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**AGENDA**  
**January 15, 2008**  
OXNARD CITY COUNCIL  
OXNARD COMMUNITY DEVELOPMENT COMMISSION  
CITY OF OXNARD FINANCING AUTHORITY  
OXNARD HOUSING AUTHORITY  
7:00 P.M. Regular Meetings  
City Council Chambers, 305 West Third Street, Oxnard

A. ROLL CALL/POSTING OF AGENDA

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

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

C. CLOSED SESSION

D. OPENING CEREMONIES

RECOMMENDATION: Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Proclamation Designating January 15, 2008, as "Santa Clara High School CIF Football Champions Day."

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

RECOMMENDATION: At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the

legislative body. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take any 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. The presiding officer shall limit public comments to three minutes.

G. REVIEW OF INFORMATION/CONSENT AGENDA

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

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

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

I. INFORMATION/CONSENT AGENDA

ACTION: Approved except that I-5 was removed from the agenda with no action taken.

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of City Council for December 4 and 11, 2007; Minutes of the Regular Meetings of Community Development Commission for December 4 and 11, 2007; Minutes of the Regular Meetings of Housing Authority for November 27, December 4 and 11, 2007; Minutes of the Regular Meeting of City of Oxnard Financing Authority for December 4, 2007. (001) RECOMMENDATION: Approve. Contact Person: Daniel Martinez Phone: 385-7803  
Legislative Body: CC/CDC/ HA/COFA

Document: View Item - PDF [972 KB]

City Manager Department

2. SUBJECT: Resolution Requesting Employment Extension.  
(025) RECOMMENDATION: (1) Adopt a resolution requesting an employment extension per Government Code section 21221(h); and (2) Authorize the City Manager to execute the documents necessary to implement the extension, as provided in the resolution.  
Contact Person: Edmund F. Sotelo Phone: 385-7430  
Legislative Body: CC

Document: [View Item - PDF \[105 KB\]](#)

3. SUBJECT: California Integrated Waste Management Board (CIWMB) Used Oil Recycling Block Grant. (029) RECOMMENDATION: (1) Adopt a resolution authorizing the City Manager to submit to CIWMB an application for a five-year (2007/2012) Used Oil Recycling Block Grant in the amount of approximately \$250,000, to be used for the oil collection programs that encourage recycling of used motor oil; and (2) Authorize the City Manager or designee to appropriate the funds upon receipt. Contact Person: Trish Honigsberg Phone: 385-7928  
Legislative Body: CC

Document: [View Item - PDF \[123 KB\]](#)

#### City Treasurer Department

4. SUBJECT: Quarterly Investment Report for the Second Quarter Fiscal Year (FY) 2007-2008. (033) RECOMMENDATION: Accept the Quarterly Investment Report for the Second Quarter FY 2007-2008. Contact Person: Dale V. Belcher Phone: 385-7810  
Legislative Body: CC

Document: [View Item - PDF \[229 KB\]](#)

#### Development Services Department

5. SUBJECT: Approval of Development Agreement Negotiating Team for the Teal Club Specific Plan Project Located North of Teal Club Road, West of Ventura Road, South of Doris Avenue, and East of Patterson Road, Filed by SunCal Companies (PZ 05-670-01). (039) RECOMMENDATION: Direct the City Manager to appoint a negotiating team to negotiate a development agreement with Suncal Companies for the Teal Club project. Contact Person: Kathleen Mallory Phone: 385-7858  
Legislative Body: CC

Document: [View Item - PDF \[408 KB\]](#)

6. SUBJECT: Ordinance No. 2765, Amending Subparts (A), (B) and (C)(2) of Section 15-19 of the City Code and Adding Subpart (H) to Section 15-19 of the City Code (Regulations for Vesting Tentative Maps). (045) RECOMMENDATION: Second reading and adoption. Contact Person: Stephanie Diaz Phone: 385-7858  
Legislative Body: CC

Document: [View Item - PDF \[93.2 KB\]](#)

#### Fire Department

7. SUBJECT: State Office of Traffic Safety Grant. (047) RECOMMENDATION: Adopt a resolution authorizing the City Manager to submit an application for \$203,000 in State of California Office of Traffic Safety grant funds for the Extrication Equipment Project. Contact: Joe Milligan Phone: 385-7722  
Legislative Body: CC

Document: [View Item - PDF \[95.6 KB\]](#)

#### Housing Department

8. SUBJECT: Write-Off Policy of Public Housing Tenant Accounts. (051) RECOMMENDATION: Adopt a resolution designating the Housing Finance Officer as authorized to write-off public housing tenant accounts receivable. Contact Person: Carrie Sabatini Phone: 385-8092  
Legislative Body: HA

