

**AMENDED AND RESTATED  
REDEVELOPMENT PLAN  
FOR THE  
HISTORIC ENHANCEMENT AND REVITALIZATION OF OXNARD  
(HERO) REDEVELOPMENT PROJECT**

**Prepared by the  
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OXNARD  
November 2003**

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**AMENDED AND RESTATED  
REDEVELOPMENT PLAN  
FOR THE  
HISTORIC ENHANCEMENT AND REVITALIZATION OF OXNARD (HERO)  
REDEVELOPMENT PROJECT**

I. [§100] INTRODUCTION

A. [Section 101] Project History

The Redevelopment Plan for the Historic Enhancement and Revitalization of Oxnard Redevelopment Project (the "Project") in the City of Oxnard (the "City") and County of Ventura (the "County"), State of California, was adopted by Ordinance No. 2462 of the City Council on April 7, 1998 ("Original Project"), and contains approximately 2,264 contiguous acres located predominately along the City's older commercial corridors defined by Saviers Road, Oxnard Boulevard, State Highway 1 and Fifth Street ("Original Project Area"). The Redevelopment Plan was subsequently amended by adoption of Ordinance No. 2653 on March 23, 2004 ("First Amendment"), to add new territory encompassing approximately 80 acres of non-contiguous land located at the confluence of Pleasant Valley Road and Rose Avenue, Victoria Avenue and Hemlock Street, Gonzales Road and Oxnard Boulevard, Vineyard Avenue and Ventura Boulevard, and Paseo Mercado and Ventura Boulevard ("First Amendment Area").

In addition to adding new territory, the First Amendment established separate time limits for project effectiveness, debt establishment, eminent domain (limited to property on which no persons reside), and receipt of tax increment for the First Amendment Area. The First Amendment also established a single combined limit for bonded indebtedness for both the Original Project Area and First Amendment Area.

B. [Section 102] General Provisions

This is the Amended and Restated Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Original Project Area and First Amendment Area and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3) and the Proposed Public Improvements (Attachment No. 4). This Plan was prepared by the Community Development Commission, of the City of Oxnard (the "Commission" or "CDC") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances. The Original Project Area and First Amendment Area are hereinafter collectively referred to as "Project Area."

This Plan provides the CDC with powers, duties and obligations to implement and further the program generally formulated in this Plan for the

redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "Project Area"). Because of the long-term nature of this Plan and the need to retain, in the CDC, the flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or select from among possible specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present an exhaustive list of potential programs and implementing actions, which may be used to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the CDC to fashion, develop and proceed with such specific plans, projects and solutions.

The Project Area includes three parcels of unincorporated territory adjacent to the City of Oxnard within the County of Ventura. By Ordinance No. 4122 adopted September 10, 1996, the Board of Supervisors of the County of Ventura (the "Board") authorized the CDC to redevelop these parcels of the County.

The proposed redevelopment of the Project Area conforms to the General Plan for the City of Oxnard adopted by the City Council of the City of Oxnard (the "City Council") as it exists as of the date of adoption of this Plan and to the County's General Plan as applicable. In the event of any conflict between the provisions of the Plan and the provisions of any applicable general plan, the General Plan shall control.

This Plan is based upon Preliminary Plans formulated and adopted by the Planning Commission of the City of Oxnard (the "Planning Commission") and CDC. The Preliminary Plan for the Original Project Area was adopted by Resolution No. 96-23 of the Planning Commission on November 7, 1996, and by Resolution No. 11 of the CDC on November 12, 1996. The Preliminary Plan for the First Amendment Area was adopted by Resolution No. 2003-84 of the Planning Commission on October 16, 2003, and by Resolution No. 90 of the CDC on October 28, 2003.

The proposed Redevelopment Project will provide a mechanism by which the City can utilize a range of projects and programs and work with residents, businesses and property owners, to alleviate the blighted conditions which exist in the Project Area. The following goals and objectives have been identified for the Project Area and the Community to attain the purposes of the CRL.

- Establish, by effective use of the redevelopment process, a planning and implementation framework that will ensure proper, long-term development of identified blighted areas.

- Eliminate and prevent the spread of blight and deterioration, and the conservation and rehabilitation of the Project Area in accordance with the City's 2020 General Plan, applicable Specific Plans, and other local codes and ordinances.
- Re-plan, redesign, and develop underdeveloped or poorly developed areas that are underutilized or improperly utilized.
- Strengthen the economic base of the Project Area by redevelopment and rehabilitation of structures and the installation of needed improvements.
- Promote private sector investment within the Project Area.
- Provide, through economic growth, for increased sales taxes, business licensee fees, and other fees, taxes and revenues to the City of Oxnard.
- Eliminate or mitigate certain environmental deficiencies such as insufficient off-street and on-street parking, storm water drainage, and other similar public improvements, facilities and utility deficiencies that adversely affect the Project Area.
- Create local job opportunities and preserve the existing employment base.
- Preserve and rehabilitate existing low- and moderate-income housing opportunities.
- Provide, by rehabilitation or new construction, improved housing for individuals and/or families of very-low, low or moderate incomes.

The programs and projects that are proposed and that are to be developed for the Project Area are intended to facilitate the achievement of these goals and objectives.

## II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Revised Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Revised Project Area Map", attached hereto as Attachment No. 2 and incorporated herein by reference.

## III. [§300] PROPOSED REDEVELOPMENT ACTIONS

### A. [§301] General

The CDC proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. The provision for participation by owners of property in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the CDC;
5. The provision of relocation assistance to displaced Project occupants;
6. The installation, construction or reconstruction of streets, utilities and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors and the CDC;
10. Assisting in the construction, improvement and presentation of affordable housing opportunities; and

11. The assembly of adequate sites for the development and construction of industrial and commercial facilities, and the resulting increase in employment opportunities.

In the accomplishment of these purposes and activities, and in the implementation and furtherance of this Plan, the CDC is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

The CDC shall extend reasonable opportunities for participation by owners and preferences to persons who are engaged in business in the Project Area in accordance with those certain Rules Governing Participation by Property Owners restated and readopted by the CDC on December 16, 2003 (as hereafter amended) and the requirements prescribed in this Plan.

[§303-306: Intentionally Omitted]

C. [§307] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The CDC shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The CDC, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The CDC, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the CDC.

The CDC is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the Project Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

D. §308] Property Acquisition

1. §309] Real Property

Except as specifically exempted herein, the CDC may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law. The CDC shall not acquire, by eminent domain, any property on which any persons reside. For the purposes of this plan, the term "property on which any persons reside" shall mean property which has been lawfully and continuously occupied as a residence during the 90-day period preceding adoption, by the CDC, of a resolution of necessity for acquisition of the property.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the CDC to acquire real property in the Project Area which cannot feasibly be acquired by gift, devise, exchange, purchase or any other lawful method. Eminent domain proceedings, if used to acquire property within the Original Project Area, must be commenced by April 7, 2010. No eminent domain proceeding to acquire property within the First Amendment Area shall be commenced after twelve (12) years following the adoption date of the City Council ordinance approving and adopting the First Amendment to this Plan.

The CDC is authorized to acquire structures without acquiring the land upon which those structures are located. The CDC is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The CDC shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement, modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The CDC is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The CDC is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed.

2. §310 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the CDC is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

E. §311 Property Management

During such time as property, if any, in the Project Area is owned by the CDC, such property may be under the management and control of the CDC. Such property may be rented or leased by the CDC pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the CDC may adopt.

F. §312 Payments to Taxing Agencies

In accordance with Section 33401 of the Community Redevelopment Law, in any year during which it owns property in the Project Area, the CDC is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

In accordance with Section 33607.5 of the Community Redevelopment Law, the CDC shall make the required payments to affected taxing entities.

G. §313 Relocation of Persons (Including Individuals and Families),  
Business Concerns and Others Displaced by the Project

1. §314 Assistance in Finding Other Locations

In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the CDC, the CDC, to the extent required by law, shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The CDC may also provide housing inside or outside the Project Area for displaced persons.

2. §315 Relocation Payments

The CDC shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and CDC rules and regulations adopted pursuant thereto. The CDC may make such other payments as may be appropriate and for which funds are available.

H. §316 Demolition, Clearance, and Building and Site Preparation

1. §317 Demolition and Clearance

The CDC is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. §318 Preparation of Building Sites

The CDC is authorized to prepare, or cause to be prepared, as building sites, any real property in the Project Area owned by the CDC. In connection therewith, the CDC may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The CDC is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

I. §319 Property Disposition and Development

1. §320 Real Property Disposition and Development

a. §321 General

For the purposes of this Plan, the CDC is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the CDC is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding. Property acquired by the CDC for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the CDC as required by law.

Real property acquired by the CDC may be conveyed by the CDC without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the CDC in the Project Area, except property conveyed to the CDC by the City, shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the CDC shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the CDC fixes as reasonable, and to comply with other conditions which the CDC deems necessary to carry out the purposes of this Plan.

b. §322] Disposition and Development Documents

The CDC shall reserve such powers and controls in the disposition and development documents as may be appropriate to assure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the CDC may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the CDC, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as required by law.

c. §323] Development by the CDC

To the extent now or hereafter permitted by law, the CDC is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the CDC may pay for, install or construct the buildings, facilities, structures and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under Section 318 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the CDC is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The CDC may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 323, and the obligation of the CDC under such contract, lease or agreement shall constitute an indebtedness of the CDC which may be made payable out of the taxes levied in the Project Area and allocated to the CDC under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All development in the Project Area must conform to the applicable City and County design review standards.

