

AMENDED AND RESTATED REDEVELOPMENT PLAN

for the:

MERGED DOWNTOWN RENEWAL (R-108) AND CENTRAL CITY REVITALIZATION PROJECT AREA

Adopted by the:

OXNARD COMMUNITY DEVELOPMENT COMMISSION

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ATTACHMENTS

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- Attachment B Project Area Boundary Description
- Attachment C Project Eminent Domain Exclusions
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**AMENDED AND RESTATED REDEVELOPMENT PLAN
FOR THE
MERGED DOWNTOWN RENEWAL (R-108) AND CENTRAL CITY REVITALIZATION
PROJECT AREA**

I. [§100] INTRODUCTION

A. [§101] Scope

This is the Amended and Restated Redevelopment Plan for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area (the "Merged Project Area") in the City of Oxnard (the "City"), County of Ventura, State of California, and consists of the Text, the Project Area Map (Attachment A) the Legal Description of the Project Area Boundaries (Attachment B), the Eminent Domain Exclusions (Attachment C), the Proposed Public Projects (Attachment D), the Redevelopment Land Use Map (Attachment E). This Amended and Restated Redevelopment Plan has been 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.

This Amended and Restated Redevelopment Plan replaces and supercedes the Redevelopment Plans for the: (i) Downtown Renewal (R-108) Project adopted by Ordinance No. 1142 on May 14, 1968, and as further amended by Ordinance No. 2075 on May 6, 1986, Ordinance No. 2344 on November 8, 1994, and Ordinance No. 2478 on January 12, 1999, imposing various operative dates and financial limits in compliance with California Redevelopment Law; and (ii) Central City Revitalization Project adopted by Ordinance No. 1621 on July 6, 1976, and as further amended by Ordinance 1744 on February 6, 1979, adding authority for the acquisition of real property, providing relocation assistance and authorizing a Project Area Committee, Ordinance 2038 on May 7, 1985, adding 138 acres of new territory to the original Project Area, hereinafter referred to as "CCRP Annex", Ordinance 2075 on May 6, 1986 Ordinance No. 2343 on November 8, 1994, Ordinance No. 2477 on January 12, 1999, imposing various operative dates and financial limits in compliance with California Redevelopment Law, Ordinance No. 2524 on July 18, 2000, adding tax increment and eminent domain authority to the CCRP Annex and establishing initial statutory limits, and Ordinance No. 2525 on July 18, 2000, merging the Downtown Renewal (R-108) and Central City Revitalization Projects. This Amended and Restated Redevelopment Plan was adopted by Ordinance No. 2526 on, July 18, 2000, and revises various deadlines and financial limits, as provided in Community Redevelopment Law, and incorporates textual changes to reflect current law.

B. [§102] Definitions

Except where otherwise noted, the definitions appearing in this Section apply throughout this Plan.

1. [§103] "Community Redevelopment Law" or "CRL"

The term "Community Redevelopment Law" means and includes the provisions set forth in California Health and Safety Code Sections 33000 et. seq. Except as otherwise noted, the definitions of general terms which are contained in the Community Redevelopment Law ("CRL") govern the construction of this Plan.

2. [§104] "Redevelopment Plan" or "Plan"

"Redevelopment Plan" means the Amended and Restated Redevelopment Plan for the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area adopted on July 18, 2000, by City Council Ordinance No. 2526. The Amended and Restated Redevelopment Plan is hereafter referred to as "Redevelopment Plan" or "Plan."

3. [§105] Project Area

The term "Project Area" or "Merged Project Area" means and includes the area shown on the "Project Area Map" (Attachment A) and described in the "Legal Description of the Project Area Boundaries" (Attachment B).

a. [§105.1] Constituent Projects

The term "Constituent Projects" means and includes the Downtown Renewal (R-108) and Central City Revitalization Projects. The Constituent Projects are individually referred to as "Project" or "Constituent Project."

b. [§105.2] Merged Project

The term "Merged Project" means and includes the Downtown Renewal (R-108) and Central City Revitalization Projects. The Merged Project has been combined for financing purposes as permitted by Sections 33485-33489 of the CRL.

c. [§105.3] Urban Renewal Plan

In order that the Downtown Renewal Project may qualify for federal financial assistance, this Redevelopment Plan also functions as an Urban Renewal Plan under federal law. For federal purposes, this Constituent Project has been designated as Downtown Renewal Area Project Number 1 (California R-108).

C. [§106] Authority

The CDC is constituted under the authority of Section 34110 et.seq. of the California Health and Safety Code. By Ordinance No. 2358 adopted on February 7, 1995, the City Council of the City of Oxnard is designated as the CDC for purposes of administering redevelopment and community development functions as are from time to time designated by the legislative body. 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 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 that 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.

D. [§107] General Plan Consistency

The proposed redevelopment of the Project Area is consistent with 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. In the event of any conflict between the provisions of the Plan and the provisions of the City's General Plan, the General Plan shall control.

E. [§108] Project Area Goals and Objectives

The Redevelopment Plan provides a mechanism by which the CDC can utilize a range of projects and programs and work with residents, businesses and property owners, to alleviate the blighted conditions that 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.

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

2. Eliminate and prevent the spread of blight and deterioration, and the conservation and rehabilitation of the Project Area in accordance with the City's General Plan, applicable Specific Plans, and other local codes and ordinances.

3. Re-plan, redesign, and redevelop underdeveloped or poorly developed areas that are underutilized or improperly utilized.
4. Strengthen the economic base of the Project Area by redevelopment and rehabilitation of structures and the installation of needed improvements.
5. Promote private sector investment within the Project Area.
6. Provide, through economic growth, for increased sales tax revenue, business licensee fees, and other fees, taxes and revenues to the City of Oxnard.
7. 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.
8. Create local job opportunities and preserve the existing employment base.
9. Preserve and rehabilitate existing low- and moderate-income housing.
10. Provide, by rehabilitation or new construction, improved housing for individuals and/or families of very-low, low or moderate incomes.

