifiers or if the insurer is relieved from the responsibility to give such notice.

4. Consultant agrees that the commercial general liability and business automobile liability insurance policies shall be endorsed to name City, its City Council, officers, employees and volunteers as additional insureds as respects: liability arising out of activities performed by or on behalf of Consultant; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, its City Council, officers, employees and volunteers. **The General liability Special Endorsement Form and Automobile Liability Special Endorsement Form attached to this Exhibit INS-B or substitute forms containing the same information and acceptable to the Risk Manager shall be used to provide the endorsements (ISO form CG 2010 11/85 or if not available. CG 2010 with an edition date prior to 01/04 and CG 2037).**

5. The coverages provided to City shall be primary and not contributing to or in excess of any existing City insurance coverages **(this must be endorsed)**. Additionally, the workers' compensation policy shall include a waiver of all rights of subrogation which the insurer may have against the City. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its City Council, officers, employees and volunteers. The insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

6. Any deductibles or self-insured retentions must be declared to and approved by the Risk Manager. At the option of the Risk Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its City Council, officers, employees and volunteers, or the contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

7. All insurance standards applicable to Consultant shall also be applicable to Consultant's subconsultants. Consultant agrees to maintain appropriate agreements with subconsultants and to provide proper evidence of coverage upon receipt of a written request from the Risk Manager.

INSTRUCTION FOR SUBMITTING INSURANCE CERTIFICATES AND ENDORSEMENT FORMS

Certificates of Insurance

The sample accord form on the following page is provided to facilitate your preparation and submission of certificates of insurance. You may use this or any industry form that shows coverage as broad as that shown on the attached sample. **Please note the certificate holder address must be as shown on the attached sample accord form with the contract number and insurance exhibit identification information completed.** Improperly addressed certificates may delay the contract start-up date because the City's practice is to return unidentifiable insurance certificates to the insured for clarification as to the contract number. **Cancellation provisions must be endorsed to the policy. Modifying the certificate does not change coverage or obligate the carrier to provide notes of cancellation.**

Endorsement Forms

Original endorsements are required for general liability and automobile liability insurance policies and must be attached to the applicable certificate of insurance. City preference is that you use the endorsement forms which are attached. Substitute forms will be accepted, however, as long as they include provisions comparable to the attached.

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

PRODUCER	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
CODE SUB-CODE	**COMPANIES AFFORDING INSURANCE COVERAGE**
INSURED	COMPANY LETTER A SPECIFY COMPANY NAMES IN THIS SPACE
	COMPANY LETTER B

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY [x] COMMERCIAL GENERAL LIABILITY [x] CLAIMS MADE [x] OCCUR [x] OWNER'S & CONTRACTOR'S PROT				GENERAL AGGREGATE PRODUCTS COMP/OP AGG. PERSONAL & ADV. INJURY EACH OCCURRENCE FIRE DAMAGE (Any one fire) MED. EXPENSE (Any one person)	$1,000,000 $1,000,000 $1,000,000 $1,000,000 $ $
A	AUTOMOBILE LIABILITY [x] ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS GARAGE LIABILITY				COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	$1,000,000 $ $ $
A	EXCESS LIABILITY UMBRELLA FORM OTHER THAN UMBRELLA FORM				EACH OCCURRENCE AGGREGATE	$ $
A	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS EACH ACCIDENT DISEASE-POLICY LIMIT DISEASE-EACH EMPLOYEE	 $1,000,000 $1,000,000 $1,000,000
A	OTHER					

SAMPLE

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

CERTIFICATE HOLDER

CITY OF OXNARD
Attn: Insurance Compliance
Reference No._____
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ~~ENDEAVOR TO~~ MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, ~~BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.~~

AUTHORIZED REPRESENTATIVE

Rev. 8/18 INS-B.doc

GENERAL LIABILITY SPECIAL ENDORSEMENT FOR THE CITY OF OXNARD (the "City")

SUBMIT IN DUPLICATE

ENDORSEMENT NO.	ISSUE DATE (MM/DD/YY)

PRODUCER

Telephone:

NAMED INSURED

POLICY INFORMATION

Insurance Company:
Policy No.:
Policy Period: (from) (to)
LOSS ADJUSTMENT EXPENSE ☐ Included in Limits ☐ In Addition to Limits

☐ Deductible ☐ Self-Insured Retention (check which) of $ _____ with an Aggregate of $_____ coverage. ☐ Per Occurrence

APPLICABILITY This insurance pertains to the operations, products and/or tenancy of the named insured under all written agreements and permits in force with the City unless checked here ☐ in which case only the following specific agreements and permits with the City are covered:

CITY AGREEMENTS/PERMITS

TYPE OF INSURANCE

GENERAL LIABILITY
- ☐ COMMERCIAL GENERAL LIABILITY ☐ Claims Made
- ☐ COMPREHENSIVE GENERAL LIABILITY Retroactive Date _____
- ☐ OWNERS & CONTRACTORS PROTECTIVE ☐ Occurrence

OTHER PROVISIONS

COVERAGES	LIABILITY LIMITS IN THOUSANDS $ EACH OCCURRENCE	AGGREGATE
☐ GENERAL		
☐ PRODUCTS/COMPLETED OPERATIONS		
☐ PERSONAL & ADVERTISING INJURY		
☐ FIRE DAMAGE		
_____		
_____		

Underwriter's representative for claims pursuant to this insurance.

CLAIMS:
Name: _____
Address: _____
_____
Telephone: (____)_____

In consideration of the premium charged and notwithstanding any inconsistent statement in the policy to which this endorsement is attached or any endorsement now or hereafter attached thereto, insurance company agrees as follows:

INSURED. The City, its officers, agents, employees and volunteers are included as insureds with regard to liability and defense of suits arising from the operations, products and activities performed by or on behalf of the named insured.

CONTRIBUTION NOT REQUIRED. As respects: (a) work performed by the named insured for or on behalf of the City; or (b) products sold by the named insured to the City; or (c) premises leased by the named insured from the City, the insurance afforded by this policy shall be primary insurance as respects the City, its officers, agents, employees or volunteers; or stand in an unbroken chain of coverage excess of the named insured's scheduled underlying primary coverage. In either event, any other insurance maintained by the City, its officers, agents, employees or volunteers shall be in excess of this insurance and shall not contribute with it.

SEVERABILITY OF INTEREST. This insurance applies separately to each insured against whom claim is made or suit is brought except with respect to the company's limits of liability. The inclusion of any person or organization as an insured shall not affect any right which such person or organization would have as a claimant if not so included.

CANCELLATION NOTICE. With respect to the interests of the City, this insurance shall not be canceled, or materially reduced in coverage or limits except after thirty (30) days prior written notice by receipted delivery has been given to the City.

PROVISIONS REGARDING THE INSURED'S DUTIES. Any failure to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the City, its officers, agents, employees or volunteers.

SCOPE OF COVERAGE. This policy, if primary, affords coverage at least as broad as:

Insurance Services Office Commercial General Liability Coverage, "occurrence" form CG0001; or

If excess, affords coverage which is at least as broad as the primary insurance form CG0001.

Except as stated above nothing herein shall be held to waive, alter or extend any of the limits, conditions, agreements or exclusions of the policy to which this endorsement is attached.

ENDORSEMENT HOLDER

CITY OF OXNARD
Attn: Insurance Compliance
Reference No._____
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

AUTHORIZED REPRESENTATIVE

☐ Broker/Agent ☐ Underwriter ☐ _____

I _____ (print/type name), warrant that I have authority to bind the above-mentioned insurance company and by my signature hereon do so bind this company to this endorsement.

Signature _____

(original signature required)

Telephone: ( ) Date Signed _____

Rev. 8/18

AUTOMOBILE LIABILITY SPECIAL ENDORSEMENT
FOR THE CITY OF OXNARD (the "City")

SUBMIT IN DUPLICATE

ENDORSEMENT NO.	ISSUE DATE (MM/DD/YY)

PRODUCER

Telephone:

NAMED INSURED

POLICY INFORMATION:
Insurance Company:
Policy No.:
Policy Period: (from) (to)
LOSS ADJUSTMENT EXPENSE Included in Limits / In Addition to Limits

Deductible Self-Insured Retention (check which) of $ _____
with an Aggregate of $_____ applies to _____
coverage. Per Occurrence Per Claim (which)

APPLICABILITY. This insurance pertains to the operations, products and/or tenancy of the named insured under all written agreements and permits in force with the City unless checked here in which case only the following specific agreements and permits with the City are covered:

CITY AGREEMENTS/PERMITS

TYPE OF INSURANCE

COMMERCIAL AUTO POLICY

BUSINESS AUTO POLICY

OTHER

OTHER PROVISIONS

LIMIT OF LIABILITY

$ _____ per accident, for bodily injury and property damage.

CLAIMS: Underwriter's representative for claims pursuant to this insurance.

Name: _____

Address: _____

Telephone: ( )_____

In consideration of the premium charged and notwithstanding any inconsistent statement in the policy to which this endorsement is attached or any endorsement now or hereafter attached thereto, insurance company agrees as follows:

1. **INSURED.** The City, its officers, agents, volunteers and employees are included as insureds with regard to liability and defense of suits arising from the operations, products and activities performed by or on behalf of the named insured.

2. **CONTRIBUTION NOT REQUIRED.** As respects: (a) work performed by the named insured for or on behalf of the City; or (b) products sold by the named insured to the City; or (c) premises leased by the named insured from the City, the insurance afforded by this policy shall be primary insurance as respects the City, its officers, agents, employees or volunteers; or stand in an unbroken chain of coverage excess of the named insured's scheduled underlying primary coverage. In either event, any other insurance maintained by the City, its officers, agents, employees or volunteers shall be in excess of this insurance and shall not contribute with it.

3. **SEVERABILITY OF INTEREST.** This insurance applies separately to each insured against whom claim is made or suit is brought except with respect to the company's limits of liability. The inclusion of any person or organization as an insured shall not affect any right which such person or organization would have as a claimant if not so included.

4. **CANCELLATION NOTICE.** With respect to the interests of the City, this insurance shall not be canceled, or materially reduced in coverage or limits except after thirty (30) days prior written notice by receipted delivery has been given to the City.

5. **PROVISIONS REGARDING THE INSURED'S DUTIES.** Any failure to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the City, its officers, agents, employees or volunteers.

6. **SCOPE OF COVERAGE.** This policy, if primary, affords coverage at least as broad as:

Insurance Services Office Automobile Liability Coverage, "occurrence" form CA0001, code ("any auto"); or

If excess, affords coverage which is at least as broad as the primary insurance form referenced in the preceding section (1).

Except as stated above nothing herein shall be held to waive, alter or extend any of the limits, conditions, agreements or exclusions of the policy to which this endorsement is attached.

ENDORSEMENT HOLDER

CITY OF OXNARD
Attn: Insurance Compliance
Reference No._____
P.O. Box 100085 – OX
Duluth, GA 30096
Via Email: cityofoxnard@ebix.com
Via Fax: 678-259-1007

AUTHORIZED REPRESENTATIVE

Broker/Agent Underwriter _____

I _____ (print/type name), warrant that I have authority to bind the above-mentioned insurance company and by my signature hereon do so bind this company to this endorsement.

Signature _____

(original signature required)

Telephone: ( ) Date Signed _____

(This page is intentionally blank.)

