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

CITY OF OXNARD CALIFORNIA

AGENDA
OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY,
HOUSING & DEVELOPMENT COMMITTEE
Council Chambers, 305 West Third Street
October 11, 2022
Regular Meeting - 6:45 to 8:15 PM

Zoom details to call-in for public comment during a meeting:

1. **Dial Phone Number: (888) 475-4499**
2. **Enter Meeting ID: 861 3651 8365**
3. **Passcode: 304747**

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom calling in steps listed above. Once the presiding officer **calls for public speakers, press *9 to raise your hand to inform the City Clerk you would like to speak during the public speaking section for that particular item on the agenda, while in the zoom waiting room.**

IN ACCORDANCE WITH ASSEMBLY BILL 361 AND IN RESPONSE TO THE DECLARED STATE AND LOCAL EMERGENCIES DUE TO THE NOVEL CORONAVIRUS, THE LEGISLATIVE BODY WILL MEET IN-PERSON AND REMOTELY. TO PARTICIPATE REMOTELY VISIT **WWW.OXNARD.ORG**.

To find out how you may provide public comment, please refer to the instructions below or at **www.https://www.oxnard.org/city-meetings/**.

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings of the meeting are typically available online following the meeting at the City's website at www.oxnard.org/city-meetings.

*Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card to the City Clerk.

2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING

   a. Submit a request to speak remotely by no later than 3 p.m. on the day of the meeting by using the form available at **www.oxnard.org/citymeetings**.
   b. Submit an email to **cityclerk@oxnard.org** no later than 3 p.m. on the day of the meeting (indicate the agenda item number in the subject line). All email correspondence will be forwarded to the legislative body prior to the start of the meeting and made part of the legislative record.
   c. Contact the City Clerk's Office at (805) 385-7803 to submit your request.

3. PROVIDING PUBLIC COMMENTS REMOTELY DURING THE MEETING

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

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

a. To provide public comment during the meeting dial (888) 475-4499 and enter the Meeting ID and Passcode listed above as the Zoom details for this meeting. When the presiding officer announces the particular item on the agenda you want to speak on, press *9 to raise your hand while in the zoom waiting room. Once called on, press *6 to unmute your phone.
b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

Please review the Zoom instructions on the registration page to help ensure there are no technical difficulties during your comments and help you understand public comment procedures using Zoom. Detailed participation instructions can be found at www.oxnard.org/city-meetings.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

* The City has filed pre-election and post-election lawsuits regarding the validity of Measure M.

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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 requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak 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.

C. CONSENT AGENDA

1. City Clerk Department
SUBJECT: Approval of Minutes.
RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee approve the minutes of the September 27, 2022 regular meeting as presented.
Contact: Rose Chaparro, (805) 385-7805

D. REPORTS

1. Fire Department
SUBJECT: Purchase Order for South Coast Fire Equipment for Two Fire Engines - Amount: $1,990,462.28. (0/10/5)
RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee Recommends that City Council:

1. Authorize the Mayor to execute a Purchase Order for South Coast Emergency Fire Equipment in the amount of $1,990,462.28 for the purchase of two (2) Pierce Fire Engines; and
2. Authorize the prepayment of $1,990,462.28 to South Coast Fire Equipment for the

purchase of two (2) Pierce Fire Engines.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/ZfBmL6gSpGQ
Contact: Alexander Hamilton, (805) 385-7700

2. City Manager Department

SUBJECT: Exempt Surplus Land Declaration - Successor Agency Meta Street Parcels (0/10/10)

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee recommends that the Oxnard Community Development Commission Successor Agency:

1. Adopt a Resolution titled, "A Resolution Of The Oxnard Community Development Commission Successor Agency Declaring Successor Agency Owned Property, As Described Herein, To Be Exempt Surplus Land Pursuant To Government Code Section 54221(F)(1)(D) and Authorizing The Staff To Take Related Actions"; and
2. Enter into two separate Grant Deeds with the City for the transfer of two parcels from the Successor Agency, located at 6th Street and Meta Street in Downtown Oxnard (APNs 201-0-272-170 and 201-0-272-200), to the City for governmental use for one dollar ($1) each.

That the Community Services, Public Safety, Housing & Development Committee recommends that the City Council:

1. Enter into two separate Grant Deeds with the Successor Agency for the transfer of two parcels from the Successor Agency, located at 6th Street and Meta Street in Downtown Oxnard (APNs 201-0-272-170 and 201-0-272-200), to the City for governmental use for one dollar ($1) each.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/g9d75qCXftk
Contact: Ashley Golden, (805) 385-7478

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT

COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING & DEVELOPMENT COMMITTEE AGENDA REPORT

CONSENT AGENDA
AGENDA ITEM NO. C.1

DATE: October 11, 2022

TO: Community Services, Public Safety, Housing & Development Committee

FROM: Rose Chaparro, City Clerk, (805) 385-7805, rose.chaparro@oxnard.org

SUBJECT: Approval of Minutes.

RECOMMENDATION

That the Community Services, Public Safety, Housing & Development Committee approve the minutes of the September 27, 2022 regular meeting as presented.

BACKGROUND

Approval of Minutes.

STRATEGIC PRIORITIES

This agenda item is a routine operational item.

FINANCIAL IMPACT

There is no financial impact.

Prepared by: Rose Chaparro, City Clerk

ATTACHMENTS

1. MINUTES 09 27 2022 Community Services, Public Safety, Housing & Development

MINUTES

OXNARD CITY COUNCIL
COMMUNITY SERVICES, PUBLIC SAFETY,
HOUSING & DEVELOPMENT COMMITTEE
Regular Meeting
September 27, 2022

A. ROLL CALL, POSTING OF AGENDA, FLAG SALUTE

At 6:45 p.m., Chair Bryan A. MacDonald called to order the regular meeting of the Oxnard City Council Community Services, Public Safety, Housing & Development Committee in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Chair Bryan MacDonald, Member Oscar Madrigal, and Member John C. Zaragoza were present in person.

Staff members Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen M. Fischer, City Attorney; Jason Benites, Police Chief; Alex Arnett, Police Commander; Rocky Marquez, Police Commander; Jeff Pengilley, Community Development Assistant Director; Kathleen Mallory, Planning & Sustainability Manager; Michael Wolfe, Public Works Director; Steve Howlett, Assistant Public Works Director; Joseph Marcinko, Assistant Public Works Director; Tatiana B. Arnaout, P.E., City Engineer; Jose Arreola, Fleet Services Manager; Philip Schwieder, Streets Division Manager; and Rose Chaparro, City Clerk were present in person.

Brian Yanez, Assistant Public Works Director, participated via videoconference.

Jeff C. Caton, Brian Schuster, and Shannon Wages with Environmental Science Associates (ESA) also participated via videoconference.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (None received.)

C. CONSENT AGENDA

1. City Clerk Department
   SUBJECT: Approval of Minutes.
   RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee approve the minutes of the July 26, 2022 regular meeting as presented.

It was moved by Member Madrigal, seconded by Chair MacDonald, to approve the Information/Consent item as presented. VOTE: MacDonald, Madrigal, and Zaragoza voted in favor; the motion carried 3-0.

D. REPORTS

1. Police Department
   SUBJECT: Southern California High Technology Task Force Service Agreement. (0/10/10)
   RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee approve and recommend that City Council approve and authorize the Mayor to execute a two-year service agreement (Agreement #A-8490) with the County of Ventura and the Ventura County Sheriff's Office for services with the Southern California High Technology Task Force (SCHTTF), in an amount not to exceed $250,000.

DRAFT

Jason Benites, Police Chief, presented and answered the Committee's questions. No public comments were received. Discussion ensued among the Committee and staff.

It was moved by Member Madrigal, seconded by Chair MacDonald, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, and Zaragoza voted in favor; the motion carried 3-0.

2. Police Department

SUBJECT: Unmanned Aerial Systems ("Drones") Ordinance. (0/15/15)

RECOMMENDATION: That the Community Services, Public Safety, Housing and Development Committee recommend that the City Council introduce and adopt an ordinance adding Article XXV to Chapter 7 of the Oxnard City Code to regulate the use of unmanned aerial systems ("Drones") within the City of Oxnard.

Jason Benites, Police Chief, presented and answered the Committee's questions. No public comments were received. Discussion ensued among the Committee and staff.

It was moved by Member Zaragoza, seconded by Member Madrigal, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, and Zaragoza voted in favor; the motion carried 3-0.

3. Community Development Department

SUBJECT: M6 Contract Amendment (0/5/5)

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee recommend that the City Council approve and authorize the Mayor to execute a First Amendment to Agreement Number A-8418 with M6 Consulting, Inc. for on-call development plan check services, increasing the agreement amount by $1,500,000.00 for a total agreement amount of $2,000,000.00.

Jeff Pengilley, Community Development Assistant Director, presented and answered the Committee's questions. There were no public comments. Discussion ensued among the Committee and staff.

It was moved by Chair MacDonald, seconded by Member Madrigal, to approve the recommended action as presented. VOTE: MacDonald, Madrigal, and Zaragoza voted in favor; the motion carried 3-0.

4. Community Development Department

SUBJECT: Climate Action and Adaptation Plan and an Addendum to the 2030 General Plan Program Environmental Impact Report (PEIR; SCH # 2007041024). (15/10/10)

RECOMMENDATION: That the Community Services, Public Safety, Housing & Development Committee:

1. Receive a presentation on the City's Draft Climate Action and Adaptation Plan (CAAP);
2. Receive public comments on the Draft CAAP document;
3. Provide recommendations on Planning Commission and Staffs recommended edits; and
4. Provide feedback on the Draft CAAP document.

(Live presentation by Jeff Caton and Shannon Wages, Environmental Science Associates.)

Kathleen Mallory, Planning & Sustainability Manager introduced Jeff Pengilley, Community Development Assistant Director and Building Official; Jeff C. Caton, Brian Schuster, and Shannon Wages with Environmental Science Associates (ESA) who presented and answered the Committee's questions. Public comments were received from Steve Nash. Report and presentation were received and filed. No formal action was taken.

E. ITEMS FOR FUTURE AGENDAS (No requests were made.)

F. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair MacDonald adjourned the meeting at 7:50 p.m.

ROSE CHAPARRO
City Clerk

BRYAN A. MACDONALD
Chair

CITY OF OXNARD CALIFORNIA

COMMUNITY SERVICES, PUBLIC SAFETY, HOUSING & DEVELOPMENT COMMITTEE AGENDA REPORT

REPORTS
AGENDA ITEM NO. D.1

DATE: October 11, 2022

TO: Community Services, Public Safety, Housing & Development Committee

FROM: Alexander Hamilton, Fire Chief, (805) 385-7700, alexander.hamilton@oxnard.org

SUBJECT: Purchase Order for South Coast Fire Equipment for Two Fire Engines - Amount: $1,990,462.28. (0/10/5)

RECOMMENDATION

That the Community Services, Public Safety, Housing & Development Committee Recommends that City Council:

1. Authorize the Mayor to execute a Purchase Order for South Coast Emergency Fire Equipment in the amount of $1,990,462.28 for the purchase of two (2) Pierce Fire Engines; and
2. Authorize the prepayment of $1,990,462.28 to South Coast Fire Equipment for the purchase of two (2) Pierce Fire Engines.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/ZfBmL6gSpGQ

BACKGROUND

The Oxnard Fire Department (OFD) is an all-hazards agency, providing response for a full range of emergency and non-emergency services to the community. These services include, but are not limited to fire suppression, Urban Search & Rescue, emergency medical service, hazardous materials response, vehicle and industrial accident response, ocean and surf rescue, public fire and life safety education, fire investigation, regulation of hazardous material uses, disaster preparedness and inspection of new construction. In the calendar year 2022 OFD responded to 19,227 calls for service. The OFD fleet consists of eight (8) frontline and six (6) reserve fire engines.

On June 21, 2022, City Council approved the FY22/23 Operating and Capital Improvement Budget that included $2,000,000 in Lease Purchase allocation for the purchase of two (2) fire engines. The two (2) new engines will replace E63 and E85 as frontline apparatus, allowing the older engines to be moved to reserve status. The average mileage for the engines to be replaced is currently 115,500. However, with a three (3) year anticipated build time, there may be an additional 25,000 or more miles traveled per apparatus by the time of replacement. Placing the engines into reserve status will allow the retirement of one reserve status engine that has exceeded the National Fire Protection Association 1901 Standard for Automotive Fire Apparatus suggestions that a fire engine service life not exceed 25 years; by the time the engine is removed from service it will be 28 years of age with an excess of 131,000 miles. Engine 166 will also be removed from service at 20 years of age and 175,000 miles in 2025.

DISCUSSION

Fire Engines

The OFD engine fleet currently consists of eight (8) frontline and six (6) reserve engines. The frontline engines are assigned one per station and are dispatched to emergencies based on the closest resource. Reserve engines are placed in service when a frontline engine is being repaired or when additional staffing is required for mutual aid response or preventative increase in staffing due to a weather event or other known issue in the City or larger operational area.

The City of Oxnard does not currently have a vehicle replacement plan for fire engines. However, practice at Los Angeles Fire Department is to replace frontline apparatus after 10 years of service and both Ventura County and Ventura City replace apparatus after 12 years. Currently five (5) of Oxnard frontline engines are 12 to 17 years old with respective mileage between 103,719 - 150,318 miles with three replacement engines on order that have an anticipated delivery date of Spring 2024.

Fire engines are customized vehicles that may take up to three (3) years to assemble. The current estimated delivery time for this order is 31 months (June 2025). The two (2) engines identified to be moved to reserve status are E63 and E85. These engines responded to an average of 2,570 calls in 2021. It can be assumed by the time the new vehicles are assembled, each frontline engine will log an additional 25,000 miles. Once E63 and E85 are moved to reserve status, fire engines 166 and 168 will be removed from service in the fire fleet. Once removed from the active fleet, the apparatus will either be donated for use by Oxnards Sister City in Ocotlan, Mexico or a local fire academy to be used in the education and training of future firefighters. If, by chance, a recipient for donation cannot be found, reserve engines 166 and 168 can be submitted for sale at auction.

The following table identifies the eight (8) frontline and six (6) reserve fire engines that are currently in service. The chart reflects the recommended status updates based on the delivery of the three (3) engines ordered in January 2021 and two (2) engines to be ordered on November 2, 2022, subject to review of maintenance costs and service status by Fleet Services and the Fire Department at time of delivery.

Frontline Engines

Number	Replacement Status	Model Year	Age (Years)	Manufacturer	Current Mileage
E81		2019	3	Pierce	24,678
E62	Move to reserve in Spring of 2024	2009	13	Pierce	125,216
E63	Move to reserve in Fall 2024	2010	12	Pierce	120,326
E84	Move to reserve in Spring of 2024	2009	13	Pierce	150,318
E85	Move to reserve in Fall 2024	2010	12	Pierce	103,719
E66		2019	3	Pierce	25,472
E87	Move to reserve in Spring of 2024	2005	17	Pierce	116,967

E68		2015	7	Pierce	73,134

Reserve Engines

Number	Replacement Status	Model Year	Age (Years)	Manufacturer	Current Mileage
E181		2005	17	Pierce	131,413
E162	Remove from fleet in Spring 2024	1997	25	Seagrave	151,300
E163	Remove from fleet in Spring 2024	1997	25	Seagrave	197,310
E185	Remove from fleet in Spring 2024	1997	25	Seagrave	170,562
E166	Remove from fleet in Fall 2024 possibly up to Spring of 2025	2005	17	Pierce	140,029
E168	Remove from fleet in Fall 2024 possibly up to Spring of 2025	1997	25	Seagrave	131,018

Pursuant to City of Oxnard Ordinance Number 2943, adopted June 19, 2018, the use of cooperative purchasing, whereby multiple government agencies, cooperative entities, or jurisdictions enter into a contract to procure from each other or to collectively procure a vendor, contractor or consultant is permitted. For the procurement of the two (2) engines, South Coast Fire Equipment will represent Pierce Fire Engines utilizing Houston-Galveston Area Council (H-GAC) cooperative pricing; contract FS12-19, effective date of April 1, 2020 to May 31, 2024.

OFD, in partnership with Oxnard Fleet Services and South Coast Fire Equipment have worked hand in hand to customize the fire engine build to incorporate a “clean cab design”. The clean cab design is one step in the commitment OFD has made to reduce personnel exposure to carcinogens. As cancer is the leading cause of firefighter deaths, the Department is dedicated to taking all cancer prevention measures in the designs of future apparatus, stations, and PPE. Fire engine manufacturers have increased pricing over the past two years and Pierce is no exception. Pierce increased the price by 7% on February 1, 2022 and will have an additional 7% increase in November 2022. Competitors of Pierce have increased their prices up to 15% in the same time frame.

The purchase of two additional Pierce fire engines assists in maintaining a fleet of fire engines that are at the forefront of fire service industry standards. The purchase of these Pierce fire engines will also continue to allow consistency to OFD personnel who operate from these fire engines 24 hours a day every day of the year and the fleet personnel that ensure they are mechanically response ready. Having apparatus that operate the same, store tools and equipment in the same locations and require similar maintenance all contribute to the safest and most efficient emergency response for the citizens and business owners within the City of Oxnard.

South Coast Fire Equipment has provided two pricing options. The first is a prepayment option of $995,231.14

per engine including tax, bond, and fees; $1,990,462.28 total. The second option is payment on delivery for a cost of $1,034,231.14 per engine; $2,068,462.28. To take advantage of the $78,000 cost savings, prepayment is requested for this purchase.

STRATEGIC PRIORITIES

This agenda item supports Public Safety strategy. The purpose of the Public Safety strategy is to restore and modernize the delivery of public safety services to provide for the safety of our neighborhoods and health of our community.

FINANCIAL IMPACT

The total cost for two engines is $1,990,462.28.

The Fiscal Year 2022-23 budget includes an appropriation and lease proceeds of $2,000,000 in the Lease Purchase Equipment Fund (313)/Project 232201. Annual payments for the engines under the lease purchase will be included in future budget requests.

Financial Department staff plan to bring a request to Council for authorization to finance the equipment. The plan is to utilize the City's outstanding Master Equipment Lease Purchase Agreement ("Master Lease") with Banc of America to finance the purchase of the two fire engines.

The cost to upfit and equip an engine to be response ready is approximately $181,500 per apparatus. Upfitting will take place once the engines have been built, which is estimated to be two and half years, 31 months, from the placement of the order. The Fire Department will request funds for upfitting to be allocated in the Fiscal Year 2024/25 Operating Budget.

Prepared by: Aaron Baker, Battalion Chief and Amy Van Atta, Management Analyst II

ATTACHMENTS

1. Engine quote pre and post price increase
2. Placeholder for Purchase Order
3. Fire Engine PO Presentation 101122 dl

PROPOSAL FOR FURNISHING FIRE APPARATUS

September 16, 2022

Oxnard Fire Department
360 W Second Street
Oxnard , CA, 93030

The undersigned is prepared to provide for you, our customer, upon an order being placed by you, for final acceptance by South Coast Fire Equipment, Inc., at its corporate office in Ontario, California, the apparatus and equipment herein named and for the following prices:

	Each	Extension
Two 2 Arrow XT Triple Combination 1500 GPM Pumpers	$ 951,963.00	$ 1,903,926.00
Multiple Unit Discount		$ (10,000.00)
100% Prepayment Discount	$ (39,000.00)	$ (78,000.00)
Customers Price After Discounts	**$ 912,963.00**	**$ 1,815,926.00**
Sales Tax @ 9.250%	$ 84,449.08	$ 167,973.16
Performance Bond	$ 2,271.06	$ 4,542.12
California Tire Fee	$ 10.50	$ 21.00
Consortium Fee HGAC Fee	$ 1,000.00	$ 2,000.00
TOTAL PREPAY PURCHASE PRICE	**$ 1,000,693.64**	**$ 1,990,462.28**
Less 100% Pre-payment at Contract Signing	$ 1,000,693.64	$ 1,990,462.28
BALANCE DUE AT DELIVERY	$0.00	$0.00

100% PRE-PAYMENT DISCOUNT SHOWN ABOVE IS AVAILABLE IN TWO WAYS:

a) If your department makes a 100% cash pre-payment at contract signing.
b) If your department signs up for a lease-purchase with Pierce Financial Solutions. This would require no money down and no payments for one (1) year if desired.

Said apparatus and equipment are to be built by the manfacturer and shipped in accordance with the specifications hereto attached, delays due to strikes, war or international conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about **890-950** calender days after receipt of this order and the acceptance thereof at our office in Ontario, California, and to be delivered to you at **Oxnard**

The specifications herein contained shall form a part of the final contract and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provided such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) guidelines for Automotive Fire Apparatus as published at time of bid, except as modified by customer specifications. Any increased costs incurred by the first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customer as an addition to the price set forth above. Unless accepted within 30 days from the specified date, the right is reserved to withdraw this proposition.

Respectfully Submitted,

South Coast Fire Equipment, Inc.

Bryden Newell
Sales Representative

* Discount for the 100% pre-payment option includes discounts for the chassis, interest, aerial (if applicable), and flooring charges.
* Any item added after this option is elected will come at additional cost and will be added to the final invoice.

PROPOSAL FOR FURNISHING FIRE APPARATUS

September 16, 2022

Oxnard Fire Department
360 W Second Street
Oxnard , CA, 93030

The undersigned is prepared to provide for you, our customer, upon an order being placed by you, for final acceptance by South Coast Fire Equipment, Inc., at its corporate office in Ontario, California, the apparatus and equipment herein named and for the following prices:

	Each	Extension	
Two 2 Arrow XT Triple Combination 1500 GPM Pumpers	$ 1,018,670.00	$ 2,037,340.00	POST PRICE INCREASE
Multiple Unit Discount		$ (10,000.00)	
100% Prepayment Discount	$ (39,000.00)	$ (78,000.00)	
Customers Price After Discounts	**$ 979,670.00**	**$ 1,949,340.00**	
Sales Tax @ 9.250%	$ 90,619.48	$ 180,313.95	
Performance Bond	$ 2,271.06	$ 4,542.12	
California Tire Fee	$ 10.50	$ 21.00	
Consortium Fee HGAC Fee	$ 1,000.00	$ 2,000.00	
TOTAL PREPAY PURCHASE PRICE	**$ 1,073,571.04**	**$ 2,136,217.07**	
Less 100% Pre-payment at Contract Signing	$ 1,073,571.04	$ 2,136,217.07	
BALANCE DUE AT DELIVERY	$0.00	$0.00	

100% PRE-PAYMENT DISCOUNT SHOWN ABOVE IS AVAILABLE IN TWO WAYS:

a) If your department makes a 100% cash pre-payment at contract signing.
b) If your department signs up for a lease-purchase with Pierce Financial Solutions. This would require no money down and no payments for one (1) year if desired.

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Respectfully Submitted,

South Coast Fire Equipment, Inc.

Bryden Newell
Sales Representative

* Discount for the 100% pre-payment option includes discounts for the chassis, interest, aerial (if applicable), and flooring charges.

* Any item added after this option is elected will come at additional cost and will be added to the final invoice.

Placeholder for Purchase Order

City is in the process of changing ERP system and cannot issue purchase orders at this time.

PURCHASE ORDER FOR TWO FIRE ENGINES
SOUTH COAST FIRE EQUIPMENT

Alexander Hamilton, Fire Chief

CITY OF OXNARD CALIFORNIA

RECOMMENDATION

That the Public Safety Committee recommend that City Council:

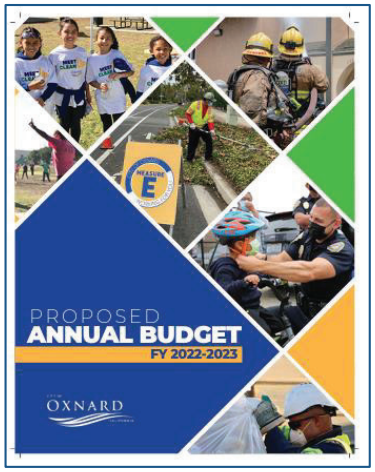
1. Authorize the Mayor to execute a Purchase Order for South Coast Emergency Fire Equipment in the amount of $1,990,462.28 for the purchase of two (2) Pierce Fire Engines; and
2. Authorize the prepayment of $1,990,462.28 to South Coast Fire Equipment for the purchase of two (2) Pierce Fire Engines.