2. [§325] Personal Property Disposition

For the purposes of this Plan, the CDC is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the CDC.

J. [§326] Rehabilitation, Conservation and Moving of Structures

1. [§327] Rehabilitation and Conservation

The CDC is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the CDC. The CDC is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the CDC. The CDC is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

2. [§328] Moving of Structures

As necessary in carrying out this Plan, the CDC is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated, to a location within or outside the Project Area.

K. [\$329] Low- and Moderate-Income Housing

1. [\$330] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the CDC shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the CDC in accordance with all of the provisions of Sections 33413 and 33413.5 of said Community Redevelopment Law.

2. [\$331] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the CDC pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the CDC for the purposes of increasing, improving and preserving the City's and County's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the CDC may exercise any or all of its powers, including but not limited to the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Finance insurance premiums pursuant to Health and Safety Code Section 33136;
- e. Construct buildings or structures;
- f. Acquire buildings or structures;

- g. Rehabilitate buildings or structures;
- h. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income;
- i. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- j. Maintain the community's supply of mobile homes; and
- k. Preserve the availability of affordable housing units which are assisted or subsidized by public entities and which are threatened with conversion to market rate housing units.

The CDC may use these funds to meet, in whole or in part, the replacement housing provisions in Section 330 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

#### IV. [\$400] LAND USES PERMITTED IN THE PROJECT AREA

##### A. [\$401] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area and the proposed land uses to be permitted in the Project for all land -- public, semi-public and private. The City and the County will from time to time update and revise their respective General Plans. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Project Area shall be as provided within the City's and the County's General Plans, as they currently exist or as they may from time to time be amended, and as implemented and applied by City and County ordinances, resolutions and other laws. The major land uses authorized within the Project Area by the General Plans are described below. Other uses may be authorized from time to time by General Plan amendments. Attachment No. 3 shall be deemed amended without further CDC action to reflect changes in applicable general plans from time to time.

##### B. [\$402] Designated Land Uses

1. [\$403] Residential Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for residential uses which are located in the City shall be used for the permitted residential uses set forth and described in the City's General Plan. The land use designations that fall into this category include:

- Rural
- Very-Low Density
- Low Density
- Low-Median Density
- Medium Density
- High Density
- Mobile Home 1
- Mobile Home 2

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for residential uses which are located in the County shall be used for the permitted residential uses set forth and described in the City's General Plan.

2. [\$404] Commercial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for commercial uses which are located in the City shall be used for the permitted commercial uses set forth and described in the City's General Plan. The land use designations that fall into this category include:

- General
- Convenience
- Neighborhood
- Community
- Regional
- Specialized
- Visitor Serving
- Central Business District
- Office

3. [\$405] Industrial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for industrial uses which are located in the City shall be used for the permitted industrial uses set forth and described in the City's General Plan. The land use designations that fall into this category include:

- Business/Research Park
- Limited, Light
- Central Industrial Area
- Public Utility/Energy Facilities
- Priority to Coastal Dependent

4. [\$406] Open Space Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for open space uses which are located in the City shall be used for the permitted open space uses set forth and described in the City's General Plan.

5. [\$407] Public/Semi-Public Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for public/semi-public uses which are located in the City shall be used for the permitted public facilities uses set forth and described in the City's General Plan.

6. [\$408] Airport Compatible Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for airport compatible uses which are located in the City shall be used for the permitted industrial or commercial uses set forth and described in the City's General Plan.

7. [\$409] School Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for schools which are located in the City shall be used for the permitted uses set forth and described in the City's General Plan. The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for schools which are located in the County shall be used for the permitted uses set forth and described in the County's General Plan.

8. [\$410] Open Space

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for open space uses which are located in the City shall be used for the permitted industrial or open space uses set forth and described in the City's General Plan. The land use designations that fall into this category include:

- Agriculture
- Buffer
- Planning Reserve
- Resource Protection
- Mineral Resources
- Parks

9. [\$411] Mixed Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for mixed uses which are located in the City shall be used for the permitted industrial or public facilities uses set forth and described in the City's General Plan.

C. [\$412] Other Land Uses

1. [\$413] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include: Oxnard Boulevard, Saviere Road, Victoria Avenue, Patterson Road, Rose Avenue, Rice Avenue, Vineyard Avenue, Gonzales Road, Fifth Street, Camino Del Sol, Wooley Road, Channel Island Boulevard, Bard Road, Pleasant Valley Road and Hueneme Road.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the applicable City or County General Plan, the objectives of this Plan and the applicable City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner participation and tenant preference adopted by the CDC for the Project and any participation agreements executed thereunder;

b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and

c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. §414 Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the CDC is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The CDC, to the extent permitted by law, may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. §415 Interim Uses

Pending the ultimate development of land by developers and participants, the CDC is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [\$416] Non-Conforming Uses

The CDC may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property may be required to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The CDC may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the CDC, such improvements would be compatible with surrounding Project uses and development.

D. [\$417] General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan in addition to applicable City controls and requirements. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [\$418] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the CDC to control and direct redevelopment activities in the Project Area.

2. [\$419] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the CDC for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [\$420] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted within such area under the City's and County's General Plan (not counting legal non-conforming buildings).

4. [\$421] Number of Dwelling Units

The number of dwelling units presently in the Project Area is approximately 2,500 and shall not exceed the number of dwelling units permitted under the City's and County's General Plan (not counting legal non-conforming dwellings).

5. [\$422] Limitation on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

6. [\$423] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

7. [\$424] Signs

All signs shall conform to the applicable City sign ordinances as they now exist or are hereafter amended.

8. [\$425] Utilities

The CDC shall require that all utilities be placed underground whenever physically and economically feasible.

9. [\$426] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [\$427] Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

11. [\$428] Minor Variations

Under exceptional circumstances, the CDC is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the CDC must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the applicable General Plan of the City or County.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the CDC shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the CDC hereunder shall not supersede any other approval required under applicable City or County codes and ordinances.

E. [\$429] Design for Development

Within the limits, restrictions and controls established in this Plan, the CDC is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvements shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls.

F. [\$430] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all applicable City requirements.

V. [\$500] METHODS OF FINANCING THE PROJECT

A. [\$501] General Description of the Proposed Financing Method

The CDC is authorized to finance this Project with financial assistance from the City, County, State of California, federal government, tax increment funds, interest income, CDC bonds, donations, loans from private financial institutions, the lease or sale of CDC-owned property or any other available source, public or private.

The CDC is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the CDC. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City, County or any other public CDC may expend money to assist the CDC in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [\$502] Tax Increment Funds

1. [\$503] Original Project Area

All taxes levied upon taxable property within the Original Project Area each year, by or for the benefit of the State of California, the County of Ventura, the City of Oxnard, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the Redevelopment Plan for the Original Project Area, shall be divided as follows:

a. That portion of the taxes which would be produced by the rate on which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing CDC, last equalized prior to the effective date of such ordinance, shall be allocated to, and when collected, shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing CDC or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Ventura last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).

b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the CDC to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the CDC to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the CDC to finance or refinance the Project, in whole or in part. The CDC is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

2. [\$504] First Amendment Area

All taxes levied upon taxable property within the First Amendment Area each year, by or for the benefit of the State of California, the County of Ventura, the City of Oxnard, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the Redevelopment Plan for the First Amendment Area, shall be divided as follows:

a. That portion of the taxes which would be produced by the rate on which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing CDC, last equalized prior to the effective date of such ordinance, shall be allocated to, and when collected, shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing CDC or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Ventura last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).

b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the CDC to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the CDC to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the CDC to finance or refinance the Project, in whole or in part. The CDC is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

C. [\$505] Agency Bonds

The CDC is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the CDC nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the CDC are not a debt of the City, County or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the CDC, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in Section 502, subdivision 2 above which can be outstanding at any one time shall not exceed \$360 million.

**D. [§506] Time Limits on Establishment of Indebtedness**

The CDC shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond the following dates for the areas indicated:

1. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the Original Project Area: April 7, 2018;
2. For loans, advances or indebtedness to be repaid from any tax increment revenues received from the First Amendment Area: Twenty (20) years from the date of adoption of the First Amendment by the City Council.

**E. [§507] Time Limits on Receipt of Tax Increment**

The CDC shall not repay from the allocation of taxes described in Section 502, subdivision 2 above loans, advances or other indebtedness beyond the following dates for the areas indicated:

1. For indebtedness to be repaid with any tax increment revenues received from the Original Project Area: April 7, 2043;
2. For indebtedness to be repaid with any tax increment revenues received from the Original Project Area: Forty-five (45) years from the date of adoption of the First Amendment by the City Council.

