

COMMUNITY WORKSHOP

Monday, April 18, 2022

The attached documents have been submitted by the applicant for the following item:

2. PROJECT NAME: El Rio Market; PLANNING AND ZONING PERMIT NO. 21-510-03 (Special Use Permit - Alcohol); El Rio West Neighborhood

A request to sell beer, wine and distilled spirits (Type 21 ABC License) for off-site consumption at an approximately 2,115 square-foot convenience store/market, on a 0.84-acre site located at 2585 North Vineyard Avenue (APN: 132-0-043-190) within the General Commercial Planned Development (C-2-PD) zone. The proposed hours of alcohol sales are from 7:00 AM to 12:00 AM daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

Applicant: Curtis Guntner, CCP Real Estate
City Contact: Randy Baez, Associate Planner

Phone: (805) 389-6803
Phone: (805) 385-3923

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

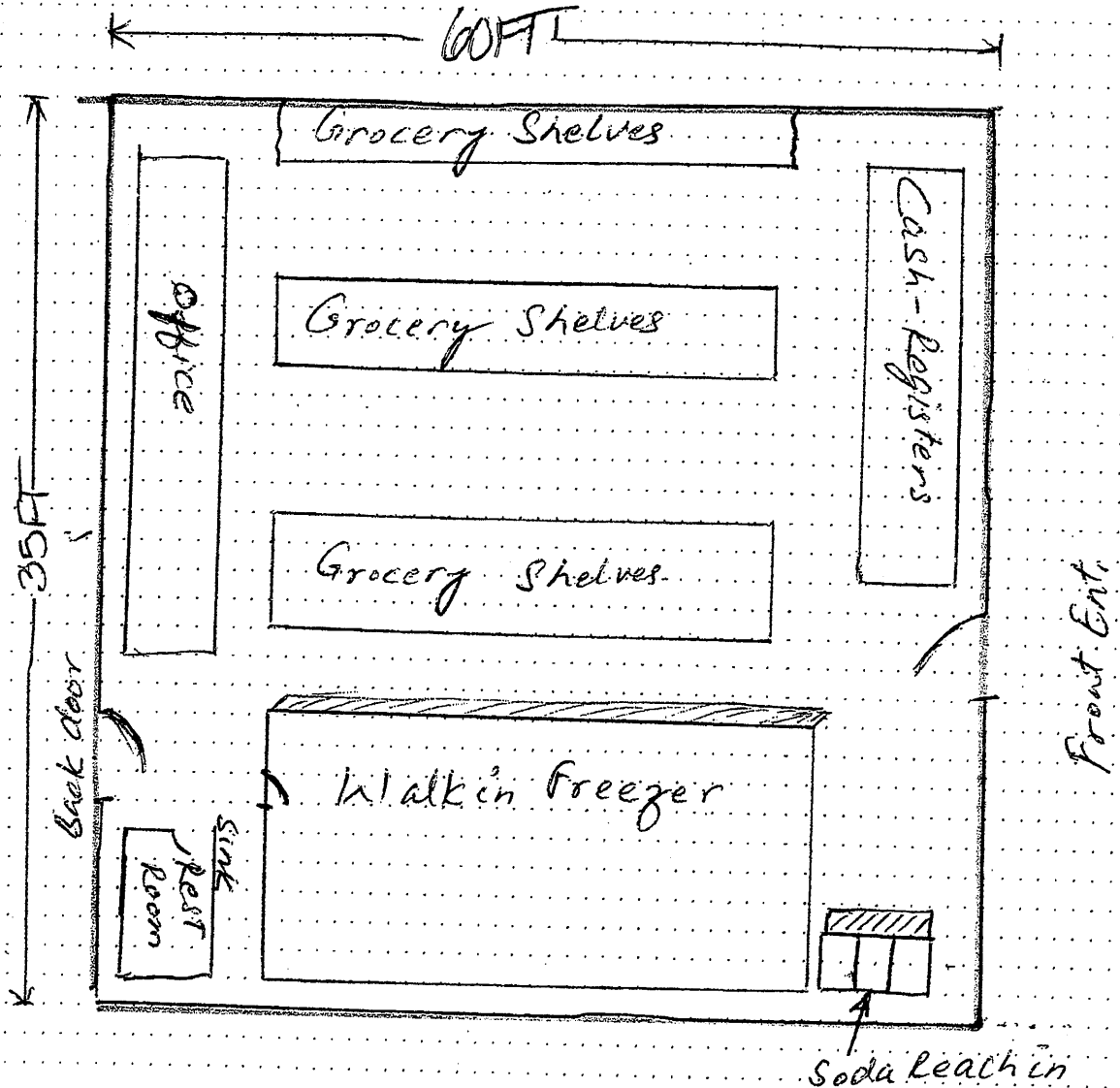
Department of Alcoholic Beverage Control
LICENSED PREMISES DIAGRAM (RETAIL)

State of California

1. APPLICANT NAME (Last, first, middle) Kaur, Satinderpal	2. LICENSE TYPE 20
3. PREMISES ADDRESS (Street number and name, city, zip code) 2585 E Vineyard Ave Oxnard CA 93036	4. NEAREST CROSS STREET Colton

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



COMMUNITY WORKSHOP

Monday, April 18, 2022

The attached documents have been submitted by the applicant for the following item:

**3. PROJECT NAME: Umesh Retail Pharmacy; PLANNING AND ZONING PERMIT NO. 22-520-01
(Special Use Permit - Minor); Fremont North Neighborhood**

A request to operate a community retail pharmacy within an approximately 1,281 square-foot vacant medical suite located at 1200 North Ventura Road, Unit G (APN: 200-0-480-085) within the Commercial Office Planned Development (C-O-PD) zone. The proposed hours of operation are from 9:00 AM to 6:00 PM. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Umesh Manglani

Phone: (562) 743-3598

City Contact: Juan Carlos Torres, Assistant Planner

Phone: (805) 385-8156

**For additional project information, please direct your inquiry to the listed contacts, or
call the Planning Division at (805) 385-7858**

Para información en español, favor de llamar al (805) 385-7858

SITE PLAN

1200 North Ventura Road, Unit G (Unit 8)

Oxnard, CA 93030

Lot area: 35,284 sq.ft. (0.81 Acres)

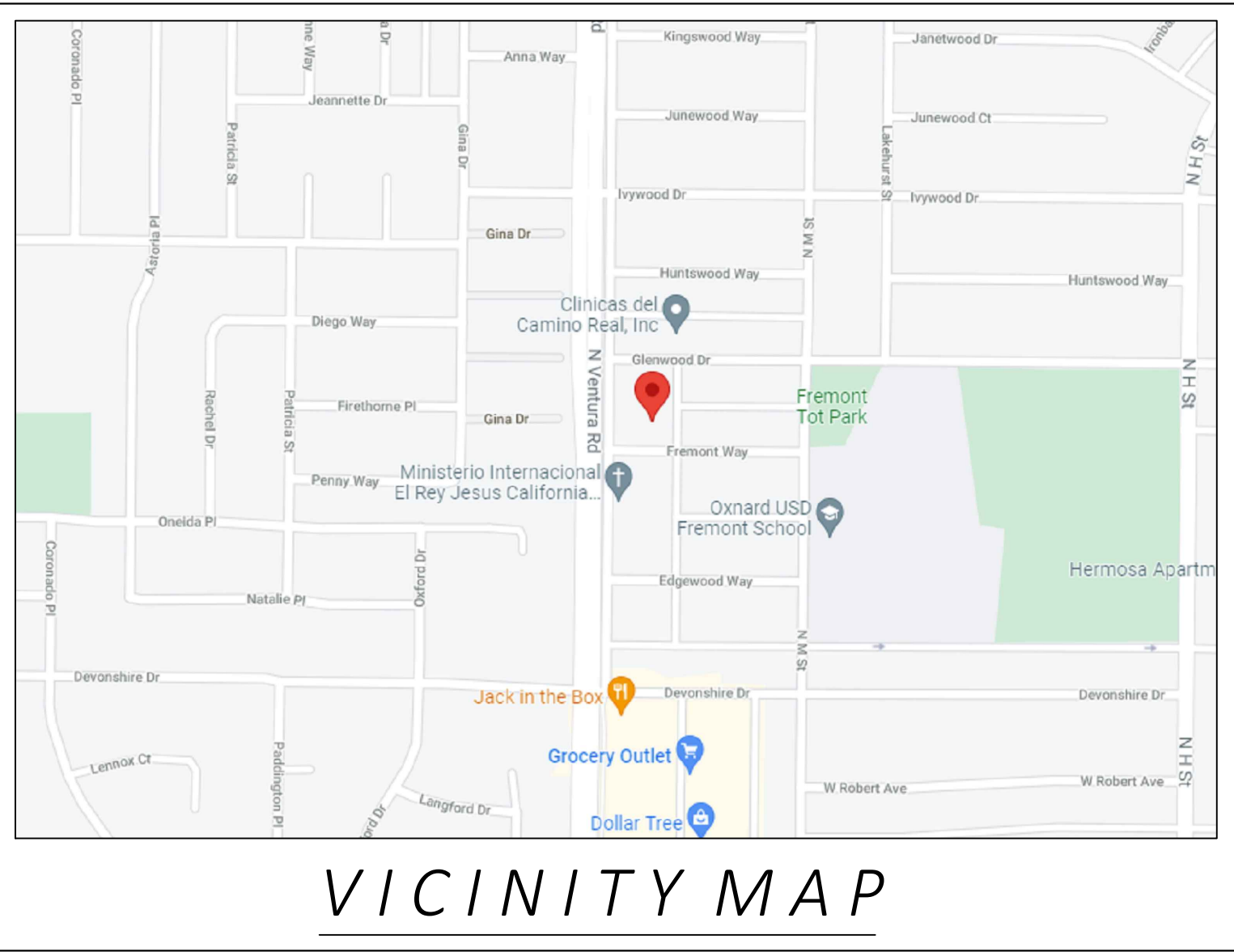
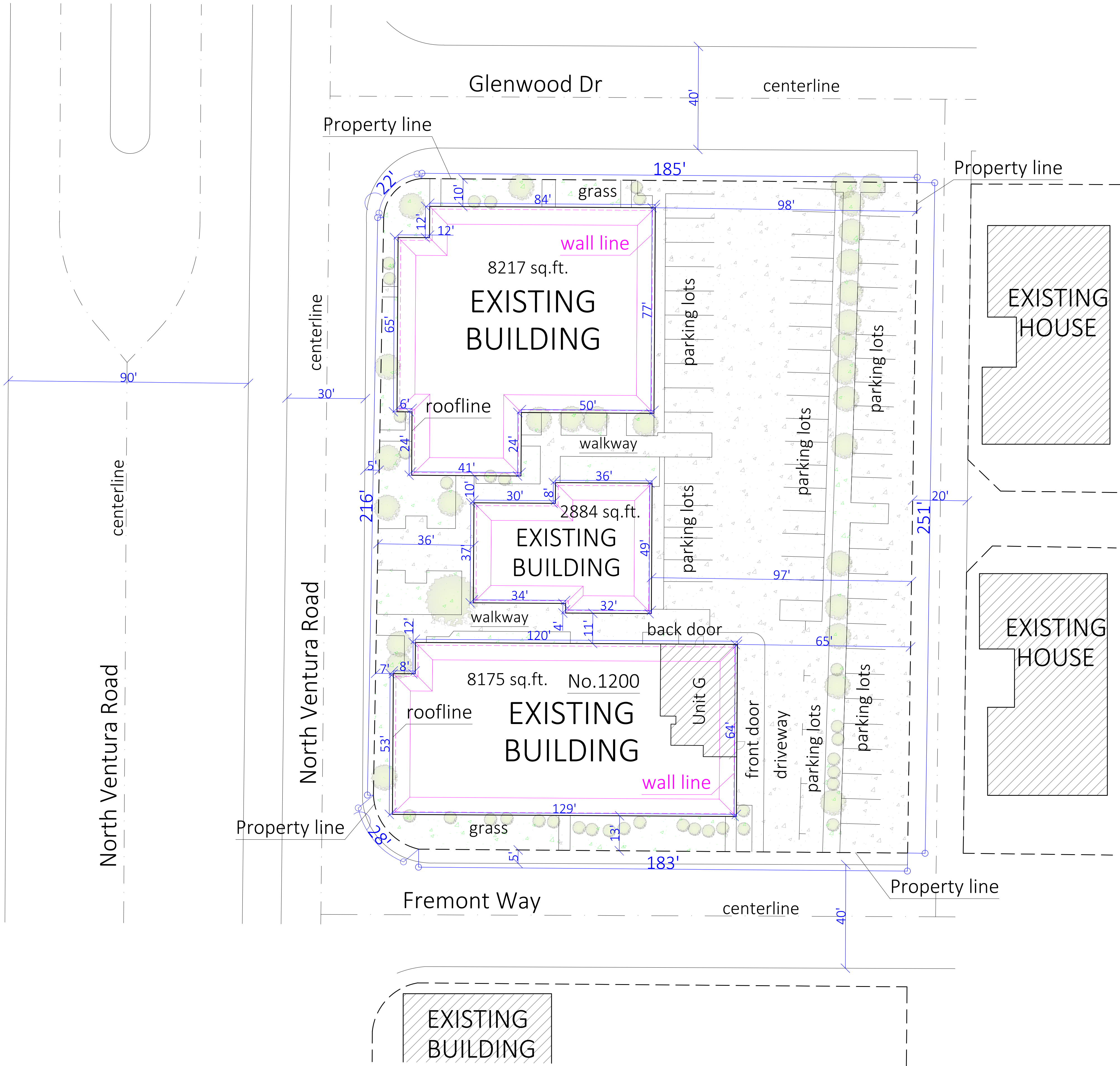
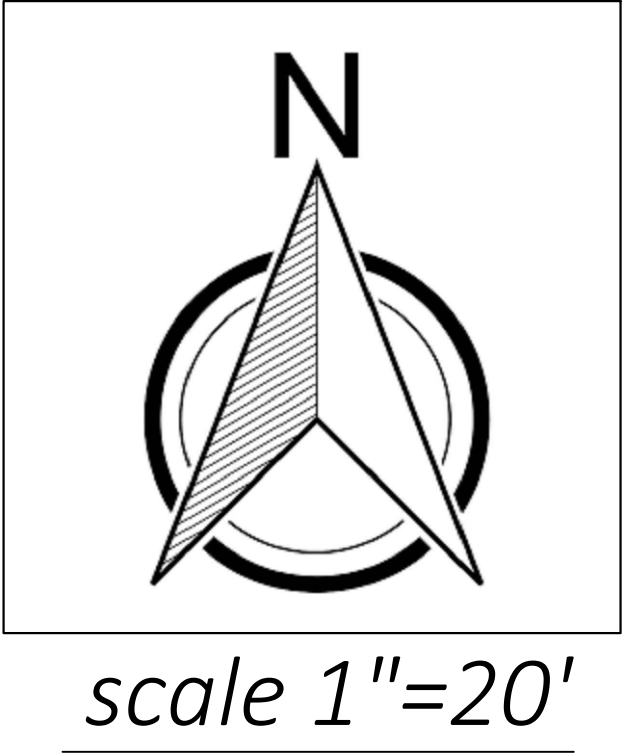
Plot Size: 24"x36"

