

A Timeline of County Actions Regarding Channel Islands Harbor Properties' Exclusive Rights to Negotiate for CI Harbor Parcels X-3 and F/F-1

June 10, 2014 – Harbor Department asks the Board of Supervisors for approval to execute Exclusive Rights To Negotiate for X-3 as well as Fisherman's Wharf parcels. In the Director's letter to the Board, it says "The option agreement for Parcel X-3 would provide for a project to be proposed and considered by the County. During the option period for either project, CIHP would be required to secure all permits, financing and other requirements that will allow CIHP to commence construction."

August 5, 2014 – Harbor Department requests Board of Supervisors for approval to execute Exclusive Right to Negotiate Agreements (ERNs) for both Brighton Management, LLC for the hotel project and for Channel Islands Harbor Properties LLC (CIHP) for development of an apartment project, both to be located on property known as Casa Sirena Hotel and Lobster Trap Restaurant (parcels F and F-1). Giving ERNs for the same parcels to 2 different developers is unusual and sets up obvious conflict. This conflict set up delays in the hotel project even to this day.

July 1, 2014 – CIHP 6 month ERN for X-3 becomes effective.

August 15, 2014 – Start date of 6-month ERNs for F and F-1 CIHP and Brighton Management.

December 31, 2014 – CIHP allows the ERN for X-3 to expire.

February 14, 2015 – CIHP allows ERN for F/F-1 to expire.

May 3, 2016 – Expired ERNs of F/F1 and X-3 for CIHP are reinstated. This happens about a month after the public supported the height variance for specifically for only the hotel project on F and F-1. The Public felt tricked by the reinstatement of CIHP's expired ERNs because the public had no advance knowledge or information of County's intention to reinstate CIHP's ERNs.

August 15, 2014 – County and CIHP signs the reinstated ERN agreement for F and F-1 that states in Section 2.1 "the redevelopment of that portion of the Existing Parcel contemplated to be used for the Apartment Project unless CIHP has determined it is no longer willing to pursue any development on the Site." The ERN becomes effective.

April 15, 2015 – First Amendment to CIHP's ERN for F and F-1 basically extends the deadline for deliverables by CIHP for F and F-1.

March 21, 2017 – At the Ventura County Board of Supervisors Meeting the 2nd ERN extension on parcels X-3 and F/F-1 was granted to CIHP despite strong community opposition.

December 5, 2017 – County extends ERNs for parcels X-3 and for F/F-1 without required fees and before any public notice of a partition agreement between CIHP and Brighton Management of the F/F-1 parcels AND despite the Coastal Commission approval of the Casa Sirena hotel replacement development.

June 8, 2018 - The County attempted to rename and reconfigure the land parcels designated for the Casa Sirena Hotel replacement project. This would give CIHP, the developer of the Fisherman's Wharf apartments, a possible future project. In reviewing the County's Notice of Impending Development (NOID) for the hotel, the legality of such changes was checked with the Coastal Commission staff. The Coastal Commission said they had also noticed the changes and had notified the County that such changes would require a Public Works Plan amendment. This was important to ensure all future harbor land parcel changes go through the required public process. At the same time, the Coastal Commission also approved the Notice of Impending Development (NOID) for the hotel project.

September 2018 – County and CIHP requests a "street vacation" from the City of Oxnard for the approved hotel project so it can reconfigure the hotel parking area to make room for CIHP's apartment or "undisclosed" project. This confirms concerns regarding attempt to rename and reconfigure land area designated and approved for the hotel replacement project.

January 23, 2019 – Harbor Department announces delay of the approve hotel project due to "unanticipated" additional rock revetment work needed. Per the Harbor Director, "It is anticipated that we will be ready for demolition in May" (of 2019). The construction process will include the initial demolition of the hotel/restaurant structure and two of the five marina docks, then the revetment work could occur, which could take up to six months, and then the hotel construction would commence".

September 30, 2019 – Harbor Department announces another delay of scheduled hotel demolition.

October 2019 – County announces another delay in the hotel project due to the County's requirement that the hotel must meet new County building codes. According to jurisdictional authority, however, City codes should govern.

The County could have and should have waived this requirement because the hotel design and plan had previously been approved by the Coastal Commission and the County. This would have facilitated the hotel construction start that has been unnecessarily delayed due to no fault of the hotel developer. Demotion of the old hotel is now delayed to March/April 2020 and then the 4-6 months of rock revetment work would need to take place before hotel construction could start. There is concern that these continued delays and increased costs could force the hotel developer to abandon his plans.

November 5, 2019 – Ventura County Board of Supervisors delay decision to extend the ERNs for X-3 and F/F-1 for CIHP but extend the deliverables deadline, this time from December 31, 2019 to March 31, 2020. and directed the staff to return to the Board with revised amendments to the ERNs, if accepted by CIHP, that reflect such extensions and remove

any requirement that CIHP wait until Fisherman's Wharf project is under construction before providing deliverables under the ERNs.

June 30, 2020 - CIHP's ERNs for X-3 and F and F-1 are scheduled to expire.