

**RESOLUTION NO. 65**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
OVERSIGHT BOARD TO THE OXNARD COMMUNITY  
DEVELOPMENT COMMISSION SUCCESSOR AGENCY  
APPROVING THE AMENDED LONG-RANGE PROPERTY  
MANAGEMENT PLAN PREPARED PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5  
AND ADOPTED ON NOVEMBER 5, 2013**

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

**WHEREAS**, the City Council of the City adopted redevelopment plans for the City’s redevelopment project areas, and from time to time, the City Council amended such redevelopment plans; and

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

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

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

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

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

**WHEREAS**, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484, Chapter 26, Statutes 2012 (“AB 1484”). Although the primary purpose of AB 1484 was to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of AB 26, AB 1484 imposes additional

statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies, including the preparation of a Long-Range Property Management Plan (AB 26, as amended by AB 1484, is hereinafter referred to as the "Dissolution Act"); and

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

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.5(b) of the Dissolution Act, once the California Department of Finance (the "DOF") issues a Finding of Completion to the Successor Agency pursuant to California Health and Safety Code Section 34179.7 of the Dissolution Act, the Successor Agency shall prepare a Long-Range Property Management Plan (the "Plan") that addresses the disposition and use of certain real properties of the former CDC. The Plan shall be submitted to the Oversight Board and the DOF for approval no later than 6 months following the issuance of the Finding of Completion to the Successor Agency; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.5(a) of the Dissolution Act, upon the issuance of the Finding of Completion to the Successor Agency, a Community Redevelopment Property Trust Fund (the "Trust") will be established to serve as the repository of the former CDC's real properties identified in the Due Diligence Reviews ("DDR's") by California Health and Safety Code Section 34179.5(c)(5)(C) of the Dissolution Act (in accordance with Procedure 7 of the DOF Guidelines for preparation of the DDRs). The Trust shall be administered by the Successor Agency; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.4(a) of the Dissolution Act, upon the approval of the Plan by the DOF, all real property and interests in real property identified in the DDRs by California Health and Safety Code Section 34179.5(c)(5)(C) of the Dissolution Act (in accordance with Procedure 7 of the DOF Guidelines for preparation of the DDRs) shall be transferred to the Trust, unless such a property is subject to the requirements of any existing enforceable obligation; and

**WHEREAS**, California Health and Safety Code Section 34191.5(c) of the Dissolution Act requires that the Plan (1) include an inventory of all properties in the Trust, which inventory shall consist of specific information relating to each such property including, without limitation, the date of and purpose for acquisition, value of property, applicable zoning, any property revenues and contractual requirements for disposition of same, history of environmental issues and any related studies and remediation efforts, potential for transit-oriented development and advancement of planning objectives of the Successor Agency, and history of previous development proposals and activity; and (2) address the use or disposition of all properties in the Trust, including the retention of such property for governmental use pursuant to California Health and Safety Code Section 34181(a) of the Dissolution Act, the retention of such property for future development, the sale of such property, or the use of such property to fulfill an enforceable obligation; and

**WHEREAS**, the Plan includes 51 real properties (“Properties”) that were identified or fit within the criteria for inclusion in the Non-Housing DDR by California Health and Safety Code Section 34179.5(c)(5)(C) of the Dissolution Act (in accordance with Procedure 7 of the DOF Guidelines for preparation of the DDRs). These Properties are all located in the County of Ventura, State of California, are described in detail in the Plan and are designated under 1 of 4 categories: (i) Properties to be retained for governmental use; (ii) Properties to be retained for future development; (iii) Properties to be sold; and (iv) Properties to be used to fulfill enforceable obligations; and

**WHEREAS**, for each of the Properties, the Plan includes all of the information required by California Health and Safety Code Section 34191.5(c) of the Dissolution Act; and

**WHEREAS**, on November 5, 2013, the Successor Agency adopted Resolution No. 12, by which the Successor Agency approved the Plan; and

**WHEREAS**, on November 21, 2013, the Oversight Board adopted Resolution No. 33, by which the Oversight Board approved the Plan; and

**WHEREAS**, the Plan was submitted to the DOF for final approval; and

**WHEREAS**, the DOF requested that certain changes be made to the submitted Plan; and

**WHEREAS**, the Successor Agency desires to amend the Plan in order to address the request of the DOF and in order to make other desired changes and updates to the Plan; and

**WHEREAS**, on October 20, 2015, the Successor Agency approved the amended Plan (the “Amended Plan”) and authorized its submission to the Oversight Board for its approval; and

**WHEREAS**, the Amended Plan is now being submitted to the Oversight Board for review and approval in accordance with California Health and Safety Code Section 34191.5(b) of the Dissolution Act; and

**WHEREAS**, as required by California Health and Safety Code Section 34180(j) of the Dissolution Act, the Successor Agency has submitted a copy of the Amended Plan to the Ventura County Administrative Officer, the Ventura County Auditor-Controller, and the DOF at the same time that the Successor Agency submitted the Amended Plan to the Oversight Board for approval; and

**WHEREAS**, as required by California Health and Safety Code Section 34179(f) of the Dissolution Act, all notices required by law for proposed actions of the Oversight Board shall be posted on the Successor Agency’s Internet website or the Oversight Board’s Internet website; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34179(h) of the Dissolution Act, the Successor Agency is required to provide written notice and information about all actions taken by the Oversight Board, including the proposed approval of the Amended Plan, to the DOF by electronic means and in the manner of the DOF’s choosing; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.3 of the Dissolution Act, once the Amended Plan is approved by the DOF pursuant to California Health and Safety Code

Section 34191.5(b) of the Dissolution Act, the Amended Plan shall govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of the Properties; and

**WHEREAS**, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the “Guidelines”), and the City’s environmental guidelines; and

**WHEREAS**, the activity proposed for approval by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

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

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

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

Section 2. The Oversight Board hereby approves the Amended Plan, substantially in the form attached to the Staff Report.

Section 3. The Oversight Board hereby directs the Successor Agency to: (i) submit the Amended Plan, as approved by the Oversight Board, and written notice of the Oversight Board’s approval of the Amended Plan, to the DOF (electronically, in PDF format) and the Ventura County Auditor-Controller; (ii) post a copy of the Amended Plan, as approved by the Oversight Board, on the Successor Agency’s Internet website and (iii) revise the Amended Plan and make such changes and amendments as necessary, before official submittal of the Amended Plan to the DOF, in order to complete the Amended Plan in the manner provided by the DOF and to conform the Amended Plan to the form or format as prescribed by the DOF.

Section 4. The Oversight Board hereby authorizes and directs the Executive Director of the Successor Agency, or designee, to take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency and the Oversight Board.

Section 5. The Secretary of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

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

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

Section 8. This Resolution shall take effect immediately upon its adoption and is subject to review by the DOF in accordance with California Health and Safety Code Section 34191.5(b) of the Dissolution Act.

**PASSED, APPROVED AND ADOPTED**, by the Governing Board of the Oversight Board of the Oxnard Community Development Commission Successor Agency at its special meeting held on the 2nd day of November, 2015, by the following vote:

**AYES:** Board Members: Burgh, Flynn, Dean and Herrera.

**NOES:** None.

**ABSENT:** Board Members: Turner, Driscoll and Bush.

**ABSTAIN:** None.



Jeff Burgh, Chairperson

ATTEST:



Daniel Martinez, Board Secretary



**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**

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**Oxnard Community Development Commission  
Successor Agency**

**Long-Range Property Management Plan**

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# **Oxnard Community Development Commission Successor Agency**

## **Long-Range Property Management Plan**

### **Introduction:**

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484). This legislation was a budget trailer bill that made substantial changes to the redevelopment agency dissolution law adopted through approval of Assembly Bill 1X 26. AB 1484 included within Section 34191.5 of the law a requirement for successor agencies to develop a long-range property management plan that will serve to determine the disposition and use of properties owned by the former redevelopment agency. This document is the Long-Range Property Management Plan for the Oxnard Community Development Commission Successor Agency (Successor Agency).

### **Summary Description of Properties Owned by the Successor Agency:**

All but two of the properties owned by the Successor Agency, those identified in Group B, are located within the former Merged Downtown Renewal (R-108) and Central City Revitalization Project Area. This Project Area encompassed the downtown central business district of the City of Oxnard. It was composed of the Central City Revitalization Project (568 acres) and the Oxnard Downtown Redevelopment Project (20 acres). The Downtown Project Area was adopted on May 14, 1968 and the Central City Revitalization Project was adopted on July 6, 1976. Territory was annexed to the Central City Revitalization Project on May 7, 1985.

The majority of the 51 parcels owned by the Successor Agency are small remainder parcels that were acquired at little or no cost as opportunities arose. They are often adjacent to and located in connection with parcels owned by the City of Oxnard or the Oxnard Parking Authority. These small parcels are and have been in use as part of downtown Oxnard public parking areas for many years and have no commercial value by themselves. Most were acquired during the time that the Oxnard Transportation Center was being developed. This important transit development was placed in service in 1986. The parking areas within the Oxnard downtown are all within one quarter mile of this transit facility and serve to support that transit facility as well as to further the goals of the City's General Plan and the Merged Project Area.

Several parcels that are owned by the Successor Agency were acquired for redevelopment purposes in furtherance of efforts to revitalize the downtown area of the City. These include two parcels that will be proposed for retention but the others will be proposed for sale. All parcels will be described in full on the following pages and their proposed disposition will be outlined. The parcels have been grouped so as to provide context to their relationship with each other and with surrounding areas.

All parcels within Groups A through J lie within the City's Central Business District and are subject to the City of Oxnard Downtown Strategic Plan. The parcel that is Group K is located within the former Ormond Beach Redevelopment Project Area. The parcel addressed in Group K is located within the Coastal Zone and is under the jurisdiction of the Coastal Commission.

Based on the City's records and site reconnaissance, the Phase I Environmental Site Assessments completed revealed no evidence of Recognized Environmental Conditions as defined by ASTM in connection with any of the properties owned by the Successor Agency.

## UPDATED VERSION OF THE LRPMP

The Successor Agency Board adopted the first version of the LRPMP on November 5, 2013. The Oversight Board subsequently adopted the first version of the LRPMP on November 21, 2013. After submittal of the first version of the LRPMP, the Successor Agency received comments back from the DOF. The DOF comments are summarized and answered as follows:

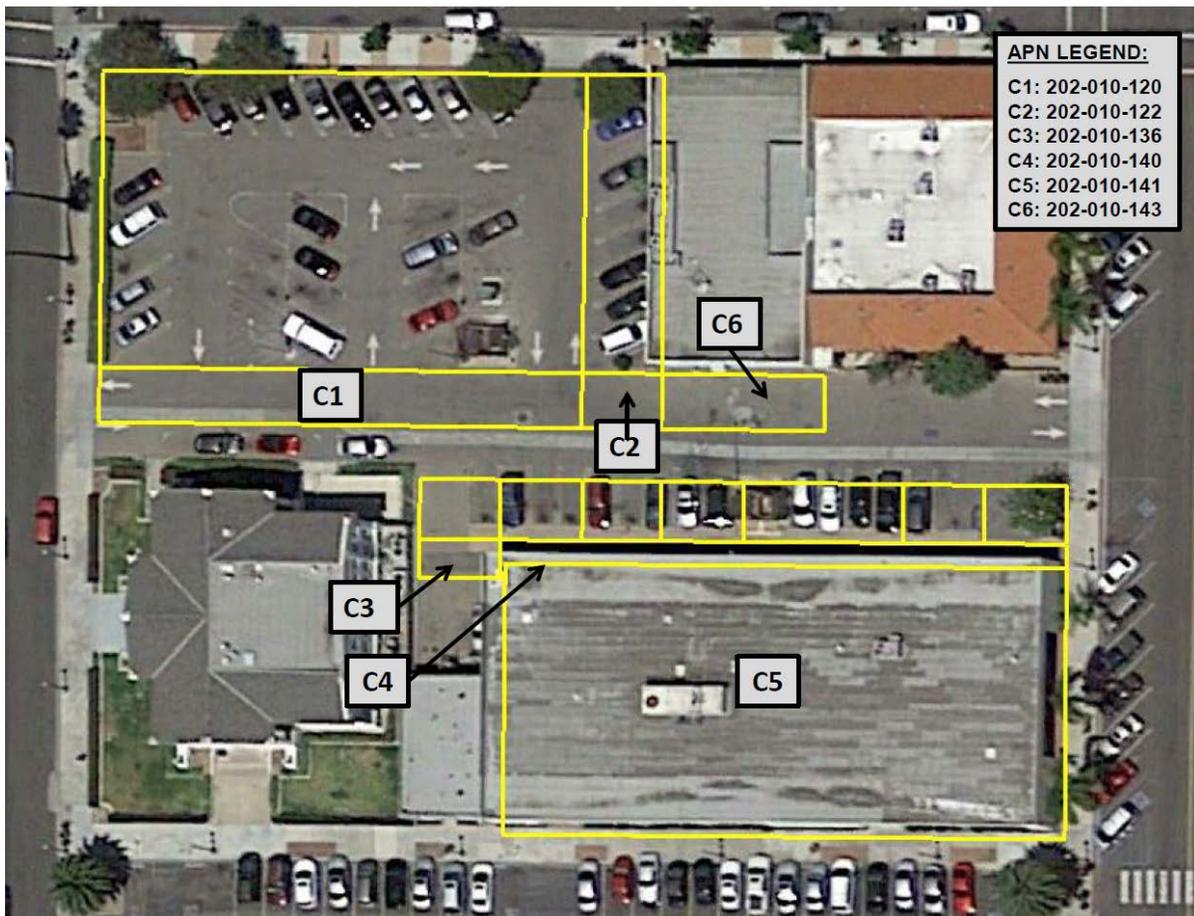
- DOF - If transferring to city/county for future development, the Successor Agency will need to make a finding that a Compensation Agreement will be entered into between the City/County and the taxing entities pursuant to HSC 34180 (f)(1)
  - *Answer - No parcels are proposed for transfer to the City for future development. Parcels proposed for transfer to the City are only for continued public purpose use.*
- DOF - If the agency wants to sell the property, LRPMP must explain the use of proceeds; to the CAC for distribution to the taxing entities or to fulfill enforceable obligations pursuant to HSC 34191.5 (c) (2) (B)
  - *Answer - Proceeds from the sale of parcels that are designated For Sale in the LRPMP will be remitted to the CAC for distribution to the taxing entities. No proceeds are required for use in fulfilling enforceable obligations.*
- DOF - Pursuant to HSC section 34191(c) (1) (A) the LRPMP shall include the date of the acquisition of the property and the value of the property at the time, and an estimate of the current value of the property.
  - *Answer - The actual date of acquisition on some properties is, according to the data available at the time of drafting the LRPMP, unavailable as was the value of the property at the time it was acquired. Details are included in the LRPMP as to all information on acquisition date and value that was available.*
- DOF - B-4 (APN 201-0-113-190): Vacant lot does not qualify as governmental use. Agency needs to choose to either sell property or transfer for future development and enter into compensation agreement.
  - *Answer – Parcel is still identified as transfer to City for continued use as transit center. While the property is currently vacant, the attached Transportation Master Plan clearly identifies this property as part of the future improvements to the Oxnard Transportation Center.*

- DOF - C-1 through 4, and 6; D-1 through 3; F-1,3, and 5; G-1 through 7; and H-1 and 2: Please clarify if the individual parcels of land on these properties consist of parking lots, driveways, easements, right of ways, etc. in order to be considered for governmental use, description and map provided are inconclusive. Note if any of the parking lots are part of an active parking district.

*Answer:*

- *C1 – This parcel is a drive aisle and can be confirmed with the map below.*
- *C2 – This parcel is a drive aisle and can be confirmed with the map below.*
- *C3 – This parcel is a drive aisle and can be confirmed with the map below.*
- *C4 – This parcel is a sidewalk and can be confirmed with the map below.*
- *C6 – This parcel is a drive aisle and can be confirmed with the map below.*
- *Given these clarifications, these Group C Parcels continued to be listed as Government Use in the LRPMP.*

Map of Group C Parcels



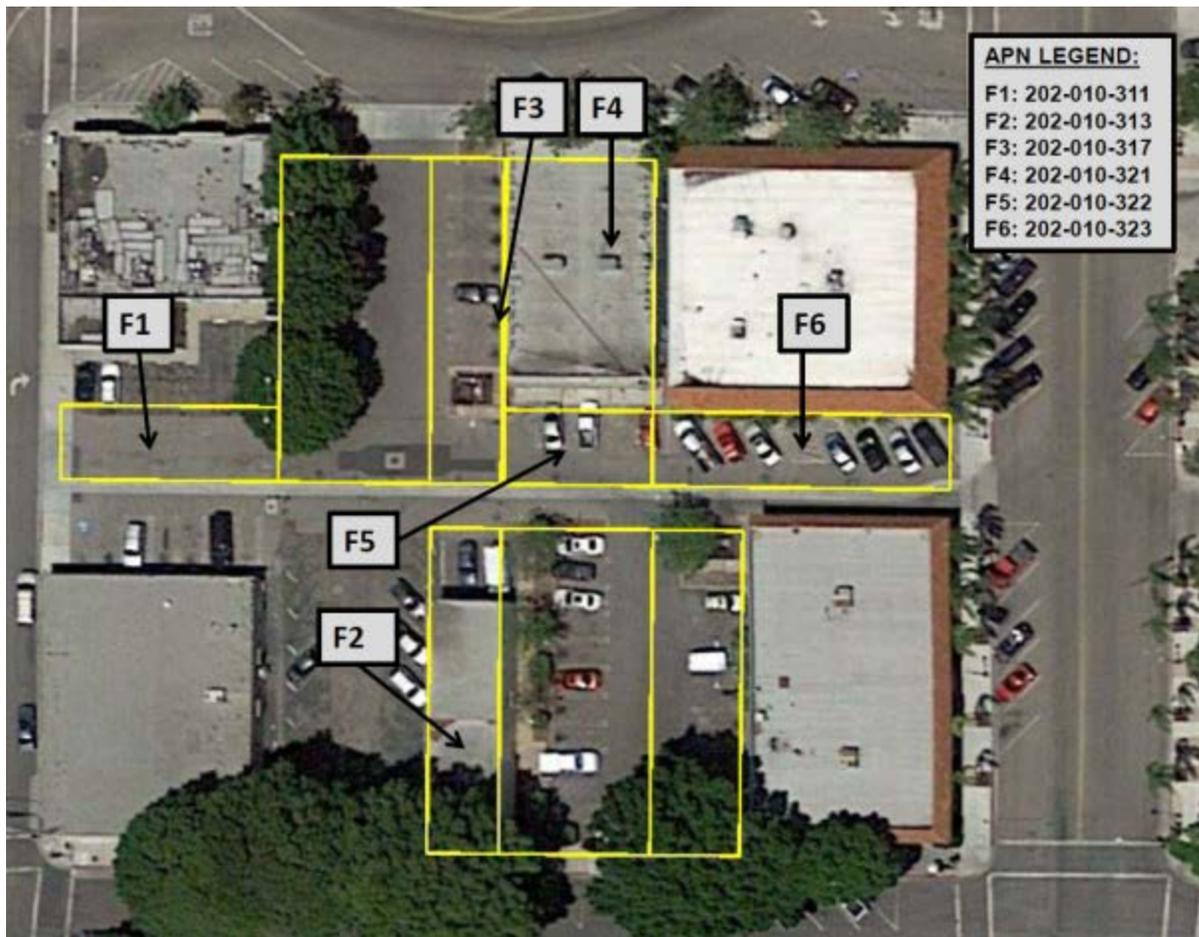
- *D1 – This parcel is a sidewalk and can be confirmed with the map below.*
- *D2 – This parcel is a sidewalk and can be confirmed with the map below.*
- *D3 – This parcel is a drive aisle and can be confirmed with the map below.*
- *Given these clarifications, these Group D Parcels continued to be listed as Government Use in the LRPMP.*

Map of Group D Parcels



- *F1 – This parcel is a drive aisle and can be confirmed with the map below.*
- *F3 – This parcel is part drive aisle and part parking area containing approximately 7 parking spaces and can be confirmed with the map below.*
- *F5 – This parcel is part drive aisle and part parking area containing approximately 5 parking spaces and can be confirmed with the map below.*
- *Given these clarifications and the passage of SB 107, F1, F3 and F5 are all to be transferred to the City as Government Use since none of them generate any revenue.*

Map of Group F Parcels



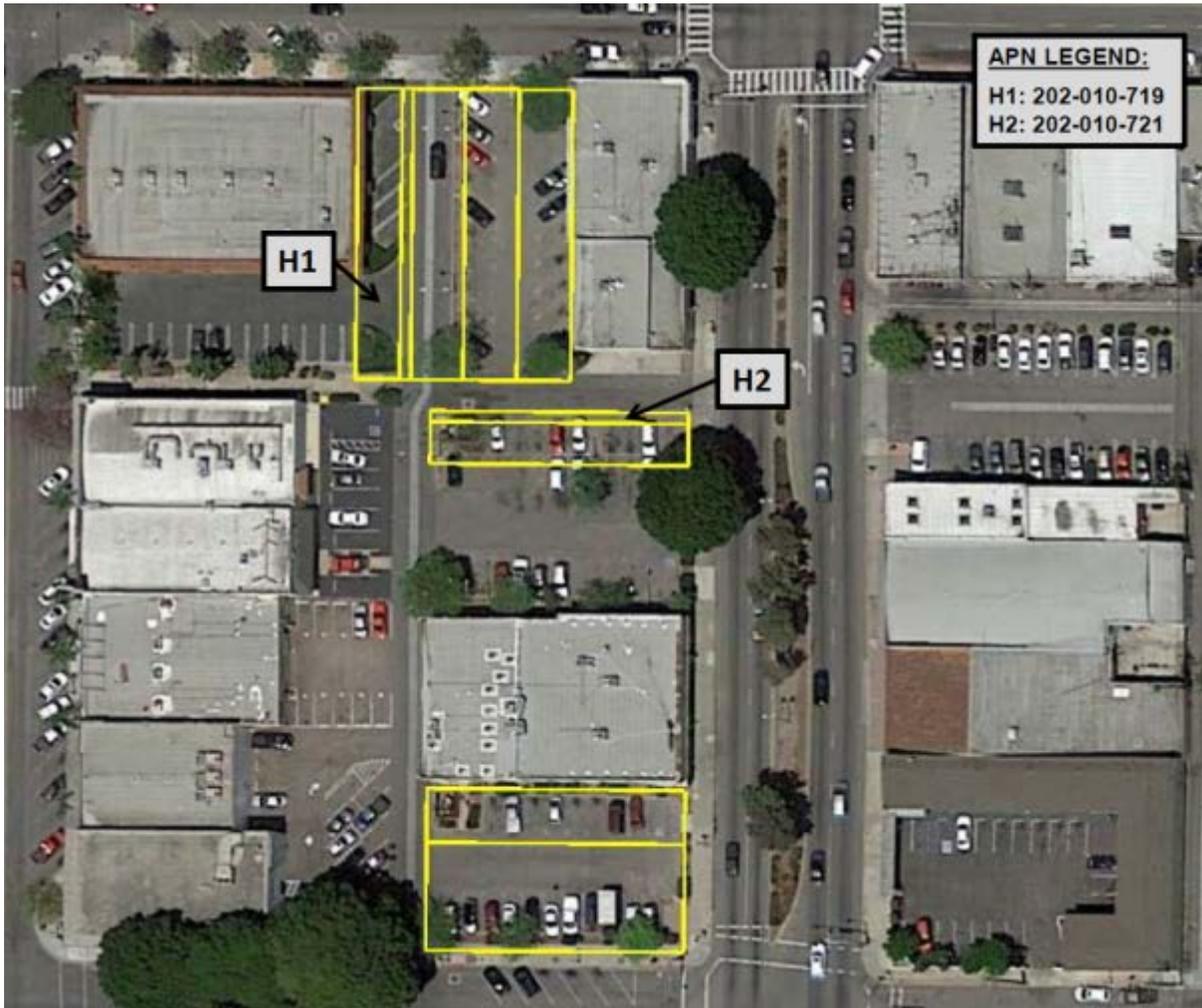
- *G1 – This parcel is used for parking and contains approximately 11 parking spaces.*
- *G2 – This parcel is used as a pedestrian walkway and drive aisle.*
- *G3 – This parcel is used as a pedestrian walkway and drive aisle.*
- *G4 – This parcel is used as a pedestrian walkway and drive aisle.*
- *G5 – This parcel is used as a pedestrian walkway and drive aisle.*
- *G6 – This parcel is used as a pedestrian walkway and drive aisle.*
- *G7 – This parcel is a pedestrian paseo/walkway and can be confirmed with the map below.*
- *Given these clarifications and the passage of SB 107, Parcels G2 through G7 continued to be listed as Government Use in the LRPMP. Parcel G1 is also listed as Government Use since it does not generate any revenue.*

Map of Group G Parcels



- *H1 – This parcel is used partially as a drive aisle and part for approximately 7 parking spaces. .*
- *H2 - This parcel is used for access to parking spaces but is not used for parking itself.*
- *Given these clarifications and the passage of SB 107, Parcel H1 is listed as Government Use since it does not generate any revenue.*

Map of H Group Parcels



- DOF - F-2, 4 (APN's 202-0-103-130, -210): Use of sales proceeds not listed in plan, no proposed sale value given nor purchase value.

*Answer:*

- *Proceeds from the sale will be turned over to the CAC for distribution to taxing entities.*
  - *Estimated values listed in this version of the LRPMP are based on a Broker Opinion of Value where appropriate.*
  - *Original purchase value not identifiable in City records.*
- I-1 through 7 (201-0-213-100, -130, -140, 201-0-272-020, -030, -170, and -200): Use of sales proceeds not listed in plan, no proposed sale value given nor purchase date.

*Answer:*

- *Proceeds from the sale will be turned over to the CAC for distribution to taxing entities.*
  - *Estimated values listed in this version of the LRPMP based on a Broker Opinion of Value where appropriate..*
  - *Original purchase value not identifiable in City records.*
- DOF - J-1, 4 (APN 202-0-144-220, -270): Use of sales proceeds not listed in plan, no proposed sale value given nor purchase date.

*Answer:*

- *Proceeds from the sale will be turned over to the CAC for distribution to taxing entities.*
  - *Estimated values listed in this version of the LRPMP based on a Broker Opinion of Value where appropriate.*
  - *Original purchase value not identifiable in City records.*
- DOF - J-2 and 3 (APN 202-0-144-240, -280): Properties do not qualify as governmental use, Agency needs to choose either to sell property or transfer for future development and enter into a compensation agreement.

*Answer:*

- *J-2 is still classified as transfer to City for retention as continued governmental use as City office. This building has housed a city employee well before the dissolution of the redevelopment agency and continues to use the space as an extension of City Hall for a local presence in Heritage Square.*
- *J-3 I still classified as transfer to City for retention and continued governmental use as recreation event venue. The City has used this building for public recreational space since its acquisition and continues to utilize the space for public events only.*

## **Requirements of the Long-Range Property Management Plan:**

The Long-Range Property Management Plan must, by statute, include an inventory of all properties in the Community Redevelopment Property Trust Fund, which was established, as required by law, to serve as the repository of the former Community Development Commission's real properties. The inventory must include of all of the following information:

- The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
- The purpose for which the property was acquired.  
Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, Community, or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of any environmental contamination, including any designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.

The Plan must address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses for land within the Trust Fund include:

- Retention of the property for governmental use pursuant to subdivision (a) of Health and Safety Code Section 34181.
- Retention of the property for future development.
- Sale of the property
- Use of the property to fulfill an enforceable obligation.

The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county that sponsored the redevelopment plan.
- If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and the DOF.

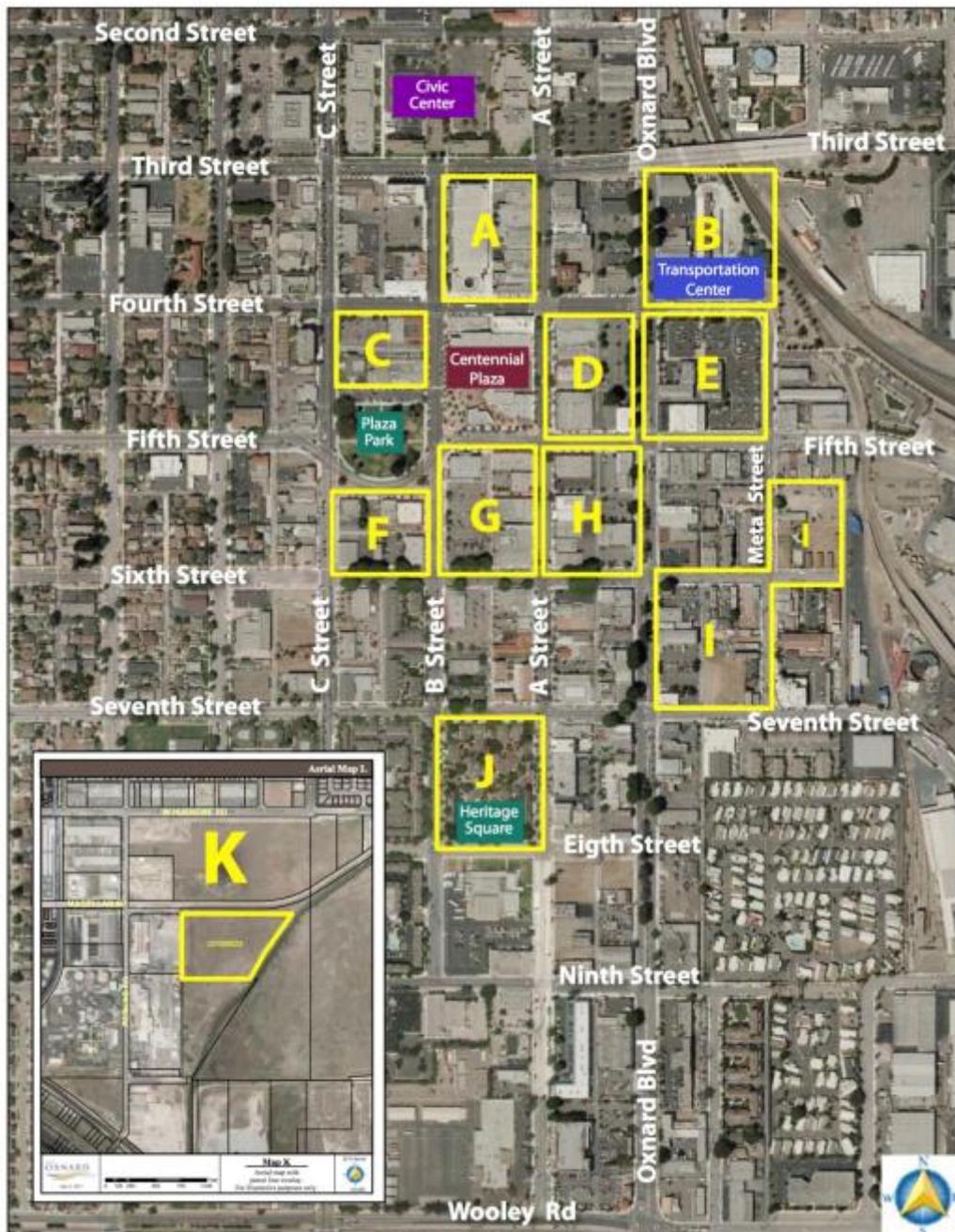
## **Definition of Common Terms Used Within the Long-Range Property Management Plan**

<b><u>Term</u></b>	<b><u>Defined</u></b>
Agency	Oxnard Community Development Commission Successor Agency
DOF	California Department of Finance
LRPMP	Long-Range Property Management Plan
CDC	Oxnard Community Development Commission
OB	Oversight Board
SA	Successor Agency
Merged Redevelopment Plan	Merged Downtown Renewal (R-108) and Central City Revitalization Project Area
Coastal Zone	Area under the authority of the California Coastal Commission pursuant to Division 20 of the Public Resources Code
General Plan	City of Oxnard 2030 General Plan. Adopted 10/18/2011

# Oxnard Community Development Commission Successor Agency Long-Range Property Management Plan

## Inventory of Successor Agency Owned Property

The parcels owned by the Successor Agency are addressed in groups based on their proximity to one another. The map below reflects these groupings and will serve as an index.

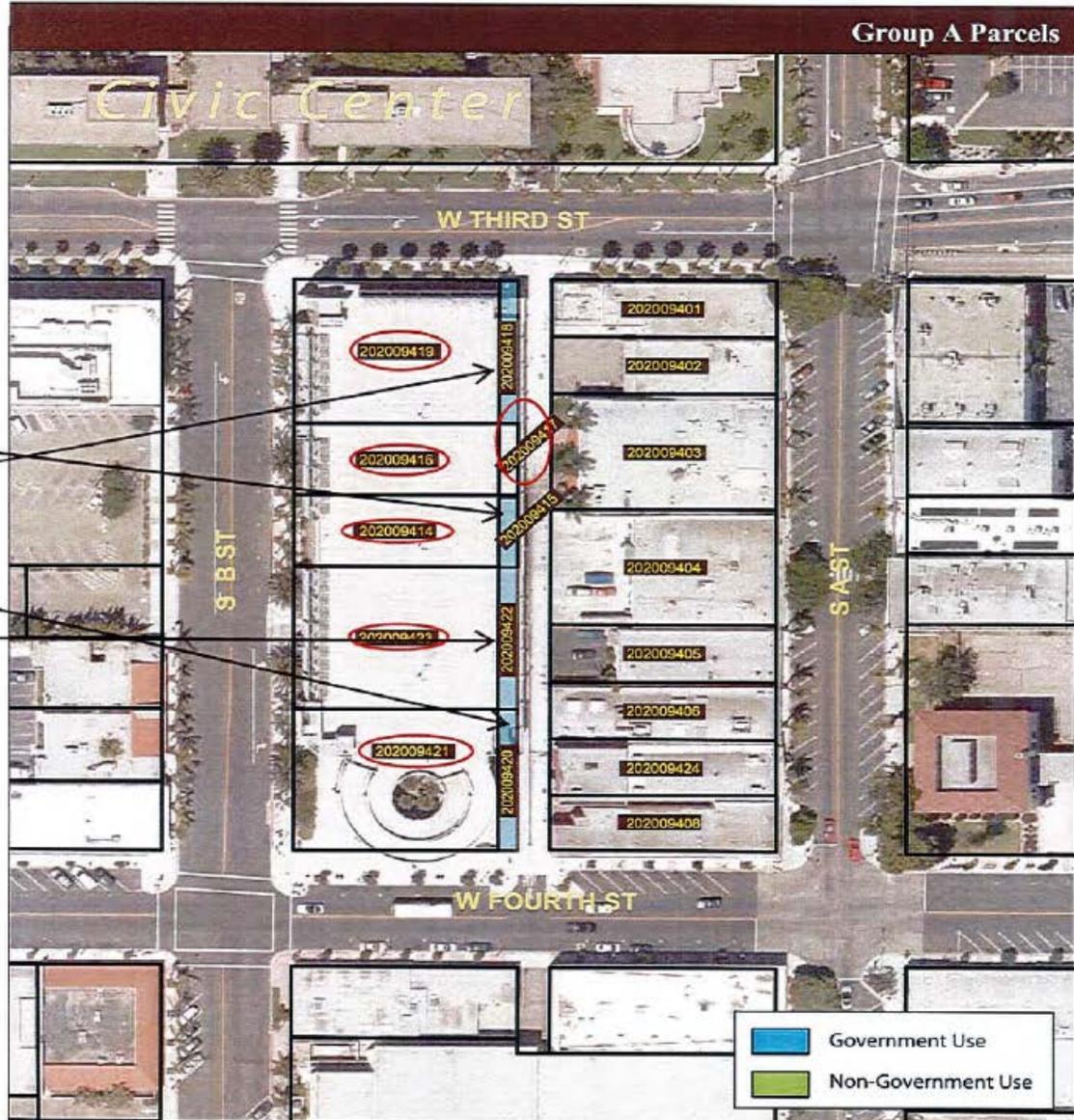


**Group A Parcels**

Indicated Parcels are currently under ownership of the Oxnard Parking Authority. 

Indicated Parcels are currently under ownership of the City of Oxnard. 

- Parcel A - 1
- Parcel A - 2
- Parcel A - 3
- Parcel A - 4



 Government Use  
 Non-Government Use



**Group A Parcels**  
 Aerial map with parcel line overlay.  
 For illustrative purposes only.  
APN displayed are 9 digit without hyphens.  
 Typically areas are: (123-456-789)



## Group A

### Parcels Located on the east side of South B Street and south of W. Third Street, across from City of Oxnard Civic Center

All parcels in Group A are proposed for transfer to the City of Oxnard for retention as governmental use as access to an existing City-owned public parking structure. All parcels are included within the City's Downtown Strategic Plan.