**F. [§508] Other Loans and Grants**

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

## VI. [§600] ACTIONS BY THE CITY

The City shall aid and cooperate with the CDC in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.
- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development.
- F. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- G. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

## VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the CDC and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the CDC or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

## VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, until the following dates for the areas indicated:

1. For the Original Project Area: April 7, 2029;
2. For the First Amendment Area: Thirty (30) years from the date of adoption of the First Amendment by the City Council.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

# ATTACHMENT NO. 1

## REVISED LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

### ORIGINAL PROJECT AREA

That portion of Rancho El Rio De Santa Clara O' la Colonia and Rancho Santa Clara Del Norte in the City of Oxnard, and in unincorporated territory, in the County of Ventura, State of California, described as follows:

**BEGINNING** at the Southeast corner of the Southwinds Project Area annexation to the City of Oxnard Redevelopment Agency, adopted on June 18, 1985, per resolution number 2040, said point being the intersection of the East line of Saviers Road, 100 feet wide, and the North line of Hueneme Road, 50 feet wide; thence along said East line,

- 1) Northerly 1382.28 feet, more or less, to the North line of Clara Street, 60 feet wide; thence along said line,
- 2) Easterly 410.47 feet, more or less, to the East line of Tract No. 4588 recorded in Book 119 at Page 74 of Miscellaneous Records (Maps) in the office of the County Recorder of said Ventura County; thence along said line,
- 3) Northerly 1025.89 feet, more or less, to the South line of the parcel of land shown on the map recorded in Book 17 of Records of Survey at Page 40 in the office of said County Recorder; thence along said line,
- 4) Easterly 416.62 feet, more or less, to the West line of Garden City Acres recorded in Book 11 of Miscellaneous Records (Maps) at Page 104 in the office of said County Recorder; thence along said line,
- 5) Southerly 100.78 feet, more or less, to the Southwest corner of Lot 1 of said Garden City Acres; thence along the South line of Lots 1, 2 and 3 of said Garden City Acres,
- 6) Easterly 381.24 feet, more or less, to the Southeast corner of said Lot 3; thence along the East line of said Lot 3,
- 7) Northerly 172.78 feet, more or less, to the South line of the alley, 20 feet wide, shown the map recorded in Book 31 of Records of Survey at Page 32 in the office of said County Recorder; thence along said line,
- 8) Westerly 282.73 feet, more or less, to the West line of said alley; thence along said line,

- 9) Northerly 170.00 feet, more or less, to the South line of Pleasant Valley Road, 60 feet wide; thence along said line,
- 10) Westerly 834.10 feet, more or less, to the East line of Saviers Road, 100 feet wide; thence along said line,
- 11) Northerly 70.00 feet to the North line of Pleasant Valley Road, 70 feet wide; thence along said line,
- 12) Westerly 947.93 feet, more or less, to the West line of "C" Street, 80 feet wide; thence along said line,
- 13) Northerly 474.38 feet, more or less, to the Westerly prolongation of the North line of the alley, 20 feet wide, shown on Pleasant Valley Village recorded in Book 24 of Miscellaneous Records Maps) at Page 21 in the office of said County Recorder abutting Lot 137; thence along said line,
- 14) Easterly 832.50 feet, more or less, to the West line of Saviers Road, 110 feet wide; thence along said line,
- 15) Northerly 1750.00 feet, more or less, to the South line of Bard Road, 80 feet wide; thence along said line;
- 16) Westerly 109.95 feet, more or less, to the West line of the alley, 20 feet wide, shown on map of Tract No. 1035 recorded in Book 25 of Miscellaneous Records (Maps) at Page 99; thence along said line,
- 17) Northerly 2358.95 feet, more or less, to the South line of the alley, 20 feet wide, shown on Oxnard Estates Unit 1 recorded in Book 24 of Miscellaneous Records (Maps) at Page 44 in the office of said County Recorder abutting Lot 16; thence along said line,
- 18) Westerly 407.00 feet, more or less, to the West line of "A" Street, 50 feet wide; thence along said line,
- 19) Northerly 989.56 feet, more or less, to the Westerly prolongation of the North line of the alley, 20 feet wide, shown on Sunkist Gardens Unit 1 recorded in Book 22 of Miscellaneous Records (Maps) at Page 66 in the office of said County Recorder abutting Lot 35; thence along said line,
- 20) Easterly 151.00 feet, more or less, to the West line of the alley, 20 feet wide, abutting said Lot 35; thence along said line,

- 21) Northerly 1139.43 feet, more or less, to the South line of Channel Islands Boulevard, 80 feet wide; thence along said line,
- 22) Westerly 721.00 feet, more or less, to the West line of "C" Street, 80 feet wide; thence along said line,
- 23) Northerly 1390 feet, more or less, to the South line of Laurel Street, 30 feet wide, abutting Beck Park; thence along said line,
- 24) Westerly 1830 feet, more or less, to the West line of "J" Street, 80 feet wide; thence along said line,
- 25) Northerly 860 feet, more or less, to the Westerly prolongation of the North line of Kamala Street, 60 feet wide; thence along said line,
- 26) Easterly 1520 feet, more or less, to the West line of "C" Street, 80 feet wide; thence along said line,
- 27) Northerly 160 feet, more or less, to the Westerly prolongation of the North line of the alley, 20 feet wide, shown on Oxnard Homes Tract Unit 5 recorded in Book 18 of Miscellaneous Records (Maps) at Page 71 in the office of said County Recorder abutting Lot 44; thence along said line,
- 28) Easterly 750 feet, more or less, to the Southeast corner of Lot 53 of said Oxnard Homes Tract Unit 5; thence along the East line of said Lot 53 and the East line of Lot 35 of said Oxnard Homes Tract Unit 5,
- 29) Northerly 250 feet, more or less, to the South line of the alley, 20 feet wide, abutting said Lot 35; thence along said line,
- 30) Easterly 441.72 feet, more or less, to the West line of Saviers Road, 100 feet wide; thence along said line,
- 31) Northerly 1945.40 feet, more or less, to the South line of West Birch Street, 60 feet wide; thence along said line,
- 32) Westerly 134 feet, more or less, to the West line of the alley, 20 feet wide, shown on Oxnard Village Tract recorded in Book 14 of Miscellaneous Records (Maps) at Page 91 in the office of said County Recorder abutting Lot 20 of Block 1; thence along said line,
- 33) Northerly 522.49 feet, more or less, to the North line of Hill Street, 60 feet wide; thence along said line,

- 34) Easterly 50 feet, more or less, to the West line of the map recorded in Book 37 of Parcel Maps at Page 35 in the office of said County Recorder; thence along said line,
- 35) Northerly 270 feet, more or less, to the South line of Lot 2 of Block 2 of Wolff-Hill-Laubacher Addition recorded in Book 5 of Miscellaneous Records (Maps) at Page 16½ in the office of said County Recorder; thence along said line,
- 36) Westerly 150 feet, more or less, to the Southwest corner of said Lot 2; thence along the West line of Lots 1 and 2 of Block 2 of said Wolff-Hill-Laubacher Addition,
- 37) Northerly 320 feet, more or less, to the North line of Wolff Street, 60 feet wide; thence along said line,
- 38) Easterly 50 feet, more or less, to the East line of the Westerly 50 feet of Lots 3 and 4 of Block 1 of said Wolff-Hill-Laubacher Addition; thence along said line,
- 39) Northerly 230 feet, more or less, to the South line of Lot 2 of Block 1 of said Wolff-Hill-Laubacher Addition; thence along the South line of Lots 2, 14, 13, 12 and 10 of said Block 1,
- 40) Westerly 710 feet, more or less, to the East line of the Westerly 140 feet of Lot 9 of Block 1 of said Wolff-Hill-Laubacher Addition; thence along said line,
- 41) Southerly 21.10 feet to the South line of the Northerly 21.10 feet of Lot 9 of Block 1 of said Wolff-Hill-Laubacher Addition; thence along said line,
- 42) Westerly 150 feet, more or less, to the East line of "C" Street, 60 feet wide; thence along said line,
- 43) Northerly 100 feet, more or less, to the Easterly prolongation of the South line of Lot 1 of Block 3 of said Wolff-Hill-Laubacher Addition; thence along said line,
- 44) Westerly 167.95 feet to the West line of the Easterly 167.95 feet of lot 1 of Block 3 of said Wolff-Hill-Laubacher Addition; thence along said line,
- 45) Northerly 150 feet, more or less, to the South line of Wooley Road, 45 feet wide; thence along said line,
- 46) Westerly 200 feet, more or less, to the West line of Tract No. 4607 recorded in Book 121 of Miscellaneous Records (Maps) at Page 5 in the office of said County Recorder; thence along said line,

- 47) Southerly 305 feet, more or less, to the South line of the Northerly 63.59 feet of Lot 8 Block 3 of said Wolff-Hill-Laubacher Addition; thence along said line,
- 48) Westerly 100 feet, more or less, to the West line of said Wolff-Hill-Laubacher Addition; thence along said line,
- 49) Southerly 800 feet, more or less, to the North line of Hill Street, 60 feet wide; thence along said line,
- 50) Westerly 810 feet, more or less, to the East line of the alley, 20 feet wide, shown on Wooley Road Subdivision recorded in Book 13 of Miscellaneous Records (Maps) at Page 79 in the office of said County Recorder abutting Lot 11 of Block 6; thence along said line,
- 51) Northerly 880 feet, more or less, to the South line of the parcel of land shown on the map filed in Book 36 of Records of Survey at Page 65 in the office of said County Recorder; thence along said line,
- 52) Westerly 240 feet, more or less, to the West line of "G" Street, 60 feet wide; thence along said line,
- 53) Northerly 110 feet, more or less, to the North line of the alley, 20 feet wide, shown on said Wooley Road Subdivision abutting Lot 11 of Block 4; thence along said line,
- 54) Westerly 590 feet, more or less, to the East line of "I" Street, 60 feet wide; thence along said line,
- 55) Northerly 120 feet, more or less, to the South line of Wooley Road, 55 feet wide, thence along said line,
- 56) Westerly 1920 feet, more or less, to the East line of Ventura Road, 120 feet wide; thence along said line,
- 57) Northerly 80.00 feet to the South line of Wooley Road, 60 feet wide; thence along said line,
- 58) Westerly 1000 feet, more or less, to the West line of Rialto Street, 50 feet wide; thence along said line,
- 59) Northerly 1900 feet, more or less, to the South line of Seventh Street, 40 feet wide; thence along said line,

- 60) Westerly 440 feet, more or less, to the West line of Lot 105 of Patterson Ranch Subdivision recorded in Book 8 of Miscellaneous Records (Maps) at Page 1 in the office of said County Recorder; thence along said line,
- 61) Northerly 850 feet, more or less, to the South line of Fifth Street, 110 feet wide; thence along said line,
- 62) Westerly 5560 feet, more or less, to the Southerly prolongation of the West line of the Easterly 300 feet of Lot 111 of said Patterson Ranch Subdivision; thence along said line,
- 63) Northerly 660 feet, more or less, to the South line of the Northerly 385.75 feet of said Lot 111; thence along said line,
- 64) Westerly 1040 feet, more or less, to the East line of Victoria Avenue, 110 feet wide; thence along said line,
- 65) Northerly 550 feet, more or less, to the North line of the Southerly 205 feet of Lots 127 and 128 of said Patterson Ranch Subdivision; thence along said line,
- 66) Easterly 2030 feet, more or less, to the West line of the Easterly 660 feet of said Lot 128; thence along said line,
- 67) Northerly 300 feet, more or less, to the North line of the Southerly 500 feet of Lots 128 and 129 of said Patterson Ranch Subdivision; thence along said line,
- 68) Easterly 1970 feet, more or less, to the center line of Patterson Road (vacated); thence along said center line,
- 69) Northerly 500 feet, more or less, to the North line of Teal Club Road, 40 feet wide; thence along said line,
- 70) Easterly 1970 feet, more or less, to the Northerly prolongation of the West line of the map recorded in Book 32 of Parcel Maps at Page 16 in the office of said County Recorder; thence along said line,
- 71) Southerly 500 feet, more or less, to the South line of said Parcel Map; thence along said line,
- 72) Easterly 640 feet, more or less, to the East line of said Parcel Map; thence along said line,
- 73) Northerly 20 feet to the North line of Little Farms Road, 40 feet wide; thence along said line,

- 74) Easterly 420 feet, more or less, to the West line of the map recorded in Book 17 of Parcel Maps at Page 61 in the office of said County Recorder; thence along said line,
- 75) Northerly 440 feet, more or less, to the South line of Teal Club Road, 40 feet wide; thence along said line,
- 76) Easterly 300 feet, more or less, to the East line of the map recorded in Book 10 of Parcel Maps at Page 49 in the office of said County Recorder: thence along said line,
- 77) Southerly 500 feet, more or less, to the South line of Little Farms Road, 40 feet wide, thence along said line,
- 78) Easterly 580 feet, more or less, to the West line of Ventura Road, 100 feet wide; thence along said line,
- 79) Northerly 550 feet, more or less, to the North line of Second Street, 94 feet wide; thence along said line,
- 80) Easterly 2120 feet, more or less, to the West line of "H" Street, 80 feet wide; thence along said line,
- 81) Northerly 1000 feet, more or less, to the Westerly prolongation of the North line of the map recorded in Book 21 of Parcel Maps at Page 9 in the office of said County Recorder; thence along said line,
- 82) Easterly 420 feet, more or less, to the West line of the alley, 10 feet wide, shown on Fremont Square Tract Unit No. 1 recorded in Book 18 of Miscellaneous Records (Maps) at Page 64 in the office of said County Recorder abutting Lot 5 of Block 1; thence along said line,
- 83) Northerly 1200 feet, more or less, to the North line of West Doris Avenue, 60 feet wide; thence along said line,
- 84) Easterly 420 feet, more or less, to the East line of "F" Street, 80 feet wide; thence along said line,
- 85) Southerly 1150 feet, more or less, to the North line of Lot 84 of Henry T. Oxnard Subdivision recorded in Book 5 of Miscellaneous Records (Maps) at Page 49 in the office of said County Recorder; thence along said line,

- 86) Westerly 260 feet, more or less, to the Northwest corner of said Lot 84; thence along the West line of Lots 78 through 84, inclusive, of said Henry T. Oxnard Subdivision,
- 87) Southerly 370 feet, more or less, to the Easterly prolongation of the South line of Lot 10 of Tract No. 5000 recorded in Book 129 of Miscellaneous Records (Maps) at Page 91 in the office of said County Recorder; thence along said line,
- 88) Westerly 240.13 feet, more or less, to the East line of Lot 9 of said Tract; thence along said line,
- 89) Southerly 49.91 feet, more or less, to the South line of said Lot 9; thence along said line,
- 90) Westerly 300.15 feet, more or less, to the East line of "H" Street, 80 feet wide; thence along said line,
- 91) Southerly 640 feet, more or less, to the North line of Second Street, 80 feet wide; thence along said line,
- 92) Easterly 2400 feet, more or less, to the West line of "B" Street, 80 feet wide; thence along said line,
- 93) Northerly 460 feet, more or less, to the North line of First Street, 80 feet wide, thence along said line,
- 94) Easterly 360 feet, more or less, to the West line of "A" Street, 80 feet wide; thence along said line,
- 95) Northerly 2930 feet, more or less, to the South line of the alley, 20 feet wide, shown on Carty Tract No. 5 recorded in Book 14 of Miscellaneous Records (Maps) at Page 98 in the office of said County Recorder abutting Lot 1 of Block 1; thence along said line,
- 96) Westerly 260 feet, more or less, to the West line of the alley, 20 feet wide, shown on Tract No. 1977-1 recorded in Book 50 of Miscellaneous Records (Maps) at Page 5 in the office of said County Recorder abutting Lot 7; thence along said line,
- 97) Northerly 1210 feet, more or less, to the North line of Glenwood Drive, 60 feet wide; thence along said line,
- 98) Easterly 40 feet, more or less, to the East line of Tract 3058 recorded in Book 85 of Miscellaneous Records (Maps) in the office of said County Recorder; thence along said East line and its Northerly prolongation,

- 99) Northerly 730 feet, more or less, to the South line of Carriage Square recorded in Book 24 of Miscellaneous Records (Maps) at Page 32 in the office of said County Recorder; thence along said line,
- 100) Easterly 290 feet, more or less, to the East line thereof; thence along said line,
- 101) Northerly 850 feet, more or less, to the Northerly line of Gonzales Road; thence along said line,
- 102) Easterly 286.28 feet, more or less, to the Westerly line of Oxnard Boulevard (State Highway No. 1), 120 feet wide; thence along said line,
- 103) Northerly 2615 feet, more or less, to the North line of Parcel "B" of the map recorded in Book 11 of Parcel Maps at Page 47 in the office of said County Recorder; thence along said line,
- 104) Westerly 175.00 feet, more or less, to the Westerly line of said Parcel "B"; thence along said line,
- 105) Southerly 175.00 feet, more or less, to the Northerly line of Vineyard Avenue, 110 feet wide; thence along said line,
- 106) Westerly 340.15 feet, more or less, to the West line of Parcel "A" of said map; thence along said line,
- 107) Northerly 550 feet, more or less, to the North line thereof; thence along said line,
- 108) Easterly 490 feet, more or less, to the West line of Oxnard Boulevard (State Highway No. 1), 120 feet wide; thence along said line,
- 109) Northerly 2050 feet, more or less, to the Northeast line of Southern Pacific Railroad, 100 feet wide; thence along said line,
- 110) Northwesterly 3540 feet, more or less, to the Southeast line of Ventura County Flood Control District abutting Ventura Road, 84 feet wide; thence along said line,
- 111) Northeasterly 4330 feet, more or less, to the Northeast line of Tract No. 4334 recorded in Book 114 of Miscellaneous Records (Maps) at Page 62 in the office of said County Recorder; thence along said line,
- 112) Southeasterly 3460 feet, more or less, to the Southeast line thereof; thence along said line,

- 113) Southwesterly 3130 feet, more or less, to the Southwest line of Myrtle Street, 60 feet wide; thence along said line,
- 114) Southeasterly 590 feet, more or less, to the Northwest line of the alley, 20 feet wide, shown on Town of Colonia recorded in Book 1A of Miscellaneous Records (Maps) at Page 14 in the office of said County Recorder abutting Lot 8 of Block 11; thence along said line,
- 115) Northeasterly 900 feet, more or less, to the Northwest line of Sycamore Street, 60 feet wide; thence along said line,
- 116) Southeasterly 190 feet, more or less, to the Northwest line of Vineyard Avenue (State Highway No. 232), 67 feet wide; thence along said line,
- 117) Northeasterly 50 feet, more or less, to the Southwest line of Lot 14 of Block 9 of Town of Colonia recorded in Book 1A of Miscellaneous Records (Maps) at Page 14 in the office of said County Recorder: thence along said line,
- 118) Northwesterly 173 feet, more or less, to the Southeast line of the alley, 20 feet wide, shown on said Town of Colonia; thence along said line,
- 119) Northeasterly 150 feet, more or less, to the Northeast line of Lot 16 of Block 9 of said Town of Colonia; thence along said line,
- 120) Southeasterly 173 feet, more or less, to the Southwest line of Vineyard Avenue (State Highway No. 232), 67 feet wide; thence along said line,
- 121) Northeasterly 400 feet, more or less, to the Southwest line of Stroube Street, 60 feet wide; thence along said line,
- 122) Northwesterly 360 feet, more or less, to the Southwesterly prolongation of the Northwest line of Lot 1 of Tract No. 2252 recorded in Book 68 of Miscellaneous Records (Maps) at Page 57 in the office of said County Recorder; thence along said line,
- 123) Northeasterly 790 feet, more or less, to the Northeast line of Collins Street, 60 feet wide; thence along said line,
- 124) Southeasterly 470 feet, more or less, to the Southeast line of Vineyard Avenue (State Highway No. 232), 85 feet wide; thence along said line,
- 125) Southwesterly 1050 feet, more or less, to the Northeast line of El Rio School; thence along said line,

