

An aerial photograph of a harbor area, likely in Oxnard, California. The harbor is filled with numerous sailboats and motorboats moored at docks. The surrounding area includes residential buildings, parking lots, and some commercial structures. The water is a deep blue, and the sky is clear.

Channel Islands Harbor Cooperation Agreement; Fire Station Agreement Amendment; and Tax Sharing Resolution with the City of Oxnard

Board of Supervisors
Item 37
May 18, 2021



COUNTY of VENTURA

History

- **1963 Agreement related to the development of the Channel Islands Harbor**
 - Annexation in exchange for infrastructure & maintenance services
 - City of Oxnard receives local share of taxes

- **Seven amendments and two time extensions**
 - Oxnard stopped services and utility payments in June 2018

History

- **Separate 1976 lease agreement for Fire Station 6**
- **1983 Master Tax Share Agreement (MTSA)**
 - On November 6, 2018 the County gave notice to terminate the MTSA, effective December 31, 2018

Elements of the Cooperation Agreement

- Harbor Development/Redevelopment Partnership
- Maintenance Cost Sharing
- Capital Improvement Projects Funding
- Peninsula Road Street Vacation
- Harbor Building Permits
- Water Quality Cooperation
- Extension of Fire Station Agreement and Possible Expansion of Leasehold Area
- Master Tax Share Agreement

Harbor Development

- County and City agree to work together through County visioning process
- County and City agree to work together to identify projects which are in the best interests of the Harbor, County and City
- County and City agree to support projects through the approval and entitlement process, including before the State Coastal Commission

Maintenance Costs

- City to contribute 50% of the maintenance costs of the County-owned public areas of the Harbor, not to exceed \$200,000 annually, for a three-year period starting on July 1, 2021
- City may contribute towards maintenance costs for an additional two (2) years if Hyatt Hotel is not completed in three years

Capital Improvements

City Will Fund:

- Harbor public parking lots and lights (\$1,150,000)
- Lamps in existing light poles along Harbor Boulevard (\$120,000)
- Public restroom facilities (\$487,500)
- Repaving of Peninsula Road (\$506,000)

Street Vacations

- County and City agree on process to vacate and deed portion of Peninsula Road to accommodate the Hyatt Hotel Project
- City agrees to vacate and deed seven additional streets in the Harbor if requested by the County in the next five years

Building Permits and Water Quality

- County agrees City will issue all Building Permits in the Harbor except for County public buildings for public use and the Hyatt Hotel project
- County agrees to continue to assist City in evaluating the Harbor's water quality issue, including funding as agreed

Harbor Fire Station



- **1976 lease agreement for City Fire Station No. 6 terminates in 2033**
- **County Agrees to First Amendment for the Fire Station Agreement, which will:**
 - Extend the existing fire station lease area to August 31, 2050
 - Provide the City with the option of expanding the fire station lease area 85-feet to the west for 50-years from the date of occupancy of a rebuilt/expanded Fire Station

Tax Share Agreement

- **In 1983, the County and City approved a resolution that provided for the sharing of property taxes for all future annexations pursuant to a specific formula**
- **County terminated this resolution on December 31, 2018**
 - Without a tax sharing resolution, properties and projects cannot be annexed into the City
- **Proposed resolution is consistent with the 1983 resolution, except for the term**
- **Proposed term is for 25 years -**
 - At fifteen (15) years from the date of the resolution either party may terminate the agreement as of the 31st day of December of any year

Financial Impact

- County will receive \$2,263,500 to fund deferred capital projects in the Harbor
- County will receive up to \$1,000,000 to subsidize maintenance costs in the Harbor
- County and City will share revenue for future annexations (amount unknown at this time)

Recommendation

Respectfully Recommend that the Board:

1. Approve a Cooperation Agreement with the City of Oxnard related to the Harbor area
2. Approve the First Amendment to a Lease Agreement for the Channel Islands Harbor Fire Station
3. Adopt a resolution for tax sharing related to annexations



COUNTY *of* VENTURA

THANK YOU