Assessor's Parcel No.	202-0-094-155	Parcel ID No.	<b>A - 1</b>
Address	326 South B Street		
Lot Size	600 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 14, 1971		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$11,503 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access for public parking for transit and downtown businesses. Classed as Retention for governmental use per Health and Safety Code Section 34181(a)		

Notes: Parcel has no practical use or value except for provision of access to existing parking structure providing free public parking for patrons of the Civic Center and downtown area. Parking structure also houses City Police Community Storefront Station and Oxnard Downtown Management District Safety Officers.

Assessor's Parcel No.	202-0-094-185	Parcel ID No.	<b>A - 2</b>
Address	No address assigned		
Lot Size	1,201 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	February 6, 1970		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$22,813 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access for public parking for transit and downtown businesses. Classed as Retention for governmental use per Health and Safety Code Section 34181(a)		

Notes: Parcel has no practical use or value except for provision of access to existing parking structure providing free public parking for patrons of the Civic Center and downtown area. Parking structure also houses City Police Community Storefront Station and Oxnard Downtown Management District Safety Officers.

Assessor's Parcel No.	202-0-094-205	Parcel ID No.	<b>A - 3</b>
Address	No address assigned		
Lot Size	1,201 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 31, 1968		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$22,827 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access for public parking for transit and downtown businesses. Classed as Retention for governmental use per Health and Safety Code Section 34181(a)		

Notes: Parcel has no practical use or value except for provision of access to existing parking structure providing free public parking for patrons of the Civic Center and downtown area. Parking structure also houses City Police Community Storefront Station and Oxnard Downtown Management District Safety Officers.

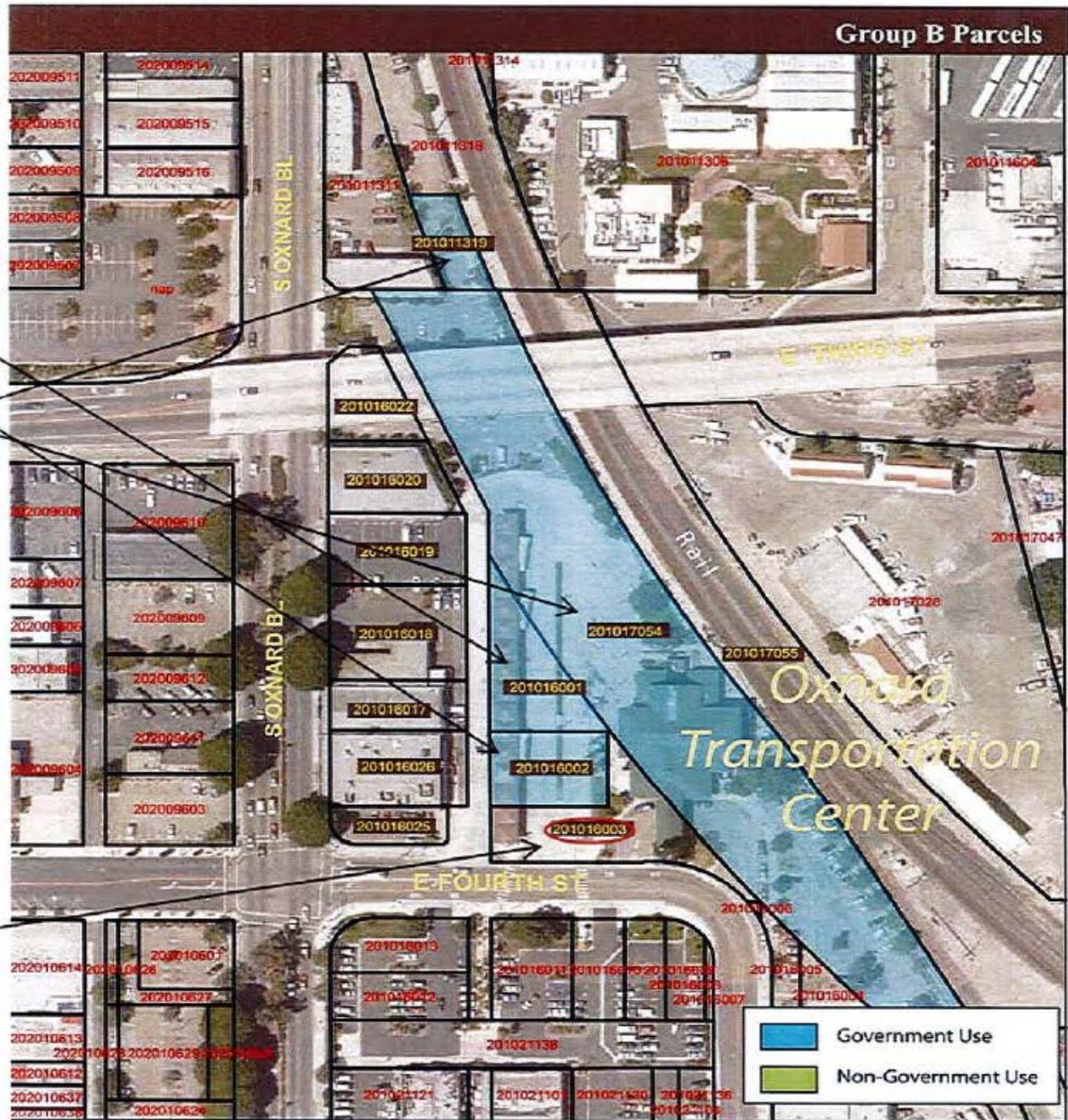
Assessor's Parcel No.	202-0-094-225	Parcel ID No.	<b>A - 4</b>
Address	No address assigned		
Lot Size	1,191 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	October 25, 1968		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$22,623 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access for public parking for transit and downtown businesses. Classed as Retention for governmental use per Health and Safety Code Section 34181(a)		

Notes: Parcel has no practical use or value except for provision of access to existing parking structure providing free public parking for patrons of the Civic Center and downtown area. Parking structure also houses City Police Community Storefront Station and Oxnard Downtown Management District Safety Officers.

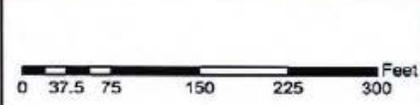
**Group B Parcels**

- Parcel B - 1
- Parcel B - 2
- Parcel B - 3
- Parcel B - 4

Indicated Parcel is currently under ownership of the City of Oxnard.



	Government Use
	Non-Government Use



**Group B Parcels**  
Aerial map with parcel line overlay.  
For illustrative purposes only.



# Group B

## Parcels are part of the existing Oxnard Transportation Center

Parcels in Group B include four properties that are in the middle of the Oxnard Transportation Center. They are integral to the Center's operation and proposed for retention as governmental use. All parcels are included within the City's Downtown Strategic Plan.

<b>Assessor's Parcel No.</b>	201-0-160-010	<b>Parcel ID No.</b>	<b>B - 1</b>
Address	No address assigned		
Lot Size	10,000 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	April 16, 1987		
Value at Time of Acquisition	\$180,000		
Purpose for Acquisition	Development of Oxnard Transportation Center		
Estimated Current Value	\$192,709 (Estimate only. No appraisal has been done)		
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	In use as the main transportation center for the City of Oxnard		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as transit center. Classed as retention for governmental use per Health and Safety Code Section 34181(a)		
Notes: Property is one of four parcels owned by the Agency that are currently in use as the Oxnard Transportation Center.			

<b>Assessor's Parcel No.</b>	201-0-160-020	<b>Parcel ID No.</b>	<b>B - 2</b>
Address	No address assigned		
Lot Size	8,783 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	April 17, 1985		
Value at Time of Acquisition	\$650,000		
Purpose for Acquisition	Development of Oxnard Transportation Center		
Estimated Current Value	\$168,253 (Estimate only. No appraisal has been done)		
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	In use as the main transportation center for the City of Oxnard		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as transit center. Classed as retention for governmental use per Health and Safety Code Section 34181(a)		
Notes: Property is one of four parcels owned by the Agency that are currently in use as the Oxnard Transportation Center.			

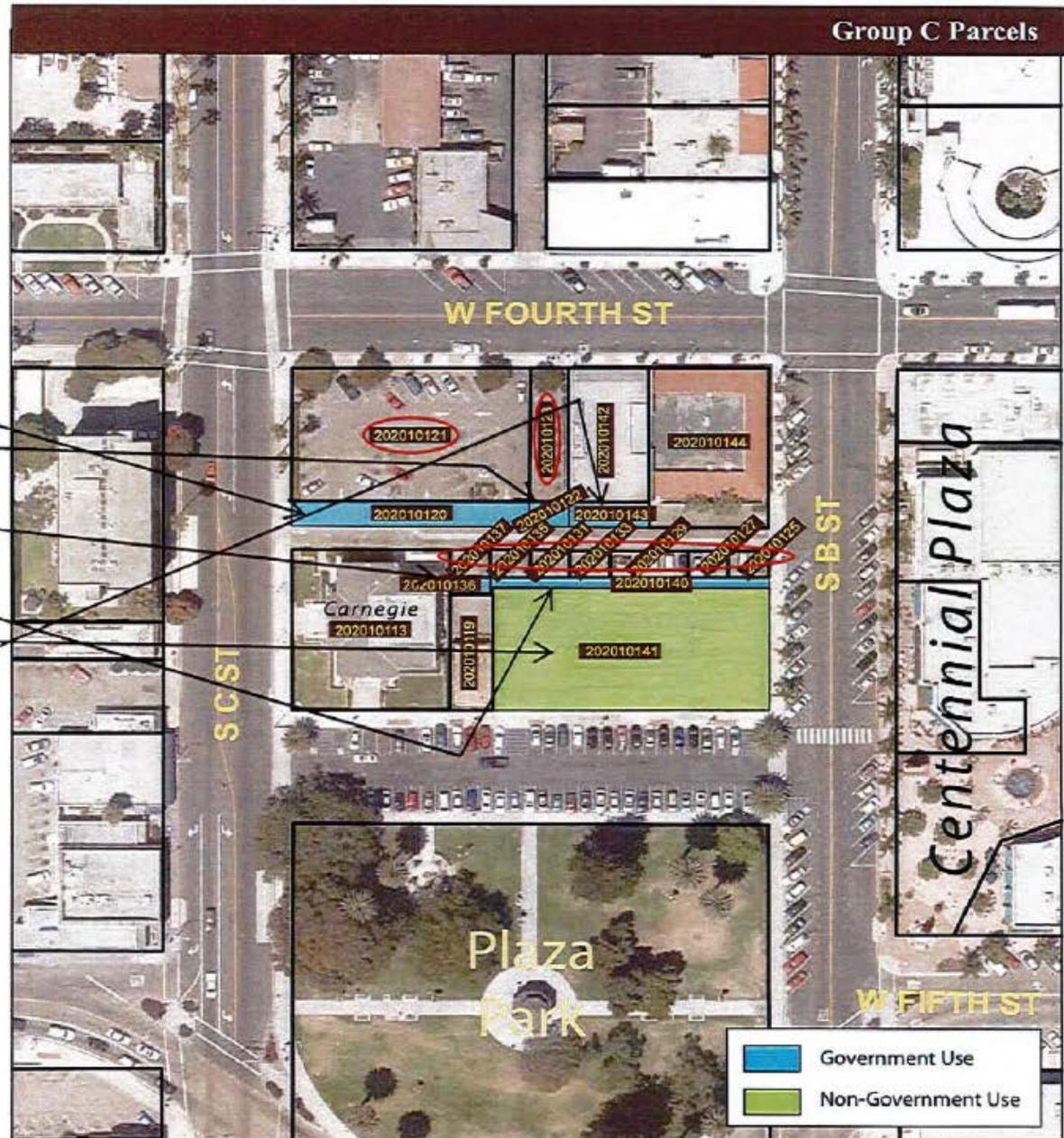
Assessor's Parcel No.	201-0-170-545	Parcel ID No.	<b>B - 3</b>
Address	No address assigned		
Lot Size	104,622 sq.ft. (2.4 acres)		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	1986		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Development of Oxnard Transportation Center		
Estimated Current Value	\$820,997 (Estimate only. No appraisal has been done)		
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	In use as the main transportation center for the City of Oxnard		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as transit center. Classed as retention for governmental use per Health and Safety Code Section 34181(a)		
Notes: Property is one of four parcels owned by the Agency that are currently in use as the Oxnard Transportation Center. This parcel is presently shown on the tax rolls as owned by Redevelopment – Oxnard. Documentation of this ownership has not been confirmed. Additional research is under way.			