BACKGROUND

Budget Approved for Replacement of Two Engines

$2,000,000 approved for the purchase of two (2) fire engines in Fiscal Year 2022/2023 Operating and Capital Improvement Budget in Lease Purchase Fund 313

- Price has increased from $867,786 to $995,231 per engine
- Price will increase again November 2, 2022 by 7% ($72,877 per engine)



DISCUSSION

Engine Replacement Plans

City of Oxnard does not have a fire engine replacement plan.

Los Angeles Fire Department
- Frontline replaced after ten (10) years of service

Ventura County Fire Protection District
- Frontline engine replaced after twelve (12) years of service

Ventura City Fire Department
- Frontline engine replaced after twelve (12) years of service

National Fire Protection Association 1901 *Standard for Automotive Fire Apparatus* suggests a fire engine service life to not exceed 25 years.

DISCUSSION

Frontline Engine To Be Replaced

E63 - 2010 Pierce Arrow XT - 120,326 Miles

DISCUSSION

Frontline Engines To Be Replaced

E85 - 2010 Pierce Arrow XT - 110,5180 Miles

DISCUSSION

Reserve Engine To Be Taken Out of Service

E168 - 1997 Seagrave - 25 Years Old - 133,461 Miles

DISCUSSION

Reserve Engine To Be Taken Out of Service

E166 - 2005 Pierce Arrow XT - 133,461 Miles

Procurement Process

South Coast Fire Equipment to build Pierce Arrow XT Pumpers

Vendor selected utilizing H-GAC Cooperative pricing
- City Ordinance 2943 authorizes the use of cooperative purchasing

Why Pierce engines?
- Spec created by Oxnard Fire and Fleet Services in 2021
- Pierce provides a "clean cab design that reduces carcinogen exposure
- Consistent build for location of tools with current fleet
- Fleet mechanics are trained on Pierce apparatus

Fire Department has been notified of a 7% price increase to take effect November 2, 2022, a cost of $72,877 per engine. Industry standard has been 15% price increased in the past year.

Clean Cab Design

- Cancer is the leading cause of firefighter death.
- Oxnard Fire Department is committed to taking cancer prevention measures in the design of apparatus, stations, and PPE.
- New engines will be built using a clean-cab design to reduce firefighter exposure to carcinogens.

Prepayment Saves $78,000

Prepayment	Pay on receipt
$ 956,231.14	$ 995,231.14
x 2 engines	x 2 engines
$1,000,693.64	$1,990,462.28

Reserve Engines Removed From Fleet

Reserve engines will be evaluated and donated.

FINANCIAL IMPACT

Cost to Purchase Two (2) Engines is $2,603,358.21

- $2,000,000 allocated in Fiscal Year 2022/2023 Operating Budget Lease Purchase Equipment Fund (313) Project 232201.
- Equipping the engine and final upfitting will be an additional $181,500 per apparatus. This will not take place until Fiscal Year 2024/2025.

CITY OF OXNARD CALIFORNIA

QUESTIONS?

CITY OF OXNARD CALIFORNIA

PUBLIC WORKS AND TRANSPORTATION COMMITTEE AGENDA REPORT

REPORTS
AGENDA ITEM NO. D.2

DATE: October 11, 2022

TO: Public Works and Transportation Committee

FROM: Ashley Golden, Assistant City Manager, (805) 385-7478, ashley.golden@oxnard.org

SUBJECT: Exempt Surplus Land Declaration - Successor Agency Meta Street Parcels (0/10/10)

RECOMMENDATION

That the Community Services, Public Safety, Housing & Development Committee recommends that the Oxnard Community Development Commission Successor Agency:

1. Adopt a Resolution titled, "A Resolution Of The Oxnard Community Development Commission Successor Agency Declaring Successor Agency Owned Property, As Described Herein, To Be Exempt Surplus Land Pursuant To Government Code Section 54221(F)(1)(D) and Authorizing The Staff To Take Related Actions"; and
2. Enter into two separate Grant Deeds with the City for the transfer of two parcels from the Successor Agency, located at 6th Street and Meta Street in Downtown Oxnard (APNs 201-0-272-170 and 201-0-272-200), to the City for governmental use for one dollar ($1) each.

That the Community Services, Public Safety, Housing & Development Committee recommends that the City Council:

1. Enter into two separate Grant Deeds with the Successor Agency for the transfer of two parcels from the Successor Agency, located at 6th Street and Meta Street in Downtown Oxnard (APNs 201-0-272-170 and 201-0-272-200), to the City for governmental use for one dollar ($1) each.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/g9d75qCXftk

BACKGROUND

On July 28, 2022, the Oxnard Community Development Commission Successor Agency ("Successor Agency") recommended the declaration of two Successor Agency-owned properties (APNs 201-0-272-170 and 201-0-272-200) located on 6th Street and Meta Street in Downtown Oxnard (the "Additional Properties") as "exempt surplus," and transfer of the ownership to the City. This declaration allows for an "agency use," such as open space and recreational use (Attachment 1).

Additional Properties' Characteristics

APN	Parcel # (Attachment 2)	Sq ft.	LRPMP Estimated Value	Proposed Purchase Price
201-0-272-170	4	7,404	$111,060	$1
201-0-272-200	5	2,465	$12,325	$1

Surplus Land Act

Assembly Bill 1486, also known as the Surplus Land Act or the "Act," requires a local agency to report annually on surplus land held by the local agency. The intent of the Act was, among other things, to improve the process for providing notice of surplus land to facilitate the development of affordable housing around the State.

Further, the Act requires a local agency to declare properties as "surplus land" or "exempt surplus land" before taking action to dispose of those properties. The Act defines "exempt surplus land," in part, as "surplus land that a local agency transfers to another local agency for that agency's use."

An "agency's use" is defined in the Act as land that is used or planned to be used for the agency's work or operations. As defined in the Act, "agency's use" excludes commercial or industrial uses, such as non-government retail, entertainment, or office development. Importantly, land for open space or recreational purposes is considered an "agency's use"; open space purposes means that the land is used for public recreation, enjoyment of scenic beauty, or conservation or use of natural resources.

The Successor Agency is being asked to declare the Additional Properties exempt surplus land, which the City will use for open space purposes.

A local agency that determines that a property is exempt surplus land shall support the determination with written findings, and the local agency shall provide a copy of the written determination to the State Housing and Community Development (HCD) at least thirty (30) days prior to disposition. Attached to this report is a resolution declaring the Additional Properties as "exempt surplus land," following the procedures defined by the Act (Attachment 3).

Grant Deed

At the July 28, 2022, Successor Agency meeting, staff indicated that a declaration of exempt surplus land would be presented to the Committee, along with an agreement between the City and Successor Agency for the transfer of the Additional Properties for one dollar ($1) each (Attachment 4). While staff had indicated on July 28, 2022, that the Successor Agency and City could enter into a purchase and sale agreement for the transfer and sale of the Additional Properties, the Successor Agency also has the legal authority pursuant to Health and Safety Code Section 34181(a) to "transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations," to the City through a Grant Deed.

Due to the Additional Properties' dimensions and Downtown zoning requirements, staff is proposing to transfer the Additional Properties through a Grant Deed to the City, with the use of each parcel being a public open space. Doing so would save Successor Agency and City staff administrative time and costs associated with preparing a purchase and sale agreement, publishing hearing notices, conducting a hearing, and opening an escrow.

Oxnard Parks and Recreation Master Plan (2021)

The Oxnard Parks and Recreation Master Plan (Master Plan) seeks to guide decision-making for the future development and management of the City's parks, recreation facilities, beaches, and open spaces (Attachment 5). The Master Plan identifies Five Points as the City's most significant gap in park acres per 1,000 residents, with less than one (1) acre per 1,000 residents. The Master Plan states that the City "should consider acquiring some of the vacant lots in these areas to develop into parks, when and if resources become available" (page 54). In addition, the Master Plan states, "as Oxnard has a difficult time managing its existing parks, the City should focus funding on improving what they already have. The City should build Campus Park and Sports Park, and finish College Park while continuing to plan small neighborhood parks for neighborhoods that lack park acreage" (page 140).

Parks, Recreation, and Community Services Commission

On January 26, 2022, the Parks, Recreation, and Community Services Commission (PRCSC) discussed the need for open space or recreational areas for residents in Five Points and identified the Additional Properties as potential future locations. The Public Works Parks Division (Parks) has briefed the PRCSC on the existing challenges with maintaining the City's current inventory of parks. The PRCSC has understood the concerns but still recommended that staff continue to research options for the acquisition of property due to the limited availability of land in the Five Points area.

On May 25, 2022, the PRCSC approved a recommendation to the City Council to allocate sufficient Measure O, Measure E, or General Funds for the purchase and basic improvements of the Additional Properties to create recreational green space in Five Points. The PRCSC desires to reserve Quimby funds for the development of the park.

Park Maintenance Concerns

As stated previously, Parks has expressed its concerns to the PRCSC about maintaining new public facilities in addition to the current facilities. Parks is not only responsible for maintaining thirty-eight General Fund parks, but they are also responsible for maintaining the Citywide street landscapes, landscapes for public facilities, City-owned undeveloped property, Oxnard Beach, and nearly 50,000 trees. Beginning in FY 2021-22, the City began reinvesting Measure E funds to restore proper maintenance in these areas with contract services. However, staff has not been able to complete necessary capital improvements in the parks as a result of the financial cuts from previous fiscal years, the long-term deferred maintenance, delays in manufacturing and delivery of parts and equipment, competing priorities, and the inability to hire qualified staff. Adding additional facilities to develop and maintain will further exacerbate these issues. Funding alone does not solve the years of deferred maintenance.

Quimby Funds

Quimby funds are funds paid by developers to cities in lieu of constructing new parks. Quimby funds cannot be used for the maintenance of a park but can be used for the acquisition and development of new parks or the improvements to existing ones. As of September 2022, there was approximately $1.25 million available in Quimby funds allocated to the Five Points Neighborhood to fund park improvements or new park development. These funds were acquired through the Gateway Station development, a 240-unit residential development just south of Five Points.

Next Steps

With the recommended action, staff will forward the Exempt Surplus Land Act Declaration Resolution and Grant Deed for the Additional Properties to the Successor Agency and City Council for approval (tentatively

scheduled for November 1, 2022). As part of the 2012 Redevelopment Dissolution Law that dissolved all redevelopment agencies in the State of California, any action would require approval from the Ventura County Consolidated Oversight Board and the California Department of Finance.

Concurrently, per the guidelines established by the Act, staff will submit the resolution declaring the Additional Properties as "exempt surplus land" to HCD for approval.

If the declaration of the sites as exempt surplus and the Grant Deed to transfer the ownership to the City is not approved by any of the Ventura County Consolidated Oversight Board, DOF, or HCD, then this project would effectively end. The Successor Agency would then have to declare the Additional Properties "surplus land" in accordance with the Act in order to dispose of them, likely subjecting them to affordable housing purposes.

If the declaration of the sites as exempt surplus and the Grant Deed to transfer the ownership to the City are approved by the Successor Agency, City Council, Ventura County Consolidated Oversight Board, the California Department of Finance, and HCD,
park ideas and potential recreational uses to serve the community will need to be explored.

Staff will return to the Committee with information on additional costs for the prospective design, construction, and maintenance of future open space on the Additional Properties. A landscape architectural firm will need to be contracted to develop biddable plans and specifications with an engineer's cost estimate for the park construction to be bid. The conceptual and final design will need to be brought before the City Council for final approval. Due to the already approved parks projects through the CIP and ARPA, there is not a timeline associated with these future actions described above.

STRATEGIC PRIORITIES

This agenda item supports the Infrastructure and Natural Resources strategy. The purpose of the Infrastructure and Natural Resources strategy is to preserve and improve our roads, utilities, parks, trees, water supply and natural resources through effective planning, prioritization, and an equitable and efficient use of available funding.

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

The additional Properties will be sold and transferred to the City for one dollar ($1) each because they will not be used by private owners for market use. Instead, they will be for the City's use (i.e., open space) rather than for an amount identified in an appraisal or Broker Opinion of Value, as set forth in the LRPMP (i.e., for $111,060 and $12,325, respectively, Attachment 6).

Sufficient funding is available in General Fund 101-1001-801-83.77 for the City to purchase the Additional Properties from the Successor Agency.

Per the redevelopment Dissolution Law, net proceeds from the sale of the Properties would be transferred to the Ventura County Auditor-Controller for distribution to the other taxing entities.

Prepared by: Adam Smith, Project Manager

ATTACHMENTS

1. Staff Report - July 28, 2022
2. SA Parcels
3. SLA Exempt Resolution
4. Grant Deeds
5. Oxnard Parks & Recreation Master Plan - Five Points
6. Long Range Property Management Plan - LRPMP
7. Presentation - Exempt Surplus Properties

CITY OF OXNARD CALIFORNIA

CITY COUNCIL AGENDA REPORT

REPORTS
AGENDA ITEM NO. M.4

DATE: July 28, 2022

TO: City Council, Community Development Commission Successor Agency, and Oxnard Housing Authority

FROM: Ashley Golden, Assistant City Manager, (805) 385-7478, ashley.golden@oxnard.org

SUBJECT: Reconsideration of Successor Agency and Oxnard Housing Authority Properties in the Meta Street Area. (0/10/10)

RECOMMENDATION

1. That the Board of Commissioners of the Housing Authority of the City of Oxnard upholds their October 5, 2021, decision to enter into a Purchase and Sale Agreement with the Oxnard Community Development Commission Successor Agency for property located on 6th and 7th streets adjacent to Meta Street (APNs 201-0-213-140, 201-0-272-030, 201-0-272-020, and 201-0-213-130).

2. That the Oxnard Community Development Commission Successor Agency:

i. Upholds their October 5, 2021, decision to enter into a Purchase and Sale Agreement with the Housing Authority of the City of Oxnard for property located on 6th and 7th streets adjacent to Meta Street (APNs 201-0-213-140, 201-0-272-030, 201-0-272-020, and 201-0-213-130);
ii. If the October 5, 2021 decision is not upheld, provide direction to staff to return to Committee to consider the parcels as either:
    a. "Exempt Surplus Land" subject to the agency's use and transfer ownership to the City of Oxnard in exchange for the price identified on the Long Range Property Management Plan; or
    b. "Surplus Land" subject to future affordable housing construction through the California Department of Housing and Community Development.
iii. Provide direction to staff to return to Committee to consider two (2) Successor Agency-owned properties (APNs 201-0-272-170, 201-0-272-200) as either:
    a. "Exempt Surplus Land" subject to the agency's use and transfer ownership to the City of Oxnard in exchange for the price identified on the Long Range Property Management Plan; or
    b. "Surplus Land" subject to future affordable housing construction through the California Department of Housing and Community Development.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/Mytm7lQqo10

BACKGROUND

Executive Summary

On October 5, 2021, staff presented the Successor Agency and the Board of Directors of the Oxnard Housing Authority (OHA) with a Purchase and Sale Agreement (PSA) for the sale of four Oxnard Community Development Commission Successor Agency (Successor Agency) owned properties (collectively, the Properties) for affordable housing purposes, which was approved 7-0. At the meeting, questions were raised about options for these four Successor Agency-owned

properties. The responses provided to the Successor Agency were incomplete and incorrect. At that meeting, staff presented that the only options were:

1. Move forward with the PSA between OHA and Successor Agency for the development of affordable housing for four of the six parcels; or
2. Allow the Exclusive Negotiating Agreement (ENA) to expire, which would mean the parcels would be subject to the Surplus Land Act and development of affordable housing through the California Department of Housing and Community Development (HCD).

During the meeting, questions were raised about options available for the disposition of two other Successor Agency-owned properties that were not part of the October 5, 2021, subject action (APNs 201-0-272-170 and 201-0-272-200 (the Additional Properties). The response provided to the Successor Agency was incomplete and incorrect. At that meeting, staff presented that the only option was to declare the Additional Properties as surplus public land, subject to future affordable housing construction through the HCD.

That information was incomplete as the Successor Agency could also choose to declare these two properties as exempt surplus land, subject to the agency's (City) use for open space and recreational purposes. See additional information in the Surplus Land Act section of this report.

This report will provide information and context on the Successor Agency-owned parcels, including the Surplus Land Act, Housing Related Parks Program Grant Agreement & Measure O & Housing Element, the Purchase and Sale Agreement between OHA and the Successor Agency for the Properties, the Additional Properties, Oxnard Parks and Recreation Master Plan, Downtown Code, Parks, Recreation, and Community Services Commission recommendation, and Quimby funds.

Despite the incorrect and incomplete information, staff recommends that the Successor Agency and OHA uphold their October 5, 2021 decision to enter into a PSA between the two agencies, ensuring additional units of affordable housing in the City.

Surplus Land Act

Assembly Bill 1486 (the "Law") requires a local agency to annually report on surplus land held by the local agency. The intent of this legislation was, among other things, to improve the process for providing notice of surplus land to facilitate the development of affordable housing around the State. The Law requires that any land owned in fee simple "not necessary for the "agency use" be declared surplus prior to disposition of the land. "Agency's use" is defined in the Law as land that is used or planned to be used for the agency's work or operations. As defined in the Law, "agency use" expressly excludes commercial or industrial uses, such as non-government retail, entertainment, or office development. Land for open space or recreational purposes would be considered "agency's use." Exempt surplus land can mean properties less than five thousand (5,000) square feet in area or properties transferred from one agency to another for that "agency's use."

If an agency disposes of land to finance such a project or activity, that disposition must go through the surplus land process under the Law. Most recently, the Council declared 53 parcels surplus at their February 1, 2022 meeting.

Housing Related Parks Program Grant Agreement & Measure O & Housing Element

On November 14, 2017, the City Council authorized an agreement with HCD for grant funds to fund park facility improvements. As part of that report, there was a request from the Parks, Recreation, and Community Services Commission (PRCSC) to purchase land within the Five Points neighborhood, specifically property located at Seventh Street and Meta Street. Staff opposed the inclusion of these parcels due to their size, private ownership, development potential for affordable housing, and lack of budgets to maintain parks. These are the parcels that were part of the October 5, 2021, action authorizing a purchase and sale agreement for the development of affordable housing.

Despite staff's recommendation, ultimately in 2017, the Council authorized $278,000 in Measure O funding for the "possible purchase of this property understanding that this Affordable Housing Opportunity Site will need to identify a replacement site and denote replacement units in 2018 before the current site can be used for a park." These parcels

(APNs 201-0-272-030 and 201-0-272-020) were subject to the October 5, 2021, action and were designated in both the 5th and 6th cycle Housing Elements for affordable housing.

In January 2020, the Measure O Citizen Oversight Committee recommended that the funding allocated for the land acquisition in the Five Points Neighborhood for a park be removed. On February 18, 2020, the City Council took action to remove funding for the acquisition of land.

Purchase and Sale Agreement between OHA and the Successor Agency

On November 17, 2020, the Successor Agency authorized its Executive Director to enter into an ENA by executing Agreement No. A-8247 with the OHA for the Properties to construct affordable housing.

On December 17, 2020, with the Department Of Finance's approval, the Successor Agency entered into the ENA with the OHA to negotiate the terms of a PSA for the Properties.

On September 14, 2021, the Community Services, Public Safety, Housing & Development Committee recommended the approval of the PSA. On October 5, 2021, staff presented the Successor Agency and the Board of Commissioners of the OHA with a PSA between the Successor Agency and the OHA for the sale of the Properties located in the Meta area of Downtown Oxnard for affordable housing purposes (Attachment 1). The Successor Agency and the OHA both approved the PSA.

Staff recommends that the Successor Agency and OHA uphold their prior decision to enter into a PSA between the two agencies, ensuring the development of additional affordable housing units in the City.

If the action is upheld, the Housing Department and OHA staff will return to the City Council and the Housing Authority Board of Commissioners prior to the required December 29, 2022 deadline to satisfy all escrow conditions, as stated in the PSA, for authorization to execute a Grant Agreement between the City and the OHA, with the use of local or federal funds, to purchase the Properties.

Additional Successor Agency Properties (APNs 201-0-272-170, 201-0-272-200)

As stated earlier, on October 5, 2021, staff provided incomplete and incorrect information regarding the Additional Properties properties that the Successor Agency owns (Attachment 2). The Successor Agency actually has two options:

1. Declare either or both of the parcels as "exempt surplus," as defined earlier in this report which allows for "agency use" such as open space and recreational use; or
2. Declare either or both of the parcels as surplus and offer them through HCD to developers for development, with a priority for affordable housing.

These options have a variety of factors and different financial implications, which could be further explored at Committee should staff be directed to study these options further.

Oxnard Parks and Recreation Master Plan (2021)

The Oxnard Parks and Recreation Master Plan (Parks Master Plan) seeks to guide decision-making for the future development and management of the City's parks, recreation facilities, beaches, and open spaces (Attachment 4).

The Parks Master Plan identifies Five Points as the City's most significant gap in park acres per 1,000 residents, with less than one (1) acre per 1,000 residents. The Parks Master Plan states that the City "should consider acquiring some of the vacant lots in these areas to develop into parks, when and if resources become available" (page 54). In addition, the Parks Master Plan states, "as Oxnard has a difficult time managing its existing parks, the City should focus funding on improving what they already have. The City should build Campus Park and Sports Park, and finish College Park while continuing to plan small neighborhood parks for neighborhoods that lack park acreage" (page 140). Lastly, the Parks Master Plan states that "the City should consider privatized parks/open spaces as a way to supplement the amount of park space the City can maintain." The privatization of park space is discussed further in the Downtown Code section of this report.

Concerns about developing a park in Five Points include the lack of continuous open space for recreational activities and the lack of financial and staff resources and staff in the Public Works Department Parks Division (Parks Division) to maintain the existing parks in the City.

Downtown Code

The City's Downtown Code (Code), adopted in July 2019, which incorporates parts of three neighborhoods (Five Points, Wilson, and Hobson Park East), implements the City's development and uses of individual lots and buildings in the Downtown area (Attachment 5). The Code is intended to create main street mixed-use areas serving urban neighborhoods of pedestrian-oriented streets with a variety of housing types. Notably, the Code lays the foundation for the creation and standards of public and private open spaces within its boundaries.

The Code establishes standards for both private open space (such as balconies and patios) and public open space. The public open space requirement was first incorporated into the Code in July 2019. This public open space requirement is designed to function as a comprehensive public open space system that supports various mixed-use places and is maintained by the developer.

Per the Code, all new development located on a site of at least 20,000 square feet within the Downtown area is required to provide on-site public open space as a condition of the development:

Required Public Space - Downtown Core, General, and Edge Zones	
Site Size	**Min Public Space to be Provided**
20,000 sq ft to 2 acres	min 7%
> 2 acres	min 10%

Within the Five Points neighborhood of the Downtown area, pursuant to the 2019 Downtown Code, one new project (Aspire Apartments), will provide public open space, maintained by the private owner. This public open space is in addition to the private open space meant for the residents of the project.

The 88-unit Aspire Apartments project, located north of 6th Street on Meta Street, includes private and public open space. The second floor of the building includes a common area that will be landscaped and includes bench seating, tables, bike parking, and decorative hardscape. To the south of the building, the project will provide a 5,606 square-foot pocket park, in compliance with the Downtown code public open space requirement. The 5,606 square foot public pocket park is also on the July 28, 2022, Council agenda (Public Hearing item: "Successor Agency and Manay Mansions Purchase and Sale Agreement").

If the Successor Agency upholds their October 5, 2021 approval, the future affordable housing project for the Properties would also require public open space, maintained by the private property owner. Aspire Apartments and the subject Properties are within one block of each other.

Parks, Recreation, and Community Services Commission

On January 26, 2022, the PRCSC discussed the need for open space or recreational areas for residents in Five Points and identified the Additional Properties as potential future locations. The Parks Division has briefed the PRCSC on the existing challenges with maintaining the City's current inventory of parks. The PRCSC has understood the concerns but still recommended that staff continue to research options for the acquisition of property due to the limited availability of land in the Five Points area.

On May 25, 2022, the PRCSC approved a recommendation to the City Council to allocate sufficient Measure O, Measure E, or General Funds for the purchase and basic improvement of the Additional Properties to create recreational green

space in Five Points. The PRCSC desires to reserve Quimby funds for the development of a park.

