

PLANNING DIVISION  
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## NOTICE OF AVAILABILITY OF A RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

**Project Title:** Teal Club Specific Plan  
**Lead Agency:** City of Oxnard  
Community Development Department, Planning Division  
214 S C Street  
Oxnard, California 93030  
Contact: Jay Dobrowalski, Senior Planner, (805) 385-3948

### Purpose of this Notice

Notice is hereby given that the City of Oxnard, as lead agency, has prepared and is recirculating the Draft Environmental Impact Report (EIR) for the Teal Club Specific Plan (TCSP), State Clearinghouse No. 2012051080, for public review and comment pursuant to *California Environmental Quality Act (CEQA) Guidelines* Section 15087. This notice is provided under *CEQA Guidelines* Section 15088.5(d) and is required when significant new information is added to the EIR after public notice for public review of the Draft EIR, but prior to certification. The original Draft EIR was circulated for public review in 2015 (the "2015 EIR"). The Draft EIR is being recirculated to inform the public about revisions to the Specific Plan to remove a 25-acre area from the Specific Plan Area boundary. The revised TCSP would not include 58,000 square feet for a new school, fire station, and park as originally analyzed in the original 2015 EIR. In addition, the revised TCSP includes fewer single family units and additional multi-family units than analyzed in the original EIR. The overall number of residential units remains the same.

In accordance with the CEQA, the Draft EIR is intended to inform public agency decision makers and the public of the potentially significant environmental effects of the project, identify possible ways to minimize the potentially significant effects, and describe reasonable alternatives to the project.

This NOA provides information about the project and instructions for reviewing and submitting comments on the Recirculated Draft EIR. Copies of the Draft EIR are available for review at the City of Oxnard Planning Division offices at 214 South C Street, Oxnard, CA 93030, City of Oxnard Main Library at 251 South A Street, Oxnard, CA 93030, City of Oxnard South Oxnard Branch Library at 4300 Saviers Road, Oxnard, CA 93033, and City of Oxnard Colonia Branch Library at 1500 Camino del Sol #26, Oxnard, CA 93030.

The Recirculated Draft EIR may be reviewed online, from the City webpage. Go to [www.oxnard.org/planning](http://www.oxnard.org/planning), then "Environmental Documents" (on the left side of the page) to select and view the draft document, or go to <https://www.oxnard.org/city-department/community-development/planning/environmental-documents/>.

### Project Applicant

Borchard Property Co-Owners, c/o DPS Inc., 211 Village Commons Blvd., Suite 15, Camarillo, CA 93012. The contact is Dennis Hardgrave, Project Manager, (805) 484-8303, designated agent for property owner Borchard Property Co-Owners.

### Project Description and Location

The proposed project involves the adoption of a Teal Club Specific Plan (TCSP), a Specific Plan that would involve residential, commercial, and park uses on a 149.72-acre area bounded by Doris Avenue on the north, Patterson Road and a planned future site for Oxnard School District educational facilities on the west, Teal Club Road on the south, and Ventura Road on the east. The area includes seven agricultural parcels currently in active agricultural production, two of the parcels (seven acres) are located within the City of Oxnard and five parcels (142.72 acres) are in the County of Ventura. Therefore, the proposed project would also involve Pre-Zoning that would allow for the Annexation of a 142.72-acre collection of five agricultural parcels to the City of Oxnard (City), Annexation

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approval by the Ventura County Local Agency Formation Commission (LAFCo), and Annexation to the Calleguas Municipal Water District (CMWD) and Metropolitan Water District (MWD). The TCSP area is also within the land use planning area for the Oxnard Airport and would require approval by the Ventura County Airport Land Use Commission.

The TCSP Specific Plan would involve development on the 149.72-acre area north of Teal Club Road (known locally as "Teal Club"). Development of the TCSP area would involve construction of up to 990 single and multifamily residential units (of which approximately 148 would be affordable housing units); development of up to 132,000 gross square feet (gsf) of business park; up to 60,000 square feet of Urban Village commercial space; 17.76 acres of community and neighborhood parks and open space; new and widened on- and off-site arterials and collector streets; utility infrastructure including complete recycled water irrigation; resident and visitor parking; bicycle and pedestrian paths and sidewalks; bus transit stops; various pocket parks and resident recreation areas; and landscaping within the individual residential projects.

In compliance with the LAFCo policy to avoid creating unincorporated islands, the project includes Annexation of 11.4 acres (9 parcels) south of Teal Club Road that would be Pre-Zoned Light Manufacturing (M-1) with capacity for up to 347,608 gsf of manufacturing uses. The project site is entirely within the Oxnard City Urban Restriction Boundary (CURB) and, therefore, does not require voter approval to adopt the proposed TCSP, Pre-Zoning, and Annexations. The additional annexation area comprises nine assessor's parcels on the south side of Teal Club Road, north and west of Little Farms Road and bisected by Mallard Way.

The applications filed have been for a General Plan Amendment, Specific Plan, Annexation, and Zone Change; this EIR would be used for a LAFCo annexation request. Future entitlements would include Tentative Tract Maps(s) and implementing development permits (PD, CUP, etc.).

## Summary of Impacts

Based on the analysis in the Draft EIR, no impacts to mineral resources would occur as a result of the proposed project, and impacts to aesthetics, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and circulation, and utilities and service systems would be less than significant or less than significant with incorporation of mitigation measures. The proposed project would result in a significant unavoidable impact with respect to the conversion of approximately 145.4 acres of agricultural land to non-agricultural resources (including contributing to an unavoidable cumulative impact related to agricultural resources) and a significant unavoidable impact related to operational air pollution emissions.

## Providing Comments and Review Period

The 60-day public comment period is from **December 17, 2021, to 5:00 p.m. on February 15, 2022.**

**Comments on the EIR must be submitted by 5:00 p.m. on February 15, 2022.** Comments provided will be considered by the decision-making body in accordance with CEQA Guidelines, Section 15074(b).

Please send all comments by either: 1) U.S. mail; or 2) electronic mail (email) to:

Jay Dobrowalski, Senior Planner  
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214 S. C Street, Oxnard, California 93030  
Email: [jay.dobrowalski@oxnard.org](mailto:jay.dobrowalski@oxnard.org)

For comments submitted via email, please include "EIR Comments: Teal Club Specific Plan" in the subject line and the name of the commenter in the body of the email.