Document: [View Item - PDF \[286 KB\]](#)

9. SUBJECT: Opening of Applications for the Section 8 Program. (059) RECOMMENDATION: Authorize the Housing Director to accept applications for rental assistance under the Section 8 Housing Choice Voucher Program beginning February 27, 2008, for a period of thirty (30) days or until 2000 applications are accepted,

whichever occurs first. Contract Person: Arturo Casillas Phone: 385-8123  
Legislative Body: HA

Document: [View Item - PDF \[61.2 KB\]](#)

10. SUBJECT: Revised Family Self Sufficiency (FSS) Program Action Plan. (061) RECOMMENDATION: (1) Authorize submission of a revised FSS Program Action Plan for the Oxnard Housing Authority to the U.S. Department of Housing and Urban Development (HUD); and (2) Authorize and direct the Housing Director to submit the FSS Program Action Plan to HUD for review and approval. Contract Person: Arturo Casillas Phone: 385-8123  
Legislative Body: HA

Document: [View Item - PDF \[155 KB\]](#)

#### Public Works Department

11. SUBJECT: Agreement with WorleyParsons Komex. (065) RECOMMENDATION: Approve and authorize the Mayor to execute the agreement with WorleyParsons Komex (A-6920) in the amount of \$540,655.10 for remediation of contamination at the Rice Avenue/Santa Clara Avenue interchange improvements on U.S. Highway 101. Contact Person: Cynthia Daniels Phone: 385-7871  
Legislative Body: CC

Document: [View Item - PDF \[67.4 KB\]](#)

12. SUBJECT: Amendment to Implementation Agreement for Countywide Stormwater Program. (067) RECOMMENDATION: (1) Approve and authorize the Mayor to execute an amendment to the existing National Pollutant Discharge Elimination System Implementation Agreement Stormwater Regulation Program with the Ventura County Watershed Protection District (VCWPD) {A-4884}, which identifies the responsibilities of the City, VCWPD, nine other Ventura County cities, and Ventura County under the Ventura County Municipal Stormwater Permit, and creates a mechanism for the distribution of revenues and the funding for the Principal Permittee activities; and (2) Approve an appropriation of \$94,000 from the Wastewater Collection Operating Fund to the Stormwater Quality Management Program budget to partially fund Principal Permittee costs under the Ventura County Municipal Stormwater Permit for Fiscal Year 2007-2008. Contact Person: Mark Pumford Phone: 271-2220  
Legislative Body: CC

Document: View Item - PDF [263 KB]

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

City Manager Department

1. SUBJECT: Executed Contracts. (076) Contact Person: Edmund F. Sotelo Phone: 385-7430

NOTE: Pursuant to City Council Resolution No. 13,014, attached is a listing of contracts in amounts over \$100,000 to \$250,000 executed by the City Manager for the period of December 1 through 31, 2007.

Document: View Item - PDF [57.4 KB]

K. INFORMATION/CONSENT PUBLIC HEARINGS

Housing Department

1. SUBJECT: Amendment to the Housing Authority Agency Plan.  
(079) RECOMMENDATION: (1) Hold a public hearing to receive comments concerning the proposed amendment to the Housing Authority Agency Plan; and (2) Authorize the submission of an amendment to the Housing Authority Agency Plan to the U.S. Department of Housing and Urban Development. Contract Person: Arturo Casillas Phone: 385-8123  
Legislative Body: HA

Document: View Item - PDF [433 KB]

ACTION: Approved.

