

RECEIVED
MAY 05 2006

May 4, 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Dear Coastal Commission,

I am writing in regards to LCP Amendment OXN-MAJ-1-05.

I attended last month's Coastal Commission Meeting in Santa Barbara and thank you for postponing the hearing a month. Postponing the hearing gave me and another resident time to review Oxnard's application located in the Ventura Coastal Commission office on April 14, 2006.

I want to point out six major points to you.

1. The Coastal Commission asked the city of Oxnard for all history related to the sites. Not all the history of the sites was disclosed. There was no mention of Francis McGrath's original deed. It was drafted before he died with the intention that the sites were a gift to the city of Oxnard for open purposes only. McGrath was unable to do anything with the land because it had been rezoned Resource Protected.

Many years ago the real estate agents told perspective buyers that these lots would always remain open so many residents purchased homes and lots near the two sites because it was always mentioned that the lots were Resource Protected with the intent for open purposes. After McGrath's death, the deed was drafted differently. It stated the sites only as a gift to the City of Oxnard. McGrath would have kept them for his own family if he thought he could get them rezoned!!!!

Anyways, the residents had no idea that the city of Oxnard had other plans for the sites. Everyone just kept hope that one day the lots would be turned into parks.

About 12 years ago the city placed the Public Notice in Oxnard's Spanish Newspaper "La Vita" that the sites were now city surplus. It was the city's way of pulling the wool over the residents by placing the Public Notice in a Spanish Newspaper. I myself speak Spanish but have never read the city's Spanish newspaper. So no one knew that the sites were surplus.

A few years ago the residents noticed surveyors on the lots and began to ask what they were doing. That's when we all found out the city was trying to figure out how many lots it could get out of the sites. Again the local real estate agents were the ones who were telling us that now the lots were going to be subdivided and sold for more homes in the area. The city was communicating to the real estate agents for their support. For these agents it only meant more revenue and possible selling commission for them. These real estate agents continue to tell everyone that there is no hope and the lots are already sold to Tri-mark a developer.

In January 2004 the residents did motion to support helping pay the fees to sue the City of Oxnard in a law suite over the sites. The residents voted for the board members to allocate money to support the case that the resident near the sites wanted to pursue. The residents lost the law suit against the city mainly on the basis that we filed the suit after the allowed statute of limitations had exceeded. Was that mentioned in the history of the site disclosed by the city of Oxnard? The City of Oxnard is very sneaky and needs to be monitored.

2. I noticed in the city's application they claimed to be putting money into the area for the residents by purchasing playground equipment in 2004 at the Nautilus Square location. Did the city mention that the community wanted the city to pay for new playground equipment and they said no. We the residents had to pay for the equipment and the city only paid for the labor for putting it in. The residents had to pay for swings and slides that the entire city uses on weekends and summer days. We also purchase needed benches so that any residents of Oxnard and the vacationers from out of the area can sit and enjoy the beach. The City of Oxnard does not have a dog park so we even pay for all the doggie poop bags so that when the residents of Oxnard

who come out to the beach with their dogs are encourage to pick up after their dog. This Oxnard Shores community cares more about the beach than the city. **If** proposed sites are rezoned and sold **all** the revenues from the sale should be used to keep the California Coast in Oxnard maintained for public use.

3. Did the city's application mention all the development that has been approved in the area and how it will effect the beach? We should not be rezoning for more homes in the area until we see how the future population effects the beach. Many people use the dunes and nearby ESHA protected land as recreational areas because there isn't enough open space.. With the population increasing this land would be better for playgrounds, walk dogs off their leash, public parking or just left as is. This area needs open space. The community originally had four Resource Protected areas. Half of these lots have all ready been rezoned. Did the community see any of that money?

4. In 1995 the city had biologist study the sites and the report grouped them together in the study. In the 2004 study, the sites are now discussed separately. The city destroyed the Breakers Way/ Reef Way site when the city repaved the streets. The lot was flatten, dirt was poured on to it and all the heavy equipment needed to pave the streets used the site for a parking lot. **If** the site is rezoned, that too should be used to mitigated for the value before the city ruined it. Is Oxnard's plan to destroy all Resource Protected land so that it can be rezoned?

5. The home owners in the area are not being properly informed. The city is misleading the public by telling the real estate agents and not the residents. The public notice signs on the sites were only changed a week ago. Most residents are only part time residents and are not in town until they have a long weekend or summer vacation. The home owners only get together once a year at the annual meeting. The topic is mentioned under "Drill Sites" in our annual minutes. The residents do support keeping the sites open space of some kind.

6. The land is still of value to the coastal habitat. Many birds including the Long-billed Curlew come to the sites. They must be after the red ants you find there. How nice to see birds foraging on the natural habitat. During the summer residents spot Horny Toad Lizards. The natural coast isn't what is was 50 years ago but nature's creatures still need open space as well.

In a dream world I would like to see one site put to public use for dogs and children. The other site would be left alone and protected by the community so that the natural habitat of the coast would have the needed open save it needs as well.

Please do not rezone Resource Protected land. It was originally zoned this way for a reason and Francis McGrath felt it was never going to be rezoned and that is why he gifted it away.

Sincerely,



Patricia Hernandez- Einstein

part time resident at
5439 Reef Way
Oxnard, CA. 93035

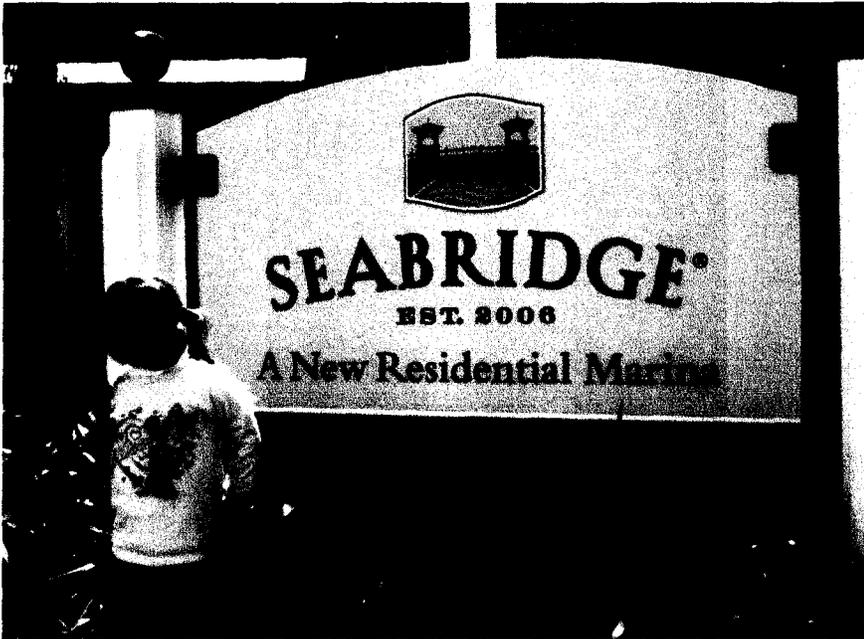


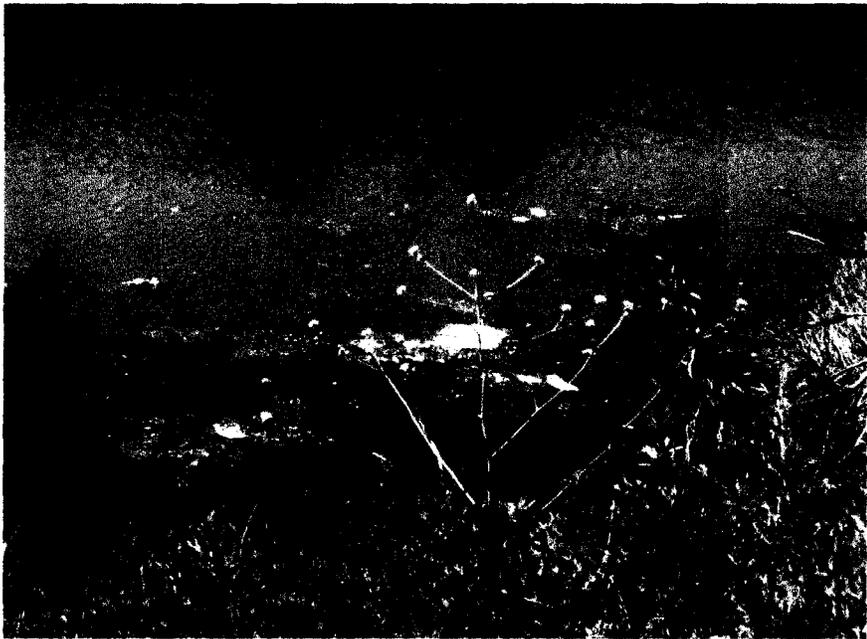
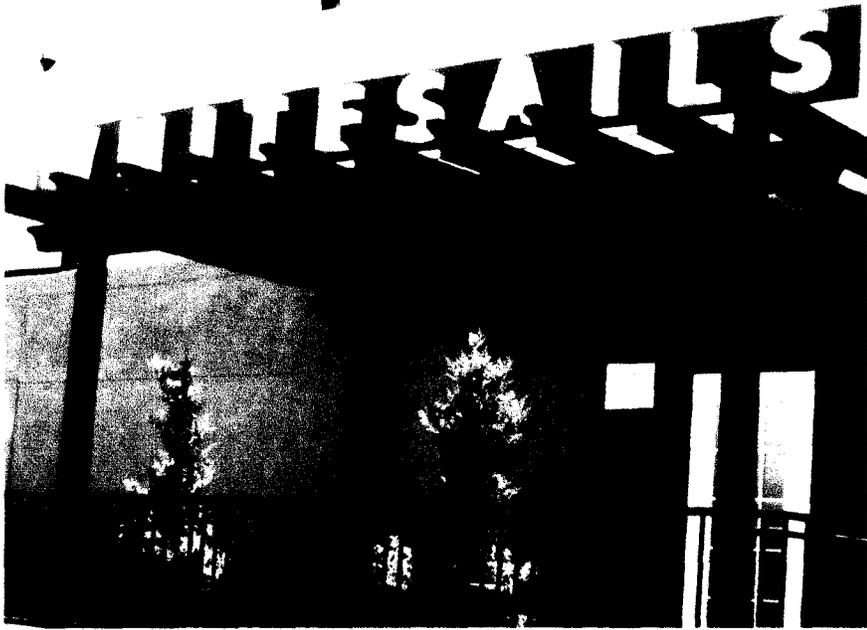
Development
near
the
Shores
Community





*More
Development*





Trash
in
the
river



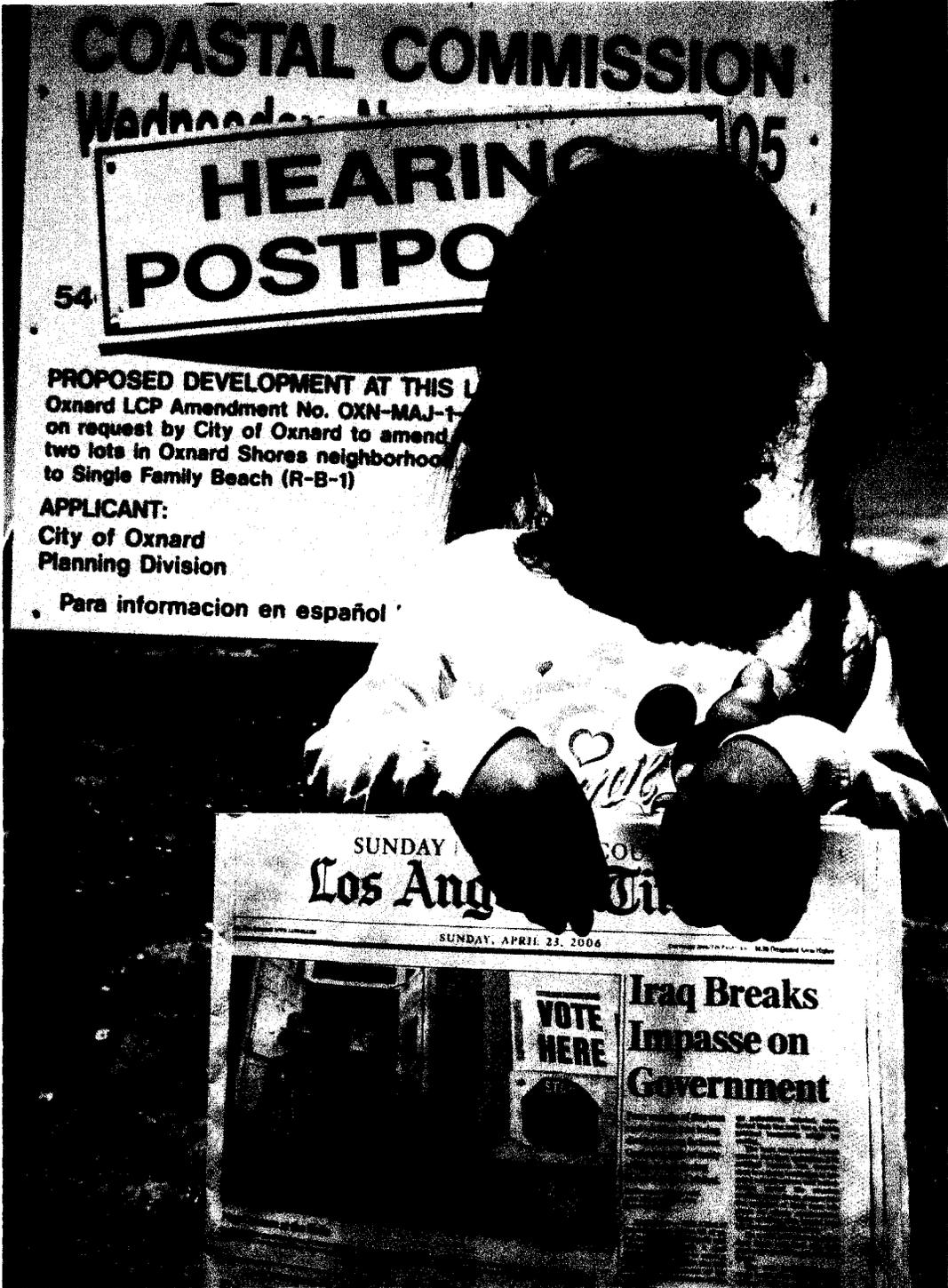
Trash!





lots
of
trash





COASTAL COMMISSION

Wednesday, April 19, 2006 10:05 AM

HEARING POSTPONED

PROPOSED DEVELOPMENT AT THIS LOCATION
Oxnard LCP Amendment No. OXN-MAJ-1
on request by City of Oxnard to amend
two lots in Oxnard Shores neighborhood
to Single Family Beach (R-B-1)

APPLICANT:
City of Oxnard
Planning Division

Para informacion en español



As of
April
23rd
2006
The
public
notice
hadn't
been
changed.

POSTPONED

90045

PROPOSED DEVELOPMENT AT THIS LOCATION:

Oxnard LCP Amendment No. OXN-MAJ-1-05. Public hearing and action request by City of Oxnard to amend its LCP to change zoning of lots in Oxnard Shores neighborhood from Resource Protection (RP) Single Family Beach (R-B-1)

APPLICANT:

City of Oxnard
Planning Division

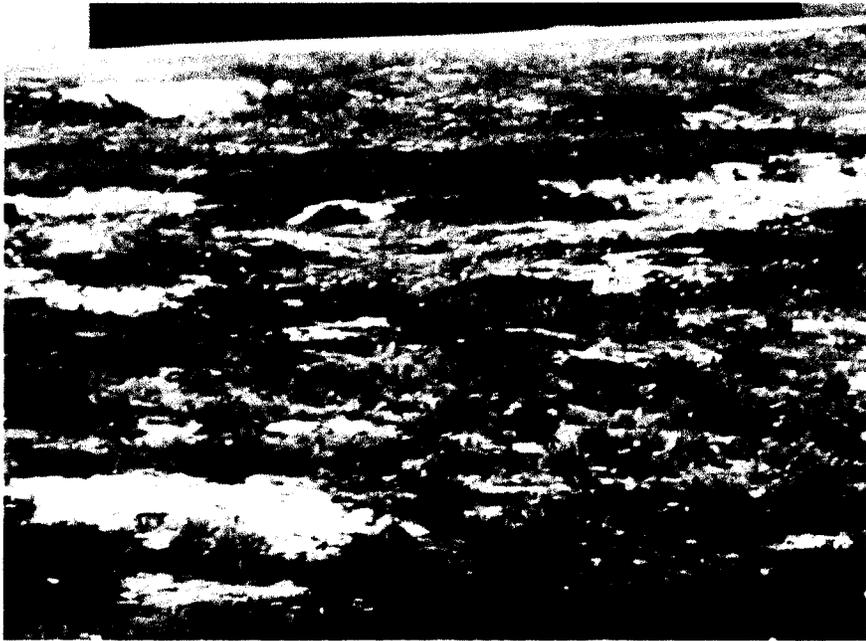
CITY CONTACT:

Sue Martin
(805) 385-7858

Para informacion en español hable al numero (805) 385-7858

SANTA BARBARA COUNTY

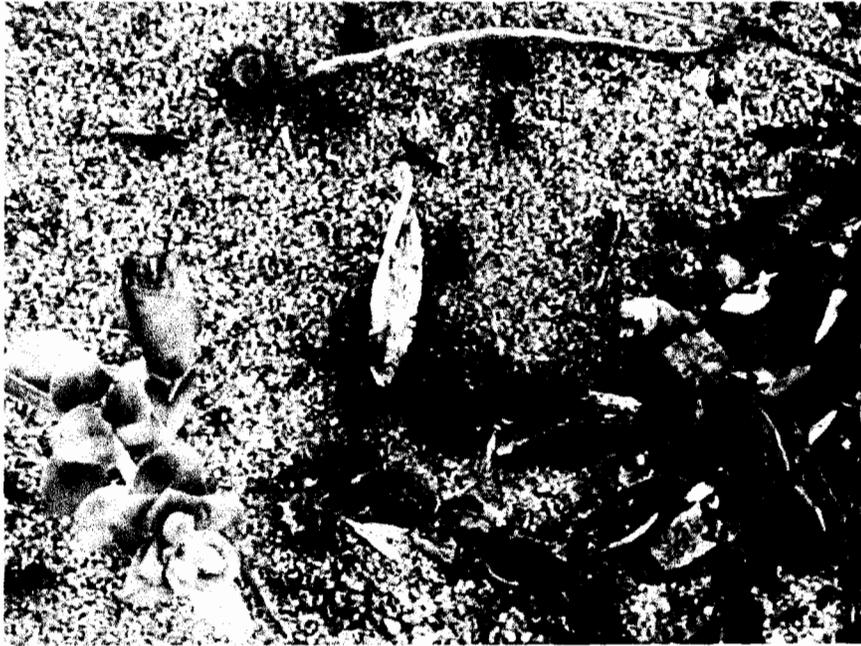
Los Angeles Times



White cap
site
blooming
with
flowers



Parking
in the
Community
is a
problem
now.
It is
much
worse
in the
summer.



**PENDING PROJECT
CASE # PZ 98-5-107**

COASTAL COMMISSION

May 10-12, 2006

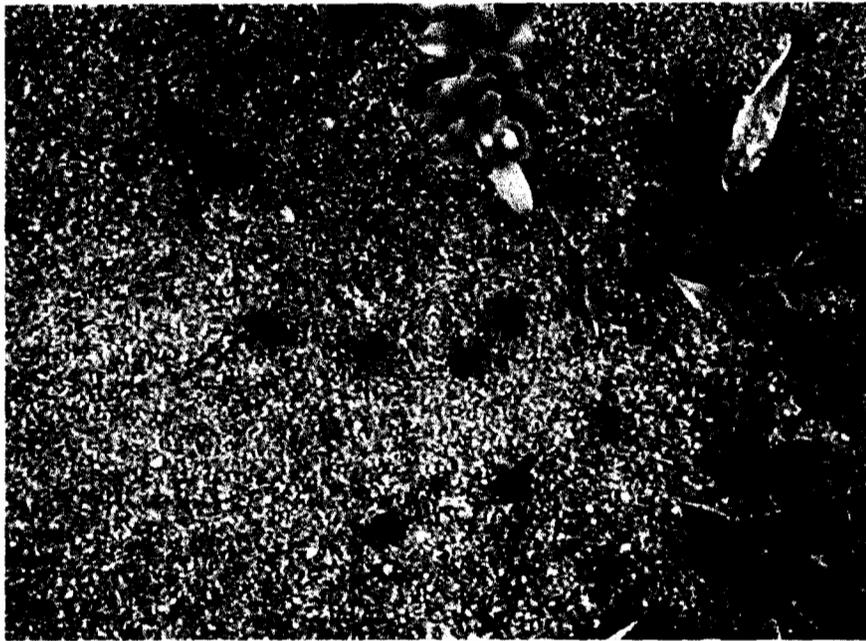
Westin South Coast Plaza

686 Anton Blvd.

Costa Mesa, CA

PROPOSED DEVELOPMENT AT THIS LOCATION:

Amending the zoning designation (RP to RB-1) for future residential development.





Birds
eating
the
red
ants



red ants of the site



Written April 12, 2006

Hello my name is Patricia Einstein and 5439 Reef Way is my address. These are my Top 5 Reasons why the Coastal Commission should keep both sites Resource Protected.

1. The Public Notice on the two sites display in big print "POSTONED". Most people in Oxnard don't know this meeting is taking place. I only found out only a few days ago and was concerned because the city is misleading the public by displaying that the original meeting date of November 2005 is still postponed. The residents do care about the sites. A petition to put a park there is evidence that we do care. Many people just don't know this meeting is taking place. (It is difficult to connect with neighbors without a centralized community school or park and the recent cold and wet weather just makes things more difficult to spread the word that this meeting was taking place today.)

2. The Oxnard Coast is undergoing a major increase in it's development and population. We don't have a long term study of what that will do to the natural habitat along the California Coast here in Oxnard when all the development is completed.

****Oxnard has approved developments such as Northshore, Westport, Seabridge, and the 200 plus homes planned at Beachcomber and Harbor.

****The shores area itself is increasing in population with more and more homes being built on empty lots but it is not yet at 100 percent of the lots built upon. The houses being built on Mandalay Beach Road create a huge 3 story wall that stands 35 feet tall and the homes inland can only be 2 stories and 27 feet tall. These huge homes are now beginning to put up gates between the houses so the only way to get to the beach is through a few public accesses.

What kind of effect will all this development have on the coastal habitation when it is all completed?

3. Oxnard officials don't play fair when it comes to the Oxnard shores residents. All the other neighborhoods in Oxnard have a neighborhood school and park with play equipment for their children. The shores children are victims of reverse discrimination. Our elementary school is miles away and our children are bussed. Our local park is over a mile away from my home. I need to drive my 3 year old with her bike (she is learning to ride and we don't have sidewalks to practice on) so she rides around the park. But anyway, when I get to my local park, I then have to pay for parking. Most people think our children play on the beach but it is far too dangerous to let kids go to beach on their own. Besides, the beach is usually dirty with tar, twigs and sand fleas.

****These sites are natural playgrounds for children and they say they have seen some really strange and unique creatures on them.

****The recommendations of 1:1 mitigation only means that Oxnard will put the money into another area of the city and our children will continue to be neglected.

4. A major reason to keep these sites protected was noted in the summary report , Two Long-billed Curlews (*Numenius americanus*) were observed foraging on one of the sites during the March 2006 visit.

The city of Oxnard had the sites cleared before the Coastal Commission did their study so how do we know for sure that there weren't endangered species or species of concern on them before and if there were they can come back to the open space habitat.

****The Reef/Breakers Way site habitat consisted of coastal grass and it was destroyed 2 years ago when the streets and ways were repaved. Tons of dirt was placed on the site and all the city vehicles parked there during the six months of road work.

****The Whitecap lot was cleared about 2 years ago. I walked by the all the time and admired the trees and coastal grass. It was home to many species. For all we know, the Long-billed Curlews (*Numenius americanus*) could have been flourishing on these sites.

I remembered taking a picture of the trees in May of 2001 and although it is from a different angle, you can tell that the site was a thick grouping of trees. I was shocked when the site was all cut back in about spring of 2003. The photos taken a few days ago are evidence that the trees were cut back immensely. Unfortunately, I don't have a picture of the beautiful coastal grass that use to exist on the site.

Give the trees, plants and grass time to grow back naturally, with time more Long-billed Curlews will be found on possibly on both sites.

5. Open space along the coast will be the endangered species in the years to come. There is no urgency to rezone the sites today or in the next 10 years for that matter.

Please keep these lots Resource Protected. Wait for the trees, plants, and grass on the sites to grow back and let the Long-billed Curlews have a chance to breed on these sites.

PUBLIC NOTICE OF
PENDING PROJECT
CASE # 92 98 106

COASTAL COMMISSION

Wednesday

HEARING
POSTPONED

75

(40) 210 5858



Los Angeles Times
SPORTS

Monday, April 10, 2006

latimes.com/sports

**Lakers
Earn
Their
Share**

They beat the Clippers
100-83, for a split of the
season series and bolster
their playoff chances.
Bryant scores 38, Odom
23. Dwyer not happy.

Liberal Dose of Lefty

THE MASTERS



The race continues to charge
the surprising pre-tournament
Lakers' victory Sunday with the
spot and the Clippers' playoff
chance.

But the Clippers can't
with the better record and
for the 1996 title in
the Lakers' hands.

Mandalay Shores Community Association, INC.
3844 W. Channel Islands Blvd. Suite 316, Oxnard, CA 93035

RECEIVED
MAY 03 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



May 3, 2006

To Whom It May Concern:
Re: Neptune Square in Mandalay Shores

I am responding to a request made by Gary and Patricia Einstein, homeowners in the Mandalay Shores Community Association. The Mandalay Shores Community Association is a non-profit California corporation comprised of all the owners of properties within the Oxnard Shores community area. All the officers are volunteers and residents of one of two subdivisions called "The Dunes" and "The Shores". These two subdivisions comprise the properties within the Mandalay Shores Community Association (MSCA).

The MSCA is primarily involved in activities like landscaping, clean-up, and a Neighborhood Watch Program, that maintain and enhance the values of all the owners' properties.

I was asked by the Einsteins to document expenditures made by the MSCA at Neptune Square. A search of MSCA records showed a check (#1050) written on 3/22/04 to Landscape Structures Inc. for \$6,180.38 for playground equipment to be installed at Neptune Square in the Shores. On the same date, a check (#1051) was written to the City of Oxnard for \$500 for "five-year replacement and maintenance of this equipment". On 2/17/05 I wrote a check (#1090) to the City of Oxnard for \$739.83 to purchase two backless (as required by the city) benches for Neptune Square. The City of Oxnard installed the playground equipment and benches at Neptune Square.

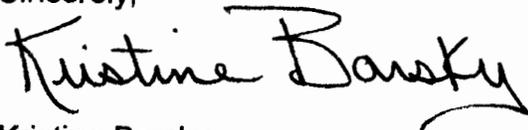
I was also asked to research whether the two drilling sites in the Shores owned by the City of Oxnard are part of the MSCA. The official membership database of owners for MSCA shows the city owning two parcels APNs 1910082075 and 1910033155 which are the old drilling sites. The annual MSCA dues records I have for 1998 through 2006 show that the City of Oxnard paid dues for those two parcels only in 2003. When I became treasurer for MSCA in 2005, I was contacted by a city employee when the city received their invoice for the annual MSCA dues. I was informed that the city was exempt from paying dues and taxes on their properties.

The MSCA holds an annual meeting in January where notices are sent out to all homeowners to elect members of the Board of Directors and deal with issues of concern to the majority of the residents. I have provided minutes from those annual meetings for the past three years. The Board of Directors meets monthly, and although these meetings are open to all residents they are generally lightly attended. I have provided a complete set of minutes from those meetings for 2005.

Lastly, a request was made for any large expenditures of money to the city for landscaping in these two subdivisions. On 7/15/03 MSCA wrote the City of Oxnard a check (#1014) for \$6,000 to pay for the plants along the wall on Harbor Blvd. Currently, I am waiting for two invoices from the City of Oxnard. One invoice will be for \$4,000 for the trimming of all the palm trees along the median strip of Harbor Blvd. and along the frontage road, Little Harbor. The city's policy is not to trim their palm trees, but we have very strong winds in this area, and the debris was considered a danger and an eyesore, especially since each side of a street is only cleaned by a street sweeper twice a month. The other invoice from the city will be for \$3,000 to repair the irrigation lines along the wall on Harbor Blvd. and finish planting where it was never done.

If you have additional questions, please contact me at (805) 382-6755.

Sincerely,

A handwritten signature in black ink that reads "Kristine Barsky". The signature is written in a cursive, flowing style with a long, sweeping underline.

Kristine Barsky
Treasurer
Mandalay Shores Community Association

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035
Minutes of the 2006 Annual Meeting
14 January 2006 at the Hollywood Beach Elementary School Auditorium

Stu Taubitz called the meeting to order at 10:05 A.M..

Minutes of the 2005 Annual Meeting

The minutes of the 2005 Annual meeting were accepted with the following change: Deidre Frank maintains that the building on Reef and Wavecrest is still pending before the Coastal Commission and therefore that the issue has not yet been resolved.

Treasurer's Report

The Treasurer's report for 2005 reported an income of \$15,230.51 and expenses of \$12,400.51 with a balance of \$115,406.00 inclusive of all CDs and MMs . With a balance above \$100, 000, an audit is required at a projected cost of \$400.

Crime Report

Senior officer Martin Polo, a resident of the Shores, has helped initiate a new program in which two officers are regularly assigned to the area. He did report some 19 incidents since December 1, 2005 usually involving drugs and theft. All in all, the area is relatively safe thanks in good measure to the Neighborhood Watch program initiated by the Villareals. Officer Polo may be reached at 207-476 or at his e-mail address.

4760

Awards

Gift certificates were given to Phyllis Villareal to pass on to all of the members of the Neighborhood Watch for their contributions to this very valuable program. Awards are also given to the Villareals and to Carl Skelly for work on the Newsletter.

Nominations for the 2006 Board of Directors of the MSCA

Voting took place from residents present for the seven positions on the board for the coming year. The new board will consist of Kristine Barsky, Rick Conrad(new member), Larry McGrath, Jeff Paige, Stu Taubitz, Julie Pena and Richard Zakarian. Al Yablon, who resigned from the board this year because of illness, passed away recently and should be commended for his many years of service to the community.

Old Business

1. There is to be regular clean up of the walkways twice a year. Should the lights be out in the area of your walkway, call Phyllis any time at 984-2148. A pitch-black park is to be corrected by the addition of new circuit breakers.
2. Ross Goodman presented a map from the city planning office indicating the 13 coastal access points on the beach side of Mandalay Beach Road. Only two points are currently without signs. The main problem is keeping the access points open from the accumulation of sand.

New Business

1. New trashcan covers are to be installed that do not easily pop out.
2. There is a 5 to 10% turnover of properties in the area.
3. The board will meet the third Thursday of each month at Sotheby's realty office.
4. Diedre Frank reminded those present of the ever present danger of the LNG project which is being held up thanks in good measure to the efforts of the Coast Guard. Tim Riley's efforts to thwart the installation of LNG is to be commended. The Sierra Club has established an environmental task force to study this very important issue.
5. There has been discussion of the placement of Stop signs at various points along Mandalay Beach Road.
6. Chris Williamson from the Planning Commission underlined that the city is not embracing all development in the area as in the past. The county has sole jurisdiction over the Harbor. The Seabridge development along Wooley and Victoria will soon flood its recently dug channels. This billion-dollar project will consist of residential and commercial properties of considerable value. He also briefly touched upon other planned building projects.
7. Phyllis Villareal introduced Dick Chaiclin who is involved in the Community Emergency Response Team which is offering training programs to those interested in joining up.

The meeting was adjourned at 11:55 AM.

Board members present: Abbott, Barsky, McGrath, Paige, Pena, Taubitz, Zakarian.

Respectfully submitted,
Richard Zakarian, Secretary

**MANDALAY SHORES COMMUNITY ASSOCIATION
TREASURER'S REPORT FOR THE YEAR 2005**

Balance on January 1, 2005	\$112,576.00
Income	
Dues and Title Transfers	\$ 12,032.00
Bank Interest	\$ 3,025.70
Tax Refund	<u>\$ 172.81</u>
Total Income	\$ 15,230.51
Expenses	
Annual Meeting	\$ 549.43
Taxes	\$ 538.00
Tax Preparation	\$ 1,200.00
Printing & Mailing	\$ 2,895.30
Storage & P.O. Box Rental	\$ 410.38
Office Supplies	\$ 389.70
Service Charges & Bad Checks	\$ 91.53
Playground Equipment	\$ 739.83
Insurance	\$ 2,872.57
Landscape & Clean-Up	\$ 2,588.77
Flyer Distribution	<u>\$ 125.00</u>
Total Expenses	(\$ 12,400.51)
Balance on January 1, 2006	\$115,406.00

Mandalay Shores Community Association, INC.
3844 W. Channel Islands Blvd. Suite 316, Oxnard, CA 93035

RECEIVED
MAY 05 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



Dear Escrow Officer:

Per your request, enclosed are the following items:

- the Articles of Incorporation, By-Laws and Protective Restrictions for the Mandalay Shores Community Association, Inc. (MSCA);
- the MSCA annual financial report for 2005 and proposed budget for 2006; and
- the 2005 minutes for the monthly MSCA Board of Directors meetings.

The association has no common property and carries no insurance for any of the properties in the development.

Your client should know that HOA dues are billed in December of each year. There is a transfer fee when the property is sold, but no documentation fee. The fee schedule is as follows:

House and Lot owners:	\$20.00 annually, per parcel number
Condo owners:	\$ 7.00 annually, per parcel number
Transfer fee	\$75.00 per parcel number.

Amounts due and not paid shall become delinquent on February 1, and a \$10.00 late charge will be assessed. Assessments remaining unpaid for greater than 30 days shall have interest imposed on the assessment and late charge at the annual rate of one (1) percent per month (Civil Code Sec. 1366). Failure to pay amounts due and owing may result in an assessment lien being recorded against the homeowner's property. Any and all costs of collecting delinquent assessments, including attorneys fees, will become the responsibility of the delinquent homeowner. (Civil Code Sec. 1367).

Please make check(s) payable to the Mandalay Shores Community Association, Inc. and provide the following information with the check: seller's name, property address, APN number, and the new owner's name and mailing address if different from the property address.

Please contact MSCA's treasurer, Ms. Kristine Barsky, if you have additional questions, suggestions, or comments. She can be reached at (805) 382-7655.

**MANDALAY SHORES COMMUNITY ASSOCIATION
PROJECTED BUDGET FOR 2006**

Tax Preparation	\$ 1,200.00
Taxes	\$ 520.00
Post Office & Storage	\$ 450.00
Printing & Mailing	\$ 5,000.00
Insurance	\$ 3,000.00
Clean-Up	\$ 3,000.00
Meeting Hall & Refreshments	\$ 400.00
Neighborhood Watch	\$ 2,000.00
Office Supplies	\$ 1,000.00
Treasurer Reimbursement	\$ 600.00
Service Charges/Fees	<u>\$ 200.00</u>
<u>TOTAL PROJECTED BUDGET</u>	<u>\$ 17,370.00</u>

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035

Stu Taubitz called the meeting of November 17, 2005 to order at 6:20 p.m.

The minutes of the October 20, 2005 meeting were approved as read and amended as follows: Item 1. no further chicken problem; item 5. .556 bags of trash collected; item 8. fertilizer replaces manure.

Treasurer's Report

The Treasurer's report for October reported an income of \$860.00 with expenses of \$132.30 and a balance of \$118,682.53 inclusive of all CDs and MMs.

Correspondence

None to report.

Old Business

1. New firm will handle the sign repairs. Two more access signs will be required.

New Business

1. The December 15 meeting will take place at the usual time and place. From February, 2006, three possibilities exist for meeting sites; first, Sotheby's Realty; subsequently, the new Remax offices on Wooley, once built; if needed, a room at the Hollywood Beach school (if a janitor is in service) at no cost to the board.
The annual community meeting is scheduled for January 14 at the Hollywood school from 10 AM to Noon.
3. The newsletter editor, Carl Skelly, would like resumes from all board members and non-members seeking to be on the board to include in the next newsletter.
4. Arrangements have been concluded to reserve the Hollywood school auditorium for the annual meeting on Saturday, January 14 between 10-12 a.m. Notices will have been sent out to all residents of this community.
5. The question has been raised about a token honorarium to the treasurer.
6. Notices will be sent out shortly to all owners of the MBCA for their annual \$20 assessment.
7. The Villareals will be given 40 gift certificates to be distributed to the members of the neighborhood watch; other honoraria to the newsletter editor (\$50) and the Villareals (\$100) for their very significant contributions.
8. At the annual meeting a representative of the City Planning Commission and the Police department will inform us of current developments.

Architectural Committee

1. Jeff Paige has found a lack of cooperation from developers when seeking a review of building plans.

Landscaping Committee

Fertilizers have been applied to the plantings along the community's walls bordering Harbor Boulevard.

Members present: Abbott, Pena, McGrath, Paige, Barsky, Taubitz, Zakarian.

The meeting was adjourned at 7:25 PM. The next meeting is December 15, 2005 @ 6:15 PM

Respectfully submitted,
Richard Zakarian, Secretary

Meeting started at 6:15 p.m. with the following personnel in attendance:

Stu Taubitz
Larry McGrath
Kristine Barskey
Don Abbott
Julie Pena

Association Member

Ross Goodman

The following items were discussed at this meeting:

1. Letter written by Stu, given to Larry McGrath, need to enforce CCR's. This refers to the chicken problem.
2. Last month's minutes reviewed by president and attendees.
3. Treasurer's report (Kristine) – see handout given dated 10-19-05 for details.
 - a. reviewed liability insurance on the signs on our street walls (Harbor Blvd.). Need to study further for next meeting.
 - b. Kristine still receiving registration money and fees from new home owners.
 - c. Kristine needs new address mailing list on home owners in the Shores, since many home owners are not permanent residents at Oxnard Shores
4. The Beachcomber and Harbor signs need to be replaced, missing City Logo and Dunes sign (near Harbor/Wooley).
5. Trash picked up by contracted crews who worked in the Mandalay Ways, total trash bags were 510 filled.
Upon completion of this project the cost to Home Owners Association is \$ 2,555.00. This report furnished by Larry McGrath.
6. Additional trash cans are requested for beach access (10). This comment made by Larry McGrath.
7. No news yet from Richard on getting Yacht Club for our monthly meeting location. Groups consensus is we need resolution to this question soon. Kristine and Larry have agreed to look into this as well.
8. Home Owners Association will buy additional bags of manure for the flower vines along Harbor Blvd. (5th St. to Oxnard Park).

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035

Larry McGrath called the September 15 meeting to order at 6:17 p.m.

The minutes of the August 18, 2005 meeting were approved as read.

Treasurer's Report

The Treasurer's report for August reported an income of \$471.81 with expenses of \$2,855.12 and a balance of \$117,803.22 inclusive of all CDs and MMs.

Correspondence

A short note from Phyllis Villareal, coordinator of the neighborhood watch program, thanked the board for the gift certificates awarded each year to members of the neighborhood watch.

Old Business

1. Don Abbott of the board has offered to look into the repairs of the sign at the Dunes .
2. Larry addressed the problem of trash cans at the beach and will search up a cover to replace the missing one..
3. Citicorps was involved in the clean-up of the walk ways and did a commendable job. The plan now is to have this done twice a year.

New Business.

1. Julie will continue to be involved in the replenishment of the doggie bags with the help of Ross Goodman.
2. Visitor present was Sherry Anderson..
3. The beach accesses should be more clearly designated by appropriate signs with the city being involved in removing excessive sand that has accumulated over the years.

Architectural Committee

A letter composed by Stu Taubitz and signed by Jeff Paige was sent to the owner of the offending chickens. Apparently, the CC&Rs forbid the possession of farm animals in the area.

Landscaping Committee

Nothing to report.

Members present: Abbott, Pena, McGrath, Paige, Barsky, Zakarian; absent: Taubitz

The meeting was adjourned at 7:05 PM.

The next meeting is the 3rd Thursday of October, October 20, 2005 @ 6:15 PM

Respectfully submitted,
Richard Zakarian, Secretary

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035

Stu Taubitz called the July 20, 2005 meeting to order at 6:15 PM at CIMMS Realty
The minutes of the June 23, 2005 meeting were accepted as read.

Treasurer's Report

The Treasurer's report for June reported an income of \$775.00 and expenses of \$109.36 with a balance of \$116,851.60 inclusive of all CDs and MMs.

Correspondence

1. A resident of Marine Way, Norman Lunder, wondered if it were possible to curtail rentals along the beach. The board has no authority to limit rentals of any sort.
2. During the above discussion, it was underlined that building fires on the beach is illegal.

Old Business

1. Sign repairs of letters C and B should begin shortly. Paint has been purchased to begin the process.
2. Hand delivery of notices by the city concerning the illegality of fireworks on July 4 was paid for by the board. Biggest offenders could be fined as much as \$1,000.
3. Further discussion of trash can installation at Neptune Square has been postponed.
4. Walkway cleaning from the north end of Mandalay Shores has begun and is about half completed. So far, the results have been marginal.

New Business

1. A well written letter by Julie Pena will notify those property owners who fail to clean up walkways as well as vacant lots.
2. Any items of interest can be sent directly to Carl Skelly for inclusion in the Newsletter.
3. The board wishes to note the presence of Ross Goodman and Julie and Rick Conrad at this meeting.

Architectural Committee

The question of boats parked in driveways will be discussed at the next meeting.

Landscaping Committee

Dumpsters are normally installed by the city on Mandalay Beach Road at two different locations twice a year as determined by the Neighborhood Council. More attention has to be given to filling the doggie bags.

The meeting was adjourned at 7:15 PM. The next meeting is the 3rd Thursday of August, August 18, 2005 @ 6:15 PM

Members present: Stu Taubitz, Don Abbott, Julie Pena, Richard Zakarian and Jeff Paige. Absent: Larry McGrath and Kristine Barsky.

Respectfully submitted,
Richard Zakarian, Secretary

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035

Stu Taubitz called the May 18 meeting to order at 6:20 PM. Venue at CIMMS Reality

Minutes of the April 21, 2005 Meeting

The minutes of the April 21, 2005 meeting were accepted as read.

Treasurer's Report

The Treasurer's report for April reported an income of \$806.00 and expenses of \$117.00 with a balance of \$115,726.46 inclusive of all CDs and MMs.

Correspondence

None was received.

Old Business

1. The appointment of retired banker and realtor broker, Julie Pena, to the board, is acknowledged.
2. Repairs to the sign at the Dunes should begin shortly
3. It is recommended that trash cans at the seven beach access points be installed.
4. Carl Skelly will undertake the editing of the Newsletter. Dr. Jack Hiss has indicated his willingness to work with the newsletter design and graphics.
5. It is the city's responsibility to install beach access signs at the seven designated points.

New Business

1. The IRS indicated an overpayment on state and federal taxes.
2. It is the responsibility of lot owners to see to it that all fire hazards are removed from their property.
3. Work furlough groups are normally used for the clean-up of the walk ways to MBR.
4. Future meetings will occur on Thursday at the usual time and place. Next meeting is scheduled for Thursday June 23.

No reports were presented for the Architectural and Landscaping committees.

The meeting was adjourned at 7:07 PM.

Members present: Stu Taubitz, Kristine Barsky, Don Abbott, Julie Pena and Richard Zakarian. Absent: Larry McGrath, Jeff Paige.

Respectfully submitted,

Richard Zakarian, Secretary

**Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035**

Stu Taubitz called the March 17 meeting to order at 6:17 PM. Venue at the Taubitz home

Minutes of the February 17, 2005

The minutes of the Feb. 17, 2005 meeting were accepted as read.

Treasurer's Report,

The Treasurer's report for February 2005 reported an income of \$ 2,552.00 and expenses of \$782.42 with a balance of \$117,671.14 inclusive of all CDs and M/Ms. All CDs are now at Santa Barbara Bank and Trust after transferring the final CD from Citibank . Dues are still being collected although a late fee of \$10 may be authorized.

Correspondence

A letter from Al Yablon announced with regret the need to take a leave of absence after nineteen years of service on the board in diverse capacities. He is to be commended for his many years of faithful service,

Old Business

1. Two new backless benches(as required by Lori Beltran) have now been installed at Neptune Square.
2. Signs have been vandalized at the entrance to the Dunes and at certain stores in the strip mall. More police have been noted in the area following the robbery at the Liquor store in the strip mall. The culprits were two young males and a female.

New Business.

1. The board is to study a potential replacement for Al Yablon. It has been suggested that someone from the Dunes would be ideal.
2. Carl Skelly will take over the preparation and editing of the newsletter.
3. Grass and weed abatement will occur on empty lots once the storms have subsided.
4. A study is to be taken concerning better and more efficient bookkeeping methods.
5. The drill sites have been rezoned for development by the city council, a move that will require the approval of the California Coastal Commission.

The meeting was adjourned at 7:20 PM. Next meeting will take place on Thursday April 21 at the usual time and place.

Members present: Stu Taubitz, Kristine Barsky, Larry McGrath, Don Abbott, Richard Zakarian

Respectfully submitted,

Richard Zakarian, Secretary

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, CA 93035
Minutes of the 2005 Annual Meeting
8 January 2005 at the Hollywood Beach Elementary School Auditorium

Carl Skelly called the meeting to order at 10:05 A.M.

Minutes of the 2004 Annual Meeting were approved without change.

Treasurer's Report

The Treasurer's Report for 2004 reflected an income of \$35,239 and expenses of \$18,292 with a balance of \$112,576. Monies were expended for tax preparation and legal fees relating to delinquent liens. If the balance remains at \$100,000 or above, an annual audit will be required.

Awards

Carl Skelly presented gift certificates to Phyllis Villareal for her work with the neighborhood watch and to Roy Caffrey for his editing of the Newsletter. In addition, gift certificates were given to Phyllis to pass on to each member of the neighborhood watch program.

Nominations for the 2005 Board of Directors of the MSCA. There were two nominations from the floor making seven nominations for the seven positions on the board. A motion was made to accept the board as nominated. Members now consist of Stu Taubitz, Al Yablon, Jeff Paige, Larry McGrath and Richard Zakarian., ~~Sam~~^{Sam} Abbott and Kristine Barsky are the new nominees.

Old Business

The repaving of streets and ways and the undergrounding of utilities have been completed. Much appreciation should be extended to Bodine for these accomplishments and to Brenda Ryan for the improvements in landscaping.

Drill sites at Reef and Wavecrest. The city won its suit re the McGrath donation of these sites for parks or parking and as a result these areas will be developed for both homes and condominiums.

Neptune Square Children's Park. Play equipment and tether and basketball courts are regularly in use. The association provided some of the funds to finance the purchase and installation of this equipment in cooperation with the city. The board now looks forward to the installation of benches at the city owned park. Code violations should be addressed to Dispatch at 385-7740.

The rest of the meeting was turned over to Bill Teller who discussed the North Shores development.

A short meeting of the board was called immediately following the adjournment of the general meeting at 11:07 A.M.

Members present: Al Yablon, Carl Skelly, Stu Taubitz, Larry McGrath, Jeff Paige, R. Zakarian..

Respectfully submitted,
Richard Zakarian, Secretary

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, Ca. 93035
Minutes of the 2004 Annual Meeting
10 January 2004, at the Hollywood Beach Elementary School Auditorium

Augie Brescia called the meeting to order at 10:05 A.M

Minutes of 2003 Annual Meeting

The Minutes of the 2003 annual meeting were read and approved.

Treasures Report

The Treasures Report for 2003 reflected an income of \$38,238 and expenses of \$37,605 with a balance of \$95,269.

Awards Augie Brescia presented gift certificates to Phyllis Vilarreal for her work with the neighborhood watch to Roy Caffrey for his work on the News Letter and Brenda Ryan for her work in getting the landscaping along the wall accomplished. In addition gift certificates were given to Phyllis to give to each member of the neighborhood watch program.

Nominations For The 2003 Board of Directors for the Association There was one nomination from the floor making seven nominations for seven positions. **A motion was made to accept the Board as nominated. The motion was passed.** The Board will be made up of Carl Skelly, Stu Taubitz, Jeff Paige, Richard Zakarian, Larry McGrath, Brenda Ryan, and Al Yablon.

Old Business

1. **New Signs** It was reported that the new signs are at last up and completed.
2. **The Future of the Association** It was reported that now that the members have voted to keep the association the Board in looking into updating the CC&Rs. The Board is having a Real Estate Attorney that specializes in Associations review the associations CC&Rs and advise them on the best way to proceed.

New Business

1. **The drill sites** Deirdre Frank an Attorney and homeowner asked the board to look into assisting her and other homeowners in stopping the city from selling the drill sites for development. A Motion was made and seconded to have the board review the request and provide funding if it is in the best interest of the Association and its members. The motion was carried.
2. **Neptune Square Playground Equipment** The Board was requested to look into having the playground equipment that the Association purchased and the City installed at Neptune Square repaired and or replaced.

The meeting was Adjourned at 12:00 Noon

Members present Al Yablon, Stu Taubitz, , Augie Brescia, Richard Zakarian and Carl Skelly

Respectfully Submitted
Carl Skelly, Secretary

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CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

**MANDALAY SHORES COMMUNITY
ASSOCIATION
TREASURE'S REPORT
YEAR 2004**

Balance January 1 2004 \$95,629

Income

Dues and Title Transfers	\$30,534
Liens Release	\$ 3,365
Bank Interest	<u>\$ 1,309</u>
TOTAL INCOME	\$35,239

Expenses

Tax	\$ 396
Annual Meeting	\$ 58
Gifts	\$ 1,245
Beach and Playground Equip.	\$ 6,698
Storage & P.O. Box Rental	\$ 474
Printing & Mailing	\$ 4,798
Insurance	\$ 2,326
Professional Expenses	\$ 1,325
Service charges & Bad Checks	\$ 31
Neighborhood Watch	\$ 950
TOTAL EXPENSES	\$18,292

Balance January 1, 2005 112,576

Mandalay Shores Community Association, Inc.
3844 W. Channel Islands Blvd., Suite 316, Oxnard, Ca. 93035

2003 Annual Meeting Minutes

Donna Lee Biess called the meeting to order at 10:05 A.M.

January 11, 2003

Minutes of October Meeting

The Minutes of the 2002 annual meeting were read and approved.

Treasures Report

The Treasures Report for 2002 reflected an income of \$36,758 and expenses of \$27,134. Cash on hand is \$94,636.

Awards Donna Lee Biess presented gift certificates to Phyllis Van Deveer for her work with the neighborhood watch and to Roy Caffrey for his work on the news letter. In addition gift certificates were given to Phyllis to give to each member of the neighborhood watch program.

Nominations For The 2003 Board of Directors for the Association There was one nomination from the floor making seven nominations for seven positions. **A motion was made to accept the Board as nominated. The motion was passed.** The Board will be made up of Donna Lee Biess, Augie Brescia, Carl Skelly, Stu Taubitz, Jeff Paige, Richard Zakarian, and Al Yablon.

Old Business

1. **New Signs** It was reported that the new signs are at last approved and will be installed in the next few weeks.
2. **The Future of the Association** It was reported that for the straw pole we received nearly a 60% response with 46% favoring eliminating the association, 33% favoring redoing the CC&Rs and 20% favoring keeping the association as is. As a result the Board voted to start the effort to disband the association. The first step will be to have a vote with only two choices: keep the association or disband the association. A letter and official ballot will be sent out around the end of February.

New Business

1. **The drill sites** Deirdre Frank an Attorney and homeowner asked the board to look into assisting her and other homeowners in stopping the city from selling the drill sites for development. No action was taken by the board at this time

The meeting was Adjourned at 11:14.

Members present Al Yablon, Donna Lee Biess, Stu Taubitz, Jeff Paige, Augie Brescia, and Carl Skelly
Respectfully Submitted
Carl Skelly, Secretary

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CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



MANDALAY SHORES

FEBRUARY 2003

NEWSLETTER

ANNUAL ASSOCIATION MEETING HELD

The annual Mandalay Shores Association annual meeting was held at the Hollywood Beach School on January 12 with approximately 60 property owners in attendance. This was fewer than the 100 who attended last years meeting.

At the beginning of the meeting it was announced that there had been two resignations from the board. Brendan Clinch had resigned for personal reasons, and Gordon Paravano who had moved from the area. These openings were promptly filled with nominations from the floor. Mr. Richard Zakarian and Mr. Jeff Paige were elected by voice vote.

Stu Taubitz, Association treasurer, presented the treasurers report which may be found later in this newsletter. During his presentation he mentioned that some residents questioned why this years expenses were projected to be \$49,125.00. They thought that was too high. Stu said projected expenses are stated higher than expected. But one reason they are higher than usual is because of the erection of new signs at the entrances to the Shores which cost about thirtyone thousand dollars. A short report by Mr. Ron Villarreal mentioned that reason for low crime in

our neighborhood is due to the neighborhood patrol, and the continued vigilance of our neighbors. The patrol, which now numbers 50-60 residents, only requires two days a month per person due to the enthusiastic participation. Ron mentioned that it would be great if we had even more volunteers for this easy, but important project. He mentioned that the patrol is a way of meeting your neighbors and making friends too.

A discussion of the possible dissolving of the Association was the highpoint of the meeting with the clear majority of those present favoring retaining the Association. Mr. Augie Brescia appeared to be the sole person in attendance favoring disbanding. Ms. Brenda Ryan mentioned that the Association regularly calls the city to clean up the walkways, and without this clean up the Shores could be a "big mess". Mr. Tom Conway mentioned that we rely on the Association to maintain the quality of life on the beach as the city does not recognize the specific needs of a beach community.

It was mentioned that a survey of property owners will be mailed out soon to determine the fate of the Association. On that survey only two choices will be presented: to disband, or to retain the Association.

Under "New Business", Ms. Deirdre

Frank, a local attorney, brought up the possible development of two "drill sites" at the Shores. Those sites are located at Wavecrest Way off of Mandalay Beach Rd., and at Reef Way off of Harbor Boulevard. Ms. Frank said that neighbors adjacent to the drill site at Wavecrest Way do not wish to see it developed, and that it should be only used as a park, for recreation, or for parking, as those were the provisions under which the property was given to the city. A copy of Ms. Frank's letter is in this newsletter.

It was mentioned that the annual meeting was poorly attended due to poor efforts made to notify the residents of the annual meeting. A person on the board responded that notification was made before Christmas. Mr. Paige stated that next year he will provide signs prior to the meeting to alert us to the time and place.

The meeting was adjourned at 11 AM.

NEIGHBORHOOD WATCH REPORT

by Phyllis Villarreal

In every newsletter, I invite you to take advantage of a free offer...thanks to our Association. We would like to come to your home, and mark with small reflectors, the shut-off locations for your gas, lights, and water. We will make an appointment with you, and it only takes about 10 minutes. This is necessary because there is no consistency in the placement of our meters. If, as an example, we were to have a big earthquake (when time means everything) we need to take care of safety problems quickly.

A while back, residents on Terramar Way had a block party. They heard about the reflectors, signed up, and we did all of the

homes there in one day. Thanks Terramar.

Each time that I tell you about the reflectors in this newsletter, I only get a few calls. We still have a lot of homes to do. We don't understand why everyone isn't calling because it's free!

COME ON NOW...DON'T WAIT...PLEASE CALL 984-2148 if you have any questions or to make your appointment.

Ron and I belong to a Citizen's Police Advisory Board. We work on quality of life issues in our community. Bring us your concerns on issues such as traffic, graffiti, and code enforcement. We can certainly bring them to the board.

Have you considered joining our night patrol? We can always use more help.

COMMUNICATION

Dear Editor, Re: Mailboxes.

If some of our residents want a large, metal can for a neighborhood mailbox, then I would suggest moving to a gated, planned development of tract homes where all of the homes look similar and such secure mail boxes are provided. Here, in Mandalay Shores, the rural look of a variety of mail boxes adds character to the community, just like the varied architecture of the homes we have. Besides, some unfortunate individual will have to have that large, ugly metal device installed in their driveway. As if our driveways are not small enough. So I vote "No" on locking mailboxes. ___Ron Hood

A quick call to Oxnard city Building and Safety revealed that there has not been a prohibition on the use of pile drivers in the construction of beach front homes. However, the city is enforcing the existing noise and vibration mitigation requirements more stringently.

___Carl Skelly

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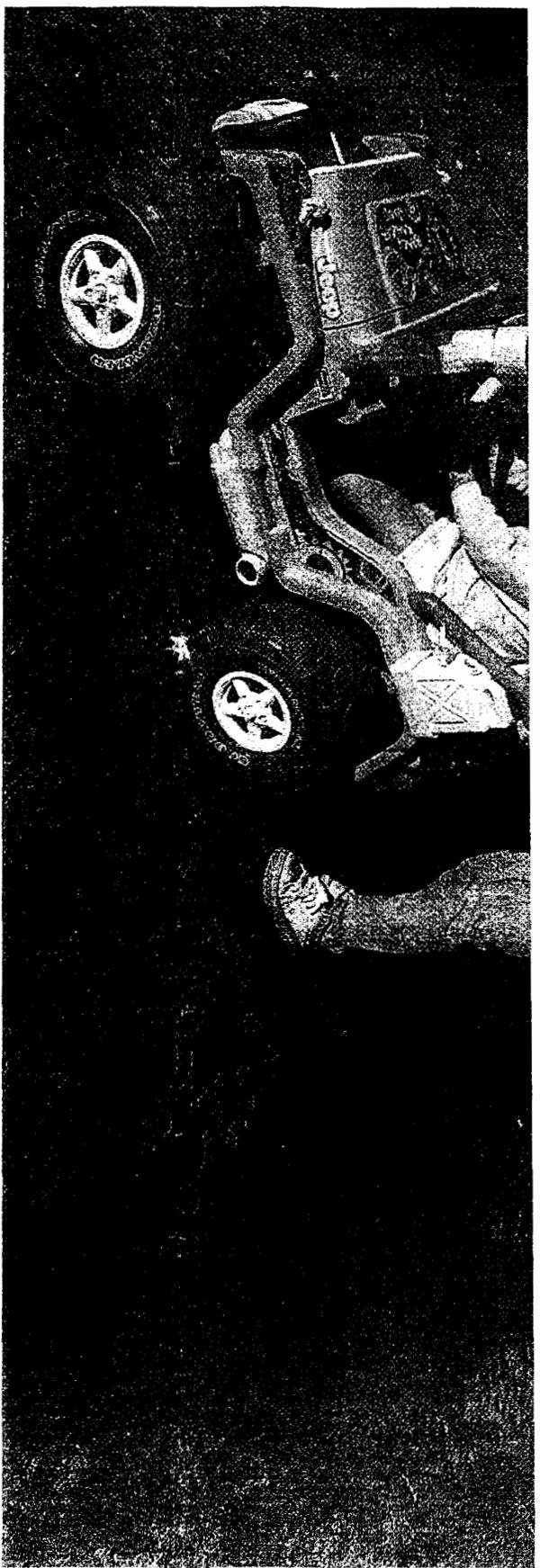
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HOSPITAL on B2



Photos by Jason Redmond / Star staff
Susie Yovanno pushes daughter Summer in a vacant lot in Oxnard Shores. Below, Patricia Einstein gathers signatures for a petition opposing development on the vacant parcels of land donated to the city in 1958. The City Council recently voted to subdivide the vacant acres into 25 lots.

Vacant parcels near beach stir controversy

By Raul Hernandez
rhernandez@VenturaCountyStar.com

The vacant land, a stone's throw from the beach, is in the middle of a residential neighborhood at Wavercrest Way and Whitecap Street. It is where adults, children and pets congregate, talk and play, say some Oxnard Shores residents.

"This is the only playground we have for kids in the entire community," said Hedda Markham, a resident.

It's been that way since 1958 when John Francis McGrath Jr. donated this

1.6 acres and a similar-size parcel nearby between Breakers Way and Reel Way so the city could build parks, playgrounds or parking lots, according to city documents.

All this is about to change because, residents say, the City Council and staff are eyeing these acres. The city would like sell the land to make millions and pour the money into a \$50 million City Hall renovation project, residents contend.

"The problem is that they want to make money at everybody's expense,"



said Bob Murphy, a resident.

"We want to protect our community, and we want to protect our children, and the city has another agenda," Markham said.

Over the objections of neighbors waving a petition with more than 70 signatures of residents and others, the

council voted 4-1 this month to subdivide the nearly three acres into 25 lots. Thirteen of them will be at the 1.6-acre site on Wavercrest Way.

The council's action will soon go to the California Coastal Commission for

See SHORES on B2

Controversy brewing over vacant parcels

SHORES

From B1

review and approval.

'Keep that open space'

Councilmen John C. Zaragoza and Tim Flynn, who lived in that neighborhood, told the council that one of these parcels would be a good area for a park.

"I think it is important that we keep that open space," Zaragoza said.

Mayor Tom Holden told the council that it would be in the best interest of the city to keep all its options open and rezone the acres to get development proposals on land use, including open spaces.

"I also hear loud and clear that most people realize that there is going to be some development," the mayor said. "The biggest concern is that as that development takes place it's not a standard cookie cutter type development that doesn't lend itself to the beach community."

The Oxnard Shores parcels were both appraised at \$3.8 million on Dec. 13, 2001, according to city documents.

Wayne Scott, an appraiser with American Real Estate Appraisal, said Friday that his research indicates that each of the 25 lots would be worth from \$450,000 to \$550,000. However, he said an appraisal needs to be done. His company does land, commercial, industrial and residential appraisals, and half of those are done in Ventura County, Scott said.

The city wants to pay for the \$50 million City Hall renovation

"The biggest concern is that as that development takes place it's not a standard cookie cutter type development that doesn't lend itself to the beach community."

Tom Holden, Oxnard mayor

project through a combination of existing funds, loans, debt payments and \$10 million from the sale of public land, recent city reports show.

Interest in developing acres

Trimark Pacific Homes LP is interested in developing these acres, said Bill Teller, director of development for the company.

The company recently purchased the North Shore at Mandalay, the 90-acre property at Gonzales Road and Harbor Boulevard. There are plans to begin building 292 houses there in August 2006, Teller said.

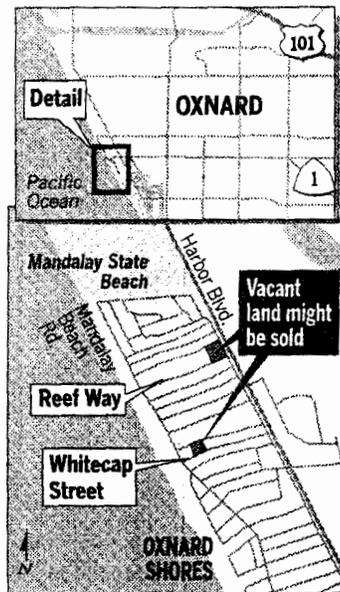
Oxnard Shores residents say open space is needed so children don't play on the streets.

"As a community, we have no place together that's centralized," said Patricia Einstein, a resident.

Some residents say they don't want a park and want the Wavecrest Way acre to remain undeveloped.

Others, including Sy Zemlyn, disagree. They want houses at the vacant Wavecrest site.

"It is a residential neighborhood," he said. "We want residences there."



Star staff

Zemlyn said Oxnard beach park is within a mile of Wavecrest Way.

He recently accused residents of staging a phony photo opportunities by rounding up neighborhood youngsters to play at the Wavecrest Way site to impress a newspaper reporter and photographer. He said it's rare to find youngsters playing on the vacant land.

The allegations were denied by residents who had a heated exchange with Zemlyn and accused him of being part-time Oxnard Shores resident.

"I am here once every two weeks," he said.

Zemlyn said he didn't want a park there because it will attract "pickup trucks" and "Saturday morning" crowds to the neighborhood.

"We want to be left alone," he said.

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APR 26 2006

CALIFORNIA
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SOUTH CENTRAL COAST DISTRICT

California Coastal Commission

Please help save our open space. Our normal way of life is being crushed by the City officials of Oxnard. Cronyism with big developers has eaten up our open space and traffic congestion is getting close to big city LA.

We need public beach access, Parks and less development. Please leave us some open space in the Mandalay Beach area.

Thanks for helping,



Tim Brown

3020 Windward Way
Oxnard, CA. 93035

California Coastal Commission
89 So. California St. 2nd Floor
Ventura, California 93001

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APR 26 2006

April 19, 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

RE: LCP AMENDMENT OXN-MAJ-1-05

Sirs:

I believe that turning land that had, to my knowledge, been deemed a 99 year oil lease over to developers to build houses and take away precious open land is absolutely abominable.

There are already several developments on the east side of the Harbor that are in the works and there is no way of knowing how that will impact the Oxnard Shores Area. The Shores area is already crowded and parking difficult. I understand that there is consideration for condos to be built on the north side of Fifth Street, east of Harbor Blvd. This was my reference in the first line of this paragraph. Those sand dunes were used by people to hike, walk dogs, and enjoy. What a terrible shame to have that go. Is this whole area to be turned into a STRIP MALL???? There is a bird sanctuary just across from this area. Will that be up for grabs as well ??? The city of Oxnard is not notifying the neighborhood to what is going on. This is a SHAME.

I am seriously considering moving to Ventura, I built my home here, in the Shores in the late 70's. I never thought I would move away. Before building my home I lived on both Silver Strand and Hollywood Beach and have been a part business owner of an eating establishment. I have always loved this area and it is heart breaking to me to consider this move, but living here is no longer tenable.

Over sprawl - no room to BREATHE. And forget about parking. At least the people of the city of Ventura have the good sense to stop urban sprawl and save their hillsides. The beach area, the shores, the natural beauty of this area has, for years, slowly been taken away. NOW we have one small piece of land that is sorely needed as an open space, left as is, OR if that isn't possible, at least make it into a park area to be enjoyed by many people.

I can remember when there were young families here who used it for Easter egg hunts, teens putting up backdrops for skateboarding, sandlot baseball games dogs, chasing frisbees owners would throw for them.

This area has relatively little crime. In the thirty years I have lived in my home and have left my home unlocked at night, only locking up totally when I have gone away for more than a day. nothing has ever been stolen, What will happen when the area is over developed?

This community NEEDS an open space be it natural or if MANKIND MUST turn it

into something else, the green area would be beautiful and a place to give some semblance of respite and joy from the work a day world. There is NO view of the ocean save oceanfront. Houses are being built so close together you can reach out and shake hands with your neighbors leaning out from your respective windows. I personally look out one window of my home and see wood, the other window and see stucco. I can't see my neighbors down the street from my driveway, I can't see the sky even from those two windows sitting at my dining room table, No sunsets, NOTHING . EXCEPT that lovely open space behind me and now greedy developers (perhaps politicians, too???) want to destroy that as well for the almighty dollar.

Most residents at the shores and on the beach have NO FRONT OR BACK YARDS. Houses too close together totally destroy "good neighbor feelings".

There are too few public accesses to the beach. Why should it be so hard to enjoy what people came here for - clean air, the wonderful smell of the ocean, the breezes The feeling of well being. Years ago when the teens surfed (and still do) there were signs saying Southies GO HOME I thought that was a rather harsh, rude thing to do and say. Maybe they weren't wrong.

Again, to recap:

PLEASE don't build anything on the land that had been designated as a 99 year oil lease. Residents need a park area and open space. There will soon be NO OPEN SPACE FOR ANYONE to enjoy, visitors will be turned away because of lack of space to enjoy. There is little or no parking, The city decides to let building go on and after THEIR decisions are made and its a "done deal" so to speak, or so it seems, THEN maybe the people who are affected by these decisions MAY or may not be notified in a timely fashion if at all.

PLEASE LEAVE THIS LAND BE. There IS building going on on the other side of the harbor. Let us have this relatively small piece of land to enjoy. *Please leave the dunes for people to enjoy as well.*

A resident of 30 some years at the Shores, possibly soon to be resident of the City of Ventura.



Alene LaDelle Brown
5254 Sea Breeze Way
Oxnard, Calif. 93035

April 27,2006

Randy Scuria
5365 Reef Way
Oxnard

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MAY 02 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Calif. Coastal Commission
89 So. Calif. St.
Ventura , Ca

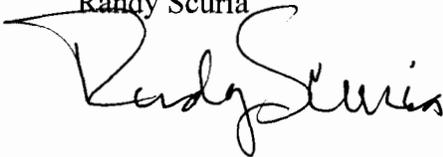
Re. LCP Amendment OXN-MAJ-1-05

I have lived at this address in the "shores" for 18 years and seen its development eat up almost every lot . The 2 empty lots on Reef Way and Wavecrest were supposedly designated as oil drilling easements and if not used for that purpose, were rumored to be left as a park for the community .

The residents of Oxnard shores have no front nor back yards for their kids to occupy their time so having these two unused lots in the neighborhood would offer a perfect site for them to play on .

We are not asking that a park be made here using city or county funding, we would be completely happy with just leaving it as it is now...open .

Thank you for your consideration
Randy Scuria



Karla M. Butler
1938 Mill Road, Apt. B
South Pasadena, CA 91030

RECEIVED

APR 27 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

April 25, 2006

California Coastal Commission
89 South California Street, 2nd Floor
Ventura, CA 93001

Dear Coastal Commission Members:

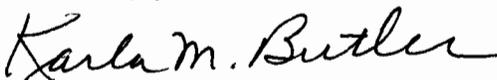
I am writing regarding LCP Amendment OXN-MAJ-1-05. Although I live in South Pasadena, I frequently visit a friend who lives on Wavecrest Way, near Whitecap, in Oxnard (Mandalay) Shores. The city of Oxnard wants to sell the Whitecap lot to a developer who will build 13 houses on this lot. In the first place, 13 houses seem to be too many houses for this property; they will have to be jammed close together. However, I do not believe that any houses at all should be built on the Whitecap lot.

Currently, the lot is one of the few remaining beach areas with lovely wildflowers in the springtime, and apparently many seeds and insects, etc., available for wildlife, especially birds. I have several times seen up to four long-billed Curlews grazing on the lot. This area is also frequently used by children for play, because there is no nearby park for them. The best use for the area would be to leave the lot in its natural state or perhaps to provide some park equipment for the children.

The streets in Oxnard Shores are already crowded with cars parked along them. Bringing more houses and more cars into the area would further impact the public access to the beach. (By the way, the beach is increasingly becoming invisible, as houses are being built along the shore; and coastal access is becoming more difficult.) There are several new developments already being planned along the east side of Harbor Blvd, which will bring even more crowding to the beach area.

I hope that you will take these problems into consideration and prevent the city of Oxnard from going ahead with its plans for development of the Whitecap lot.

Sincerely yours,



Karla M. Butler

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

California Coastal Commission
89 South California St. 2nd Floor
Ventura, CA. 93001
May 6, 2006

Subject: Regarding LCP Amendment OXN-MAJ-1-05

We've lived on Seabreeze Way in Oxnard Shores for the last 19 years. The last 9 years the back of our house faces the 1.60-acre parcel immediately north of Whitecap Street and east of Mandalay Beach Road. We were told by our Realtor that this open parcel would not be developed. We were under the impression that the McGrath family left the land to the city with the stipulation it remain as open space. This is one reason some folks in the neighborhood felt it necessary to go to court on the matter, three years ago.

Both of our sons have grown up in this neighborhood and played with their friends on this open space. We allowed them to play in this space rather than the beach since this area was safer than the unguarded beach. Since most residents don't have front or backyards we've all taking advantage of this open space, particularly with our dogs and young children. This area is very beautiful in the spring time with all the groundcover in bloom. This area has been a playground for many of the neighborhood children over the years: playing ball, hide and seek, or climbing the trees. It's also been a retreat for dogs, cats and their owners, and over the years clean up has become standard.

This area has been home to many lizards including a few horned lizards, Genus PHRYNOSOMA, and a few rabbits. We have also seen many types of hawks, Red tail Cooper's, and Kestrel, lots of Finches, Doves, Blue Jays, Blue Herons Robins, Orioles. A few species of Shore birds will stroll this parcel through out the day including Curlews Avocets and Sandpipers.

There has been tremendous growth in Oxnard and especially the beach areas over the last 5-6 years. The city council seems to be selling all open land and has little concern for quality of life for the residents. We need open space beyond the beach in this area. We need more streets for people to park their cars. We need less development in our already overcrowded city and beach area. We have not even begun to feel the impact from the new developments on Victoria and Wooley, the proposed development at Harbor and 5th Street, the continued development on 5th Street and Patterson. The new River Park area is going to brings thousands of people, cars and even more frustrating traffic. All these new areas are sold with the premise they are minutes from the beach. If these lots are developed, 20 or more curb side parking places would be lost.

The City Council doesn't need to take away any open space especially when it was originally given to them to leave as open space.

Please, once this parcel is developed it can't be returned to open space. Let's move cautiously so that this beach communities needs are truly met.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy & Peggy Haines". The signature is written in a cursive style with a large, sweeping flourish at the end.

Randy & Peggy Haines
5310 Seabreeze Way
Oxnard, CA. 93035

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Mary S. Kyropoulos
1938 Mill Road
South Pasadena, CA 91030

May 4, 2006

California Coastal Commission
89 S. California St., 2nd Floor
Ventura, CA 93001

RE: LCP Amendment OXN-Maj-1-05

Gentlemen:

I purchased my residential property, located at 5251 Wavecrest Way, Oxnard Ca., in 1994. This property is adjacent to the Wavecrest drill site meaning that there is open space on one side of my house. There are trees next to my house which provide privacy to me as well as a refuge for wildlife and a place for children to play. I purchased this property with the understanding that the drill site was dedicated to the City of Oxnard by the McGrath family and designated to be used for a park or recreational play playground. This idea made living there extremely attractive, knowing that this space would always be open in one form or another. I did not know that the City of Oxnard had determined to sell this property to a developer who had planned to build thirteen homes.

This space as it exists now attracts people and wildlife. Children play here because it offers trees for climbing and open space for playing ball and building forts etc. It is popular with families living near by because children can be allowed to safely play within seeing distance as opposed to sending them blocks away to the city park. Adults use this area as well. I have witnessed family and residents holding parties in the lot, including placing tables and chairs to accommodate large groups.

The wildlife observed on this site reflects another important use of this open space. I am a member of the Audubon Society (Pasadena Chapter) and can identify shore birds with some accuracy. In recent I have noticed that this site has attracted a group of three to four Long Billed Curlews who come to graze. In the same time slot I have only seen one or two Long Billed Curlews on the shore itself. This would suggest that the encroachment of homes on the shore has taken free space from these birds and forced them inland. This birds, however uncommon in this patch, are joined aby the following more common species. Here is a list of those birds which I have observed and noted over

the years:

Anna's Hummingbird
Wilson's Warbler
White Crowned Sparrow
Black Phoebe
Says Phoebe
Hawks
Falcons
Mourning Doves
Starlings
House Finch
English Sparrow
Kestrel

The natural vegetation on this site is typical of that found on the open dunes nearby. Here is a list of plants I have identified:

Sand Verbena
Sea Rocket
Ragweed
Beach Primrose

Should development proceed here, these now common plants would be one step closer to extinction.

This area, like the rest of Oxnard Shores (Mandalay Shores), is densely populated with houses and lacks open space for recreation and parking. The only available parking, other than one's driveway, is the street. On numerous occasions, residents in my area have used the streets surrounding the open lot as parking for their guests and family members. With the addition of thirteen homes parking availability would be impacted.

We, the neighbors, are told that the City intends to continue Wavecrest through the lot to reach Mandalay Beach Road. This would create additional traffic through the area, as Wavecrest would be a through street instead of dead-ending at the lot as it currently does.

I urge you to consider our concerns for the environment as well as the population of this small area in light of future growth. We need to preserve open space rather than fritter it away on a one time deal. Once it is gone, it will not be returned to its natural state.

Thank you for your consideration.

Sincerely,



California Coastal Commission
Reference: Case # PZ 98-5-107
May 7, 2006

To: California Coastal Commission:

When we purchased our home in 1972 we were informed that the land on Whitecap donated by the McGrath family would remain open space. This area has remained as an enhancement to the community as it was in 1972. It is an area that is totally self-sufficient and does not require any city maintenance. It provides a unique environment to our community.



The definition of Open Space is "property that is generally undeveloped and remains in a natural state. It provides native plant and wildlife habitat, passive recreational opportunities, enhances the scenic character of the region, and allows significant cultural and archaeological resources." The property on Whitecap does offer an area for passive recreational activities, children play there, people walk their dogs and the community in the past has used the area for neighborhood Easter hunts. This same area enhances the scenic character of the area as open spaces in their natural state are becoming increasingly rare. The fact that the McGrath family donated this land to be an open space would indicate that they had the insight to the future and the need to protect areas from over development.

The need for open areas in Oxnard Shores has become more important to the community as the beach front development has eroded the freedom to access the beach. Large homes not only block beach access, they deprive residents a simple view of a truly natural open space, the ocean.



Beach access is always a choice but many of the access points are inaccessible. This sand removal is costly to the city and is not a priority.



It would appear that Oxnard Shores is limited on Open Space even with an ocean at its doorstep.

The Whitecap property left as it is does not cost the taxpayers anything as in the thirty-two years I have lived on Whitecap no city workers have had to do anything to maintain the property. If developed there are bound to be costs for traffic lights and road repair for the increased traffic. Already the area is congested and the impact of the neighboring developments in the process of construction have yet to be determined.

The City of Oxnard has thirty-four parks and 90% of these parks are located in neighborhood developments. All new housing developments are approved with open space park areas. The cost to put such a park in the Shores is zero as the land is already there if left in its natural state. This does not cost the state or the city anything. It would seem only right to provide this neighborhood the same kind of open space that is afforded other neighborhoods in the city both old and new.

Sincerely,

Cathy Wondoloski
5114 Whitecap Street
Oxnard, Ca 93035

RECEIVED

MAY 08 2006

California Coastal Commission
Reference: Case # PZ 98-5-107
May 7, 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Please
See Additional
Comments - 2nd
page
Gina Milago
5136
Whitecap St.
Oxnard Calif

To: California Coastal Commission:

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Sincerely,

Cathy Wondoloski
5114 Whitecap Street
Oxnard, Ca 93035

We agree with this letter and wish to add our concern for excess traffic on the surrounding major streets. It appears the city has already approved major developments within 3 miles of this land. These developments will cause traffic the roads can not handle - one must cross over bridges to go to and from the Oxnard Shores Area. These bridges will be costly to enlarge if at all possible. The city needs to be concerned with the impact of what has already approved and have plans in place before it approved any additional growth. - Eric Melgo 5136 Whitecap St

Re: LCP Amendment OXN-MAJ-1-05

May 8, 2006

California Coastal Commission
89 S. California Street, 2nd Floor
Ventura, CA 93001

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Dear Commissioners:

We have been an Oxnard Shores homeowners since 1981, living first on Seabreeze Way and now on Reef Way across from the Reef Way lot. We have seen tremendous changes in the neighborhood during these 25 years.

During this time the open spaces and beach accesses have been rapidly disappearing in favor of new construction of high end residential residences. Beachfront now has approximately 5 homes in construction and at least another 2 or 3 in permit stage. The lots which are not beachfront also have seen a huge increase in building not only single family, but also condos and multiple unit housing. This results in more people, more cars, more children, and more pets, all using the same facilities. In the near future we can expect that all currently vacant lots will be built with high end residences.

We believe the best use of the Reef Way lot is to maintain its character as Resource Protection. The lot is a viable location for a small neighborhood park which would be available for children to play, seniors and adults to walk or sit, and for pets to run. It is located at the Harbor Blvd. end of the development, opposite where the beach is located. It is also located at the far end of Oxnard Shores, at the opposite end of where the existing Oxnard State Beach Park is located. This makes an ideal location for a small neighborhood park.

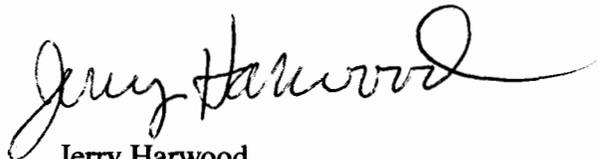
If the zoning is maintained as Resource Protection as its donors intended, the community of Oxnard Shores residents can determine its plan for the future.

Oxnard Shores has been a lovely place to live in a beach community for many many years. We, the residents, would like to keep it accessible with space available for living in harmony with the outdoors which is so beautiful in this Oxnard beach area.

Sincerely,



Mary Ellen Harwood
805-985-9542



Jerry Harwood
805-320-4167

Ric & ~~Lucy~~ Hurley

RECEIVED
MAY 08 2006

APRIL 16, 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

CALIFORNIA COASTAL COMMISSION
89 SO. CALIFORNIA ST.
VENTURA, CA 93001

SUBJ: LCP AMENDMENT OXN-MAJ-1-05

I LIVE HERE ON REEF WAY FOR
FIFTEEN (15) YEARS. I LIKE THE
OPEN SPACE.

PLEASE LEAVE THE OPEN SPACE
FOR A PLAY GROUND.

THANK YOU,



5427 Reef Way, Oxnard, Calif. 93035

Phone: (805) 985-6729

April 22, 2006

**Dennis Doherty
5249 Reef Way
Oxnard, Ca 93035**

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

**California Coastal Commission
89 So. California Street 2nd floor
Ventura, CA. 93001**

Regarding LCP Amendment OXN-MAJ-1-05

As a homeowner that lives next to this site, I see everything that goes on here. Children playing ball, residents walking their Pets.

There are a lot of apartment and condo's on the next street over and children should have a place to go and play after school. It would be nice to have a place for the children to play and a sitting park for older residents. Parents would feel a lot safer If their children were playing in a park then down at the beach where there are no life guards.

Oxnard Shores has grown so much in the past five years and every street lot is almost filled with a new homes, and where is The extra parking "there is no parking" when guest come to visit where should they park?

We are in need of "PARKING"

I deeply feel that we should keep some of the land open for our future.

**Thank you,
Dennis Doherty**



Hugh and Angie Dyer
5243 Whitecap St.
Oxnard, Ca 93035

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

California Coastal Commission
89 S. California St., 2nd Floor
Ventura, Ca 93001

Re: LCP Amendment OXN Maj-01-05

Gentlemen:

We purchased our residential property in 1978. There is an open space next to 5247 Whitecap St. We purchased the property with the understanding that the drill site was dedicated to the City of Oxnard by the McGrath family and designated to be used for a park or recreational playground. This idea made living here extremely attractive, knowing that this space would always be open in one form or another. We did not know that the City of Oxnard had determined to sell this property to a developer who had planned to build thirteen homes.

This area is frequently used by children for play, because there is no park nearby for them. The best use for the area would be to leave the lot in its natural state or perhaps to provide some park equipment for the children.

The streets in Oxnard are already congested, bringing more houses and more cars into the area would further impact the public access to the beach.

We hope that you consider all the concerns of the present taxpayers, and prevent the city from going ahead with its plans for development of the Whitecap lot.

Sincerely

Hugh and Angie Dyer

Hugh and Angie Dyer

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

March 7, 2006

**To: California Coastal Commission
89 So. California St. 2nd Floor
Ventura, CA 93001**

Re: LCP Amendment OXN-MAJ-1-05

Dear Sirs:

I am deeply disappointed about the slow disappearance of most of the open land left here at Oxnard Shores. I know for a fact that when it comes to big money and development the residents do not have any say at all.

Why are there plans for the remaining open lots to be rezoned and resold? Can we being longtime residents in the Shores have some vote to this issue?

The reason I moved to this area was because I enjoyed the openness of the neighborhood. Now the area is getting crowded due to monstrous homes being built along Mandalay Road (mind you a large percentage of these are vacant second or third homes).

I think it is about time the Commission does its real job of working for the public and not just for the mighty dollar.

Yours truly,



**Mr. & Mrs. Jose David
5151 Wavecrest Way
Oxnard, Ca 93035**

Nicholas Morris
5241 Wavecrest Way
Oxnard Shores, CA 93035

California Coastal Commission
89 So. California St., 2nd Floor
Ventura, CA 93001

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: LCP Amemdment OXN-MAJ-1-05

To whom it may concern:

We would like to address the situation of the above stated proposal for the project that is being considered in the vacant lot adjacent to our home.

We would like to state first and foremost that when we bought our home 3 years ago, we were led to believe that that land had a special purpose of being protected for resouces and that it would be a natural park. We are not against it being transformed to a more park like setting but to put in a lot of homes would present a much more cramped style of living that we do not feel is what we imagined our quality of living would be like for the rest of our lives.

Another point worth mentioning is that *our* little local community in Oxnard Shores doesnt have a park that close. When you have small children it is not feesible to direct them to a park a mile away so without *our park like setting*, it leaves the children with virtually no area to play with out crossing that major street to the beach (which by the way has very few public accesses)

Our homes (as I am sure you already know) are one of the most important things in our lives. We have already been stripped of our views and now our space, beach accesses as well as the natural beauty that we hold so dearly are in danger of being taken away and we do not feel the City of Oxnard is keeping us abreast to the news and happenings that will affect us and our neighbors so deeply.

We would like to thank you in advance for taking these things into careful consideration as well as realizing how much this project will *truly* impact many, many families in the immediate area.

Thank you for listening,

Nick & Denise Morris



Robert V. McCabe
5201 Wavecrest Way
Oxnard Shores, CA 93035
(805) 985-1011

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

April 17, 2006

TO : California Coastal Commission
RE: OXN-MAJ-1-05

I am opposed to the development on Whitecap-Wavecrest Way, and also the further development on Reef Way for the same following reasons.

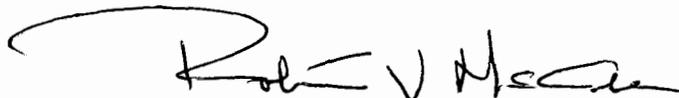
The traffic in the Oxnard Shores area has become horrific. Harbor Blvd, in the morning and evening hours has almost become a parking lot. The majority of the beach lots have been developed to the point of making it difficult to access the beach. The neighborhood is going to be further affected when the several developments on the eastside of Harbor Blvd, are completed.

Several months ago I sent an e-mail to the Oxnard City Council expressing my opposition to developing Wavecrest-Whitecap with an additional twelve or thirteen homes. I have been a resident of Wavecrest Way for over thirty years and had heard many times in the past that the parcel was going to be used as a park for the residents as most homes do not have back yards and very small front yards. I did receive a phone call in reply to my e-mail from a member of the city council, I inquired as to the reasoning of developing this parcel of land to single family dwellings I was told that the money generated by the sale of this property would be sufficient to build new facilities for the Oxnard City Council, plus the added money to the tax base. I can not adequately explain how upset I became when hearing from a council member that the reason he voted for the approval was to solely benefit the city council with new meeting and office facilities, without a thought to the residents or the added congestion this project would cause to the neighborhood.

I pray that the members of the Coastal Commission will see thru the charade that the Oxnard City Council is trying to place upon the residents of Oxnard Shores and vote not to pass on the development of these properties.

Thanking you in advance for your cooperation and understanding.

I remain respectfully,



Robert V. McCabe

To the California Coastal Commission:

We are very disappointed that we were not able to present our opinions in person. We find it extremely odd that the City of Oxnard did not follow the proper notification channels when the Coastal meeting was being held in Santa Barbara. The fact that the meeting had to be canceled the day before was very upsetting. In the Santa Barbara location the Shores Community would have had an opportunity to speak personally to the Commission. This of course is a much better approach for the community in general a concept not lost on the City of Oxnard. In our absence please consider saving our area and preserving its environmental integrity.



PZ 98-5-107

Mr. & Mrs Daniel (McGrath) Bogle
Gini & Steve Melago Mr. Kiel
Cathy Wondolahi Ellayne Kiel
Lisa & Dave Tostochan James Hull
Susan Gallery
Justin & Andrea
Janet Jausig
Dennis & Mary

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

5247 Whitecap Street
Oxnard, ca 93035

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

May 5, 2006
California Coastal Commission
89 California Street 2nd Floor
Ventura, Ca 93001

Attn: Commission Members

Subject: OXN-MAJ-1-05 Rezoning of Resource protected lots in Oxnard Shores

Dear Sirs,

The purpose of this letter is to express my opposition to this rezoning and subsequent development, explain why, and ask for your votes against the rezoning.

My opposition arises from many reasons. To start, this City is in the unusual position of petitioning itself for permission to rezone properties that were given as a no cost gift for narrow and specifically defined purposes – not for the development the City wishes to pursue now.

