



Meeting Date: 02 / 08/ 2011

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Christopher Williamson, Principal Planner *CW* Agenda Item No. **0-1**

Reviewed By: City Manager *JMMH* City Attorney *ANA* Finance *JAC* Other (Specify) _____

DATE: January 27, 2011

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director *[Signature]*

SUBJECT: Study Session on the Draft 2030 General Plan

RECOMMENDATION

That the City Council receives a presentation on the status of the Draft 2030 General Plan and provide direction from among several alternative approaches for adoption.

DISCUSSION

Staff will present a summary of the Draft 2030 General Plan as follows:

1. Approach of the Draft 2030 General Plan
2. Public comments made at four-workshops held in 2010
3. Proposed changes recommended by Staff
4. Update on the 2006-2014 Housing Element (Draft No. 3)
5. Alternative approaches to potential adoption at a later date

Attached are transcripts of public written and oral comments from the four workshops held between May and September. The comments were posted to the City's website after each workshop and those who commented were added to a General Plan e-mail list. Several notices were sent last Fall to the General Plan e-mail list reminding those who commented that they could review the comment transcripts and request changes if they thought the transcript did not reflect their comment.

FINANCIAL IMPACT

There are no direct financial impacts from a study session.

(CW:cw)

- Attachments #1 - Workshop #1 comments: Ormond Beach and the Coastal Zone
- #2 - Workshop #2 comments: Housing Element and Economic Development
- #3 - Workshop #3 comments: Public Works and Services and Schools
- #4 - Workshop #4 comments: Del Norte Community Extension (Jones Ranch)

2030 Oxnard General Plan Workshop 1 Ormond Beach and the Oxnard Coastal Zone

May 19, 2010

Below is a summary of comments from the 2030 Oxnard General Plan Workshop 1, Ormond Beach and the Oxnard Coastal Zone. Comments are presented in three groups: 1) comment cards, 2) staff recorded notes (flip chart), and 3) “other topic” comments. If you feel your comment is not accurately presented, or somehow missed, please contact Chris Williamson – preferably by e-mail at chris.williamson@ci.oxnard.ca.us - and provide your correction.

The following comments will be combined with comments from the remaining workshops and presented to the City Council. Letters and/or e-mail will be included separately.

Thank you for your continued interest in the Oxnard 2030 General Plan.

1. From Public Comment Cards

- What has the Coastal Conservancy done to remediate the former SCE property adjacent to Ormond Beach power plant, particularly old fuel oil piping and buildings?
- The RRI power plants are vital to Oxnard.
- RRI energy has extensive experience in coastal wetland restoration can be highly valued partner in the restoration of Oxnard beach wetlands. To replace this service would do more damage and cost more in both the long and short terms. –Bill Baker
- Consider environmental benefits of removing the power plants- Reno Smith
- Given the economic crisis, why invest in new power plants?
- RRI footprint reduction is an achievable goal.- Ronal Barrett
- Bill Baker needs to address RRI helping the wetlands.
- Because of the heavy amounts of electricity used and desired by Oxnard and its neighbors the RRI plants are necessary, but there should also be more of an effort to grab any federal dollars available to improve the grid and invest in green power.
- RRI energy desires a partnership with the community to resolve contentious issues. –Tom Di Ciolli
- Remove power plants and power lines. No offshore energy production (wind). Wetlands restoration should begin sooner rather than later. There should be no development south. – Nancy Pedersen
- The power plants are vital to Oxnard and surrounding areas. They are regular and significant contributors to charitable organization and investors in the community as a whole. Business such as these must be supported and maintained during these times of economic times hardship. -John Long

- “Consider expanding wetlands to the east instead of the 120 acres to the north”
- Preserving wetlands is the just and proper course of action and will eventually create tourism jobs and profit for the city.
- There should be under no circumstance and development in or around the wetlands.
- Is the RP designation secure enough to ensure that any development will be absolutely prohibited under all circumstances?
- General plan does not consider the issue of sea level rise in a significant enough manner-
Peter Brand
- Consider building at Halaco site, it will foster an economic boom, -Victor Lucio

2. Staff Recorded Notes (from flip chart)

- Additional Resource Protection (RP) areas east of Harbor Boulevard in the dunes areas now designated for Visitor Serving uses (but not yet developed)?
- Allow agricultural uses in RP areas not in the Coastal Zone? If the Coastal Zone boundary that runs through a parcel, entire parcel is subject to Coastal RP Zone?
- Relationship of RRI plants to renewable energy programs.
- What is needed in the long term for the two RRI plants?
- Who would pay for the removal of the RRI plants?
- What is the effect of sea level rise/tsunami on RRI plants?
- Need for other sources of power if RRI plants close.
- Environmental impacts of bringing in alternative power without RRI plants?
- Roles of RRI plants in support of electrical systems.
- Economic benefits of plants.
- Environmental issues of plant shut down.
- Need for additional SCE Peaker Plant?
- Risks associated with decommissioning of RRI plants.
- RRI as a partner in Ormond Beach restoration
- Is it economically viable to restore Halaco to wetlands?
- What are plans for Halaco remediation ?
- Residential uses on Halaco are a hazard.
- Commercial development related to Halaco?
- Replacement sites for Agromin facility in long run?
- City liability if it permits development later subject to sea level rise
- Flood zone/ displacement information.
- General Plan visions vs. property owner vision
- Industry south of Hueneme Road would uproot access to wetlands

- Wetlands can be an economic engine
- Economic case studies re: ecotourism
- Restricted access to the beach

- Policy language is “squishy” – should be more definitive.

3. Topics for future meeting

- Environmental Justice & equal access to green / healthy open spaces

- Update to Local Coastal Plan, Environmental Sensitive Habitat, and biological resources.
(Issue numbers 14 to 19 on the “Issues Matrix”

Gateway park: size, location, visitor center, etc.

Need to update the Local Coastal Plan
Hydrologic connection to Mugu Lagoon
Greening and cleaning of storm drains
ESHA and biological resource areas
Offshore renewable energy potential

2030 Oxnard General Plan Workshop 2 Housing Element and Economic Development

June 16, 2010

Below is a summary of comments from the 2030 Oxnard General Plan Workshop 2, Housing Element and Economic Development. Comments are presented in three groups: 1) comment cards, 2) staff recorded notes (flip chart), and 3) "other topic" comments. If you feel your comment is not accurately presented, or somehow missed, please contact Chris Williamson – preferably by e-mail at chris.williamson@ci.oxnard.ca.us - and provide your correction.

These comments will be combined with comments from the remaining workshops and presented to the City Council. Letters and/or e-mail will be included separately.

The June 13, 2010 letter from Cathy Brudnicki, Ventura County Homeless and Housing Coalition, is 'pasted' at the end of this file.

Thank you for your continued interest in the Oxnard 2030 General Plan.

1. Public Comment Cards

- We need walkable neighborhoods. When manufacturing jobs are sequestered by zoning, more traffic result. – Eileen Tracy
- Is Downtown Oxnard Boulevard as is a turnoff? If so, what ideas do you have that we can direct our attention to look better (more updated and inviting). – Pat Brown
- Are the Wagon Wheel affordable units the "replacement units" at the same income/affordability level of the existing Wagon Wheel mobile home park residents? What will happen to residents between the tear down of their park and the development of the affordable units? – Beatriz Garcia
- Special Needs Housing: female head of household; extremely, extremely low income; farmworker housing.
- As a community ally, I am focused on safe, affordable farmworker housing, with particular attention to children's needs for homework areas; play areas; adequate parking; public transportation and educational access; and within walking distance of food stores.- Theadora Daritt-Cornyn
- Moving forward to achieve a sustainable economic development in blighted areas: have affordable housing and accessible business/employment in needed neighborhoods. In other words, develop open spaces and natural resources (wetlands), as a way to increase eco-tourism and bring bigger job opportunities for residents.
- How realistic is the 24 unit/acre density assumption to meet RHNA numbers if the new MS4 stormwater permit regulations effectively renders high density infill residential development impossible and/or uneconomical? – Fred Ferro