Based on the Long Range Property Management Plan (LRPMP), the parcels are estimated to be valued at approximately $123,385 through a 2015 Broker Opinion of Value. Sufficient funding would be required to purchase these properties from the Successor Agency and the purchase would also require Ventura County Consolidated Oversight Board and Department of Finance approvals.

Additional Properties' Characteristics			
APN	**Parcel # (Attachment 3)**	**Sq. Ft**	**LRPMP Estimated Value**
201-0-272-170	4	7,404	$111,060
201-0-272-200	5	2,465	$12,325

Quimby Funds

Quimby funds are funds paid by developers to cities in lieu of constructing new parks. Quimby funds cannot be used for the maintenance of a park. As of May 2022, there was approximately $1.25 million available in Quimby funds allocated to Five Points to fund park improvements or new park development. These funds were acquired through the Gateway Station development, a 240-unit residential development just south of Five Points. During the review and approval for that project, in April 2015, the City took a position to remove a 1.4-acre city park designation from the Five Points neighborhood and instead supported the development of privately owned and maintained open space.

Constructing a new park generally starts at approximately $1 million per acre and increases based on added amenities such as structures and restrooms, hardscapes, and lighting. Although, the cost for the actual construction and maintenance of a new park is subject to design and size.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

Regarding the OHA and Successor Agency recommendation to uphold their October 5, 2021, Recommendations 1 and 2(i):

As indicated in the October 5, 2021, staff report, the sale price for the Properties totaled $212,740. Per the redevelopment Dissolution Law, net proceeds from the sale of the properties would be transferred to the Ventura County Auditor-Controller for distribution to the other taxing entities. The City's General Fund, as a taxing entity, would potentially receive approximately $42,000, or an estimated 19.6% of any sales proceeds, in residual distribution from the County. This amount would be deposited into General Fund Residual Distribution to the City (account no. 101-1001-511.70-09).

Housing Department and OHA staff would return to the City Council and the OHA Board of Commissioners prior to the required December 29, 2022, deadline to satisfy all escrow conditions, as stated in the PSA, for authorization to execute a Grant Agreement between the City and the OHA, with the use of local or federal funds, to purchase the Properties.

Regarding Recommendations 2(ii)(a) and 2(ii)(b) on October 5, 2021:

If the Successor Agency and OHA elected to not uphold their October 5, 2021, decision and instead proceed with recommendation 2(ii)(a) for the Properties, staff would come back before Committee with a Law declaration of exempt surplus land and PSA between the City and Successor Agency. The actual cost of the Properties cannot be determined at

this time; the value from a 2015 Broker Opinion of Value in the LRPMP is $212,740 (Attachment 6). Staff would also return with information on additional costs for the prospective design, construction, and maintenance of future open space on the Properties.

If the Successor Agency elected to not uphold their prior decision and instead proceed with recommendation 2(ii)(b) for the Properties, staff would come back before Committee with a Law declaration of surplus land, subject to affordable housing through HCD.

Regarding Recommendations 2(iii)(a) and 2(iii)(b) (Additional Properties):

If the Successor Agency elected to proceed with recommendation 2(iii)(a) for the Additional Properties, staff would come back before Committee with a Law declaration of exempt surplus land and PSA between the City and Successor Agency. The actual cost of the Additional Properties cannot be determined at this time; the value from a 2015 Broker Opinion of Value in the LRPMP is $123,385 (Attachment 6). Staff would also return with information on additional costs for the prospective design, construction, and maintenance of future open space on the Additional Properties.

If the Successor Agency elected to proceed with recommendation 2(iii)(b) for the Additional Properties, staff would come back before Committee with a Law declaration of surplus land, subject to affordable housing through HCD.

COMMITTEE OUTCOME

As mentioned previously in this report, the Community Services, Public Safety, Housing & Development Committee approved the PSA between the OHA and Successor Agency 3-0 on September 14, 2021, to approve the staff recommendation and to forward the item for Successor Agency and OHA approval. On October 5, 2021, staff received approval from the Successor Agency and OHA. Subsequently, this item did not return to Committee.

Prepared by: Ashley Golden, Assistant City Manager, Adam Smith, Project Manager

ATTACHMENTS

1. Agreement No. A-8372 - Purchase & Sale Agreement
2. Staff Report - October 5, 2021
3. Additional SA Properties Location
4. Oxnard Parks & Recreation Master Plan - Five Points
5. Downtown Code - Downtown General Zone
6. Long Range Property Management Plan - LRPMP
7. Presentation

REMAINING SUCCESSOR AGENCY PARCELS

Location of 7 remaining Successor Agency Parcels

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

RESOLUTION NO. _____

A RESOLUTION OF THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY DECLARING SUCCESSOR AGENCY OWNED PROPERTY, AS DESCRIBED HEREIN TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(D) AND AUTHORIZING THE STAFF TO TAKE RELATED ACTIONS

WHEREAS, Oxnard Community Development Commission Successor Agency ("Successor Agency") owns two properties located at 6th and Meta Street in Downtown Oxnard (the "Properties"), APNs 201-0-272-170 and 201-0-272-200; and

WHEREAS, the Properties were included in the Long Range Property Management Plan approved by the California Department of Finance on December 31, 2015 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 Division 24 of the California Health and Safety Code; and

WHEREAS, the Surplus Land Act (the "Act") requires a local agency to either declare certain properties as "surplus land" or "exempt surplus land" before taking action to dispose of those properties; and

WHEREAS, Government Code Section 54221(f)(1)(D) of the Act defines "exempt surplus land", in part, as surplus land that a local agency transfers to another local agency for that agency's use; and

WHEREAS, Government Code Section 54221(d) of the Act defines "open-space purposes" as "the use of land for public recreation, enjoyment of scenic beauty, or conservation or use of natural resources"; and

WHEREAS, on July 28, 2022, the Successor Agency directed staff to declare the Properties as exempt surplus land, subject to the City of Oxnard's ("City") use for the purposes established in Government Code Section 54221(d), and to transfer ownership of the Properties to the City; and

WHEREAS, Government Code Section 54222.3 provides that "This article shall not apply to the disposal of exempt surplus land as defined in Section 54221 by an agency of the state or any local agency"; and

WHEREAS, the Successor Agency wishes to declare the Properties as "exempt surplus land" to ensure compliance with the Act.

NOW, THEREFORE, the Successor Agency resolves as follows:

1. The foregoing recitals are adopted as true and correct.
2. The Properties described in **Exhibit A**, attached hereto and incorporated herein by this reference, are exempt surplus land under Government Code Section 54221(f)(1)(D) in that the Properties will be transferred to the City for the purposes established in Government Code Section 54221(d).

3. The Successor Agency hereby declares that the Properties are “exempt surplus land” under the Act.

4. Staff authorized to proceed with the steps necessary or appropriate to effectuate the purposes of this Resolution.

5. The actions described in this Resolution are not subject to California Environmental Quality Act ("CEQA") because they are activities that are excluded from the definition of a project by section 21065 of the Public Resources Code and section 15378(b) of the State CEQA Guidelines. This action declares the Properties exempt surplus land and directs staff to effectuate the purpose of this Resolution. This is administrative activity of government which will not result in direct or indirect physical changes to the environment. No commitment to any project is being made at this time. CEQA review requirements must be completed before any commitment to a project occurs and appropriate environmental review pursuant to CEQA will be completed at such time.

6. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____, 2022, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
John C. Zaragoza, Chairman

ATTEST:

_____
Rose Chaparro, Secretary Designate

APPROVED AS TO FORM:

_____
Stephen M. Fischer, General Counsel

EXHIBIT A

LEGAL DESCRIPTION

APN 201-0-272-200

The east one-half of Lot Ten (10) in Block "D", of the T.A. Rice Tract, as the same are designated and delineated upon that certain map entitled, "Rice Tract, map of subdivision of lands of T. A. Rice, part of Subdivision 31 of the Rancho El Rio de Santa Clara o' La Colonia, Ventura County, California", and filed in the office of the County Recorder of said Ventura county on the 14th day of February A.D. 1899. Said land having a 25 foot frontage on the Westerly line of Meta Street in said City of Oxnard, and having a depth of 75 feet, being the real property located 631 Meta St., Oxnard, California.

APN 201-0-272-170

Lots 2 and 3, Block "D", according to the map entitled "Rice Tract, Map of Subdivision of lands of T. A. Rice", in the City of Oxnard, County of Ventura, State of California, as per map recorded in the office of the County Recorder of said County of February 14, 1889, in book 1A, page 34 of Miscellaneous Records.

RECORDING REQUESTED BY:

Oxnard Community Development
Commission Successor Agency
Attn: Adam Smith, MPA, Project Manager
City Manager's Office
300 West Third Street, Fourth Floor
Oxnard, CA 93030

WHEN RECORDED, MAIL TO AND SEND
TAX STATEMENTS TO:

City of Oxnard
Attn: Rose Chaparro, City Clerk
City Clerk's Office
300 West Third Street, Fourth Floor
Oxnard, CA 93030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel Number(s): 201-0-272-170

OFFICIAL BUSINESS
Document Entitled to Free Recording
Per California Government Code §27383

Exempt from Payment of Documentary Transfer Tax per California Revenue and Taxation Code Section 11922 (Governmental agency acquiring title)

GRANT DEED

FOR VALUABLE CONSIDERATION, including the payment of $1, receipt of which is hereby acknowledged, the OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY, a public body, corporate and politic, herein called the "**Grantor**", acting to carry out the Long Range Property Management Plan (the "**LRPMP**") approved by the California Department of Finance on December 31, 2015 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 of Division 24 of the California Health and Safety Code, and for other public purposes, hereby grants to the CITY OF OXNARD, a municipal corporation, herein called the "**Grantee**", the real property legally described in the Legal Description attached hereto as Exhibit A, incorporated herein by this reference (the "**Property**"), in accordance with and subject to the covenants, conditions and restrictions set forth in this Grant Deed (this "**Grant Deed**").

Whenever the term "Grantee" is used in this Grant Deed, such term shall include any and all successors and assigns of the Grantee in and to the Property, or any interest therein or any portion thereof.

1. Conveyance in Accordance with LRPMP. The Property is conveyed in accordance with the LRPMP.

2. Nondiscrimination. The Grantee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee itself or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

The Grantee shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(a) In Deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(b) In Leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

> That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

(c) In Contracts: "There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1,

subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land."

3. Violations do not Impair Liens. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest made in good faith and for value as to the Property, whether or not said mortgage or deed of trust is subordinated to this Grant Deed; provided, however, that any subsequent owner of the Property, or any interest therein or any portion thereof, shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

4. Covenants Run with Land. All covenants contained in this Grant Deed shall be covenants running with the land. All of the Grantee's obligations and covenants hereunder shall remain in effect in perpetuity.

5. Covenants for Benefit of Grantor. All covenants without regard to technical classification or designation, legal or otherwise, shall be, to the fullest extent permitted by law and equity, binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of, and be enforceable by, the Grantor and its successors and assigns, against the Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of the Property or portion thereof, for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and its successors and assigns, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach.

6. Revisions to Grant Deed. Both the Grantor, its successors and assigns, and the Grantee and the Grantee's successors and assigns in and to all or any part of the fee title to the Property shall have the right with the mutual consent of the Grantee and the Grantor to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, or restrictions contained in this Grant Deed without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any interest less than a fee in the Property. The covenants contained in this Grant Deed, without regard to technical classification, shall not benefit or be enforceable by any owner of any other real property within or outside a Redevelopment Project Area, or any person or entity having any interest in any other such realty. No amendment to a Redevelopment Plan shall require the consent of the Grantee.

7. No Merger. None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to

obligations to be performed, kept or observed by the Grantee or the Grantor in respect to the Property or any part thereof after the conveyance of said Property shall be deemed to be merged with this Grant Deed.

8. Administration. Whenever a reference is made in this Grant Deed to an action, finding, determination or approval to be undertaken by the Grantor, the Executive Director of the Grantor or designee is authorized to act on behalf of the Successor Agency unless specifically provided otherwise or the context should require otherwise. Notwithstanding the foregoing, the Executive Director of the Grantor may in his or her sole and absolute discretion refer any matter to the Successor Agency Board of Directors for action, direction or approval.

[*Signatures on Next Page*]

IN WITNESS WHEREOF, the Grantor and the Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this _____ day of _____, 202__.