Specifically, when the McGraths wrote the Grant Deed for these properties, they clearly wrote their intention was for this property to be used for “public playgrounds and recreation purposes and all purposes incidental therein, and public parking purposes described as follows...” (Copy of Grant Deed included)

The City of Oxnard quickly agreed to these stipulations in Resolution 2162 whereby they annexed the property “...the size and shape of said drill sites #1 and2 have been selected and subdivision plans designed for the ultimate use of such site as parks, playgrounds or parking lots on cessation of drilling activity....Sites have been selected and subdivision plans designed.” Resolution words – not mine. **In other words, the agreements clarified that this property was not to be used for development and financial gain by any party.** If the McGraths wanted it sold for profit, I am sure they would have done that themselves. (Copy of Resolution included)

The proposed rezoning and current development plans the City has in place with one of their developers is in direct contradiction of these original conditions. And it is because of these conditions that many of us bought homes and live nearby. We based our residency, homes and lives on these conditions, and did not believe it could ever be built on, as per the deed and annexation agreement. I believe this City has an obligation to leave this property zoned RP because that is what it agreed to do, and falsely led many of us to believe.

Many of the residents have spoken out against this rezoning at City Hall, but the documents presented to you by this City administration would have you believe only a handful of people are opposed to it. That is just not true, and is an attempt by the City personnel to sell you their point of view by hiding the truth.

The Whitecap lot is about 120 feet from the Beach. The beach lots in this area and all along Mandalay Beach Road have, in the last few years, been built on preventing California residents from ready access to the beach. And the corridors have been squeezed. This City purposely has allowed **every** lot in this area to be built on with no consideration for beach access for the average Californian.

The two nearby County run beaches at Hollywood and Silverstrand have allowed for beach spaces to be kept open forever at the end of every perpendicular crossing street for the access of all Californians. On nearby Silverstrand beach I recently counted 5 streets and 20 personnel paths permanently leading to the Beach in a 1.2 mile length, and at nearby Hollywood beach **10** perpendicular streets permanently intersecting the beach in a 1.5 mile distance. Open forever for the benefit of all who wish to go there.

In the Oxnard Shores area nearby the two lots in question I counted only 8 personnel paths in a 1.2 mile length that is left open for Californians. **No open lots at any intersecting streets!**

Clearly this City Government has placed its own land development desires and profits ahead of California's citizen beach access rights. Within the law? Probably. But outside the Spirit? You bet.

And this is a municipality trying to justify this land sale and money raising by.... Well, they don't try to justify it all. The staff and Commissioners I have spoken to privately simply claim it's theirs and they want to sell it for money.

So, why are these beach access facts relevant? Because the beaches and access to them belong to all Californians. And this is why your decision is so important in this case, Commissioners. This is not just a LCP issue. Your vote and all the years of positioning leading up to this vote will set a precedent to allow or prevent other California municipalities AND private developers to squeeze California's beaches without open space mitigation when that nearby open space is so readily available to offset the effects of building.

And that is what is key here. The lack of harm if this property is just left alone vs. the harm and destruction of one of the last Resource Protected areas, the future harm to the beaches nearby, and the destruction of wildlife habitat caused by cramming more people into limited space.

Destruction by a GOVERNMENT for money. A government chartered to protect the citizens...not chartered to make profit from the lands entrusted to it, and not to sell out California's beach areas.

Furthermore, this case it is particularly troublesome because:

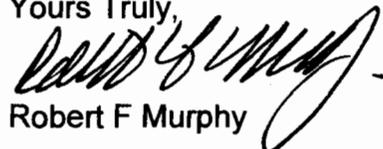
1. The City of Oxnard has permitted the construction of nearly 2000 homes within a 2 mile radius of this area, and they just do not need the revenue from this one. The pressure these new residents will put on this beach resource is enormous. This City has so many building projects under way that they just do not need this revenue despite their claims of poverty. And more McMansions are presently approved for building along the nearby beaches.
2. The wild birds that formerly used the beaches have been squeezed onto these lots due to the recent development at the nearby beach areas. Some nearby residents who are knowledgeable ornithologists have written to you and are able to provide a truthful long term history of this area's animals to you.
3. This City has been less than truthful to its' residents throughout the notification process. They have placed their required public notices in non-English language newspapers that few area residents can read. They have over and over changed hearing dates to confuse and mislead the residents. Something is just rotten in Denmark.
4. They have omitted the full history of Community opposition to this rezoning and sale in the documents they provided to you recently.
5. In 1998 I was visited at my home by the City attorney Jim Rupp, and then Coastal Planner Deanna Walsh who tried to intimidate me to sign papers for a plan they had made up to abandon the street immediately in between the Whitecap lot and my home, so that they could make the lots for sale a little larger. They gave me drop dead dates to sign onto their plan or else, and threatened to carve up this portion of Wavecrest Way and destroy my Driveway access. I was forced to make a video of this and show it at Planning Commission and City Council meetings to get them to back down. Later a title officer ruled that the City does not own the land under the street and had no business trying to abandon this street. I only bring this up now, to demonstrate what lengths greed will drive these people.
6. The McGraths and the City originally agreed to keep these areas open forever for the good of all Californians. Forever!

Finally, I am including some photos on CD Rom for your review.

I ask you to vote against this rezoning. It is ill advised, destructive to the area, puts unneeded pressure on the Beach resources, and sets a real bad zoning change precedent for all Californians.

Thank you for the time spent considering these matters.

Yours Truly,

A handwritten signature in black ink, appearing to read "Robert F. Murphy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert F Murphy

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF Oxnard GRANTING A VARIANCE AND A DRILLING PERMIT TO THE STANDARD OIL COMPANY OF CALIFORNIA FOR THE EXPLORATION, DRILLING AND PRODUCTION OF OIL, GAS OR OTHER HYDROCARBON SUBSTANCES ON SITES WEST OF McGRATH ROAD AND SOUTH OF WEST FIFTH STREET, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Standard Oil Company of California has requested a Variance and a Drilling Permit for use of drilling sites, located south of West Fifth Street and west of McGrath Road within the City limits of Oxnard, to explore, drill into and produce oil, gas and other hydrocarbon substances from Drilling Districts # 7 ~~and 8~~ as established by Ordinance 615 of the City of Oxnard, and from unincorporated areas adjacent thereto; and

WHEREAS, the lands embraced in the above request, being a part of lands recently annexed to the City of Oxnard, are located westerly of the City of Oxnard as its boundary existed prior to such annexation and are far removed from the area of the City described in Section 8191 of the Oxnard Ordinance Code; and

WHEREAS, the ownership of the mineral estate of all of the lands (except scattered parcels aggregating approximately 1 acre, more or less) included within the said request and all of the lands adjacent thereto (excluding tidelands) and within an excess of 1,000 feet of the exterior boundaries of the subject Districts are the same; and

WHEREAS, the conditions incorporated in the County of Ventura land use permits ~~#600~~ ^{#77} and #602 for drilling on such adjacent lands are comparable to those hereinafter provided for the subject district, and the shape of the area as annexed is an exceptionally unusual circumstance; and

WHEREAS, no residence exists at present within 2,000 feet of the proposed district (or districts) and the size and shape of said drill sites #1 and 2 have been selected and subdivision plans designed for the ultimate use of such sites as parks, playgrounds or parking lots on cessation of drilling activity; and



WHEREAS, the drill sites which are the subject of said request are necessary to the recovery of oil, gas and other hydrocarbons from beneath the land included within the aforesaid drilling districts and contrary to the situation with other land similarly situated, it appears that oil, gas and other

1111

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Grant Deed

Alta L. R. S. 8.

PM 11:50

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOHN FRANCIS McGRATH and THOMAS FRANCIS McGRATH, Jr., as Trustees of
Trust "A" and as Trustees of Trust "B", Under the Will of Thomas
Francis McGrath, Deceased,
hereby GRANT(S) to

as Trustee,
The TITLE INSURANCE AND TRUST COMPANY, for the City of Oxnard,
a Municipal Corporation, for public playground and recreational
purposes and all purposes incidental thereto, and public parking purposes
the following described real property in the name of California Land & Venture, and more
particularly described as follows:



(Herein set forth the legal descriptions of the two
drill sites, Nos. 1 and 2).

SUBJECT TO:-

Reservations, easements, rights-of-way and restrictions of
record, and

[REDACTED SECTION]

Title Order No.
Execut or Loan No.

necessary to the recovery of OIL, GAS AND OTHER HYDROCARBONS FROM SUBSURFACE

Jacques G. LeBlanc
5034 W. Wooley Road
Oxnard, CA 93035
805 984-1868

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

May 8, 2006

California Coastal Commission
89 S. California Street
Ventura, CA 93001

Re: Oxnard Rezoning RP to RB1 Thursday 16B

Dear Commissioners:

I have lived in Oxnard Shores for almost 20 years. When I decided to purchase a home for my family, I specifically selected the Shores environment.

At that time, there were arched monuments along the beachfront that stated "Private Beach" giving the impression that the beachfront would be available for shores residents. Those were removed pursuant to settlement of litigation which resulted in 4 walkways through to the beach. The rest of the beach is almost completely inaccessible due to the close proximities of the houses being built there.

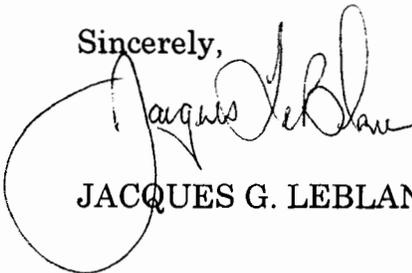
I also looked at the open space element before deciding where to live. My small children have absolutely no place to play except in the busy street where we live. While I recognize that the beach provides for recreational use i.e. laying out, surfing or walking/running, there are no recreational facilities there with the exception of the toddler lot at Neptune Square. Children and adults enjoy different forms of recreation and I often send my children, and those of the neighbors over to the Whitecap location to play.

Frankly, with the limited space each of us has in our yards, I would like to see a community garden or other common use facility i.e. tennis courts, basketball or even additional parking.

As a surfer, I am unable to park at the beach in the morning due to the additional parking traffic occasioned now by the influx of residents from the new developments on Wooley Road. With the addition of more development which is currently planned, I anticipate this situation only worsening.

I would appreciate some concern for those of us who made our life choices based upon what we thought was going to continue to be.

Sincerely,

A handwritten signature in black ink that reads "Jacques G. LeBlanc". The signature is written in a cursive style with a large, looping initial "J".

JACQUES G. LEBLANC

- Moisture Meters
- Thermo-Hygrometers
- Infrared Thermometers
- Gas Detection
- Electrical Analyzers
- Borescopes
- Inspection Cameras
- Particle Counters
- Thermal Imaging
- Training & Education

May 4, 2006

RE: Rezoning of Whitecap property in Oxnard Shores

To Whom It May Concern:

We wanted to express our disappointment in hearing of your continued persistence in attempting to rezone the land next to our home.

When we purchased our home five years ago, our real estate agent told us the history of the property north of Whitecap and why it would always be left in its natural, unspoiled state. He assured us, and our neighbors later confirmed, that the land was to remain vacant. Since then both our children and neighbors have enjoyed the safety and unspoiled nature of the property. Considering how tight the homes are in the Shores, the Whitecap property has become a sort of community backyard for many of us.

Since we've lived on Seabreeze, we have also been burdened with the constant drone of new home construction. From trash and debris left behind, to the ever growing HIGH speed traffic that travels on Mandalay Beach Road, the Shores is starting to feel more like a fast growing urban development than the small beach community where we planned to raise our family. It's become very discouraging.

I'm not clear as to exactly what the studies and reports provided, but as a full time resident, I can assure you the constant building year after year is ruining the Shores. It needs to stop. The increased traffic creates unhealthy air, parking problems, increased crime and quite frankly, dangerous conditions for our children.

Please reconsider the motive of the proposed zoning change and its long-term impact on the Shores community and residents. Your decisions in the coming weeks will affect not just our family, but also the families of each generation to follow.

Sincerely,



David and Angela Brown Family
5344 Seabreeze Way
Oxnard CA 93003

RECEIVED
MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

4848 Colt St. #11
Ventura, CA 93003
(800) 895-4916

www.InspectorTools.com

RECEIVED
MAY 09 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

May 8, 2006

TO:

California Coastal Commission

Gentlemen:

I would like to protest the proposed zoning change to the parcel of land between Mandalay Beach Road and Harbor Blvd. on Whitecap Street in Oxnard, California.

I purchased my home at 5236 in 1972 on Whitecap Street after being informed that the empty parcel of land referred to above would never be developed into housing due to its zoning.

I object to it being rezoned to a residential parcel as it will create more congestion on the immediate neighborhood traffic as well as contributing to over-population in the entire Oxnard area.

Due to the proliferation of homes being built along our beachfront at Oxnard Shores, access to the beach is no longer readily available and there is

very little area for the children of this neighborhood to play in safety. Since our lots are generally only 40 ft. wide and 100 ft. long, our backyards do not serve well as play areas for children. We need that open lot area on Whitecap Street for the children of the neighborhood.

I respectfully protest rezoning of this parcel – it is in the best interest of all Oxnard citizens that no residential zoning status be given to this parcel of land.

Respectfully,

Olive L. Bosche

OLIVE L. BOSCHE
5236 Whitecap Street.
Oxnard, California

and

*Edle M. Bakke
5122 Sandpiper Way
Oxnard, California*

David and Susan Yovanno
1030 Mandalay Beach Rd
Oxnard, CA 93035
(805) 382-6980

RECEIVED
MAY 09 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

May 6, 2006
Opposed

TO: John Ainsworth, Deputy Director
Barbara Carey, Supervisor, Planning and Regulation
Lillian Ford, Coastal Program Analyst

FROM: David and Susie Yovanno

SUBJECT: City of Oxnard Coastal Program Amendment 1-05 (Oxnard Shores)
for public hearing and Commission action at the May 11th, 2006
Commission meeting in Costa Mesa. Item Th16b. Case # PZ 98
-5-107.

We are requesting the 1.60-acre parcel at Whitecap Street not be rezoned from RP to R-B-1. The proposal for rezoning states that the aforementioned area is not inhabited by rare or endangered plant or animal species. The Whitecap Street parcel is vegetated with Ventura Marsh Milk-Vetch, which was thought to be extinct until 2002. The parcel is also home to the Pacific Pocket Mouse (we know this as a pocket mouse mom had her babies in our garage a year ago). Also, we have seen Kangaroo Rats on the Whitecap lot. There are plants and animals that are not on the endangered list that are enjoying life on this parcel of land as well. Please help sustain the survival of these endangered and not-endangered plants and animals. Developing the lot would erase the existence of all creatures and plant life that live there.

Again, we are asking the Whitecap parcel to remain RP as the site *does* meet the Coastal Act definition of an Environmentally Sensitive Habitat Area.

Thank you for your consideration,

David and Susan Yovanno

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MAY 08 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

4/23/06

To: California Coastal Commission
Subject: LCP Amendment OXN-MAJ-1-05

As a resident at 5221
Warcrest Way we want to go
on record as opposing the develop-
ment, by the City, supporting same,
of this open area.

Increased crowding, parking
difficulty, are already being felt.
Over sized vehicles, trailers & boats
are already beyond the City's
ability to control.

Greed, once again is threatening
our valued life style.

Respect,

Richard Jones & Family

Calif Coastal Com -
Im maria Kelley -
I've lived here for 35 yrs.
my children had
Easter egg hunts in the
Beautiful space they are
Trying to take away.
We don't have to much
space left. It's a RAT
RACE ALREADY + THE
RATS ARE WINNING!

PLEASE! PLEASE!
LEAVE THIS LAND
ALONE.

Thank you.

maria Kelley

985-853/
RECEIVED
MAY 08 2006

5/06

To The Coastal Commission:

I purchased my home in 1987 and was informed the large beautiful wildflowers covered dune down the street was given to the City of Osmard for open space by the McGrath family.

In 1996 I married Daniel "McGrath" Bodle. We agreed to live in my home.

It has recently come to light that, the city by injurious and underhanded means have been able to circumvent the original donation of my husband's family to the city's greedy pockets.

Our once beautiful pristine area is now "built on" or "fenced in" or "no trespassing". We jokingly call our once open beach area "The Mandalay Wall" the ones at the end of our St. are over 4 stories high from sidewalk to their viewing decks they block the view for hundreds of people

over

We are walled in fenced over and
densely populated please help
us maintain just a little open
space.

The locals keep this dune
clean & in a natural state
with no cost or maintenance
to anyone.

Thank you
for your help
Mrs Daniel Bodle

Oxnard Shores
PETITION

I am in favor of Open Space. I am opposed
to building on Reef Way and Whitecap lots.
Please maintain RP zoning for Resource Protection.

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Barbara Hoyt	5340 Reef Way	805 382 1184	bhoxt-ca@ymail.com
PATRICIA Hoad	5360 Reef	805 901 1234	
Joe Brorano	5354 Reef Way	805 985-2220	Joe Brorano Netzero.net
Sandra Velasquez	5306 Reef Way	(805) 512-0863	
Joe Reed	15341 Sycamore Tr. W	805-985-8874	
Maryellen Hamwood	5242 Reef	805-985-2542	melwood@usa.net
Joe Hamwood	5242 Reef Way, A		

RECEIVED
MAY 08 2006
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Coastal Law Enforcement Action Network

(CLEAN) enforcing laws protecting the California coast

Marcia Hanscom

Managing Director

a bioregional project of IH-Center
322 Culver Blvd., Suite 317
Playa del Rey, CA 90293
telephone: (310) 821-9045
facsimile: (310) 448-1219
coastallawenforcement@earthlink.net

May 11, 2006

Th 16b

The Honorable Meg Caldwell,
Coastal Commission Chair &
Honorable Coastal Commissioners
California Coastal Commission

hand delivered to CCC hearing/May 11, 2006 – Costa Mesa

re: City of Oxnard Local Coastal Program Amendment 1-05 (Oxnard Shores)
to rezone two parcels from "Resource Protection" to "Single Family Beach"

Dear Commission Chair Caldwell & Commissioners:

We write in strong opposition to the changing of this zoning. If the 1972 citizen ballot initiative that created the California Coastal Act and the California Coastal Commission did nothing more than to continue to protect those resources designated for protection, it would be the minimal that voters who enacted this law expected.

