

**GOLD COAST TRANSIT DISTRICT
REQUEST FOR PROPOSALS (“RFP”) No. GEN 26-05
FOR REDEVELOPMENT OF REAL PROPERTY AT
301 EAST THIRD STREET, OXNARD, CA**



GOLD COAST TRANSIT DISTRICT (“GCTD”) IS REQUESTING DEVELOPMENT PROPOSALS, FROM QUALIFIED PARTIES INTERESTED IN REDEVELOPING A ± 2.93 SITE LOCATED TWO BLOCKS EAST OF DOWNTOWN OXNARD.

Gold Coast Transit District is proud to partner with **OpenGov**, the e-Procurement Portal, a web-based e-Procurement service. In order to participate in or continue to receive notifications regarding this RFP process, potential respondents must be registered with the **OpenGov** system. This free registration process will only take a few minutes on the following website:

<https://procurement.opengov.com/signup>

For further information regarding **OpenGov** registration, see the Help Files at the following website:

<https://opengov.my.site.com/support/s/procurement>

**ALL RFP RESPONSES MUST BE ELECTRONICALLY SUBMITTED VIA
OpenGov (<https://procurement.opengov.com/portal/gctd>) NO LATER THAN
3:00 PM PACIFIC STANDARD TIME ON THURSDAY, JANUARY 28, 2027.**

For general information, or questions related to opengov.com, please contact:

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GOLD COAST TRANSIT DISTRICT

REQUEST FOR PROPOSALS (RFP) FOR REDEVELOPMENT
OF THE GCTD *THIRD STREET PROPERTY*

RFP No. GEN 26-05

RFP Process Executive Summary

Project: Request for Proposals (“RFP”) for Redevelopment of the GCTD *Third Street Property*

RFP Issuance Date: Thursday, October 22, 2026

Property Address: 301 E. Third Street in Oxnard, CA

Property Size: ± 2.93 Acres (comprised of 4 contiguous Assessor Parcels)

The Opportunity: Gold Coast Transit District (“GCTD”) is the largest public transportation operator in Ventura County, providing fixed-route and senior/ADA public transit service in Oxnard, Port Hueneme, Ventura, Ojai, and the unincorporated areas of Ventura County. GCTD is pleased to announce this opportunity to redevelop its *Third Street Property*, the former location of GCTD’s Administration and Operations Facility. GCTD’s objectives for this RFP are to increase ridership along existing transit routes by adding housing near GCTD’s main transit center in Central Oxnard and to provide a long-term revenue stream to support GCTD operations.

Type of Solicitation: GCTD is Requesting Redevelopment Proposals from qualified and experienced residential and/or mixed-use developers to design, construct, manage, and operate a new transit-oriented mixed-use or residential multifamily community that is affordable to lower- and moderate-income households. GCTD intends to retain fee ownership of the *Third Street Property* and is seeking to enter into a 99-year Ground Lease Agreement with the selected Preferred Developer.

Property Location: The *Third Street Property* comprises an entire city block, strategically located in the heart of Oxnard, just two (2) blocks east of Downtown, and directly adjacent to several GCTD bus routes. The Site is within one-half mile of the Oxnard Transportation Center with a range of public transit opportunities, including additional GCTD bus routes and regional bus, Amtrak, and Metrolink connections.

City Zoning & General Plan: The City of Oxnard holds primary development entitlement and permit approval authority for redevelopment of the *Third Street Property*, which has a City zoning designation of C-2 PD AHD (*General Commercial - Planned Development - Affordable Housing Discretionary*), and a General Plan land use designation of CG (*Commercial General*). The *Affordable Housing Discretionary Additive Zone* (“AHD Additive Zone”) acts as a suffix to the underlying C-2 Zone and does not change the allowable uses or residential density of the underlying C-2 Zone. It does, however, add the right to develop housing at a density of up to 30 dwelling units per acre (prior to any allowable Density Bonus).

Surplus Land Act: The California *Surplus Land Act* (“SLA”) (Gov. Code, §§ 54220-54234) aims to make local public land, which is no longer needed for government purposes, available for the building of affordable housing. Dispositions of land under the SLA include both sales and leasing. All redevelopment proposals submitted via this RFP process must be deemed consistent with Government Code Section 54221(f)(1)(F). (See RFP Section 7)

Selection of a Preferred Developer: All RFP Responses and questions must be submitted through the OpenGov portal. The GCTD Board will make the ultimate decision (at a publicly noticed meeting) as to which RFP respondent is ultimately selected as the Preferred Developer (and one or more potential Alternate Developers as applicable)

GOLD COAST TRANSIT DISTRICT

REQUEST FOR PROPOSALS (RFP) FOR REDEVELOPMENT
OF THE GCTD *THIRD STREET PROPERTY*

RFP No. GEN 26-05

Significant Dates in the RFP Process

Dates	Milestones
Thursday, October 22, 2026	Release of RFP Information Packages
Thursday, November 19, 2026	Mandatory Pre-Submittal RFP Orientation Conference (1:00 PM)
Friday, December 4, 2026	Optional On-Site Property Tour (11:00 AM)
Thursday, January 7, 2027	Deadline for Submittal of RFP Questions (3:00 PM)
Thursday, January 14, 2027	Deadline for GCTD Responses to RFP Questions
Thursday, January 28, 2027	Due Date for Submittal of RFP Responses (3:00 PM)
Thursday, February 11, 2027	Completion of Initial GCTD Review of RFP Submittals
Monday, February 22, 2027	Completion of Interviews with RFP Respondents (as applicable)
Wednesday, February 24, 2027	Determination of Recommendations to GCTD Board
Wednesday, March 3, 2027	GCTD Board Meeting for Selection of Developer

For general information or questions related to OpenGov.com, please contact:

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Appendix B: Boundary & Topographic Survey of the GCTD *Third Street Property*

- Exhibit B-1: Boundary & Topographic Survey of the GCTD *Third Street Property*, including approximate locations of existing on-site utility lines (**PDF Format**)
- Exhibit B-2: Boundary & Topographic Survey of the GCTD *Third Street Property*, including approximate locations of existing on-site utility lines (**DWG Format**)

Appendix C: Preliminary Title Report for the GCTD *Third Street Property*

- Exhibit C-1: Preliminary Title Report for the GCTD *Third Street Property*, by Lawyers Title Company (09/21/2026)

Appendix D: *Max Commercial NHD Statements (i.e., Natural Hazard Disclosure Reports)* for the GCTD *Third Street Property*

- Exhibit D-1: Natural Hazard Disclosure Report for APN 201-0-116-045 (10/02/2026)
- Exhibit D-2: Natural Hazard Disclosure Report for APN 201-0-129-060 (10/02/2026)
- Exhibit D-3: Natural Hazard Disclosure Report for APN 201-0-129-070 (10/02/2026)
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Appendix E: Environmental Reports & Information for the GCTD *Third Street Property*

- Exhibit E-1: Phase I Environmental Site Assessment for the GCTD *Third Street Property* by Rincon Consultants, Inc. (10/04/2021)
- Exhibit E-2: Clarifier Removal Report for the GCTD *Third Street Property* by Cardno (now Stantec) (12/14/2021)
- Exhibit E-3: Phase II Environmental Site Assessment - Gold Coast Transit District Former Operations and Maintenance Facility, by Rincon Consultants, Inc. (01/11/2023)
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- Exhibit E-5: Data Gap Assessment Report for 301 East 3rd Street, Oxnard, California, by Rincon Consultants, Inc. (08/25/2025)
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- Exhibit G-1: GCTD Transit Oriented Development Policy (adopted 06/02/2021)

1. INTRODUCTION

Gold Coast Transit District (“GCTD”) is pleased to announce the opportunity for redevelopment of real property at 301 E. Third Street in the City of Oxnard (the “*Third Street Property*”, “Site”, or “Property”), the former location of GCTD’s Administration and Operations Facility. GCTD is currently seeking Redevelopment Proposals from qualified and experienced residential and/or mixed-use developers interested in pursuing this exciting urban in-fill opportunity to design, construct, manage, and operate a new transit-oriented mixed-use or residential multifamily community that is affordable to low- or moderate-income households.

The *Third Street Property* is strategically located in the heart of Oxnard, just two (2) blocks east of Downtown, and directly adjacent to several GCTD bus routes. The Site is also within one-half mile of a wide variety of additional public transit opportunities, including additional GCTD bus routes and regional bus, Amtrak, and Metrolink connections at the Oxnard Transportation Center. GCTD’s intent is to offer the *Third Street Property* to a selected developer (the “Preferred Developer”) pursuant to a 99-year Ground Lease. GCTD has no interest in selling the *Third Street Property*, nor relinquishing any of its corresponding rights of fee ownership.

Similar to trends in other coastal areas of California, the cost of housing in Oxnard continues to escalate faster than wages, creating a growing affordability gap for many residents and the local workforce. While this situation is especially challenging for low-income households, moderate-income families and individuals are also facing significant affordability issues.

GCTD envisions redevelopment of the *Third Street Property* as a primarily multi-family transit-oriented development which will provide much-needed housing within the City of Oxnard, while also increasing ridership of GCTD transportation services, including the multiple existing GCTD service lines located adjacent to, and/or within walking distance of the *Third Street Property*.

Any decision regarding the ultimate selection of a Preferred Developer (and corresponding redevelopment project) will be determined by GCTD, at its sole discretion. Members of an Ad Hoc Committee selected by the GCTD Board, along with GCTD staff & Consultants, will evaluate all RFP response submittals and make recommendations to the full GCTD Board, which will then proceed with its selection of a Preferred Developer (and one or more potential Alternate Developers, if applicable) for the *Third Street Property*.

While GCTD intends to proceed with its selection of a Preferred Developer (and one or more potential Alternate Developers, if applicable) in the manner described herein, GCTD may at any time, and at its sole discretion, choose not to proceed with this project, without obligation or liability to any RFP Respondent, and/or affiliated redevelopment entity or consultant.

2. PROPERTY LOCATION, DESCRIPTION & INFORMATION

PROPERTY LOCATION AND COMMUNITY OVERVIEW:

The *Third Street Property* is strategically located in the City of Oxnard in Ventura County, just 60 miles northwest of Los Angeles. Ventura County is part of the dynamic region encompassed by the Southern California Association of Governments (“SCAG”), with nearly 19 million residents in 191 incorporated cities across six counties. The SCAG region is both an economic powerhouse (representing the 16th largest economy in the world), and a gateway to international trade with two of the largest ports in the nation. It is also the most culturally diverse region in the United States.

Ventura County, located in the northwestern corner of the SCAG region, has an estimated 2026 population of 828,000 people. Ventura County is unique in many ways. Although the area is part of the larger Southern California region, growth control measures that have been in place for decades restrict new development to areas within current urban growth boundaries. As a result, nearly 97% of Ventura County’s land area is planned as agriculture or open space, with the price of developable land rising as supplies fall far short of demand for new housing. The 2026 estimated Area Median Income is \$135,600.

Ventura County is rich in natural beauty with miles of pristine beaches, extensive prime farmland, mountains, rivers and forests. The *Channel Islands National Park* is located just off the Pacific coast. In addition to having an excellent Community College system, Ventura County is home to *California State University Channel Islands* and *California Lutheran University*. The county enjoys a diverse economic base, including agriculture, manufacturing, biotech, military, retail trade, construction, professional services, leisure and hospitality, education, and healthcare. Naval Base Ventura County, with two locations near Oxnard (Naval Air Station Point Mugu and Naval Construction Battalion Center Port Hueneme) is the largest employer in the county, with over 16,000 military and civilian jobs.

The subject Property, at 301 E. Third Street, is located in the central portion of the City of Oxnard, just two blocks east of Oxnard Boulevard. The largest city in Ventura County, Oxnard is situated along the Pacific coastline, surrounded by world-class agricultural lands. The *Third Street Property* comprises an entire City block in a long-established neighborhood on the easterly periphery of Downtown Oxnard. To the immediate west (across Hayes Avenue) is an Oxnard City Water Services Facility (251 S. Hayes Avenue). To the north (across Second Street) and east (across Garfield Avenue) is an established primarily residential neighborhood which includes single-family and multi-family dwellings, neighborhood-serving businesses, and religious facilities. To the south (directly across Third Street), are fully developed commercial/industrial sites including: a commercial strip center with the La Colonial Market (a small grocery with fresh meat and produce), income tax services, hair & nail salon, computer sales, employment services, and a taqueria; multi-tenant industrial buildings; Canopy Beauty Packaging (precision-engineered jars, closures, and sealing discs); Cintas Uniform Services and Facility Services; and additional Oxnard Water facilities.

The *Third Street Property* is a classic urban-infill site, with easy access to a variety of adjacent and/or nearby public transit opportunities. Three (3) distinct GCTD bus routes run along Third Street, directly adjacent to the *Third Street Property*, with seven (7) additional GCTD routes located one block away at Fourth Street. Another GCTD bus stop is directly across the street from the Site at the corner of S. Garfield Avenue and E. 2nd Street. The nearby Oxnard Transit Center (“OTC”), at 201 E. Fourth Street, is located one-half mile southwest (about a five-minute walk) from the *Third Street Property*. The OTC is a regional intermodal transportation facility offering rail service by Metrolink and Amtrak, and bus service by Greyhound, Ventura County Transportation Commission, and GCTD. The total OTC facility is over five acres in size and includes a station with ticket offices, restrooms, a sandwich and coffee shop, waiting room, bike lockers, parking lots, bus and rail loading facilities, and landscaped areas. Convenient access to both Pacific Coast Highway (California Route 1) and U.S. Highway 101 (Ventura Freeway) is also available, each located approximately two (2) miles from the Site.

The *Third Street Property* is within walking distance of the Oxnard Public Library, Oxnard City Hall, Oxnard Police & Fire Headquarters, the downtown U.S. Post Office, Santa Clara Church/School, Colonia Park/ Gymnasium, Ramona Elementary School (Science/Tech/Math), Cesar E. Chavez Elementary School, and Centennial Plaza (featuring a movie theatre and restaurants). There are a variety of additional restaurants, retail shops, and services nearby in Downtown Oxnard, as well as the Carnegie Art Museum and Plaza Park, which hosts a weekly Farmer’s Market.

The *Third Street Property* is located within a Low-Income Housing Tax Credit Qualified Census Tract (i.e., census tracts where 50% of the existing households have income below 60% of the Area Median Gross Income).

PROPERTY DESCRIPTION & INFORMATION:

The *Third Street Property* consists of six (6) contiguous lots (combined into four Assessor Parcels), which together comprise the city block bordered by Third Street on the south, Hayes Avenue on the west, Second Street on the north, and Garfield Avenue on the east. Specific site information regarding the *Third Street Property* includes the following:

- Property Address: 301 East Third Street, Oxnard, CA
- Assessor Parcel Nos: 201-0-116-045 (± 2.030 acres)
201-0-129-060 (± 0.552 acre)
201-0-129-070 (± 0.173 acre)
201-0-129-080 (± 0.175 acre)
- Total Site Land Area: ± 2.93 acres
- Neighborhood Community: *La Colonia*
- Zoning: *C-2 PD AHD (General Commercial - Planned Development - Affordable Housing Discretionary)*
- General Plan Land Use Designation: *Commercial General*

While the *Third Street Property* fronts onto public streets on all four sides, the potential for direct vehicular access from Third Street is extremely limited due to the increasing grade

elevation of Third Street (in the east to west direction), which begins just west of Garfield Avenue, and transitions into the bridge spanning the existing railroad tracks and Oxnard Boulevard. There is a ramped public sidewalk, located between the north side of Third Street and the southerly *Third Street Property* boundary, which connects Hayes Avenue to the elevated sidewalk along Third Street. Because of this existing configuration, primary vehicular access to a redevelopment project on the *Third Street Property* will be from one or more of the three other street frontages.

The currently unoccupied *Third Street Property* was developed, in the late 1970s and early 1980s, as a transportation maintenance facility for South Coast Area Transit (“SCAT”), the predecessor agency of GCTD. The SCAT development included ±14,760 SF of building floor area, consisting of single-story office buildings (±5,066 SF), vehicle service/workshop buildings (±6,724 SF), parts storage buildings (±2,070 SF), and a Bus Wash enclosure (±900 SF).

The site includes an expansive paved area (formerly vehicle parking) and is partially secured by a combination of concrete block walls and chain-link fencing. There are two (2) gated vehicular access points into the site (from Hayes Avenue and Garfield Avenue).

GCTD has completed its demolition and removal of the on-site, above-ground building improvements. However, the existing concrete slabs/footings, on-site paving, perimeter security walls/fencing, and most of the existing trees and vegetation remain in place to later be removed as an integral component of the future redevelopment project. Prior to initiation of the above-noted demolition work, a site-specific *Pre-Demolition Asbestos and Lead Survey Report* was prepared by Ecology Environmental, Inc., and all required permits were secured from the City of Oxnard.

A Preliminary Title Report (“PTR”) for the *Third Street Property* has been prepared by Lawyers Title Company, with an effective date of 09/21/2026. The PTR, with digital links to the referenced documents of record, is attached as Exhibit C-1.

A Boundary and Topographic Survey of the *Third Street Property* (the “Survey”) was prepared by Les Everard, Surveyor in January 2024, and is attached as Exhibits B-1 (PDF format) and B-2 (DWG format).

EXISTING ON-SITE PUBLIC UTILITY EASEMENTS:

The attached Exhibit A-5 graphically describes the location of the following on-site utility easements:

- 20' x 110' City of Oxnard general utility easement extending south from Second Street, within a former alleyway that was previously vacated by the City of Oxnard (graphically cross-hatched in orange)
- 6' x 113' Southern California Edison (“SCE”) utility easement extending southeasterly from Hayes Avenue (graphically cross-hatched in green)

While the above-noted SCE easement is currently a valid and recorded public utility easement, GCTD is unable to confirm if said easement is currently in active use by SCE.

The original 1970s development plans for the GCTD Third Street Property indicated a power pole in the public sidewalk along the east side of Hayes Avenue, immediately adjacent to the westerly terminus of the SCE easement. Although that power pole was subsequently removed, SCE service lines may exist within the easement. The above notwithstanding, based upon preliminary discussions with SCE representatives, it is GCTD's understanding that in conjunction with overall redevelopment of the site, SCE would work cooperatively with the developer to abandon, modify, and/or relocate the existing SCE easement as necessary to accommodate and serve the new development.

EXISTING ON-SITE PUBLIC UTILITY INFRASTRUCTURE:

The Boundary and Topographic Survey (Exhibits B-1/B-2) indicates the approximate locations of on-site storm drain and sanitary sewer lines, which extend across the site and well beyond the boundaries of the recorded on-site public utility easements (Exhibit A-5).

Based upon preliminary discussions with City Planning and Engineering staff, there are at least two (2) potential design approaches that could be employed to address the existing on-site storm drain and sanitary sewer lines ("existing public infrastructure lines") during redevelopment:

1. The existing public infrastructure lines could remain in place, or be relocated on-site, with project ingress/egress paths designed to coincide with the locations of said existing public infrastructure lines. If the existing public infrastructure lines are to remain (or be relocated) on-site, the City will require that the lines be appropriately functional and in conformance with all City standards. The City will also require modification to the existing public utility easements to ensure the City has adequate perpetual access to the on-site public infrastructure as needed.
2. The existing public infrastructure lines could be abandoned/removed, with alternative new infrastructure installed off-site, within the property-adjacent public street right-of-way. Under this scenario, the developer would be responsible for showing that the new off-site storm and sanitary sewer lines, and other downstream systems, will be appropriately functional, and in conformance with all City standards.

ENVIRONMENTAL INFORMATION AND REPORTS:

Max Commercial NHD Statements (i.e. Natural Hazard Disclosure Reports) for the *Third Street Property* were prepared by *Property I.D.* on 10/02/2026 ("NHD Reports"). There were four (4) separate NHD Reports issued, one for each of the designated Assessor Parcel Numbers that comprise the *Third Street Property*. The purpose of the NHD Reports is to identify known and potential natural and environmental hazards which could impact the redevelopment potential of the *Third Street Property*, including whether the subject property is located within any Special Hazard Zones, and other known or potential environmental concerns. GCTD recommends that potential developers review details of the NHD Reports, which are attached as Exhibits D-1, D-2, D-3 & D-4.

A Phase I Environmental Site Assessment report (“Phase I ESA”) for the *Third Street Property* was prepared by Rincon Consultants, Inc. (“Rincon”) on 10/04/2021 (attached as Exhibit E-1). The Phase I ESA evaluated the subject property for redevelopment with residential uses. Rincon performed site reconnaissance, interviews, review of potential vapor migration sources, and review of agency and historical records to identify the presence of any recognized environmental conditions (“RECs”) and/or notable findings in connection with the Property.

Due to historical use of the Site as a bus maintenance facility, and alleged prior beet processing plant, and the identification of prior underground storage fuel tanks, hydraulic lifts, clarifier, and metals separator on the property (and other factors detailed in Phase I report), Rincon recommended subsurface soil and groundwater investigation be conducted at the Site.

At least five underground storage tanks (“USTs”) and associated piping/dispensers, and an on-site CNG fueling facility, were removed from the property from 1995-2020. In September 2021, a three-stage clarifier (aka “sand interceptor”) was successfully removed from the *Third Street Property* site, consistent with the *Closure Plan* approved by the City of Oxnard’s Fire Department, CUPA Division. GCTD facility structures were demolished in July 2022, however, the building foundations remain at the site.

Based on the RECs and Notable Findings identified in the 2021 Phase I ESA, Rincon conducted on-site investigations in August 2022, including collection and analysis of grab-groundwater samples, soil vapor samples, and soil samples. The objective of the assessment was to identify potentially impacted soil, soil vapor, and groundwater and to determine if remediation or mitigation measures may be required during construction, and to prepare the Site for residential development.

Rincon issued the Phase II Environmental Site Assessment (“Phase II ESA”) report on 01/11/2023 (attached as Exhibit E-3). The Phase II ESA identified several constituents of concern (“COCs”) that exceeded the Residential ESLs including: TPH-o, Lead, TCE, and PCE. Based on the findings of the Phase II ESA, Rincon recommended additional soil, soil vapor, and groundwater sampling be conducted at the site to delineate impacted areas. Because select COCs exceed construction worker ESLs, Rincon recommends that a Soil Management Plan (SMP) be prepared to prescribe a methodology and procedures to protect construction workers’ health during development activities.

Rincon conducted additional on-site investigations consistent with the recommendations of the Phase II ESA in February and March 2023, and issued an Additional Site Assessment Report (“ASA Report”) dated 11/03/2023 (attached as Exhibit E-4). The ASA Report findings were consistent with the Phase II ESA, and did not modify the COCs, although their spatial extent was better delineated. The Phase I ESA, Phase II ESA and ASA Report were submitted by Rincon and GCTD to the California Department of Toxic Substances Control (“DTSC”) for detailed review and recommendations regarding the appropriate plan for remediation.

DTSC completed its review of the Phase II ESA and ASA reports and notified Gold Coast Transit District on 12/21/2023 that further action was warranted to address identified data gaps. In response to comments received from DTSC, a Data Gap Assessment (“DGA”) Work Plan was prepared by Rincon and submitted to DTSC to close data gaps.

Rincon conducted additional field work in January and February 2025, pursuant to the DGA Work Plan, and after initial comments by DTSC, Rincon issued a revised Data Gap Assessment Report on 08/25/2025 (attached as Exhibit E-5). The DGA Report further characterizes the site to support developing a Corrective Action Plan (“CAP”) consistent with the proposed future residential use. On December 4, 2025, DTSC issued its approval letter regarding the DGA Report (attached as Exhibit E-6), and agreed that sufficient characterization has been completed to proceed with remedy selection.

The subject property is currently under the oversight of DTSC via a Voluntary Agreement due to on-site impacts to soil and soil vapor. Several site investigations have been completed at the site in order to characterize these impacts. The associated reports, DTSC directive letters, and other environmental documentation can be accessed on the public EnviroStor database:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003728

The current Responsible Party for site assessment activity is GCTD, which is also the Property Owner. To date, GCTD has retained Rincon to provide environmental consulting services, and lead site assessment activities. However, moving forward, GCTD intends for the Preferred Developer, as part of its overall responsibility for redevelopment of the Third Street Property, to enter into a voluntary agreement with DTSC as the Responsible Party for any and all remaining site clean-up and/or remediation work required under said voluntary agreement with DTSC. Attached as Exhibit E-8 is a Conceptual “Scope of Work” worksheet, prepared by Rincon Consultants on 11/18/2025, which is intended to provide potential developers with guidance and assumptions for estimating the project’s environmental costs.

Please note that the recently adopted *AHD (Affordable Housing Discretionary)* Additive zone designation (see Section 3 below) includes Special Development Requirements (per Oxnard City Code Section 16-420J) to address compatibility with surrounding uses. Multifamily or mixed-use developments within 1,000 feet of an industrial facility that emits toxic air contaminants, as identified in CARB, EPA, or APCD lists, are required to provide a Health Risk Assessment (“HRA”) with recommendations that will be incorporated into the development. Additional project conditions could potentially be imposed by the City, based upon the actual configuration and details of the proposed redevelopment project.

The City has also indicated that there may be a potential risk of ammonia discharge from a nearby site. While City staff does not perceive this to be an obstruction to redevelopment of the *Third Street Property* in housing, additional mitigation measures may be required. Sample ammonia mitigation measures, which were included as conditions of approval on another recent project in downtown Oxnard, are attached as Exhibit E-7.

3. CITY ZONING, DEVELOPMENT STANDARDS & PLANNING REVIEW

The City of Oxnard holds primary development entitlement and permit approval authority for redevelopment of the *Third Street Property*. A redevelopment project may also be subject to additional County of Ventura jurisdictional and/or fee requirements (regarding issues such as Traffic Impact, Environmental Health, Flood Control, etc.), the requirements of which are typically incorporated into the City's project Conditions of Approval.

ZONING DESIGNATION & CITY OF OXNARD DEVELOPMENT STANDARDS:

The *Third Street Property* has a City of Oxnard zoning designation of *C-2 PD AHD (General Commercial - Planned Development - Affordable Housing Discretionary)*, and a General Plan land use designation of *CG (Commercial General)*. Additionally, the *Third Street Property* is included in the City's *2021-2029 Housing Element - Sites Inventory Map*.

Per City Code Section 16 (the "Zoning Code"), the base *C-2 (General Commercial)* Zone accommodates a wide variety of uses including offices, live/work and mixed-use commercial, and residential development (including multi-family with a density of up to 18 dwelling units per acre). For additional information regarding the allowable uses and development standards in the *C-2 Zone*, see Zoning Code Sections 16-105 through 16-109).

The City has also adopted *Affordable Housing Additive Zones* to provide opportunities for the development of affordable housing, to help the City reach its Regional Housing Needs Allocation (RHNA). The *Affordable Housing Discretionary Additive Zone ("AHD Additive Zone")*, which has been assigned to the *Third Street Property*, acts as a suffix to the underlying *C-2 Zone*. The *AHD Additive Zone* designation does not change the allowable uses, nor residential density of the underlying *C-2 Zone*, but adds the right to develop housing at a density **of up to 30 dwelling units per acre**, with a maximum building height of 5 stories (56 feet), in a manner consistent with the requirements of Article 5, Division 7C of the Zoning Code. Division 7C includes many of the development standards and requirements for multi-family development on sites with the *AHD Additive zone* designation. For additional information regarding development standards, affordability requirements, and plan review processing in the *AHD Additive Zone*, see Code Sections 16-420A to 16-420L.