"GRANTOR"

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY,
a public body, corporate and politic

Dated: _____

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

By: _____
Kane, Ballmer & Berkman
Successor Agency Special Counsel

"GRANTEE"

CITY OF OXNARD,
a municipal corporation

Dated: _____

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

By: _____
Stephen M. Fischer
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

LEGAL DESCRIPTION

APN 201-0-272-170

Lots 2 and 3, Block “D”, according to the map entitled “Rice Tract, Map of Subdivision of lands of T. A. Rice”, in the City of Oxnard, County of Ventura, State of California, as per map recorded in the office of the County Recorder of said County of February 14, 1889, in book 1A, page 34 of Miscellaneous Records.

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 202__, from the OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY, a public body, corporate and politic, to the CITY OF OXNARD, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Oxnard pursuant to authority conferred by the City Council through Resolution No. ____ adopted on _____, 2022, and the Grantee consents to recordation thereof by its duly authorized officer.

"GRANTEE"

CITY OF OXNARD,
a municipal corporation

Dated: _____

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

By: _____
Stephen M. Fischer
City Attorney

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State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

RECORDING REQUESTED BY:

Oxnard Community Development
Commission Successor Agency
Attn: Adam Smith, MPA, Project Manager
City Manager's Office
300 West Third Street, Fourth Floor
Oxnard, CA 93030

WHEN RECORDED, MAIL TO AND SEND
TAX STATEMENTS TO:

City of Oxnard
Attn: Rose Chaparro, City Clerk
City Clerk's Office
300 West Third Street, Fourth Floor
Oxnard, CA 93030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel Number(s): 201-0-272-200

OFFICIAL BUSINESS
Document Entitled to Free Recording
Per California Government Code §27383

Exempt from Payment of Documentary Transfer Tax per California Revenue and Taxation Code Section 11922 (Governmental agency acquiring title)

GRANT DEED

FOR VALUABLE CONSIDERATION, including the payment of $1, receipt of which is hereby acknowledged, the OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY, a public body, corporate and politic, herein called the "**Grantor**", acting to carry out the Long Range Property Management Plan (the "**LRPMP**") approved by the California Department of Finance on December 31, 2015 in accordance with Chapter 9 (commencing with Section 34191.1) of Part 1.85 of Division 24 of the California Health and Safety Code, and for other public purposes, hereby grants to the CITY OF OXNARD, a municipal corporation, herein called the "**Grantee**", the real property legally described in the Legal Description attached hereto as Exhibit A, incorporated herein by this reference (the "**Property**"), in accordance with and subject to the covenants, conditions and restrictions set forth in this Grant Deed (this "**Grant Deed**").

Whenever the term "Grantee" is used in this Grant Deed, such term shall include any and all successors and assigns of the Grantee in and to the Property, or any interest therein or any portion thereof.

1. Conveyance in Accordance with LRPMP. The Property is conveyed in accordance with the LRPMP.

2. Nondiscrimination. The Grantee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee itself or any person claiming under or through the Grantee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

The Grantee shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(a) In Deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(b) In Leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

> That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

(c) In Contracts: "There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1,

subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land."

3. Violations do not Impair Liens. No violation or breach of the covenants, conditions, restrictions, provisions or limitations contained in this Grant Deed shall defeat or render invalid or in any way impair the lien or charge of any mortgage or deed of trust or security interest made in good faith and for value as to the Property, whether or not said mortgage or deed of trust is subordinated to this Grant Deed; provided, however, that any subsequent owner of the Property, or any interest therein or any portion thereof, shall be bound by such remaining covenants, conditions, restrictions, limitations and provisions, whether such owner's title was acquired by foreclosure, deed in lieu of foreclosure, trustee's sale or otherwise.

4. Covenants Run with Land. All covenants contained in this Grant Deed shall be covenants running with the land. All of the Grantee's obligations and covenants hereunder shall remain in effect in perpetuity.

5. Covenants for Benefit of Grantor. All covenants without regard to technical classification or designation, legal or otherwise, shall be, to the fullest extent permitted by law and equity, binding for the benefit of the Grantor and its successors and assigns, and such covenants shall run in favor of, and be enforceable by, the Grantor and its successors and assigns, against the Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of the Property or portion thereof, for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantor is or remains an owner of any land or interest therein to which such covenants relate. The Grantor and its successors and assigns, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach.

6. Revisions to Grant Deed. Both the Grantor, its successors and assigns, and the Grantee and the Grantee's successors and assigns in and to all or any part of the fee title to the Property shall have the right with the mutual consent of the Grantee and the Grantor to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, or restrictions contained in this Grant Deed without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust or any other person or entity having any interest less than a fee in the Property. The covenants contained in this Grant Deed, without regard to technical classification, shall not benefit or be enforceable by any owner of any other real property within or outside a Redevelopment Project Area, or any person or entity having any interest in any other such realty. No amendment to a Redevelopment Plan shall require the consent of the Grantee.

7. No Merger. None of the terms, covenants, agreements or conditions heretofore agreed upon in writing in other instruments between the parties to this Grant Deed with respect to

obligations to be performed, kept or observed by the Grantee or the Grantor in respect to the Property or any part thereof after the conveyance of said Property shall be deemed to be merged with this Grant Deed.

8. Administration. Whenever a reference is made in this Grant Deed to an action, finding, determination or approval to be undertaken by the Grantor, the Executive Director of the Grantor or designee is authorized to act on behalf of the Successor Agency unless specifically provided otherwise or the context should require otherwise. Notwithstanding the foregoing, the Executive Director of the Grantor may in his or her sole and absolute discretion refer any matter to the Successor Agency Board of Directors for action, direction or approval.

[*Signatures on Next Page*]

IN WITNESS WHEREOF, the Grantor and the Grantee have caused this instrument to be executed on their behalf by their respective officers hereunto duly authorized this _____ day of _____, 202__.

"GRANTOR"

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY,
a public body, corporate and politic

Dated: _____

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

By: _____
Kane, Ballmer & Berkman
Successor Agency Special Counsel

"GRANTEE"

CITY OF OXNARD,
a municipal corporation

Dated: _____

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

By: _____
Stephen M. Fischer
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

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State of California)
County of _____)

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

LEGAL DESCRIPTION

APN 201-0-272-200

The east one-half of Lot Ten (10) in Block “D”, of the T.A. Rice Tract, as the same are designated and delineated upon that certain map entitled, “Rice Tract, map of subdivision of lands of T. A. Rice, part of Subdivision 31 of the Rancho El Rio de Santa Clara o’ La Colonia, Ventura County, California”, and filed in the office of the County Recorder of said Ventura county on the 14th day of February A.D. 1899. Said land having a 25 foot frontage on the Westerly line of Meta Street in said City of Oxnard, and having a depth of 75 feet, being the real property located 631 Meta St., Oxnard, California.

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 202__, from the OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY, a public body, corporate and politic, to the CITY OF OXNARD, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Oxnard pursuant to authority conferred by the City Council through Resolution No. ____ adopted on _____, 2022, and the Grantee consents to recordation thereof by its duly authorized officer.

"GRANTEE"

CITY OF OXNARD,
a municipal corporation

Dated: _____

By: _____
Name: _____
Its: _____

APPROVED AS TO FORM:

By: _____
Stephen M. Fischer
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CITY OF OXNARD
CALIFORNIA

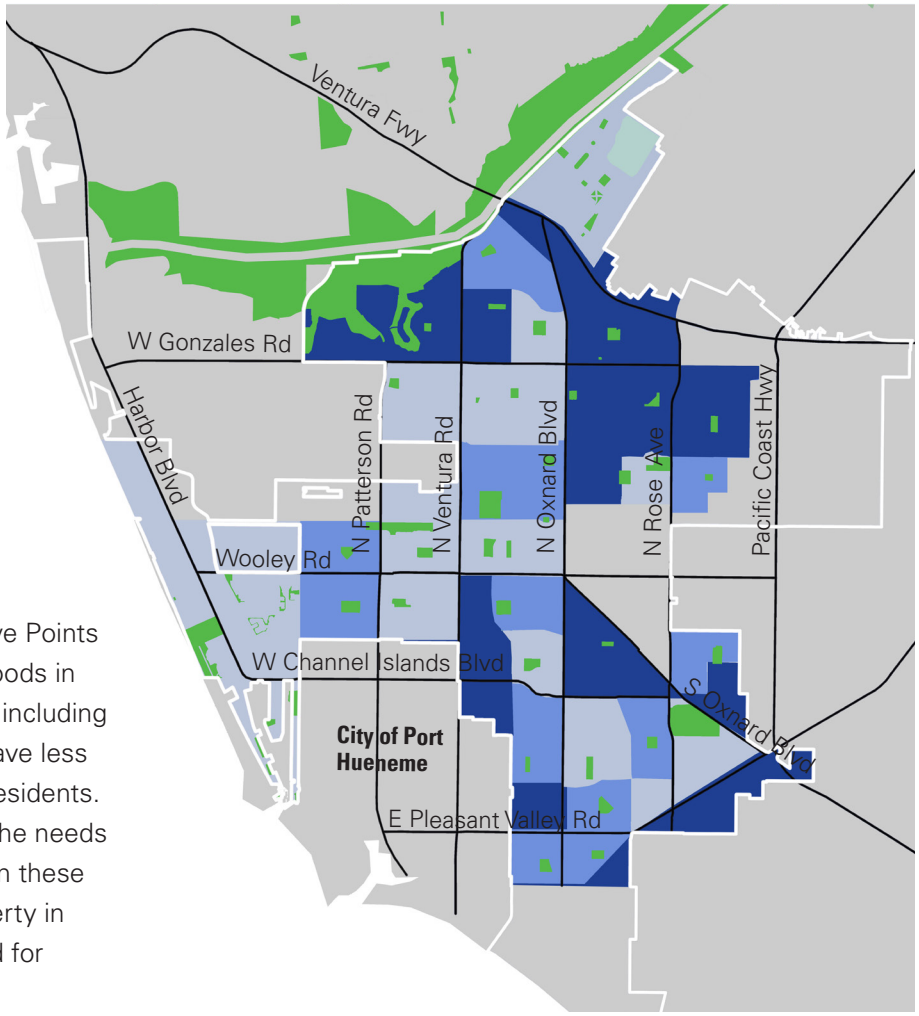
CITY OF OXNARD
PARKS & RECREATION
MASTER PLAN

FEBRUARY 2021

Park Acres Per 1,000 Residents

Park Acres per 1,000 Residents by Block Groups

- <1 acre
- 1 to 3 acres
- >3 acres
- Parks and Open Space
- Retention Basin
- City of Oxnard Boundary



The city's most significant gap is the Five Points neighborhood. Several other neighborhoods in the center and eastern edge of the city, including Tierra Vista, Mar Vista and Redwood, have less than one acre of park space per 1,000 residents. This is not enough park space to meet the needs of the city's current population density in these areas. It is unknown at this time if property in these areas could be potentially secured for additional space.