L. PUBLIC HEARINGS - 7:15 P.M.

## Community Development Department

1. SUBJECT: Ground Lease, Parking Facility Management Agreement, Acquisition Agreement and Issuance of Redevelopment Tax Allocation Bonds, Series 2008 for an Approximate Five Hundred (500) Space Public Parking Structure and Other Public Improvements at the RiverPark Project Located Adjacent to and North of the Highway 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (089) RECOMMENDATION: That City Council: (1) Adopt a resolution entitled "Resolution of the City Council of the City of Oxnard Approving the Sale, Issuance, and Delivery by the Oxnard Community Development Commission of Not More Than \$15,000,000 in Principal Amount of Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2008, and Making Certain Determinations Relating Thereto"; and (2) Approve a special budget appropriation in the amount of \$12 million to allocate Bond (defined below) proceeds to an approximate 500-space public parking structure and other public improvements at the RiverPark Project for Fiscal Year 2007-08. That the Community Development Commission (CDC): (1) Adopt a resolution entitled "Resolution of the Oxnard Community Development Commission Authorizing the Sale, Issuance, and Delivery of Not More Than \$15,000,000 in Principal Amount of Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (Hero) Project Area Tax Allocation Bonds, Series 2008, and Approving Certain Documents and Authorizing Certain Actions in Connection Therewith"; (2) Approve a special budget appropriation in the amount of \$12 million to allocate Bond proceeds to an approximate 500-space public parking structure and other public improvements at the RiverPark Project for Fiscal Year 2007-08; (3) Approve and authorize the Chairman to execute a Ground Lease between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure; (4) Approve and Authorize the Chairman to execute a Parking Facility Management Agreement between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure; (5) Approve and Authorize the Chairman to execute an Acquisition Agreement between the CDC and Shea Properties II, LLC for an approximately 500-space public parking structure and other public improvements; (6) Authorize the Chairman, Executive Director, and Community Development Director, on behalf of the CDC, to each sign all documents necessary and appropriate to carry out and implement the Ground Lease, the Parking Facility Management Agreement, and the Acquisition Agreement, and to administer the CDC's obligations, responsibilities, and duties to be performed thereunder; and (7) Make the three determinations regarding the Bonds set forth below in the Section entitled "Bond Determinations". That the City of Oxnard Financing Authority adopt a resolution entitled "Resolution of the Governing Board of the City of Oxnard Financing Authority Authorizing the Execution and Delivery of a Contract of Purchase With Respect to Oxnard Community Development Commission Historic Enhancement and Revitalization of Oxnard (HERO) Project Area Tax Allocation Bonds, Series 2008, and Authorizing Certain Actions in Connection Therewith". Contact Person: Richard Bryan Phone: 385-7407  
Legislative Body: CC/CDC/  
COFA

Document: View Item - PDF [408 KB]

ACTION: Continued to February 5, 2008.

#### Finance Department

2. SUBJECT: Low and Moderate Income Needs Assessment - Fiscal Year (FY) 2008-2013 Consolidated Plan and FY 2008-2009 Annual Action Plan.  
(097) RECOMMENDATION: Conduct a public hearing to receive comments and provide direction to staff concerning unmet needs of low and moderate income persons for housing, public facilities and economic development.  
Contact Person: Norma Owens Phone: 385-7477  
Legislative Body: CC

Document: View Item - PDF [212 KB]

ACTION: The City Council received comments and provided direction to staff.

- M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY  
RECOMMENDATION: The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.
- N. CITY COUNCIL/HOUSING AUTHORITY/COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS
- O. REPORTS

#### Development Services Department

1. SUBJECT: Water Supply Management and Traffic Level of Service Policies Related to the 2020 General Plan Update. (103) RECOMMENDATION: Consider reports on: 1)

Water supply reliability management; and 2) Level of Service traffic related to the 2020 General Plan Update, and provide direction to the City Manager. Contact Person: Chris Williamson Phone: 385-8156  
Legislative Body: CC

Document: View Item - PDF [848 KB]

ACTION: The City Council considered the reports and provided comments.

P. PUBLIC COMMENTS ON REPORTS

RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the reports. The presiding officer shall permit a person to address the legislative body after the staff presentation on the report and before the consideration of the report by the legislative body. The presiding officer shall limit public comments to three minutes.

Q. APPOINTMENT ITEMS 8:00 P.M.

1. SUBJECT: Ventura County Civic Alliance Annual Report.

R. STUDY SESSION

City Manager Department

1. SUBJECT: Results of Potential Half-Cent Sales Tax Ballot Measure Feasibility Survey. (121) RECOMMENDATION: (1) Review and consider the results of a survey conducted by Fairbank, Maslin, Maullin & Associates (FMMA) concerning the feasibility of a general purpose half-cent sales tax in the City of Oxnard; and (2) Provide direction to the City Manager regarding the development of an action plan, schedule and budget for proceeding with the next step of initiating a public information program regarding a ballot measure. Contact Person: Martin Erickson Phone: 385-7870  
Legislative Body: CC

Document: View Item - PDF [556 KB]

ACTION: The City Council reviewed the survey and provided direction to staff to return with more detailed information.

S. PUBLIC COMMENTS ON STUDY SESSION

RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the study session agenda. The presiding officer shall permit a person to address the legislative body after the staff presentation on the item and before the consideration of the item by the legislative body. The presiding officer shall limit public comments to three minutes.

T. ADJOURNMENT