

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030



NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION (MND No. 24-01)

Project Title: Lockwood III Apartments

Lead Agency: City of Oxnard
Community Development Department, Planning Division
214 South C Street
Oxnard, California 93030
Contact: Joe Pearson II, Planning 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 Lockwood III Apartments project. This NOI provides information about the project and instructions for reviewing and submitting comments on the IS/MND.

Project Location

The project site is located on an approximately 225,348-square-foot (5.17-acre) site located in the northeastern portion of the City of Oxnard within the County of Ventura. Specifically, the site is located at the northwest corner of Outlet Center Drive and Lockwood Street on Assessor's Parcel Number (APN) 213-0-090-275. The Project site is currently comprised of an undeveloped, vacant parcel south of and immediately adjacent to the U.S. 101 Freeway. The site's zoning designation is Business Research Park (BRP), and its 2030 General Plan land use designation is also BRP. 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. This project site is not on the lists of sites enumerated under Section 65962.5 of the Government Code.

Project Description

SVM Development LLC, Inc proposes to construct a five-story, 373,069-square-foot (SF) mixed-income, multi-family residential development located within one building. The total residential space would be 201,115 SF; covered balconies, patios, parking and walkways would comprise 75,250 SF; corridors would comprise 40,497 SF; balconies 22,610 SF; utility space 16,710 SF; and community space 13,609 SF. The remaining SF would be comprised of corridor and vertical circulation (2,668 SF) and non-conditioned building (592 SF). The Project would contain a total of 234 residential units, including 30 low-income level units and 8 very low-income level units, representing 12.9 percent and 3.4 percent of the total units, respectively. The residential unit types consist of Studio (16 units), 1-bedroom, 1-bath (86 units); 2-bedroom, 2-bath (108 units); and 3-bedroom, 2-bath (24 units) residential spaces. The Project proposes parking on the first floor, and residential units would be split between the upper four stories, with 59 units on Level 2, 59 units on Level 3, 60 units on Level 4 and 56 units on Level 5. The 5th Floor will include an approximate 100

feet by 30 feet terrace/deck (2,988 SF) on the southern end of the building. The roof will have solar panels installed.

The proposed residential building would be 67'-6" at its highest point (at the top of the stairs and elevator tower), 63'-2" at the top of the parapet, and 61'-2" at the lowest of the parapet with an average height of approximately 57'-8" for all building elements. The total building area proposed would be 373,069 SF, which when divided by the total site area (225,348 SF) results in a Floor Area Ratio (F.A.R) of 1:1.65. The maximum building coverage of the net Project site area would be 42 percent.

Additionally, the Project would provide various amenities, including a courtyard, park areas, decks, bicycle storage, extra storage, a setback open area (which would include two bocce ball courts, a pet park, and a putting green), a fitness area, a multi-purpose room, a community room, pet care, and a fifth-floor deck and lounge. The total interior yard and amenity space proposed onsite is 67,267 SF, with the total interior yard space totaling 34,304 SF and the additional amenity space encompassing 32,963 SF.

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that there is no substantial evidence that the proposed Project would have a significant effect on the environment, and that a mitigated negative declaration (MND No. 24-01) may be adopted.

The IS/MND is available at the City's Community Development Department located at 214 South C Street, Oxnard, California, 93030 and at the Oxnard Public Library, 251 South A Street. The document is also available at: <https://www.oxnard.org/city-department/community-development/planning/environmental-documents/>.

The public review period begins March 18, 2024, and ends April 17, 2024. All comments should be provided in writing and received **before 5:00 p.m. on April 17, 2024**. Inquiries should be directed to Joe Pearson II, Planning Manager, at (805) 385-8272 or Joe.Pearson@oxnard.org. 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:

Joe Pearson, Planning Manager,
City of Oxnard
Community Development Department
Planning Division 214 South C Street
Oxnard, California 93030
Email: Joe.Pearson@oxnard.org

For comments submitted via email, please include "Lockwood III Apartments" in the subject line and the name of the commenter in the body of the email.

A public hearing date has not been determined for this Project. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.