Assessor's Parcel No.	201-0-113-190	Parcel ID No.	<b>B - 4</b>
Address	No address assigned		
Lot Size	4,465 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	1986		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Development of Oxnard Transportation Center		
Estimated Current Value	\$85,535 (Estimate only. No appraisal has been done)		
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	In use as the main transportation center for the City of Oxnard		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as transit center. While the property is currently vacant, the attached Transportation Master Plan clearly identifies this property as part of the future improvements to the Oxnard Transportation Center. Classed as retention for governmental use per Health and Safety Code Section 34181(a)		
Notes: Property is one of four parcels owned by the Agency that are currently in use as the Oxnard Transportation Center. This parcel is presently shown on the tax rolls as owned by Redevelopment – Oxnard. Documentation of this ownership has not been confirmed. Additional research is under way.			

Group C Parcels

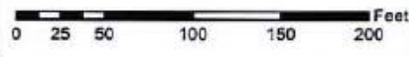
Indicated Parcels are currently under ownership of the Oxnard Parking Authority. 

- Parcel C - 1
- Parcel C - 2
- Parcel C - 3
- Parcel C - 4
- Parcel C - 5
- Parcel C - 6



	Government Use
	Non-Government Use

**OXNARD**  
November 1, 2013



**Group C Parcels**  
Aerial map with parcel line overlay.  
For illustrative purposes only.  
*APN displayed are 9 digit without hyphens.  
Typically written as: (123-456-789)*

2010 Aerial  
  
1:1,000

## Group C

### Parcels Located North of Plaza Park, bordered by W. Fourth Street, South B and South C Streets

Parcels in Group C include small parcels associated with a public parking lot owned by Oxnard Parking Authority and a parcel and building formerly used by the U.S. Social Security Administration. All parcels are included within the City's Downtown Strategic Plan.

<b>Assessor's Parcel No.</b>	202-0-101-205	<b>Parcel ID No.</b>	<b>C - 1</b>
Address	No address assigned		
Lot Size	2,544 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	March 24, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan		
Estimated Current Value	\$48,344 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

<b>Assessor's Parcel No.</b>	202-0-101-225	<b>Parcel ID No.</b>	<b>C - 2</b>
Address	No address assigned		
Lot Size	422 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	April 1, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan		
Estimated Current Value	\$8,024 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

Assessor's Parcel No.	202-0-101-360	Parcel ID No.	C - 3
Address	No address assigned		
Lot Size	312 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	Unknown		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$5,625 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

Assessor's Parcel No.	202-0-101-405	Parcel ID No.	C - 4
Address	No address assigned		
Lot Size	1,299 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	March 10, 1970		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$24,672 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

Assessor's Parcel No.	202-0-101-415	Parcel ID No.	<b>C - 5</b>
Address	425 South B Street		
Lot Size	14,560 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	8/8/2008		
Value at Time of Acquisition	\$2,050,000 (purchase price)		
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan		
Estimated Current Value	\$1,430,761 (Estimate only. No appraisal has been done)		
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	Parcel has no potential for transit development		
History of Development Activity or Proposals	This property is divided into three leasable spaces. These spaces were leased but the building has been vacant since August 2012. Prior tenants include the Social Security Administration and Southern California Gas Company. There have been no formal development proposals approved or submitted to the City for this property but there have been inquiries on possible use by non-profit entities		
Disposition Category	Designated for sale		
Notes: The City of Oxnard may be interested in acquiring this property for uses including city offices, use by non-profit entities or sale for commercial/office uses. In this case, an agreement may be necessary whereby taxing entities receive their proportionate property tax shares associated with the property. The proportionate shares of property tax attributable to each taxing entity in the Successor Agency is shown in Exhibit G.			

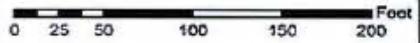
Assessor's Parcel No.	202-0-101-435	Parcel ID No.	<b>C - 6</b>
Address	No address assigned		
Lot Size	855 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	March 10, 1970		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$24,672 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

**Group D Parcels**

Indicated Parcels are currently under ownership of the Oxnard Parking Authority. 

Indicated Parcels are currently under ownership of the City of Oxnard. 

- Parcel D - 1
- Parcel D - 2
- Parcel D - 3



**Group D Parcels**  
 Aerial map with parcel line overlay.  
 For illustrative purposes only.  
 APN displayed are 9 digit without hyphens.  
 Typically covers us: (123-456-789)



## Group D

### Parcels Located in the block between South A Street and Oxnard Blvd. and South of W. Fourth Street

Parcels in Group D include two narrow strips of property adjacent to parcels used for a public parking lot and owned by the Parking Authority. All lots are proposed for retention for continued governmental use per Health & Safety Code Section 34181(a). All parcels are within the City's Downtown Strategic Plan.

Assessor's Parcel No.	202-0-106-265	Parcel ID No.	<b>D - 1</b>
Address	No address assigned		
Lot Size	1,073 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	March 20, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$20,390 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Section 34181(a)		
Notes: Property is one of several adjacent parcels in use as a public parking lot. All other properties are owned by the Oxnard Parking Authority.			

Assessor's Parcel No.	202-0-106-285	Parcel ID No.	<b>D - 2</b>
Address	No address assigned		
Lot Size	1,207 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	February 14, 1972		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$22,931 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development.		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Property is one of several adjacent parcels in use as a public parking lot. All other properties are owned by the Oxnard Parking Authority.			

Assessor's Parcel No.	202-0-106-320	Parcel ID No. <b>D - 3</b>
Address	No address assigned	
Lot Size	2,918 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	Unknown	
Value at Time of Acquisition	Unknown	
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.	
Estimated Current Value	\$59,889 (Estimate only. No appraisal has been done)	
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	Lot makes up a portion of public right of way that provides access to public parking.	
History of Development Activity or Proposals	None	
Disposition Category	Transfer to City of Oxnard for continued use as access to public right of way providing access to parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)	
Notes: Property provides continuation of existing City right of way access to public parking areas. Parcel is adjacent to City owned rights of way and parcels owned by the Oxnard Parking Authority.		

Group E Parcels

Indicated Parcels are currently owned by the City of Oxnard and are in use as parking for the benefit of the patrons of the Oxnard Transportation Center located across E. Fourth Street from these parcels. 

- Parcel E - 1
- Parcel E - 2
- Parcel E - 3
- Parcel E - 4
- Parcel E - 5
- Parcel E - 6
- Parcel E - 7



Group E Parcels

Aerial map with parcel line overlay.  
For illustrative purposes only.  
APN displayed are 9 digit without hyphens.  
Typically notes are (123-456-789)

## Group E

### Parcels Located Across Fourth Street from Oxnard Transportation Center

All parcels in Group E are proposed for transfer to the City of Oxnard for their continued use as portions of existing public parking facilities that support activities connected with the Oxnard Transportation Center. All parcels are proposed for retention for continued governmental use per Health & Safety Code Section 34181(a). All parcels are included within the City's Downtown Strategic Plan.

<b>Assessor's Parcel No.</b>	201-0-160-070	<b>Parcel ID No.</b>	<b>E - 1</b>
<b>Address</b>	157 Enterprise St.		
<b>Lot Size</b>	650 sq.ft.		
<b>Zoning</b>	Central Business District (See Central Business District Zoning, Appendix B)		
<b>General Plan Land Use</b>	Central Business District (See General Plan Land Use, Appendix E)		
<b>Date of Acquisition</b>	March 9, 1984		
<b>Value at Time of Acquisition</b>	\$55,000		
<b>Purpose for Acquisition</b>	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
<b>Estimated Current Value</b>	\$12,352 (Estimate only. No appraisal has been done)		
<b>Lease, Rental or other Revenues</b>	No revenue is realized from this lot		
<b>Contractual Obligations for Lease, Rental or other Revenues</b>	Lot not subject to any contractual obligations		
<b>History of Environmental Contamination</b>	No evidence of environmental contamination on record		
<b>Potential for Transit-Oriented Development</b>	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
<b>History of Development Activity or Proposals</b>	None		
<b>Disposition Category</b>	Transfer to City for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
<b>Notes:</b> Parcel has no practical use or value except in association with existing public parking area.			

<b>Assessor's Parcel No.</b>	201-0-160-090	<b>Parcel ID No.</b>	<b>E - 2</b>
<b>Address</b>	147 Enterprise St.		
<b>Lot Size</b>	4,059 sq.ft.		
<b>Zoning</b>	Central Business District (See Central Business District Zoning, Appendix B)		
<b>General Plan Land Use</b>	Central Business District (See General Plan Land Use, Appendix E)		
<b>Date of Acquisition</b>	May 7, 1984		
<b>Value at Time of Acquisition</b>	\$110,000		
<b>Purpose for Acquisition</b>	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
<b>Estimated Current Value</b>	\$77,127 (Estimate only. No appraisal has been done)		
<b>Lease, Rental or other Revenues</b>	No revenue is realized from this lot		
<b>Contractual Obligations for Lease, Rental or other Revenues</b>	Lot not subject to any contractual obligations		
<b>History of Environmental Contamination</b>	No evidence of environmental contamination on record		
<b>Potential for Transit-Oriented Development</b>	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
<b>History of Development Activity or Proposals</b>	None		
<b>Disposition Category</b>	With the passage of SB 107, transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
<b>Notes:</b> Parcel has no practical use or value except in association with existing public parking area.			

Assessor's Parcel No.	201-0-160-120	Parcel ID No.	E - 3
Address	400 S. Oxnard Blvd.		
Lot Size	6,447 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 20, 1981		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$122,497 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

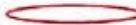
Assessor's Parcel No.	201-0-160-130	Parcel ID No.	E-4
Address	No address assigned		
Lot Size	7,145 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	November 20, 1981		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$135,757 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

Assessor's Parcel No.	201-0-211-040	Parcel ID No.	<b>E- 5</b>
Address	No address assigned		
Lot Size	3,250 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 11, 1984		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$61,752 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

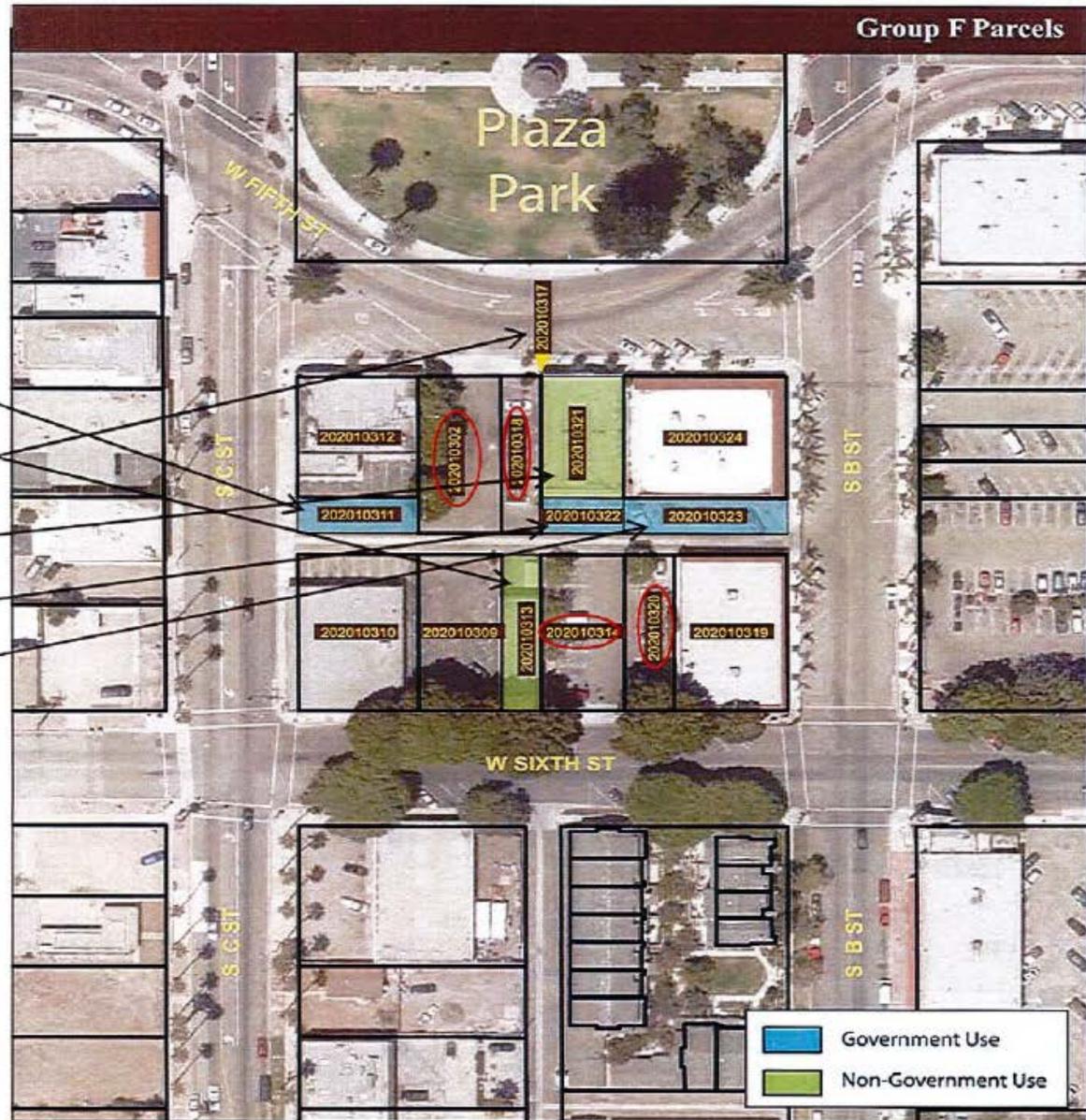
Assessor's Parcel No.	201-0-211-120	Parcel ID No.	<b>E-6</b>
Address	159 E. Fifth Street		
Lot Size	4,782 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	March 20, 1986		
Value at Time of Acquisition	\$70,000		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$90,862 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, Transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Parcel has no practical use or value except in association with existing public parking area.			

