

THE EL RIO /DEL NORTE MUNICIPAL ADVISORY COUNCIL

Serving El Rio, Nyeland Acres, Strickland and Agricultural Areas

*Now serving as Advisory Council for recreational activities in the El Rio/Del Norte area,
including advisory recommendations for the El Rio Roger Jones Community Center.*

SUMMARY

Thursday June 21, 2018

**Roger Jones Community Center
2864 Jourdan St.
Oxnard, CA 93036**

I. **Call to Order:** 7:04p.m.

II. **Roll Call – Regular Members**

Excused, David Souza (Vice-Chair) (Nyeland)
Absent, Don Hoffman (Vineyard Acres)
Present, Bonnie Bernal (Cloverdale)
Present, Ken Knudsen (Vineyard Estates)
Present, Julie Hupp (Strickland)
Present, Loraine Bailon (Rio Plaza)

At Large Members

Present, Mike Barber (Chair)
Present, Aaron Wedemeyer
Present, Tino Ramirez

III. **Pledge**

IV. **Inspirational**

V. **Summary:** Approve summaries for April 5 (special meeting) and May 17, 2018.

A motion to approve the April 5 and May 17, 2018 meeting summaries was made by Councilmember Ramirez and seconded by Councilmember Hupp. The motion was carried by unanimous motion.

VI. **Public Safety Update:** There were no Public Safety officials present.

VII. **Public Comments for Items Not on the Agenda: (3min. per individual)**

Ron Solorzano, Regional Librarian for V.C. reported a Library Advisory Committee is being created to meet twice a month for 3 months. Mr. Solorzano invited interested individuals to contact him or staff at the Soliz library. Chair Barber asked for a schedule of meeting times for the Advisory Committee for distribution to MAC members and asked if the county has a bookmobile? Ron said no, there is an activity van used to do STEM related demos for youth at various events. They are currently fundraising for a bookmobile.

VIII. **Council Member Comments:** *An Opportunity for Council Members to Communicate with Staff or Public Regarding Non-Agenda Items.*

IX. Action Items:

1. **Subject:** Request for Review: Rio Urbana Residential and Commercial Office Site Development.

Location: 2714 Vineyard Avenue, Oxnard, CA

Co-Applicants: The Pacific Companies and Rio School District.

Property Owner: Rio School District

Project Description: 182 Residential Condominium Units and 1,500 square foot office building on a separate lot. Affordable units will be inclusionary. Community Recreation and building. Project size is 10.24 acres. Former School site within the County of Ventura with annexation to the City of Oxnard.

Mr. Tony Talamante of Talamante Project Delivery Inc. introduced the Rio Urbana Project team which includes; Lori Summers, Lead Architect, Joel Kirchenstein, Rio School District representative and Kevin Waldron, Senior Planner I, Jensen Design. A Power Point Presentation of the Rio Urbana Project was presented by Lori Summers and Kevin Waldron. Copies of the presentation were provided to the council.

Chair Barber asked the council if they had any comments or questions.

Q: If approved, when would the project start? Would units be for rent or sale?

A: Units would be for sale. Start date predicted to be in the 2nd quarter of 2019.

Q: Would the units be similar in price to The Collection area?

A: The units would be smaller and the developer feels, better suited to the local community.

Q: What about the people who ignore the double yellow line when turning to enter or exit Vallarta Market and Ventura Blvd.? This problem could get worse.

A: There would be no vehicle access at that location, only pedestrian.

Q: Who will provide water to the project?

A: The City of Oxnard

Q: How will you have 1, 2, and 3 bedrooms with the one story configuration?

A: It can be done, it is not a town home configuration, end-units are utilized.

Council member Wedemeyer said driving out of the north end of Vallarta Market and going back (U-turn) to access the 101 freeway is very dangerous.

Q: Where would you turn to go south? Humps are already need or exist to keep vehicles out of the adjacent neighborhoods.

A: Mr. Waldron said these are quality concerns. They are proposing raised medians along Vineyard. Raised medians are also preferred by Caltrans. As a result of the traffic review, it was determined a better Traffic Circulation Study was needed. They are working on that addendum.

Q: Have you worked with the county regarding how Stroube and the rest of El Rio will be affected? Why are you doing a Negative Declaration and not a full EIR?

A: This was the City of Oxnard's decision. Given the technical studies there were no significant impacts.

Q: What about the impact the nearest schools? The 182 units will bring more kids to the area.

A: The argument was made that in the past the property had a school so it would not be a new impact.

Councilmember Hupp said traffic is already a huge issue. It takes half an hour to circle back to the 101 at times. Even 1 car per unit would be a big negative impact. The surrounding streets are seeing the overflow from the problem.

Q: What about the school age kids? Will new schools need to be built or our existing schools made larger? What about water and the current legislation with water? What about solar readiness and the new 2020 law? Neighbors will most likely want access to the green spaces, would that be permitted?

A: The developer has proposed solar installation, the new school offices would be solar ready. The green spaces for residents would not be gated. Talamante encouraged the council to look at what else the project could bring, besides just traffic, such as additional tax revenues for the City and the County. There would be no Mello-Roos Tax, but the building permit costs from the project ultimately help all traffic improvements. The project would be tasked to improve any areas identified.

Q: How many students were projected to live at the project? Crossing Vineyard is currently very dangerous the kids need a safe path to school.

A: 20-30 kids were projected. The school facility needs analysis. The analysis shows where the kids go to school and how they get there.

Q: Where would the buses that are stored on the property be moved to?

A: Possibly an existing school or the OUHSD transportation facility.

Q: Is there a well or would you use a mutual?

A: There is a well but it would be abandoned. Again water would come from the City of Oxnard.

Q: Who do you think your demographic is? Who will buy these?

A: It is hard to identify buyers, however, there would be no age or family restrictions.

Q: If you are leaving the project, how do you get to the 101?

A: you would make a U-turn at Stroube. We can look into this concern.

Q: Why annex to the city? Why change?

A: County policy is to let the city do this type of development, they have the proper infrastructure to develop. LAFCo would not approve of the area becoming an "island"

Q: The City will get money and Rio School District, but what are the benefits to the small area of El Rio?

A: Jobs, taxes, revenues, more customers for surrounding businesses.

Q: Will there be a lot of taxes?

A: Not as many layers as RiverPark, it is a much simpler project. No MelloRoos Tax. There would be an HOA fee.

Q: What are the type of homes? Condominiums or Townhomes?

A: Condominiums

This project is in line with Oxnard's sphere of influence and General Plan and long term vision of the corridor.

Councilmember Knudsen said the turn pockets will back up quickly and then they will turn into the el Rio to Rose Ave. how could the traffic study not have identified any issues?

Henry Macias, the owner of a property at Sycamore St. and Vineyard Ave. questioned the outreach done by the projects proponents. He said he did not receive any notice regarding the project. Mr. Macias provided a letter to Supervisor Zaragoza, Chair Barber and Pacific Companies. He has concerns regarding the possible impacts to his property. He asked the letter be shared with the Rio School District.

Supervisor Zaragoza suggested Mr. Talamante continue to work with the county. There are many concerns with traffic, some of these issues were recently identified through work on the 2040 General Plan.

Chair Barber thanked the proponents, saying it is a good project that hopefully can be reworked and improved because traffic issues are clearly the biggest concern regarding this project.

x. **Adjourn:** 8:24 p.m.