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.\textsuperscript{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.\textsuperscript{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

\textsuperscript{41} Oxnard 2030 General Plan Section 1.0, Introduction, p. 1-5.

\textsuperscript{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. 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. 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.”

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:

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

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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

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\(^{48}\) 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. All unmet transit needs that are reasonable to meet must be funded before any Transportation Development Act

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49 FY2010/11 Unmet Transit Needs Findings, Background
(TDA) funds are allocated 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.” 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.”

   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.”


**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.”

**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.”

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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.”

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.”

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.

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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.”

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.”

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 I 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.”

**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.”

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

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.

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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.”

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.

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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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<th>Wells and Saticoy</th>
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<td>2. Existing Land Use</td>
<td>89</td>
</tr>
<tr>
<td>3. Planned/Proposed Development</td>
<td>90</td>
</tr>
<tr>
<td>4. Points of Interest</td>
<td>91</td>
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<table>
<thead>
<tr>
<th>El Rio, Nyeland Acres, RiverPark, Rose Ave</th>
</tr>
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<tbody>
<tr>
<td>Santa Clara &amp; Strickland Acres</td>
</tr>
<tr>
<td>5. Existing Communities</td>
</tr>
<tr>
<td>6. Existing Land Use</td>
</tr>
<tr>
<td>7. Planned/Proposed Development</td>
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<td>8. Points of Interest</td>
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<table>
<thead>
<tr>
<th>City of Oxnard Communities South of US 101</th>
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<tr>
<td>9. Existing Communities/Areas</td>
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<tr>
<td>10. Existing Land Use</td>
</tr>
<tr>
<td>11. Planned/Proposed Development</td>
</tr>
<tr>
<td>12. Points of Interest</td>
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Map 1 Existing Communities: Wells and Saticoy

<table>
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<tbody>
<tr>
<td>Wells</td>
<td>4,400</td>
<td>5,200</td>
<td>1,700</td>
<td>2,050</td>
</tr>
<tr>
<td>Saticoy</td>
<td>9,700</td>
<td>11,200</td>
<td>3,100</td>
<td>3,700</td>
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Source: Southern California Association of Governments (SCAG) adopted RTP Growth Forecast Census Tract data
Map 2 Existing Land Use *Wells and Saticoy*
Map 3 Planned/Proposed Developments: Wells and Saticoy

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Total Units</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>A. Citrus Place</td>
<td>179</td>
<td>Approved residential development. 60 affordable apartments.</td>
</tr>
<tr>
<td>B. Legacy Properties</td>
<td>52</td>
<td>Approved mixed-use development.</td>
</tr>
<tr>
<td>C. Parklands</td>
<td>499</td>
<td>Proposed Mixed-use project. 44 affordable condos.</td>
</tr>
<tr>
<td>D. UC Hansen Specific Plan</td>
<td>187</td>
<td>Approved residential development. 20 low income farm worker apts.</td>
</tr>
<tr>
<td>E. Aldea Hermosa</td>
<td>56</td>
<td>Approved residential single family development.</td>
</tr>
<tr>
<td>F. Saticoy Gateway (Broome)</td>
<td>174-254</td>
<td>Proposed Mixed-use development.</td>
</tr>
<tr>
<td>G. Saticoy Village Specific Plan</td>
<td>83</td>
<td>Approved Mixed-use development.</td>
</tr>
<tr>
<td>H. Chapel Lane Courtyard II</td>
<td>15</td>
<td>Approved 15 condominiums.</td>
</tr>
<tr>
<td>I. None (could be developed)</td>
<td>N/A</td>
<td>Land could be developed (Saticoy &amp; Wells Community Plan)</td>
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Map 4 Points of Interest: *Wells and Saticoy*

<table>
<thead>
<tr>
<th>Points of Interest</th>
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<tbody>
<tr>
<td>Woodside Linear Park</td>
<td>1</td>
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<tr>
<td>Palms at the Bonaventure Assisted Living</td>
<td>3</td>
</tr>
<tr>
<td>St. Augustine Academy</td>
<td>5</td>
</tr>
<tr>
<td>Wells Center; Commercial area</td>
<td>7</td>
</tr>
<tr>
<td>Douglas Penfield School</td>
<td>9</td>
</tr>
<tr>
<td>Fritz Huntsinger Youth Sports Complex</td>
<td>11</td>
</tr>
<tr>
<td>Housing Authority</td>
<td>13</td>
</tr>
<tr>
<td>Fundamental Baptist Church</td>
<td>15</td>
</tr>
<tr>
<td>Iglesia Apostolica de Jesus</td>
<td>17</td>
</tr>
<tr>
<td>Boys &amp; Girls Club of Ventura</td>
<td>19</td>
</tr>
<tr>
<td>Citrus Glen Elementary School</td>
<td>21</td>
</tr>
<tr>
<td>An Lac Buddhist Temple</td>
<td>23</td>
</tr>
<tr>
<td>Wells Road Baptist Church</td>
<td>2</td>
</tr>
<tr>
<td>Bonaventure Retirement Living</td>
<td>4</td>
</tr>
<tr>
<td>Clinicas Del Camino Real</td>
<td>6</td>
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<td>Saticoy Elementary School</td>
<td>8</td>
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<tr>
<td>Sacred Heart Church &amp; School</td>
<td>10</td>
</tr>
<tr>
<td>Saticoy Regional Golf Course</td>
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<tr>
<td>Veteran’s Home</td>
<td>14</td>
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<tr>
<td>Lily of the Valles Church of God</td>
<td>16</td>
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<tr>
<td>Ventura County Operations Yard</td>
<td>18</td>
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<tr>
<td>Saticoy Park</td>
<td>20</td>
</tr>
<tr>
<td>Church of Jesus Christ of LDS</td>
<td>22</td>
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<tr>
<td>Ventura Community Church</td>
<td>24</td>
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Map 5 Existing Communities: El Rio, El Rio West, Nyeland Acres, RiverPark, Rose-Santa Clara & Strickland Acres

<table>
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<tbody>
<tr>
<td>Strickland Acres</td>
<td>620</td>
<td>680</td>
<td>155</td>
<td>175</td>
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<tr>
<td>RiverPark, El Rio &amp; El Rio West</td>
<td>9,400</td>
<td>22,000</td>
<td>3,400</td>
<td>7,500</td>
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<tr>
<td>Rose-Santa Clara &amp; Nyeland Acres</td>
<td>3,300</td>
<td>3,900</td>
<td>725</td>
<td>775</td>
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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
Map 7 Planned/Proposed Developments: El Rio, El Rio W., Nyeland Acres, RiverPark, Rose-Santa Cl. & Strickland Acres

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Total Units</th>
<th>Description</th>
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<tbody>
<tr>
<td>A. Farm worker Housing</td>
<td>196</td>
<td>Farm worker-designated housing (County Housing Element)</td>
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<tr>
<td>B. RiverPark Specific Plan</td>
<td>2,805</td>
<td>New mixed-use community, including retail and office space. Under construction.</td>
</tr>
<tr>
<td>C. Farm worker Housing</td>
<td>163</td>
<td>Farm worker-designated housing (County Housing Element)</td>
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<tr>
<td>D. Farm worker Housing</td>
<td>16</td>
<td>Farm worker-designated housing (County Housing Element)</td>
</tr>
<tr>
<td>E. Cortez St. Condos</td>
<td>27</td>
<td>Proposed 2 industrial condominium buildings</td>
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<tr>
<td>F. Del Norte (Jones Ranch)</td>
<td>2,500</td>
<td>Project has been withdrawn by the developer</td>
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Map 8 Points of Interest:
*El Rio, El Rio W., Nyeland, RiverPark, and Rose-Sa. Cl. & Strickland Acres*

<table>
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<tr>
<th>Number</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Rio Mesa High School</td>
</tr>
<tr>
<td>2</td>
<td>Linda Vista Adventist Elementary</td>
</tr>
<tr>
<td>3</td>
<td>Juvenile Justice Complex</td>
</tr>
<tr>
<td>4</td>
<td>El Rio Intermediate School</td>
</tr>
<tr>
<td>5</td>
<td>Rio Del Mar School</td>
</tr>
<tr>
<td>6</td>
<td>El Rio Elementary School</td>
</tr>
<tr>
<td>7</td>
<td>Soliz Library</td>
</tr>
<tr>
<td>8</td>
<td>Child Development Resources</td>
</tr>
<tr>
<td>9</td>
<td>Rio Plaza Elementary School</td>
</tr>
<tr>
<td>10</td>
<td>Rio Del Valle Jr. High School</td>
</tr>
<tr>
<td>11</td>
<td>John K. Flynn Community Clinic</td>
</tr>
<tr>
<td>12</td>
<td>Northside Church of Christ</td>
</tr>
<tr>
<td>13</td>
<td>Word of Life Church Pentecostal</td>
</tr>
<tr>
<td>14</td>
<td>First Baptist Church of El Rio</td>
</tr>
<tr>
<td>15</td>
<td>Holy Trinity Eastern Orthodox Church</td>
</tr>
<tr>
<td>16</td>
<td>Assembly of God Church</td>
</tr>
<tr>
<td>17</td>
<td>Oxnard Revival Center</td>
</tr>
<tr>
<td>18</td>
<td>New Life Christian Ministries</td>
</tr>
<tr>
<td>19</td>
<td>Seventh Day Adventist Church</td>
</tr>
<tr>
<td>20</td>
<td>Korean Oxnard United Methodist</td>
</tr>
<tr>
<td>21</td>
<td>Rio Real Elementary School</td>
</tr>
<tr>
<td>22</td>
<td>Iglesia Ni Cristo</td>
</tr>
<tr>
<td>23</td>
<td>Santa Clara Parish Chapel</td>
</tr>
<tr>
<td>24</td>
<td>State Compensation Insurance Fund</td>
</tr>
<tr>
<td>25</td>
<td>RiverPark Commercial Area</td>
</tr>
<tr>
<td>26</td>
<td>Channel Is. Bible College Seminary</td>
</tr>
</tbody>
</table>
Map 9 Existing Communities/Areas: City of Oxnard Communities South of US 101

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The Village, South Bank &amp; Esplanade</td>
<td>5,800</td>
<td>7,100</td>
<td>2,300</td>
<td>4,000</td>
</tr>
<tr>
<td>Sierra Linda &amp; Orchard</td>
<td>9,500</td>
<td>11,700</td>
<td>2,700</td>
<td>3,000</td>
</tr>
<tr>
<td>Fremont North &amp; Carriage Square</td>
<td>8,400</td>
<td>10,300</td>
<td>2,400</td>
<td>2,700</td>
</tr>
<tr>
<td>Topa Plaza, Rio Lindo &amp; West Village</td>
<td>9,100</td>
<td>11,000</td>
<td>2,000</td>
<td>2,200</td>
</tr>
<tr>
<td>East Village</td>
<td>5,500</td>
<td>6,800</td>
<td>1,200</td>
<td>2,100</td>
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</table>

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

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Total Units</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. The Village Specific Plan</td>
<td>1,500</td>
<td>90 extremely low/very low income units &amp; 23 low income units. Approved.</td>
</tr>
<tr>
<td>B. Ventura Rd./Vineyard Homes &amp; Townhomes</td>
<td>344</td>
<td>Two approved developments. 20 affordable homes &amp; 14 affordable townhomes.</td>
</tr>
<tr>
<td>C. Colonial House</td>
<td>40</td>
<td>Approved Mixed-use development. 40 townhomes, 6 affordable.</td>
</tr>
<tr>
<td>D. Las Brisas (Las Cortes Specific Plan)</td>
<td>241</td>
<td>Approved redevelopment. 501 total units, 241 new units &amp; 362 affordable units.</td>
</tr>
<tr>
<td>E. Camino Del Sol</td>
<td>1,243</td>
<td>Approved Mixed-use. 124 extremely low/very low/low income units.</td>
</tr>
<tr>
<td>F. Artisan Apartments</td>
<td>272</td>
<td>Approved project.</td>
</tr>
<tr>
<td>G. Sakioka Farms (proposed specific plan)</td>
<td>900</td>
<td>900 Workforce Housing. Industrial &amp; Business Park.</td>
</tr>
</tbody>
</table>
Map 12 Points of Interest: City of Oxnard Communities South of US 10