- 126) Southeasterly 890 feet, more or less, to the Southeast line thereof; thence along said line,
- 127) Southwesterly 510 feet, more or less, to the Northeast line of the map recorded in Book 42 of Parcel Maps at Page 65; thence along said line,
- 128) Northwesterly 830 feet, more or less, to the Southeast line of Vineyard Avenue (State Highway No. 232), 84 feet wide; thence along said line,
- 129) Southwesterly 1190 feet, more or less, to the Northeast line of Ventura Freeway (U.S. Highway 101); thence along said line,
- 130) Southeasterly 4530 feet, more or less, to the Southeast line of the map recorded in Book 37 of Records of Survey at Page 23 in the office of said County Recorder; thence along said line,
- 131) Northeasterly 1200 feet, more or less, to the Southwest line of Vineyard Avenue Acres recorded in Book 13 of Miscellaneous Records (Maps) at Page 97 in the office of said County Recorder; thence along said line,
- 132) Southeasterly 400 feet, more or less, to the Northwest line of Rose Avenue, 88 feet wide; thence along said line,
- 133) Northeasterly 300 feet, more or less, to the Southwest line of Stroube Street, 60 feet wide; thence along said line,
- 134) Northwesterly 580 feet, more or less, to the Southeast line of Kenney Street, 50 feet wide; thence along said line,
- 135) Southwesterly 350 feet, more or less, to the Northeast line of Rio Real School, thence along said line,
- 136) Southwesterly 480 feet, more or less, to the Southeast line thereof; thence along said line,
- 137) Northwesterly 770 feet, more or less, to the Northwest line thereof; thence along said line,
- 138) Northeasterly 820 feet, more or less, to the Northeast line of Kenney Street, 50 feet wide; thence along said line,
- 139) Southeasterly 500 feet, more or less, to the Northwest line of Kenney Street, 50 feet wide; thence along said line,

- 140) Northeasterly 350 feet, more or less, to the Northeast line of Stroube Street, 60 feet wide; thence along said line,
- 141) Southeasterly 700 feet, more or less, to the East line of Rose Avenue, 88 feet wide; thence along said line,
- 142) Southerly 1000 feet, more or less, to the South line of the 6.49-acre parcel of land shown on the map recorded in Book 44 of Records of Survey at Page 19 in the office of said County Recorder; thence along said line,
- 143) Easterly, Northerly and Northeasterly 550 feet, more or less, to the Southwest line of Ventura Boulevard, 96 feet wide; thence along said line,
- 144) Southeasterly 650 feet, more or less, to the North line of Ventura Freeway (U.S. Highway 101); thence along said line,
- 145) Easterly 2700 feet, more or less, to the Northwest line of the parcel of land shown on the map recorded in Book 38 of Records of Survey at Page 64 in the office of said County Recorder; thence along said line,
- 146) Northeasterly 350 feet, more or less, to the Southeasterly prolongation of the Southwest line of the parcel of land shown on the map recorded in Book 50 of Parcel Maps at Page 7 in the office of said County Recorder; thence along said line,
- 147) Northwesterly 280 feet, more or less, to the Northwest line thereof; thence along said line,
- 148) Northeasterly 520 feet, more or less, to the Northeast line of Auto Center Drive, 96 feet wide; thence along said line,
- 149) Southeasterly 900 feet, more or less, to the North line of the 2.87-acre parcel of land shown on the map recorded in Book 20 of Records of Survey at Page 31 in the office of said County Recorder; thence along said line,
- 150) Easterly 230 feet, more or less, to the East line thereof; thence along said line,
- 151) Southerly 370 feet, more or less, to the North line of Ventura Boulevard, 60 feet wide; thence along said line,
- 152) Easterly 520 feet, more or less, to the West line of Lot 7 of Nyeland Acres; thence along said line,
- 153) Northerly 300 feet, more or less, to the North line thereof; thence along said line,

- 154) Easterly 75 feet, more or less, to the East line thereof; thence along said line,
- 155) Southerly 540 feet, more or less, to the South line of Ventura Freeway (U.S. Highway 101); thence along said line,
- 156) Westerly 1150 feet, more or less, to the East line of Rice Avenue, 98 feet wide; thence along said line,
- 157) Southerly 5850 feet, more or less, to the South line of Camino del Sol, 67 feet wide; thence along said line,
- 158) Westerly 2450 feet, more or less, to the East line of Kohala Street, 58 feet wide; thence along said line,
- 159) Southerly 1550 feet, more or less, to the North line of Santa Lucia Avenue, 60 feet wide; thence along said line,
- 160) Easterly 20 feet, more or less, to the East line of Tract No. 1363-3 recorded in Book 36 of Miscellaneous Records (Maps) at Page 54 in the office of said County Recorder; thence along said line,
- 161) Southerly 130 feet, more or less, to the North line of Tract No. 3943 recorded in Book 108 of Miscellaneous Records (Maps) at Page 49 in the office of said County Recorder; thence along said line,
- 162) Westerly 1000 feet, more or less, to the East line of the Ventura County Flood Control Channel, 50 feet wide; thence along said line,
- 163) Southerly 2250 feet, more or less, to the South line of East Fifth Street (State Highway 34), 60 feet wide; thence along said line,
- 164) Westerly 2550 feet, more or less, to the East line of Rose Avenue, 50 feet wide; thence along said line,
- 165) Southerly 2600 feet, more or less, to the South line of Wooley Road, 110 feet wide; thence along said line,
- 166) Westerly 2650 feet, more or less, to the West line of Richmond Avenue, 60 feet wide; thence along said line,
- 167) Northerly 2700 feet, more or less, to the North line of East Fifth Street (State Highway 34), 60 feet wide; thence along said line,

- 168) Easterly 4750 feet, more or less, to the West line of the Ventura County Flood Control Channel, 50 feet wide; thence along said line,
- 169) Northerly 700 feet, more or less, to the South line of Tract No. 4884 recorded in Book 125 of Miscellaneous Records (Maps) at Page 34 in the office of said County Recorder; thence along said line,
- 170) Westerly 1460 feet, more or less, to the East line of Rose Avenue, 79 feet wide; thence along said line,
- 171) Northerly 550 feet, more or less, to the Easterly extension of the North line of East Third Street, 84 feet wide; thence along said line,
- 172) Westerly 108 feet to the West line of Rose Avenue, 108 feet wide; thence along said line,
- 173) Northerly 2120 feet, more or less, to the North line of Camino del Sol, 67 feet wide; thence along said line,
- 174) Easterly 3980 feet, more or less, to the West line of Graves Avenue, 49 feet wide; thence along said line,
- 175) Northerly 1850 feet, more or less, to the North line of Latigo Avenue, 49 feet wide; thence along said line,
- 176) Easterly 1300 feet, more or less, to the West line of Rice Road, 98 feet wide; thence along said line,
- 177) Northerly 4100 feet, more or less, to the South line of Ventura Freeway (U.S. Highway 101); thence along said line,
- 178) Westerly 12,300 feet, more or less, to the Southeast line of Vineyard Avenue (State Highway 232), 79 feet wide; thence along said line,
- 179) Southwesterly 1100 feet, more or less, to the most Northerly corner of that parcel of land shown on the map recorded in Book 21 of Records of Survey at Page 12 in the office of said County Recorder; thence along the Northeasterly line of said parcel,
- 180) Southeasterly 148.66 feet, more or less, to the most Easterly corner thereof; thence along the Southeasterly line of said parcel,
- 181) Southwesterly 150 feet, more or less, to the Northeast line of St. Mary's Drive, 80 feet wide; thence along said line,

- 182) Northwesterly 150 feet, more or less, to the Southeast line of Vineyard Avenue (State Highway 232), 19 feet wide; thence along said line,
- 183) Southwesterly 450 feet, more or less, to the East line of Oxnard Boulevard (State Highway No. 1); thence along said line,
- 184) Southerly 9300 feet, more or less, to the South line of Second Street, 80 feet wide; thence along said line,
- 185) Westerly 360 feet, more or less, to the East line of "A" Street, 80 feet wide; thence along said line,
- 186) Southerly 400 feet, more or less, to the Northerly line of Third Street, 80 feet wide; thence along said line,
- 187) Westerly 1200 feet, more or less, to the West line of "D" Street, 80 feet wide; thence along said line,
- 188) Northerly 400 feet, more or less, to the South line of Second Street, 80 feet wide; thence along said line,
- 189) Westerly 1600 feet, more or less, to the East line of "H" Street, 80 feet wide; thence along said line,
- 190) Southerly 1400 feet, more or less, to the North line of Fifth Street, 80 feet wide; thence along said line,
- 191) Easterly 400 feet, more or less, to the East line of "G" Street, 80 feet wide; thence along said line,
- 192) Southerly 2000 feet, more or less, to the South line of Ninth Street, 60 feet wide; thence along said line,
- 193) Westerly 950 feet, more or less, to the West line of Hobson Way, 80 feet wide; thence along said line,
- 194) Northerly 1950 feet, more or less, to the South line of Fifth Street, 80 feet wide; thence along said line,
- 195) Westerly 2000 feet, more or less, to the East line of Ventura Road, 80 feet wide; thence along said line,
- 196) Southerly 2650 feet, more or less, to the North line of Wooley Road, 45 feet wide; thence along said line,