Source: www.parksforcalifornia.org/parkaccess

OXNARD PARK AMENITIES PER POPULATION STATISTICS

53 Parks

200,000 People

8 Soccer Fields Per 200,000 Residents

47 Basketball Courts Per 200,000 Residents

37 Baseball Diamonds Per 200,000 Residents

177 Picnic Shelters Per 200,000 Residents

15 Volleyball Courts Per 200,000 Residents

48 Playgrounds Per 200,000 Residents

1 Public Swimming Pool per 200,000 Residents

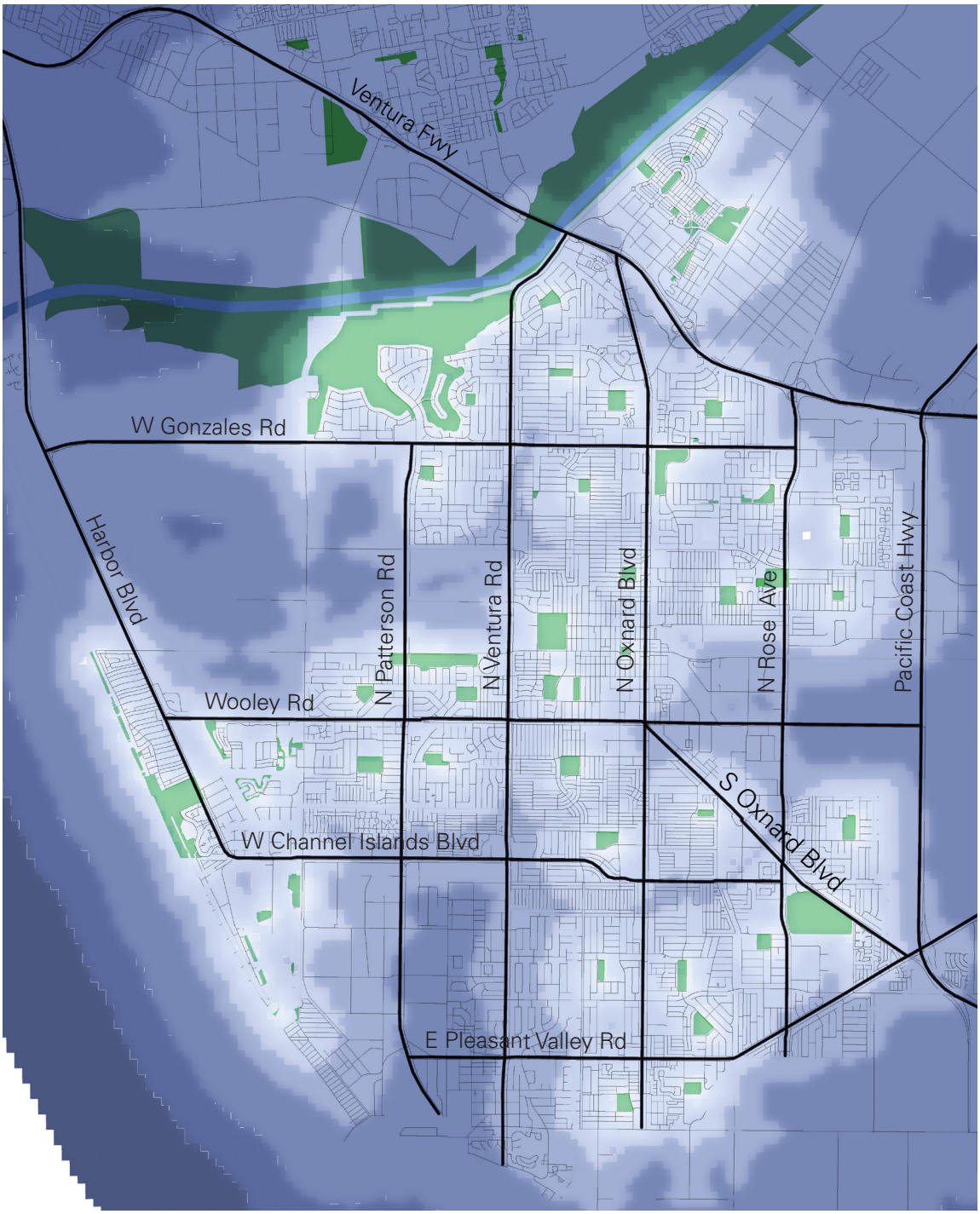
7 Community Centers Per 200,000 Residents

10 Park Jogging Paths per 200,000 Residents

37 Park Restrooms Per 200,000 Residents

More Detail Provided in Recreation Comparison Table

PARK WALKABILITY FROM RESIDENTIAL COMMUNITIES



The majority of Oxnard's neighborhoods are within a half a mile walk of a park. However, some communities in the southern regions of Oxnard are closer to one mile from a park. The neighborhoods that have a higher walk time to any major park should be considered first for new parks and recreation spaces.

Park Walkability in Miles

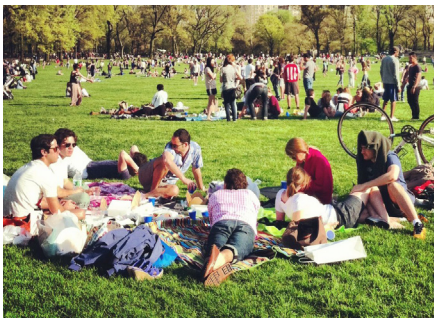
- 0' to 100'
- 100' to 500'
- 500' to .25 mile
- .25 to .5 mile
- .5 to 1 mile
- 1 to 3 miles
- 3 to 5 miles
- 5+ miles

Focus On Existing Parks Before Adding More

Oxnard has fewer parks than the national average. However, when considering the City's position between the coast, Ormond Beach, and the Santa Clara River, there are many opportunities for outdoor recreation. The diagram in Chapter 3 (p. 24) supports this, showing that the coverage of public parks (per mileage radius) leaves service gaps in areas that need more park space even if you include the future Sports Park and Campus Park. As Oxnard has a difficult time managing its existing parks, the City should focus funding on improving what they already have.

The beach could be a greater resource for the City if it were more accessible and programmed.

FOCUS ON OXNARD'S EXISTING PARKS AND OPEN SPACES



The City should build Campus Park and Sports Park, and finish College Park while continuing to plan small neighborhood parks for neighborhoods that lack park acreage. Both developments will be a resource for the entire community, prioritizing their needs for funding and maintenance resources.

Incorporate diverse programming into existing parks to attract more people and take full advantage of the current park acreage. Programs include public agriculture, community gardens, habitats, and orchards.

The City should consider privatized parks/open spaces as a way to supplement the amount of park space the City can maintain.

Oxnard Community Development Commission
Successor Agency

REVISED Long-Range Property Management Plan

Prepared By

City of Oxnard Community Development Department

Contact Person
Kymberly R. Horner
Economic Development Director

Revised LRPMP Approved by:
Oxnard Community Development Commission Successor Agency

By Resolution: No. 18 Date: October 20, 2015

Revised LRPMP Approved by:
Oversight Board to the Oxnard Community Development Commission Successor Agency

By Resolution: No. 65 Date: November 2, 2015

Oxnard Community Development Department
214 South C Street
Oxnard, CA 93030
805.385.7407
Fax 805. 385.7408
www.ci.oxnard.ca.us

Parcel I - 1

Parcel I - 2

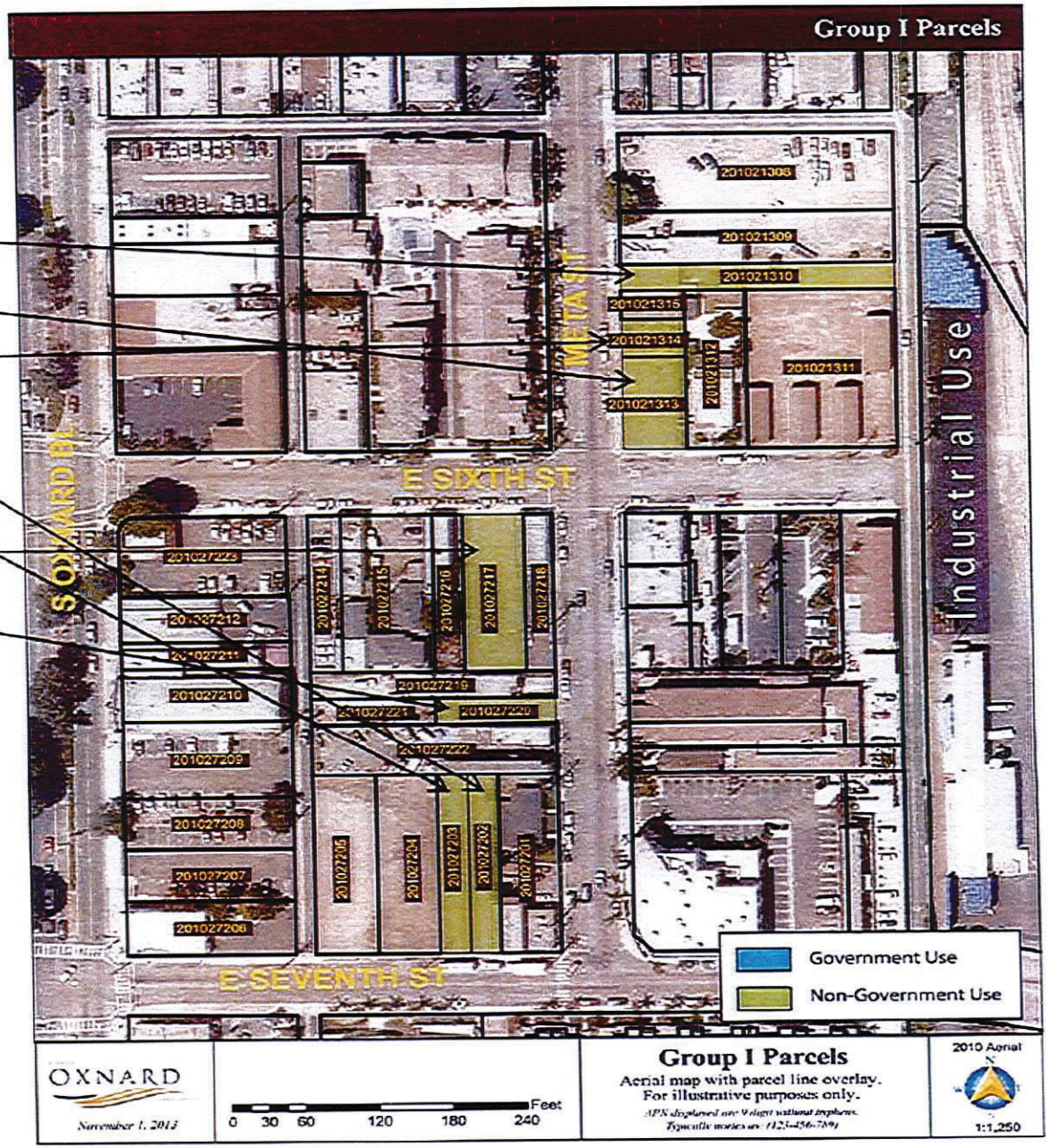
Parcel I - 3

Parcel I - 4

Parcel I - 5

Parcel I - 6

Parcel I - 7



Group I

Parcels Located Near Meta Street Intersections with Sixth Street and Seventh Street

Parcels in Group I are vacant parcels and are designated for sale. All parcels are included within the City's Downtown Strategic Plan.

Assessor's Parcel No.	**201-0-213-100**	**Parcel ID No.**	**I - 1**
Address	538 South Meta Street		
Lot Size	5,628 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	May 18, 1990		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan		
Estimated Current Value	$28,140 (Estimate pursuant to Broker Opinion of Value)		
Lease, Rental or other Revenues	No revenue is realized from this lot.		
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.		
History of Environmental Contamination	No evidence of environmental contamination on record.		
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development		
History of Development Activity or Proposals	Lot is vacant.		
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.		

Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.

Assessor's Parcel No.	**201-0-213-130**	**Parcel ID No.**	**I - 2**
Address	No address assigned		
Lot Size	4,513 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	December 30, 1986		
Value at Time of Acquisition	$18,000		
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan		
Estimated Current Value	$90,260 (Estimate pursuant to a Broker Opinion of Value)		
Lease, Rental or other Revenues	No revenue is realized from this lot.		
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.		
History of Environmental Contamination	No evidence of environmental contamination on record.		
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development		
History of Development Activity or Proposals	Lot is vacant.		
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.		

Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.

Assessor's Parcel No.	201-0-213-140	Parcel ID No. I - 3
Address	544 Meta Street	
Lot Size	1,825 sq.ft.	
Zoning	Central Business District (See Central Business District Zoning, Appendix B)	
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)	
Date of Acquisition	November 15, 1990	
Value at Time of Acquisition	$23,000	
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan	
Estimated Current Value	$36,500 (Estimate pursuant to a Broker Opinion of Value)	
Lease, Rental or other Revenues	No revenue is realized from this lot.	
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.	
History of Environmental Contamination	No evidence of environmental contamination on record.	
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development	
History of Development Activity or Proposals	Lot is vacant.	
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.	

Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.

Assessor's Parcel No.	201-0-272-020	Parcel ID No. I - 4
Address	544 Meta Street	
Lot Size	4,299 sq.ft.	
Zoning	Central Business District (See Central Business District Zoning, Appendix B)	
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)	
Date of Acquisition	October 4, 1988	
Value at Time of Acquisition	Unknown	
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan	
Estimated Current Value	$42,990 (Estimate pursuant to Broker Opinion of Value)	
Lease, Rental or other Revenues	No revenue is realized from this lot.	
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.	
History of Environmental Contamination	No evidence of environmental contamination on record.	
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development	
History of Development Activity or Proposals	Lot is vacant.	
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.	

Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.

Assessor's Parcel No.	201-0-272-030	Parcel ID No. I - 5
Address	No address assigned	
Lot Size	4,299 sq.ft.	
Zoning	Central Business District (See Central Business District Zoning, Appendix B)	
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)	
Date of Acquisition	December 30, 1986	
Value at Time of Acquisition	$16,000	
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan	
Estimated Current Value	$42,990 (Estimate pursuant to Broker Opinion of Value)	
Lease, Rental or other Revenues	No revenue is realized from this lot.	
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.	
History of Environmental Contamination	No evidence of environmental contamination on record.	
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development	
History of Development Activity or Proposals	Lot is vacant.	
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.	
Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.		

Assessor's Parcel No.	201-0-272-170	Parcel ID No. I - 6
Address	144 E. Sixth Street	
Lot Size	7,404 sq.ft.	
Zoning	Central Business District (See Central Business District Zoning, Appendix B)	
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)	
Date of Acquisition	December 30, 1986	
Value at Time of Acquisition	$32,000	
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan	
Estimated Current Value	$111,060 (Estimate pursuant to Broker Opinion of Value)	
Lease, Rental or other Revenues	No revenue is realized from this lot.	
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.	
History of Environmental Contamination	No evidence of environmental contamination on record.	
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development	
History of Development Activity or Proposals	Lot is vacant.	
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.	
Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.		

Assessor's Parcel No.	201-0-272-200	Parcel ID No. I - 7
Address	No address assigned	
Lot Size	2,465 sq.ft.	
Zoning	Central Business District (See Central Business District Zoning, Appendix B)	
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)	
Date of Acquisition	January 5, 1989	
Value at Time of Acquisition	$25,000	
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan	
Estimated Current Value	$12,325 (Estimate pursuant to Broker Opinion of Value)	
Lease, Rental or other Revenues	No revenue is realized from this lot.	
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations.	
History of Environmental Contamination	No evidence of environmental contamination on record.	
Potential for Transit-Oriented Development	This parcel has no potential for transit-oriented development	
History of Development Activity or Proposals	Lot is vacant.	
Disposition Category	Property will be listed For Sale and sold for an amount identified in an appraisal or Broker Opinion of Value. Proceeds from sale will be transferred to the CAC for distribution to the affected taxing entities.	
Notes: Parcel was acquired by CDC pursuant to the Merged Redevelopment Plan and existing buildings were demolished. Lot is vacant.		

Exempt Surplus Land Declaration - Successor Agency Meta Street Parcels

Community Services, Public Safety, Housing & Development Committee

October 11, 2022

Adam Smith, Project Manager

CITY OF OXNARD CALIFORNIA

RECOMMENDATION

That the Community Services, Public Safety, Housing & Development Committee recommends that the Oxnard Community Development Commission Successor Agency:

1. Adopt a Resolution titled, "A Resolution Of The Oxnard Community Development Commission Successor Agency Declaring Successor Agency Owned Property, As Described Herein, To Be Exempt Surplus Land Pursuant To Government Code Section 54221(F)(1)(D) and Authorizing The Staff To Take Related Actions"; and

2. Enter into two separate Grant Deeds with the City for the transfer of two parcels from the Successor Agency, located at 6th Street and Meta Street in Downtown Oxnard (APNs 201-0-272-170 and 201-0-272-200), to the City for governmental use for one dollar ($1) each.

RECOMMENDATION

That the Community Services, Public Safety, Housing & Development Committee recommends that the City Council:

1. Enter into two separate Grant Deeds with the Successor Agency for the transfer of two parcels from the Successor Agency, located at 6th Street and Meta Street in Downtown Oxnard (APNs 201-0-272-170 and 201-0-272-200), to the City for governmental use for one dollar ($1) each.

BACKGROUND

- On July 28, 2022, the Oxnard Community Development Commission Successor Agency ("Successor Agency") recommended the declaration of two Successor Agency-owned properties (APNs 201-0-272-170 and 201-0-272-200) located on 6th Street and Meta Street in Downtown Oxnard (the "Additional Properties") as "exempt surplus"

- This declaration allows for an "agency use," such as open space and recreational use

THE ADDITIONAL PROPERTIES

SURPLUS LAND ACT

- Assembly Bill 1486 (the Act) requires a local agency to annually report on surplus land held by the local agency; the Act seeks to improve the process to provide notice of surplus land for affordable housing
- Requires that any land owned in fee simple not necessary for "agency use" be declared surplus prior to disposition of the land
- Agency use = land that is used or planned to be used for the agency's work or operations
- The Successor Agency is being asked to declare the Additional Properties exempt surplus land, which the City will use for open space purposes

GRANT DEED

- At the July 28, 2022, Successor Agency meeting, staff advised that a declaration of exempt surplus land by resolution would be presented to the Committee

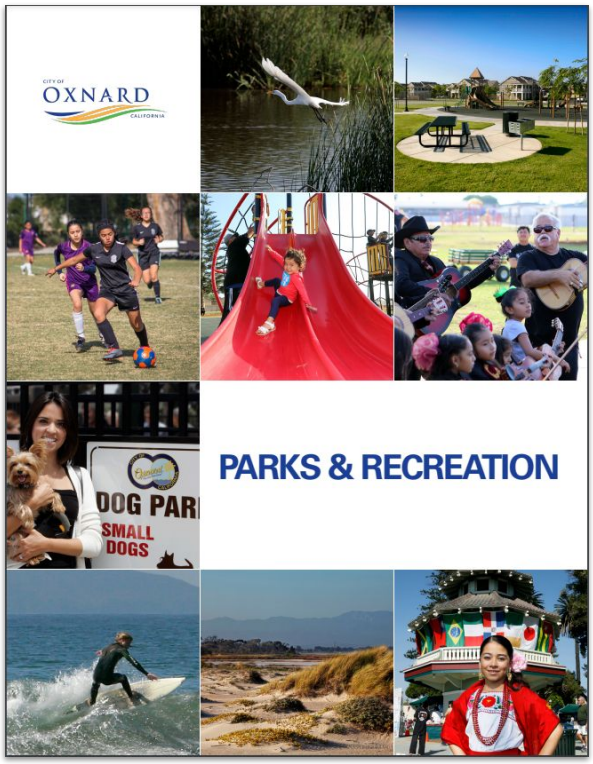
- While staff at that time indicated that the Successor Agency and City could enter into a purchase and sale agreement for the transfer and sale of the Additional Properties, the Successor Agency also has the authority to transfer ownership to the City through a Grant Deed

- Doing so would save Successor Agency and City staff administrative time and costs associated with preparing a purchase and sale agreement, publishing hearing notices, conducting a hearing, and opening an escrow

GRANT DEED

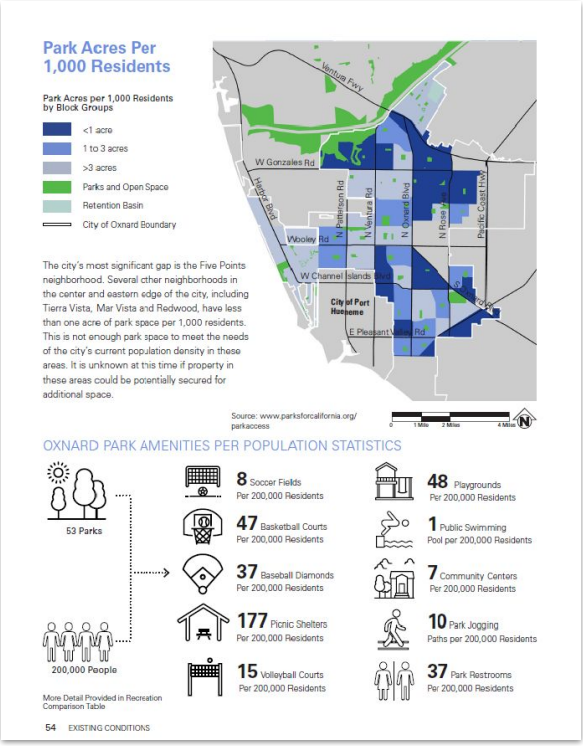
- The transfer of the Additional Properties is for one dollar ($1) each

- The use of each parcel being contemplated as a governmental use public open space



- The Parks Master Plan seeks to guide decision-making for the future development and management of the City's parks, recreation facilities, beaches, and open spaces
- Identifies Five Points as the City's most significant gap in park acres per 1,000 residents, with less than one (1) acre per 1,000 residents

- Plan states that the City "should consider acquiring some of the vacant lots in these areas to develop into parks, when and if resources become available"
- Also states the City "has a difficult time managing its existing parks, the City should focus funding on improving what they already have"



- Finally, the Parks Master Plan states that "the City should consider privatized parks/open spaces as a way to supplement the amount of park space the City can maintain"
- Concerns for developing a park in Five Points include the lack of continuous open space for recreational activities
- Lack of financial and staff resources and staff in the Public Works Department Parks Division to maintain the existing parks in the City

- On January 26, 2022, the PRCSC discussed the need for open space or recreational areas for residents in Five Points
- Identified the Additional Properties as potential future locations

PARKS, RECREATION, AND COMMUNITY SERVICES COMMISSION

- PRCSC has understood Parks Division concerns on the challenges with maintaining City parks
- Still recommended that staff continue to research options for the acquisition of property due to the limited availability of land in the Five Points area
- On May 25, 2022, the PRCSC approved a recommendation to the City Council to allocate sufficient Measure O, Measure E, or General Funds for the purchase and basic improvement of the Additional Properties to create recreational green space in Five Points and reserve Quimby funds for the development of a park

PARK MAINTENANCE CONCERNS

- Currently, the City's Parks Division is responsible for maintaining thirty-eight General Fund parks, maintaining the Citywide street landscapes, landscapes for public facilities, City-owned undeveloped property, Oxnard Beach, and nearly 50,000 trees
- Staff has not been able to complete necessary capital improvements in the parks as a result of the financial cuts from previous fiscal years
- Issues include long-term deferred maintenance, delays in manufacturing and delivery of parts and equipment, competing priorities, and the inability to hire qualified staff

QUIMBY FUNDS

- Quimby funds are funds paid by developers to cities in lieu of constructing new parks
- Quimby funds cannot be used for the maintenance of a park but can be used for the acquisition and development of new parks or the improvements to existing ones
- As of September 2022, there was approximately $1.25 million available in Quimby funds allocated to Five Points

NEXT STEPS

- With the recommended action, staff will forward the Exempt Surplus Land Act Declaration Resolution and Grant Deed for the Additional Properties to the Successor Agency and City Council for approval (tentatively November 1, 2022)
- Concurrently, per the guidelines established by the Act, staff will submit the resolution declaring the Additional Properties as "exempt surplus land" to California Dept. of Housing and Community Development (HCD) for approval

NEXT STEPS

- If these actions are not approved by any of the Ventura County Consolidated Oversight Board (VCCOB), California Department of Finance (DOF), or HCD, then this project would effectively end

- The Successor Agency would have to declare the Additional Properties "surplus land" in accordance with the Act in order to dispose of them, likely subjecting them to affordable housing purposes

NEXT STEPS

- If the declaration of the sites as exempt surplus and the Grant Deed to transfer the ownership to the City are approved by the Successor Agency, City Council, VCCOB, DOF, and HCD, park ideas and potential recreational uses to serve the community will need to be explored

- Staff will return to the Committee with information on additional costs for the prospective design, construction, and maintenance of future open space on the Additional Properties

- A landscape architectural firm will need to be contracted to develop biddable plans and specifications with an engineer's cost estimate for the park construction to be bid

NEXT STEPS

- Concept and final design will need to be brought before the City Council for final approval
- Due to the already approved parks projects through the CIP and ARPA, there is no timeline associated with these future actions

FINANCIAL IMPACT

- With City Council and Successor Agency approval, the Additional Properties will be sold and transferred to the City for one dollar ($1) each
- Per the redevelopment Dissolution Law, net proceeds from the sale of the Properties would be transferred to the Ventura County Auditor-Controller for distribution to the other taxing entities

RECOMMENDATION

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CITY OF OXNARD CALIFORNIA

THE END