CITY OF OXNARD CALIFORNIA	CITY COUNCIL AGENDA REPORT	TYPE OF ITEM: Report AGENDA ITEM NO.: 3

DATE: September 11, 2018

TO: City Council

FROM: Rosemarie Gaglione
Public Works Director

SUBJECT: Budget Appropriation Adjustment for Fuel and Parts in FY 2017/18 (5/5/5)

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

RECOMMENDATION:

That the City Council approve a budget appropriation of $260,000 from General Fund Reserves to Fleet Services FY 2017-18 Operating Supplies Accounts for Shell fuel and NAPA parts/tires invoices

BACKGROUND

The Fleet Services Division of Public Works provides maintenance and repair of the City's vehicle and equipment fleet. In July 2012, Fleet Services released a request for proposals for an on-site fleet parts program. Three vendors submitted proposals: Warren Distributing, Factory Motor Parts, and Genuine Parts Company (NAPA). Based on proposal evaluation, references, and site visits, staff awarded the contract to Genuine Parts Company (NAPA).

In September 2012, the City issued a request for bids (RFB) for the provision of cardlock fuel and off-site car wash services using a fuel card system. Three vendors responded: Silvas Oil Company, Oxnard Airport Shell and MacValley Oil Company submitting a joint bid, and DeWitt Petroleum. Based on costs, services proposed, and vendor compliance with the specifications outlined in the RFB, the contract was awarded to Oxnard Airport Shell and MacValley Oil Company for cardlock fuel and car wash services.

As a result of the consolidation of several line items in Fiscal Year 2017/18, funding for the Genuine Parks Company (NAPA) and the Oxnard Airport Shell and MacValley Oil Company contract was short a total of $260,000.

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

The proposed action will appropriate $260,000 from General Fund Reserves to the following Fleet Services (Fund 741) Operating Supplies Accounts:

741-7501-853-8121	Repair Parts Expense/Freight Expense	$151,784
741-7501-852-8231	Contractual Services - Shell car wash	$443
741-7501-853-8233	Tire Expense	$2,559
741-7501-853-8238	Diesel Fuel	$105,214

The estimated preliminary unaudited FY17-18 undesignated fund balance of the General Fund (Fund 101), including this request, is $15.3 million (as of June period 12 closing).

ATTACHMENTS:

Attachment A: Fleet transfer from General Fund 9.11.18

REQUEST FOR BUDGET APPROPRIATION

Department: Public Works **Date:** September 11, 2018

Project/Program Manager: Rosemarie Gaglione **Phone:** 385-8055

Reason for Appropriation:

To appropriate General Fund Reserves to Fleet Services (Fund 741) for funding of Genuine Parts Company (NAPA) and Shell final FY17-18 payments

Accounts and Descriptions		AMOUNT
Fund: 101- GENERAL FUND		
Expenditures/Transfers Out		
RESERVES AND TRANSFERS (1002)		
101-1002-808-87-25	TRANSFERS - OUT / TSFR TO INTER.SERVICE FD	260,000
	Sub-total Expenditures	260,000
	Net Change to Fund Balance	**(260,000)**
Fund: 741- FLEET SERVICES FUND		
Revenues/Transfers In		
NON-DEPARTMENTAL (1001)		
741-1001-711.79-01	OPERATING TRANSFERS IN/TRANSFERS FR.GEN FUND	260,000
	Sub-total Revenues	260,000
Expenditures/Transfers Out		
FLEET SERVICES (7501)		
741-7501-853.81-21	OPERATING SUPPLIES / REPAIR PARTS EXPENSE	151,784
741-7501-852.82-31	CONTRACTUAL SERVICES / CAR WASH/POLISH	443
741-7501-853.82-33	OPERATING SUPPLIES / TIRES EXPENSE	2,559
741-7501-853.82-38	OPERATING SUPPLIES / FUEL EXPENSE - DIESEL	105,214
	Sub-total Expenditures	260,000
	Net Change to Fund Balance	**0**
	Net Appropriation Change	**520,000**

Approvals

Department Director _____

Chief Financial Officer _____

City Manager _____

BA# (Finance Use Only)_____

BA Doc# (Finance Use Only)_____

Revised: 2/23/2012

REQUIRES CITY COUNCIL AUTHORIZATION