- Quality living within low, very low housing development. Is the area at the corner of Gonzales and Oxnard Boulevard in the redevelopment area? – Lupe Anguiano
- We need to change the zoning to high densities. Thirty dwelling units per acre(DUA) is State default density for affordable housing sites. Why can't the City of Oxnard just go with State law? Funding for affordable housing (AH) is becoming more competitive. Zoning sites at 30 DUA make affordable housing projects more desirable to funders, lenders, and investors. Twenty-four DUA will not help Oxnard meet RHNA numbers. Times are changing. Our default density needs to change.
- Have new development in the Hueneme Road/Saviers Road area. Instead of industrial work, there can be a shopping center, tourist attraction, coastal access. Make it a focus of South Oxnard to make it beautiful like the rest of Oxnard. – Martha Olin
- Please consider building South Oxnard into a beautiful part of town that we can all enjoy. Opening up coastal access in that area, as well as preserving our wetlands will bring in so many people and money. Hueneme Road needs business improvement and development!
- Conduct a community plan for Hueneme Road Corridor and Saviers Road Corridor in South Oxnard.
- Is the City looking at innovative ways to plan to transition for development of a green economy locally? What are they? And, what are the steps?
- Has there been an equity assessment of the General Plan?
- I would like to see a Business Improvement District on Hueneme and one on Saviers Road. Is there a Community Plan for the Saviers Road between Channel Islands to Hueneme Road?
- Do the Visitors Bureau, EDCO, Community Development Commission, Planning Department work together in the planning of the economic development part of the 2030 General Plan in regard to Ormond Beach Gateway Park, Hueneme Road Business Economic Development?
- Rental improvement district in South Oxnard areas—Cuesta del Mar and J St.
- How many people in the audience pay \$500 for rent, and don't think about how to pay for food or clothing? There are a lot of families living in these conditions, and most people don't consider them. Their only interest is in constructing more homes. (translated from Spanish by Maria Santana) Asalia Barrera
- Please add Clyde Reynolds to your invitation list re Housing and/or SB2.
- Economic development—good; redevelopment—good; affordable housing for Oxnard—bad. We need more balance and provide housing for all income groups, especially upper end. Thousand Oaks and Camarillo could use more of the “affordable”! We need more upper income to support the rest of the City! – Richard Maggio

2. Staff Recorded Notes (from flip chart)

Economic Development (Steve Kinney/Curtis Cannon)

- Recreational opportunities are important
- VCRR spur? How does it impact economic development?

- Living wage considered?
- Where are the new jobs? Northeast? Hueneme Road?
- Reuse of Central Industrial Area?
- Business practices/employee treatment (Are we aware of, track...?)
- Green business? Trend? Status?
- Is there an (overall) economic development game plan?
- Blighted units? How is rehabilitation allocated/accounted in RHNA?
- The “Courts” (status of the plan/project?)
- Quality of affordable housing very important
- July 15th Planning Commission hearing would be too soon
- 24 dwelling units per acre assumption questionable.
- Several constraints on RHNA sites: Willingness of owners? Utilities available? Demolition of existing uses considered?
- Show affordable housing income categories:

**State Income Limits 2009
For Ventura County
Family of Four**

Extremely Low	\$ 26,000
Very Low	\$ 44,000
Lower Income	\$ 70,000
Median	\$ 86,000
Moderate Income	\$ 103,000

- What is Oxnard jobs/housing balance, by sector?
- Local education as a limiting/enabling factor in economic development.
- Please address inconsistency between General Plan and zoning, they inhibit affordable housing development
- 24 dwelling units per acre—affected by MS4 requirements, less feasible, 30 suggested
- “Let’s build up, not out”
- What is City’s park requirements; 4 acres versus 20 acres/1,000 people.
- Open space/parks helps make higher density livable
- With lower income, may need more services.
- Higher density has less strain on infrastructure/environment per unit
- Timing issue, creating consistency between Housing Element & General Plan, “E” sites especially. Value to approving it this year
- Year round homeless shelter? It’s in process
- Address play areas in mobile home parks
- “Urban villages” needs detail/clarity
- Housing for elderly issues: physical/universal design, part of special needs, “Reasonable accommodation” implemented?
- Improve certainty by reducing process complexity, work toward this in the General Plan
- Facilitating universal design, add section in Housing Element

- What are the plans for additional economic development/redevelopment plans in South Oxnard?
- Mobile home conversion issues: conversion, would community development help?

3. Topics for future meeting

- Several comments regarding adequate utilities, parks, traffic were made and referred to Workshop #3, scheduled for July 21, 2010.

4. Brudnicki letter

Ventura County Homeless and Housing Coalition
www.vchhc.org
1317 Del Norte Road, Camarillo, CA 93010
805-485-6288 x 273
Tax ID #: 77-0399522

June 13, 2010

Chris Williamson, Principal Planner
City of Oxnard
214 South C Street
Oxnard, CA 93030

Dear Chris,

Previously scheduled travel plans make it impossible for me to attend the June 16 General Plan Workshop, so this letter will have to carry my remarks.

VCHHC would prefer to have the SB2 requirement met in the City of Oxnard by allowing shelter and transitional housing in all zones throughout the city. This gives service providers the greatest flexibility in meeting the needs of the homeless population. The city remains protected because any construction will have to meet the guidelines for use in any specific zone. In addition, the city may specify minimum standards for operating shelters. The development of such standards has been accomplished in other cities through a series of meetings with service providers.

As to the housing needs for low, very low and extremely low income households: VCHHC expects that the City of Oxnard will include sufficient housing units in its goals to meet the needs of this portion of its population.

Thank you for the opportunity to comment.

Sincerely,



Cathy Brudnicki, Executive Director
Ventura County Homeless & Housing Coalition

2030 Oxnard General Plan Workshop 3 Public Works and Services and Schools

July 21, 2010

Below are a summary of verbal comments and transcriptions of written comments received at the 2030 Oxnard General Plan Workshop No. 3. The comments will be combined with those from other workshops and presented to the City Council this coming Fall. Of you feel your comment was not transcribed or summarized correctly, please Chris Williamson, preferably by e-mail at Chris.williamson@ci.oxnard.ca.us, and provide your correction.

Thank you for your continued interest in the Oxnard 2030 General Plan.

1. Transcribed from Public Comments Cards

- In spirit of community partnership, Officer use of Mandalay and Ormond Beach power plant facilities for Fire Department training and police department beach access and patrol. Relevant to Energy/utilities – important to assure sufficient, reliable electric energy service and supply to County of Ventura. Important to ensure the integrity of the electrical infrastructure - Tom D. Ciolli.
- Is the City of Oxnard planning to install solar panels on City buildings and schools? If not, they should. Germany has made full use of solar power. Maybe the Oxnard City Council should look into that. Developers should have to pay more for any new school in the area if they want to develop - Sandra Bates.
- What is the City doing to help Agromin find a new location away from the wetland area?
- The performing arts center is underutilized. Oxnard residents drive to Thousand Oaks and along with seeing performances, eat and shop outside of Oxnard.
- If the City wants visitor's downtown, public restrooms must be provided.
- Problem at Lathrop Park with no bathrooms, men urinate publically in parks and families ask neighbors to use their bathrooms.
- Bicycle lane striping arterials is very dangerous, need to apply for grants for Class I bike paths separate from traffic, need to expedite development of bike paths along "J" Street and Ventura County Railroad right of way.
- It is unlikely that two new fire stations will be operational by 2030. Development Agreements usually require payment towards fire stations near the end of completion of projects. With the economic conditions, it is unlikely that the Sakioka Farms or Southshore developments will be developed by 2030. How will the city provide the necessary fire protection for the ever denser population on in the interim?

Oxnard 2030 General Plan Workshop #3 Public Comments July 21, 2010

- Senior center in west Oxnard? Senior centers use open areas by Wooley and Harbor? Restrooms? Severe risk for children at Lemonwood School, need crossing guards ASAP for August (2010) start! Public transport [along] Channel Islands Blvd and Victoria - Theodora Davitt-Cornyn
- Oxnard has the best library in the County. I hope that our City continuous to support and keep it cutting edge as much as the budget allows. Police & Fire departments are doing a great job, more community police; support for education. Fire prevention/crime prevention [is] always a good thing. I support including “natural parks” wild and open space restoration of Ormond Beach, it would support tourism [and] economic development of South Oxnard. I support better bikeways to improve public transportation, it will improve the quality of life in Oxnard - Carmen Ramirez.
- (No name) Please consider community gardens both in public and private lands. Maybe instead of getting rid of vacant lots we turn them into youth centers, our children need safe places to stay. Let’s see support for lower income families, build more units. Also fix our streets; “N” street is terrible, potholes just terrible! (No name)
- Are there any plans for electronic books at the Library, like the County system has? It is cost effective. (No name)
- Public transit – we need to have a real public transportation system that works for all riders. Currently the system is not efficient and effective for most working people, waits [are] too long; rates [are] increasing, service/lines are being cut, run later, more often. (No name)
- South Oxnard needs an active and dynamic youth/teen center with programming, activities and organized sports. The So. Oxnard center is great but there is no consistent programming on a regular basis. Please designate a space or vacant site where a youth center can go in South Oxnard. (No name)
- Gateway Park and Ormond Beach Wetlands restoration. The City should change zoning south of Hueneme Road as open space protected resource to ensure the development of the Gateway Park. (No name)
- We need another high school in the district. It should be located in the Southside of the City. (No name)
- The City needs to have policies and areas zoned for community gardens on both public and private lands. The City should also sponsor a few gardens to support healthy eating and access to healthy food in key target areas of the City of south Oxnard. (No name)
- Bike pathways – we need to make Oxnard a more bike friendly city. Let’s cap the “J” Street drain and make it a bike/walk corridor that connects the City to Ormond Beach wetlands. The Oxnard Industrial drain should be capped too and used as a bike /walk pathway. (No name)
- Let’s begin using empty lots and make them into pocket parks. City should develop an Oxnard walking tour route that is made public to encourage people to walk and get to know the City. (No name)
- When Curtis Cannon spoke on Economic Development, it was too brief; we need an aggressive plan to help residents rise above current economic crisis. (No name)

Oxnard 2030 General Plan Workshop #3 Public Comments July 21, 2010

- Police – highly recommend support for neighborhood store, fronts and contract basis for video surveillance should be supported. Fire – support growth in facilities and equipment. Housing – consider including children care facilities in new development. Jill Martinez
- I love the bicycle lane on Saviers Road. I live on East Fir and go by it each day, sometimes many times. I will take learning from the drivers to get used to it but it is certainly wide enough for bike safety. Jill Martinez
- The City could meet portions of its “Climate changes and global warming awareness” goal. Energy generation and increased efficiency goal and improve the City’s PW budget by evaluating the use old pipeline compressed natural gas (CNG). Specifically CNG reduces GHG emissions by 23% compared to diesel is 98% domestic, is a renewable fuel source (meets AB32) and the low carbon fuel standard goals) and is significantly cheaper to operate compared to diesel and gasoline. In addition a CNG refuse truck is over 60% quieter then a traditional diesel truck. Fleets from CA to NY are moving towards CNG for these benefits. The greatest emissions reductions in a solid waste fleet comes [from] switching to diesel to CNG. I would be happy to provide a brief presentation to illustrate these points. Finally, if the City were to use CNG trucks, it could fuel these trucks off one of the PW’s future waste water to energy or waste energy plant at the transfer station. Sean Wine

2. Notes taken during City staff remarks (flip chart)

Library [Barbara Murray]

- Colonia expansion
- City needs 2 more libraries, 6 total.
- Funding a continuing problem
- Technology changing/available

Police [Chief Crombach]

- Facilities
- Development review
- Communication/response
- Technology
- Community policing

Fire [Brad Windsor]

- Response time
- Facilities & equipment

Public Comments:

Library – should be open seven days a week

Response vs. reaction (Police & Fire)

*Redevelopment/rehabilitation

Storefronts & volunteers

Video surveillance in CBD – could Police use volunteers?

Need College Park fire station

Southshore – more “urban village”

Housing [Bill Wilkins]

- 1,659 Section 8 vouchers in Oxnard
- 780 public housing units
- By 2030 – add 100 affordable units/per year by Housing Department

Recreation [Gil Ramirez]

- 12-14,000 persons under 18 served per day

Parks [Lori Rice]

- Parks has a master plan
- @ 1,000 acres currently in traditional city parks
- College Park, Sports Park, and Campus Park being developed

Public Comments:

- Restrooms – access to school RR’s ?
- Aquatic center – size? Several smaller vs. 1 large
- A desire for “just open space”
- Lack of natural parks
- Use flood control for riparian/linear park
- Colonia park – needs work
- Bikeways
- Bikeways @ Victoria in harbor
- Child care in housing department? No
- Lemonwood – new facility

Public Works [Mark Norris]

- Master utility plans
 - 40,000 accounts
 - wastewater treatment – 40 mgd. Plenty of capacity
 - 400 miles of pipelines
 - capture gas to fuel – electricity 100%
- Supply

Oxnard 2030 General Plan Workshop #3 Public Comments July 21, 2010

- G.R.E.A.T. program is City's future water supply
- MRF – recycling
 - Waste to energy being explored
- Storm water
 - Manage flow
 - Treat before discharge
- Streets
 - Maintenance & reconstruction
- SCE/gas etc.
 - Work with utilities

Public Comments:

- Street lighting – convert to LED?
- Wooley and RR – safety issues
- Education on water use, native plants, etc.
- Trash trucks – CNG/gas vs. diesel
- Include electric system – RRI
- Power plants – needed? LCP update
- GREAT water buyers? Who are they?
- Green building – parking lot lighting alternative

Transportation [Martin Erickson & Jason Samonte]

- Funding – Metrolink, OTC
- Traffic model for City
- Improvements planned by 2030
- Intelligent Transportation System starting (ITS)
- Bicycle planning underway
- Gold Coast Transit involved with the City, their new strategy

Public Comments:

- Downtown bathrooms
- Pre-emption for emergency vehicles
- 101 capacity – entire length/build first
- Bike paths – separate, not on street
- Inter-city bike paths difficult
- Buses with bike racks – connecting difficult
- Bicycle rental at OTC?
- VISTA & Gold Coast Transit coordination
- Riding bicycles against traffic – on sidewalk, signage – safety

Public Schools

Oxnard School District [Jorge Gutierrez]

- Back on single track
- Need for more schools
- Coordinate with OSD
- Support Seabridge School & Teal Club
- Participate with OSD master plan

Rio School District [Mark Krueger]

- Lots of undeveloped areas within Rio District
- Future growth potential

Ocean View School District [Craig Helmstedter]

- Impact or mitigation agreement before City approvals
- Rio decides on site size within large new projects
- Circulation – safer intersections
- Neighborhood schools are best get there easily, parking on streets.
- Utilities, including data lines important
- Joint use/adjacent parks are ok

Hueneme School District [invited]

Oxnard Union High School District [invited]

Public Comments:

- Lemonwood school, SRO & crossing guard overcrowded
- PTP, bonds, “build up”

2030 Oxnard General Plan Workshop 4 Del Norte Community Extension (Jones Ranch)

September 22, 2010

Below are a summary of verbal comments and transcriptions of written comments received at the 2030 Oxnard General Plan Workshop No. 4. The comments will be combined with those from other workshops and presented to the City Council this coming Fall. If you feel your comment was not transcribed or summarized correctly, please Chris Williamson, preferably by e-mail at Chris.williamson@ci.oxnard.ca.us, and provide your correction.

Thank you for your continued interest in the Oxnard 2030 General Plan.

1. Transcribed from Public Comments Cards

- Affordable housing for seniors, water problem, Public transportation/traffic, air quality.
- Facilitator was very biased- only presented reasons for extending CURB, not reasons against.
- City needs to continue to support sustainable growth within the CURB as it exists; CURB was approved by 70% of voters in 1998; resubmit letter from SOAR to the Council on Oct 6, 2009 letter to the Council from the executive director of SOAR: Comment by: Larry Older.
- While I am new to Oxnard, Oxnard's urban core is screaming for redevelopment & density, Affordable Housing & increased density equals VITAL CITY CENTER, allowing Oxnard to continue to sprawl dilutes its core of squanders its resources. Oxnard lacks a unifying look/architecture; I think the adoption of architectural guidelines with teethe will go a long way to enhance Oxnard. Comments by: Roy Prince
- We should be very careful about future development of Oxnard, in and out of the City existing of boundaries. New development should ideally focus on existing of blighted areas within the city limits. New development/buildings should take into consideration the need for truly affordable housing, public transportation, job creation or limited water supply and SB 375 requirements. I am concerned that south Oxnard is underdeveloped physically and economically and needs more of the city's attention. My question is if Del Norte Expansion is approved will there be further neglect of South Oxnard. PS: Is it really necessary to destroy some of our prime farm land to create affordable housing? Comments by: Carmen Ramirez
- The SOAR boundary does not need to be changed in the 2030 General Plan. We need to find a new large source of water before we change the SOAR boundary. We need to make Vineyard Ave and Rose Ave and Central Avenue will need to be much wider within 5 years before any more development is done. This Del Norte Community Extension is very immature. Comments by Pat Brown

2. Staff Recorded Notes (from flip chart)

- Jobs Needed
- Water Supply Issue
- Natural Hazards Issue
- Farm Land Conversion
- Step Out Development
- School Impacts
- Consultation With Schools; Mitigation Agreement Necessary
- Integration Of Public Transportation
- Vineyard Corridor Study by Gold Coast Transit
- Restriction on UWCD Spreading Ground, Future Use
- What Type of Affordable Housing is Needed?
- El Rio LAFCO Issues
- Property Ownership Consent to Planning
- Sequence of Development of Residential Build-Out
- Timing Of Infrastructure
- Traffic Impacts
- Why Not Develop Sakioka Farms Area with Housing?
- What type Of Housing?
- Need To Revitalize Existing Parts Of The City First.
- Air Quality Impacts
- Continue With Transit Oriented Development
- Need For Bridge Across Santa Clara River
- Consider a Freeway Extension
- No Mello/ Roos District