It is beyond understanding how staff can recommend approval of the change of these two parcels from "resource protection" to "single family beach." Only money can be at the heart of this effort, and the money the city expects to make from the sale of these properties to more speculative developers is not sufficient reason to change this zoning.

We have reviewed a document that is a copy of a city council resolution which at one time would have allowed for oil drilling on these sites. In the resolution, it is clearly stated that "subdivision plans designed for the ultimate use of such sites as parks, playgrounds or parking lots on cessation of drilling activity."

In addition to the clarity of the intention of this document, we understand that the McGrath family donated this land to the City of Oxnard with the intention that these two parcels remain as open space.

We have visited the sites and from that visit have learned the following:

WHITECAP STREET SITE:

The Whitecap Street site is clearly a functioning southern foredune habitat. The characterization that Dudek & Associates offers that "Disturbed southern foredune occupies the majority of the site" is not an accurate characterization.

While iceplant and some other invasive non-native plants exist



California Coastal Commission

Re: Oxnard LCP amendment--zone change request/"resource protection" to "single family beach"

May 11, 2006

Page 2

on the site, the site is filled with much more luxuriant and healthy native sand dune flora and fauna than the staff report suggests.

Native red ant hills exist, which is probably why neighborhood children report that the rare California Horned Lizard exists on the site. A good portion of the site is currently filled with beautiful yellow Beach Primrose and many other dune plants, including numerous plant species that are not mentioned in the staff report.

Just a few of the plant species not mentioned include Dune Goldenbush, Coyote Bush, Pearly Everlasting, a rare Lotus and Popcorn Flower.

The staff report also quotes Impact Sciences as having said that 15% of the site is unvegetated. There is nothing wrong with bare sand in a sand dune habitat. In fact, a natural sand dune habitat is supposed to include unvegetated, bare sand areas. This denotes a healthy ecosystem, not a site overgrown with invasives, like iceplant, which, while on the site, is not as pervasive as the staff report leads one to believe.

Given the state of the site as we observed it earlier this week, this Whitecap Street site has all of the markings of an ESHA. We would ask that an expert in dune ecology be allowed the opportunity to visit the site to assist in identification of the plants missing from the staff report and from reports prepared by consultants from the city. Also a protocol survey needs to be conducted to verify the presence of the rare California Horned Lizard, reported by residents in the area. And if this species is found to exist, ESHA designation must be forthcoming, as well as protective fencing to keep neighborhood cats from decimating the population.

This sand dune site is not as isolated as the staff report purports, in part because of public beach access paths, small as they might be. Even though the City of Oxnard has done its best to wall off the beach from the public with million dollar houses and little space in between, the streets near this site are covered with sand (even though street sweeping signs exist, suggesting street sweeping does occur.) So sand is still blowing through the few spaces to the beach, and this site, being so very close to the beach really does deserve to remain as a natural sand dune, if for no other reason than to demonstrate to the public and to the community the historical natural character of this area.

The Coastal Act does not allow for alteration of natural coastal forms, so the mitigation suggested by staff is not allowed. Additionally, the mitigation site is not coastal foredune, as the Whitecap Street site is. It is an entirely different dune community, as evidenced by a different plant community. So the mitigation suggested would not replace the values lost from the destruction of the Whitecap Street site.

The proposed mitigation site is valuable for the reasons stated in the staff report, and we would ask the Commission that the City of Oxnard be directed to fence off the site for the sake of the

California Coastal Commission

Re: Oxnard LCP amendment—zone change request/"resource protection" to "single family beach"

May 11, 2006

Page 3

rare Silvery Legless Lizards without regard to any proposed mitigation scheme. It is their responsibility to protect these rare animals without destruction of additional sand dune areas.

BREAKERS WAY SITE:

The Breakers Way site may be in need of enforcement action from staff or from a citizen public interest group. This site, according to reports from numerous neighbors in the area, looked much like the Whitecap Street site, until two years ago when the City removed all of the major vegetation and altered the sand dune topography with bulldozers. It would seem that this action ought not to have been completed without the LCP amendment before the Commission today being approved and a coastal development permit being issued to alter the natural landforms and to remove major vegetation.

Our preference would be for enforcement action to be taken and for the site to be restored to its natural sand dune character, much like the Newport Beach residents who destroyed coastal dunes without a permit were required to do recently by this Commission.

The neighborhood would like at the very least for this site to remain as open space and to have some local park space for residents to use, as seemingly contemplated by the original McGrath donation of the property.

Clearly, this site currently is not functioning in an ecological manner, however, it seems that this is by design by the City of Oxnard. If no CDP exists for this habitat destruction and land form alteration, then enforcement action must take precedence of the proposed change in zoning requested today.

The beautiful coastal dunes of Oxnard are slowly being eroded away by actions of the City and the Coastal Commission. The line in the sand must be drawn here if the remnant dune populations of this lovely stretch of coastline are to remain. Please draw the line today and deny this request for zoning change.

With best regards,



Marcia Hanscom
Managing Director

CLEAN ~

Coastal Law Enforcement Action Network

enforcing laws protecting the California coast

RECEIVED

JUN 22 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

3830 San Simeon Ave.
Oxnard, CA 93033
June 12, 2006

California Coastal Commission
89 S. California St., 2nd Floor
Ventura, CA 93001

Members of the Commission:

RE: LCP Amendment OXN-MAJ-1-05

I am writing to ask that you continue to support preserving the Resource Protected lots on Reef Way and Whitecap at Oxnard Shores in Oxnard. These lots are in the Coastal Zone. The City of Oxnard wants to rezone these lots for residential development and sell the property to a developer to build housing.

It would be a mistake to loose these lots which could provide much needed open space/ parkland in this densely developed area. Part of one of the lots could also provide badly needed public parking. Public access to the beach at Oxnard Shores is greatly limited by the lack of public parking for those who want to visit the beach.

I am an Oxnard neighborhood council chairperson, and I also chair a local community group that is working to improve Oxnard. As such, I watch all the Oxnard City Council meetings. I have seen several staff reports presented to the Council regarding the sale of these two lots. The City is not selling the lots because of planning or land use issues. The sole reason for the sale is that the City needs the money from the sale to finance other projects in the City that are not in the coastal zone.

Sincerely,



Shirley Godwin

RECEIVED
JUN 15 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

California Coastal Commission
89 South California Street 2nd Floor
Ventura, CA 93001

In re: LCP Amendment OXN-MAJ-1-05

Dear Commissioners:

I am writing about the proposal to develop 2 lots near the beach in Oxnard. One lot, the Reef Way site, has been severely degraded by gravel dumped by the City of Oxnard when they resurfaced the nearby streets. Heavy equipment was parked on what is zoned a Resource Protected site. We are not aware that any necessary permits were obtained by the City of Oxnard when this degradation and destruction occurred.

Oxnard is severely under parked. We have far too many people and far too little parkland. This is evident every weekend when parks are over crowded. There is an obvious need for more parkland. These two lots will provide not just open space, but they are also areas that can be restored to their natural state and used as educational outdoor classrooms. Before development, this area had natural dunes and provided habitat for many birds, lizards and plants. Most of the beach areas in California have been developed and cannot be restored. These two areas provide a wonderful opportunity to preserve, restore and use a rare resource.

I would like to add my voice to the many asking that these areas be saved from development and used as open space and outdoor classrooms.

Sincerely,



Nancy Pedersen
514 East Kamala Street
Oxnard, CA 93033

805-486-9146

RECEIVED
JUL 12 2006

1030 Mandalay Beach Rd
Oxnard, CA 93035
June 20, 2006

CALIFORNIA
COASTAL COMMISSION
SO. CALIFORNIA DIVISION
Opposed
Amendment to XN-Maj-1-05

California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001

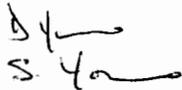
Dear Coastal Commission,

Our family is opposed to rezoning the parcel of land at Whitecap Street in Oxnard. The parcel is a dune with native vegetation and wildlife. It is an important coastal resource. The Oxnard Shores neighborhood has minimal open space. The neighborhood is saturated with construction, noise, and construction trash.

The Whitecap lot is home to spiders, mole crickets, lizards, mice, beetles, and native plants. Doves and other birds feed there. The very essence of the Coastal Commission is to protect against development of ESHA land. Please enforce the original zoning of the land.

Thank you for your time and consideration.

Sincerely,



Dave and Susie Yovanno

RECEIVED
JUL 12 2006

5335 Wavecrest Way
Oxnard, CA 93035
July 7, 2006

OFFICE OF THE
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT
Opposed
Amendment OXN-Maj-1-05

California Coastal Commission
89 South California St, Suite 200
Ventura, CA 93001

Dear Sir or Madam,

I am opposed to the rezoning of the Whitecap land. That land is to be protected. The dunes are an important habitat for plants and animals.

Horned lizards and Pacific Pocket Mice live on the Whitecap lot. Developing the lot would obliterate the creatures residing there.

Please enforce protection of ESHA property.

Thank you,



Erick D. Karlsen

Gregory C. Fast

5303 Surf Rider Way • Oxnard, CA 93035

July 5, 2006

California Coastal Commission
89 So. California Street, 2d Floor
Ventura, CA 93001

RECEIVED
JUL 06 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: OXN-MAJ-1-05

Dear Coastal Commission:

I write to voice my opposition the development of the open space property on Wavecrest Way and Whitecap in Oxnard Shores. I would also like to oppose development on Reef Way.

First, as a twenty-year resident, I have been told by many people of the several promises that have been made by Oxnard City leaders over the years. Oxnard Shores residents were told specifically that the Wavecrest-Whitecap property would be used for a park. I understand that assurances were made that the Reef Way property would never be developed.

Second, with regard to both proposals, additional housing will bring more vehicles to surface streets that are already fully utilized. There is a proposed major home development project at the northeast corner of Harbor and West Fifth Street and many condominiums and townhomes are currently under construction around the expanded marina (along Wooley and, then, south along Victoria). The cars of the new residents of these houses, townhomes and condominiums will create gridlock on Harbor, West Fifth, Wooley and Victoria.

Meanwhile, Oxnard Shores has become virtually fully developed (e.g., there are very few remaining vacant lots) and there are more beachfront homes than were ever contemplated when the subdivision was first created. Thus, the residential surface streets of the Oxnard Shores subdivision are becoming more and more congested with in terms of both driving and parking. Developing housing on the Wavecrest-Whitecap property and the Reef property will unnecessarily add to this congestion.

The residents of Oxnard Shores would benefit significantly from two "pocket parks." Our homes are built on small lots and, so, we have small yards. Given the extensive building of three-level mega-homes along beachfront of Mandalay Beach Blvd., few narrow pathways to the beach afforded the "common people" who do not live directly on the beach and the steady erosion of sand, we are increasingly deprived of the beach as open space.

The current Oxnard City Council appears to not care about promises and representations made by those who came before them. If the Coastal Commission were to disapprove housing development in the two areas mentioned above, the City might become motivated to keep its word and, at the same time, diminish slightly the major street congestion all Oxnard Shores residents will soon have to endure.

Thank you for your consideration.



May 24, 2006

California Coastal Commission
89 S California St. 2nd Floor
Ventura, CA 93001

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MAY 30 2006

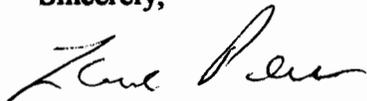
CLARENCE
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: LCP Amendment OXN-MAJ-1-05

To Whom It May Concern:

This letter is written in reference to the large lot on Whitecap St. that in my opinion should remain resource protected. These are beautiful sandunes with many native plants that grow and flower yearly. Many birds use the area as a natural resting or nesting area. There are few areas like this within residential areas. The public has complete access to this area and would be of benefit to the entire state ecosystem.

Sincerely,



Lloyd Pilch
19512 Braewood Dr.
Tarzana, CA 91356

June 2, 2006

Dear Sirs:

Regarding the property located between Reef Way and White Capron Osnard. This land was left to the City of Osnard in Mr. McGrath's Will after the death of his grandson. He stipulated it was to be "FOR PUBLIC USE" only. When did the City break the law ignoring or deleting that "Clause" of his WILL "FOR PUBLIC USE ONLY"??

Our little city is so badly developed we are so crowded in with such small size lots. We need some buffer zones (LIKE APTOS) ^{BECAUSE OF} ~~between~~ our increasing over developing. Why not keep it this land for "public use"? That small area for a little space for a park for children and people?

In my own "COLEMAN FAMILY" my great grandfather in his "WILL OF 1890" left his

estate to "PROSPECT HILL SCHOOL" now "STONELEIGH
BURNHAM" GREENFIELD MA, and a fund invested
for perpetual care of a cemetery of family
and friends. No one ever dared to not
carry out that or those stipulations of
his will. That would be breaking the
law!

So no one should be changing
"McGrath's Will" and sub-dividing
for more developing. Money Money
is constantly being taken for Taxes
and more Taxes!

Respectfully,
Adele G. Lee

RECEIVED

JUN 05 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

California Coastal Commission
89 So. California St. 2nd Floor
Ventura, Ca 93001

RECEIVED
JUN 05 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Regarding LCP Amendment OXN-MAJ-1-05. I am an Oxnard Calif. Citizen and a Member of the Oxnard Saviers Road Design Team and would like to add my voice in Protest to the rezoning and sale of Reef Way and Whitecap.

I recommend a traffic study of the area before proceeding any further with this project. The community would like to see sites protected and restored to natural sand dunes areas.

At present existing housing is already blocking view of the beach and if more housing Are built, it will only add to the over crowding in this area.

Respectfully



Edmund D. Ellis
515 De Anza Way
Oxnard, CA 93033

FROM: TODD & MICHELLE LEITERDING
1640 MANDALAY BEACH ROAD
OXNARD SHORES, CA. 93035 CTCGLASS@EARTHLINK.NET
CALIFORNIA COASTAL COMMISSION

SAVE OUR OPEN AREAS ,WE ARE SURROUNDED BY AN INCREDIBLE AMOUNT OF NEW DEVELOPEMENTS , WHICH EQUAL NEW RESIDENTS ,FROM NEW AREAS ,PEOPLE WHO HAVEN'T GROWN UP HERE, PEOPLE WHO DO NOT YET UNDERSTAND AND RESPECT HOW DELICATE THE AREA IS .

AS AN EXAMPLE, THE NEW CANAL HOMES HAVE ABSOLUTELY NO, OPEN AREAS FOR DOGS , FOR PINICS, FOR RECREATION, THE MAJORITY OF THESE NEW RESIDENTS ARE TURNING TO OXNARD PARK, THOUSANDS OF PEOPLE, WITH THE EXCEPTION OF THE SELECT FEW WHO CAN AFFORD TO ENJOY THEIR BOAT DOCKS.

ALL THIS ENCROACHMENT PLACES A STRAIN ON OUR FACILITIES, AND ENVIROMENT , WE MUST THINK TOGETHER , NOT ONLY TO PERSERVE THE LITTLE OPEN SPACES THAT STILL REMAIN, BUT MORE IMPORTANTLY TO DESIGN INTO OUR COMMUNITY NEW AREAS.

WITH OUT OUR OPEN SPACES TO UNWIND, AND RELAX ALL THESE NEW RESIDENTS AND THE EXISTING NEIGHBORS WILL BE AT ODDS WITH EACH OTHER. WE HERE IN OXNARD SHORES ARE ALREADY EXPERIENCING THE ILL EFFECTS OF CHANGE AND EXPANSION , WITH OUT THE PLANNING FOR OPEN SPACE. HAVING LIVED IN OXNARD SHORES FOR 15YRS AND THE OXNARD AREA FOR 25 YRS , FOR THE 1ST TIME OUR HOME HAS BEEN VANDALIZED TWICE IN ONE MONTH, AND OUR NEW CAR IN OUR DRIVEWAY HAD IT'S MIRRORS SMASHED, POLICE REPORTS WERE FILED,WE DISCOVERED IN EXCHANGING NOTES WITH OUR NEIGHBORS THAT, THEY UNFORTUNATELY SHARE WITH US SIMILAR OCCURANCES IN OXNARD SHORES.

PROGRESS, EXPANSION, AND CHANGE ARE INEVITABLE, HOWEVER WE HAVE LEARNED THAT IT CAN BE CONTROLLED AND MONITORED TO AVOID IRREVOCABLE DAMAGE TO A COMMUNITY AND FUTURE EXPENSES.

THE LEITERDING FAMILY PLEADS , TO OUR COMMISSION TO COME HERE ON A WEEKEND, OR A HOILDAY WEEKEND , FEEL THE CONJESTION AND THE SENSE OF LACK OF ALTERNATIVES FOR OUR RECREATIONAL AREAS, OUR OPEN SPACE.

"THANK YOU FOR YOUR TIME AND CONSIDERATION AND THE REPOSNSIBILITY YOU HAVE ASSUMED WITH YOUR POSITION FOR OUR COMMUNITY"

DATE: 5/30/06 MICHELLE LEITERDING 805 984 1814



RECEIVED
JUN 05 2006
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

RECEIVED

JUN 16 2006

Dear Coastal Commission,

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

June 10, 2006

My name is Connor and I live on Reef Way. I am 9 years old. A couple of years ago, the lot at the end of Reef Way was full of tall grass and animals. One day I came home from school and it was bull-dozed down. I was really sad and angry. Please put it back the way it was and don't build anything there. I want to play there and look for all of the animals again like I used to.

From,

Connor Carinio
Connor Carinio
5418 Reef Way
Oxnard, Ca 93035

RECEIVED

JUN 16 2006

California Coastal Commission, June 4, 2006
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

I am writing this letter to you as a concerned citizen of Oxnard and The Shores community regarding the rezoning and selling of the lots located on both Reef Way and Whitecap. I have been a resident on Reef Way a mere 14 years and love it tremendously. I have also seen many changes. I came home one day and was horrified and shocked to see the Reef Way lot bull-dozed, graded, graveled and full of machinery and equipment in a fenced area. I was stunned to find out the city had done this. Even more so when I found out they had done it illegally.