- 197) Easterly 3300 feet, more or less, to the West line of "E" Street, 80 feet wide; thence along said line,
- 198) Northerly 1300 feet, more or less, to the center line of Eighth Street, 80 feet wide; thence along said line,
- 199) Easterly 400 feet, more or less, to the Westerly line of "D" Street, 80 feet wide; thence along said line,
- 200) Northerly 1450 feet, more or less, to the North line of Fifth Street, 80 feet wide; thence along said line,
- 201) Easterly 370 feet, more or less, to the West line of "C" Street, 80 feet wide; thence along said line,
- 202) Southerly 2920 feet, more or less, to the South line of Wooley Road, 45 feet wide; thence along said line,
- 203) Easterly 1180 feet, more or less, to the Westerly line of Saviers Road, 100 feet wide; thence in a straight line,
- 204) Southeasterly 120 feet, more or less, to the Southwest line of Oxnard Boulevard (State Highway No. 1), 100 feet wide; thence along said line,
- 205) Southwesterly 3600 feet, more or less, to the Westerly line of the Oxnard Industrial Drain, 50 feet wide; thence along said line,
- 206) Southerly 60 feet, more or less, to the Easterly extension of the North line of the alley, 20 feet wide, shown on Elm Park Subdivision Unit 1 recorded in Book 24 of Miscellaneous Records (Maps) at Page 54 in the office of said County Recorder abutting Lot 53; thence along said line,
- 207) Westerly 550 feet, more or less, to the Southwesterly prolongation of the Southeast line of Lot 8 of Oxnard Development No. 4 recorded in Book 13 of Miscellaneous Records (Maps) at Page 81 in the office of said County Recorder; thence along said line,
- 208) Northeasterly 250 feet, more or less, to the Northeast line of the alley, 20 feet wide, abutting said Lot 8; thence along said line,
- 209) Northwesterly 1700 feet, more or less, to the North line of Ash Street, 60 feet wide; thence along said line,

- 210) Westerly 20 feet, more or less, to the West line of Lot 21 of Oxnard Development Company Ltd. Unit No. 1 recorded in Book 16 of Miscellaneous Records (Maps) at Page 81; thence along said line,
- 211) Northerly 90 feet, more or less, to the North line of said Oxnard Development Company Ltd. Unit No. 1; thence along said line,
- 212) Westerly 1040 feet, more or less, to the East line of Saviers Road, 100 feet wide; thence along said line,
- 213) Southerly 1360 feet, more or less, to the South line of Elm Street, 60 feet wide; thence along said line,
- 214) Easterly 200 feet, more or less, to the West line of the alley, 20 feet wide, shown on Hemlock Park Tract recorded in Book 17 of Miscellaneous Records (Maps) at Page 64 in the office of said County Recorder abutting Lot 71; thence along said line,
- 215) Southerly 960 feet, more or less, to the North line of the alley, 20 feet wide, shown on said Hemlock Park Tract abutting Lot 88; thence along said line,
- 216) Westerly 200 feet, more or less, to the East line of Saviers Road, 100 feet wide; thence along said line,
- 217) Southerly 180 feet, more or less, to the South line of Iris Street, 60 feet wide; thence along said line,
- 218) Easterly 200 feet, more or less, to the West line of the alley, 20 feet wide, shown on Oxnard Homes Tract recorded in Book 15 of Miscellaneous Records (Maps) at Page 59 in the office of said County Recorder abutting Lot 81; thence along said line,
- 219) Southerly 740 feet, more or less, to the North line of Laurel Street, 60 feet wide; thence along said line,
- 220) Easterly 200 feet, more or less, to the East line of San Marino Street, 60 feet wide; thence along said line,
- 221) Southerly 1420 feet, more or less, to the North line of Channel Islands Boulevard, 90 feet wide; thence along said line,
- 222) Easterly 2160 feet, more or less, to the East line of Tamarac Estates recorded in Book 23 of Miscellaneous Records (Maps) at Page 43 in the office of said County Recorder; thence along said line,

- 223) Southerly 2085 feet, more or less, to the Northeast corner of Lot 85 of Tract No. 1353-2 recorded in Book 40 of Miscellaneous Records (Maps) at Page 19 in the office of said County Recorder; thence along the Northerly line of said Tract No. 1353-2,
- 224) Westerly 2802 feet, more or less, to the West line of Tract No. 1213-4 recorded in Book 31 of Miscellaneous Records (Maps) at Page 74 in the office of said County Recorder; thence along said line,
- 225) Southerly 1064.80 feet, more or less, to the South line of the map recorded in Book 8 of Parcel Maps at Page 35 in the office of said County Recorder; thence along said line,
- 226) Westerly 420 feet, more or less, to the East line of Saviers Road, 110 feet wide; thence along said line,
- 227) Southerly 1131.39 feet, more or less, to the North line of Johnson Road, 50 feet wide; thence along said line,
- 228) Easterly 1110 feet, more or less, to the East line of the map recorded in Book 11 of Parcel Maps at Page 23 in the office of said County Recorder; thence along said line,
- 229) Northerly 1124.07 feet, more or less, to the South line of Tract No. 1213-1 recorded in Book 31 of Miscellaneous Records (Maps) at Page 68 in the office of said County Recorder; thence along said line,
- 230) Easterly 1235.34 feet, more or less, to the East line of Blackstock School, shown on the map recorded in Book 33 of Record of Survey at Page 12 in the office of said County Recorder; thence along said line,
- 231) Southerly 1158.44 feet, more or less, to the North line of Bard Road, 84 feet wide; thence along said line,
- 232) Westerly 200 feet, more or less, to the North line of Johnson Road, 40 feet wide; thence along said line,
- 233) Westerly 800 feet, more or less, to the Northerly prolongation of the East line of the alley, 20 feet wide, shown on the map recorded in Book 27 of Parcel Maps at Page 12 in the office of said County Recorder abutting Parcel "A" to the East; thence along said line,
- 234) Southerly 415.31 feet, more or less, to the South line of Bard Road, 84 feet wide; thence along said line,

- 235) Westerly 475.81 feet, more or less, to the East line of Davis Court, 60 feet wide; thence along said line,
- 236) Southerly 600 feet, more or less, to the South line of the alley, 20 feet wide, shown on the map recorded in Book 28 of Parcel Maps at Page 20 in the office of said County Recorder; thence along said line,
- 237) Easterly 540 feet, more or less, to the West line of Cloyne Street, 60 feet wide; thence along said line,
- 238) Southerly 740 feet, more or less, to the South line of Dollie Street, 55 feet wide; thence along said line,
- 239) Westerly 1200 feet, more or less, to the West line of the alley, 20 feet wide, shown on Charles E. Smith Tract No. 1 recorded in Book 18 of Miscellaneous Records (Maps) at Page 69 in the office of said County Recorder abutting Lot 21; thence along said line,
- 240) Southerly 900 feet, more or less, to the North line of Pleasant Valley Road, 60 feet wide; thence along said line,
- 241) Easterly 2380 feet, more or less, to the Northerly prolongation of the East line of Tract No. 1869 recorded in Book 46 of Miscellaneous Records (Maps) at Page 30 in the office of said County Recorder; thence along said line,
- 242) Southerly 1050 feet, more or less, to the Northwest line of Ventura County Railroad, 40 feet wide; thence along said line,
- 243) Southwesterly 1700 feet, more or less, to the West line of Cypress Road, 50 feet wide; thence along said line,
- 244) Southerly 50 feet, more or less, to the North line of the land shown on map recorded in Book 33 of Records of Survey at Page 79 in the office of said County Recorder; thence along said line,
- 245) Westerly 60 feet, more or less, to the Northwest line of Ventura County Railroad; thence along said line,
- 246) Southwesterly 780 feet, more or less, to the North line of Hueneme Road, 50 feet wide; thence along said line,
- 247) Westerly 860 feet, more or less, to the, **POINT OF BEGINNING.**

**EXCEPT** those parcels of land lying between Johnson Road, 50 feet wide, and Bard Road, 84 feet wide, lying Westerly of Annexation No. 70-9 and Easterly of and including Annexation No. 67-6.

### FIRST AMENDMENT AREA

#### **College Park Shopping Center**

Being all of Parcels A and B of Parcel Map No. 73-27, filed in Book 15 of Parcel Maps, Page 14, in the office of the Ventura County Recorder, State of California.

#### **Channel Islands Shopping Center**

Being all of Parcel A of Parcel Map No. 71-31, filed in Book 11 of Parcel Maps, Page 19, in the office of the Ventura County Recorder, State of California.

#### **Carriage Square Shopping Center**

Being all of Parcel A of Parcel Map No. 82-12, filed in Book 38 of Parcel Maps, Page 57, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcels 2 and 3 of Parcel Map No. 74-22, filed in Book 20 of Parcel Maps, Page 65 in the office of the Ventura County Recorder, State of California.

#### **Highway 101 Frontage**

Being all of Parcel 1, 2 and 3 of Parcel Map No. 85-2, filed in Book 42 of Parcel Maps, Pages 65 and 66, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcels 1, 2 and 3 of the Parcel Map filed in Book 53 of Parcel Maps, Pages 99 and 100, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcel C of the Parcel Map filed in Book 39 of Parcel Maps, Page 46, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcels 1, 2 and 3 of the Parcel Map filed in Book 53 of Parcel Maps, Pages 18 and 19, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcels 1 and 2 of Parcel Map No. 90-2, filed in Book 51 of Parcel Maps, Pages 50 and 51, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcels A and B of Parcel Map No. 71-33, filed in Book 13 of Parcel Maps, Page 99, in the office of the Ventura County Recorder, State of California.

