

PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030



**NOTICE OF INTENT
TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 2017-04**

The City of Oxnard Planning Division has reviewed an application on the following proposal:

PLANNING AND ZONING (PZ) PERMIT NOS. 17-610-01 (Annexation); 17-620-01 (General Plan Amendment), 17-560-01 (Pre-Zoning), 17-300-03 (Tentative Subdivision Map for Tract No. 5998), 17-500-05 (Special Use Permit – Office), 17-500-13 (Special Use Permit - Residential), and 17-535-02 (Density Bonus): Request to annex the 10.5 acre former school parcel located at 2714 E. Vineyard Avenue (APN 145-0-232-010) to the City of Oxnard with 2030 General Plan land use and zoning designations of General Commercial, and demolish five structures, paving, vegetation, and a water well in order to subdivide and develop 1.12 acres (Parcel 1) with a two-story 15,000 square foot (sf) office building with 61 parking spaces and develop 9.1 acres (Parcel 2) with 167 one to three-bedroom attached apartment condominiums (17 low income affordable units) in eight, three-story (38 feet), structures; fitness center; recreation pavilion; four refuse structures; 169 resident garages; 163 resident parking spaces; 99 guest parking spaces; storm water retention and treatment facilities; on-site utilities and off-site connections; landscaping; seven play areas with a tot lot; and a dog run. The project includes widening of Vineyard Avenue by 23 ft.; relocating four SCE 66kV transmission poles; and maintaining parking and access to abutting properties. A Density Bonus is required for three additional units and reduction in qualifying interior yard space from 30% to 24% of the parcel area. Filed by Rio School District, 2500 E. Vineyard Ave., Oxnard, CA and The Pacific Companies, 430 E. State Street #100, Eagle, Idaho.

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that with the proposed mitigations, there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a mitigated negative declaration may be adopted.

The draft environmental document may be reviewed at the following City webpage:

<https://www.oxnard.org/city-department/community-development/planning/environmental-documents/>.

The draft environmental document is also available for review at the Oxnard Planning Division office (214 South “C” Street, 8:00 a.m. to 6:00 p.m., Monday through Thursday and 9:00 a.m. to 5:00 p.m. on alternative Fridays), Oxnard Main Library, 251 South “A” Street (9:00 a.m. to 8:00 p.m., Monday through Thursday, and 9:00 a.m. to 5:30 p.m. on Saturday), and at the Albert H. Soliz Library, 2820 Jourdan Street, El Rio (call for hours of operation, 805-485-4515).

The 30-day public review period begins on July 19, 2019 and ends on August 19, 2019.

All comments should be provided in writing and received before 5:00 p.m. on Monday, August 19, 2019. Inquiries should be directed to Chris Williamson, Consultant Planner, at (805) 385-8156, or by e-mail to Chris.Williamson@oxnard.org. Written comments may be faxed to (805) 385-7417 or mailed to “City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030 - Attn: Chris Williamson.”

Date

7.18.19

Isidro Figueroa, Acting Planning Manager

- cc: - Applicant
- County Clerk
- CEQA Distribution List
- Property Owners within 300 feet