Living at the beach has it's many benefits, fresh air and walks on the beach. However, there is less and less access to the beach and places to walk. I would like to see the sites mentioned, to be restored to their natural sand dune and wildlife habitat.

Let's save the lots. Let's restore them to their natural state and leave something for us to enjoy here in Oxnard. This site is a Resource Protected area.

Thank you for your attention to this matter.

Kelly Carinio
5418 Reef Way
Oxnard, CA 93035

S.O.S.-Save Open Space!

June 4, 2006

Hello, my name is Sarah Carinio. I am 11 years old and I live on Reef Way. I know, you guys are trying to build more and more houses on the lots, which are supposedly not used. I understand money, money, money. Isn't it crowded enough? But, if you guys look back you bulldozed the land off about 1 or 2 years ago leaving us with an empty lot. Now we need to make use of that lot...not building houses though. There used to be dunes so we could take walks in it and hide behind the sand. It was really fun. We still have other things to do since you took that away. Now people play with their dogs there and have a really fun time. But, it's not the only thing we do there. A lot of the times there are kids playing there with baseballs, Frisbees and many other things. That lot is really important to me. There used to be wild life there! But not after you killed everything off. It isn't fair that we don't have say in this. How about we make it a park or a little corner store. It can be very useful. How many houses do we have on our street? Many of them. Not everything has to be a home for people...why can't there be a home for the animals? If you put more homes there not many people will be very happy. A. It's very crowded. B. You won't get much privacy. And C. It isn't worth living at the beach (in which you can't really see). The lot can be used for a better reason. Why waste so much money on building homes if you can use less money for something as great as restoring it back to its natural habitat.. So I hope you really read this letter and found out what this lot could really be. Thank you. Make a good decision for the environment and the people around and in it.

Sincerely,

**Sarah Carinio
Concerned resident**

RECEIVED
JUN 16 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Re: LCP Amendment OXN-MAJ-1-05

PETITION TO SAVE OPEN SPACE IN THE OXNARD SHORES AND
MANDALAY SHORES COMMUNITY

June 10, 2006

RECEIVED
JUN 29 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

I am in favor of Open Space in Oxnard Shores. I am opposed to building on the Whitecap and the Breakers Way/Reef Way lots. Please maintain RP zoning for Resource Protection as was intended by the donors of the land.

Name Address Phone Email

MaryEllen Harwood 5242 Reef Way 985-9542 meharwood@vsa.net

Sylvia Agul 4000 Pearson Rd 875078

Miguel Lopez 715 Pearson Rd 890 4214

Jamie Sirote 3020 Amalfi (805) 984 3043

Ronald ... 845 Dunes 805 415-300

Andrew ... 107 Fern 6541245

WV SPEAR 777 E CI 805-247-0809

Maria Hernandez 5230 Driftwood 805 815 8771

Debra Goodchild 5160 West Woodway 805 815-3254

Chelene Midwell 3600 N. Harbor Blvd # 144 805-340-6889

Heidi Zark 3000 S. Harbor Blvd 805 758 1731

Luiz Bealbill 5220 Beachcomber St

Kevin & Cecilia Murphy 5006 Marlinway 985-9584

RECEIVED
JUL 11 2006

JAY AND CAROL VAUGHN
5344 DRIFTWOOD STREET
OXNARD, CA 93035
805-985-1406

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

July 7, 2006

California Coastal Commission
89 S. California St 2nd Floor
Ventura, CA 93001

RE: LCP Amendment OXN-MAJ-1-05

~~WE DO NOT WANT TO SEE THE TWO SITES REZONED!!!!!!!!!!!!!!!!!!!!!!~~

Dear Commissioners:

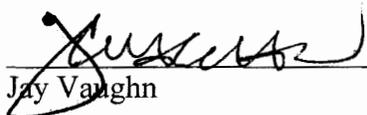
Oxnard Shores is a beach community that has grown and is already scheduled to grow BEYOND ITS CAPACITY in recent years. Here at the north end, there are no parks available to the growing families with young children. The neighborhood is extremely dense and the beach is not visible and is becoming harder to access. The broken glass and driftwood make playing on the beach a danger for the children of our community. What they need is a park or natural dune habitat in these two sites, not more houses.

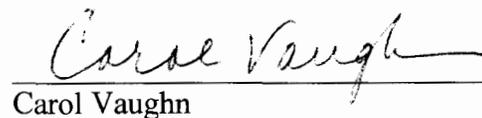
The McGrath Family gave these sites to the City of Oxnard for Open Purposes only and their request should be honored, not disregarded for purposes of financial gain and greed. Our community would like to see the sites protected and restored to their natural sand dune state, or turned into small green parks.

There are more than 2500 residences under construction in our area and traffic is already an issue which continues to go unaddressed. This beach community is already extremely crowded and parking is difficult. The community was designed in 1960 and many homes only have parking for one car. The residents who live on the ways only have a small driveway and there is almost no curbside parking. Adding more residences will only add to the growing problems of overcrowding facing our residents.

Please do NOT allow these sites to be developed into residences. Please protect our environment and give back to the current homeowners the gift long proposed by the original owners of this land. Give our children a safe place to play.

Sincerely,


Jay Vaughn


Carol Vaughn

California Coastal Commission
89 So. California St., 2nd Floor
Ventura, CA 93001

RECEIVED
JUL 11 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Dear Coastal Commission,

I am writing in Regarding LCP Amendment OXN-MAJ-1-05.

I do not want to see the two sites rezoned.

This beach community is crowded and parking is already difficult. The community was designed in 1960 and many homes only have parking of one car. The residents who live on the ways only have a small drive way to park on and the neighborhood was designed with very little curbside parking. The public who come to this beach have extremely limited parking.

The neighborhood is extremely dense and we no longer can see the beach and there are only a few small public accesses.

The community would like to see the sites protected and restored to natural sand dune areas. The community can restore the two sites. These sites will become outdoor classrooms for people to learn about native sand dune plants.

Please do not rezone Coastal Resource Protected land. The McGrath family gave these sites to City of Oxnard for Open Purposes Only and they should be kept that way.

Thank you,

John & Patricia Ochoa
15209 Surfrider Way
Oxn. Ca. 93035

Save the McGrath Foredunes

California Dodder



Coastal Horned Lizard



California Aster



Silver Beach Bur



Pink Sand Verbena



Beach Primrose



Long-billed Curlew



Dune Goldenbush



Coyote Brush



Great Blue Heron



Many native plants grow on the foredunes. Wildlife forage and live on the foredunes as well. Please do not rezone Resource Protected to RB1. Save the McGrath Foredunes.

Log onto our website for more information.

<http://save.thegrathforedunes.homestead.com>

RECEIVED
JUL 25 2006

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Steven Kram
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: LCP Amendment OXN-MAJ-1-05
Mary Ellen Harwood
OPPOSED

July 1, 2006

Dear Steven:

I have recently spent a lot of time on the McGrath Whitecap Foredune. It was refreshing to feel the winds of the ocean air. It was soothing to hear the birds chirp, chirp, chirping.

The beautiful yellow Beach Primroses were abundant on the Foredune. The dune Goldenbush, Coyote Bush, Pearly Everlasting, rare Lotus and Popcorn flower all woven together into the ecosystem of the Foredune.

Lots of folks walk by the Foredune each day I spend time there. They walk with their friends, with their children, with their parents, with their dogs. Who are the people who walk by and through the McGrath Whitecap Foredune? They are residents, visitors, summer vacationers, friends. They are Americans, Middle Easterners, Europeans, Asians. They are Caucasians, they are Hispanics, they are Blacks. They are wealthy, they are average, and they are struggling. I talk with them each day I spend time there. They love the beach area and they are eager to learn more about the ecology of the McGrath Whitecap Foredunes.

I have gained a new appreciation for the McGrath Whitecap Foredune since Thursday May 11, 2006. It was the day the Coastal Commission granted a continuance on the application to change the zoning from Resource Protection to Single Family. It was the day I rolled up my sleeves and started pulling iceplant off the McGrath Whitecap Foredunes.

This is just a beginning. I see a McGrath Whitecap Foredune Native Reserve. There are boardwalk paths where folks can continue to walk and enjoy the ecosystem without harming the beautiful and abundant plants, flowers, and animals. There are platforms with benches where folks can relax and feel the ocean breezes. They can sit and listen to the birds chirp, chirp, chirping while they visit with their friends and relatives. There are doggie bags at the entrances. While walking through the reserve, folks will read about the native plants on the signboards which have been placed by the named flowers and plants. They will see the birds eating the red ants.

Yes, McGrath Whitecap Fordune Native Reserve will be there for all Californians to enjoy from now to eternity. It is RESOURCE PROTECTED!

As a coastal commissioner you are a caring individual. You are in able to save and protect the beach area.

I thank you in advance, Coastal Commissioner Kram, for making this possible for all Californians. Thank you for making it RESOURCE PROTECTED.

Sincerely,

A handwritten signature in black ink that reads "Mary Ellen Harwood". The signature is written in a cursive, flowing style.

Rare lizard may slow development

When found, it must be protected, experts in Oxnard contend

By Charles Levin

levin@VenturaCountyStar.com

The fate of a 25-home construction project on two city-owned parcels in Oxnard Shores rests on the spiny back of a rare lizard.

Residents who oppose the project say the San Diego horned lizard roams one of the parcels, a 1.6-acre site off Whitecap Street.

A city consultant hasn't found any there, so the residents have taken the unusual step of hiring their own biologist. A clutch of experts and anxious residents scoured

the site last week for lizard signs.

"The issue is whether the site meets the definition of 'environmentally sensitive,'" said John Dixon, an ecologist for the California Coastal Commission, which has the final say on the project. On such sites, "it's extremely limiting as to what you can do," he said.

State and federal regulators have dubbed the lizard a "species of concern." The lizards are not yet listed as endangered or threatened, but a home builder would have to find a way to protect them before development could proceed, said

David Magney, the biologist hired by the residents.

The Oxnard City Council last year approved a development proposal for the parcels. Plans call for 13 homes on Whitecap Street and an additional 12 on a nearby 1.4-acre parcel on Reef Way. Negotiations are under way to sell the properties to developer Elevar Seven LLC of Oxnard, Michael More, city financial services manager, said Monday.

The Coastal Commission balked on the

See OXNARD SHORES on B2

Wildlife biologists and planners inspect an empty parcel in the Oxnard Shores for signs of the San Diego horned lizard. The Oxnard City Council last year approved a development proposal for this site and a second parcel.



Joseph A. Garcia / Star staff

Resident reports sighting of rare lizard

OXNARD SHORES
from B1

natter in May after learning that its experts hadn't visited the site to verify the city's environmental findings.

Dixon and Coastal Commission planner Lillian Ford walked the site Thursday. Keith Babcock, a city-hired consultant, also laddered over the sandy rectangular lot on Whitecap, a dune strewn with a blend of native flowers and nonnative succulents. One of Magney's biologists also showed up.

Standing in the middle of the lot, former Oxnard Shores resident Patricia Einstein showed Dixon a short video of the lizard that she took nine days ago on a digital

camera.

"We just kind of admire him," Einstein said of the lizard, adding that children in the neighborhood have also seen them.

Babcock gave the property a "thorough review" earlier this year and found no evidence of environmentally sensitive species, said Matt Winegar, the city's director of development services.

Dixon said he was visiting to sort through conflicting arguments. A report should be ready by the end of the month. It's unclear when the commission will make a decision.

Finding the lizard on the Whitecap lot would not prevent developing the Reef Way parcel, where officials did not conduct an inspection, Winegar said.

Opponents would like to stop development of both parcels, said Deirdre Frank, an attorney and resident, but the Coastal Commission has focused its investigation on Whitecap.

John Francis McGrath Jr. donated the parcels to the city in 1958.

Residents argued that a deed restriction limited their use to parks, playgrounds or parking.

Frank and other residents sued over the restriction, but a Superior Court judge ruled against them in 2004, Oxnard City Attorney Gary Gillig said.

"We're not a bunch of people trying to stop progress," said Bob Murphy, a painting contractor whose home faces one of the empty lots. "This is just wrong."

RESOLUTION NO. 2162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF Oxnard GRANTING A VARIANCE AND A DRILLING PERMIT TO THE STANDARD OIL COMPANY OF CALIFORNIA FOR THE EXPLORATION, DRILLING AND PRODUCTION OF OIL, GAS OR OTHER HYDROCARBON SUBSTANCES ON SITES WEST OF McGRATH ROAD AND SOUTH OF WEST FIFTH STREET, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Standard Oil Company of California has requested a Variance and a Drilling Permit for use of drilling sites, located south of West Fifth Street and west of McGrath Road within the City limits of Oxnard, to explore, drill into and produce oil, gas and other hydrocarbon substances from Drilling Districts # 7 and ~~8~~ as established by Ordinance 615 of the City of Oxnard, and from unincorporated areas adjacent thereto; and

WHEREAS, the lands embraced in the above request, being a part of lands recently annexed to the City of Oxnard, are located westerly of the City of Oxnard as its boundary existed prior to such annexation and are far removed from the area of the City described in Section 8191 of the Oxnard Ordinance Code; and

WHEREAS, the ownership of the mineral estate of all of the lands (except scattered parcels aggregating approximately 1 acre, more or less) included within the said request and all of the lands adjacent thereto (excluding tidelands) and within an excess of 1,000 feet of the exterior boundaries of the subject Districts are the same; and

WHEREAS, the conditions incorporated in the County of Ventura Land use permits ~~4000~~ ⁴⁰⁰² and 4002 for drilling on such adjacent lands are comparable to those hereinafter provided for the subject district, and the shape of the area as annexed is an exceptionally unusual circumstance; and

WHEREAS, no residence exists at present within 2,000 feet of the proposed district (or districts) and the size and shape of said drill sites #1 and 2 have been selected and subdivision plans designed for the ultimate use of such sites as parks, playgrounds or parking lots on cessation of drilling activity; and

WHEREAS, the drill sites which are the subject of said request are necessary to the recovery of oil, gas and other hydrocarbons from beneath the land included within the aforesaid drilling districts and contrary to the situation with other land similarly situated, it appears that oil, gas and other



ALICE DYKES

5203 WHITECAP ST., OXNARD, CA 93035

REGARDING LCP AMENDMENT OXN-MAJ-1-05

TO WHOM IT MAY CONCERN,

I live on Whitecap St., here at the shores and I am very upset with what they are doing to our street. One of the reasons my Husband and I purchased our property many years ago, was the view to the ocean, the sand and ice plants that seemed to line the streets. A real natural beauty. Now look what has become of it. It's hard enough to watch all the houses go up along the coast and block our view to the ocean and now on our own street that could happen to the last open space. I know I speak for my neighbors as well as myself, that we would like to see the sites on Reef Way and Whitecap protected and restored to a natural sand dune area. Please consider my thoughts on this matter.



Sincerely,

Alice K Dykes
Alice K Dykes

RECEIVED
JUL 24 2006

GALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

The following letter was submitted along
with identical letters from 172 other parties.

California Coastal Commission
89 So. California St., 2nd Floor
Ventura, CA 93001

RECEIVED
JUL 24 2008

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

Dear Coastal Commission,

I am writing in Regarding LCP Amendment OXN-MAJ-1-05.

I am opposed to seeing the two sites rezoned.

This beach community is crowded and parking is already difficult. The community was designed in 1960 and many homes only have parking of one car. The residents who live on the ways only have a small drive way to park on and the neighborhood was designed with very little curbside parking. The public who come to this beach have extremely limited parking.

The neighborhood is extremely dense and we no longer can see the beach and there are only a few small public accesses.

The community would like to see the sites protected and restored to natural sand dune areas. The community can restore the two sites. These sites will become outdoor classrooms for people to learn about native sand dune plants. We want to protect species of concern.

Please do not rezone Coastal Resource Protected land. The McGrath family gave these sites to City of Oxnard for Open Purposes Only and they should be kept that way.

Thank you,

Duane Wherland
4501 W. Channel 15 Blvd
Oxnard Ca. 93035

July 18, 2006

California Coastal Commission
89 California St., 2nd Floor
Ventura, CA. 93001

Regarding LCP Amendment OXN-MAJ-1-05

To Whom It May Concern:

My name is Patricia Einstein and I reside at 2014 Long Cove in Oxnard, California 93036.

On Sunday, July 2, 2006 I was at the Resource Protected lot on Whitecap Street in Oxnard Shores. Also present on the lot were my husband Gary Einstein, daughter Marina Einstein, shores residents Mary Ellen Harwood and Randy Haines. We were all at different locations on the 1.6 acres lot improving the land. At about 12:00 pm, Randy Haines was using his water hose to push sand off the public access sidewalk near his home, and back onto the adjacent Whitecap lot. We all heard his yell, "Horny Toad!" One person thought he yelled, "I need a phone!" When we approached Randy he explained that he saw a Horny Toad scurry off the Whitecap lot, across the sidewalk and under a nearby fence. Randy had startled a Coastal Horny Lizard with the water from the hose. I had my camera nearby and turned it on incase I might get a glimpse of the creature (Exhibit A). Randy was able to catch the lizard and put his back onto the Whitecap lot. I quickly took several unfocused photos (Exhibits B, C, D, E, F, G, H, I, J, and K). The lizard was in no hurry to run away so I focused my camera I took several photos and 3 more short videos of the Coastal Horny Lizard (Exhibits L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, and 2H).

During the time I was taking these photos, several people were going to the beach and looking at homes for sale in the area as well. A few of them stopped to noticed the Coastal Horny Lizard. After admiring the reptile for approximately 20 minutes, we walked about from it and resumed what we were doing.

The Coastal Horny Lizard is present on the McGrath Whitecap Foredues.



Patricia Einstein

EXHIBIT NO. 13
APPLICATION NO.
OXN-MAJ-1-05
STATEMENT re: HORNED LIZARD