



Meeting Date: 07/17/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Joel Galaviz, Assessment Districts Supervisor Agenda Item No. 0-2
 Reviewed By: City Manager [Signature] City Attorney [Signature] Finance SW Public Works [Signature] Other (Specify) _____

DATE: June 28, 2007

TO: City Council

FROM: Ken Ortega, Public Works Director
 Public Works Department [Signature]

FROM: Michael Henderson, Deputy Public Works Director
 Public Works Department [Signature]

SUBJECT: Lease and Operating Agreement for Historical Property and Approval of Master Plan for the Property

RECOMMENDATION

That City Council:

1. Approve a Lease and Operating Agreement for Historical Property (A-6875) with the Oxnard Historic Farm Park Foundation (Foundation), which will pay the City \$1.00 a year in rent for property located within the Pfeiler development in the Northeast Community Specific Plan area, north of Cesar Chavez Drive, west of Pinata Drive, east of Opalo Drive, and south of Sombra Drive, (Property).
2. Approve a Master Plan for restoration and improvement of the Property.

DISCUSSION

The City owns .86 acres of real property (Property) that includes several structures and has been designated as Ventura County Historic Landmark No. 165 (the Gottfried and Sophie Maulhardt/Albert Pfeiler Farm Site). Foundation is a 501(c)(3) nonprofit organization formed in 2002 for the purpose of restoring and improving the Property, including the original Gottfried Maulhardt/Albert Pfeiler cottage house, the Gottfried Maulhardt winery and the 1900 carriage house.

Under the Lease and Operating Agreement, the City will lease the property to Foundation for \$1.00 a year. The lease term will renew automatically until either party gives notice of non-renewal.

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Foundation will raise funds to restore and improve the Property in accordance with the Master Plan. Foundation will donate the funds to the City, which will use the funds to award and pay for projects to accomplish the goals of the Master Plan. Foundation will maintain the Property in accordance with a schedule and budget approved by the Deputy Public Works Director (Deputy Director), and will pay for utilities used on the Property. After the City has approved the occupation of structures on the Property, Foundation may use the Property for fundraising events and shall allow the public to visit the Property at least one afternoon each week. At the end of each calendar quarter, Foundation will report income and expenses to the Deputy Director. Annually, Foundation will present an income and expense audit to the Deputy Director.

Foundation has presented the attached Master Plan for restoration and improvement of the Property. The City Council may approve the Master Plan as presented or revise the master Plan. Once a Master Plan is approved, the City Council may revise, replace or terminate the Master Plan after notice to Foundation.

The attached Master Plan proposes to restore the Gottfried Maulhardt/Albert Pfeiler house to be utilized as museum; create a courtyard with engraved bricks; construct interior improvements to the carriage house to allow use as a meeting center; restore the 10x10 bathhouse/outhouse; stabilize the Gottfried Maulhardt winery/storehouse; in the yard, create 216 one-yard plots to be used to plant crops of the past; and construct a replica of the 1880's Colonia Schoolhouse.

The Ventura County Cultural Heritage Board has issued a Certificate of Appropriateness for the Master Plan, and the Planning Division of the Development Services Department has issued a Notice of Exemption for the work to be performed under the Master Plan.

FINANCIAL IMPACT

The cost of constructing, improving and restoring the buildings and maintaining the buildings and grounds would be the responsibility of the Oxnard Historic Park Foundation through the efforts of fund raising, obtaining grants and receiving gifts for that purpose. The funds would then be donated to the City of Oxnard to be used only to pay for the work identified in the Master Plan.

- Attachment #1 - Lease and Operating Agreement
- #2 - Master Plan
- #3 - Certificate of Appropriateness
- #4 - Notice of Exemption

Note: Attachments 1 and 2 have been provided to the City Council. Copies are available for review at The Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at The City Clerk's Office after 8:00 a.m. on Monday.

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Ventura County Cultural Heritage Board

Certificate of Appropriateness No. 2007-219

Landmark No. 165

**Gottfried Maulhardt/Albert Pfeiler Farm Site, Northwest
Corner of Cesar Chavez Drive and Pinata Drive, Oxnard**

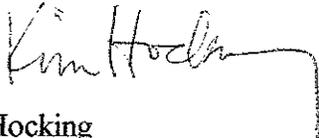
Action Date: June 11, 2007

Applicant: Oxnard Historic Farm Park Foundation

Project: Planning Document and Site Plan (Exhibit 1)

Finding: The proposed planning documents as described by the applicant was reviewed and it was found to be consistent with Section 1365-1, Cultural Heritage Ordinance and the Secretary of the Interior Guidelines with the following condition: That the detailed, engineering drawings must be returned to the Board for approval.

Approved as by order of the Ventura County Cultural Heritage Board



Kim Hocking
Staff



NOTICE OF EXEMPTION

Project Description:

Request to restore and rehabilitate buildings and other improvements to the Gottfried Maulhardt/Albert Pfeiler Farm site (Ventura County Historic Landmark No. 165) located at the corner of Cesar Chavez Drive and Pinata Drive, Oxnard. The R-1-PD (Single Family- Planned Development) zoned parcel is located at 1280 Opalo Drive (APN 215-0-276-195) and within the West Village Neighborhood. Filed by Joel Galaviz, Parks and Facilities Division of the City of Oxnard, CA 93030.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above-proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section(s) 15301 of the California Code of Regulations, projects involving new construction or conversion of small structures may be found to be exempt from the requirements of CEQA. The proposed project qualifies as a Class 1 Categorical Exemption as the project consists of existing facilities to be restored and rehabilitated. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

6/20/07
(Date)

S. Martin
Susan L. Martin, AICP
Planning Division Manager