F. [\$109] Merged Project

Upon the effective date of the ordinance merging the Constituent Project Areas, the Downtown Renewal (R-108) Project Area and the Central City Revitalization Project Area (as amended to incorporate the territory within the CCRP Annex) are hereby merged and may, collectively, hereinafter be known and referred to as the "Merged Project Area." The Downtown Renewal (R-108) and Central City Revitalization Projects are merged so that the taxes attributable to each Constituent Project Area which are allocated to the CDC pursuant to Section 33670(b) of the CRL shall be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the CDC to finance or refinance, in whole or in part, the Merged Project, except that any such taxes attributable to a Constituent Project Area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreement pledging such taxes from that Constituent Project Area, which resolution or other agreement was adopted or approved by the CDC prior to the merging of the Downtown Renewal (R-108) and Central City Revitalization Projects. Except as otherwise noted herein, tax increment revenue attributed to each Constituent Project Area may be used for any lawful purpose in either or both of the Downtown Renewal (R-108) or Central City Revitalization Projects.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are shown on the "Project Area Map," attached hereto as Attachment A, and described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment B, 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 and to accomplish the goals of this Plan as set forth in Section 111 by:

1. The acquisition of 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 desiring to reestablish within the redeveloped portions of the Project Area;
4. The management of any property under the ownership and control of the CDC;
5. The provision of relocation assistance to displaced occupants of acquired property;
6. The installation, construction or reconstruction of streets, utilities and other public facilities and 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 preservation of affordable housing;

11. The assembly of adequate sites for the development and construction of industrial, retail, residential, and commercial facilities, and the resulting increase in employment opportunities; and
12. Other actions as appropriate.

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 and Extension of Preferences for Reentry Within Redeveloped Project Area

1. [\$303] Owner Participation Rules

In accordance with this Plan and the rules for owner participation adopted by the CDC pursuant to this Plan and the Redevelopment Law, persons who are owners of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, or new development, by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the CDC and purchasing and developing other properties in the Project Area.

If conflicts develop between the desires of participants for particular sites or land uses, the CDC is authorized to establish reasonable priorities and preferences among the participants.

In accordance with this Plan and the rules for preferences for business occupants to re-enter redeveloped areas within the Project Area, adopted by the CDC pursuant to this Plan and the Redevelopment Law, the CDC shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

2. [\$304] Owner Participation Agreements

The CDC may require that, as a condition to participating in redevelopment, each participant who has submitted an acceptable proposal to the CDC shall enter into a binding agreement with the CDC by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the CDC, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to maintain, or rehabilitate or newly develop their real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the CDC.

C. [\$305] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the redevelopment of the Project Area. 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 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 Area.

D. [\$306] Property Acquisition

1. [\$307] 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.

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, must be commenced within twelve (12) years from the date the City Council ordinance adopting this Amended and Restated Redevelopment Plan becomes effective.

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.

The CDC is not authorized to acquire real property by eminent domain for those properties which conform to this Plan and for which a Certificate of Conformance has been issued to qualifying properties prior to adoption of this Plan. Properties for which a Certificate of Conformance has been issued are listed in the "Eminent Domain Exclusions," attached hereto as Attachment C, incorporated by reference herein. The exclusion from eminent domain shall continue so long as the qualifying property continues to conform to this Plan and such further terms and conditions as the CDC may require as necessary or appropriate to carry out this Plan.

2. [\$308] 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, except as to those properties for which a Certificate of Conformance has been issued pursuant to Section 309.

F. [\$309] 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.

G. [§310] Payments to Taxing Agencies

In accordance with Section 33401 of the CRL, 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.

H. [§311] Relocation of Persons (including Individuals and Families), Business Concerns and Others Displaced by CDC Undertakings

1. [§312] Assistance in Finding Other Locations

In order to carry out the redevelopment of the Project Area 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. [§313] Relocation Payments

The CDC shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the CDC 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.

I. [§314] Demolition, Clearance, and Building and Site Preparation

1. [§315] Demolition and Clearance

The CDC is authorized to demolish and clear buildings, structures and other improvements from any real property acquired.

2. [§316] 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 or acquired 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, industrial and other uses provided in this Plan.

J. [§317] Property Disposition and Development

1. [§318] Real Property Disposition and Development

a. [§319] 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 by the CDC to the City or any other public body, 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. [§320] 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, including, but not limited to the clauses required by Section 33436 of the CRL.

c. [\$321] Development by the CDC

To the extent now or hereafter permitted by law, the CDC is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area, if the City Council determines that the buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, and that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available, and that the payment of funds involved will assist in the elimination of one or more blighting conditions inside the Project Area. The CDC may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 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 Redevelopment Law and under Section 500 of this Plan, or out of any other available funds. Each facility referred to in the "Proposed Public Projects," attached hereto as Attachment D and incorporated herein by reference, is eligible for CDC funding. This Redevelopment Plan does not obligate the CDC to finance or otherwise assist the installation or construction of any particular facility or improvement.

d. [\$322] Development Plans

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

2. [\$323] 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.

K. [§324] Rehabilitation, Conservation and Moving of Structures

1. [§325] 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. [§326] 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.