TOGETHER WITH the Easterly 168.75 feet of Lot 28 and all of Lots 29, 38, 39, 47 and 48 of Cloverdale Subdivision recorded in Book 8 of Miscellaneous Records (Maps), Page 38, in the office of the Ventura County Recorder, State of California.

SUBJECT TO grants of right of way for Ventura Boulevard.

### **Market Place**

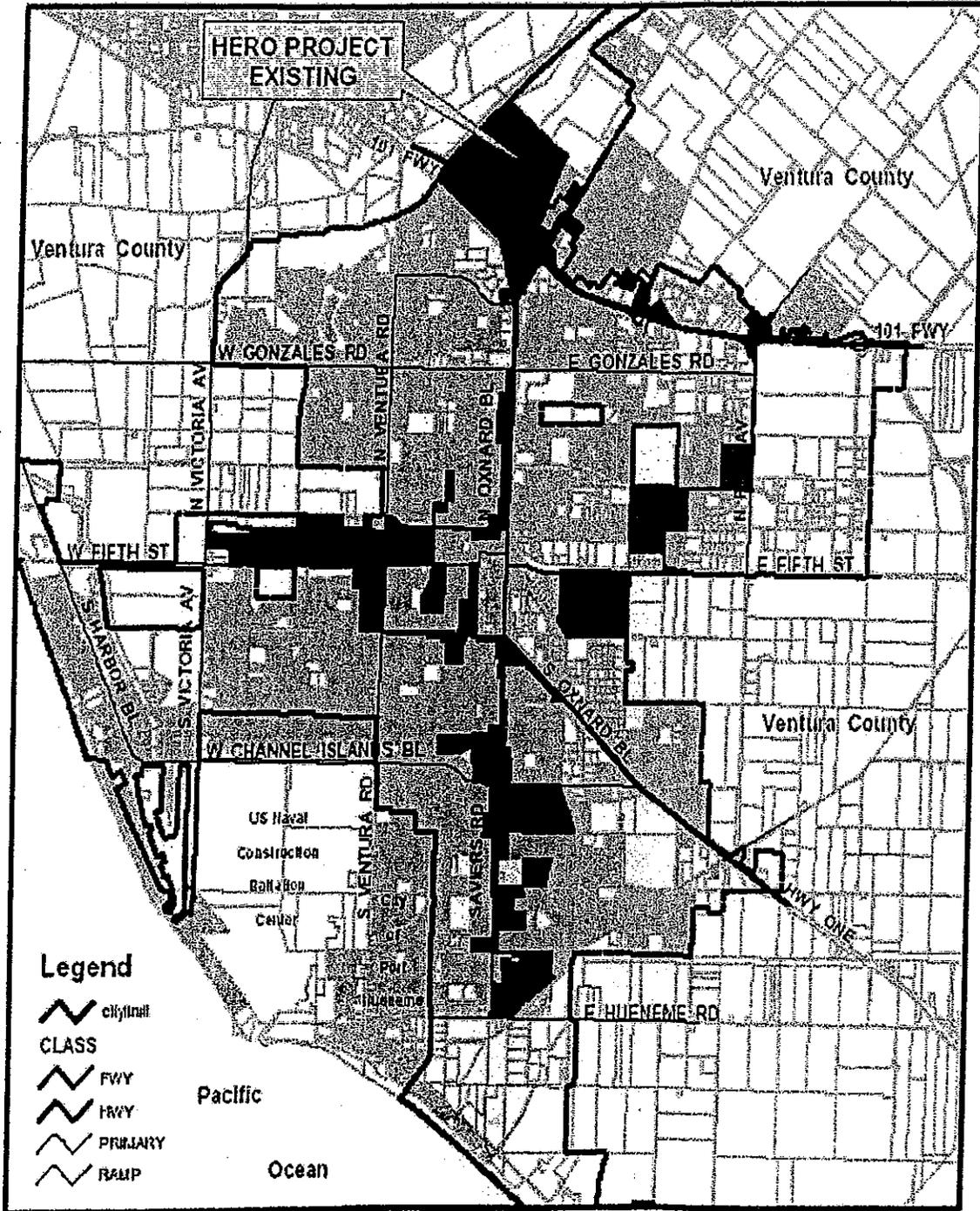
Being all of Parcel 4 of Parcel Map Waiver No. 02-300-4, recorded June 26, 2002 as Document No. 2002-0152160-00 in the office of the Ventura County Recorder, State of California.

TOGETHER WITH Parcel A of said Parcel Map Waiver for parking, access, utilities, landscape and drainage purposes.