Assessor's Parcel No.	201-0-211-360	Parcel ID No. E -7
Address	No address assigned	
Lot Size	4,288 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 4, 1985	
Value at Time of Acquisition	Unknown	
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.	
Estimated Current Value	\$81,476 (Estimate only. No appraisal has been done)	
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development	
History of Development Activity or Proposals	None	
Disposition Category	With the passage of SB 107, transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)	
Notes: Parcel has no practical use or value except in association with existing public parking area.		

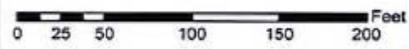
**Group F Parcels**

Indicated Parcels are currently under ownership of the Oxnard Parking Authority. 

- Parcel F - 1
- Parcel F - 2
- Parcel F - 3
- Parcel F - 4
- Parcel F - 5
- Parcel F - 6



**OXNARD**  
November 1, 2013



**Group F Parcels**  
Aerial map with parcel line overlay.  
For illustrative purposes only.  
*APN displayed as 9 digit without hyphens.  
Typically starts as: 423-456-789*



## Group F

### Parcels Located South of Plaza Park between South B Street and South C Street

Parcels in Group F include two commercial buildings designated for sale and four roadway access parcels proposed for transfer to City of Oxnard. In 2010, the CDC owned parcels along with adjacent, privately owned parcels were appraised to evaluate their potential for consolidation into a more developable configuration. Two (F-2 and F-4) of the privately owned parcels were subsequently purchased by the CDC. All parcels are included within the City's Downtown Strategic Plan.

Assessor's Parcel No.	202-0-103-115	Parcel ID No.	<b>F - 1</b>
Address	No address assigned		
Lot Size	1,846 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 3, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$35,065 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development.		
History of Development Activity or Proposals	None		
Disposition Category	Transfer to City of Oxnard for continued use as access to public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: This parcel provides vehicular access to the rear of properties fronting on W. Fifth Street and W. Sixth Street. No commercial value.			

Assessor's Parcel No.	202-0-103-130	Parcel ID No.	<b>F - 2</b>
Address	321 W. Sixth Street		
Lot Size	2,611 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	9/21/2010		
Value at Time of Acquisition	\$289,000		
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan		
Estimated Current Value	\$224,000 (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 occupied by a 2,000 sq. ft. building that 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: Property is a small single story commercial building formerly used as the location of Elizabeth's Furniture.			

Assessor's Parcel No.	202-0-103-175	Parcel ID No.	<b>F - 3</b>
Address	No address assigned		
Lot Size	96 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	March 20, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$1,820 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City of Oxnard for continued use as public right of way to parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: This parcel provides vehicular access to the rear of properties fronting on W. Fifth Street and W. Sixth Street. No commercial value.			

Assessor's Parcel No.	202-0-103-210	Parcel ID No.	<b>F - 4</b>
Address	318 W. Fifth Street		
Lot Size	4,224 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	July 22, 2010		
Value at Time of Acquisition	\$705,000		
Purpose for Acquisition	Downtown revitalization per Merged Redevelopment Plan		
Estimated Current Value	\$448,000 (Estimate pursuant to Appraisal.		
Lease, Rental or other Revenues	No revenue is realized from this lot.		
Contractual Requirements for Disposition of Sale Proceeds	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 occupied by a 4,000 sq. ft. building that 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: Property was formerly occupied by Plaza Laundromat. It was acquired for purposes of redevelopment purposes.			

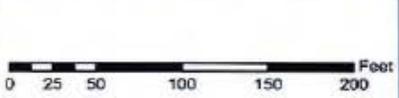
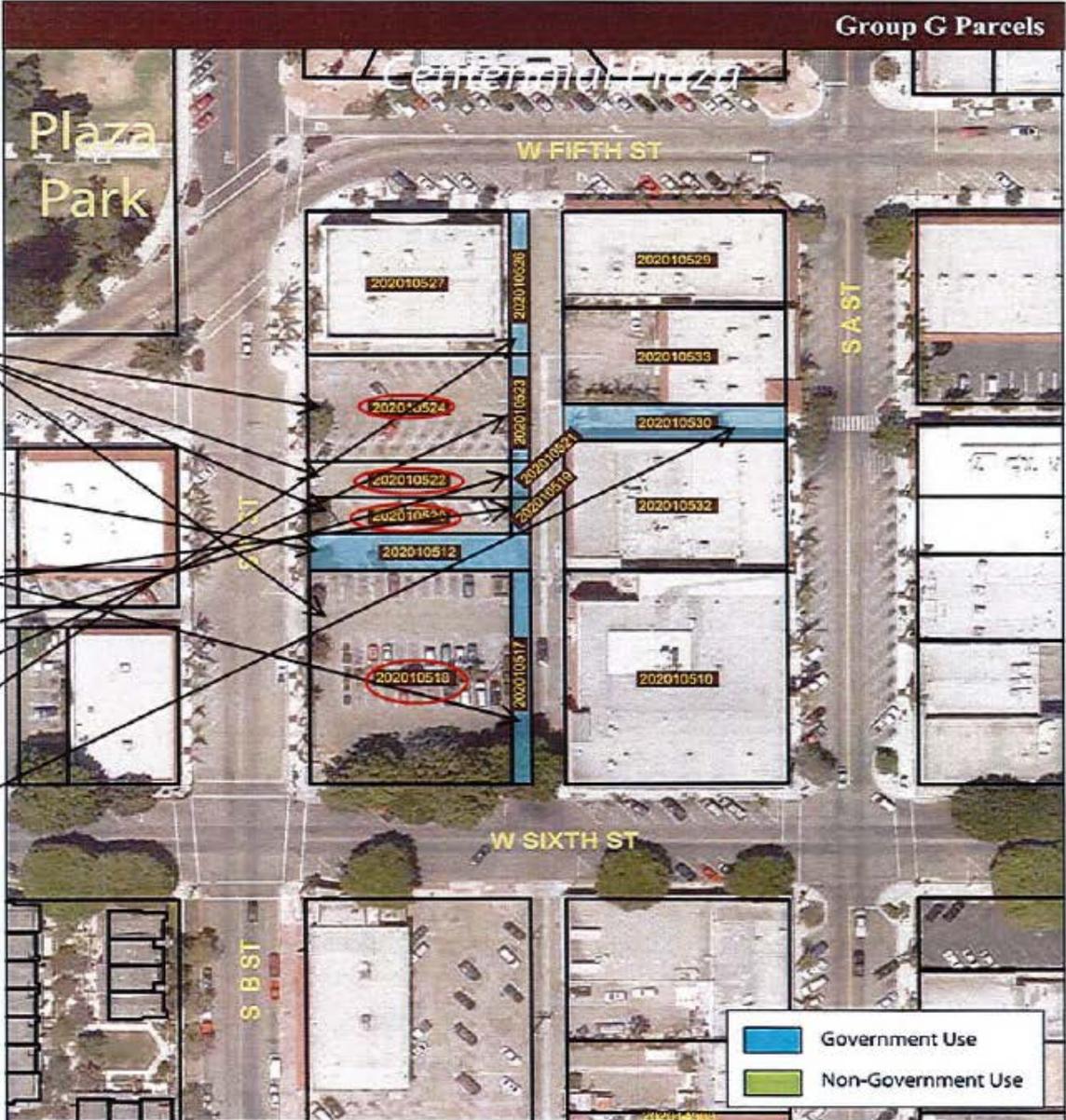
Assessor's Parcel No.	202-0-103-225	Parcel ID No.	<b>F - 5</b>
Address	No address assigned		
Lot Size	1,251 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	August 15, 1973		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$23,763 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City of Oxnard for continued use as public right of way to parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: This parcel provides vehicular access to the rear of properties fronting on W. Fifth Street and W. Sixth Street. No commercial value.			

Assessor's Parcel No.	202-0-103-235	Parcel ID No.	<b>F - 6</b>
Address	No address assigned		
Lot Size	2,509 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	February 28, 1972		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan		
Estimated Current Value	\$47,675 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City of Oxnard for continued use as public right of way to parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: This parcel provides vehicular access to the rear of properties fronting on W. Fifth Street and W. Sixth Street. No commercial value.			

Group G Parcels

Indicated Parcels are currently under ownership of the Oxnard Parking Authority. 

- Parcel G - 1
- Parcel G - 2
- Parcel G - 3
- Parcel G - 4
- Parcel G - 5
- Parcel G - 6
- Parcel G - 7



**Group G Parcels**  
 Aerial map with parcel line overlay.  
 For illustrative purposes only.  
 APN displayed are 9 digit without hyphens.  
 Typically north as: 1123-456-789



## Group G

### Parcels Located East of Plaza Park between South B Street and South A Street and South of W. Fifth Street

Parcels in Group G include parcel designated for parking, one designated for pedestrian access and five roadway access parcels. All are proposed to be retained for continued governmental use by the City of Oxnard. All parcels are included within the City's Downtown Strategic Plan.

<b>Assessor's Parcel No.</b>	202-0-105-120	<b>Parcel ID No.</b>	<b>G - 1</b>
Address	538 South B Street		
Lot Size	3,510 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	August 28, 1981		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$66,685 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City of Oxnard for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Section 34181(a)		
Notes: Property is one of several adjacent parcels in use as a public parking lot. All other properties are owned by the Oxnard Parking Authority.			

<b>Assessor's Parcel No.</b>	202-0-105-170	<b>Parcel ID No.</b>	<b>G - 2</b>
Address	No address assigned		
Lot Size	1,800 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	Unknown		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$33,903 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as right of way access for transit and downtown business parking. Classed as Retention for governmental use per Section 34181(a)		
Notes: Property is one of five owned by the Successor Agency that are used as right of way for rear access to properties in this block.			

Assessor's Parcel No.	202-0-105-195	Parcel ID No.	<b>G - 3</b>
Address	No address assigned		
Lot Size	297 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 23, 1968		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$5,639 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as right of way access for transit and downtown business parking. Classed as Retention for governmental use per Section 34181(a)		
Notes: Property is one of five owned by the Successor Agency that are used as right of way for rear access to properties in this block.			

Assessor's Parcel No.	202-0-105-210	Parcel ID No.	<b>G - 4</b>
Address	No address assigned		
Lot Size	306 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	August 15, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$5,816 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as right of way access for transit and downtown business parking. Classed as Retention for governmental use per Section 34181(a)		
Notes: Property is one of five owned by the Successor Agency that are used as right of way for rear access to properties in this block.			

Assessor's Parcel No.	202-0-105-235	Parcel ID No. <b>G - 5</b>
Address	No address assigned	
Lot Size	900 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	June 2, 1969	
Value at Time of Acquisition	Unknown	
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.	
Estimated Current Value	\$17,107 (Estimate only. No appraisal has been done)	
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.	
History of Development Activity or Proposals	None	
Disposition Category	With the passage of SB 107, transfer to City for continued use as right of way access for transit and downtown business parking. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)	

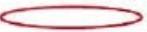
Notes: Property is one of five owned by the Successor Agency that are used as right of way for rear access to properties in this block.

Assessor's Parcel No.	202-0-105-260	Parcel ID No. <b>G - 6</b>
Address	No address assigned	
Lot Size	1,193 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 29, 1973	
Value at Time of Acquisition	Unknown	
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.	
Estimated Current Value	\$22,676 (Estimate only. No appraisal has been done)	
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.	
History of Development Activity or Proposals	None	
Disposition Category	With the passage of SB 107, transfer to City for continued use as right of way access for transit and downtown business parking. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)	

Notes: Property is one of five owned by the Successor Agency that are used as right of way for rear access to properties in this block.

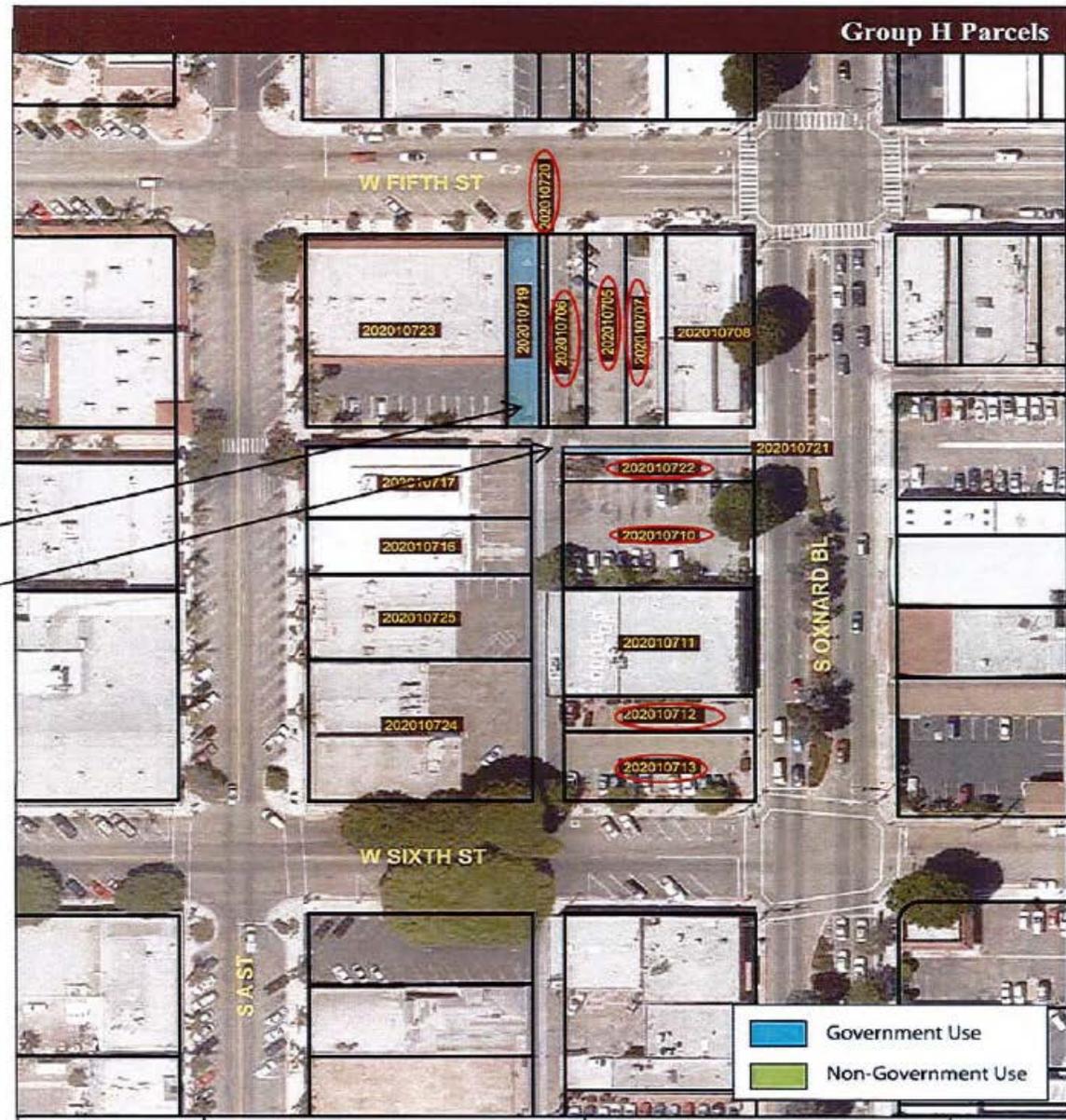
Assessor's Parcel No.	202-0-105-305	Parcel ID No.	<b>G - 7</b>
Address	No address assigned		
Lot Size	3,436 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	February 3, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$65,288 (Estimate only. No appraisal has been done)		
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	Lot provides pedestrian access to a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development.		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as pedestrian access to transit and downtown business parking. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		
Notes: Property consists of a breezeway between businesses that links the public parking fronting on South B Street to a cross walk on South A Street. Ownership of this property insures continued access to the parking lot for patrons of businesses fronting South A Street. Property has no commercial value.			

# Group H Parcels

Indicated Parcels are currently under ownership of the Oxnard Parking Authority. 

Parcel H - 1

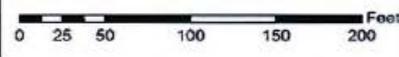
Parcel H - 2



	Government Use
	Non-Government Use



November 1, 2013



**Group H Parcels**  
Aerial map with parcel line overlay.  
For illustrative purposes only.  
*APN displayed are 9 digit without hyphens.  
Typically notes us: #123-456-789.*

2010 Aerial



1:1,000

## Group H

### Parcels Located in the block between South A Street and Oxnard Blvd. and South of W. Fifth Street

Parcels in Group H include two narrow strips of property adjacent to City right of way and to public parking lot owned by the Parking Authority. Both parcels are included within the City's Downtown Strategic Plan.

Assessor's Parcel No.	202-0-107-195	Parcel ID No.	<b>H - 1</b>
Address	No address assigned		
Lot Size	2,786 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	April 25, 1970		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$52,928 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as public right of way to parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		

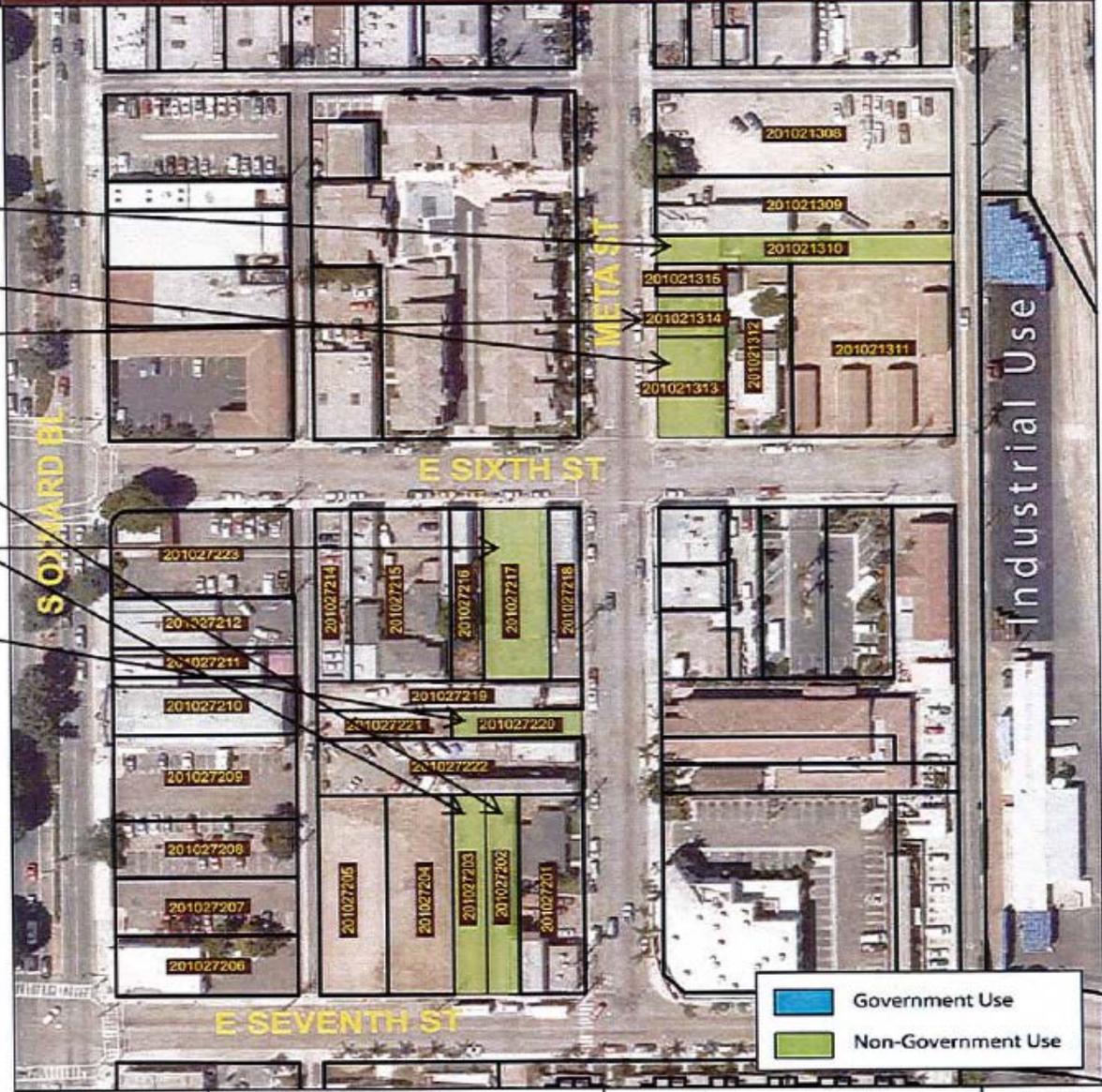
Notes: Property provides continuation of existing City right of way access to public parking areas. Parcel is adjacent to City owned rights of way and parcels owned by the Oxnard Parking Authority.

Assessor's Parcel No.	202-0-107-215	Parcel ID No.	<b>H - 2</b>
Address	No address assigned		
Lot Size	600 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	April 1, 1969		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Consolidation and expansion of public parking per Merged Redevelopment Plan.		
Estimated Current Value	\$11,400 (Estimate only. No appraisal has been done)		
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	Lot is part of a parking facility located within ¼ mile of Oxnard Transportation Center and augments parking for that transit-oriented development		
History of Development Activity or Proposals	None		
Disposition Category	With the passage of SB 107, transfer to City for continued use as public parking for transit and downtown businesses. Classed as Retention for governmental use per Health & Safety Code Section 34181(a)		

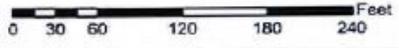
Notes: Property is a narrow strip of land adjacent to properties that are owned by the Oxnard Parking Authority and in use as public parking.

Group I Parcels

- Parcel I - 1
- Parcel I - 2
- Parcel I - 3
- Parcel I - 4
- Parcel I - 5
- Parcel I - 6
- Parcel I - 7



OXNARD  
November 1, 2013



**Group I Parcels**  
Aerial map with parcel line overlay.  
For illustrative purposes only.  
APN displayed are 9 digit without hyphens.  
Typically works as: (123-456-789)

2010 Aerial  
1:1,250

## 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.	<b>I - 3</b>
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.	<b>I - 4</b>
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.			

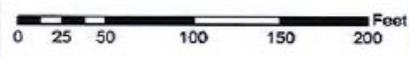
Assessor's Parcel No.	201-0-272-200	Parcel ID No.	<b>I - 7</b>
Address	No address assigned		
Lot Size	2,465 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of 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.			

Group J Parcels

- Parcel J - 1
- Parcel J - 2
- Parcel J - 3
- Parcel J - 4



**OXNARD**  
November 1, 2013



**Group J Parcels**  
Aerial map with parcel line overlay.  
For illustrative purposes only.  
*APN displayed are 9 digit without hyphens.  
Typicaly notes are: (123-456-789)*

2010 Aerial  
1:1,000

## Group J

**Parcels Located Within Heritage Square. Site is south of W. Seventh Street between South B and South A Streets**

Parcels in Group J include 4 properties in use within the City of Oxnard’s Heritage Square. This is an area of preserved Victorian homes and buildings. Heritage Square includes restaurants, shops and historical displays. Entertainment and event venues provide a vital downtown activity center. All parcels are included within the City’s Downtown Strategic Plan.

Assessor’s Parcel No.	202-0-144-220	Parcel ID No.	<b>J - 1</b>
Address	720 South B Street		
Lot Size	720 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	9/25/1987		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Development of Heritage Square		
Estimated Current Value	\$70,000 (Estimate pursuant to Broker Opinion of Value)		
Lease, Rental or other Revenues	Property is currently rented to a notary who pays \$241/month		
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations for distribution of lease revenue		
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 occupied by a 640 sq. ft. building that is leased for use by a notary		
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 is occupied by a small building and is rented.

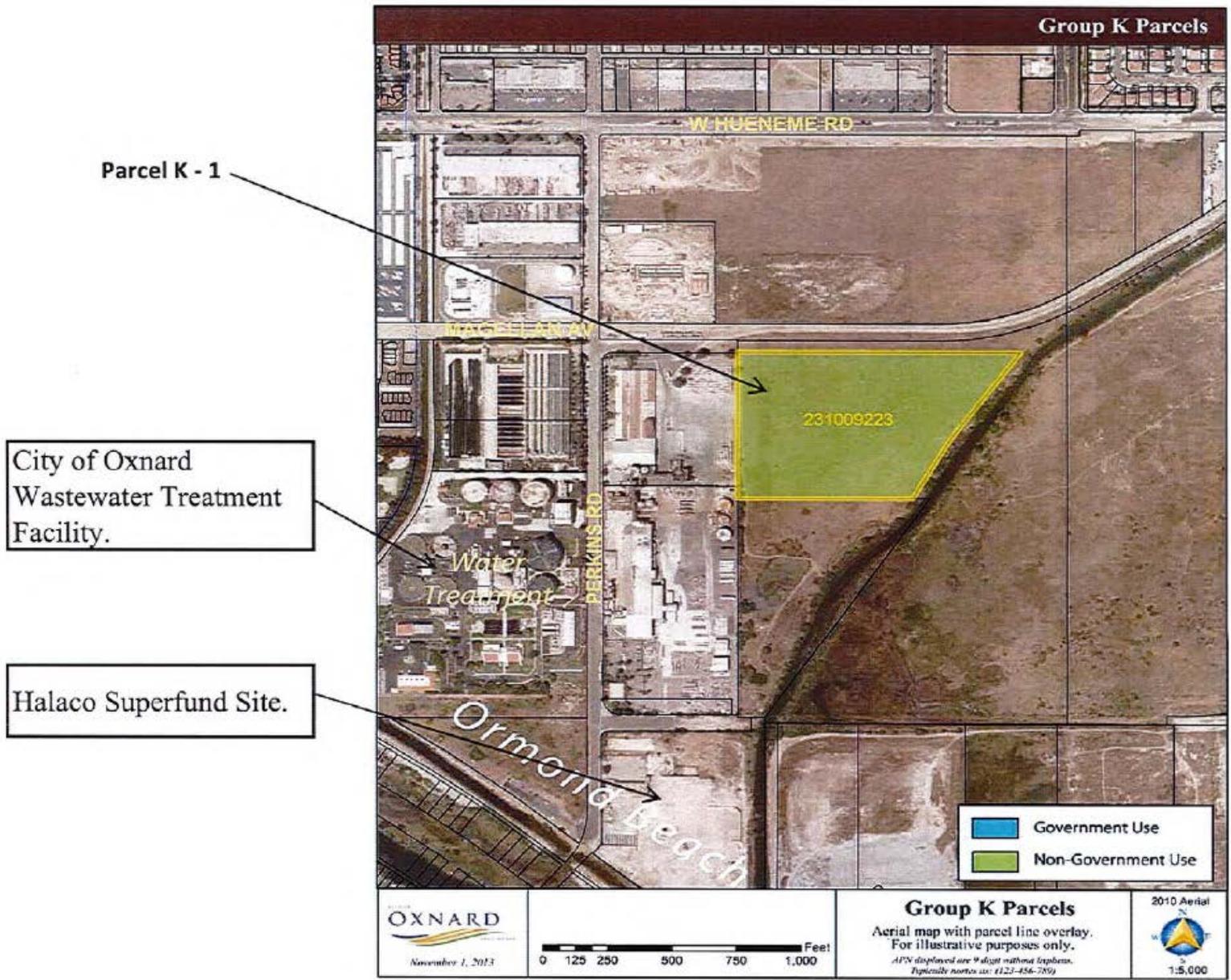
Assessor’s Parcel No.	202-0-144-240	Parcel ID No.	<b>J - 2</b>
Address	715 South A Street		
Lot Size	505 sq.ft.		
Zoning	Central Business District (See Central Business District Zoning, Appendix B)		
General Plan Land Use	Central Business District (See General Plan Land Use, Appendix E)		
Date of Acquisition	September 13,1991		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Development of Heritage Square		
Estimated Current Value	\$44,421 (Estimate only. No appraisal has been done)		
Lease, Rental or other Revenues	Lot generates no lease or rental revenue		
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations for distribution of lease revenue		
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	None		
Disposition Category	Transfer to City for retention as continued governmental use as City office. This building has housed a city employee well before the dissolution of the redevelopment agency and continues to use the space as an extension of City Hall for a local presence in Heritage Square. Classed as Retention for governmental use per Health and Safety Code Section 34181(a)		

Notes: Parcel is in use as an office for the Heritage Square event coordinator and docents. Transfer to City would allow this activity to continue

Assessor's Parcel No.	202-0-144-280	Parcel ID No.	J - 3
Address	731 South A Street		
Lot Size	2,559 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	September 25, 1987		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Development of Heritage Square.		
Estimated Current Value	\$225,188 (Estimate only. No appraisal has been done)		
Lease, Rental or other Revenues	Property is operated in conjunction with the Heritage Square Property Owners Association. The City & Successor Agency jointly fund operational costs. Facility rental fees that do not cover operational expenses. Summer concert revenues produced net profit of \$10,543		
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations for distribution of lease revenue		
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	None		
Disposition Category	Transfer to City for retention and continued governmental use as recreation event venue. The City has used this building for public recreational space since its acquisition and continues to utilize the space for public events only. Classed as Retention for governmental use per Health and Safety Code Section 34181(a)		

Notes: Parcel contains a former church used for meetings and other events on a fee basis. Proposed for continued City use.

Assessor's Parcel No.	202-0-144-270	Parcel ID No.	J - 4
Address	740 South B Street (McGrath House)		
Lot Size	2,435 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	September 25, 1987		
Value at Time of Acquisition	Unknown		
Purpose for Acquisition	Development of Heritage Square		
Estimated Current Value	\$370,000 (Estimate pursuant to Broker Opinion of Value)		
Lease, Rental or other Revenues	Lease revenue includes a base rental per month of \$3,585 plus 10% of food and beverage sales from catering operations. Lessee is currently in arrears with lease payments. Tenant is now on a month to month lease		
Contractual Obligations for Lease, Rental or other Revenues	Lot not subject to any contractual obligations for distribution of lease revenue.		
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	None		
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.		



## Group K

### Parcel Located of the south side of Magellan Avenue and east of Perkins Road

Parcel in Group K is vacant land that is designated for sale.

<b>Assessor's Parcel No.</b>	231-0-092-235	<b>Parcel ID No.</b>	<b>K - 1</b>
<b>Address</b>	No address assigned		
<b>Lot Size</b>	568,894 sq.ft. (13.06 acres)		
<b>Zoning</b>	Coastal Dependent Industry (See Coastal Dependent Industry Zoning, Appendix C)		
<b>General Plan Land Use</b>	Resource Protection (Parcel is located within the Coastal Zone). General Plan designation is subject to Coastal Commission approval. (See General Plan Land Use, Appendix E)		
<b>Date of Acquisition</b>	8/4/2005		
<b>Value at Time of Acquisition</b>	\$612,417 (Estimated at \$47,109/acre purchase price of surrounding property by Coastal Conservancy)		
<b>Purpose for Acquisition</b>	This parcel was part of a 309 acre purchase of land near Ormond Beach that was made jointly by Metropolitan Water District and the Oxnard Community Development Commission in 1998. In 2005, 276 acres was sold to the Coastal Conservancy for open space, habitat and wetlands restoration. The Community Development Commission retained 13 acres for possible use as a site for tertiary water treatment or other municipal purposes..		
<b>Estimated Current Value</b>	\$568,894 (estimated). In 2005 the Coastal Conservancy purchased 276 adjacent acres for \$13,002,000 (\$47,109/acre). Market value of the site given the General Plan, Coastal Commission and zoning restrictions may be greater or less than the price per acre paid by the Coastal Conservancy in 2005. (Estimate only. No appraisal has been done)		
<b>Lease, Rental or other Revenues</b>	No revenue is realized from this lot		
<b>Contractual Obligations for Lease, Rental or other Revenues</b>	Lot not subject to any contractual obligations		
<b>History of Environmental Contamination</b>	No evidence of environmental contamination on record		
<b>Potential for Transit-Oriented Development</b>	This parcel has no potential for transit-oriented development		
<b>History of Development Activity or Proposals</b>	The City's Public Works Department has expressed interest in retaining this parcel for inclusion in its Groundwater Recovery Enhancement and Treatment (GREAT) Program. This program would expand the City's ability to treat storm water run-off using wetlands treatment methods. The recently adopted General Plan envisions use only for environmental protection and habitat restoration. See additional information below.		
<b>Disposition Category</b>	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.		
<p><b>Notes:</b> This property has limited commercial value due to its location within the Coastal Zone and its proximity to the Halaco Superfund site. It is proximate to the City's waste water treatment facility at 6001 Perkins Road. While the property is zoned for Coastal Dependent Industry, the General Plan land use designation adopted by the City in 2011 is Resource Protection. This General Plan land use designation limits the uses of the site to wetlands restoration. Despite the zoning designation that would appear to allow certain uses, the General Plan Land Use designation would mandate denial of any proposed development under this zoning designation. There is possible interest in acquisition of this property by the City's Public Works Department. If this occurs, an agreement with other taxing entities may be required for distribution of purchase proceeds. See taxing entity share percentages shown in Appendix G.</p>			

Development Proposals/History:

The 2030 General Plan and the 1982 Coastal Plan (Revised May 2002) indicate the property is designated as wetlands. The property was not included in the Draft Ormond Beach Specific Plan. There never was an adopted Ormond Beach Specific Plan as had been indicated on Exhibit A of the OCDC/Ormond Beach Company Exclusive Negotiating Agreement.

The November 3, 2005 memorandum from the Community Development Department to the Finance Department confirms the sale of the 296 acres to the Nature Conservancy.

A December 4, 2004 staff report discusses:

- 1) OCDC and MWD each selling their 50% interest in 296 acres to the Nature Conservancy and the OCDC purchase of the MWD's 50% interest in 13 acres of the total site of 309 acres.
- 2) Sale of 296 acres for \$47,000 an acre to the Nature Conservancy for the purposes of preserving plants, animals and nature communities by protecting the land and waters they need to survive.

A March 4, 2003 OCDC letter to the Municipal Water District (MWD) discusses selling the majority of the 309 acres to the State Coastal Conservancy for wetlands restoration.

A July 8, 1998 staff report discusses the City/CDC entering into an MOU with the Metropolitan Water District to purchase 309 acres from NHM for \$10.2 million.

A June 11, 1998 staff report discusses the City/Agency(ORA)/OCDC exercising a first right of refusal to acquire 214 Ormond Beach acres from NM Homes Two, Inc. which is a portion of the 309 acres NM had agreed to sell to the MWD. The report states that the 2020 General Plan establishes policies for this area that includes future land uses, resource protection and environmental protection.

## **Appendix**