L. [§327] Low- and Moderate-Income Housing

1. [§328] Replacement Housing

In accordance with Section 33413 of the CRL, 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 a redevelopment project that is subject to a written agreement with the CDC or where financial assistance has been provided by the CDC, 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 CRL. At least seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

2. [§329] Increased and Improved Housing Supply

Subject to any limitations and exceptions authorized by law and exercised by the CDC, not less than twenty percent (20%) of all taxes which are allocated to the CDC pursuant to subdivision (b) of Section 33670 of the CRL and Section 502 of this Plan shall be used by the CDC for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income. 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;
- e. Improve land or building sites with on-site or off-site improvements;
- f. Donate land to private or public persons or entities,
- g. Finance insurance premiums pursuant to Health and Safety Code Section 33136;
- h. Construct buildings or structures;
- i. Acquire buildings or structures;
- j. Rehabilitate buildings or structures;
- k. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income;
- l. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- m. 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 328 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 Area are made as required by Section 33334.2 of the CRL.

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.

3. [§330] Inclusionary Housing

To the extent and in the manner provided by the CRL, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the CDC, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate

income shall be available at affordable housing costs to, and occupied by, very low income households.

To the extent and in the manner provided by the CRL, at least fifteen percent (15%) of all new or rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the CDC shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to very low-income households.

4. §331 Affordability Covenants

The aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 330 and 332 shall remain available at affordable housing cost to persons and families of low or moderate income and very low income households for the longest feasible time, as determined by the CDC, but for not less than the periods set forth in Section 800 for the duration of this Plan, except to the extent a longer period of time is required by other provisions of law.

All new or substantially rehabilitated housing units developed or otherwise assisted with moneys from the Low and Moderate Income Housing Fund pursuant to Section 331 shall remain available at affordable housing cost to persons and families of low or moderate income and very low income households for the longest feasible time, except to the extent a longer period of time may be required by other provisions of law, as set forth below.

a. §332 Rental Units. Rental units shall remain available at affordable housing costs for a minimum of fifteen (15) years. However, the CDC may replace rental units with equally affordable and comparable rental units in another location with the City of Oxnard if: (i) the replacement units are available for occupancy prior to the displacement of any persons and families of low or moderate income residing in the units to be replaced; and (ii) the comparable replacement units are not developed with money's from the Low and Moderate Income Housing Fund.

b. §333 Owner Occupied Units. Owner occupied units shall remain available at affordable housing costs for a minimum of ten (10) years. However, the CDC may permit sales of owner-occupied units prior to the expiration of the ten-year period pursuant to an adopted program which protects the CDC's investment of moneys from the Low and Moderate Income Housing Fund, including, but not limited to, an equity sharing program which establishes a schedule of equity sharing the permits retention by the seller of a portion of those proceeds based on the length of occupancy.

c. §334 Extended Covenants. For dwelling units developed with moneys deposited into the Low and Moderate Income Housing Fund and

attributable to the Merged Project Area on and after the effective date of the Merger, both rental and owner occupied units shall remain available at affordable housing costs for a minimum of thirty (30) years. All funds accruing to the Low and Moderate Income Housing Fund from the Constituent Projects prior to the effective date of the Merger shall be subject to the provisions of Sections 332 and 333.

IV. **[§400] LAND USES PERMITTED IN THE PROJECT AREA**

A. **[§401] Redevelopment Land Use Map**

The "Redevelopment Land Use Map," attached hereto as Attachment E 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 Area for all land -- public, semi-public and private. The City will from time to time update and revise its General Plan. 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 General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within the Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments. Attachment E, shall be deemed amended without further CDC action to reflect changes in the City's General Plan from time to time.

B. **[§402] Designated Land Uses**

1. **[§403] Residential Uses**

The areas shown on the Redevelopment Land Use Map (Attachment E) for residential uses which are located in the Project Area 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 E) for commercial uses which are located in the Project Area shall be used for the permitted commercial uses set forth and described in the City's General Plan.

3. **[§405] Industrial Uses**

The areas shown on the Redevelopment Land Use Map (Attachment E) for industrial uses which are located in the Project Area shall be used for the permitted industrial uses set forth and described in the City's General Plan.

4. [\$406] Open Space Uses

The areas shown on the Redevelopment Land Use Map (Attachment E) for open space uses which are located in the Project Area 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 E) for public/semi-public uses which are located in the Project Area shall be used for the permitted public facilities uses set forth and described in the City's General Plan.

6. [\$408] Airport Compatible Use

The areas shown on the Redevelopment Land Use Map (Attachment E) for airport compatible uses which are located in the Project Area 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 E) for schools which are located in the Project Area shall be used for the permitted uses set forth and described in the City's General Plan.

8. [\$410] Open Space

The areas shown on the Redevelopment Land Use Map (Attachment E) for open space uses which are located in the Project Area shall be used for the permitted industrial or open space uses set forth and described in the City's General Plan.

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 uses set forth and described in the City's General Plan.

C. [\$412] Other Land Uses

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

The principal streets within each Project Area are shown on the Project Area Map in Appendix A. 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 redevelopment of the Project Area. Any changes in the existing interior or exterior street layout shall be in accordance with the City's 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 under the rules for owner participation adopted by the CDC for the Project Area 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 Area 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 E), 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 Area 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 General Plan.

4. [\$421] Number of Dwelling Units

The number of dwelling units presently in the Project Area is approximately 446 and shall not exceed the number of dwelling units permitted under the City's General Plan.

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.

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 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 of an existing building in the Project Area unless 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 redevelopment of the Project Area 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 administration of the 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 agency may expend money to assist the CDC in carrying out redevelopment of the Project Area. As available, funds from the City's capital improvements program derived from gas tax funds from the state and county may be used for street improvements and public transit facilities.

The CDC may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide those facilities.