Per Zoning Code Section 16-420H.(A), residential developments under the *AHD Additive Zone* are also subject to the City's *R-4 High Rise Residential* development standards (Code Sections 16-23 and 16-24), the Attached Dwelling Unit Development Standards (Code Sections 16-360 through 16-363), the Off-Street Parking Requirements (Code Sections 16-615 through 16-651), and the Standards for all Zones (Code Sections 16-300 through 16-333), except as otherwise provided under Zoning Code Article V, Division 7C. *Affordable Housing AHP and AHD Additive Zones* (Code Sections 16-420A through 16-420L), and Article V, Division 7A. *Density Bonus and Related Incentives and Concessions Program* (Code Sections 16-410.1 through 16-410.22).

Finally, please note that per *Code Section 16-420D(A)(2)*, the *Planned Development (PD)* designation on the *Third Street Property* is only applicable to non-residential development, or development that does not fall under the provisions of the *AHD Additive Zone*.

CITY OF OXNARD INCLUSIONARY HOUSING REQUIREMENTS:

Per Zoning Code *Section 16-420E(A)*, all housing units built pursuant to City Code *Chapter 16, Article V, Division 7C* (Code Sections 16-420A through 16-420L) "... shall provide a minimum of 20% of all units as affordable to extremely-low income, very-low income, or low-income households as defined and periodically updated by the U.S. Department of Housing and Urban Development for Ventura County. Developers of housing under this division are not eligible to request to make in-lieu affordable housing payment instead of providing affordable housing units." Additionally, per *Code Section 16-420E(B)*, all residential developments built pursuant to *Article V, Division 7C* are subject to the City of Oxnard Inclusionary Housing Ordinance.

DENSITY BONUS AND RELATED INCENTIVES AND CONCESSIONS:

Per state law (and corresponding City ordinance), new multi-family developments which provide dedicated affordable housing units may qualify for a statutory Density Bonus, and additional Concessions and/or Waivers regarding development standards (e.g., parking, building height, lot coverage, etc.), which can increase the economic feasibility of a project. Additionally, Transit-Oriented Development projects may be eligible for additional Density Bonus and development standard Concessions and Waivers. GCTD strongly urges all RFP Respondents to investigate and utilize these additional opportunities as applicable.

Zoning Code *Sections 16-410.1 through 16-410.22*) include the City's current regulations regarding Density Bonus and related incentives and concessions for multi-family development. The above notwithstanding, per GCTD discussions with City Planning staff, in the case where City Density Bonus regulations are in conflict (or inconsistent) with state Density Bonus law, state law would prevail.

Please note that the residential density allowed under the *AHD Additive Zone* (described above) is separate from, and in addition to, any increase in density allowed under the State's Density Bonus regulations, which are locally authorized by *Article V, Division 7A* of the Zoning Code (Code Sections 16-410.1 through 16-410.22).

ON-SITE PARKING REQUIREMENTS:

While the City of Oxnard's overall development standards and requirements for off-street parking are contained within Zoning Code *Sections 16-615 through 16-651*, Code *Section 16-410.16* separately allows for a variety of "Parking Standard Modifications for Qualified Housing Developments," including *Code Sections 16-410.16(C)* and *16-410.16(D)*, which state the following:

Sec. 16-410.16.(C): Notwithstanding Section 16-410.16(B), if a development includes at least 20% of the total units affordable to low income households, at least 11% of the total units affordable to very low income, or at least 40% moderate-income units within a for-sale housing developments; the development is located within one-half mile of a major transit stop; and the residents of the development have unobstructed access to the major transit stop from the development then upon the request of the developer, the city shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom. (Cal. Gov't Code. Section 65915(p)(2))

Sec. 16-410.16.(D): Notwithstanding Section 16-410.16(B), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; the development is located within one-half mile of a major transit stop and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, the city shall not impose a vehicular parking ratio. (Cal. Gov't Code. Section 65915(p)(3)(A))

As noted above, the Oxnard Transit Center, which is considered a major transit stop under the Public Resource Code, is located within one-half mile of the *Third Street Property*.

Important Note: The above notwithstanding, GCTD is currently of the opinion that a multi-family project proposal for the *Third Street Property* should provide a practical, and reasonably functional number of on-site parking spaces. Without a defensible and compelling rationale to the contrary (to be provided by the RFP Respondent), GCTD would be unlikely to consider the selection of a redevelopment proposal providing less than 0.5 parking space per multi-family unit.

CITY OF OXNARD PLANNING REVIEW AND APPROVAL PROCESS:

While Zoning Code Section 16-420D(C), and the *Commercial Land Use Matrix* in Code Section 16-107 appear to require a *Special Use Permit* (SUP) process for multi-family residential uses permitted under the *AHD Additive Zone* designation, Code Sections 16-523.2(A) and 16-106(B) provide that the City may alternatively use its non-discretionary *Site Plan Review Permit* (SPR) process for developments where the State has mandated that City Approval must be ministerial (as per SB35). If an RFP Respondent's proposed development qualifies (under State law) for a ministerial review and approval process, then the City has the authority to approve the project under its non-discretionary *Site Plan Review Permit* (SPR) process.

POTENTIALLY APPLICABLE CITY ZONING CODE SECTIONS:

As referenced above, portions of the following Zoning Code Sections (current as of 07/31/2026) may be applicable to an RFP Respondent's proposal for development of multi-family housing on the *Third Street Property*. We urge all RFP Respondents to carefully review the following documents (along with any additionally referenced Code Sections therein) which may be applicable to a specific development proposal:

- Zoning Code Article III. *Division 7. Commercial Zones* (Code Sections 16-105 to 16-109)
- Zoning Code Article V. *Division 7C. Affordable Housing -AHP and -AHD Additive Zones* (Code Sections 16-420A to 16-420L)

- Zoning Code Article V. *Division 7A. Density Bonus and Related Incentives and Concessions Program* (Code Sections 16-410.1 to 16-410.22)
- Zoning Code Article V. *Division 2. Attached Dwelling Unit Development Standards* (Code Sections 16-360 to 16-363)
- Zoning Code Article III. *Division 2. Section 16-23. Residential Development Standards* (including R-4 Zone), and *Section 16-24. Special Requirements Specific to R-1, R-2, R-3 & R-4*
- Zoning Code Article II. *Definitions* (Code Section 16-10)
- Zoning Code Article IV. *Standards for All Zones* (Code Sections 16-300 to 16-333)
- Zoning Code Article X. *Off-Street Parking* (Code Sections 16-615 to 16-651)
- Zoning Code Article VII. *Division 1A. Site Plan Review Permit* (Code Section 16-523)
- Zoning Code Article III. *Division 17. Planned Development (Additive) Zone* (Code Sections 16-270 to 16-278)

All of the information provided in this Section 3 is based upon a review of the above-referenced sections of the City of Oxnard Zoning Code by GCTD and its real estate consultant, along with corresponding discussions with senior City of Oxnard Community Development staff. However, while the information provided herein is from sources deemed to be reliable, no guarantee or warranty is stated or implied. Prospective developers are strongly advised to conduct their own research and investigations, and to seek expert advice regarding applicable regulatory standards and the suitability of the subject property for specific development or investment purposes.

Important Note:

In cooperation with GCTD, the City of Oxnard Community Development Staff has designated Planning Supervisor Jay Dobrowalski as the City's exclusive contact person for **any and all** prospective RFP Respondent questions related to Planning/Zoning/Permitting issues. Out of respect for City staff time, and in order to maintain a "level playing field" in which all RFP Invitees receive as consistent and accurate information as possible, it is of critical importance that **any and all** questions for City staff be directed to Mr. Dobrowalski, as follows:

Jay Dobrowalski, Planning Supervisor

Community Development Department

214 South C Street

Oxnard, CA 93030

805-385-3948

Jay.dobrowalski@oxnard.org

Any questions related to Planning/Zoning/Permitting issues, which are submitted to GCTD via the project *OpenGov* Procurement Portal, shall be forwarded directly to Mr. Dobrowalski for the City's response, which shall subsequently be posted on the project *OpenGov* Portal, and be available to all prospective RFP Respondents.

Except as noted above, prospective RFP Respondents and team members **shall not** directly contact any other member of City staff regarding this RFP process, and/or the *Third Street Property* redevelopment, at any time during the active RFP process (i.e. from the date of release of this RFP Information Package to the date of final selection of the Preferred Developer by the GCTD Board).

The above notwithstanding, City of Oxnard Community Development staff (including Planning Supervisor, Jay Dobrowalski) have stated their intention to participate in, and be available to answer specific questions at, the Mandatory RFP Orientation ZOOM Conference (see below).

4. ABOUT GOLD COAST TRANSIT DISTRICT

Gold Coast Transit District, formerly South Coast Area Transit (“SCAT”), provides public fixed-route and senior/ADA paratransit service in the cities of Oxnard, Port Hueneme, Ventura, Ojai, and the unincorporated areas of Ventura County. With nearly 2 million passenger trips provided each year, GCTD is the largest public transportation operator in Ventura County. The fleet includes 61 buses and 26 paratransit vehicles, all powered by clean natural gas supplied by an on-site CNG fueling station. GCTD’s Mission is: “Serving, Moving, and Connecting People to Opportunity – One Ride at a Time.” The District’s vision is to revolutionize transportation in Ventura County by leading initiatives that improve the rider experience, achieve clean air, and drive economic vitality.

SCAT was formed in 1973 by a Joint Powers Agreement between the Cities of Ventura, Oxnard, Port Hueneme and Ojai, with the County of Ventura subsequently joining SCAT in 1977. By 1980, SCAT’s transit functions in western Ventura County were consolidated into a single administrative, operating and maintenance facility on the *Third Street Property*. In June 2007, SCAT’s Joint Powers Agreement was amended to rename the agency Gold Coast Transit. In October 2013, then Governor Brown signed into law Assembly Bill AB 664, which formed the Gold Coast Transit District.

In 2019, GCTD relocated to its new headquarters at 1901 Auto Center Drive in Oxnard. The New Operations and Maintenance Facility allows GCTD to continue to meet the growing transit needs of the community. Fares from ridership only provide approximately 15% of GCTD’s ongoing operational budget with the remaining budget coming from local, state and federal formula funds and various grants. Therefore, GCTD has a mandate to maximize revenues from its available assets and resources. In June 2021, the GCTD Board of Directors adopted a Transit Oriented Development Policy to help guide the District in the use of its real property to further the purposes of the District.

5. GCTD’S RFP GOALS & OBJECTIVES

GCTD seeks to select an experienced and qualified developer to design, construct, and subsequently professionally manage and operate a transit-oriented residential or mixed-use development on the *Third Street Property*, under the terms of a 99-year Ground Lease. GCTD envisions the construction of a Transit Oriented Development which will increase transit ridership, while providing quality housing, and overall benefits to the

surrounding community consistent with GCTD's mission as a public transit district. GCTD's intent is to enhance the viability of the transit system, minimize financial risk to GCTD, and maximize long-term financial return in support of GCTD operations, through a 99-year Ground Lease of the property. Proposed redevelopment of the *Third Street Property* should also be consistent with the overall policies and goals of the City of Oxnard's General Plan, and any applicable City zoning regulations, and State laws.

TRANSIT-ORIENTED DEVELOPMENT:

Transit-Oriented Development ("TOD") is an approach to development that focuses land uses around a transit station, or within a transit corridor, in order to maximize access to frequent, high-quality transit and the benefits it provides. TOD is characterized by dense, compact development with a mix of uses in a pedestrian-oriented environment. The design, configuration, and mix of uses reinforce the use of public transportation and enhance the vitality of the area.

GCTD is offering the *Third Street Property* for development, construction, management, and operation of a TOD mixed-use or residential multifamily community that is affordable to low- or moderate-income households, increase potential GCTD ridership along existing transit routes serviced by GCTD, and provide a long-term revenue stream in support of GCTD operations.

GCTD's policy goals for transit-oriented redevelopment of District-Owned Real Property are detailed in the District's adopted *Transit Oriented Development Policy* (attached as Exhibit G-1) and are applicable to any and all development of GCTD-owned real property. However, a definitive mix of housing types, affordability levels, complementary non-residential uses, and on-site services, for redevelopment of the *Third Street Property* has not yet been determined, and GCTD is receptive to creative design and/or programmatic concepts from RFP Respondents.

6. OVERVIEW OF GROUND LEASE AGREEMENT & COMPANION OPTION AGREEMENT

GCTD intends to offer the ±2.93-acre *Third Street Property* to the selected Preferred Developer, pursuant to a 99-year Ground Lease Agreement ("Ground Lease") between the Preferred Developer and GCTD. Please note that GCTD has no interest in selling the *Third Street Property*, nor relinquishing any of its corresponding rights of fee ownership.

OPTION AGREEMENT:

The Preferred Developer will initially be required to enter into an Option Agreement with GCTD. The primary purpose of the Option Agreement will be to formalize the Preferred Developer's rights to ultimately enter into the Ground Lease, while allowing the Preferred Developer reasonable time to perform and complete its due diligence investigation, refine its project design, and proceed through the City's Planning/Zoning Approval process (either discretionary or ministerial, as applicable), including any environmental review

required under CEQA (“City Planning Approvals”), prior to formal execution of the Ground Lease.

Upon the Preferred Developer’s receipt of all required City Planning Approvals for its redevelopment proposal, and subject to the conditions specified in Section 3 of the Option Agreement, the Preferred Developer will have the right to exercise its option to enter into the Ground Lease with GCTD.

The Option Agreement, attached as Exhibit F-1, has been prepared by GCTD, and approved in form by GCTD’s legal counsel. The only outstanding variable in the body of the Option Agreement is the name (and other identifying information) of the selected Preferred Developer, and relevant dates. Unless advised by its legal counsel, based on compelling rationale presented by Developer, GCTD does not intend to modify or revise any of the language in the attached Option Agreement.

Please note that the above information provides only a brief overview of the purpose and timing of the Option Agreement. It is each RFP Respondent’s responsibility to perform a thorough and detailed review of the attached Option Agreement. As part of its submittal, each RFP Respondent must confirm its acceptance of the terms stated in the Option Agreement, and agree to formally execute the Option Agreement within fifteen (15) days after its selection as the Preferred Developer by the GCTD Board.

GROUND LEASE AGREEMENT:

As stated above, upon the Preferred Developer’s receipt of all required City Planning Approvals (discretionary or ministerial, as applicable) for its redevelopment proposal, and subject to additional conditions specified in Section 3 of the Option Agreement, the Preferred Developer will have the right to exercise its option to enter into the 99-Year Ground Lease with GCTD.

Attached as Exhibit F-2 is the Ground Lease Agreement (prepared by GCTD and approved in form by GCTD’s legal counsel), which will ultimately be executed by GCTD and the Preferred Developer. The primary variables in the body of this document are the name (and other identifying information) of the Preferred Developer, relevant dates, and the amount of the Initial Annual Base Rent Amount (see Section 3.1 of the Ground Lease) being offered by the Preferred Developer in its RFP Response submittal (or as otherwise mutually agreed between GCTD and the Preferred Developer). Additionally, GCTD will review and consider (in conjunction with its legal counsel and consultant team) any reasonable and justifiable request for amendments to the Ground Lease Agreement which are included as part of an RFP Response submittal. The above notwithstanding, GCTD does not commit to incorporating any amendments into the Ground Lease.

It is each RFP Respondent’s responsibility to perform a thorough and detailed review of the attached Ground Lease Agreement prior to submittal of an RFP Response. As part of its RFP Response submittal, each RFP Respondent must specify and commit to the Initial Annual Base Rent Amount it is offering to pay in conjunction with execution of the Ground

Lease Agreement (i.e. the base amount prior to any applicable rent reductions during the Rent Reduction Periods specified in Section 3.2 of the Ground Lease).

Please be aware that GCTD is NOT in a position to donate or discount the value of the *Third Street Property*, and expects to receive Market Rent. Based upon current real estate market conditions, the minimum Initial Annual Base Rent Amount acceptable to GCTD will be \$200,000.

Each RFP Respondent must also confirm its acceptance of all terms stated in the Ground Lease Agreement, subject to any reasonable and justifiable request for amendments to the Ground Lease proposed by the RFP Respondent, which may or may not be approved by GCTD.

7. CALIFORNIA SURPLUS LAND ACT

The California Surplus Land Act ("SLA") (Gov. Code, §§ 54220-54234) aims to make local public land, which is no longer needed for government purposes, available for the building of affordable homes.

When a local agency (city, county, district, housing authority, redevelopment agency, etc.) seeks to dispose of land it owns, it must comply with the SLA. Dispositions of land under the SLA include both the sale and leasing of land.

The purpose of this RFP is to solicit development proposals that meet the following SLA requirements for "Exempt Surplus Land" as defined in CA Government Code Section 54221(f)(1)(F):

- (i) Surplus land that is to be developed for a housing development, which may have ancillary commercial ground floor uses, that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, for 55 years for rental housing, 45 years for ownership housing, and 50 years for rental or ownership housing located on tribal trust lands, unless a local ordinance or a federal, state, or local grant, tax credit, or other project financing requires a longer period of affordability, and in no event shall the maximum affordable sales price or rent level be higher than 20 percent below the median market rents or sales prices for the neighborhood in which the site is located.*
- (ii) The requirements of clause (i) shall be contained in a covenant or restriction recorded against the surplus land at the time of sale that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation*

All Redevelopment Proposals submitted via this RFP process must be deemed consistent with the above-quoted Government Code Section 54221(f)(1)(F).

8. FTA REGULATIONS RE: JOINT DEVELOPMENT PROJECTS

GCTD has investigated whether redevelopment of the *Third Street Property* would be subject to compliance with the Federal Transit Administration (“FTA”) Joint Development Program. Based upon the research conducted, along with detailed discussions with FTA personnel, it has been determined that redevelopment of the *Third Street Property* will **not** be subject to FTA Joint Development regulations or guidelines. FTA regional staff have concurred that there is no remaining “Federal Interest” in the *Third Street Property*, and it is not anticipated that GCTD would apply for, or utilize, any FTA funds for the redevelopment.

9. SUBMITTAL REQUIREMENTS FOR RFP RESPONSES

Each RFP Respondent must submit its RFP Response electronically, through the **OpenGov** Procurement Portal (<https://procurement.opengov.com/portal/gctd>) by the date and time stated herein. The goal of the electronic bidding process is to increase competition and decrease costs associated with submissions.

It is the sole responsibility of each RFP Respondent to ensure that its entire RFP Response is properly submitted to **OpenGov** in proper form, and prior to the stated closing time. **THE OpenGov ELECTRONIC BID MANAGEMENT SYSTEM WILL NOT ACCEPT LATE SUBMISSIONS.** GCTD will only consider submissions that have been transmitted successfully via the **OpenGov** Portal.

Except as expressly provided below, transmission of an RFP Response submittal by any other means will not be accepted. RFP Respondents shall be solely responsible for informing themselves with respect to the proper utilization of the online bid management system, for ensuring the capability of their computer system to upload the required documents, and for the stability of their internet service. Failure of the RFP Respondent to successfully submit an electronic RFP Response shall be at the RFP Respondent’s sole risk, and no relief will be given for late and/or improperly submitted RFP Response.

RFP Respondents experiencing any technical difficulties with the RFP Response submittal process may use the **OpenGov** “Chat” function or contact **OpenGov** at **Procurement-Support@opengov.com**. If you continue to have difficulty, call the contact person identified on the cover page of this RFP at the number provided. Neither GCTD nor **OpenGov** make any guarantee as to the timely availability of assistance or assurance that any given problem will be resolved by the RFP Response Submittal date and/or time.

Should a prospective RFP Respondent determine it is not able to complete an electronic RFP Response submittal, it may request, at least five (5) days prior to the submittal deadline, permission to submit a hard copy of its RFP Response. Such request shall be accompanied by a reasonable explanation as to why the electronic submission requirement cannot be met by RFP Respondent. If such request is granted, GCTD shall provide delivery information to the RFP Respondent.

RFP Responses must be electronically submitted via the *OpenGov* portal no later than 3:00 PM Pacific Standard Time on Thursday, January 28, 2027 (“RFP Due Date”). There will be no public opening of RFP submittals at the submittal deadline or otherwise.

Each section or subsection of the RFP Response shall reference the Submittal Requirement section (as listed below) being addressed. Pages should be numbered consecutively. Note: Failure to respond to all requested information may be considered non-responsive and may disqualify a developer from further consideration.

Please provide the following in your RFP Response submittal (in the following specific order):

1. **Cover Letter**: Provide an RFP Response Cover Letter, maximum three (3) pages, signed by an authorized officer of the lead firm. The Cover Letter shall summarize the primary components of the development proposal, and provide the name, address, email address, and phone number of **the RFP Respondent's designated contact person**. The Cover Letter shall also include a statement and assurance that if selected, said development entity will use its best efforts to pursue and successfully complete its proposed redevelopment of the *Third Street Property* in a timely manner.
2. **Developer Information**: Identify the entity that would be the Lead Developer/Project Sponsor. Include the Lead Developer/Project Sponsor's name; its legal status (e.g., corporation, LLC, partnership, etc.); employer identification number; address; and full names of the developer's officers. Additionally, provide the names, addresses and brief biographical summaries for the **designated *Third Street Property* redevelopment project manager and other key people who will be directly responsible for managing design and development of the proposed project**, and the length of time key leadership and individuals who will be working on the project have been with the entity. If the Lead Developer/Project Sponsor is proposed to be a joint venture or partnership, please provide the above information for each entity comprising the joint venture or partnership.

Additionally, please disclose any criminal convictions of any officers, *Third Street Property* redevelopment project team members, and key employees other than simple traffic convictions, **or provide a formal statement that none exist**.

3. **Development Team Information**: Identify key members of your proposed development team (i.e. firms and key people) **who will have primary responsibility for your proposed project**, including: architects, engineers, landscape architects, construction manager, general contractor, market analysts, and any other applicable groups or individuals required to complete and manage the design, entitlement (including public outreach and community engagement, as applicable), and development of the project. Describe the qualifications and experience of each key team member with this type of project.

4. **Post-Development Operational Management Team Information:** Identify key members of the post-development operational management team **who will have primary responsibility for the operation and management of the completed project** (i.e., firms and key people, as available), including overall property manager(s) and supportive services provider (as applicable). Describe the qualifications and experience of each key team member with the type of project being proposed.
5. **Previous Development Projects:** Provide detailed project and operational information for **two (2)** previous projects that the Lead Developer/Project Sponsor, and if applicable the overall development team, has completed, which are reasonably similar to the proposed development, and which will be made available for an on-site observational tour by GCTD representatives, if requested. Provide a statement regarding the extent and duration of developer's financial and operational involvement with these **two (2)** previous projects.
6. **Information Regarding Other Current Projects:** Provide a list of current projects that the Lead Developer/Project Sponsor (and co-developers if applicable) has in its development pipeline, which will be managed by, or require the services of, the key people who will be directly responsible for managing design and redevelopment of the *Third Street Property* project. The requested list shall include all such projects currently in pre-development, design, entitlement processing, and construction. Provide information regarding project location, project type, project size, project status, and total development cost (estimated or actual as applicable) for each project, and the specific role of key people who will also be directly responsible for managing design and development of the proposed *Third Street Property* redevelopment project.
7. **Affirmation of Capacity to Execute the Project:** Provide a statement affirming to GCTD that if selected, your development team has sufficient staffing and financial capacity to complete the *Third Street Property* redevelopment project within a reasonable timeframe. Additionally, provide a statement affirming that if selected, your post-development operational management team will have sufficient staffing and financial capacity for effective professional operation and management of the completed project.
8. **Evidence of Financial Capacity to Execute the Project:** Provide current audited financial statement(s) from the Lead Developer/Project Sponsor (and co-developers if applicable) for the most recent fiscal year. The Lead Developer/Project Sponsor (and co-developers if applicable) shall also provide financial/banking references and telephone numbers of contacts for such references, together with written authorization permitting GCTD to confirm the provided financial information with such references.
9. **Management /Service Provider Commitment:** The Lead Developer/Project Sponsor (and co-developers if applicable) shall provide a Statement of Commitment to own and manage the completed project directly, or to manage it by contract with a

fully qualified professional management firm and/or service provider (which shall be identified in your RFP Response submittal) for the Term of the Lease. If the Lead Developer/Project Sponsor (and co-developers if applicable) intends to contract with one or more management and/or service provider firms, describe prior joint projects with said firm(s), and the duration of developer's previous association. If the proposed project is to include an ownership housing component, provide information regarding the HOA Manager which will be responsible for collecting the ground lease payments from individual homeowners.

10. **Legal Proceedings:** Disclose any recent or currently outstanding legal claims in excess of \$10,000 against the Lead Developer/Project Sponsor or its key personnel (and co-developers if applicable), or any redevelopment project team members, including the source of such claims, the amount, and status. Describe any litigation during the last five (5) years in which the developer or any redevelopment project team members was a defendant or plaintiff or any bankruptcy filing by them or any entity they controlled. Describe any current or past litigation involving any public agency in which developer or any redevelopment project team members was a defendant or a plaintiff. Include information on any such actions, arbitrations, mediations, judgments and settlements, **or provide a statement that none exist.**

11. **Project Description:** Provide a detailed description of your proposed *Third Street Property* redevelopment project, including all of the following information:

- Description of overall project concept including primary project components and uses, approximate size for each component/use, whether the project will be rental or ownership, and project architectural style(s)
- Description of proposed residential uses including unit types (design configuration, bed/bath count, floor areas, levels of affordability), unit mix (approximate number and locations of each unit type within the project), and related on-site parking to be provided
- Description of proposed non-residential uses (if any) including approximate building floor area (or site area, as applicable) for each non-residential use, and any related on-site parking to be provided
- Description of proposed common area and/or recreational amenities, and their availability to project residents and/or the broader community (as applicable)
- For project proposals that include a predominantly affordable housing component, provide a description of any proposed services to be provided, including supportive services, and their availability to project residents and/or the broader community (as applicable)
- Description of proposed landscape and/or open space areas, and their availability to project residents and/or the broader community (as applicable)
- Description of any additional, on-site or off-site improvements and/or amenities which the Developer is offering to provide

- Description of proposed project elements which support transit use and/or enhance connections to transit*
- Brief description of how the proposed project will meet the SLA requirements for “Exempt Surplus Land” as specifically defined in CA Government Code Section 54221(f)(1)(F).
- Description of proposed project sustainability features**
- Any additional project information that would be helpful to GCTD staff in its review and consideration of your proposed development project

* GCTD urges potential developers to determine how best to strengthen and emphasize the connection with transit from the *Third Street Property* site, given its unique location, and the TOD focus of the redevelopment project.

** While GCTD has not specified LEED standards or defined specific sustainability requirements for redevelopment of the *Third Street Property*, the new development project will be required to conform with applicable City of Oxnard standards at the time of construction. GCTD encourages potential developers to be creative, to strive for sustainability, and to incorporate appropriate sustainability features into their proposed project.

12. Project Design Drawings & Exhibits: Provide all of the following information:

- Project Site Plan with building footprint(s), landscape areas, common amenities and open space areas, paved streets, and walkways, etc.
- Building Floor Plans with description and approximate sizes of proposed unit types (including private patio/deck/outdoor areas)
- Building Exterior Elevations (in color) with building height dimensions indicated
- Parking Plan with parking calculation table indicating parking ratios (or other specific parking count rationale) for all proposed uses
- At least one (1) Perspective Color Rendering showing primary project components (e.g. buildings and/or outdoor spaces)
- Any additional graphic exhibits (optional) that help to fully clarify the scale/detail/quality level of the project proposal

Note: While all project design drawings and exhibits shall be submitted electronically (via *OpenGov*), design drawing/exhibit sheets shall be printable (full size) at a maximum sheet size of 11" x 17".

13. Post-Development Operations & Management Plan: Provide a preliminary Post-Development Operations and Management Plan for the proposed project.

14. Project Design/Development Costs and Financing Sources: Provide a detailed preliminary estimate of project design and development costs, and anticipated financing sources for both the project development and post-construction permanent financing.

15. Project Financial ProForma: Provide a preliminary 10-year financial pro-forma for the proposed project including design/development costs, and ongoing operational

income and expenses (including proposed Ground Lease payments); including a projected timeline for development, construction, and lease-up.

16. **Terms of Option Agreement:** The Lead Developer/Project Sponsor shall provide a signed statement confirming that it has thoroughly reviewed and fully accepts all of the terms stated in the Option Agreement (see Exhibit F-1), and additionally agrees to formally execute the Option Agreement within fifteen (15) days after its selection as the Preferred Developer by the GCTD Board.
17. **Ground Lease Agreement:** The Lead Developer/Project Sponsor shall provide a signed statement specifying, and committing to, the Initial Annual Base Rent Amount (see Ground Lease Agreement Section 3.1) it is willing to pay in conjunction with execution of the Ground Lease Agreement (i.e. the base rent amount prior to any applicable rent reductions during the Rent Reduction Periods, or annual rent increases specified in Sections 3.2.1 through 3.2.5 of the Ground Lease), and confirming acceptance of all terms stated in the Ground Lease (see Exhibit F-2), subject to any reasonable and justifiable requests for amendments to the Ground Lease proposed by the RFP Respondent in the above noted signed statement. GCTD expects to receive Market Rent for its *Third Street Property*. Based upon current real estate market conditions, the minimum Initial Annual Base Rent Amount acceptable to GCTD will be \$200,000.
18. **Plan for Hiring Ventura County Residents:** The Lead Developer/Project Sponsor (and co-developers if applicable) will be required to make a good faith effort to hire Ventura County residents for *Third Street Property* redevelopment project development, construction, management, and related jobs. **Please provide a signed statement acknowledging and accepting this requirement, along with an overview of your plan for meeting this requirement.**
19. **Non-Discrimination Requirement:** The Lead Developer/Project Sponsor (and co-developers if applicable) will be required to agree to a policy of nondiscrimination against any subcontractor, consultant, employee, or applicant for employment because of race, religion, color, gender, handicap, or national origin. Such nondiscrimination will include: employment, upgrading, demotion, transfers, recruitment, advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. **Please provide a signed statement acknowledging and accepting this requirement.**
20. **Public Records Act Indemnification.** If an RFP Response submittal contains any information marked Confidential, as detailed below, include the required indemnification and defense provisions set forth below:

If an RFP Response submittal contains trade secrets that a developer does not want disclosed to the public, or used by GCTD for any purpose other than evaluation of the developer's eligibility, each page containing such information must be marked with the designation "Confidential". Only information that is legally permitted to be withheld under the California Public Records Act ("PRA") should be designated as

Confidential. GCTD agrees that if a PRA request is made for disclosure of information so classified, it will notify the RFP Respondent of such information so that the RFP Respondent will have an opportunity to legally challenge GCTD's obligation to disclose such information.

If the RFP Response submittal contains any Confidential designations as identified above, the RFP Respondent shall include the following signed statement in RFP Response submittal, and in submitting its RFP Response the RFP Respondent agrees to the following:

- (i) RFP Respondent, at its sole expense and risk, shall be fully responsible for any and all fees for prosecuting or defending any action concerning the withholding from disclosure under the PRA by GCTD of any records marked by RFP Respondent as confidential, proprietary information or trade secrets;
- (ii) RFP Respondent shall indemnify and hold GCTD harmless from all costs and expenses, including attorney's fees in connection with any such action; and
- (iii) GCTD shall have no liability to RFP Respondent for disclosing any records in compliance with its requirements under the PRA.

Additionally, confidential financial documents provided by RFP Respondents that are not selected as either the Preferred Developer, or an Alternate Developer, will be deleted (with any printed copies destroyed).

Any confidential financial information not subject to disclosure under the California Public Records Act should be marked as confidential, and submitted in a separate electronic file. This information shall not be opened by GCTD until required for complete review of the RFP Response submittal. In the case of an RFP Response submittal that will be rejected for failure to comply with other requirements of this RFP, the electronic file containing confidential financial information will remain unopened and will be deleted.

10. MANDATORY RFP ORIENTATION ZOOM CONFERENCE

In order to facilitate prospective RFP Respondents' consideration of this opportunity, GCTD will host a **mandatory** virtual RFP Orientation Conference via ZOOM. The purpose of this event will be to provide an explanation of the RFP Submittal Process, any updated information regarding the *Third Street Property*, and an overview of GCTD's priorities and goals for redevelopment of the site. Additionally, prospective RFP Respondents will have ample opportunity to ask questions of GCTD's staff, City Planning staff, GCTD's real estate development consultant, Dyer Sheehan Group, Inc., and GCTD's environmental consultant, Rincon Consultants, Inc.

The Mandatory RFP Orientation ZOOM Conference is scheduled for:

Date: Thursday November 19, 2026

Time: 1:00 PM - 3:00 PM

Note: Attendance at the Mandatory RFP Orientation Conference is a formal requirement for submittal of an RFP Response. If an RFP Invitee is not represented at the RFP Orientation Conference, GCTD will not accept an RFP Response submittal from that RFP Invitee. There shall be no exceptions to this requirement.

Advance registration for the RFP Orientation ZOOM Conference is **REQUIRED**. Please email Marlena Kohler (mkohler@gctd.org), no later than 3:00 PM on Tuesday November 17, 2026, to register for attendance at the RFP Orientation ZOOM Conference. In response you will receive a return email providing detailed access information for the Orientation Conference.

In addition to the question-and-answer opportunities provided at the RFP Orientation Conference, specific questions related to the *Third Street Property*, GCTD's priorities and project goals, and/or this RFP Process can be submitted in writing, via the **OpenGov** Procurement Portal (<https://procurement.opengov.com/portal/gctd>), by selecting the "Question & Answer" tab associated with this RFP. Questions sent directly to GCTD staff will not be addressed, and you will be directed to submit your questions electronically via **OpenGov**.

All questions received by GCTD via **OpenGov** will be posted, along with GCTD responses, on the *OpenGov* website as addendums to this RFP, and available for review by all prospective RFP Respondents. However, please note that the deadline for submittal of inquiries or questions related to this RFQ process will be **Thursday, January 7, 2027, at 3:00 PM**. There will be no responses provided to RFP inquiries or questions received after the above noted deadline.

11. ON-SITE TOUR OF THE *THIRD STREET PROPERTY*

In order to facilitate prospective RFP Respondents' consideration of this opportunity, GCTD staff, and its consultant team, will host an on-site (in person) tour of the *Third Street Property*, as follows:

Third Street Property Tour

Date: Friday, December 4, 2026

Time: 11:00 AM - 12:00 Noon

Location: 301 East Third Street, Oxnard, CA

During the ***Third Street Property Tour***, prospective RFP Respondents will have the opportunity to ask questions of GCTD's staff, GCTD's real estate development consultant, Dyer Sheehan Group, Inc., and GCTD's environmental consultant, Rincon Consultants, Inc.

The on-site *Third Street Property Tour* will begin promptly at 11:00 AM. Vehicular parking for tour participants will be available on-site. Tour participants shall access the *Third Street Property* site via the vehicular drive entrance along Garfield Avenue, just north of Third Street.

Note: While attendance at the *Third Street Property* Tour is highly recommended, it is not a formal requirement for submittal of an RFP Response.

Advance Registration is REQUIRED for any prospective RFP Respondent team member who wants to participate in the *Third Street Property* Tour. Please send your list of *Third Street Property* Tour participants (names & company affiliations) by email to mkohler@gctd.org, no later than 3:00 PM on Wednesday, December 2, 2026.

12. REVIEW OF RFP SUBMITTALS & SELECTION OF THE PREFERRED DEVELOPER

The Gold Coast Transit District Board of Directors has designated an Ad Hoc Committee, consisting of two (2) GCTD Board members, to work with GCTD staff and its consultant team on this project. Initially, the Ad Hoc Committee, GCTD staff and its consultant team will be reviewing the RFP submittals received by GCTD on or before the RFP submittal deadline, and will be using an evaluation matrix to rank the submittals. The Ad Hoc Committee will work with staff to recommend a Preferred Developer to the full GCTD Board. The GCTD Board will make the ultimate decision (at a publicly noticed meeting) as to which RFP respondent is ultimately selected as the Preferred Developer (and one or more potential Alternate Developers as applicable).

All RFP Response submittals will be reviewed for their relative strengths and weaknesses, based on the RFP submittal requirements and evaluation criteria described herein. GCTD staff will objectively evaluate the proposal of each RFP Respondent based upon a variety of factors, including, but not limited to, the following:

- Details of RFP Respondent's proposed project description, design drawings and exhibits, including: proposed uses; level(s) of affordability for housing units; proposed Transit-Oriented Development features; project design quality and aesthetics; compatibility with surrounding uses, etc.
- Strength of RFP Respondent's proposed Project Financial Proforma, including estimated design & development costs, ongoing operational income and expenses, and dollar amount of the Annual Base Rent payments to GCTD
- Collective experience and capacity of the RFP Respondent team based on the demonstrated individual experience of principals, and key representatives of each of its members, who will be directly and responsibly involved with the *Third Street Property* redevelopment project
- Evidence of the RFP Respondent team's demonstrated ability to manage the design, entitlement, and construction processes for residential and/or mixed-use projects of this type, size, and complexity;
- Evidence of the RFP Respondent team's demonstrated experience with transit-oriented development;

- Evidence of the RFP Respondent team's Financial Capacity and demonstrated ability to provide equity and secure debt capital to develop and complete projects of this type, size, and complexity;
- Quality of the planning and design of the RFP Respondent's previous residential and/or mixed-use developments, including demonstrated creative design solutions;
- Quality of construction at the RFP Respondent team's previous residential and/or mixed-use developments, including project completion on schedule/budget (and experience with prevailing wage construction requirements, if applicable);
- RFP Respondent team's experience developing and operating multi-family residential communities subject to a long-term ground lease agreement (if any);
- Details of the RFP Respondent's proposed Post-Development Operations & Management Plan, including property management experience and a track record of quality management over time;
- RFP Respondent's staffing and financial capacity to complete *Third Street Property* redevelopment project within a reasonable timeframe;
- RFP Respondent team's previous successful experience with development entitlement-related public outreach and community engagement activities;
- RFP Respondent team's plan to hire Ventura County residents for development, construction and related jobs; and
- Overall completeness and quality of the Respondent's RFP submittal, based upon the RFP submittal requirements stated herein

At its sole discretion, GCTD may elect to host post-submittal interviews with one or more of the RFP Respondents, and/or conduct in-person tours of their previous projects. After completion of its detailed review, and consideration of all duly submitted RFP Responses, GCTD Ad Hoc Committee and staff will make formal recommendations for consideration and action by the full GCTD Board of Directors.

The GCTD Board will have the ultimate decision-making authority regarding which RFP Respondent is ultimately selected as the Preferred Developer, which decision will be made at a noticed public hearing.

The GCTD Board reserves the right to also designate one or more Alternate Developer(s), which may obtain the right to redevelop the *Third Street Property* if the Preferred Developer defaults, or is otherwise unable to proceed.

Upon selection of a Preferred Developer, GCTD and the Preferred Developer will execute a mutually acceptable Option Agreement (which will incorporate the form of Ground Lease Agreement). If the parties cannot reach an agreement during the timeframe specified in this RFP, GCTD, in its sole discretion, reserves the right to withdraw from discussions with the Preferred Developer, and initiate subsequent negotiations with one or more of the designated Alternate Developers.

GCTD's projected timeline for completion of the RFP Process is as follows:

Thursday, October 22, 2026:	Release of RFP Information Packages
Thursday, November 19, 2026:	Mandatory RFP Orientation ZOOM Conference (1:00 PM)
Friday, December 4, 2026:	On-Site Tour of <i>Third Street Property</i> (11:00 AM)
Thursday, January 7, 2027:	Deadline for Submittal of RFP Questions to GCTD (3:00 PM)
Thursday, January 14, 2027:	Deadline for GCTD's written Responses to RFP Questions
Thursday, January 28, 2027:	Due Date for Submittal of RFP Responses (3:00 PM)
Thursday, February 11, 2027:	Completion of Initial GCTD Review of RFP Submittals
Monday, February 22, 2027:	Completion of RFP Respondent Interviews (as applicable)
Wednesday, February 24, 2027:	Determination of Recommendations to GCTD Board
Wednesday March 3, 2027:	GCTD Board Meeting for Selection of Preferred Developer

13. ANTICIPATED POST-RFP ACTIVITIES

Below is a preliminary list of *Third Street Property* development project activities and milestones which are anticipated to occur upon the GCTD Board's formal selection of the Preferred Developer, and corresponding Development Proposal:

- GCTD Board formally selects the Preferred Developer, and Alternate Developer(s) as applicable
- Finalization and execution of the Option Agreement (with incorporated form of Ground Lease Agreement), between GCTD and the Preferred Developer, including timeframes for developer obligations, project entitlements, and initiation of construction
- Preferred Developer's Due Diligence investigations, including mandatory participation in the City of Oxnard's *Pre-Submittal DAC Review* process for its proposed redevelopment project
- Project design development, and formal planning review/approval by City of Oxnard, including public outreach and community engagement activities (as applicable)
- Preferred Developer's application(s) for project financing sources
- Preferred Developer's exercise of the Option Agreement, including execution of the Ground Lease Agreement and Preferred Developer's Initial Base Rent payment to GCTD, and other requirements per Section 3 of Option Agreement
- Preferred Developer's preparation of complete construction/development plans as required for land development, infrastructure, and building improvements
- Plan Check and Construction Permits for land development & infrastructure improvements
- Plan Check and Building Permits for building improvements
- Confirmation of all development and construction financing

- Completion of construction and initial lease-up of multi-family units (and any nonresidential project components, as applicable)

14. ADDITIONAL RFP INFORMATION

While GCTD intends to proceed with selection of the Preferred Developer (and one or more potential Alternate Developers as applicable) for the *Third Street Property* in the manner described above, GCTD may, at its sole discretion, choose not to proceed with this project without obligation or liability to any developer and/or RFP Respondent. GCTD reserves the right, in its sole and absolute discretion, to (a) modify or cancel the RFP selection process at any time; (b) waive minor irregularities; (c) reject any or all response submittals to this RFP, or seek new submittals when it is in the best interest of GCTD to do so; (d) seek clarification or additional information from any RFP Respondent as GCTD deems necessary for evaluation of their respective response; (e) request any additional information from individual RFP Respondent team members, including but not limited to evidence of the RFP respondent's financial status. RFP Respondents shall bear all expenses in connection with their RFP response submittals.

GCTD also reserves the right to negotiate all elements of the RFP Respondent submittals, proposals, terms and conditions, and/or project scope prior to any formal decision regarding any RFP Respondent being selected as the Preferred Developer (or an Alternate Developer, as applicable) to redevelop the *Third Street Property*.

Questions Regarding this RFP:

All specific questions and/or comments concerning this RFP shall be in writing and shall be submitted via the **OpenGov** Portal (<https://procurement.opengov.com/portal/gctd>) by selecting the "Question & Answer" tab associated with this RFP. Questions sent directly to GCTD staff will not be addressed and you will be directed to submit your questions electronically via **OpenGov**.

Questions must reference the appropriate section number/subsection name and must be submitted no later than 3:00 pm on Thursday, January 7, 2027. GCTD will not respond to questions received after the above-stated deadline. GCTD's responses to RFP Invitee questions will be posted on the **OpenGov** Portal. GCTD reserves the right to amend answers prior to the stated RFP submission deadline.

Prospective RFP Respondents must notify GCTD of any ambiguity, conflict, discrepancy, exclusionary specification, omission or other error in this RFP by the above-noted deadline for submitting questions and/or comments. If a prospective RFP Respondent fails to notify GCTD of these issues, it will submit an offer at its own risk, and if selected as the Preferred Developer (or an Alternate Developer): (1) shall have waived any claim of error or ambiguity in the RFP or resulting contract, (2) shall not contest GCTD's interpretation of such provision(s), and (3) shall not be entitled to any compensation, relief or time by reason of the ambiguity, error or its later correction.

Important Reminder:

Except for Marlena Kohler (as indicated herein), no contacts of any kind shall be made with any of GCTD's Board members, any of GCTD's staff, GCTD's real estate consultant (Dyer Sheehan Group, Inc.), or GCTD's environmental consultant (Rincon Consultants, Inc.) regarding this RFP process and/or the *Third Street Property* redevelopment. It is intended that all potential RFP Respondents be provided the same information, and that GCTD's selection of the Preferred Developer (and Alternate Developers, as applicable) shall be made on merit alone within the process described in this RFP. Violation of this condition may be cause for immediate disqualification of an RFP Respondent's Proposal.

**ALL RFP SUBMITTALS MUST BE ELECTRONICALLY SUBMITTED VIA THE
OpenGov PROCUREMENT PORTAL
NO LATER THAN 3:00 PM PACIFIC STANDARD TIME
ON THURSDAY, JANUARY 28, 2027.**

For general information, please contact:
Marlena Kohler, Procurement Manager
Gold Coast Transit District
1901 Auto Center Drive Oxnard, CA 93036
Phone: 805-483-3959, Extension 121
E-mail: mkohler@gctd.org

Note: All information provided herein is from sources deemed to be reliable, but no guarantee or warranty is stated or implied. Prospective developers are advised to conduct their own research and investigations and to seek expert advice regarding the suitability of the subject property for specific development or investment purposes.