

PLANNING DIVISION
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: 2021-2029 Housing Element

Lead Agency: City of Oxnard
Community Development Department, Planning Division
214 S C Street
Oxnard, California 93030
Contact: Kathleen Mallory, AICP, LEED GA, MA, Planning and Sustainability
Manager

Purpose of the Notice

The purpose of the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration is to inform agencies and interested parties that, in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15070 the City of Oxnard has prepared an Initial Study - Mitigated Negative Declaration (IS/MND) for the proposed 2021-2029 Housing Element. This NOI provides information about the project and instructions for reviewing and submitting comments on the IS/MND. The IS/MND is available at the City's Community Development Department located at 214 S. C Street, Oxnard, California, 93030, or online at <https://www.oxnard.org/housing-element-update/>.

Project Location

The proposed project location is the entire City of Oxnard, consisting of all areas within the City limit. Because the project is a Citywide plan and doesn't involve construction, there is no specific project site associated with the project. Section 15072 of the CEQA Guidelines requires an NOI to disclose if a project site appears on the lists of sites enumerated under Section 65962.5 of the Government Code. There are properties in Oxnard appearing on the lists of sites enumerated under Section 65962.5 of the Government Code.

Project Description

The proposed project involves a General Plan Amendment to amend the 2030 General Plan to replace the current Chapter 8 (Housing Element) with the 2021-2029 Housing Element. The Housing Element is a State-mandated policy document within the Oxnard General Plan that provides direction for the implementation of various programs to meet existing and projected future housing needs for all income levels. The Housing Element provides policies, programs, and actions that accommodate growth, produce opportunities for the development of new housing units, preserve existing housing stock, and assist the existing population. Additional actions include: an update to the City's General Plan Land Use Element by making text changes to this element. Also included will be associated General Plan Land Use map changes. Both General Plan Land Use text and map amendments are to ensure consistency with

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the 2021-2029 Housing Element. The City will also be updating Chapter 16 of the Oxnard City Code (OCC) to implement the Housing Element and by initiating Zoning Map amendments to ensure consistency between the Final Housing Element, the Land Use Element, and the OCC.

In detail, the actions covered in the environmental document include the following: Planning & Zoning (PZ) Permit No. 20-620-03, updating the City's Housing Element of the 2030 General Plan. PZ No. 21-620-02, update to the City's Land Use Element of the General Plan by amending the General Commercial and Business Research Park land use designations within the Land Use Element of the General Plan to allow up to 30 dwelling units per acre on parcels identified as Affordable Housing Permitted (AHP) and Affordable Housing Discretionary (AHD). PZ No. 21-620-03, amending the 2030 General Plan Land Use map to re-designate select Limited Manufacturing sites as General Commercial or Business Research Park. PZ No. 21-580-03, amending Chapter 16 of the OCC to repeal the All-Affordable Housing Opportunity Program (AAHOP) from the OCC and replace these regulations with AHP and AHD overlay definitions, designations and regulations; and amending the zoning text in the Business and Research Park (BRP) and C-2 zones to allow up to 30 dwelling units per acre on parcels identified as AHP or AHD. PZ No. 21-580-04, making Zoning Map Amendments to change zoning designations on parcels listed in Tables G and H of the Final Housing Element to ensure consistency with the Final Housing Element and Land Use Element of the General Plan. The City of Oxnard has prepared an Initial Study - Mitigated Negative Declaration (IS/MND) for the proposed 2021-2029 Housing Element in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15070.

Providing Comments and Review Period

The public comment period is from **August 5, 2021, to 5:00 p.m. on September 3, 2021.** **Comments on the IS/MND must be submitted by 5:00 p.m. on September 3, 2021.** 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:

Kathleen Mallory, AICP, LEED GA, MA, Planning & Sustainability Manager
City of Oxnard
Community Development Department
Planning Division
214 S. C Street
Oxnard, California 93030
Email: Kathleen.Mallory@oxnard.org

For comments submitted via email, please include "IS/MND Comments: 2021-2029 Housing Element" in the subject line and the name of the commenter in the body of the email.

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Upcoming (Virtual) Public Hearings

Beginning at 6:00 p.m. on September 2, 2021, the Planning Commission will review the Final Housing Element. Beginning at 6:00 p.m. on September 16, 2021, the Planning Commission will review and make recommendations to the City Council to certify the IS/MND and approve the Final Housing Element. Pursuant to the Ventura County Public Health Official's order and the Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public. As such, the meeting will be conducted via video conference/ telephone call. Details about the meeting and how to virtually participate will be provided on the City's Housing Element update website.

If you have questions regarding the City's Housing Element update process or the Draft IS/MND, please contact the Department Secretary, Dee Lai at (805-385-7858) or visit <https://www.oxnard.org/housing-element-update/>.