B. [§502] Tax Increment Funds

1. [§503] Base Allocation

a. General Provisions. In substance, the interest and principal on CDC bonds, as well as on any other loans, monies advanced to, or indebtedness incurred by the CDC to finance or refinance, in whole or in part, the Merged Project will be paid by the increase in tax revenues which will be realized because of the redevelopment of the Constituent Project Areas. Accordingly, pursuant to the provisions of Chapter 6, Articles 5 and 6 of the CRL, the taxes, if any, levied upon taxable property in the Constituent Project Areas each year by or for the benefit of the State of California, any city, county, city and county, district, or other public corporation (herein sometimes called "taxing agencies") after the effective date of the ordinance approving the original Redevelopment Plan for each Constituent Project Area, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the said taxing agencies upon the total sum of the assessed value of the taxable property in the Constituent Project Areas as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, 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 and for any taxing agency or agencies which did not include the territory of the Constituent Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Constituent Project on the effective date), provided that such allocation shall be adjusted as necessary to reflect an election made by an affected taxing agency pursuant to Section 33676 of the CRL; and

(2) Except as otherwise provided in Section 503.c. hereof, 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, the Merged Project. Unless and until the total assessed valuation of the taxable property in a Constituent Project Area exceeds the total assessed value of the taxable property in that Constituent Project Area as shown by the last equalized assessment roll referred to in Section 503.a.(1) hereof, all of the taxes levied and collected upon the taxable property in the Constituent Project Area 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 Constituent Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

b. Special Provisions. The provisions of Section 503.a.(2) hereof are subject to the stipulations set forth in Section 112 regarding the use of taxes and priority of debt incurred and accruing to the Constituent Project Areas.

c. CCRP Annex. On May 7, 1985, the City Council of the City of Oxnard adopted Ordinance No. 2038, adding 138 acres of territory to the Central City Revitalization Project Area (hereinafter referred to as "CCRP Annex"). For the purpose of Section 503.a. hereof, the assessment roll of the county last equalized prior to the effective date of Ordinance 2038 shall be used in allocating taxes levied upon the assessed valuation of the taxable property in the CCRP Annex; provided, however, that the allocation of taxes as provided in Section 503.a.(2) shall not commence until the effective date of the ordinance adding the provisions for the allocation of taxes set forth in Section 33670 of the CRL.

2. [\$504] Distribution to Affected Taxing Entities

To the extent required by applicable law, the CDC shall make the required payments to affected taxing entities.

C. [\$505] Limitation on Taxes

The amount of tax which may be divided and allocated to the CDC from the entire Merged Project Area shall not exceed \$329,000,000.00.

D. [\$506] Establishment and Payment of Debt

The CDC shall not establish or incur loans, advances, or indebtedness to be repaid from tax increment derived from a Constituent Project Area beyond the following dates.

1. [\$506.1] Downtown Renewal (R-108) Project

All loans, advances, and indebtedness to be repaid from tax increment revenues received from the Downtown Renewal (R-108) Project Area shall be established not later than January 1, 2009. Subject to the provisions of paragraphs (g) and (h) of Section 33333.6 of the CRL, no indebtedness shall be repaid from the division and allocation of taxes to the CDC from the Downtown Renewal (R-108) Project Area beyond ten years from the date of termination of the effectiveness of the original Redevelopment Plan for the Downtown Renewal (R-108) Project, or January 1, 2019.

2. [\$506.2] Central City Revitalization Project

All loans, advances, and indebtedness to be repaid from tax increment revenues received from the Central City Revitalization Project Area (excluding the CCRP Annex) shall be established not later than January 1, 2014. Subject to the provisions of paragraphs (g) and (h) of Section 33333.6 of the CRL, no indebtedness shall be repaid from the division and allocation of taxes to the CDC from the Central City Revitalization Project Area (excluding the CCRP Annex) beyond ten years from the date of termination of the effectiveness of the original Redevelopment Plan for the Central City Revitalization Project, or July 5, 2026.

3. [\$506.3] CCRP Annex

All loans, advances, and indebtedness to be repaid from tax increment revenues received from the CCRP Annex shall be established not later than May 6, 2015. Subject to the provisions of paragraphs (g) and (h) of Section 33333.6 of the CRL, no indebtedness shall be repaid from the division and allocation of taxes to the CDC from the CCRP Annex beyond May 6, 2035.

E. [\$507] Limit on Bond Indebtedness

The amount of bonded indebtedness which may be outstanding at one time for the entire Merged Project Area shall not exceed \$135,944,000.00.

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 may 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 Plan in the Project Area.

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 for the time periods indicated below. After the expiration of the applicable time limit on the effectiveness of the Amended and Restated Redevelopment Plan for a Constituent Project Area, the CDC shall have no authority to act in that Constituent Project Area pursuant to the Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the CDC has not completed its housing obligations pursuant to Section 33413 of the CRL, in which case the CDC shall retain its authority to implement requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

A. [§801] Downtown Renewal (R-108) Project.

The term of plan effectiveness for the Downtown Renewal (R-108) Project shall expire on January 1, 2009

B. [§802] Central City Revitalization Project

The term of plan effectiveness for the Central City Revitalization Project (excluding the CCRP Annex) shall expire on July 5, 2016.

C. §803 CCRP Annex

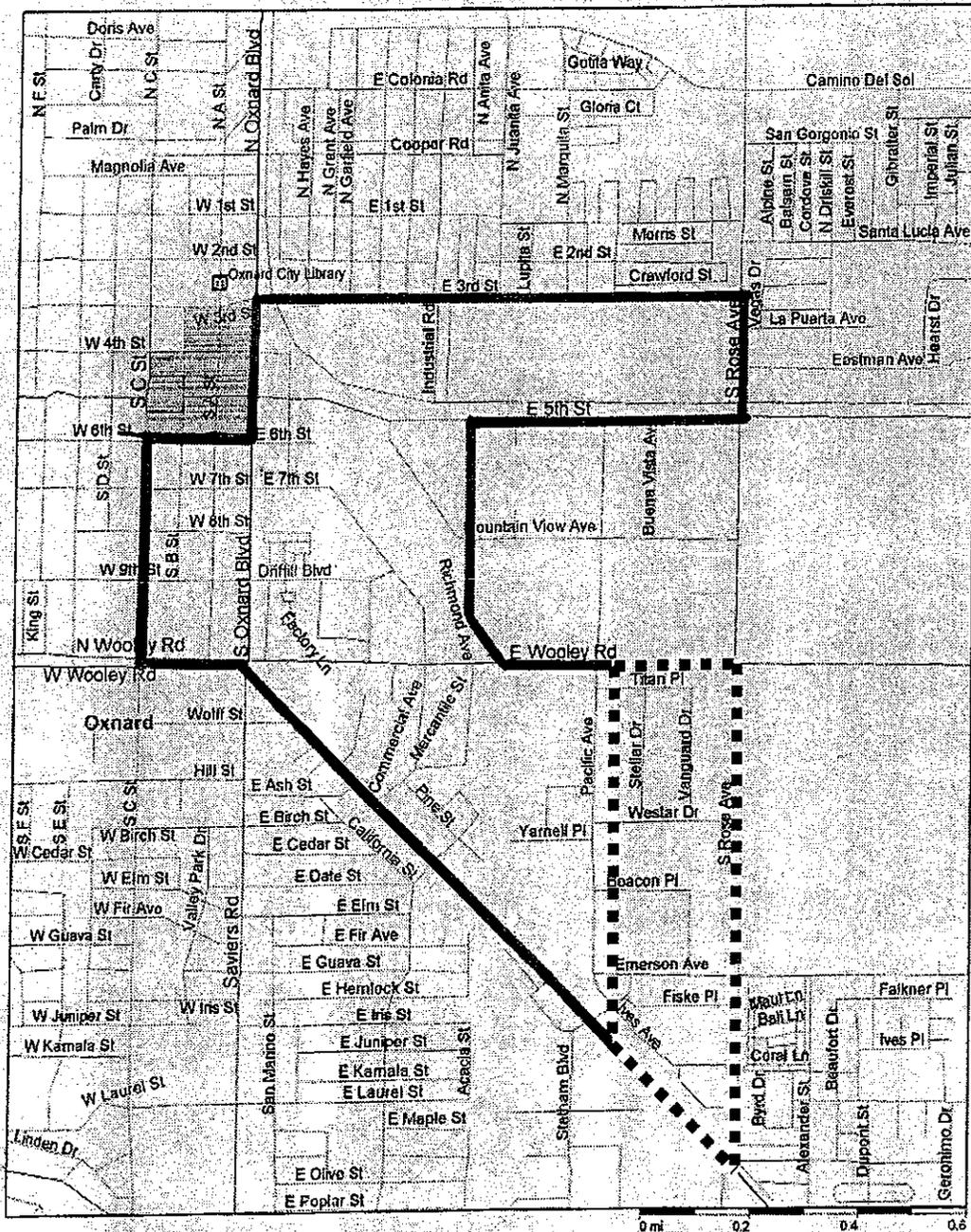
The term of plan effectiveness for the CCRP Annex shall expire on May 6, 2025.

IX. §900 PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the CRL or by any other procedure hereafter established by law.

**ATTACHMENT A
PROJECT AREA MAP**

ATTACHMENT A MERGED PROJECT



DOWNTOWN RENEWAL (R-108)

CCRP ANNEX

CENTRAL CITY REVITALIZATION (Original Project Area)

**ATTACHMENT B
PROJECT AREA
BOUNDARY DESCRIPTION**

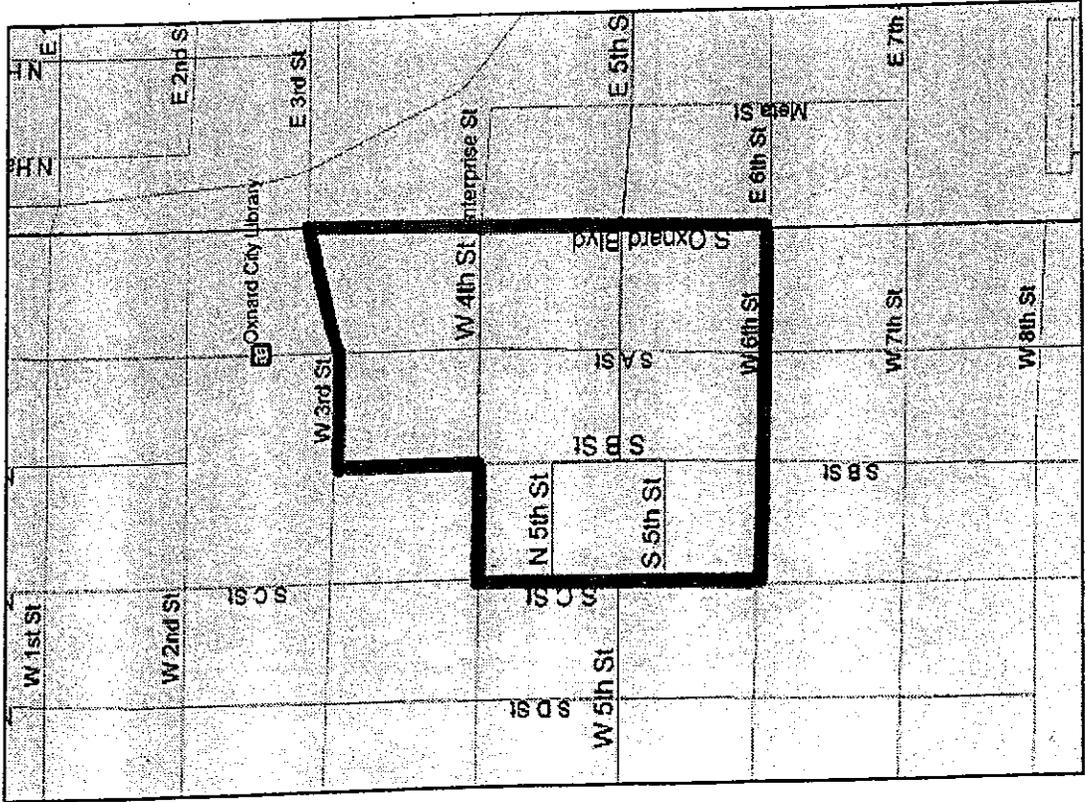
ATTACHMENT B MERGED PROJECT LEGAL DESCRIPTION

DOWNTOWN RENEWAL (R-108) PROJECT

That portion of the Town of Oxnard, as shown on a map recorded in Book 5, page 9 of Miscellaneous Records, in the office of the County Recorder of Ventura County, State of California, and more particularly described as follows:

Beginning at the Southeast corner of Lot 8, Block D, as said lot and block are shown on said map of the Town of Oxnard, thence along a line which is the Westerly prolongation of the Southerly line of Block C of said Town and along said Southerly line,

- 1st: - East 380.00 feet to a point on the Southeast corner of Block C of said Town of Oxnard, thence along the Easterly line of said block and its Northerly prolongation,
- 2nd: - North 480.00 feet to the Southeast corner of Block 8, of said Map of the Town of Oxnard, thence along the Westerly prolongation of the Southerly line of Block 9, and along the Southerly line of said block and along the Southerly line of Block 10,
- 3rd: - East 830.00 feet to a point on the Easterly line of Oxnard Boulevard, said point being also the Westerly line of Lot 2, of the Resubdivision of Subdivision 31 of the Rancho Colonia, as shown on a map recorded in Book 8, page 41 of Maps, thence along the Easterly line of said Boulevard,
- 4th: - South 1,520.00 feet to a point, that point being the Easterly prolongation of the North line of Lot 1, Block T, thence along the line which is the Easterly prolongation of the North line of Block T, as shown on said map of the Town of Oxnard and along the North line of said Block T, S, R, then,
- 5th: - West 1,210.00 feet to a point which is the Northeast corner of Block 9 of said Town of Oxnard, thence along the Westerly line of "C" Street, 80.00 feet wide,
- 6th: - North 1,040.00 feet to the point of beginning.



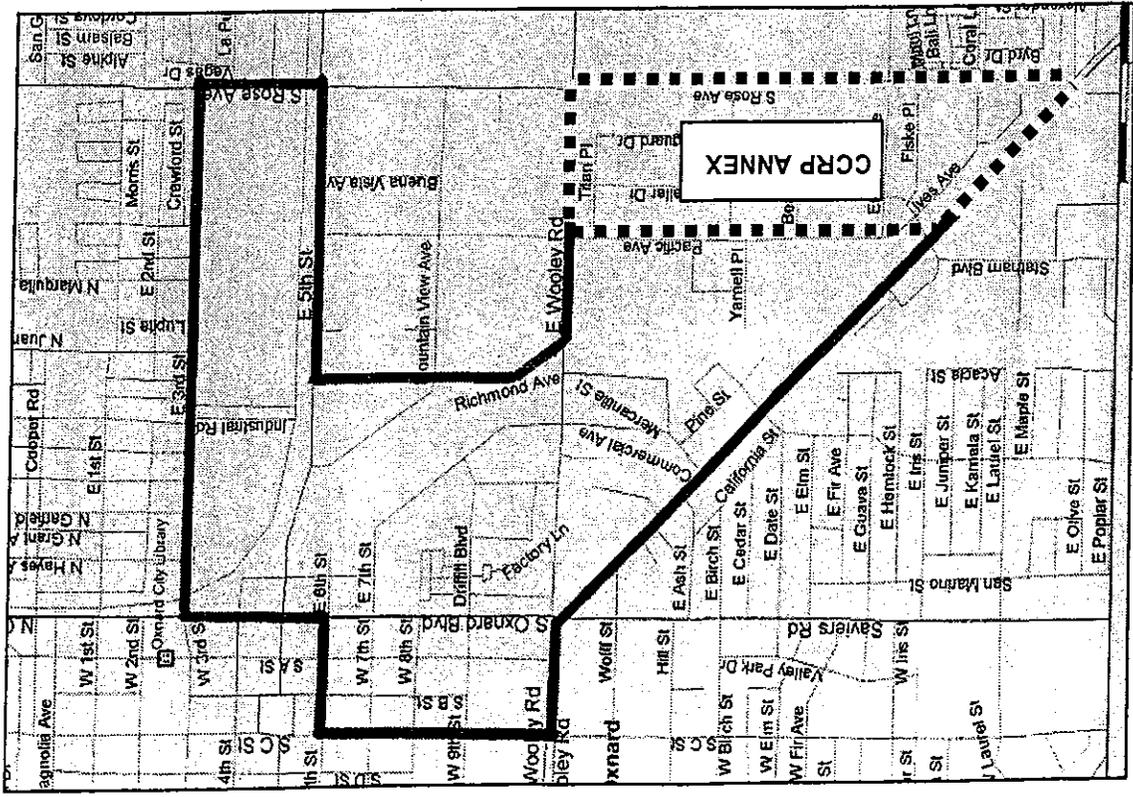
ATTACHMENT B (Continued) MERGED PROJECT LEGAL DESCRIPTION

CENTRAL CITY REVITALIZATION PROJECT Original Project Area Boundaries

That portion of the City of Oxnard described as follows:

Beginning at the Southerly terminus of the 2nd course of the annexation to the City of Oxnard No. 72-14 (Ruggles) filed as Document No. 7098, recorded February 5, 1974, in Book 4220, Pages 133-140 of Official Records, in the County of Ventura, State of California; thence following the boundary of said Annexation 72-14, and its Northerly prolongation,

- 1st: North 00° 03' 05" East to a point of intersection with the Southerly line of Wooley Road (60 feet wide); thence,
- 2nd: Westerly along the Southerly line of said Wooley Road, to a point of intersection with the Southerly prolongation of the Easterly line of Richmond Avenue (60 feet wide); thence,
- 3rd: Northerly along said Southerly prolongation and the Easterly line of Richmond Avenue, and its Northerly prolongation, to a point of intersection with the Southerly line of that certain parcel of land, recorded as Parcel "A" in Book 11, Page 18 of Parcel Maps of said Ventura County; thence along the Southerly line of said Parcel "A," and its Easterly prolongation,
- 4th: Easterly to a point of intersection with the Southwest corner of Parcel "B" as recorded in Book 17, Page 18 of Parcel Maps of said Ventura County; thence,
- 5th: Easterly along the Southerly boundary of said Parcel "B," and its Easterly prolongation, to a point of intersection with the Easterly line of Rose Avenue (79.00 feet); thence,
- 6th: Northerly along said Easterly line of Rose Avenue to a point of intersection with the Easterly prolongation of the Northerly line of Third Street (42.00 feet wide); thence,
- 7th: Westerly along said Easterly prolongation and the Northerly line of Third Street, to a point on the Easterly line of Oxnard Boulevard; thence along the Easterly line of said Boulevard,
- 8th: Southerly to a point, that point being the Easterly prolongation of the North line of Lot 1, Block "T," as shown on a map recorded in Book 5, Page 9 of Miscellaneous Records of said Ventura County; thence along the line which is the Easterly prolongation of the North line of Block "T," as shown on said map (5 MR 9) and along the North line of said Block "T," "S," "R," thence,
- 9th: Westerly to a point which is the Northeast corner of Block "Q" of said Map (5 MR 9); thence along the Westerly line of "C" Street (80 feet wide); thence,



ATTACHMENT B (Continued) MERGED PROJECT LEGAL DESCRIPTION

CENTRAL CITY REVITALIZATION PROJECT Original Project Area Boundaries

CCRP ANNEX Original Project Area Boundaries

- 10th: Southerly to a point of intersection with the Northerly line of Eighth Street (80 feet wide); thence,
- 11th: Easterly along the Easterly prolongation of said Eighth Street, to a point on the East line of "C" Street and being the Southwest corner of Lot 9, Block "W;" thence along said East line,
- 12th: Southerly to a point on the Easterly prolongation of the South line of the land described in Book 835 at Page 333 of Official Records of said Ventura County, said line also being the South line of Ninth Street (60 feet wide); thence along said South line,
- 13th: Westerly to a point of intersection with the Westerly line of "C" Street; thence,
- 14th: Southerly along the Westerly line of said "C" Street, to a point of intersection with the Southerly line of Wooley Road (45 feet wide); thence,
- 15th: Easterly along said Southerly line of Wooley Road to a point of intersection with the Northwesterly line of Oxnard Boulevard (100 feet wide); thence,
- 16th: Southeasterly along said Oxnard Boulevard to a point, said point being the Southerly most terminus of the 3rd Course of the Annexation to the City of Oxnard No. 72-14 filed as Document No. 7098, recorded in Book 4220, Page 6 133-140 of Official Records, in said Ventura County; thence following the boundary of said Annexation 72-14,
- 17th: North 46° 07' 30" East to the point of beginning.

EXCEPT that property being bounded as follows:

Easterly of a strip of land 25.00 feet in width whose Westerly boundary is contiguous with the Easterly boundary of a certain strip of land 15.00 feet in width conveyed to the Ventura County Railroad Company, recorded in Book 899, Page 60 of Official Records in said Ventura County; Southerly of the South line of Wooley Road, 60.00 feet wide to the Northerly line of Highway 1 (Oxnard Boulevard).

That portion of the City of Oxnard described as follows:

Beginning at the Southerly terminus of the 2nd course of the annexation to the City of Oxnard No. 72-14 (Ruggles) filed as Document No. 7098, recorded February 5, 1974, in Book 4220, Pages 133-140 of Official Records, in the County of Ventura, State of California; thence, following the boundary of said Annexation 72-14, and its Northerly prolongation,

- 1st: North 00° 03' 05" East to a point of intersection with the Southerly line of Wooley Road (60 feet wide); thence, along the Southerly line of said Wooley Road,
- 2nd: Easterly to the Easterly line of the future Rose Avenue (110 feet wide); thence, along said Easterly line,
- 3rd: Southerly to the Southwesterly line of Oxnard Boulevard (156 feet wide); thence, along said Southwesterly line,
- 4th: Northwesterly along said Oxnard Boulevard to a point, said point being the Southerly most terminus of the 3rd Course of the Annexation to the City of Oxnard No. 72-14 filed as Document No. 7098, recorded in Book 4220, Pages 133-140 of Official Records, in said Ventura County; thence, following the boundary of said Annexation 72-14,
- 5th: North 46° 07' 30" East to the point of beginning.