Parking count: 55 spaces

Zoning code: Copd

Land use designation: Cof (commercial office)

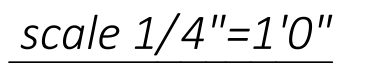
Unit 8 (unitg): 1281 sq.ft.



Created by:

GETASITEPLAN.COM
WITH BEST QUALITY IN SHORT TIME

Plot Size: 11"x17"



COMMUNITY WORKSHOP

Monday, April 18, 2022

The attached documents have been submitted by the applicant for the following item:

4. PROJECT NAME: Vista Real Charter High School; PLANNING AND ZONING PERMIT NO. 22-520-20 (Special Use Permit); Wilson Neighborhood

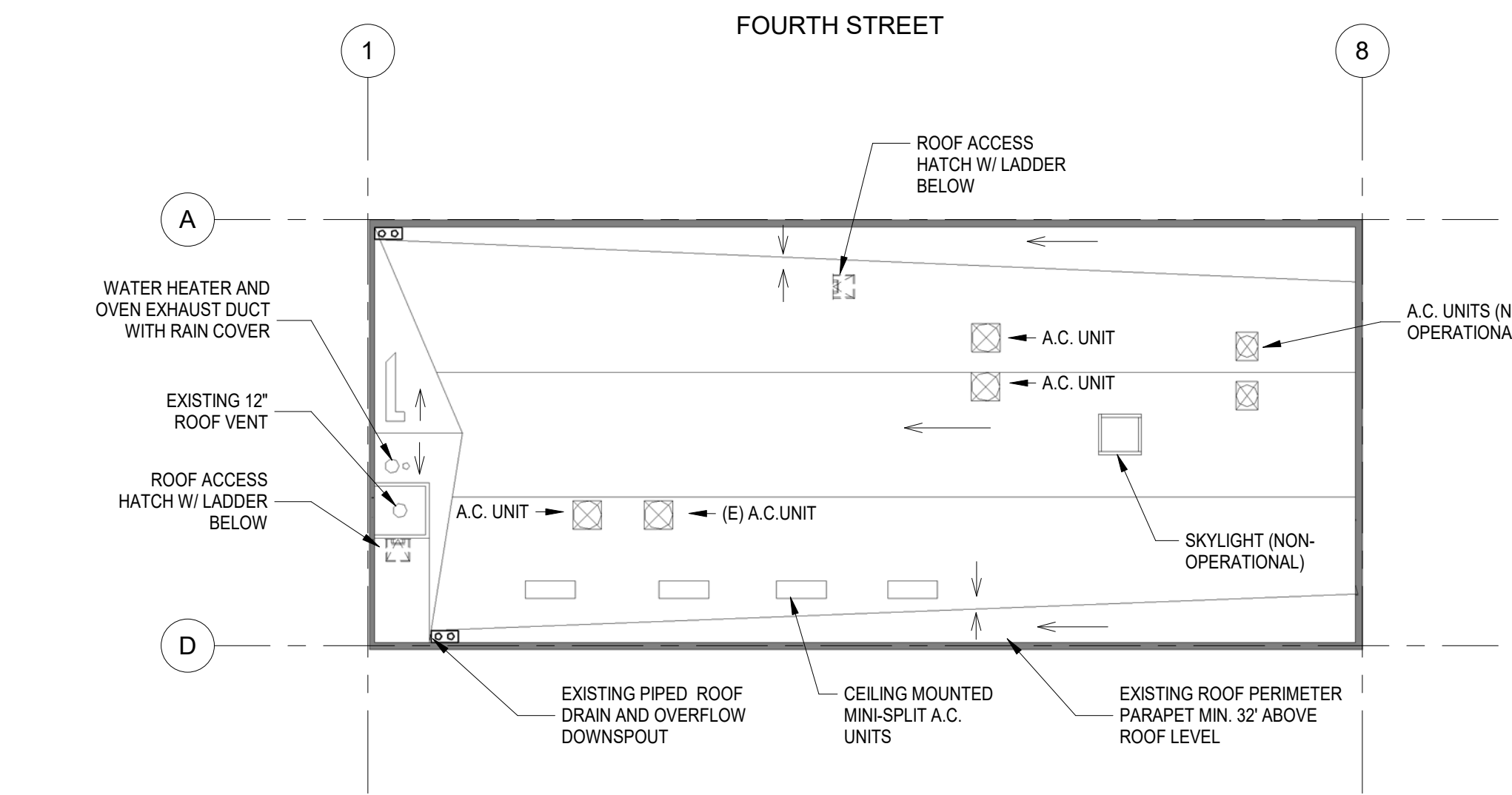
A request to construct tenant improvements to convert an existing office/retail space and permit a high school charter school to operate within a two-story 16,425 square-foot building (Woolworth Building), on a 0.2-acre site located at 401 South A Street (APN: 202-0-104-015) within the Downtown Core (DT-C) zone. The charter school will operate Monday through Friday from 8:00 am to 6:00 pm and will occupy the 8,257 square-foot second floor area and 4,615 square-feet on the first floor for a combined total area of 12,872 square-feet. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Tracy Woods, Learn 4 Life
City Contact: Juan Martinez, Associate Planner

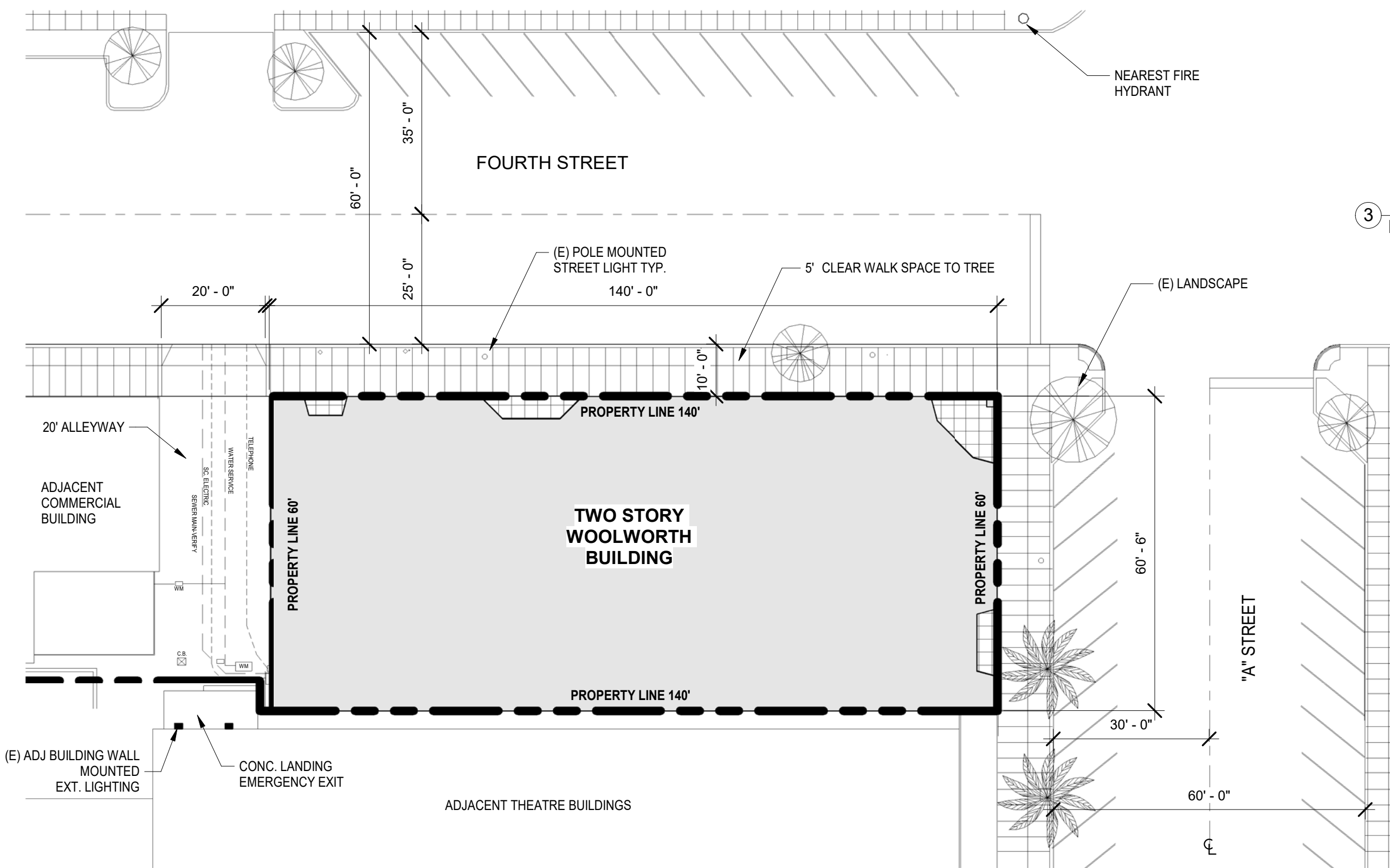
Phone: (661) 341-1168
Phone: (805) 385-7556

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

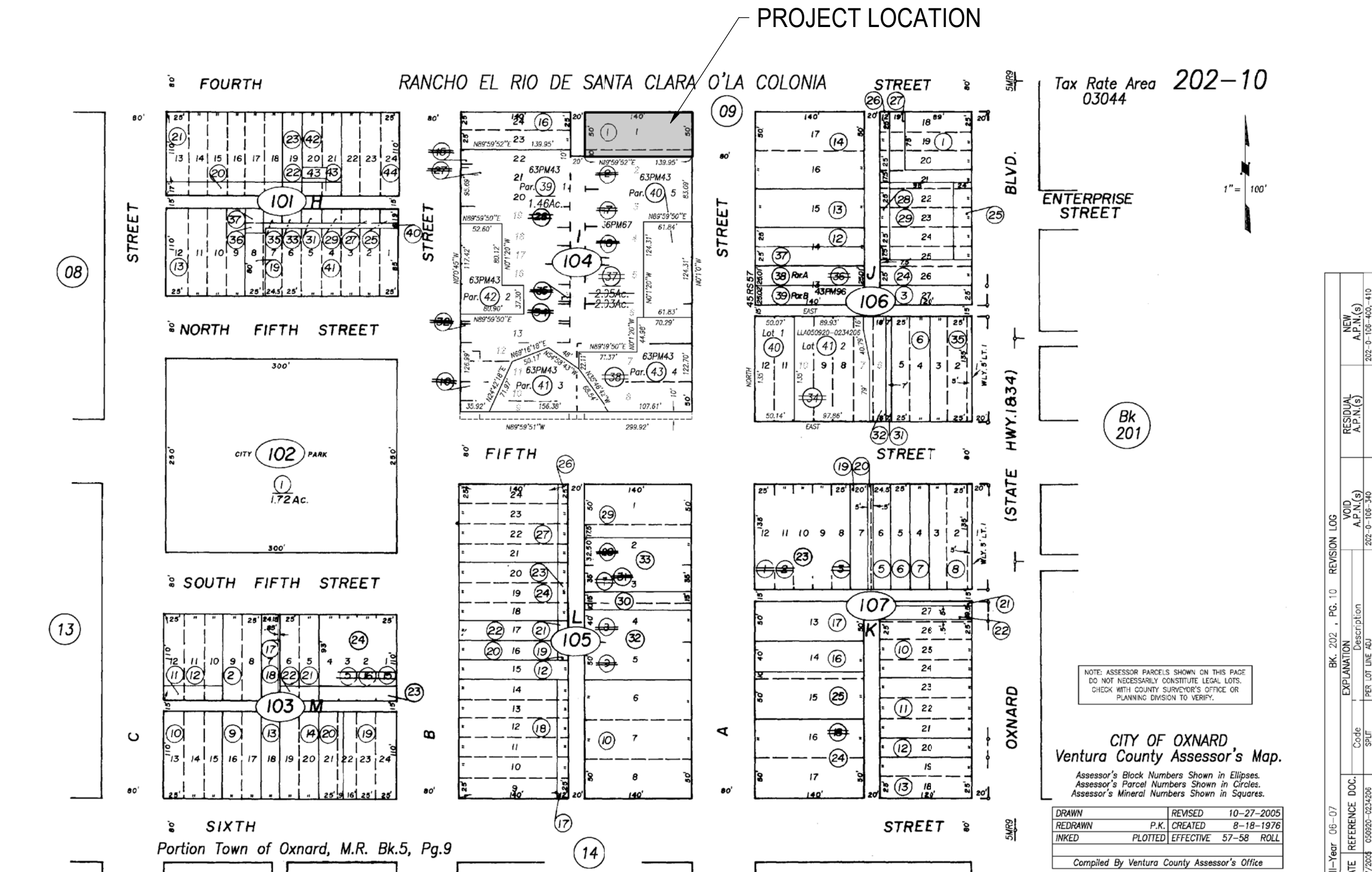
Para información en español, favor de llamar al (805) 385-7858



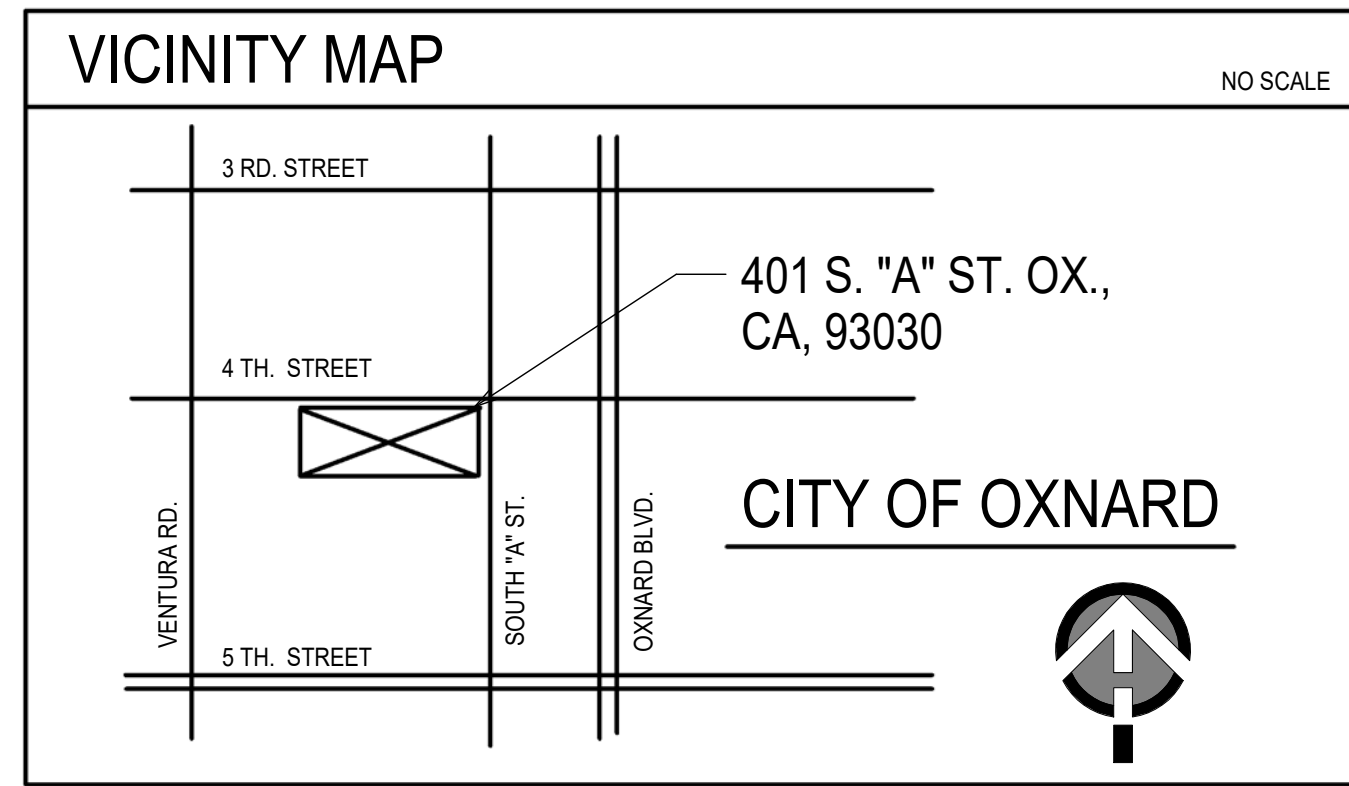
2 ROOF PLAN
1" = 20'-0"



1 SITE PLAN
1" = 20'-0"



3 PARCEL MAP
NO SCALE

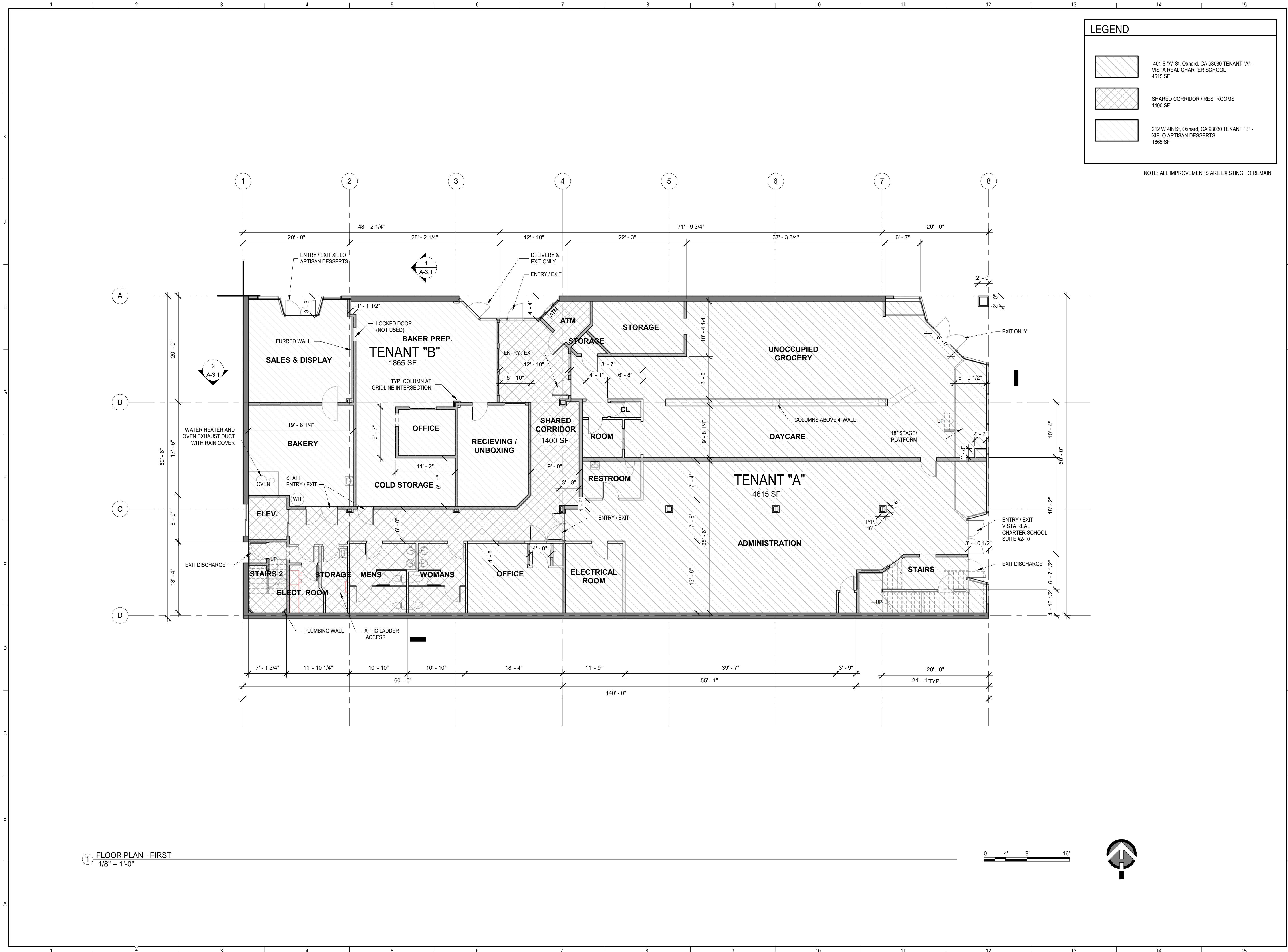


PROJECT DATA	
FIRST FLOOR AREA	8,148 SF
SECOND FLOOR AREA	8,257 SF
TOTAL:	16,405 SF

BUILDING COVERAGE	
LAND AREA 60' x 140' = 8,400 SF	
BUILDING FOOTPRINT / COVERAGE = 8,148 SF / 8,400	97%
PAVED AREA = 252 SF / 8,400	3%
LANDSCAPE AREA	0%
TOTAL:	100%

