

Notice of Determination

Appendix D

To: [] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

[] County Clerk
County of: Ventura
Address: 800 South Victoria Avenue
Ventura, California 93009

From: Public Agency: City of Oxnard
Address: 214 South C Street
Oxnard, California 93030
Contact: Jay Dobrowalski
Phone: (805) 385-3948

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012051080

Project Title: Teal Club Specific Plan

Project Applicant: Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012

Project Location (include county): Several parcels SW of Ventura Rd and Doris Ave, City of Oxnard, Ventura County

Project Description:

The proposed project involves the adoption of the Teal Club Specific Plan (TCSP) on a 149.72-acre area and construction of up to 990 single and multifamily residential units; development of up to 132,000 sf of business park; up to 55,000 sf of Urban Village commercial space; 17.76 acres of community and neighborhood parks and open space; and associated infrastructure. The project also includes Annexation of 11.4 acres (9 parcels) south of Teal Club Rd that would be Pre-Zoned Light Manufacturing (M-1) with capacity for up to 347,608 gsf of manufacturing uses.

This is to advise that the City of Oxnard has approved the above ([] Lead Agency or [] Responsible Agency)

described project on April 15, 2025 and has made the following determinations regarding the above (date) described project.

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Oxnard Planning & Environmental Services Dept, 214 South C Street, Oxnard, CA 93030

Signature (Public Agency): [Signature] Title: Planning Supervisor

Date: April 17, 2025 Date Received for filing at OPR: