

March 8, 2017

To: City of Oxnard

City Manager's Office

Mayor and City Council

Planning Commission

Ventura County Board of Supervisors

From: Inter-Neighborhood Council Organization (INCO) Executive Board

Jack Villa, Chair,

Aaron Greer, First Vice Chair

Jackie Tedeschi, Second Vice Chair

Dale Dean, Third Vice Chair

Joe Avelar, Fourth Vice Chair

Subject: Opposition to the Channel Islands Harbor Fisherman's Wharf Development Proposal by Channel Islands Harbor Properties, LLC (Developer).

Greetings all,

On Wednesday March 1, 2017, a presentation was given by representatives Darrel Malamut (Managing member for Geoff H. Palmer Associates) and Thomas Tellefsen for the proposed development at the county-owned property at Channel Islands Harbor Fisherman's Wharf facility was given by the developer at our regular INCO general membership meeting. The INCO executive board and the neighborhood chairs in attendance voted unanimously in opposition to this project as currently proposed. The following items of concern were brought forward by the neighborhood chairs and speakers during the public questions and answers session:

- The property in question is public harbor-front land zoned for public recreational use.
- This property is county-owned but falls within the jurisdiction of the City of Oxnard. It falls within the City's Coastal Zone, subject to the City's Local Coastal and Public Works Plans; the proposed development does not appear to be consistent with either plan.
- This development proposal lacks any affordable housing as required by The City's 2030 General Plan.
- Residential development is the lowest priority under the Coastal Act. Placing additional residential occupancies in low-lying coastal areas that are subject to flooding, tsunami hazards

and the effects of sea-level rise would increase vulnerability and worsen the impact to the city's economical and public safety resources in the event of a natural disaster.

- The loss of public parking space for harbor events, retail businesses and public recreation use.
- The impact on traffic flows at Channel Islands Blvd and Victoria Ave with the current volume; base traffic, rush-hour commuter congestion. The proposed development did not address this or offer any mitigating measures such as lane additions.
- The additional workload that will be placed on the City's water, wastewater, public works and public safety resources.
- The developer's threats against the city and demands to bypass the jurisdictional process that every other project applicant is subject to under law, and their demand for special treatment.
- The turning over of public land and resources to a private for-profit developer.
- The lack of an Environmental Impact Report (EIR), as prescribed by the California Environmental Quality Act (CEQA). *\*\*This process would have to address the concerns listed above and it has not been done.*

The INCO does recognize that the Channel Islands Harbor Fisherman's Wharf area has been blighted and needs revitalization and redevelopment. The developer's presentation does show an attractive product; however serious concerns have been brought up regarding the loss of public land and the addition of more residential occupancies to this area and the adverse impacts. The INCO opposes the current proposal by the developer.

Sincerely,

Jack Villa, Chair

Aaron Greer, First Vice Chair

Jackie Tedeschi, Second Vice Chair

Dale Dean, Third Vice Chair

Joe Avelar, Fourth Vice Chair