

APPENDIX D GENERAL PLAN DESCRIPTIONS, REGULATORY AGENCIES & UNMET TRANSIT NEEDS

GENERAL PLAN DESCRIPTIONS

The plan area lies within the jurisdictional boundaries of the cities of Oxnard, Ventura and the County of Ventura and, therefore, subject to the regulatory authority of these agencies. Most of the area under County jurisdiction within the plan area lies within the Sphere of Influence of the cities of Oxnard and Ventura. State law requires each county and city to prepare and adopt a comprehensive and long-range general plan for its physical development. The general plan provides local agencies with a consistent framework for land use and other decision-making.⁴¹

City of Oxnard

The 2030 Oxnard General Plan sets out a hierarchy of goals, policies, and implementation programs to guide future development in the city to the year 2030. The final draft of the 2030 Oxnard General Plan was released December 2009. To complement the General Plan, the City of Oxnard utilizes specific plans for its larger developments. Specific Plans within the plan area include: Northeast Community, Northwest Community, River Park, Rose-Santa Clara, Wagon Wheel (the Village), Jones Ranch (proposed). Information on developments from these specific plans is provided in section 6.0 of this report. Portions of the plan area are included in Oxnard's Historic Enhancement and Revitalization of Oxnard (HERO) redevelopment area. HERO locations in the plan area include the Esplanade, Wagon Wheel, River Park, portions of El Rio, and along Rice Avenue, Oxnard Boulevard and Camino Del Sol. The Save Open-Space and Agricultural Resources (SOAR) ordinance/initiative was enacted in Oxnard on November 3, 1998, and remains in effect through December 31, 2020. SOAR ordinances and initiatives establish "City Urban Restriction Boundary" (CURB) lines around each city and require city voter approval before any land located outside the CURB lines can be developed under the city's jurisdiction for urban purposes.⁴² Areas affected by SOAR within the plan area are mapped in section 6.0 of this report.

City of Ventura

The most recent City of Ventura General Plan was adopted in 2005. The Ventura General Plan sets forth the land use designations, policies, programs, standards, and Goals for development of the City of Ventura and its sphere of influence. As a complement to the General Plan, specific plans and development plans are

⁴¹ Oxnard 2030 General Plan Section 1.0, Introduction, p. 1-5.

⁴² County of Ventura, Regional Management Agency, Planning Division, SOAR Questions and Answers Public Information flyer, March 2008

developed to guide new development in the City. Specific and development plans within the plan area include: Saticoy & Wells Community Plan and Development Code, Saticoy Village Specific Plan, Saticoy Gateway, Citrus Place, Aldea Hermosa, Parklands and UC Hansen Trust. Information on developments from these plans is provided in section 6.0 of this report. SOAR measures in the City of Ventura were adopted on November 7, 1995 and November 6, 2001, and remain in effect through December 31, 2030.⁴³ Areas affected by SOAR within the plan area are mapped in section 6.0 of this report.

County of Ventura

The County of Ventura General Plan was last amended on December 16, 2008. It provides a comprehensive and long-range general plan for the physical development of areas under County jurisdiction. Specific plans developed by the County within the plan area include the El Rio/Del Norte Area Plan and the Saticoy Area Plan. The County SOAR ordinance was enacted on November 3, 1998 and remains in effect through December 31, 2020. The County SOAR ordinance requires countywide voter approval of any change to the County General Plan involving the “Agricultural,” “Open Space” or “Rural” land use map designations, or any change to a General Plan goal or policy related to those land use designations.⁴⁴ Areas affected by SOAR within the plan area are mapped in section 6.0 of this report.

Saticoy & Wells Community Plan

According to the Saticoy & Wells Community Plan and Code EIR:

“The main deficiency of the [Saticoy & Wells Community Plan] plan area’s pedestrian system is its discontinuity. A goal of the project is to increase the connectivity of the six distinct neighborhoods. Many sections of streets lack sidewalks, and pedestrian connections between key use areas are rare and often in need of repair. There are limited crosswalks in some key use areas, and in some instances, the pedestrian signal phases may be too short for some walkers. Traffic calming measures would also improve the walkability of Many plan area neighborhoods. Pedestrian system deficiencies identified in the plan area include:

- *Several main streets very wide with high traffic volumes.*
- *Cars driving above speed limits (posted speed limit between 40 and 55 mph)*
- *Sidewalks lacking in some areas*
- *Few sidewalk amenities where sidewalks are present.”⁴⁵*

The Saticoy & Wells Community Plan includes a range of policies and actions specifically intended to enhance the walkability of neighborhoods and corridors throughout the Community Plan and listed below:⁴⁶

Policy 11K: Improve thoroughfare design and ensure that the circulation system is interconnected and usable by all modes of transportation.

⁴³ County of Ventura SOAR Public Information flyer
⁴⁴ County of Ventura SOAR Public Information flyer
⁴⁵ Saticoy & Wells Community Plan and Code EIR, p. 4.15-9
⁴⁶ Saticoy & Wells Community Plan and Code EIR, pp. 4.15-15 & 4.15-16

Action 11.4.2: Develop street standards that emphasize the safe and sufficient movement of vehicles, pedestrian safety, streetscapes, and compatibility with adjoining urban features and incorporate naturalistic “Green Street” design elements into the streetscape to minimize impacts to the natural environment.

Action 11.4.3: Create standards for properties fronting Wells Road to facilitate the efficient movement of vehicles, bicyclists, and pedestrians between community gathering places, transportation nodes, public areas, and to protect the public/private realm.

Action 11.4.4: Work with Caltrans to reconfigure Wells Road (south of Citrus Drive) to accommodate new buildings and uses and to create it as a pedestrian-friendly, mixed-use thoroughfare.

Action 11.4.5: Improve connectivity between schools and neighborhoods through pedestrian access across and along major thoroughfares.

Action 11.4.6: Develop a cohesive network of bicycle paths that link neighborhoods, community gathering places, and recreational areas as an extension of the City’s “Select System of Bikeways.”

Action 11.4.7: Require development projects adjacent to urban focal points and natural features to create seamless connections and easy pedestrian access to those features.

Action 11.4.8: Require, through new development or redevelopment, the installation of sidewalks.

Action 11.4.18: Create a landscaped, pedestrian friendly east-west street from Wells Road to Saticoy Avenue that crosses the boundary between the existing mobile home park and adjacent residential tract.

Action 11.4.21: Reconfigure Wells Road between Telegraph Road and Citrus Drive as a pedestrian parkway, with central median, single-lanes, bicycle path, and parallel parking.

Action 11.4.23: Enhance Saticoy Avenue and its overpass with streetscaping as an improved pedestrian-friendly connection between the neighborhoods north and south of SR 126.

Action 11.4.24: Require infill projects north and south of Darling Road to create a pedestrian friendly interconnected block-street network.

Action 11.4.25: Study the feasibility of providing a pedestrian overpass between the East and Northeast Neighborhoods in order to link them and provide increased accessibility from the north to the south.

Action 11.4.29: Study the feasibility of a new pedestrian rail crossing.

Action 11.4.34: Study the feasibility of providing a pedestrian crossing from Amapola Avenue south over the rail tracks.

In Oxnard, some of the recommended pedestrian facilities from the Bicycle and Pedestrian Facilities Master Plan are improvements to existing paths or completion of sidewalks where there are gaps at high-use locations. This includes a portion of Oxnard Boulevard south of Vineyard Avenue and Gonzales Road, and on Rose Avenue between Oxnard Boulevard and Ives Avenue.⁴⁷ According to the City of Oxnard 2030 general Plan:

“Pedestrian travel constitutes a very small portion of total urban travel for the City of Oxnard. Providing sidewalks and paths becomes more relevant as the population increases. Oxnard provides pedestrian facilities within and between residential neighborhoods along with commercial and industrial areas. Pedestrian facilities are especially important in those parts of Oxnard where sidewalks are not currently provided, including Oxnard Boulevard, Pleasant Valley Road and Vineyard Avenue.”⁴⁸

REGULATORY AGENCIES

In addition to land use regulations, there are federal and state transportation planning and programming rules regulations that impact the plan area managed by various public agencies. Four of these agencies and their primary transportation functions are summarized in this section.

California Department of Transportation

The California Department of Transportation (Caltrans) District 7 manages the state highways and freeways in Ventura County. Caltrans is responsible for working closely with local jurisdictions and the Ventura County Transportation Commission (VCTC) when developing plans for making capital improvements to the State Highway system within the County. In 1998, state law was changed to transfer the responsibility for funding of capital improvements on the state highway system from Caltrans to regional transportation agencies such as VCTC. Caltrans remains the owner/operator of the state highway system, but must obtain approval from regional agencies when considering significant capital improvements to the State Highway System. Caltrans also funds and manages the Intercity Rail program in California that includes the popular Amtrak Surfliner service that serves Ventura County.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the nation’s largest metropolitan planning organization (MPO), representing six counties in Southern California including Ventura County and its cities. As the designated MPO, SCAG is mandated by the federal government to develop plans for transportation, growth management, hazardous waste management, and air quality. SCAG is responsible for developing the long-term regional transportation plan (RTP) and for approving

⁴⁷ City of Oxnard Bicycle and Pedestrian Facilities Master Plan, (Kimley-Horn and Associates, Inc., June 2002), p. 35.

⁴⁸ City of Oxnard 2030 General Plan Section 2.1 Circulation, Traffic and Transportation, p. 2.1-11

the Federal Transportation Improvement Program (FTIP) that implements the RTP for Ventura County. All projects with federal funds are required to be in the FTIP to remain eligible for funding. In addition, regionally significant projects are required to be in the FTIP regardless of funding source. Examples of regionally significant projects include new roads and extensions, road widening to add capacity, and new major intermodal transportation centers. The growth forecast projections presented in this report are based on the SCAG growth forecast projections from the SCAG adopted 2008 RTP.

Ventura County Air Pollution Control District

The Ventura County Air Pollution Control District (VCAPCD) works with government, business and industry to reduce emissions from new and existing sources including transportation. Because Ventura County is classified as a serious non-attainment area for the pollutant ozone, the federal government recommends the inclusion of Transportation Control Measures (TCMs) in Air Quality Management Plans adopted by the VCAPCD. Federal transportation improvement programs adopted by VCTC and SCAG are required to be consistent with the VCAQMP by funding and implementing TCM projects such as bicycle paths, sidewalks and rideshare programs in Ventura County.

Ventura County Transportation Commission

The Ventura County Transportation Commission (VCTC) develops and implements transportation policies, projects, funding priorities for a wide variety of projects. The transportation issues VCTC is responsible for include highways, bus services, aviation services, commuter and freight railroads, bicycling and bike paths, as well as many other transportation areas. VCTC also controls and reviews the use of federal, state and local funds for transportation and related projects, including the biennial development of the FTIP and the State Transportation Improvement Program (STIP) for Ventura County. Additionally, VCTC serves as the Airport Land Use Commission, Service Authority for the Freeway Emergencies and the Congestion Management Agency. VCTC also manages the VISTA commuter bus system, and pays for the Metrolink commuter rail in Ventura County.

UNMET TRANSIT NEEDS

As the state-designated transportation planning agency for Ventura County, VCTC is required to hold at least one annual public hearing to solicit comments on unmet transit needs that may exist within the jurisdiction and that may be reasonable to meet by establishing or contracting for new public transportation, or specialized transportation, or by expanding existing services.⁴⁹ All unmet transit needs that are reasonable to meet must be funded before any Transportation Development Act

⁴⁹ FY2010/11 Unmet Transit Needs Findings, Background

(TDA) funds are allocated allocation to streets and roads pursuant to California Public Utilities Code Section 99401.5(e)

Unmet Transit Needs Findings reports for the past six years were reviewed for public testimony and actions taken that directly affect the plan area. These items are summarized below by fiscal year:

FY 2005/06 Unmet Transit Needs

1. Finding: "Implement transit service to the Ventura County Juvenile Justice Center (JJC) in El Rio by or through the County of Ventura, on a demonstration basis."⁵⁰ Item #2 of the report reads:

"The Superior Courts Executive Office representatives have continued their request for transit service to the Juvenile Justice Center (JJC) in El Rio. The request for transit service for the facility was made at the 2004-05 Unmet Transit Needs hearings. At that time the facility was not completed, and there was no way to safely provide bus service. All phases of construction will be completed by July 2005, and the facility will house juvenile detention facilities for over 400 detainees, six courtrooms, the Safe Exchange Program (for child custody exchanges), and other related activities. In the second phase of construction, the Courthouse, a turn-around was constructed which allow bus access to the site."⁵¹

The report concludes with "**Therefore, it is an Unmet Transit Need which is both reasonable and feasible to meet and VCTC is therefore requiring the County of Ventura to provide transit service, on a demonstration basis, to the JJC in the 2005-06 fiscal year.**"

2. Finding: "Continue to monitor SCAT transit demonstration service in the El Rio/Nyeland Acres area."⁵²

FY 2006/07 Unmet Transit Needs

1. Finding: "Continue to work with the County to monitor the County JJC transit demonstration service to the Juvenile Justice Center."⁵³

FY 2007/08 Unmet Transit Needs

1. Finding: "Monitor transit service demonstration projects underway, including the Ventura County Juvenile Justice Center (JJC) in El Rio, the Conejo-Warner Center Shuttle ("Senior Concerns Shuttle"), and the SCAT Route 12."⁵⁴

⁵⁰ VCTC Staff Report "Approval of FY 05/06 Findings on Unmet Transit Needs", (Vic Kamhi, Director of Transit Services, Agenda May 6, 2005), p. 26

⁵¹ VCTC Staff Report "FY 05/06 Unmet Transit Needs Findings (Kamhi, May 2005), pp. 35 & 36.

⁵² VCTC Staff Report "FY 05/06 Unmet Transit Needs Findings (Kamhi, May 2005), P.34

⁵³ VCTC Staff Report "FY 06/07 Unmet Transit Needs Findings (Kamhi, May 2006), p.43

⁵⁴ VCTC Staff Report "FY 07/08 Unmet Transit Needs Findings (Kamhi, May 2007) p.20

FY 2008/09 Unmet Transit Needs

1. Finding: "Monitor the Ventura County program to provide access to the Juvenile Justice Center (JJC) in El Rio (which is no longer considered an existing transit service since it failed to meet the VCTC Unmet Transit Needs performance criteria)." The report further states:

*"Also, it should be noted that the County operated a shuttle to the Juvenile Justice Center for two years which did not achieve the required operating criteria. The County is operating a demonstration demand responsive alternative in FY 2008-09."*⁵⁵

2. Finding: "One person wants bus service from Vineyard to Saticoy. **This is not an Unmet Transit Need because there is insufficient demonstrated demand for the services.** Based on demand, this is not an Unmet Transit Need. Even if it were an Unmet Transit Need it is not reasonable to meet since it does not meet the following criteria:

Feasibility

- *The proposed service can be provided with the existing fleet or under contract to a private provider.*

Performance

- *The estimated number of passengers to be carried will be in the range of other similar services.*
- *The proposed service would not unduly affect the operator's ability to maintain the required passenger fare ratio for its system as a whole.*

Equity

- *The proposed service will require a subsidy generally equivalent to other services.*⁵⁶

3. Finding: "One person wants bus service to the industrial park east of Rose between 5th and the 101 Freeway. This is not an Unmet Transit Need because there is insufficient demonstrated demand for the services. Based on demand, this is not an Unmet Transit Need. Even if it were an Unmet Transit Need it is not reasonable to meet since it does not meet the following criteria:

Feasibility

- *The proposed service can be provided with the existing fleet or under contract to a private provider.*

Performance

- *The estimated number of passengers to be carried will be in the range of other similar services.*

⁵⁵ VCTC Staff Report "FY 08/09 Unmet Transit Needs Findings (Kamhi, May 2008), p.7

⁵⁶ VCTC Staff Report "FY 08/09 Unmet Transit Needs Findings (Kamhi, May 2008), p.18

- *The proposed service would not unduly affect the operator's ability to maintain the required passenger fare ratio for its system as a whole.*

Equity

- *The proposed service will require a subsidy generally equivalent to other services.*⁵⁷

4. Finding: "One person wants the [existing Gold Coast Transit] bus route to be extended up Vineyard to Central and Rio Mesa HS from Nyeland Acres. **This is not an Unmet Transit Need because there is insufficient demonstrated demand for the service.** Based on demand, this is not an Unmet Transit Need. Even if it were an Unmet Transit Need it is not reasonable to meet since it does not meet the following criteria:

Feasibility

- *The proposed service can be provided with the existing fleet or under contract to a private provider.*

Performance

- *The estimated number of passengers to be carried will be in the range of other similar services.*
- *The proposed service would not unduly affect the operator's ability to maintain the required passenger fare ratio for its system as a whole.*

Equity

- *The proposed service will require a subsidy generally equivalent to other services.*⁵⁸

5. A comment was received at the public hearing that affects the plan area:

One person testified "Wants to be able to ride the bus from Oak View to Saticoy for shift work starting @ 8 AM."

VCTC staff response: "This is not an Unmet Transit Need. It is an operational improvement of an existing service."

VCTC recommendation: "Refer to GCT for further review as part of their on-going route analysis."⁵⁹

FY 2009/10 Unmet Transit Needs

1. Finding: "Continue all existing bus services, except GCT Route 12 and JJC Dial-a-Ride, but including the Conejo-Warner Center Shuttle ("Senior Concerns Shuttle") demonstration project."⁶⁰

⁵⁷ VCTC Staff Report "FY 08/09 Unmet Transit Needs Findings (Kamhi, May 2008), p.19

⁵⁸ VCTC Staff Report "FY 08/09 Unmet Transit Needs Findings (Kamhi, May 2008), p. 20.

⁵⁹ VCTC Staff Report "FY 08/09 Unmet Transit Needs Findings (Kamhi, May 2008), pp. 1-2 of attachment

2. Finding: “Five people want transit service on the Vineyard Corridor, including one who wants service at Vineyard near H Street and Oxnard Blvd., one who wants service to Vineyard and Patterson, two who want fixed route service to the Juvenile Justice Center, and one who wants direct service from El Rio to Saticoy. Fixed route service to the Juvenile Justice Center was terminated after a 3-year demonstration with almost no ridership, although the county is continuing to provide a Dial-a-Ride service to the JJC. Transit service between El Rio and Saticoy exists with Route 6 and Route 10/11 service. **This is not an Unmet Transit Need because there is insufficient demonstrated demand for the service.** Based on demand, this is not an Unmet Transit Need. Even if it were an Unmet Transit Need it is not reasonable to meet since it does not meet the following criteria:

Feasibility

- *The proposed service can be provided with the existing fleet or under contract to a private provider.*

Performance

- *The estimated number of passengers to be carried will be in the range of other similar services.*
- *The proposed service would not unduly affect the operator’s ability to maintain the required passenger fare ratio for its system as a whole.*

Equity

- *The proposed service will require a subsidy generally equivalent to other services.”*

Gold Coast Transit is developing a plan for transit improvements and service on the corridor, and will have the plan completed this year.”⁶¹

3. Finding: “One person wants direct transit service from the area of Gonzales and Rose to Oxnard College. **This is not an Unmet Transit Need because there is insufficient demonstrated demand for the services.** Based on demand, this is not an Unmet Transit Need. Even if it were an Unmet Transit Need it is not reasonable to meet since it does not meet the following criteria:

Feasibility

- *The proposed service can be provided with the existing fleet or under contract to a private provider.*

Performance

- *The estimated number of passengers to be carried will be in the range of other similar services.*

⁶⁰ VCTC Staff Report “FY 09/10 Unmet Transit Needs Findings (Kamhi, May 2009), p.1

⁶¹ VCTC Staff Report “FY 09/10 Unmet Transit Needs Findings (Kamhi, May 2009)

- *The proposed service would not unduly affect the operator's ability to maintain the required passenger fare ratio for its system as a whole.*

Equity

- *The proposed service will require a subsidy generally equivalent to other services.”⁶²*

FY 2010/11 Unmet Transit Needs

No findings or comments were found that directly impact the plan area in the FY 2010/11 Unmet Transit Needs report.⁶³

⁶² VCTC Staff Report “FY 09/10 Unmet Transit Needs Findings (Kamhi, May 2009)

⁶³ VCTC Staff Report “FY 10/11 Unmet Transit Needs Findings (Kamhi, May 2010)

APPENDIX E LAND USE MAPS

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Map 1 Existing Communities: Wells and Saticoy




A - Wells B - Saticoy

Community	Population		Households	
	2010	2030	2010	2030
Wells	4,400	5,200	1,700	2,050
Saticoy	9,700	11,200	3,100	3,700

Source: Southern California Association of Governments (SCAG) adopted RTP Growth Forecast Census Tract data

Map 2 Existing Land Use *Wells and Saticoy*



 Industrial areas

 Commercial areas

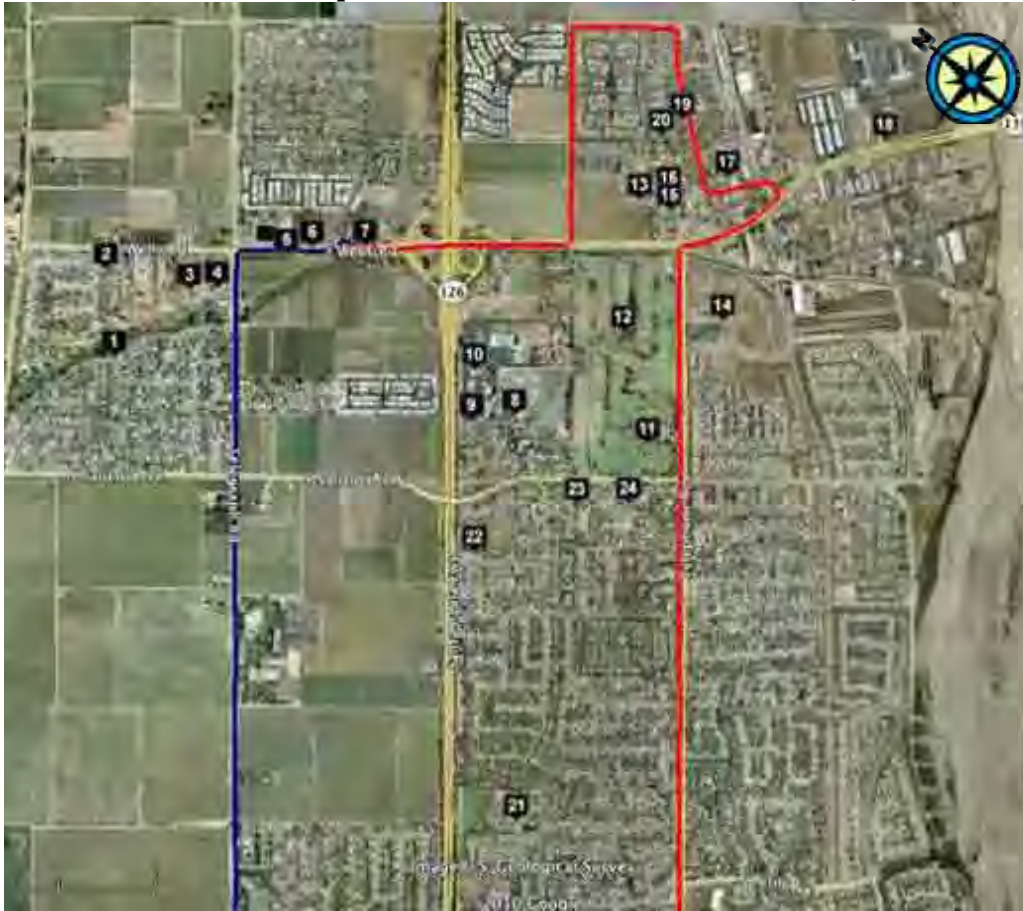
 SOAR parcels

Map 3 Planned/Proposed Developments: Wells and Saticoy



Development Name	Total Units	Description
A. Citrus Place	179	Approved residential development. 60 affordable apartments.
B. Legacy Properties	52	Approved mixed-use development.
C. Parklands	499	Proposed Mixed-use project. 44 affordable condos.
D. UC Hansen Specific Plan	187	Approved residential development. 20 low income farm worker apts.
E. Aldea Hermosa	56	Approved residential single family development.
F. Saticoy Gateway (Broome)	174-254	Proposed Mixed-use development.
G. Saticoy Village Specific Plan	83	Approved Mixed-use development.
H. Chapel Lane Courtyard II	15	Approved 15 condominiums.
I. None (could be developed)	N/A	Land could be developed (Saticoy & Wells Community Plan)

Map 4 Points of Interest: Wells and Saticoy



— Existing GCT Route 10 — Existing GCT Route 11

1	Woodside Linear Park	2	Wells Road Baptist Church
3	Palms at the Bonaventure Assisted Living	4	Bonaventure Retirement Living
5	St. Augustine Academy	6	Clinicas Del Camino Real
7	Wells Center; Commercial area	8	Saticoy Elementary School
9	Douglas Penfield School	10	Sacred Heart Church & School
11	Fritz Huntsinger Youth Sports Complex	12	Saticoy Regional Golf Course
13	Housing Authority	14	Veteran's Home
15	Fundamental Baptist Church	16	Lily of the Valles Church of God
17	Iglesia Apostolica de Jesus	18	Ventura County Operations Yard
19	Boys & Girls Club of Ventura	20	Saticoy Park
21	Citrus Glen Elementary School	22	Church of Jesus Christ of LDS
23	An Lac Buddhist Temple	24	Ventura Community Church

Map 5 Existing Communities: El Rio, El Rio West, Nyeland Acres, RiverPark, Rose-Santa Clara & Strickland Acres



A - Strickland Acres; B - RiverPark; C - El Rio West; D - El Rio; E - Rose-Santa Clara; F - Nyeland Acres

Community	Population		Households	
	2010	2030	2010	2030
Strickland Acres	620	680	155	175
RiverPark, El Rio & El Rio West	9,400	22,000	3,400	7,500
Rose-Santa Clara & Nyeland Acres	3,300	3,900	725	775

Source: Southern California Association of Governments (SCAG) adopted RTP Growth Forecast Census Tract data

Map 6 Existing Land Use: *El Rio, El Rio West, Nyeland Acres, RiverPark, Rose-Santa Clara & Strickland Acres*



 Industrial areas

 Commercial areas

 SOAR parcels

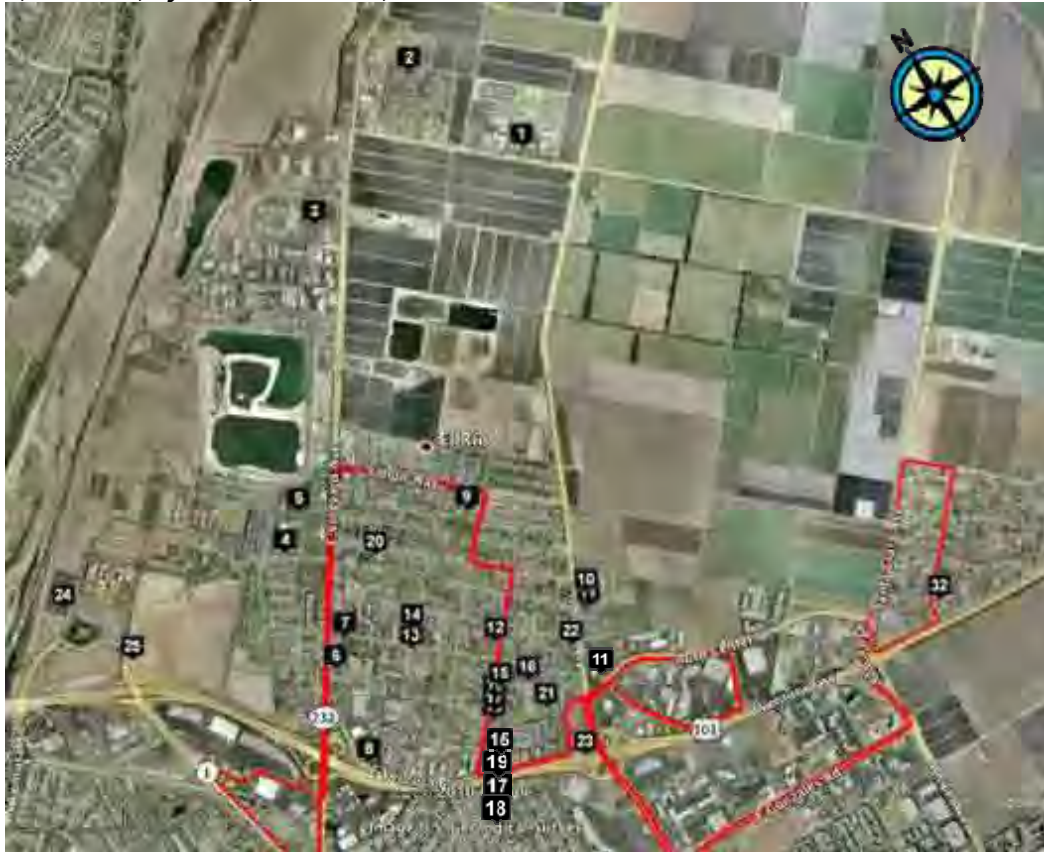
Map 7 Planned/Proposed Developments: El Rio, El Rio W., Nyeland Acres, RiverPark, Rose-Santa Cl. & Strickland Acres



Development Name	Total Units	Description
A. Farm worker Housing	196	Farm worker-designated housing (County Housing Element)
B. RiverPark Specific Plan	2,805	New mixed-use community, including retail and office space. Under construction.
C. Farm worker Housing	163	Farm worker-designated housing (County Housing Element)
D. Farm worker Housing	16	Farm worker-designated housing (County Housing Element)
E. Cortez St. Condos	27	Proposed 2 industrial condominium buildings
F. Del Norte (Jones Ranch)	2,500	Project has been withdrawn by the developer

Map 8 Points of Interest:

El Rio, El Rio W., Nyeland, RiverPark, and Rose-Sa. Cl. & Strickland Acres



Existing GCT Route 15

1	Rio Mesa High School	2	Linda Vista Adventist Elementary
3	Juvenile Justice Complex	4	El Rio Intermediate School
5	Rio Del Mar School	6	El Rio Elementary School
7	Soliz Library	8	Child Development Resources
9	Rio Plaza Elementary School	10	Rio Del Valle Jr. High School
11	John K. Flynn Community Clinic	12	Northside Church of Christ
13	Word of Life Church Pentecostal	14	First Baptist Church of El Rio
15	Holy Trinity Eastern Orthodox Church	16	Assembly of God Church
17	Oxnard Revival Center	18	New Life Christian Ministries
19	Seventh Day Adventist Church	20	Korean Oxnard United Methodist
21	Rio Real Elementary School	22	Iglesia Ni Cristo
23	Santa Clara Parish Chapel	24	State Compensation Insurance Fund
25	RiverPark Commercial Area	32	Channel Is. Bible College Seminary

Map 9 Existing Communities/Areas: City of Oxnard Communities South of US 101



- A – Wagon Wheel
- B – South Bank
- C – Esplanade
- D – Sierra Linda
- E – Orchard
- F – Fremont North
- G – Carriage Square
- H – Topa Plaza
- I – Rio Lindo
- J – West Village
- K – East Village
- L – Business Research Park

Community	Population		Households	
	2010	2030	2010	2030
The Village, South Bank & Esplanade	5,800	7,100	2,300	4,000
Sierra Linda & Orchard	9,500	11,700	2,700	3,000
Fremont North & Carriage Square	8,400	10,300	2,400	2,700
Topa Plaza, Rio Lindo & West Village	9,100	11,000	2,000	2,200
East Village	5,500	6,800	1,200	2,100

Source: Southern California Association of Governments (SCAG) adopted RTP Growth Forecast Census Tract data

Map 10 Existing Land Use: City of Oxnard Communities South of US 101



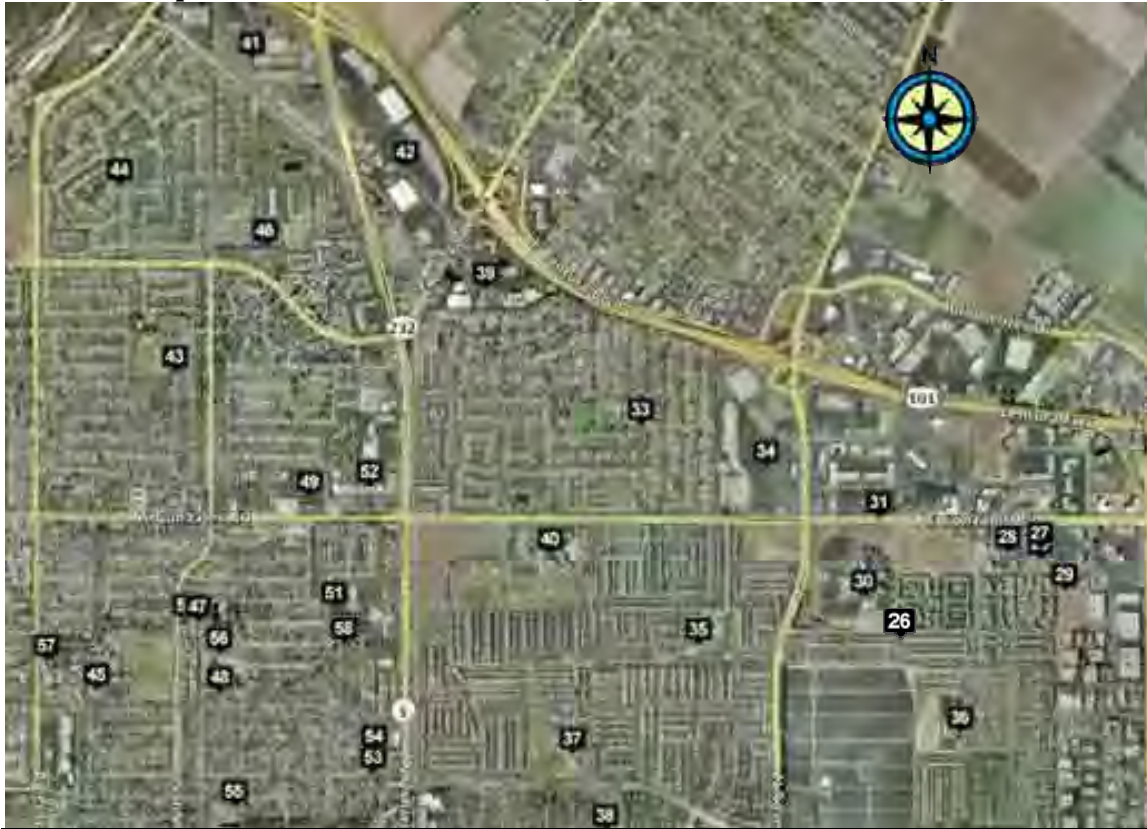
- Industrial areas
- Business Research Park
- Commercial areas
- Public/Semi Public Facilities

Map 11 Planned/Proposed Developments: City of Oxnard Communities South of US 101



Development Name	Total Units	Description
A. The Village Specific Plan	1,500	90 extremely low/very low income units & 23 low income units. Approved.
B. Ventura Rd./Vineyard Homes & Townhomes	344	Two approved developments. 20 affordable homes & 14 affordable townhomes.
C. Colonial House	40	Approved Mixed-use development. 40 townhomes, 6 affordable.
D. Las Brisas (Las Cortes Specific Plan)	241	Approved redevelopment. 501 total units, 241 new units & 362 affordable units.
E. Camino Del Sol	1,243	Approved Mixed-use. 124 extremely low/very low/low income units.
F. Artisan Apartments	272	Approved project.
G. Sakioka Farms (proposed specific plan)	900	900 Workforce Housing. Industrial & Business Park.

Map 12 Points of Interest: City of Oxnard Communities South of US 10



26	Magnolia Family Medical Clinic	28	Kaiser Permanente
27	Ventura County Public Health Adm.	30	St. John's Regional Medical Center
29	Channel Islands Surgicenter	32	Channel Is. Bible College & Seminary
31	Children's Mental Health Services	34	The Rose Shopping Center
33	Rio Lindo Elementary School	36	Rio Rosales Elementary School
35	Brekke Elementary School	38	Our Lady of Guadalupe School
37	Robert J. Frank Intermediate School	40	Pacifica High School
39	Topa Plaza Commercial Area	42	Esplanade Mall
41	Wagon Wheel	44	Rio Del Norte Elementary School
43	Sierra Linda Elementary Park	46	Santa Clara Cemetery
45	Fremont Intermediate School	48	Curren Elementary School
47	Pacific Camps	50	First Presbyterian Church
49	US Post Office	52	CMH Center For Family Health
51	St. John's Lutheran Church	54	City Impact
53	Buena Vista Family Medical Center	56	Eastman Memorial Park; Little League
55	Lutheran Church Our Redeemer	58	Glenwood Care Center
57	Community Memorial Hospital/Clinicas		

APPENDIX F

LIST OF BUS STOPS FOR PLAN ALTERNATIVES

Route 15 Bus Stops

Esplanade Dr @ Wagon Wheel
Esplanade Dr @ Target
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Simon Way @ Cortez
Balboa @ Salem
Walnut @ Balboa
Alvarado @ Walnut
Alvarado @ Collins
Alvarado @ Ventura Blvd
Auto Center Dr @ Ventura Blvd
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales @ Rose
St. John's Hospital @ Main Entrance
Rose Ave @ Hospital exit
Gonzales Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar
Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich @ Nyeland
Santa Clara Ave @ Auto Center Dr
Gonzales Rd @ Solar
Gonzales Rd @ Outlet Center
Gonzales Rd @ Williams
St. John's Hospital @ Main Entrance
Rose Ave @ Hospital Exit
Rose Ave @ Lockwood
Auto Center Dr @ Ventura Blvd
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Vineyard Ave @ Collins

Vineyard Ave @ Olive
Vineyard Ave @ Esplanade
Oxnard Blvd @ Vineyard
Esplanade Dr @ Wagon Wheel

Route A

Esplanade Dr @ Wagon Wheel
Esplanade Dr @ Target
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Vineyard Ave @ Juvenile Justice Complex^{New Stop}
Vineyard Ave @ Central Ave^{New Stop}
Rose Ave @ Central^{New Stop}
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Central Ave @ Rose^{New Stop}
Central Ave @ Vineyard Ave^{New Stop}
Vineyard Ave @ Juvenile Justice Complex^{New Stop}
Vineyard Ave @ Simon Way
Vineyard Ave @ Collins
Vineyard Ave @ Olive
Oxnard Blvd @ Vineyard
Esplanade Dr @ Wagon Wheel

Route A1

Esplanade Dr @ Target
Esplanade Dr @ Wagon Wheel
Oxnard Blvd (RiverPark) ^{New Stop}
RiverPark Blvd @ Parking Garage entrance^{New Stop}
RiverPark Blvd @ Myrtle St. Apts.^{New Stop}
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Vineyard Ave @ Juvenile Justice Complex^{New Stop}

Vineyard Ave @ Central Ave^{New Stop}
Rose Ave @ Central^{New Stop}
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Central Ave @ Rose^{New Stop}
Central Ave @ Vineyard Ave^{New Stop}
Vineyard Ave @ Juvenile Justice Complex^{New Stop}
Vineyard Ave @ Simon Way
Vineyard Ave @ Collins
Vineyard Ave @ Olive
RiverPark Blvd @ Myrtle St. Apts.^{New Stop}
RiverPark Blvd @ Parking garage entrance^{New Stop}
Oxnard Blvd (RiverPark) ^{New Stop}
Vineyard Ave @ St Mary's
Esplanade Dr @ Target

Route A2

Esplanade Dr @ Target
Esplanade Dr @ Wagon Wheel
Oxnard Blvd (RiverPark) ^{New Stop}
RiverPark Blvd @ Parking Garage entrance ^{New Stop}
RiverPark Blvd @ Myrtle St. Apts. ^{New Stop}
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Vineyard Ave @ Juvenile Justice Complex^{New Stop}
Vineyard Ave @ Central Ave ^{New Stop}
Rose Ave @ Central ^{New Stop}
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main Entrance
Rose Ave @ Hospital exit
Gonzales Rd @ Rose
Gonzales Rd @ Snow

Gonzales Rd @ Entrada
Vineyard Ave @ St Mary's
Esplanade Dr @ Target
Vineyard Ave @ Esplanade
Gonzales Rd @ Entrada
Gonzales Rd @ Snow
Gonzales Rd @ Rose
St. John's Hospital @ Main Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Central Ave @ Rose ^{New Stop}
Central Ave @ Vineyard Ave ^{New Stop}
Vineyard Ave @ Juvenile Justice Complex ^{New Stop}
Vineyard Ave @ Simon Way
Vineyard Ave @ Collins
Vineyard Ave @ Olive
RiverPark Blvd @ Myrtle St. Apts. ^{New Stop}
RiverPark Blvd @ Parking garage entrance ^{New Stop}
Oxnard Blvd (RiverPark) ^{New Stop}
Underpass Rd @ Spur
Esplanade Dr @ Wagon Wheel
Esplanade Dr @ Target

Route A3

Esplanade Dr @ Target
Esplanade Dr @ Wagon Wheel
Oxnard Blvd (RiverPark) ^{New Stop}
RiverPark Blvd @ Parking Garage entrance ^{New Stop}
RiverPark Blvd @ Myrtle St. Apts. ^{New Stop}
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Vineyard Ave @ Juvenile Justice Complex^{New Stop}
Vineyard Ave @ Central Ave ^{New Stop}
Rose Ave @ Central ^{New Stop}
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Rose Ave @ Gonzales
St. John's Hospital @ Main Entrance

Rose Ave @ Socorro
 Rose Ave @ Camino Del Sol
 Rose Ave @ Santa Lucia
 Rose Ave @ Wooley^{New Stop}
 Rose Ave @ Channel Islands
 Rose Ave @ Raider Way
 Rose Ave @ N. Campus Drive
 Oxnard College on campus
 Rose Ave @ N. Campus Drive
 Rose Ave @ Raider Way
 Rose Ave @ Channel Islands
 Rose Ave @ Wooley^{New Stop}
 Rose Ave @ Camino Del Sol
 Rose Ave @ Socorro
 Rose Ave @ Hospital exit
 Rose Ave @ Lockwood
 Central Ave @ Rose ^{New Stop}
 Central Ave @ Vineyard Ave
^{New Stop}

Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Simon Way
 Vineyard Ave @ Collins
 Vineyard Ave @ Olive
 RiverPark Blvd @ Myrtle St.
 Apts. ^{New Stop}
 RiverPark Blvd @ Parking
 garage entrance ^{New Stop}
 Oxnard Blvd (RiverPark) ^{New}
^{Stop}
 Vineyard Ave @ St Mary's
 Esplanade Dr @ Target

Route A4

Esplanade Dr @ Target
 Esplanade Dr @ Wagon
 Wheel
 Oxnard Blvd (RiverPark) ^{New}
^{Stop}

RiverPark Blvd @ Parking
 Garage entrance ^{New Stop}
 RiverPark Blvd @ Myrtle St.
 Apts. ^{New Stop}

Vineyard Ave @ Olive
 Vineyard Ave @ Collins
 Vineyard Ave @ Simon
 Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Central Ave
^{New Stop}

Rose Ave @ Central ^{New Stop}
 Rose Ave @ Ventura Blvd
 Rose Ave @ Lockwood
 Rose Ave @ Gonzales
 St. John's Hospital @ Main
 Entrance
 Rose Ave @ Socorro

Rose Ave @ Camino Del Sol
 Rose Ave @ Santa Lucia
 Wooley Rd @ Rose
 Pacific Ave @ Wooley
 Pacific Ave @ Voyager
 Westar Dr @ Pacific
 Westar Dr @ Rose
 Rose Ave @ Channel Islands
 Rose Ave @ Raider Way
 Rose Ave @ N. Campus Drive
 Oxnard College on campus
 Rose Ave @ N. Campus Drive
 Rose Ave @ Raider Way
 Rose Ave @ Channel Islands
 Westar Dr @ Rose
 Westar Dr @ Pacific
 Wooley Rd @ Pacific
 Wooley Rd @ Rose
 Rose Ave @ Camino Del Sol
 Rose Ave @ Socorro
 Rose Ave @ Hospital exit
 Rose Ave @ Lockwood
 Central Ave @ Rose ^{New Stop}
 Central Ave @ Vineyard Ave
^{New Stop}

Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Simon Way
 Vineyard Ave @ Collins
 Vineyard Ave @ Olive
 RiverPark Blvd @ Myrtle St.
 Apts. ^{New Stop}
 RiverPark Blvd @ Parking
 garage entrance ^{New Stop}
 Oxnard Blvd (RiverPark) ^{New}
^{Stop}

Vineyard Ave @ St Mary's
 Esplanade Dr @ Target

Route B

Wells Center
 S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}

Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Simon Way
 Vineyard Ave @ Collins
 Vineyard Ave @ Olive
 Vineyard Ave @ Esplanade
 Oxnard Blvd @ Vineyard
 Esplanade Dr @ Wagon
 Wheel
 Esplanade Dr @ Target
 Vineyard Ave @ Olive
 Vineyard Ave @ Collins

Vineyard Ave @ Simon
 Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}
 S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Wells Center

Route B1

Wells Center
 Jazmin Ave @ Darling Rd ^{New}
^{Stop}
 Saticoy Ave @ Darling Rd ^{New}
^{Stop}
 Telephone Rd @ Saticoy Ave
 S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}

Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Simon Way
 Vineyard Ave @ Collins
 Vineyard Ave @ Olive
 Vineyard Ave @ Esplanade
 Oxnard Blvd @ Vineyard
 Esplanade Dr @ Wagon
 Wheel
 Esplanade Dr @ Target
 Vineyard Ave @ Olive
 Vineyard Ave @ Collins
 Vineyard Ave @ Simon
 Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}

S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Jazmin Ave @ Darling Rd ^{New}
^{Stop}

Saticoy Ave @ Darling Rd ^{New}
^{Stop}
 Telephone Rd @ Saticoy Ave
 Wells Center

Route B2

Wells Center
 Darling Rd @ Wells Rd
 Darling Rd @ Jonquill
 Darling Rd @ Poinsettia
 Gardens
 Violetta @ Campanula
 Violetta St @ Amapola
 Violetta St @ Los Angeles Ave
 Nardo St @ Los Angeles Ave

S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}
 Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Simon Way
 Vineyard Ave @ Collins
 Vineyard Ave @ Olive
 Vineyard Ave @ Esplanade
 Oxnard Blvd @ Vineyard
 Esplanade Dr @ Wagon
 Wheel
 Esplanade Dr @ Target
 Vineyard Ave @ Olive
 Vineyard Ave @ Collins
 Vineyard Ave @ Simon
 Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}
 S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Violetta St @ Los Angeles Ave
 Violetta St @ Amapola
 Violetta St @ Campanula
 Darling Rd @ Wisteria
 Darling Rd @ Wells Rd
 Wells Center

Route B3

Wells Center
 S. Wells Rd (SR 118) @
 County Dr ^{New Stop}
 Vineyard Ave @ Central ^{New}
^{Stop}

Vineyard Ave @ Juvenile
 Justice Complex ^{New Stop}
 Vineyard Ave @ Simon Way
 Vineyard Ave @ Collins
 Vineyard Ave @ Olive
 RiverPark Blvd @ Myrtle St.
 Apts. ^{New Stop}
 RiverPark Blvd @ Parking
 garage entrance ^{New Stop}
 Oxnard Blvd (RiverPark) ^{New}
^{Stop}

Vineyard Ave @ St Mary's
 Esplanade Dr @ Target
 Esplanade Dr @ Wagon
 Wheel
 Oxnard Blvd (RiverPark) ^{New}
^{Stop}

RiverPark Blvd @ Parking
 Garage entrance ^{New Stop}
 RiverPark Blvd @ Myrtle St.
 Apts. ^{New Stop}

Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Vineyard Ave @ Juvenile
Justice Complex ^{New Stop}
Vineyard Ave @ Central ^{New Stop}
S. Wells Rd (SR 118) @
County Dr ^{New Stop}
Wells Center

Route C1*(Route w/o Rose)*

Esplanade Dr @ Wagon
Wheel
Esplanade Dr @ Target
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Simon Way @ Cortez
Balboa St @ Salem
Walnut Dr @ Balboa
Alvarado St @ Walnut
Alvarado St @ Collins
Alvarado St @ Ventura Blvd
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Simon Way @ Vineyard
Vineyard Ave @ Collins
Vineyard Ave @ Olive
Vineyard Ave @ Esplanade
Oxnard Blvd @ Vineyard
Esplanade Dr @ Wagon
Wheel

(Route e/o Rose)

St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Gonzales Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar

Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich Rd @ Nyeland
Santa Clara Ave @ Auto
Center Dr
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Auto Center Dr @ Ventura
Blvd
Gonzales Rd @ Solar
Gonzales Rd @ Outlet Center
Gonzales Rd @ Williams
St. John's Hospital @ Main
Entrance

Route C2*(route w/o Rose)*

Esplanade Dr @ Wagon
Wheel
Esplanade Dr @ Target
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Simon Way @ Cortez
Balboa St @ Salem
Walnut Dr @ Balboa
Alvarado St @ Walnut
Alvarado St @ Collins
Alvarado St @ Ventura Blvd
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Simon Way @ Vineyard
Vineyard Ave @ Collins
Vineyard Ave @ Olive
Vineyard Ave @ Esplanade
Oxnard Blvd @ Vineyard
Esplanade Dr @ Wagon
Wheel

(route e/o Rose)

St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit

Gonzales Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar
Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich Rd @ Nyeland
Santa Clara Ave @ Auto
Center Dr
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
St. John's Hospital @ Main
Entrance

Route C3*(route w/o Rose)*

Esplanade Dr @ Target
Esplanade Dr @ Wagon
Wheel
Oxnard Blvd (RiverPark) ^{New Stop}
RiverPark Blvd @ Parking
Garage entrance ^{New Stop}
RiverPark Blvd @ Myrtle St.
Apts. ^{New Stop}
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Simon Way @ Cortez
Balboa St @ Salem
Walnut Dr @ Balboa
Alvarado St @ Walnut
Alvarado St @ Collins
Alvarado St @ Ventura Blvd
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Simon Way @ Vineyard
Vineyard Ave @ Collins
Vineyard Ave @ Olive
RiverPark Blvd @ Myrtle St.
Apts. ^{New Stop}

RiverPark Blvd @ Parking
garage entrance ^{New Stop}
Oxnard Blvd (RiverPark) ^{New Stop}
Vineyard Ave @ St Mary's
Esplanade Dr @ Target
(Route e/o Rose)
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Gonzales Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar
Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich @ Nyeland
Santa Clara Ave @ Auto
Center Dr
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Auto Center Dr @ Ventura
Blvd
Gonzales Rd @ Solar
Gonzales Rd @ Outlet Center
Gonzales Rd @ Williams
St. John's Hospital @ Main
Entrance

Route C4*(route w/o Rose)*

Esplanade Dr @ Target
Esplanade Dr @ Wagon
Wheel
Oxnard Blvd (RiverPark) ^{New Stop}
RiverPark Blvd @ Parking
Garage entrance ^{New Stop}
RiverPark Blvd @ Myrtle St.
Apts. ^{New Stop}
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Simon Way @ Cortez
Balboa St @ Salem
Walnut Dr @ Balboa
Alvarado St @ Walnut
Alvarado St @ Collins
Alvarado St @ Ventura Blvd
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Ventura Blvd @ Rose

Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Simon Way @ Vineyard
Vineyard Ave @ Collins
Vineyard Ave @ Olive
RiverPark Blvd @ Myrtle St.
Apts. ^{New Stop}
RiverPark Blvd @ Parking
garage entrance ^{New Stop}
Oxnard Blvd (RiverPark) ^{New Stop}
Vineyard Ave @ St Mary's
Esplanade Dr @ Target
(route e/o Rose)
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital exit
Gonzales Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar
Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich Rd @ Nyeland
Santa Clara Ave @ Auto
Center Dr
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
St. John's Hospital @ Main
Entrance

Route C5

(Esplanade to St. John's)
Esplanade Dr @ Wagon
Wheel
Esplanade Dr @ Target
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Simon Way @ Cortez
Balboa St @ Salem
Walnut Dr @ Balboa
Alvarado St @ Walnut
Alvarado St @ Collins
Alvarado St @ Ventura Blvd
Auto Center Dr @ Ventura
Blvd
Paseo Mercado @ Costco

Ventura Blvd @ Guitar Center
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital Exit
Rose Ave @ Lockwood
Auto Center Dr @ Ventura
Blvd
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Simon Way @ Vineyard
Vineyard Ave @ Collins
Vineyard Ave @ Olive
Vineyard Ave @ Esplanade
Oxnard Blvd @ Vineyard
Esplanade Dr @ Wagon
Wheel
(Esplanade to Nyeland Acres)
Esplanade Dr @ Target
Esplanade Dr @ Wagon
Wheel
Underpass Rd @ Spur
St. Mary's Dr @ Vineyard ^{New Stop}
Rio Lindo St @ Rio Lindo Park
^{New Stop}
Gonzales Rd @ Snow
Gonzales Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar
Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich Rd @ Nyeland
Santa Clara Ave @ Auto
Center Dr
Gonzales Rd @ Solar
Gonzales Rd @ Outlet Center
Gonzales Rd @ Williams
Gonzales Rd @ Rose
Gonzales Rd @ Snow
Rio Lindo St @ Rio Lindo Park
^{New Stop}
St. Mary's Dr @ Vineyard ^{New Stop}
Vineyard Ave @ St. Mary's

Esplanade Dr @ Target

Route C6

(Esplanade to St. Johns)
Esplanade Dr @ Wagon
Wheel
Esplanade Dr @ Target
Vineyard Ave @ Olive
Vineyard Ave @ Collins
Vineyard Ave @ Simon
Simon Way @ Cortez
Balboa St @ Salem
Walnut Dr @ Balboa
Alvarado St @ Walnut
Alvarado St @ Collins
Alvarado St @ Ventura Blvd
Auto Center Dr @ Ventura
Blvd
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales Rd @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital Exit
Rose Ave @ Lockwood
Auto Center Dr @ Ventura
Blvd
Paseo Mercado @ Costco
Ventura Blvd @ Guitar Center
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Walnut Dr @ Balboa
Balboa St @ Salem
Simon Way @ Cortez
Simon Way @ Minna
Simon Way @ Vineyard
Vineyard Ave @ Collins
Vineyard Ave @ Olive
Vineyard Ave @ Esplanade
Oxnard Blvd @ Vineyard
Esplanade Dr @ Wagon
Wheel
(Esplanade to Nyeland Acres)
Esplanade Dr @ Target
Esplanade Dr @ Wagon
Wheel
Oxnard Blvd (RiverPark) ^{New Stop}
RiverPark Blvd @ Parking
Garage entrance ^{New Stop}
RiverPark Blvd @ Myrtle St.
Apts. ^{New Stop}

E. Ventura Blvd @
Vineyard ^{New Stop}
Rose Ave @ Ventura Blvd
Rose Ave @ Lockwood
Gonzales @ Rose
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital Exit
Gonzalez Rd @ Rose
Gonzales Rd @ Williams
Gonzales Rd @ Lombard
Gonzales Rd @ Solar
Nyeland Ave @ Ventura Blvd
Nyeland Ave @ Eucalyptus
Friedrich Rd @ Nyeland
Santa Clara Ave @ Auto
Center Dr
Gonzales Rd @ Solar
Gonzales Rd @ Outlet Center
Gonzales Rd @ Williams
St. John's Hospital @ Main
Entrance
Rose Ave @ Hospital Exit
Rose Ave @ Lockwood
Ventura Blvd @ Rose
Ventura Blvd @ Royal Duke
E. Ventura Blvd @ Vineyard
^{New Stop}
RiverPark Blvd @ Myrtle St.
Apts. ^{New Stop}
RiverPark Blvd @ Parking
garage entrance ^{New Stop}
Oxnard Blvd (RiverPark) ^{New Stop}
Vineyard Ave @ St Mary's
Esplanade Dr @ Target

Route RL

Esplanade Dr @ Target
Esplanade Dr @ Wagon
Wheel
Underpass Rd @ Spur
St. Mary's Dr @ Vineyard ^{New Stop}
Rio Lindo St @ Rio Lindo Park
^{New Stop}
Piñata Dr @ Cesar Chavez ^{New Stop}
Rose Ave @ Socorro
St. John's Hospital @ Main
Entrance
Gonzales Rd @ Rose
Rose Ave @ Gonzales
Rose Ave @ Socorro
Piñata Dr @ Cesar Chavez ^{New Stop}

Rio Lindo St @ Rio Lindo Park
New Stop

St. Mary's Dr @ Vineyard
New Stop

Vineyard Ave @ St Mary's
Esplanade Dr @ Target

Route WE

Wells Center

Wells Rd @ Carlos

Telegraph Rd @ Wells

Nevada Ave @ Loma Vista
(Linear Park) New Stop

Foothill Rd @ Saticoy New Stop

Foothill Rd @ Amador New Stop

Wells Rd @ Loma Vista New Stop

Wells Rd @ Telegraph New Stop

Telegraph @ Pajaro New Stop

Carlos St @ Pajaro New Stop

Wells Center

Route SA1

Jazmin Ave @ Darling Rd New
Stop

Saticoy Ave @ Darling Rd New
Stop

Darling Rd @ Cachuma New Stop

Darling Rd @ Jasper New Stop

Darling Rd @ Burlington New
Stop

Darling Rd @ Petit New Stop

Henderson Rd @ Jasper New Stop

Henderson Rd @ Bismark

Henderson Rd @ Jazmin New
Stop

Darling Rd @ Wells Rd

Darling Rd @ Jonquill

Darling Rd @ Poinsettia

Gardens

Violetta St @ Campanula

Violetta St @ Amapola

Violetta St @ Los Angeles Ave

Nardo St @ Los Angeles Ave

Jazmin Ave @ Darling Rd New
Stop

Route SA2

Jazmin Ave @ Darling New Stop

Saticoy Ave @ Darling New Stop

Saticoy Ave @ Telephone New
Stop

Saticoy Ave @ Mammoth New
Stop

Saticoy Ave @ Si SE Rueda New
Stop

Saticoy Ave @ Peony New Stop

Saticoy Ave @ Daisy New Stop

Saticoy Ave @ Telephone New
Stop

Jazmin Ave @ Darling Rd New S