ATTACHMENT NO. 2

PROJECT AREA MAP

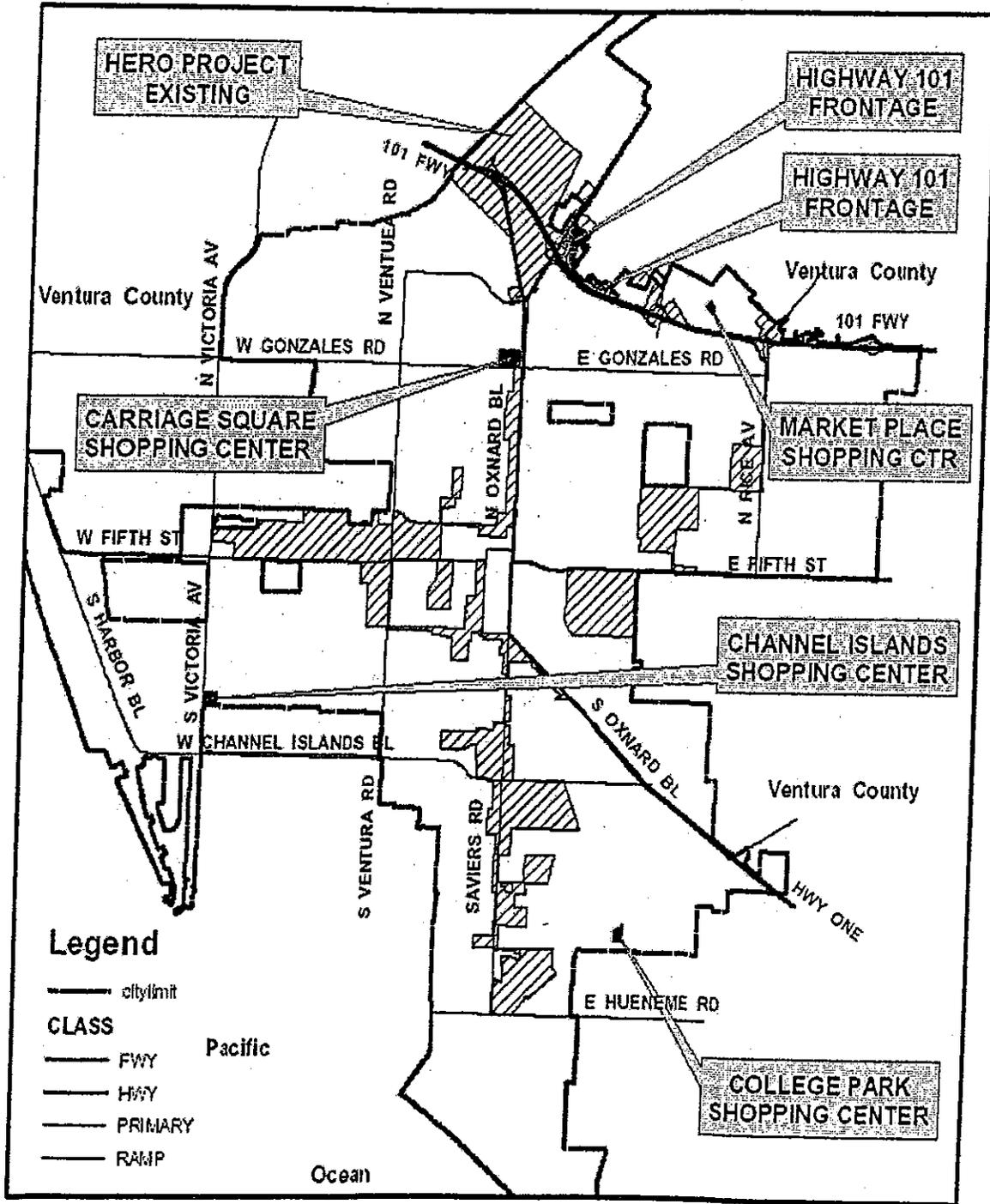
ORIGINAL PROJECT AREA



ATTACHMENT NO. 2

PROJECT AREA MAP

FIRST AMENDMENT AREA

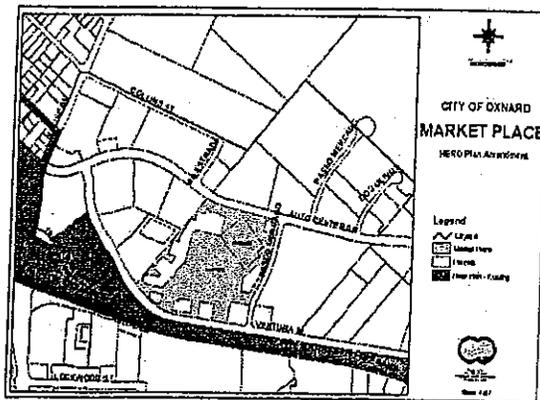
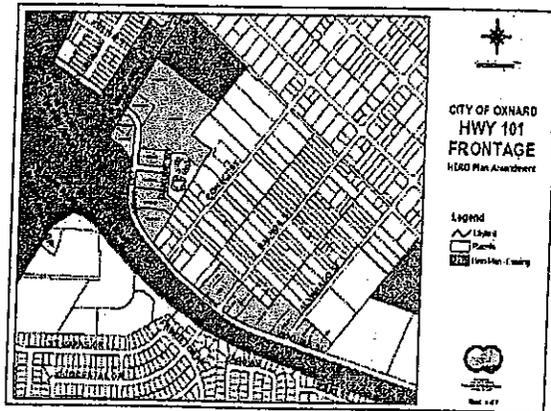
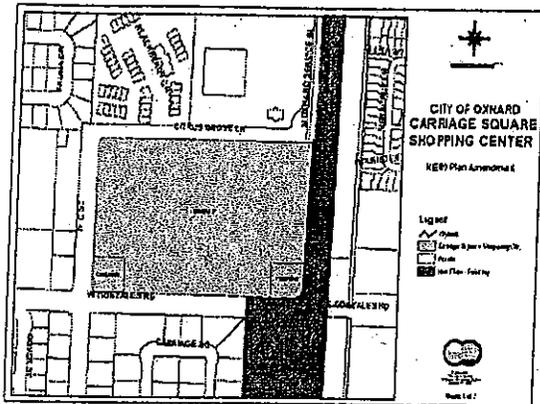
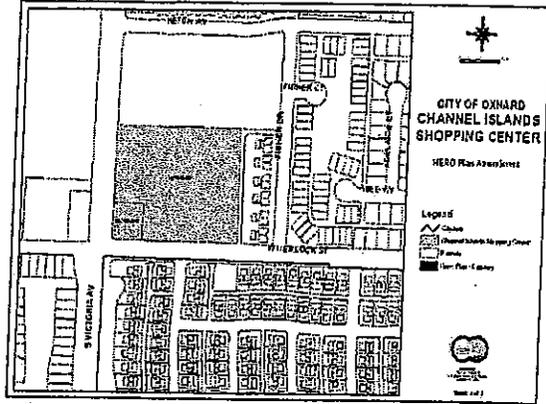
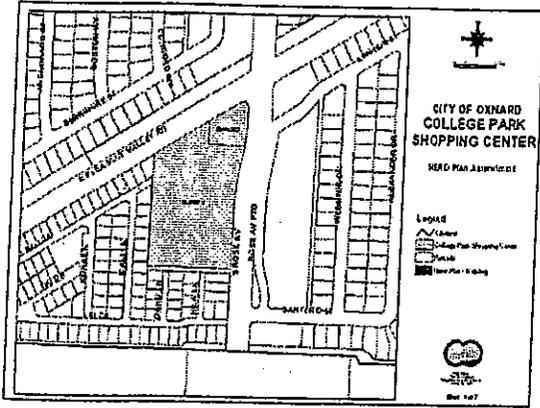




# ATTACHMENT NO. 2

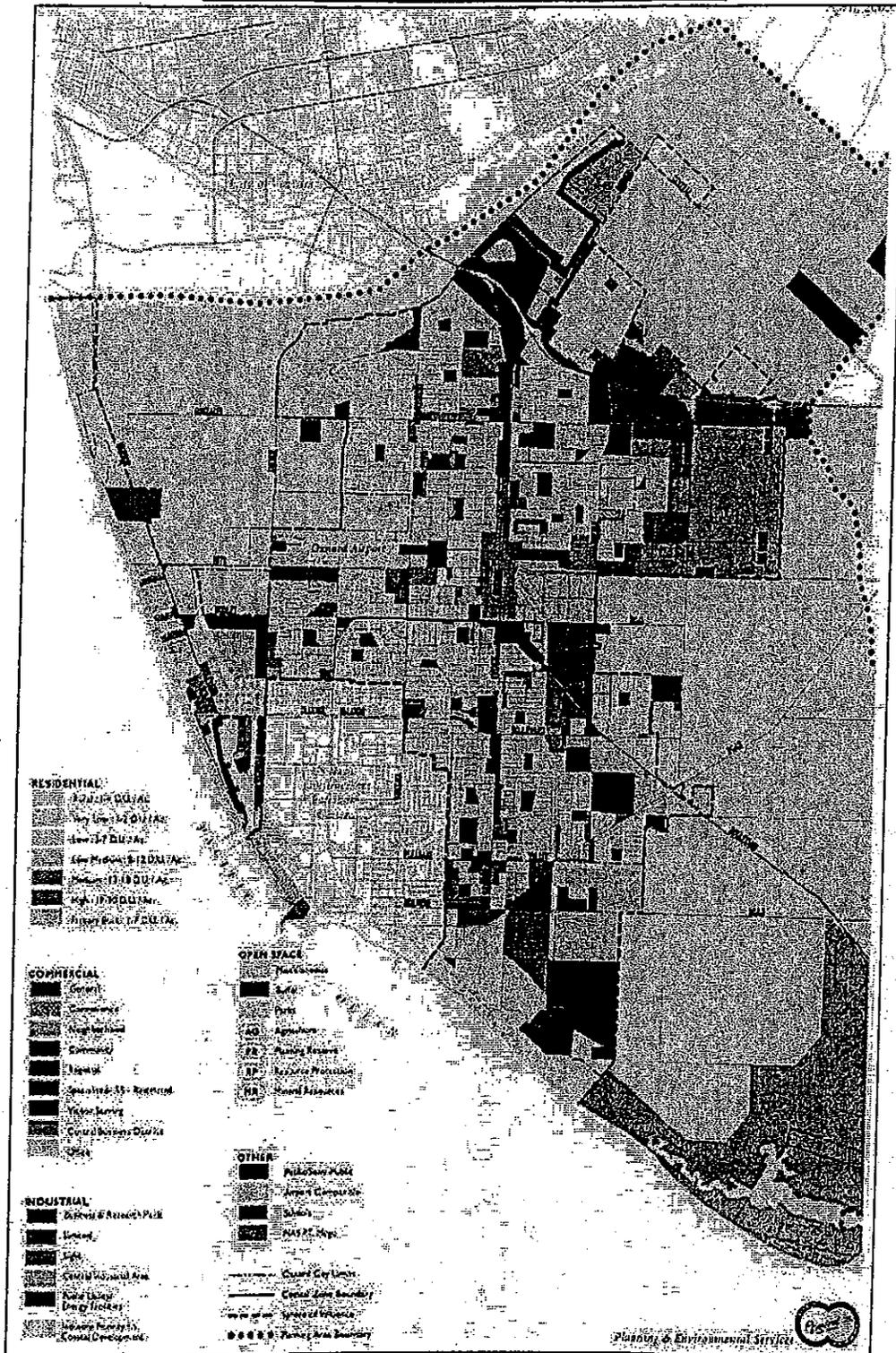
## PROJECT AREA MAP

### FIRST AMENDMENT AREA (Continued)



# ATTACHMENT NO. 3

## REDEVELOPMENT LAND USE MAP



## ATTACHMENT NO. 4

### PROPOSED PUBLIC IMPROVEMENTS

#### I. Street Systems

<u>Type of Improvement</u>	<u>Description</u>	<u>Location(s)</u>
1. Freeway Interchanges	Reconstruction, improvements, ROW acquisition to freeway interchanges along Highway 101 including hazardous mitigations as necessary.	Hwy 101 at Rose Ave., Rice Avenue, Del Norte Blvd., Oxnard Blvd., and Vineyard Avenue
2. Street Lighting	Installation of new and repair/replacement of existing street lighting	Project Area-wide, as necessary
3. Traffic Signals	Installation of new and repair/replacement of existing traffic signals, interconnects and systems	Project Area-wide, as necessary
4. Roadway Improvements	Road repair, resurfacing, and restriping; repair/replacement and new construction of concrete curbs, gutters, and sidewalks; adjustments of manhole covers and water valve boxes to new grades; right-of-way acquisition; realignment; street widening; extension of Oxnard Blvd. to Vineyard Ave. north of Hwy 101; alley repair, resurfacing and restoration; median/parkway repairs and construction; landscaping improvements; bikeways or pedestrian facilities and signage	Project Area-wide, as necessary
5. Parking Improvements	Parking structure, parking lots and signage	Vineyard Ave., Community Center area, Town Center, Wagon Wheel, and North Oxnard Blvd. Project Area-wide, as necessary
6. Utility Undergrounding	Undergrounding of utility lines	Project Area-wide, as necessary

#### II. Water, Sewer, and Flood Control Improvements

<u>Type of Improvement</u>	<u>Description</u>	<u>Location(s)</u>
1. Water Improvements	Repair/replacement of inadequate or deteriorated water systems	Town Center, Saviers Rd. between Wooley Rd. and Hueneme Rd., Fifth St. Industrial Area, Hwy 101 Interchanges at Rose Ave., Rice Avenue, Del Norte Blvd., and Johnson Drive. Residential neighborhoods of Blackstock and Cypress.
2. Sewer Improvements	Repair/replacement of inadequate or deteriorated sewer systems	Town Center, Civic Center, and Hwy 101 Interchanges
3. Storm Drainage System Improvements	Repair/replacement of inadequate or deteriorated storm drainage systems	Project Area-wide, as necessary