<table>
<thead>
<tr>
<th>Number</th>
<th>Point of Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>Magnolia Family Medical Clinic</td>
</tr>
<tr>
<td>26</td>
<td>Ventura County Public Health Adm.</td>
</tr>
<tr>
<td>27</td>
<td>Channel Islands Surgicenter</td>
</tr>
<tr>
<td>28</td>
<td>Children's Mental Health Services</td>
</tr>
<tr>
<td>29</td>
<td>Rio Lindo Elementary School</td>
</tr>
<tr>
<td>30</td>
<td>Brielke Elementary School</td>
</tr>
<tr>
<td>31</td>
<td>Robert J. Frank Intermediate School</td>
</tr>
<tr>
<td>32</td>
<td>Topa Plaza Commercial Area</td>
</tr>
<tr>
<td>33</td>
<td>Wagon Wheel</td>
</tr>
<tr>
<td>34</td>
<td>Sierra Linda Elementary Park</td>
</tr>
<tr>
<td>35</td>
<td>Fremont Intermediate School</td>
</tr>
<tr>
<td>36</td>
<td>Pacific Camps</td>
</tr>
<tr>
<td>37</td>
<td>US Post Office</td>
</tr>
<tr>
<td>38</td>
<td>St. John's Lutheran Church</td>
</tr>
<tr>
<td>39</td>
<td>Buena Vista Family Medical Center</td>
</tr>
<tr>
<td>40</td>
<td>Lutheran Church Our Redeemer</td>
</tr>
<tr>
<td>41</td>
<td>Community Memorial Hospital/Clinicas</td>
</tr>
</tbody>
</table>
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 @ Balboa
- 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

**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
- 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
- St. John’s Hospital @ Main Entrance
- Rose Ave @ Hospital exit
- Rose Ave @ Lockwood
- Central Ave @ Rose New Stop
- Central Ave @ Vineyard 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
- St. John’s Hospital @ Main Entrance
- Rose Ave @ Hospital exit
- Rose Ave @ Lockwood
- Central Ave @ Rose New Stop
- Central Ave @ Vineyard 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
- St. John’s Hospital @ Main Entrance
- Rose Ave @ Hospital exit
- Rose Ave @ Lockwood
- Central Ave @ Rose New Stop
- Central Ave @ Vineyard 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
- St. John’s Hospital @ Main Entrance
Rose Ave @ Socorro
Rose Ave @ Camino Del Sol
Rose Ave @ Santa Lucia
Rose Ave @ Wooley
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 @ 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
Westar Dr @ Rose
Rose Ave @ Camino Del Sol
Rose Ave @ Socorro
Rose Ave @ Hospital exit
Rose Ave @ Lockwood
Central Ave @ Rose
Central Ave @ Vineyard Ave
Central Ave @ Vineyard Ave
New Stop
Vineyard Ave @ Juvenile
Justice Complex
New Stop
Vineyard Ave @ Simon
Justice Complex
New Stop
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
Saticoy Ave @ Darling Rd
Telephone Rd @ Saticoy Ave
S. Wells Rd (SR 118) @
County Dr
New Stop
Vineyard Ave @ Central
New Stop
S. Wells Rd (SR 118) @
County Dr
New Stop
Vineyard Ave @ Juvenile
Justice Complex
New Stop
Vineyard Ave @ Simon
Justice Complex
New Stop
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
Justice Complex
New Stop
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 @ Juvenile
Justice Complex
New Stop
Vineyard Ave @ Central
New Stop
S. Wells Rd (SR 118) @
County Dr
New Stop
Jazmin Ave @ Darling Rd
Saticoy Ave @ Darling Rd
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
Nardo St @ Los Angeles Ave
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 @ 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 @ 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

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
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 @ 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 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 @ 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
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
Gonzales Rd @ Rose
St. John’s Hospital @ Main Entrance
Rose Ave @ Hospital Exit
Rose Ave @ Lockwood
Auto Center Dr @ Ventura Blvd
Paseo Mercado @ Costco
Vista Blvd @ Guitar Center
Vista 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
(Espanade 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
Route C6
(Espanade to St.Johns)
Esplanade Dr @ Wagon Wheel
Esplanade Dr @ Target
Vista Ave @ Ventura Blvd
Vista Ave @ Lockwood
Vista Ave @ Olive
Vista Ave @ Collins
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
Vista Blvd @ Guitar Center
Vista Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Gonzalez Rd @ Rose
Gonzalez Rd @ Williams
Gonzalez Rd @ Lombard
Gonzalez 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 C5
(Espanade to St.John’s)
Esplanade Dr @ Wagon Wheel
Esplanade Dr @ Target
Vista Ave @ Ventura Blvd
Vista Ave @ Lockwood
Vista Ave @ Olive
Vista Ave @ Collins
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
Vista Blvd @ Guitar Center
Vista Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Gonzalez Rd @ Rose
Gonzalez Rd @ Williams
Gonzalez Rd @ Lombard
Gonzalez 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
Paseo Mercado @ Costco
Vista Blvd @ Guitar Center
Vista Blvd @ Royal Duke
Alvarado St @ Ventura Blvd
Alvarado St @ Collins
Alvarado St @ Walnut
Gonzalez Rd @ Rose
Gonzalez Rd @ Williams
Gonzalez Rd @ Lombard
Gonzalez 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
E. Ventura Blvd @
Vista Blvd 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
Gonzalez 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
Gonzalez Rd @ Lombard
St. John’s Hospital @ Main Entrance
Rose Ave @ Hospital Exit
Rose Ave @ Lockwood
Vista 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
COH & Associates, Inc.
Vineyard Avenue / Wells Road Community Based Transit Plan
Final Report
<table>
<thead>
<tr>
<th>Route WE</th>
<th>Route SA1</th>
<th>Route SA2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rio Lindo St @ Rio Lindo Park New Stop</td>
<td>Jazmin Ave @ Darling Rd New Stop</td>
<td>Jazmin Ave @ Darling Rd New Stop</td>
</tr>
<tr>
<td>St. Mary’s Dr @ Vineyard New Stop</td>
<td>Wells Rd @ Loma Vista New Stop</td>
<td>Saticoy Ave @ Darling Rd New Stop</td>
</tr>
<tr>
<td>Vineyard Ave @ St Mary’s Esplanade Dr @ Target</td>
<td>Wells Rd @ Telegraph New Stop</td>
<td>Saticoy Ave @ Telephone New Stop</td>
</tr>
<tr>
<td><strong>Wells Center</strong></td>
<td><strong>Wells Rd @ Telegraph</strong> New Stop</td>
<td><strong>Saticoy Ave @ Mammoth New Stop</strong></td>
</tr>
<tr>
<td><strong>Wells Rd @ Carlos</strong></td>
<td><strong>Telegraph @ Pajaro</strong> New Stop</td>
<td><strong>Saticoy Ave @ Si SE Rueda</strong> New Stop</td>
</tr>
<tr>
<td><strong>Nevada Ave @ Loma Vista (Linear Park)</strong> New Stop</td>
<td><strong>Carlos St @ Pajaro</strong> New Stop</td>
<td><strong>Saticoy Ave @ Peony</strong> New Stop</td>
</tr>
<tr>
<td><strong>Foothill Rd @ Saticoy</strong> New Stop</td>
<td><strong>Wells Center</strong></td>
<td><strong>Saticoy Ave @ Daisy</strong> New Stop</td>
</tr>
<tr>
<td><strong>Foothill Rd @ Amador</strong> New Stop</td>
<td><strong>Route WE</strong></td>
<td><strong>Saticoy Ave @ Telephone</strong> New Stop</td>
</tr>
</tbody>
</table>

**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

**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 Stop