

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life*

April 17, 2024

Governor's Office of Planning & Research

April 15 2024Joe Pearson
City of Oxnard
214 South C Street
Oxnard, CA 93030**STATE CLEARINGHOUSE**RE: Lockwood III Apartments: Mitigated
Negative Declaration (MND)
Vic. US-101/20.492, 20.042
GTS # 07-VEN-2024-00582
SCH # 2024030528

Dear Joe Pearson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project proposes to construct a five-story, 373,069-square-foot (SF) mixed-income, multi-family residential development located within one building and 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 (351 spaces), and residential units would be split between the upper four stories. 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 on-site is 67,267 SF, with the total interior yard space totaling 34,304 SF and the additional amenity space encompassing 32,963 SF. The proposed residential building would be 67'-6" at its highest point and would have a Floor Area Ratio (F.A.R) of 1:1.65. The City of Oxnard is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facility is US-101. After reviewing the project's documents, Caltrans has the following comments:

Please ensure that the existing signal and traffic operations at US-101 off-ramps to Avenue and Rice Avenue and all major intersections in the vicinity of the project can accommodate the additional project trips. For any traffic signals and curb ramp applicant would be responsible for payment of applicable fees as required by any fair-contribution to the improvement.

There has been an identified discrepancy in the Initial Study/Mitigated Negative Declaration Document, Section 3.15, Environmental Checklist, Transportation and Circulation (PDF page 109), and Appendix J, Revised Traffic Circulation Study (PDF page 2441). Please adjust the VMT Impact Threshold and the Project VMT Estimate numbers accordingly.

Due to the project's proximity along US-101, Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends that large-size truck travel be limited to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Caltrans looks forward to the future documents. If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-VEN-2024-00582.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse