



## Development Project List

*Updated October 2010*

This quarterly update provides a summary of all proposed developments within the City of Oxnard. The development summary tables are separated by residential, commercial, industrial, and community plan project types.

The city's staff planner (project manager) for each project is identified by their initials following each project in the enclosed lists. Please contact the developer directly for project details such as construction timing, cost, and availability. The staff planner can assist with inquiries related to the planning process, including any public meetings scheduled for projects.

| <b>Initials</b> | <b>Project Manager</b> | <b>Phone Number</b> |
|-----------------|------------------------|---------------------|
| AG              | Ashley Golden          | 805-385-7882        |
| BF              | Brian Foote            | 805-385-8312        |
| CW              | Chris Williamson       | 805-385-8156        |
| DS              | Doug Spondello         | 805-385-3919        |
| JM              | Juan Martinez          | 805-385-7556        |
| JB              | Justin Beranich        | 805-385-7863        |
| KM              | Kathleen Mallory       | 805-385-8370        |
| LW              | Linda Windsor          | 805-385-7849        |
| SM              | Sue Martin             | 805-385-8207        |
| SD              | Stephanie Diaz         | 805-385-3918        |

*Note: The following data was prepared by the City of Oxnard, Planning Division, for informational purposes only. The City does not warrant the accuracy of the information provided.*

**Planning Division**  
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# Residential Projects October 2010



| ID | DEVELOPER   | PROJECT                           | APN       | ADDRESS                          | STATUS | PZ                                 | PLNR | DESCRIPTION  | Total Units | Afford-able | Live/Work |
|----|---|-----------------------------------|-----------|----------------------------------|--------|------------------------------------|------|--|-------------|-------------|-----------|
| 1  | Jose Garcia 805-766-5634  | Duplex                            | 202005410 | South 'B' Street                 | 1      | 10-500-05                          | BF   | Construct two attached dwelling units on an existing lot.  | 2           | 0           | 0         |
| 2  | Ed Campbell, AIA<br>USA Architects 805-648-1859                         | Avalos Building                   | 201012117 | 600 Cooper Road                  | 1      | 10-500-04                          | DS   | Construct a mixed-use building with two retail spaces on ground floor and 3 on-bedroom residential apartments on second floor.   | 3           | 0           | 0         |
| 3  | McCarthy Companies, Sarah<br>McCarthy 805-485-4646                      | Cuesta Del Mar Affordable Housing | 222009508 | 610 Cuesta Del Mar               | 2      | 10-540-1,<br>10-535-1,<br>10-570-2 | BF   | Construct a 3-story 6,080 sf multifamily building with 7 apartments.   | 7           | 7           | 0         |
| 4  | Roy Milbrandt, Architect<br>805-477-8757                                | Whiting Residence                 | 191042007 | 1561 Mandalay Beach Rd           | 2      | 10-400-3                           | BF   | Construct a 2-story 4,585 sf single-family residence on an existing lot.   | 1           | 0           | 0         |
| 5  | Raul Orozco<br>805-207-4669   | Oneida Court                      | 181019127 | 1071 N Ventura Rd / Oneida Place | 2      | 09-500-05<br>& 09-300-05           | BF   | Subdivide 1 acre into 4 lots and construct 4 detached single-family homes.   | 4           | 0           | 0         |
| 6  | Lauterbach & Associates<br>Mark Pettit 805-988-0912                     | DAL - Villa San Lorenzo           | 222010201 | 130 W Pleasant Valley Rd         | 1      | 09-500-02<br>09-300-04             | BF   | 16 attached single-family dwelling units, and a tentative tract map for condominium subdivision. SWC Saviers Rd & Pleasant Valley Rd.  | 16          | 4           | 0         |
| 7  | Roy Milbrandt, Architect<br>805-477-8757                                | Single-Family Residence           | 191013248 | 1401 Marine Way                  | 2      | 09-400-01                          | BF   | Construct a 3-story 7,000 sf single-family residence on existing beachfront lot.   | 1           | 0           | 0         |
| 8  | Habitat for Humanity<br>805-485-6065                                    | Single Family Residence           | 132007508 | 271 Stroube Av                   | 2      | 09-200-10                          | BF   | Construct one 1,354 sf single-family residence with attached garage.   | 1           | 0           | 0         |
| 9  | Habitat for Humanity<br>805-485-6065                                    | Single Family Residence           | 132007509 | 281 Stroube Av                   | 2      | 09-200-09                          | BF   | Construct one 1,354 sf single-family residence with attached garage.   | 1           | 0           | 0         |
| 10 | Sam K. Seng   | Residential Addition              | 204013419 | 2310 Saviers Rd                  | 4      | 09-200-06                          | BF   | New 540 sf detached efficiency dwelling unit and garage.   | 1           | 0           | 0         |
| 11 | Cabrillo Economic Development Corporation<br>Nicole Norori 805-672-2577 | Camino Gonzalez                   | 139025003 | 461 W Gonzales Rd                | 3      | 08-540-03                          | SD   | 18 apartments for farmworker housing.  | 18          | 17          | 0         |
| 12 | Cabrillo Economic Development Corporation<br>Dan Hardy 805-201-1273     | Paseo De Luz                      | 139025003 | 457 W Gonzales Rd                | 3      | 08-540-02                          | SD   | 25 apartments for special needs housing.   | 25          | 24          | 0         |
| 13 | Coastal Architects<br>805-985-7654                                      | Sixth Street Apartments           | 201021311 | 217 E Sixth St                   | 2      | 08-500-05                          | SD   | Renovate 8 existing units and add 8 garages.   | 8           | 0           | 0         |
| 14 | Roy Milbrandt<br>805-639-0185   | Greer Residence                   | 191013247 | 5160 Neptune Sq                  | 4      | 08-400-05                          | DS   | Single family beach front residence.   | 1           | 0           | 0         |
| 15 | Oxnard Shores Development Co.<br>Mike Marlow 805-985-1557               | Anacapa Townhomes                 | 196003329 | 5001 W Wooley Rd                 | 2      | 08-400-04<br>09-300-01             | BF   | Coastal Development Permit for 70 condominiums in 5 buildings, tentative tract map for 5 parcels and condominiums on a 3.5 acre property, and Coastal Zone Variance for setbacks. NEC Harbor Blvd & Wooley Rd. | 70          | 0           | 0         |
| 16 | Roy Milbrandt<br>805-639-0185   | MacKay Residence                  | 191004123 | 751 Mandalay Beach Rd            | 4      | 08-400-02                          | DS   | Three-story, 3,700 sf beachfront single-family residence.  | 1           | 0           | 0         |
| 17 | Mike Sanchez<br>805-985-7654  | Residential Duplex                | 203006121 | 432 W Wooley Rd                  | 3      | 08-200-12                          | DS   | 3-story residential duplex on 6,639 sf lot.  | 2           | 0           | 0         |
| 18 | Casden Properties-Demitrius Zeigler<br>310-385-5078                     | Ventura Road Townhomes            | 179007026 | 2501 N Ventura Rd                | 2      | 07-540-03                          | KM   | 143 two and three-story condominiums.  | 143         | 14          | 0         |

|    | DEVELOPER   | PROJECT                              | APN       | ADDRESS                             | STATUS | PZ                     | PLNR  | DESCRIPTION  | Total Units | Afford-able | Live/Work |
|----|---|--------------------------------------|-----------|-------------------------------------|--------|------------------------|-------|--|-------------|-------------|-----------|
| 19 | Press Courier Lofts, LLC<br>Lee Selou 805-983-8674  | Press Courier Lofts                  | 202019137 | 300 W Ninth St                      | 2      | 07-500-12<br>07-300-12 | STAFF | Conversion of existing 52,000 sf industrial building into 52 condominiums.   | 52          | 4           | 0         |
| 20 | Eddie Alvarado<br>805-223-9142                      | Mendoza Units                        | 201011115 | 128 N Hayes Av                      | 2      | 07-500-11              | JM    | Construct a single family home (2,612 sf) on vacant lot.   | 1           | 0           | 0         |
| 21 | James Armstrong<br>805-644-8180                     | Morton Condominiums                  | 191024018 | 5103 Wooley Rd                      | 4      | 07-400-09              | DS    | Seven condominiums on 2 merged lots. 5103 & 5107 Wooley Road. APN 191007607 & 191007608.   | 7           | 1           | 0         |
| 22 | Greg Kenney<br>805-444-7338                         | Kenney Duplex Conversion             | 196003117 | 4950 Dunes Circle                   | 4      | 07-400-06              | STAFF | Addition to existing single family home and conversion to duplex.  | 1           | 0           | 0         |
| 23 | Zareh Keshmeshian<br>805-987-1850                   | Dunes Duplex                         | 196002203 | 5021 & 5023 Catamaran St            | 4      | 07-400-01              | JM    | Residential duplex consisting of 2 units with 3 bedrooms each on 7,600 sf parcel.  | 2           | 0           | 0         |
| 24 | Tony Talamante<br>818-874-2314                      | RiverPark- Lot 18                    | 132011024 | SE Riverpark Bl & American River Ct | 2      | 07-200-10              | JM    | 156 Residential units and park on 6.58 acre site   | 156         | 0           | 0         |
| 25 | Steadfast-Kyle Winning<br>949-852-0700              | Las Cortes                           | 201010002 | 100 Carmelita Ct                    | 2      | 06-640-01              | SD    | 340 apartments, 101 single family dwellings, and 60 condos (affordable: 10 single family dwellings, 340 apartments & 12 condos). | 501         | 362         | 0         |
| 26 | Casden Properties-Demitrius Zeigler<br>310-385-5078 | Ventura/Vineyard Homes               | 179004017 | 1801 W Vineyard Av                  | 2      | 06-540-01              | KM    | 126 two-story clustered homes and 75 single family dwellings.  | 201         | 20          | 0         |
| 27 | Cornerstone Architects<br>805-646-6359              | Reardon Apartments                   | 200032212 | 465 N A St                          | 1      | 06-500-12              | SM    | Mixed use; 8 apartment and 2 commercial spaces.  | 8           | 0           | 0         |
| 28 | Shea Homes<br>818-874-2300                          | RiverPark-Morning View – Dist H-4    | 133026001 | Tiber River Wy                      | 2      | 06-200-16              | LW    | 113 detached single family homes. (South of Tiber Way at N. Oxnard Blvd.)  | 113         | 0           | 0         |
| 29 | RiverPark Legacy<br>818-874-2300                    | RiverPark-Veranda-Dist H-3           | 133027117 | Owens River Dr                      | 2      | 06-200-16              | LW    | 95 detached single family homes. (NEC of Owens River Dr. & Albion Dr.)   | 95          | 0           | 0         |
| 30 | Shea Homes<br>818-874-2300                          | RiverPark-Tradewinds II-Dist H-5     | 133024301 | Tiber River Wy                      | 2      | 06-200-16              | LW    | 91 detached single family homes. (N. of Tiber River Way at N. Oxnard Blvd.)  | 91          | 0           | 0         |
| 31 | Standard Pacific<br>818-889-3765                    | RiverPark-Pacific Crossing Dist H-1  | 133011031 | Nile River Dr                       | 4      | 06-200-01              | LW    | 104 single family detached homes; NWC of Nile River Dr. & Owens River Dr.  | 104         | 0           | 0         |
| 32 | Standard Pacific<br>818-889-3765                    | RiverPark-Collage II Dist I-3 & I-2B | 132013113 | Moss Landing Blvd.                  | 4      | 06-200-01              | LW    | 76 attached condominiums (Moss Landing Blvd., N. of Garionne St.)  | 76          | 0           | 0         |
| 33 | Shea Homes<br>818-874-2300                          | RiverPark-Meridian-Dist I-4          | 133010010 | Kiawah River Dr                     | 4      | 06-200-01              | LW    | 159 attached condominiums; NEC of Kiawah River Dr. & N. Oxnard Blvd.   | 159         | 0           | 0         |
| 34 | Standard Pacific<br>Ken Melvin 818-889-3765         | RiverPark-Waypointe Dist I-1         | 133009002 | Lisbon Ln                           | 4      | 06-200-01              | LW    | 104 attached condominiums; Lisbon Lane, N. of Garonne St.  | 104         | 0           | 0         |
| 35 | Standard Pacific<br>805-495-6647                    | Riverpark The Landing Dist I-1b      | 132011015 | Moss Landing Bl                     | 4      | 06-200-01              | LW    | 78 Attached Condominiums; NWC of Moss Landing Blvd. and Kings Canyon Dr.   | 78          | 0           | 0         |
| 36 | RiverPark Legacy<br>818-874-2300                    | RiverPark-Westerly II Dist. H-2      | 133017036 | Nile River Dr                       | 4      | 06-200-01              | LW    | 83 single family detached homes; Oxnard Blvd., N. of Nile River Dr.  | 83          | 0           | 0         |
| 37 | Standard Pacific<br>Kevin Melvin 818-889-3765       | RiverPark-The Avenue II Dist I-2A    | 133009003 | Kiawah River Dr                     | 4      | 06-200-01              | LW    | 32 attached condominiums (S. of Kiawah River Dr. on both sides of N. Oxnard Blvd.)   | 32          | 0           | 0         |
| 38 | Paragon Communities<br>909-936-0963                 | Westwinds II                         | 223009001 | 5482 Cypress Rd                     | 4      | 05-500-24              | LW    | 48 Condominium units at 5482 & 5536 Cypress Rd. Includes General Plan Amendment.   | 48          | 0           | 0         |

|    | DEVELOPER  | PROJECT                                      | APN       | ADDRESS              | STATUS | PZ                   | PLNR  | DESCRIPTION  | Total Units | Afford-able | Live/Work |
|----|--|--|-----------|----------------------|--------|----------------------|-------|--|-------------|-------------|-----------|
| 39 | Aldersgate Investment<br>805-988-4114              | Colonial House Mixed Use                     | 200025212 | 747, 711 N Oxnard Bl | 2      | 05-500-18            | STAFF | Mixed use project with 40 residential units and 16,000 sq. ft. commercial. Also APN 200025202 200025213.             | 40          | 6           | 0         |
| 40 | Tucker Investments-Anthony Delcado<br>818-223-9499 | Victoria/Hemlock                             | 187006009 | 1830 S Victoria Av   | 2      | 05-500-06            | KM    | 116 condominium dwelling units.  | 116         | 0           | 0         |
| 41 | US Bank- c/o Bill Teller<br>(805) 312-6208         | North Shore                                  | 183001074 | 198 S Harbor Bl      | 3      | 05-500-04            | LW    | 183 single-family homes & 109 detached condos. NE corner of Fifth S. & Harbor Bl. ALSO PZ 05-300-8 TM, APN183001070. | 292         | 0           | 0         |
| 42 | Tucker Investments<br>818-223-9499                 | Rose/Pleasant Valley                         | 224002028 | 4747 S Rose Av       | 1      | 05-300-02            | KM    | 98 Condos/12 Live Work. Rose & Pleasant Valley.  | 99          | 0           | 12        |
| 43 | Riverpark Legacy<br>818-874-2300                   | RiverPark- Promenade<br>District G-3         | 132027230 | Garonne St           | 4      | 05-200-02            | JM    | 116 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Venura Rd.                            | 111         | 0           | 0         |
| 44 | Shea Homes<br>805-857-4611                         | RiverPark- Boardwalk<br>District G-2         | 132025156 | Garonne St           | 4      | 05-200-02            | JM    | 133 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Venura Rd.                            | 133         | 0           | 0         |
| 45 | Riverpark Legacy<br>818-874-2300                   | RiverPark-Luminaria-T5538,<br>District G-2   | 132027227 | Garonne St           | 4      | 05-200-02            | JM    | 187 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Ventura Rd                            | 187         | 0           | 0         |
| 46 | Shea Properties<br>949-389-7000                    | Artisan Apartments                           | 213003145 | 2000 E Gonzales Rd   | 3      | 04-540-01            | JM    | 272 Apartment units.   | 272         | 0           | 0         |
| 47 | Shea Homes<br>805-857-4611                         | RiverPark-Reflections-<br>T5536-1, Dist. F-2 | 132019015 | Riverpark Bl         | 4      | 04-200-12            | JM    | 116 attached homes APNs: 132011010, 132012015.   | 116         | 0           | 0         |
| 48 | Faulconer & Carawan<br>805-648-2394                | Casas de la Playa                            | 191010407 | Terramar Wy          | 4      | 02-400-13            | CW    | 9 single-family homes.   | 9           | 0           | 0         |
| 49 | Habitat for Humanity<br>805-485-6065               | Duplex Condominiums                          | 201005317 | 315 Cooper Rd        | 1      | 10-300-2<br>10-500-6 | BF    | Subdivide one existing duplex into 2 attached condominium units. No new construction is proposed.                    | 2           | 0           | 0         |



# Commerical Projects October 2010



Specific Plan Areas

| ID | DEVELOPER   | PROJECT   | APN       | ADDRESS                    | STATUS | PZ                     | PLNR | DESCRIPTION   | SQF     |
|----|---|---|-----------|----------------------------|--------|------------------------|------|---|---------|
| 1  | Iglesia Nuevo Comienzo / Jaime Garcia 805-383-7891  | Church  | 216020321 | 2241 Celsius Ave., Suite D | 2      | 10-520-03              | BF   | Establish a church use in portion of an existing multi-tenant industrial building.  | 5,344   |
| 2  | Lingle Design Group / Brian Engle 815-369-9155  | Buffalo Wild Wings                                  | 215029009 | 1600 E Gonzales Rd         | 1      | 10-510-08              | LW   | Construct restaurant (with alcohol sales) in Rose Ranch shopping Center (Rose @ Gonzales Rd)  | 6703    |
| 3  | Ed Campbell, AIA<br>USA Architects 805-320-7499   | Avalos Building                                     | 201012117 | 600 Cooper Road            | 1      | 10-500-04              | JB   | Construct a new mixed use building with two retail spaces on ground floor and 3 on-bedroom residential apartments on second floor             | 3040    |
| 4  | Clay Toombs, Evergreen Devco, Inc 200 N Maryland Avenue, Suite 201 Glendale CA 91206 (818) 240-8727 | Fresh & Easy Neighborhood Market                    | 215029004 | 1401 Gonzales Road         | 1      | 10-500-01<br>10-570-01 | DS   | Demolish "Oxnard Monday Club" and construct a new Fresh and Easy market and site improvements   | 10,700  |
| 5  | Auto Zone, Arthur Nave Architect, 123 S. Front Street, Memphis TN, 901-495-8726                     | Auto Zone - Centerpoint Mall                        | 203032051 | 2411 Saviers Road          | 4      | 10-200-2               | SD   | Relocate existing Auto Zone at Centerpoint Mall   | 7,850   |
| 6  | Coastal Architects, 505 S. A Street, Oxnard, CA 93030 805-985-7654                                  | Northgate Market at Centerpoint Mall                | 203032043 | 2701 Saviers Road          | 2      | 10-200-01              | SD   | Remodel former Mervyn's store for grocery store, tenant improvements for attached small retail spaces, parking lot upgrades                   | 76,054  |
| 7  | Nicholas Oatway, AIA 805-640-0324   | Budget Garden Motel Redevelopment                   | 204004230 | 1500 S. Oxnard Bl.         | 1      | 10-550-2               | BF   | Demolish 4 buildings, construct 3 new buildings with 36 rooms, and redevelop a portion of the site including new landscape and parking areas. | 16,240  |
| 8  | Saint John the Baptist Coptic Church / Ramez Gerges 805-722-5161                                    | Saint John the Baptist Coptic Church                | 220029115 | 1200 Pacific Ave           | 1      | 09-500-6               | BF   | Construct a 1-story church facility on a vacant 35,000 sf lot.  | 8,645   |
| 9  | Archdiocese of Los Angeles Architect, Victor 310-452-5533   | Our Lady of Guadalupe Church                        | 201004107 | 500 N Juanita Av           | 4      | 09-500-04              | JM   | Construct church building and site improvements.  | 17,000  |
| 10 | Jeff Zook<br>Coastal Architects<br>805-985-7654   | Special Use Permit & Zone Variance                  | 201020018 | 931 Richmond Ave           | 2      | 09-500-03<br>09-590-02 | JM   | Construct employee parking lot, trash enclosure, and lunch area within a 15,630 sf undeveloped site   | 15,630  |
| 11 | California Department of Parks & Recreation 805-988-0912  | McGrath State Beach Park Maintenance Shed           | 138008006 | 2211 N Harbor Bl           | 2      | 09-401-01              | BF   | Construct 560 sf maintenance shed adjacent to existing campgrounds.   | 560     |
| 12 | Oxnard Center/ Coastal Architects<br>Michael Sanchez<br>805-985-7654                                | CenterPoint Mall (Bldg "K" Addition & New Bldg "M") | 203032051 | 150 & 160 Laurel           | 2      | 10-140-30              | SD   | New commercial building in Centerpoint Mall.  | 8,325   |
| 13 | Homewood Suites   | Homewood Suites Guest Reception center              | 213005213 | 1950 Solar Drive           | 3      | 09-140-45              | LW   | Construct accessory Guest Reception structure for use by Hilton Garden Inn & Homewood Suites guests   | 4500    |
| 14 | Shea Properties 818-874-2300<br>Target 612-696-3400   | Target Store @ RiverPark                            | 132031031 | 2580 N Oxnard Bl           | 3      | 09-140-29              | LW   | New Target store at "The Collection at Riverpark." Ground level parking with store on second level.   | 148,855 |

| ID | DEVELOPER  | PROJECT                      | APN       | ADDRESS                            | STATUS | PZ                    | PLNR  | DESCRIPTION  | SQF     |
|----|--|------------------------------|-----------|------------------------------------|--------|-----------------------|-------|--|---------|
| 15 | RGS Architectural Design<br>805-641-3531   | Vasquez Retail               | 225005330 | 2100 E Pleasant Valley Rd          | 1      | 08-550-04             | JM    | Addition to existing retail building.  | 3,569   |
| 16 | Michael Chiu<br>626-308-9983   | Circle K Neighborhood Center | 201032339 | 101-111 S Rose Av                  | 1      | 08-550-02             | JM    | Remodel and addition of 5,983 sf to existing multi-tenant commercial building.   | 5,983   |
| 17 | Rick Leslie Architects<br>818-909-9779   | Vineyard Avenue              | 132006005 | 2805 Vineyard Av                   | 2      | 07-540-07             | SD    | Demolish existing building and replace with 9,000 sf shopping center.  | 9,000   |
| 18 | Mardy Ying<br>562-695-2400   | Shops at Vineyard            | 142002116 | 2441 Vineyard Av                   | 3      | 07-540-05             | DS    | Demolish existing auto service station. Construction of 20,000 sf commercial building.   | 20,000  |
| 19 | Michael Penrod<br>805-373-8808   | Rose Ranch                   | 215029004 | SW Corner of Rose Av & Gonzales Rd | 4      | 07-500-15             | AG    | Shopping center including restaurants, Fresh & Easy market and Walgreens Pharmacy.   | 77,800  |
| 20 | Carina R Mendez<br>805-648-1859  | Oralia's Bakery              | 203004220 | 942 W Wooley Rd                    | 2      | 07-200-03             | JM    | Bakery on two-story mixed-use building.  | 2,167   |
| 21 | P.H.C. Jehovah's Witnesses<br>831-622-7266   | Church Remodel/Addition      | 222026601 | 601 E. Bard Rd                     | 3      | 06-550-11             | JM    | Church remodel, 5,913 addition.  | 5,913   |
| 22 | John Parezo<br>818-620-3790  | Oxnard Crossroads            | 145021115 | 481-491 Ventura Bl                 | 1      | 06-540-03             | STAFF | 2 new commercial buildings. Project has been approved by Planning Commission.  | 11,326  |
| 23 | Lauterbach & Associates<br>805-988-0912  | Radio Lazer                  | 202009512 | 200 & 210 S A St                   | 1      | 06-500-02             | KM    | 7-story office building addition with roof garden/lounge, remodel of exterior building skin of existing adjacent 4-story building and incorporation of both buildings. | 75,536  |
| 24 | Shea Properties-Steve Perales<br>818-874-2300  | Riverpark-The Collection     | 132011006 | Town Center Dr                     | 4      | 06-200-15             | LW    | Regional Shopping Center (RiverPark) NEC Oxnard Blvd. & Hwy 101. (564,400 sf retail, 49,866 sf office)   | 604,781 |
| 25 | Aldersgale Investments<br>805-988-4114 Contact: Mark Mansi                                       | Colonial House Mixed Use     | 200025202 | 747, 711 N Oxnard Bl               | 2      | 05-500-18             | STAFF | 16,000 sf retail & 40 Condominium Units.   | 16,000  |
| 26 | Dragonfly LLC, Chris Kalla<br>805-751-1646   | Emerald Professional Bldg.   | 222001110 | 5577 Saviers Rd                    | 2      | 05-500-10<br>09-550-4 | LW    | 2-Story Commercial Building. Veterinarian & General Office NWC Saviers Rd & Hueneme Rd.  | 5,587   |
| 27 | Upside Oxnard, LLC<br>David Gilmore 310- 552-4900  | Carriage Square/ Lowe's      | 139025012 | 1911 N Oxnard Bl                   | 2      | 05-500-02             | LW    | Demolish existing shopping center; build new retail, office & restaurants. Also, 1950 N. "C" St, 341 W. Gonzales Rd.   | 142,698 |
| 28 | Irma Madrigal<br>805-680-0876  | Paseo Azteca                 | 202014512 | 618 S A St                         | 4      | 05-110-11             | AG    | Multi-tenant Retail Building with 10 Spaces.   | 7,000   |
| 29 | Cruz Espinosa<br>805-368-8193  | Victory Outreach Church      | 222010106 | 232 W Pleasant Valley Rd           | 3      | 04-500-20             | SD    | Church in existing building.   | 17,000  |
| 30 | Neno Spondello<br>805-987-6921   | Centennial Plaza (PHASE II)  | 202010440 | 431 S A St                         | 3      | 03-500-17             | AG    | 4 New Retail Spaces.   | 4,979   |
| 31 | Duesenberg Investment Company,<br>Paul Geinger, 1800 Avenue of The Stars, Suite 140, LA CA 90036 | Third Tower                  | 142002262 | E Esplanade Drive                  | 2      | 02-670-01             | KM    | Esplanade Financial Square. Proposed 15-story office tower. Approx. 300,000 sf.  | 300,000 |





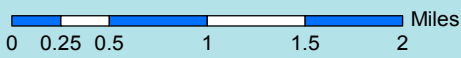
# Industrial Projects October 2010



| ID | DEVELOPER PHONE   | PROJECT                                     | APN       | ADDRESS                                    | STAT | PZ        | PLNR  | DESCRIPTION  | SQF     |
|----|---|---|-----------|--|------|-----------|-------|--|---------|
| 1  | Gary Shein<br>805-312-1600  | Industrial Condominium Conversion           | 220001021 | 2311 Statham Pky                           | 2    | 10-300-1  | AG    | Conversion of 36,480 sf warehouse into 3 industrial condominium units.   | 36,480  |
| 2  | Smucker Fruit Processing Co.,<br>Richard Brinser, Architect<br>805-484-5970 | Train Loading Dock                          | 201033104 | 760 Commercial Ave                         | 2    | 10-200-3  | BF    | Reconstruct a train loading dock at Smucker's fruit processing facility.   | 3,500   |
| 3  | City of Oxnard<br>Mike Muro, Public Works Water<br>Department 805-988-0912  | Chemical Building for                       | 201011306 | 251 S Hayes Av                             | 2    | 09-140-35 | SD    | Construction of building to hold 2 chemical tanks to treat desalted water.   | 1,200   |
| 4  | Harry Ross Industries<br>Randa Gill 602-923-6128                            | Harbor Freight                              | 201017050 | 1500 E Third St                            | 1    | 08-550-01 | KM    | Addition of 99,782 sf warehouse and additional 50 truck docking bays to existing 520,675 building. (APN 201017050, 201018022, 201018035).        | 99,782  |
| 5  | Air Holdings, LLC Dan Dunaway<br>510-435-5344                               | Rincon Recycling                            | 201026028 | 720 Pacific Av & 14214 Mountain<br>View Av | 1    | 08-500-02 | KM    | Convert warehouse to recycling facility.   | 9,384   |
| 6  | City of Oxnard Parks Division<br>Dean Yamamoto 805-385-7950                 | RiverPark Landscape<br>Maintenance Facility | 132003301 | Riverpark Bl & Colonia Ave                 | 3    | 08-200-02 | LW    | Landscape & parks maintenance facility. Includes offices, vehicle storage, maintenance, and fuel pumps.  | 15,579  |
| 7  | Churchyard Development, Tom<br>Davies                                       | Baptist Church                              | 221023254 | NW Corner Raiders Wy & Rose Av             | 2    | 07-500-19 | KM    | Construction of 5,765 sq ft church.  | 5,765   |
| 8  | City of Oxnard<br>805-385-3517  | Advanced Purification Facility              | 231009225 | NEC of Perkins Rd and Magellan Av          | 4    | 07-500-13 | CW    | Construction of advanced water treatment facility in southern part of Oxnard.  | 60,000  |
| 9  | Michael Wallace<br>805-983-6555   | Wallace Business Park                       | 144014104 | 3001 Paseo Mercado                         | 2    | 07-200-09 | STAFF | Construction of 7-Multi tenant buildings for limited industrial and office use.  | 88,729  |
| 10 | Lauterbach & Associates<br>805-988-0912                                     | Rosenmund                                   | 214001217 | 700 Maulhardt Av                           | 3    | 06-500-01 | LW    | Outdoor truck and equipment parking.   | -       |
| 11 | Southern California Edison<br>Wendy Miller 626-302-9543                     | Peaker Plant                                | 183002203 | 251 N Harbor Bl                            | 3    | 06-400-05 | CW    | 45-Megawatt peaker gas turbine.  | -       |
| 12 | D2 Development-Jayne Dinovitz<br>818-324-8997                               | Teal Club Self Storage                      | 183009057 | 101 S Victoria Av                          | 2    | 05-500-27 | KM    | Construction of a self storage building, industrial condominiums and 15,620 sf of retail space.  | 80,407  |
| 13 | Raznick Realty Group<br>818-884-7770  | Lion's Gate Annex                           | 220022009 | 2751 Statham Bl                            | 2    | 05-500-18 | LW    | Self-storage & RV storage.   | 124,195 |
| 14 | Michael Stroh, AIA 805-259-5564   | Gill's Onions Plant Expansion               | 201030103 | 1051 Pacific Av                            | 2    | 10-140-21 | DS    | Demolish three existing buildings and construct two new buildings  | 24,384  |
| 15 | Deardorff Family Farms<br>805.487.7801                                      | Deardorff Family Farms                      | 216020323 | 400 North Lombard Street                   | 1    | 10-200-07 | DS    | Demo existing industrial building and construct new building for agricultural product packing, cooling, and shipping with administrative offices | 115,495 |



# Community Plan Areas July 2010



## Community Plan Areas

- ① Plan Areas Item #7 City-Wide Project Not Shown on Map
- Specific Plan Areas

| ID | DEVELOPER  | PROJECT                                       | STATUS   | PZ        | PLNR | DESCRIPTION  | UNITS | COMMERCIAL | INDUSTRIAL | PUBLIC (Acres) | PARKS (Acres) | OTHER        |
|----|--|---|--|-----------|------|--|-------|------------|------------|----------------|---------------|--------------|
| 1  | Borchard Family  | Teal Club                                     | Re-submit/<br>Redesign                                     | 05-600-1  | KM   | 1050-1150 residential units of varying density, Townhouses and Condominium Dwelling Units; fire station and; 37,000 s.f. commercial.   | 1,150 | 37,000     | -          | 2.6            | 5.8           | Elem school  |
| 2  | Southland Sod Farms Jurgen Gramckow (805) 488-3585                                 | Ormond Beach South                            | EIR Certified; entitlement permits to PC in late fall 2010 | 03-620-02 | KM   | 934,000 sf commercial/business research park and 3.4 million s.f. industrial.  | -     | 934,000    | 3,400,000  | -              | 51.0          | -            |
| 3  | Hearthside Homes Ed Mountford (949) 250-7760                                       | "Southshore" Ormond Beach North               | EIR Certified; entitlement permits to PC in late fall 2010 | 03-620-3  | KM   | Construction of up to 1,283 dwelling units of varying density. 50,000 s.f. of retail, elementary and high school; commercial self storage, lake and community open space and recreation.                   | 1,283 | 50,000     | -          | -              | 39.0          | Elem school  |
| 4  | Daily Group Jasch Janowitz (818) 889-7252x13                                       | Wagon Wheel The Village                       | Approved   | 05-600-9  | KM   | 1,500 high density residential units; 50,300 s.f. of commercial and a transit station.   | 1,500 | 50,300     | -          | -              | 2.6           | -            |
| 5  | Sakioka Farms Company Jeffrey Littell (714) 434-9318                               | Sakioka Farms                                 | Draft EIR public review late summer 2010                   | 07-620-01 | CW   | 2.6 million s.f. business park, 5.5 million s.f. light industrial, optional 900 workforce housing units.   | 900   | 2,600,000  | 5,500,000  | -              | 3.0           | Fire station |
| 6  | City of Oxnard Planning Division & Community Development Department (805)-385-7858 | Meta District Plan                            | Plan Development   | 06-700-01 | AG   | Land use, streetscape, infrastructure, and circulation plan for the 14 acre area bounded by Fifth Street to the north, Seventh to the south, Oxnard Blvd. to the West, and the railroad track to the east. |       |            |            |                |               |              |
| 7  | City of Oxnard Planning Division (805)-385-7858                                    | Bicycle and Pedestrian Facilities Master Plan | Plan Development   | 09-700-1  | AG   | Development of a safe, convenient, and effective city-wide system that promotes bicycling and walking as viable transportation options.  |       |            |            |                |               |              |
| 8  | City of Oxnard Planning Division (805)-385-7858                                    | Santa Clara River Trail Plan                  | Plan Development   | 09-700-02 | AG   | Bicycle and pedestrian trail along the southern bank of the Santa Clara River between Victoria Avenue and Central Ave.   |       |            |            |                |               |              |