**ATTACHMENT C
PROJECT EMINENT
DOMAIN EXCLUSIONS**

**ATTACHMENT C
EMINENT DOMAIN EXCLUSIONS**

No Exclusions

**ATTACHMENT D
PROPOSED
PUBLIC PROJECTS**

ATTACHMENT D PROPOSED PUBLIC PROJECTS

Sign/Image Enhancement: Strategically place signs and kiosks throughout the City identifying location and activities occurring Downtown, including Highway 101 and Route 1 directional signs.

Acquisition and Disposition: Assemble and recycle properties targeted for redevelopment. Specific emphasis is placed on the development of a Downtown multiplex theater/retail project, consolidation and expansion of public parking, and selective reuse of existing parking lots.

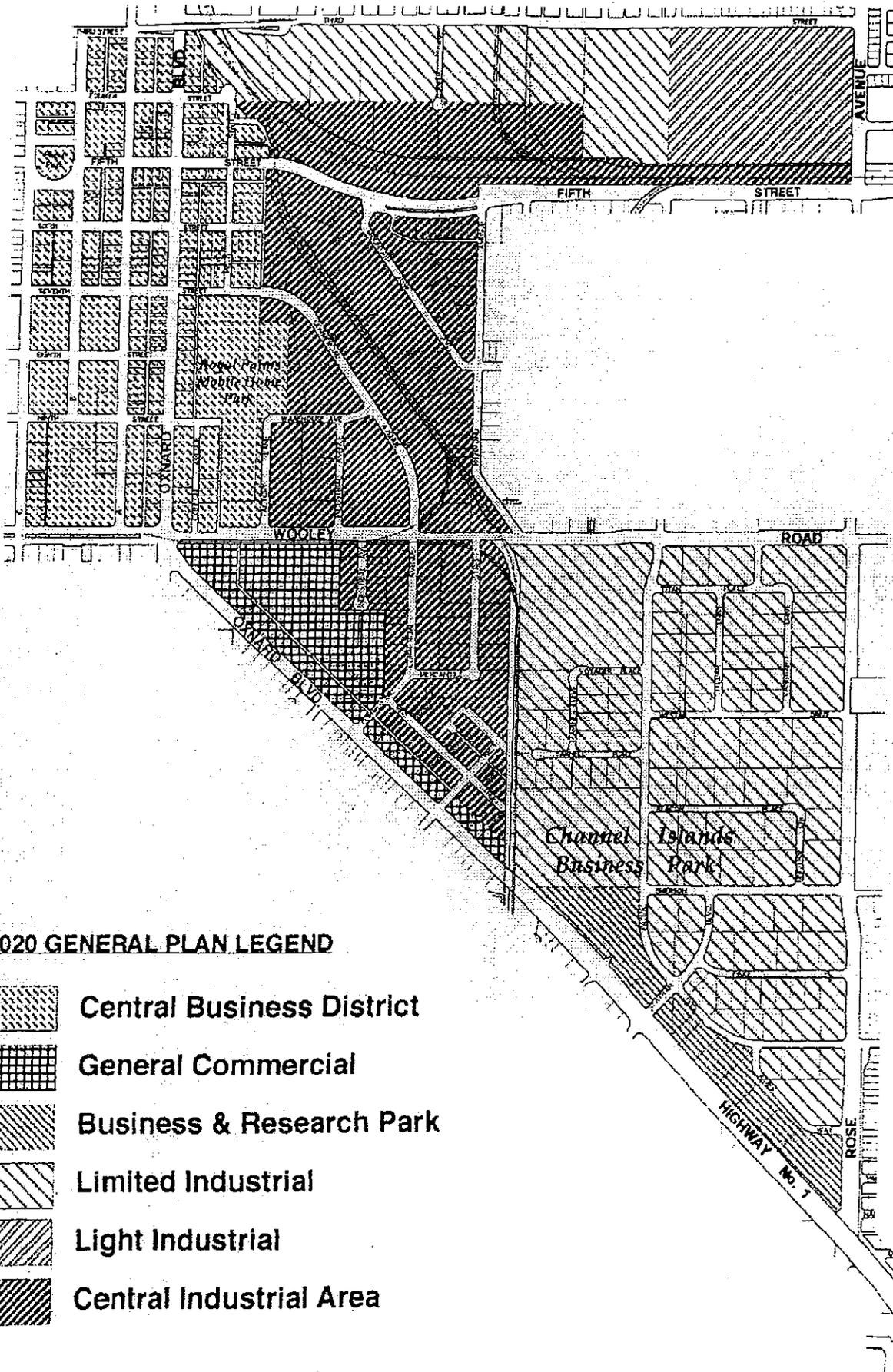
Urban Design Improvements: Enhance the pedestrian environment throughout the Project Area including curbs, streetlights, public spaces, street trees and furniture on public sidewalks.

Drainage Improvements: Construct northerly extension of "E" Street storm drain. Construct storm drain improvements at Rose Avenue and Mountain View, Meta Street, Wooley Road and Five Points Intersection.

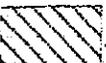
Water and Sewer Improvements: Replace existing sewer mains, upgrade cast iron water main, and install new lateral connections as needed. Construct new water blending station at Wooley Road and Richmond Avenue, install new industrial water lateral along Commercial Avenue, replace existing cast iron pipe lines and construct new central sewer trunk line.

Street Improvements: Demolish existing parking lot immediately north of "Plaza Las Glorias" and improve the site by providing enhanced street and walkway paving, a circular colonnade, pergola, trees and theme lighting. Upgrade the Transportation center and replace selected streets segments, sidewalks and curbs throughout the Project Area.

**ATTACHMENT E
REDEVELOPMENT
LAND USE MAP**



2020 GENERAL PLAN LEGEND

-  Central Business District
-  General Commercial
-  Business & Research Park
-  Limited Industrial
-  Light Industrial
-  Central Industrial Area

MERGED PROJECT LAND USE MAP



