



Mark Sandoval
Harbor Director
Ventura County

December 12, 2019

We write to address inaccuracies in your letter dated December 9, 2019.

The Harbor Department received materials from Karl's about their proposed Strawberry Village for the Fisherman's Wharf site in August and October 2019, but you did not mention this proposal at any of the subsequent public meetings. Even if you were not able to discuss details publicly, at the very least you could have disclosed that a developer is interested in submitting a proposal that does not have a residential component. This is significant because the Harbor Department maintains that no developer is interested in Fisherman's Wharf unless they can build housing.

The receipt of this unsolicited proposal suggests there may be developers unaware of the Fisherman's Wharf opportunity who have ideas for projects that do not raise significant community concerns. Channel Islands Harbor Properties (CIHP) knows about these concerns but refuses to suggest alternatives, instead taking the position that it's their way or the highway.

A Request for Proposal (RFP) process will enable the County, City and community to explore the availability of other proposals. CIHP is welcome to submit a proposal in the RFP process, hopefully addressing issues identified with their current proposal.

It's unclear what you mean by "political threats." Public engagement in the democratic process is not a "political threat." It is foundational to our system of government. The project has been delayed by CIHP's failure to obtain necessary entitlements. Moreover, whether any specific individual "supported" CIHP's proposed project, the City of Oxnard never approved it. And the residential component in the City's 2030 General Plan relates to an urban village, which CIHP's proposal is not.

Your use of catch phrases such as "improve public access" and "enhance environmental justice" ring hollow, as CIHP's proposal achieves neither.

Your accusations of dishonesty are false and offensive. The County's 2012 Request for Qualification sought rental housing developers. The RFQ required "respondents to submit qualifications only for development and operation of a significant property consisting of approximately 50,000 SF of commercial/retail space and **rental housing** units. Key measures will be experience in developing mixed use properties, experience obtaining entitlements, and experience in operating both **rental housing** and commercial properties."

You referred to Requests for Proposals sent by the Harbor Department for Fisherman's Wharf at multiple public hearings. Eventually you acknowledged a **Request for Proposal for Fisherman's Wharf was never issued.**

There is an enormous difference between a Request for Qualification and a **Request for Proposal**. The first only requires some basic background and credentials, whereas a Request for Proposal requires details of what is proposed. For example, a Request for Proposal for this type of project typically requires a site plan, concept renderings, and elevations, among many other elements.

The Harbor Department deviated from standard procedure by not properly conducting a competitive bid process for the Fisherman's Wharf redevelopment. The efforts made to find potential developers were limited and poorly executed. The Harbor Department seems unusually tied to an almost 8-year-old proposal that has never come close to meeting the legal requirements of both the Coastal Commission and the City of Oxnard. Rather than continuing to cast aspersions, we hope the Harbor Department will focus on achieving a worthy resolution for the Fisherman's Wharf property of which the residents of the County and Oxnard can genuinely benefit and be proud. The next step should be to engage in a proper **Request for Proposal** process.

Regards,

Rene Aiu
on behalf of the Harbor & Beach Community Alliance

cc Supervisors - Steve Bennett, Linda Parks, Bob Huber, Kelly Long, John Zaragoza
Clerk of the Board, Michael Powers
Oxnard City Council, Alex Nguyen, Ashley Golden, Ken Rozell,
Jeff Lambert, Isidro Figueroa
Jack Ainsworth, Steve Hudson, Wesley Horne