NO	DESCRIPTION	DATE
ISSUE		
JOB NO.	20-211205	
DRAWN BY:	Author	
CHECKED BY:	Checker	
PROJECT MANAGER:	Approver	
PRINT DATE:	1/25/2022 4:00:46 PM	

G:\2021 Projects\20-211205 Vista Real Charter School-210 W. 4th St. Oxnard\Drawings\Architectural\Vista Real Charter School-210 W. 4th St. Oxnard.rvt



VISTA REAL
CHARTER
SCHOOL

401 South A Street, Suite 3
Oxnard, CA 93030

CORRINE MANLEY

FIRST PLAN CHECK SUBMITTAL Issue Date

NO	DESCRIPTION	DATE

ISSUE

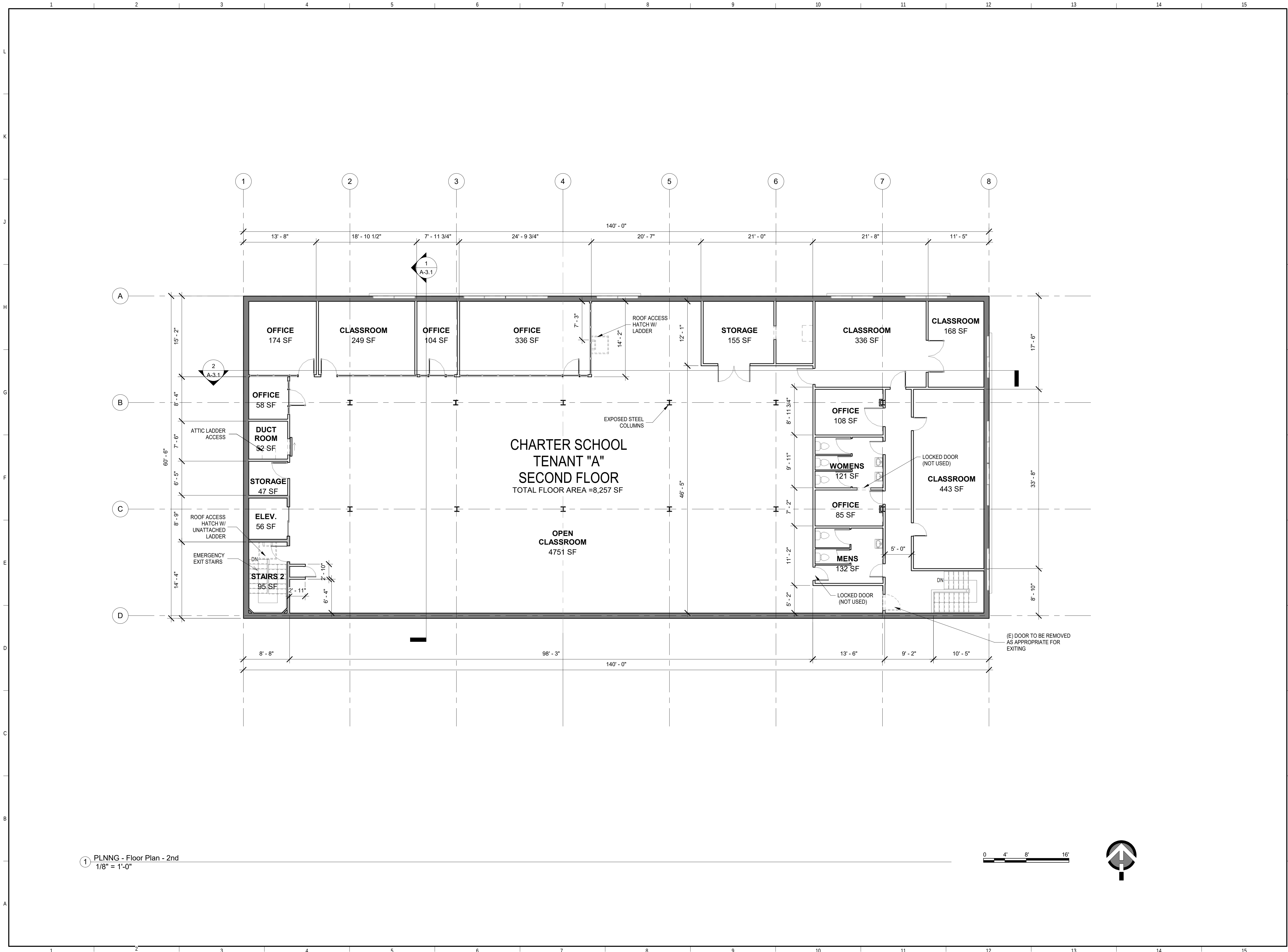
JOB NO. 20-211205

DRAWN BY: Author
CHECKED BY: Checker
PROJECT MANAGER: Approver
PRINT DATE: 1/25/2022 4:00:49 PM

FLOOR PLAN -
FIRST

A-1.1

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VISTA REAL CHARTER SCHOOL

401 South A Street, Suite 3
Oxnard, CA 93030

CORRINE MANLEY

FIRST PLAN CHECK SUBMITTAL Issue Date

NO	DESCRIPTION	DATE

ISSUE

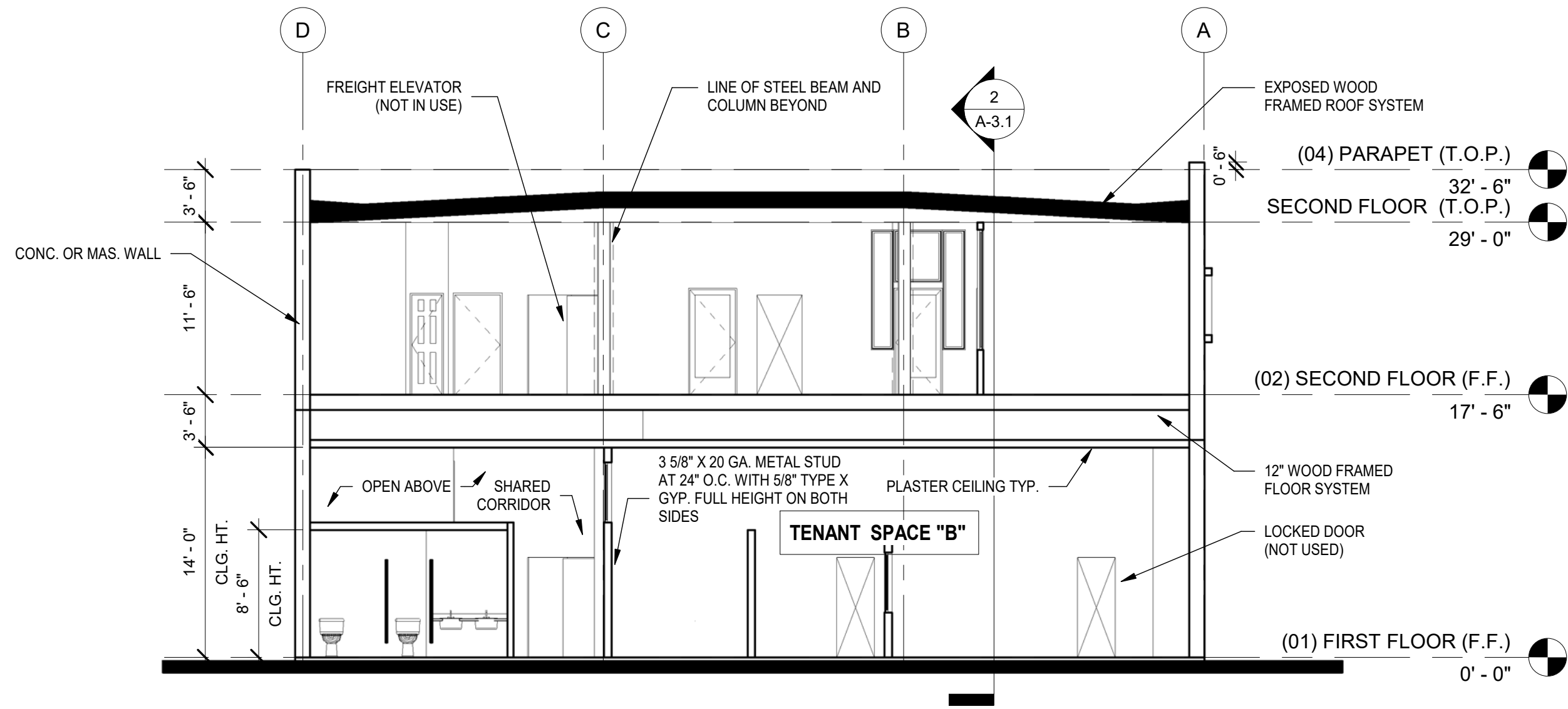
JOB NO. 20-211205

DRAWN BY: JOEY SANDOVAL
CHECKED BY: DAVID KESTERSON
PROJECT MANAGER: DAVID KESTERSON
PRINT DATE: 1/25/2022 4:00:52 PM

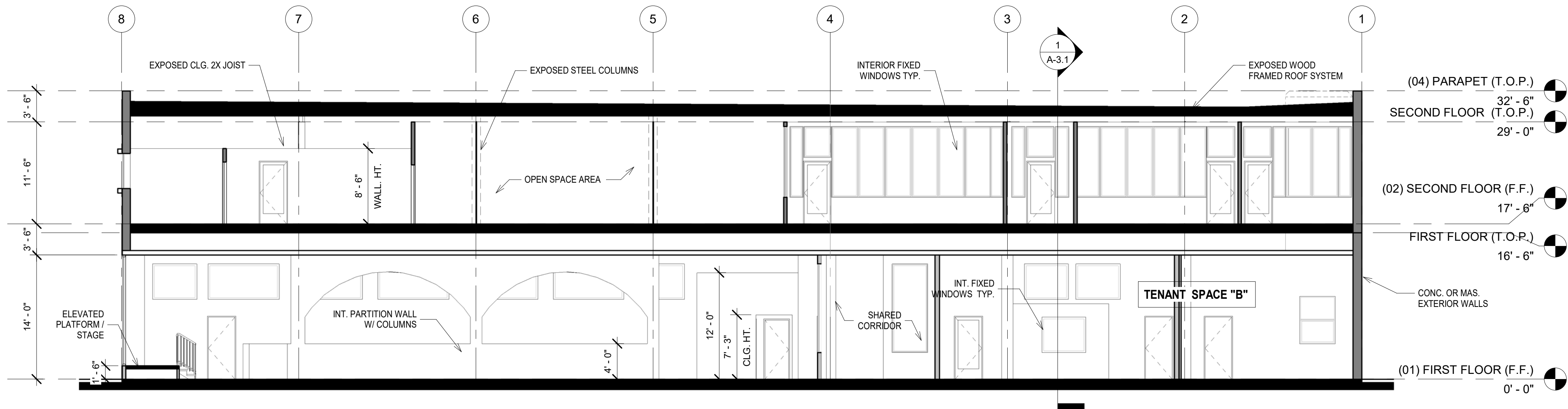
FLOOR PLAN -
SECOND

A-1.2

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1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

LAUTERBACH & ASSOCIATES
ARCHITECTS
David C. Keaterson, Architect • Mark S. Pettit, Architect
300 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93036 | 805-988-9812 | FAX 805-981-4510 | www.la-arch.com



VISTA REAL CHARTER SCHOOL

401 South A Street, Suite 3
Oxnard, CA 93030

CORRINE MANLEY

FIRST PLAN CHECK SUBMITTAL Issue Date

NO	DESCRIPTION	DATE

ISSUE

JOB NO. 20-211205

DRAWN BY: Author
CHECKED BY: Checker
PROJECT MANAGER: Approver
PRINT DATE: 1/25/2022 4:00:54 PM

**BUILDING
SECTIONS**

A-3.1

COMMUNITY WORKSHOP

Monday, April 18, 2022

The attached documents are provided for the following item:

- 5. PROJECT NAME: Teal Club Specific Plan; PLANNING AND ZONING PERMIT NOS. 15-640-01 (Specific Plan), 15-620-03 (General Plan Amendment), 15-560-01 (Pre-Zoning), 15-610-01 (Annexation); Cabrillo, Fremont North, and Fremont South Neighborhoods**

A request to adopt the Teal Club Specific Plan for development on a 149.72-acre area primarily located at the northwest corner of Teal Club Road and North Ventura Road. Development of the 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 also 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 Specific Plan, Pre-Zoning, and Annexations. Overall, the entire project area is 161.12 acres (149.72-acre TCSP area plus the 11.4-acre additional Annexation area) and is entirely located within the Oxnard Airport Sphere of Influence. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City has evaluated potential project-related environmental impacts through the preparation of an Environmental Impact Report.

Applicant: Dennis Hardgrave, Development Planning Services
City Contact: Jay Dobrowalski, Senior Planner

Phone: (805) 402-1589
Phone: (805) 385-3948

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

2.0 PROJECT DESCRIPTION

This section describes the project location, characteristics of the site and the proposed development, project objectives, and the approvals needed to adopt the proposed Specific Plan and Pre-Zoning and seek annexation to the City. Actual development will require subsequent approvals and permits.

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 the 149.72-acre area Teal Club Specific Plan area ("TCSP area"). The TCSP 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 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. Overall, the entire project area is 161.12 acres (149.72-acre TCSP area plus the 11.4-acre additional Annexation area).

2.1 PROJECT APPLICANT

Teal Club Specific Plan Applicant:

Borchard Property Co-Owners

211 Village Commons Boulevard #15, Camarillo, California 93012

Applicant's Representative: Dennis Hardgrave, (805) 484-8303

Applicant for CMWD, MWD, and LAFCo Annexations:

City of Oxnard, Planning Division

214 South C Street, Oxnard, California 93030

Contact: Jay Dobrowalski, (805) 385-3948



2.2 PROJECT LOCATION

For the purpose of this analysis, the “project area” refers to the 161.12-acre project area that includes both the 149.72-acre TCSP area and the 11.4-acre area south of Teal Club Road to be annexed into the City of Oxnard. The majority of the project area is located in the unincorporated area of Ventura County within the Oxnard Sphere of Influence (SOI) while two parcels are located in the City of Oxnard. The project area is north of the Oxnard Airport. The TCSP area and the additional Annexation area are in the Airport’s Traffic Pattern Zone. The TCSP area is within the established City of Oxnard Urban Restriction Boundary (CURB). The entire project area is bounded on the north, south, and east by the City of Oxnard.

The 149.72-acre TCSP area comprises legal lots consisting of seven contiguous assessor’s parcels 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 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. Regional access to the project site is provided by the Ventura Freeway (Highway 101) and the Pacific Coast Highway (State Route 1).

The regional location is illustrated in Figure 2-1. Figure 2-2 shows the local location and an aerial view of the TCSP area and surrounding uses. Assessor Parcel Numbers for the TCSP and the proposed additional annexation area are listed in Table 2-1.

Under CEQA Guidelines Section 15206(b)(2)(A), the TCSP is classified as a project of “regional significance” because it includes more than 500 housing units. The Oxnard 2030 General Plan Program EIR evaluated the TCSP at the programmatic level and is incorporated by reference.

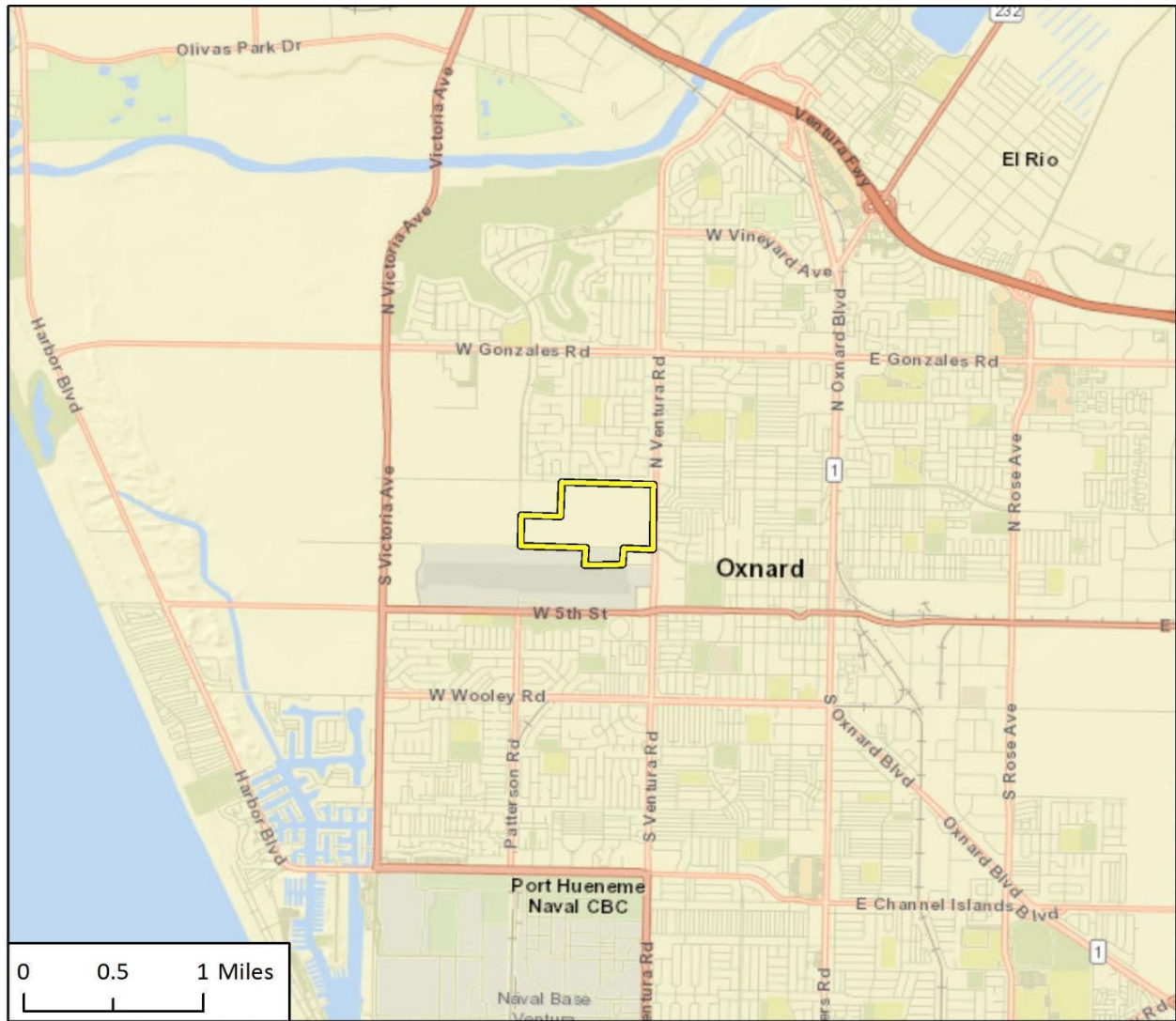
**Table 2-1
Assessor’s Parcels (2013)**

Teal Club Specific Plan Area		
183-0-070-06	183-0-070-07	183-0-070-24
183-0-070-11	183-0-070-12	183-0-070-13
183-0-070-14		
Additional Annexation Area		
183-0-110-03	183-0-110-04	183-0-110-05
183-0-110-25	183-0-110-26	183-0-110-27
183-0-100-40	183-0-100-55	183-0-100-56
Parcels (Agricultural Land) Potentially Partially Affected by Future Right-of-Way and Road Widening of Teal Club Road From Patterson Road to Victoria Avenue and Patterson Road adjacent to the Specific Plan Area		
183-0-070-01, 183-0-060-12, 183-0-060-24, 183-0-060-25, 183-0-060-26, 183-0-060-32, 183-0-060-39, 183-0-060-45.		

Source: Ventura County Assessor’s Office, Parcel Maps, 2019



Figure 2-1 Regional Location



 Project Location

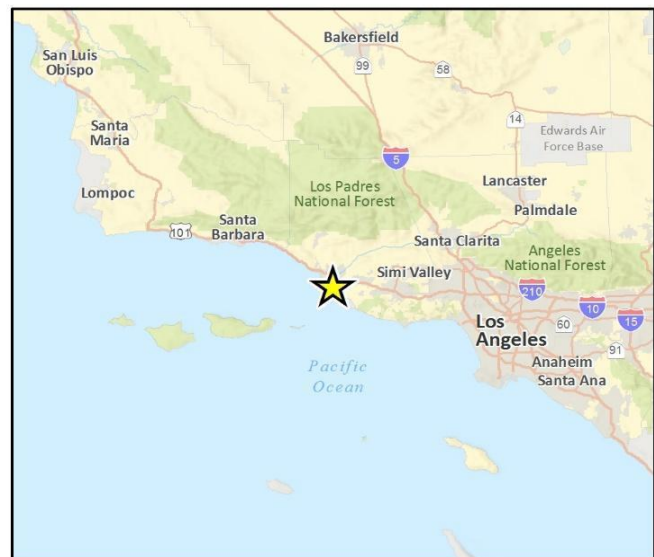
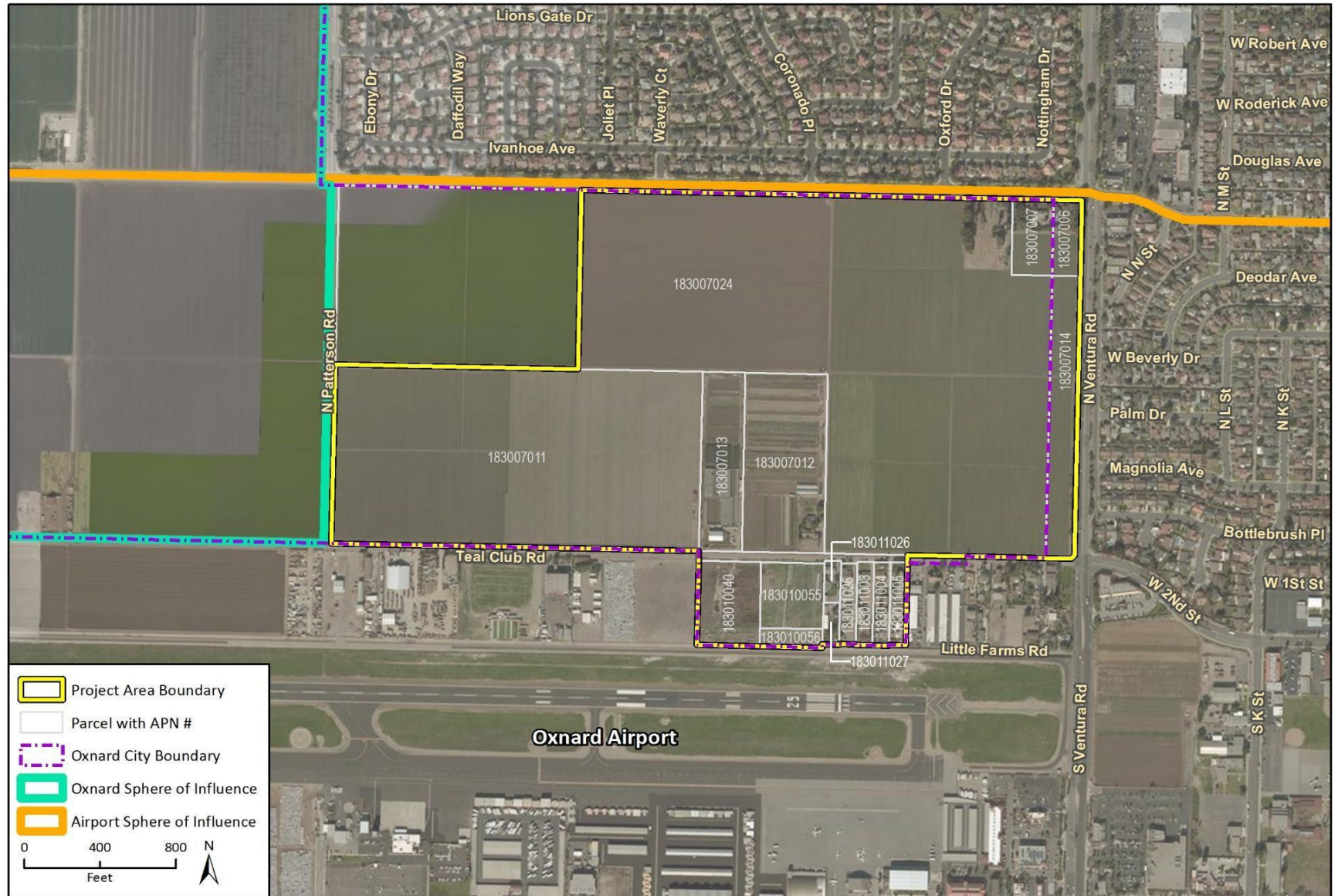


Fig 2-1 Reg Icon JPEG



Figure 2-2 Project Site Location



Imagery provided by Microsoft Bing and its licensors © 2019.

Project area boundary hand digitized from: TEAL CLUB SPECIFIC PLAN - EIR ALTERNATIVES SUMMARY (May 9, 2018 Update) – Development Planning Services, Inc. Additional data provided by County of Ventura 2018.

Fig 2-2 TCSP Project Location

2.3 CURRENT LAND USE AND REGULATORY SETTING

2.3.1 Current Land Use

The TCSP area is in active agricultural use, currently cultivated with row crops, and there are agricultural amenities including a barn and greenhouses in the central-southern portion along Teal Club Road and two occupied single-family residences (one just east of the barn and one in the northeastern corner at Doris Avenue and North Ventura Road). The additional parcels south of Teal Club Road are a mix of vacant land (the westernmost three parcels) and residential development, including approximately six single family residences with ancillary vehicle storage and shop uses (the easternmost six parcels). Views of the TCSP area and nine additional parcels to be annexed from surrounding areas and views of surrounding areas are shown on figures 4.1-1a and 4.1-1b in Section 4.1, *Aesthetics*. Table 2-2 below and Figure 4.9-2 summarizes the existing characteristics and zoning designations of the TCSP area and the nine additional parcels to be annexed south of Teal Club Road.

Table 2-2
Existing TCSP Area Characteristics

Project Area Size	161.1 acres (including 11.4 acres of land to be annexed)
General Plan Land Use Designations	County of Ventura: Agricultural City of Oxnard: Residential Low, Residential Low Medium, Residential Medium, Residential High, Commercial General (with Urban Village designation), Business & Research Park, Park, Open Space; Airport Compatible
Zoning Designations	County of Ventura: Agricultural Exclusive-40 City of Oxnard: Two parcels (7 acres) in City of Oxnard zoned R1 (Single Family Residential). No City zoning for unincorporated County properties.
Airport Land Use Plan Designation	Traffic Pattern Zone
Current Use and Development	Agriculture, single-family residential, vehicle storage, vacant
Surrounding Land Use/ Zoning Designations	North: Residential Low Density / Single Family Residential and Single Family Residential Planned Development South: Airport Compatible and Public/Semi Public (Oxnard Airport) / Business & Research Park, Light Manufacturing Planned Development, Manufacturing Planned Development, and Single Family Residential East: Residential Low Density and Community Commercial/ General Commercial (C-2), General Commercial Planned Development (C-2-PD), and Single-Family Residential (R-1) West: Agriculture Exclusive (County of Ventura)
Regional Access	Highway 101, State Route 1 (Pacific Coast Hwy), Victoria Ave
Local Access	Ventura Rd, Teal Club Rd, Doris Ave, Patterson Rd
Public Services	Water: On-site wells Sewer: On-site septic systems Fire: Ventura County Fire Department Police: Ventura County Sheriff

2.3.2 Land Use Regulatory Overview

County of Ventura General Plan. The majority of the TCSP area is located in unincorporated Ventura County, with the exception of two parcels encompassing seven acres which are located within the City of Oxnard. The TCSP area and the nine additional parcels south of Teal Club Road are designated Agricultural-Urban Reserve in the Ventura County General Plan.

City of Oxnard 2030 General Plan. Two parcels in the TCSP area are located in the City of Oxnard and the TCSP area is fully within the City of Oxnard Sphere of Influence and CURB. The Oxnard 2030 General Plan land use designations are residential low, low-medium, medium, and high; general commercial, park, public facility, business research park, and open space with an “Urban Village” overlay on the entire development area of the specific plan. As defined in General Plan Goal CD-7, Urban Villages are intended to support “development of vibrant mixed-use urban villages characterized by a mix of land uses, transit accessibility, pedestrian orientation, and neighborhood identity.” Policy CD 7.1 specifically addresses the Teal Club site:

***CD-7.1 Establishment of Urban Villages:** Six areas of the City are initially designated as Urban Villages. It is the intent of the Urban Village designation that specific or strategic plans for each area will be prepared in advance of the planning entitlement process. Additional Urban Villages and guidelines may be subsequently adopted by the City Council. Urban Villages are envisioned as characterized by:*

- *Infill and/or development of formerly agricultural land*
- *Reinvestment in the existing community*
- *Mixture of land uses*
- *Mix of residential densities and housing types*
- *Providing a minimum of 15 % affordable housing*
- *Location along or near corridors, downtown, and transit nodes*
- *Transit, pedestrian, and bicycle circulation given high priority*

Teal Club Specific Plan:

- **Location.** Teal Club Road, Patterson Road, Doris Avenue, and Ventura Road.
- **Land Use.** Transit oriented residential with supporting mixed use, schools, parks, and neighborhood commercial services.
- **Overview.** The intent of this urban village is to encourage neotraditional town planning compatible with surrounding uses and the Oxnard Airport with a focus on sustainability by using green building and planning principles, provision of adequate public and semi-public uses, transit-oriented development, and an identity creating entry component facing Ventura Road. A central focus of this development will be in the provision of balanced community with jobs, school, recreation, shopping, and affordable and market-rate housing.

The Oxnard 2030 General Plan includes additional goals and policies that apply specifically to the Urban Village designation and to the proposed project in general, as discussed further in Section 4.9, Land Use and Planning. Notable among these is Goal SC-3, “Energy Generation and Increased Efficiency (Energy Action Plan) - Energy efficiency performance standards and

generation from renewable sources” and its related sustainability policies applicable to the proposed project.

The additional nine annexation parcels (11.4 acres) south of Teal Club Road are designated for Airport Compatible land uses. As described in the 2030 General Plan, this designation requires airport compatible land uses that do not interfere with airport operations or subject large numbers of persons to aircraft hazards. Airport Compatible uses need not be directly related to or dependent upon the adjacent airport. Uses must be consistent with the policies of the City; the Federal Aviation Administration (FAA); the California Department of Transportation (Caltrans), Division of Aeronautics; and the Ventura County Airport Land Use Commission. Allowable uses are typically of a limited industrial or specialized commercial nature.

Airport Comprehensive Land Use Plan. The TCSP area is in the Land Use Study Area of the Oxnard Airport. The Ventura County Airport Land Use Commission’s Airport Comprehensive Land Use Plan (2000) provides “... for the orderly growth of each public airport and the area surrounding the airport... [and] safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general” (California Public Utilities Code Section 21675). Prior to making a final decision on the TCSP, the City of Oxnard will refer the TCSP to the Airport Land Use Commission for a consistency review with the Airport Land Use Plan. Various regulations of the Federal Aviation Administration also apply to land use and structural development in proximity to active airports.

Local Agency Formation Commission. The Ventura Local Agency Formation Commission (“LAFCo”) operates under the provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 et seq.). LAFCos implement State and local policies relating to boundary changes for cities and most special districts, including spheres of influence, incorporations, annexations, reorganizations and other changes of organization. In this capacity the Ventura LAFCo reviews, approves or denies proposals for annexations. In considering whether to approve or deny the proposed TCSP project annexation to the City of Oxnard, LAFCo will assess consistency of the annexation with LAFCo policies and standards. LAFCo’s “Guidelines for Orderly Development” were adopted by the Board of Supervisors and all cities within Ventura County. The guidelines require that urban development be located within incorporated cities whenever or wherever practical. LAFCo generally avoids creating unincorporated islands and attempts to eliminate existing unincorporated islands as a condition of approval for nearby annexations. For that reason, the TCSP project includes the nine parcels south of Teal Club Road to create one contiguous annexation area and avoid creating unincorporated islands.

Senate Bill No. 610 – Water Supply Assessment (WSA). Senate Bill No. 610 (Costa) requires identification of existing water supply entitlements, water rights, or water service contracts for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts as part of a Water Supply Assessment (WSA). A WSA for the TCSP is included as a technical appendix.

Greenbelt Agreement. The City of Oxnard is party to two greenbelt agreements, the Oxnard-Camarillo Greenbelt Agreement and the Ventura-Oxnard Greenbelt Agreement. The Oxnard-Camarillo Greenbelt Agreement was established in 1982 and covers 27,000 acres in

unincorporated Ventura County. The Ventura-Oxnard Greenbelt covers approximately 5,104 acres of unincorporated County territory and begins on the west side of Patterson Road. The TCSP area is not located in either of these greenbelts, but is immediately adjacent to the Oxnard-Ventura Greenbelt. The areas where road widening would occur on Teal Club Road and Patterson Road are in the Ventura-Oxnard Greenbelt.

2.4 PROJECT OBJECTIVES

According to CEQA Guidelines 15124(b), the Project Description of an EIR should include “a statement of the objectives sought by the proposed project” which should include “the underlying purpose of the project and may discuss the project benefits.” The purpose of the project objectives are to “help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary.”

The objectives for the proposed project include the following objectives for both the project proponent and the City of Oxnard.

TCSP Project Proponent:

- 1) *Create an integrated land, transportation, and infrastructure plan that allows for a mix of residential, mixed-use and commercial development to minimize the need for short distance single-person vehicle trips both within the project and within the City.*
- 2) *Provide a balance and economic match, to the extent feasible, between on-site housing and employment opportunities.*
- 3) *Create an integrated vehicular, pedestrian and bicycle circulation system that connects residential, industrial and commercial uses within the project.*
- 4) *Create recreational opportunities accessible to the neighborhood and City of Oxnard.*
- 5) *Establish land uses that permit a range of housing opportunities with varying densities, types, styles, prices and tenancy characteristics including compliance with the 2030 General Plan Housing Element affordability requirements.*
- 6) *Adopt design guidelines and regulations to provide for consistent and orderly implementation of the plan.*
- 7) *Provide development and transitional land use patterns that do not conflict with surrounding land uses and neighborhoods.*
- 8) *Avoid leapfrog development and accommodate projected growth in a location adjacent to existing infrastructure, urban services, existing circulation elements and community facilities.*
- 9) *Minimize traffic trips by providing a variety of neighborhood services in the commercial area of the project.*
- 10) *Establish development regulations to ensure residential neighborhoods are compatible with the surrounding area and all proposed land uses are properly integrated or buffered, as appropriate.*
- 11) *Access the City's Advanced Water Purification program for non-potable water uses.*
- 12) *Provide an adequate buffer between the TCSP area and agricultural uses to the west on both an interim and permanent basis, as needed.*
- 13) *Utilize commercial land uses to buffer the TCSP area from the Oxnard Airport to the south.*
- 14) *Provide bike and trail linkages between the TCSP area and existing facilities.*
- 15) *Provide land for a potential fire station, if needed.*

- 16) *Provide a mix of land uses that are financially independent, sustainable, and not a fiscal burden on the General Fund of the City of Oxnard.*
- 17) *Ensure appropriate phasing and financing for community facilities including street and road improvements, water, urban runoff and flood control facilities, and parks.*
- 18) *Create neighborhoods with lasting value by setting high quality standards for residential and commercial land development and related public improvements.*
- 19) *Comply with the State of California's "Build it Green" standards.*

City of Oxnard:

- 1) *Develop a project consistent with the 2030 General Plan and other adopted and relevant City policies and capital improvement plans and programs.*
- 2) *Incorporate innovative, feasible, flexible features that assist the City in implementing relevant 2030 General Plan and related environmental, economic development, and planning goals, policies, and programs.*

2.5 PROJECT CHARACTERISTICS

2.5.1 Teal Club Specific Plan

The TCSP was developed to be consistent with the 2030 General Plan and related City Master Plans and policies, and in consultation with the Oxnard School District (OSD) and Oxnard High School District (OHSD). The TCSP sets forth a proposed development program within 14 proposed Planning Areas (PA) for a mix of land uses on the approximately 149.72-acre TCSP portion of the project area. The TCSP area does not include the additional annexation parcels, totaling 11.4 acres south of Teal Club Road.

Table 2-3 provides a breakdown of the proposed land uses in Figure 2-3, followed by general descriptions of land uses. After LAFCo's approval of the annexation, the TCSP area Pre-Zoning would convert to City of Oxnard zoning.

**Table 2-3
Proposed Land Uses**

Land Use	Maximum Density	Total Planned			
		Acres ¹	Units ²	Density	Square Feet
<u>TEAL CLUB SPECIFIC PLAN AREA</u>					
RESIDENTIAL					
PA-1 Detached Cluster Residential	10 DU/Ac.	17.52	140	8 DU/Ac.	-
PA-2 Detached Cluster Residential	10 DU/Ac.	10.01	80	8 DU/Ac.	-
<i>Subtotal Single-Family Detached</i>	-	27.53	220	-	-
PA-3 Attached Residential	18 DU/Ac.	9.60	145	15DU/Ac.	-
PA-4 Attached Residential	18 DU/Ac.	5.54	88	16 DU/Ac.	-
PA-5 Attached Residential	30 DU/Ac.	10.57	240	23 DU/Ac.	-
PA-11 Attached Residential	12 DU/Ac.	15.64	167	11 DU/Ac.	-



PA-12 Attached Residential	30 DU/Ac.	4.43	100	23 DU/Ac.	
Commercial/Mixed Use (Residential)	-	0.0	30	-	-
Subtotal Multi-Family	-	45.78	770	-	-
TOTAL RESIDENTIAL	-	73.31	990	-	-
(Affordable Units)			148³		
NON-RESIDENTIAL					
PA-8 Community Park	-	6.50	0	-	-
PA-9 Community Park	-	3.50	0	-	-
PA-10 Community Park	-	7.38	0	-	-
Beverly Dr. Greenbelt		0.38	0		
Parks & Open Space Subtotal		17.76	0	-	-
PA-6 Commercial/Mixed Use	-	4.35	0	-	10,000
PA-7 Urban Village Commercial	-	4.43	0	-	50,000
Commercial/Mixed Use Subtotal	-	8.78	0	-	60,000
PA-13 Business Research Park	-	6.19	0	-	88,000
PA-14 Business Research Park	-	2.92	0	-	44,000
Light Industrial Subtotal	-	9.11	0	-	132,000
Ventura Road	-	2.82	0	-	-
Doris Avenue	-	2.80	0	-	-
Patterson Road	-	0.30	0	-	-
Teal Club Road	-	7.20	0	-	-
Arterial Roadways Subtotal	-	13.12	0	-	-
Interior Roadways shown in Fig. 2-3	-	22.18	0	-	-
Detention Basins	-	5.46	0	-	-
Interior Roadways & Misc. Subtotal	-	27.64	0	-	-
TOTAL TCSP AREA	-	149.72	990	-	192,000
ADDITIONAL PARCELS SOUTH OF TEAL CLUB ROAD (see Subsection 2.5.2)					
Manufacturing Space	-	~5.7 ⁴	-	-	173,804
Warehouse Space	-	~5.7 ⁴	-	-	173,804
Additional Parcels Subtotal	-	11.4	-	-	347,608

Sources: Development Planning Services, July 2019; City of Oxnard, 2019.

PA = Planning Area

¹ land use acres shown in this table are Net Area, measured from the right-of-way line of streets shown in the Teal Club Specific Plan Land Use Plan, Figure 2-3.

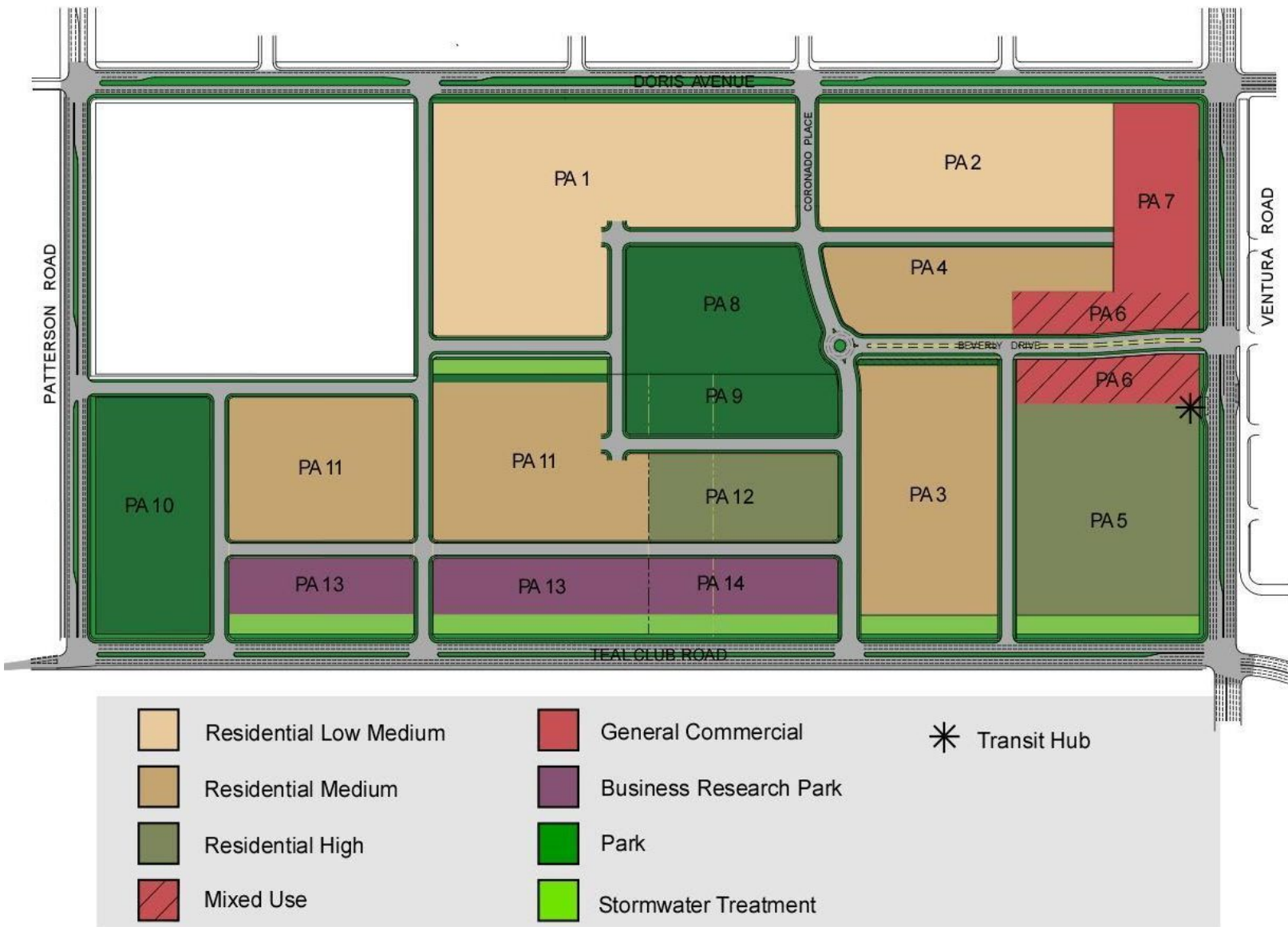
² The number of units within any residential land use area may be refined during the course of subsequent City review and approval, provided that the total number of units within the Specific Plan does not increase beyond that shown in this table, or subsequent CEQA analysis shows that the level of development would not result in new or substantially more significant impacts would occur requiring further CEQA review.

³ Includes approximately 148 affordable units. The affordable units would comprise 15% of the total project area residential development, as the entire residential project area is defined as "Urban Village". Levels of affordability would be approximately 40% Very Low income and 60% Low income. Approximately 80 affordable units would be built as part of Phase 1 and 40 as part of Phase 2. Affordable units would be generally distributed between Planning Areas 5, 11 and 12.

⁴ Assumed half of 11.4-acre area for manufacturing space (5.7 acres) and half for warehouse space (5.7 acres)



Figure 2-3 Proposed Teal Club Specific Plan Planning Areas



Residential Land Use. The TCSP envisions development of up to 990 residential dwelling units in a variety of densities and product types including both market-rate and affordable housing. A total of 148 affordable housing units, 15% of the overall project units, are included in the total unit count and would not, when combined with market rate units, exceed 990 total residential dwelling units. Affordable units include only units affordable to extremely low, very-low, and low-income households. Moderate rate units, for sale or for rent, may not be counted towards the affordable housing TCSP requirement but will be counted towards meeting the City's Regional Housing Needs Assessment (RHNA) for 2014 to 2021.

In addition to single-family residential units, the TCSP includes single-family courtyard homes, single-family townhomes and multi-family condominiums and apartments. The detached single-family homes and townhomes (primarily low-medium density) would be located near Doris Avenue and the interior of the project site. The higher-density units (condominiums and apartments) would be placed on the easterly portion of the site along Teal Club Road and Ventura Road. Product highlights are below:

Two choices of detached two-story single-family homes are proposed as follows (in PA1 and PA-2):

- Single-family detached homes with minimum lot sizes of 2,500 square feet and maximum building area of 2,400 square feet; and
- Single-family detached courtyard homes with minimum lot sizes of 2,500 square feet and maximum building area of 2,400 square feet.

Multifamily attached dwellings (medium density in PA-3, PA-4 and PA-11 and high density in PA-5 and PA-12) would comprise approximately 33% of the residential units. In PA-3, PA-4, and PA-11 two and three-story townhomes and condominiums would be constructed with first-floor garages. These buildings would take access from alleys, and face either onto a street or a shared common open space paseo. Unit sizes are anticipated to range from 800 to 2,000 square feet. In PA-5, the applicant envisions multiple-story apartment buildings with a required density of up to 30 units per acre in accordance with the City's 2014-2021 Housing Element requirements for meeting the 2014-2021 RHNA.

Commercial and Mixed Use. The TCSP includes up to 60,000 gross square feet (gsf) of retail, mixed use, and office uses on 8.78 acres (PA 6 and 7). The general commercial would be located in the eastern portion of the TCSP area along Ventura Road. The general commercial would be oriented around a public plaza and would be within walking distance of residential units and readily accessible to a new bus stop on Ventura Road. Typical commercial neighborhood retail and service uses could include a coffee shop, deli or sandwich shop, restaurants, dry cleaner, consumer electronics retail, mailbox/package business, flower shop, hair salon, or copy center. Leasing preferences and incentives may be required so that the commercial provides a mix of uses that reduce vehicle trips by residents.

Business and Research Park (BRP Zone). Up to 132,000 gsf of Business and Research Park uses on 9.11 acres (PA 13 and 14) are proposed in the southern portion of the TCSP, fronting Teal Club Road. Typical uses in the BRP zone include professional, administrative and high technology research and manufacturing uses along with limited commercial activities

intended to support such uses. Service uses could include research and development; laboratories; out-patient clinics; printing or photocopying; administrative, financial, or medical offices; restaurants and delicatessens; business furniture and equipment sales; florists; warehousing and distribution; automobile rental agencies; and adult day care facilities. Manufacturing and assembly uses could include electronics, ceramics/glass, light metal consumer goods, plastics and fabrics, and/or electronic instruments. Related uses could include drive-through services; convenience markets and drugstores; on-site alcohol sales; and private emergency medical facilities, among others. These uses would be subject to the City's zoning code and applicable reviews and approvals under existing uniformly applied procedures and regulations.

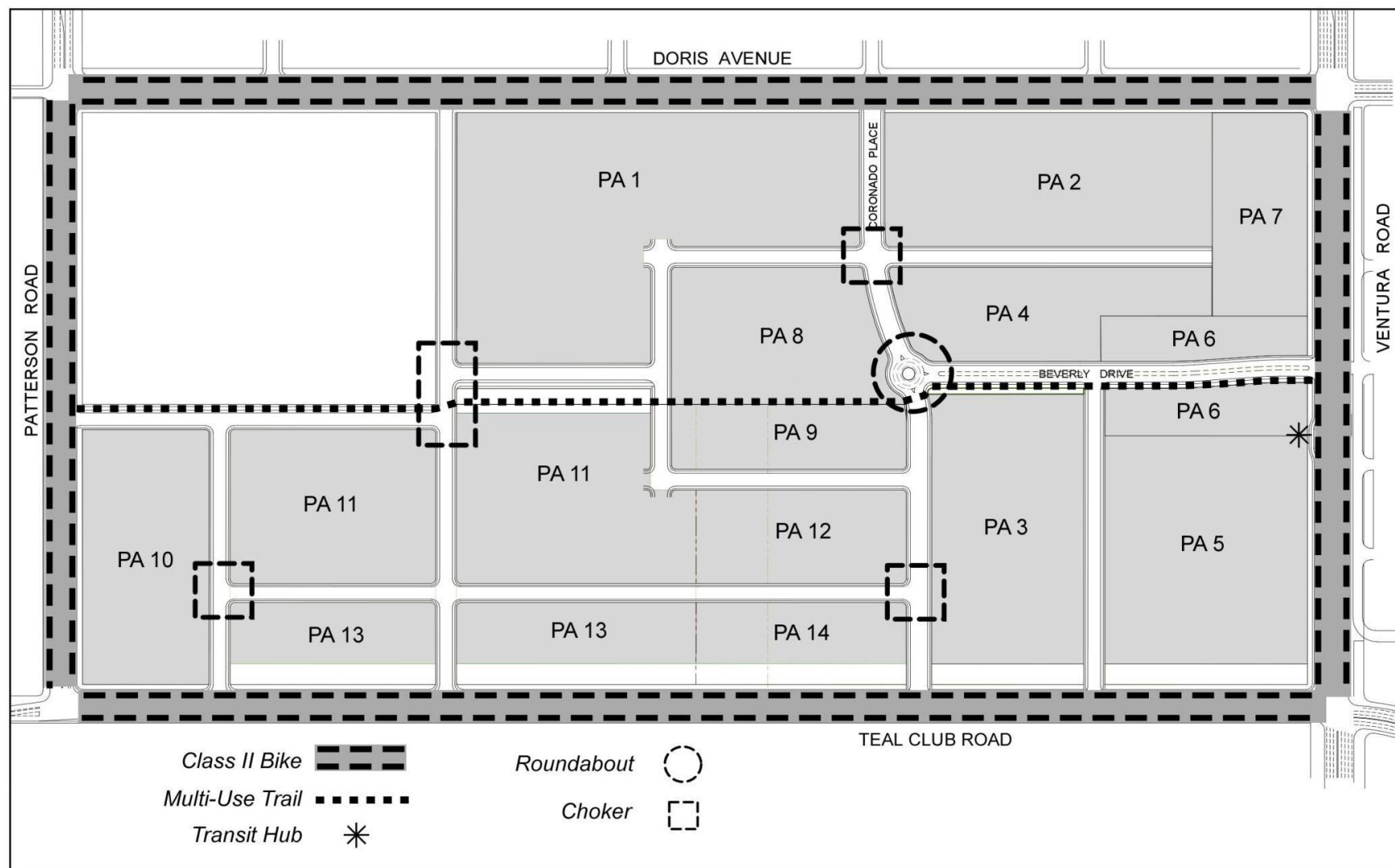
Parks and Open Space. The TCSP includes a 10-acre public (City) Community Park (PA 8 and PA 9) with playground equipment, picnic tables, restrooms, and backstops and fencing for softball/baseball play and soccer use. An additional 7.38-acre park is proposed in PA 10. Within the residential and commercial PA's there is a 0.38-acre greenbelt. The greenbelt and neighborhood parks combine for a total of 17.76 park and open space acres.

Community Design. The TCSP consists of traditional neighborhood design components that promote "porch and street orientation" and encourage walking and interaction between residents. Both single-family residences (Low-Medium Density) and courtyard/cluster homes (Low-Medium Density) would include porches and architectural elements reflecting the early 20th Century diversity and character of style evident in the nearby F and G Streets historic district and other recently developed neighborhoods. High, Medium, and Medium-High Density areas would orient to internal pathways and common areas with connection to the public walking network and to the urban village. The proposed circulation plan for the TCSP area is shown on Figure 2-4.

Off-site Improvements and Utilities.

Public Roads. Intersection improvements would be required at Doris Avenue/Victoria Avenue and Teal Club Road/Victoria Avenue. All roadways surrounding the TCSP area (Ventura Road, Patterson Road, Doris Avenue, and Teal Club Road) would be widened to 2030 General Plan Circulation Element standards adjacent to the TCSP site on the seven Teal Club parcels. Where Teal Club Road continues to the west (between Patterson Road and Victoria Avenue), approximately 40 feet of additional right-of-way (approximately 1.5 acres total) would be required for the ultimate future road width along the north side of Teal Club Road (portions of APNs 183-0-070-01, 183-0-060-12, 183-0-060-24, 183-0-060-25, 183-0-060-26, , 183-0-060-32, 183-0-060-39, 183-0-060-45). No additional right-of-way is needed along the south side of Teal Club Road and along the north side of Doris Avenue between Ventura Road and Patterson Road. Along the west side of Patterson Road 1,000 feet north of Teal Club Road and extending to Doris Avenue, approximately 20 feet of land (approximately 0.3 acres) would be needed for additional right-of- way and the ultimate future design width of Patterson Road (portion of APN 183-0-070-01). Please see Section 4.13, *Transportation and Traffic*, for additional information on roadway configurations.

Figure 2-4 Circulation Plan



Potable Water. The City of Oxnard's "water neutrality" policy requires the TCSP proponent to demonstrate access to water supplies meeting or exceeding projected demand. Under the policy, a development can be water neutral by meeting its projected demand through one or more of following: (1) existing Fox Canyon Groundwater Management Agency (FCGMA) groundwater allocations that are transferred to the city; (2) contributing to increased efficiency by funding water conservation or recycled water retrofit projects; (3) providing additional water supplies; or (4) any combination of these options. The Project Proponents anticipate complying with the premise of the City's Water Neutrality Policy via transfer of ground water extraction allocations to the City. To provide adequate potable water for the TCSP, the existing agricultural water rights in the TCSP area would be transferred for municipal and industrial uses to the City of Oxnard. The agricultural water rights for each property would be transferred to the City after approval of a Final Tract Map and prior to the start of construction. Existing water mains in Doris Avenue, Ventura Road and Teal Club Road would be expanded to provide potable water service to the entire TCSP area, including extensions along Teal Club Road and Patterson Road and in new streets. The Annexation area south of Teal Club Road would also be required to transfer any existing water rights to the City with Annexation.

Recycled Water. All TCSP development water needs for which recycled water use is appropriate would be connected to the City's Ventura Road recycled water distribution pipeline. Recycled water would be used, at a minimum, for all landscape irrigation.

Development of the TCSP and the additional annexation area south of Teal Club Road was included in the City's long range 2010 Urban Water Management Plan (UWMP). Any potable water required beyond that anticipated by the 2010 UWMP, as subsequently updated in the 2015 and 2020 UWMP's, must be provided by the project proponent or subsequent owners of interest by permanently offsetting other potable water users, or in a manner acceptable to the Director of Public Works.

Wastewater. The City would provide sanitary sewer treatment service for all development. All existing and proposed wastewater lines would connect to the Oxnard Wastewater Treatment Plant on Perkins Road. The east side of the TCSP area would connect to the Redwood trunk line in Ventura Road, the TCSP west side would connect to the trunk line in Victoria Avenue. The exact configuration of the sewage collection system for the project would be determined at the time subsequent tract maps and projects are reviewed and approved.

Drainage. Stormwater from the on-site agricultural fields currently drains to the west and south from a manmade channel along the southern boundaries of the TCSP area. Conceptually, the area would generally drain into new storm drains within Teal Club Road and Patterson Road, with additional stormwater management provided by the proposed retention and on-site infiltration areas shown on Figure 2-3 as "stormwater treatment" areas. The precise configuration of the drainage system would be determined with the review and approval of each phase of the TCSP. All facilities within the TCSP area would be funded, permitted, and maintained by a Master Property Association, Community Facilities District, or other private entity as approved by the City.

2.5.2 Additional Parcels Proposed for Annexation

The additional nine parcels (11.4 acres combined) to be Annexed south of Teal Club Road are currently characterized by a mix of vacant land and existing small residential and industrial developments. Annexation would result in a more logical City boundary so as not to create an unincorporated “island.” These parcels are currently located in a “cut-out” shape that forms an irregular boundary line. Upon annexation, these nine parcels would be zoned Light Manufacturing (M-1) by the City of Oxnard. The purpose and intent of the M-1 Zone district is described in the City Code in Section 16-160 as follows:

“M-1 Light (Light Manufacturing Zone). The purpose of the M-1 Zone is to provide areas for manufacturing and related service uses and activities where the principal activity occurs within a building, but also permits outdoor assembly, fabrication, public services, and storage that conform to the development and performance standards of this chapter, and provide areas suitable for adult businesses. Industrial uses in this zone shall be limited to those that conduct fabrication, assembly, or land processing of materials (including agricultural produce) primarily within a building. The development and performance standards of this chapter limit the creation of smoke, gas, odor, dust, sound, and vibration that might be detrimental to health, safety, and welfare to protect any adjoining uses. Wholesale and retail sales and services related to principal uses are permitted. Limited outdoor storage associated with a primary use may be permitted.”

According to the City of Oxnard City Code (OCC), maximum building heights in the M-1 zone are 55 feet (OCC Section 16-231, although airport-related height restrictions may apply, reducing this in practice for the TCSP area and nine additional parcels to be annexed). Also, according to the OCC, the maximum lot coverage is 70% (OCC Section 16-164). The existing residential uses would not be conforming because residential uses are not encouraged by the Oxnard Airport Comprehensive Land Use Plan in this proximity to runways.

Although no changes are proposed on any of these parcels, after Annexation the property owners would have the option of submitting applications to develop their properties with the uses and at the densities allowed in the City’s zoning regulations for the M-1 Zone District. City permitted uses for the M-1 District are listed in OCC Section 16-163 and include manufacturing facilities, machine shops, assembly and production facilities, warehouses, automobile, aircraft or boat assembly or repair, and research and development operations, among others. All uses, with the exception of parking, must be conducted within an enclosed building unless otherwise approved by a Special Use Permit. Pursuant to OCC Section 16-168, “Obnoxious industrial uses, which adversely affect the environment or which exhibit an unusual degree of hazard,” are expressly prohibited in the M-1 Zone. Pursuant to Section 16-168:

Land or buildings shall not be used or occupied in any manner so as to create any dangerous, noxious, injurious, or otherwise objectionable fire, explosion or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; electrical disturbance; glare; liquid or solid refuse or wastes; or other dangerous or objectionable substance, condition or element in such a manner or such amount as to adversely affect the environment or surrounding community.

Since future development is anticipated at some point, this EIR assumes that the entire area would eventually be developed. Based on the M-1 zone standard of 70% maximum lot coverage and the area of the nine parcels (11.4 acres, or 496,584 square feet), the maximum potential buildout would be 347,608 square feet. For purposes of this EIR, assumed buildout would be half manufacturing space (173,804 square feet) and half warehouse space (173,804 square feet).

2.5.3 Development Phasing and Timing

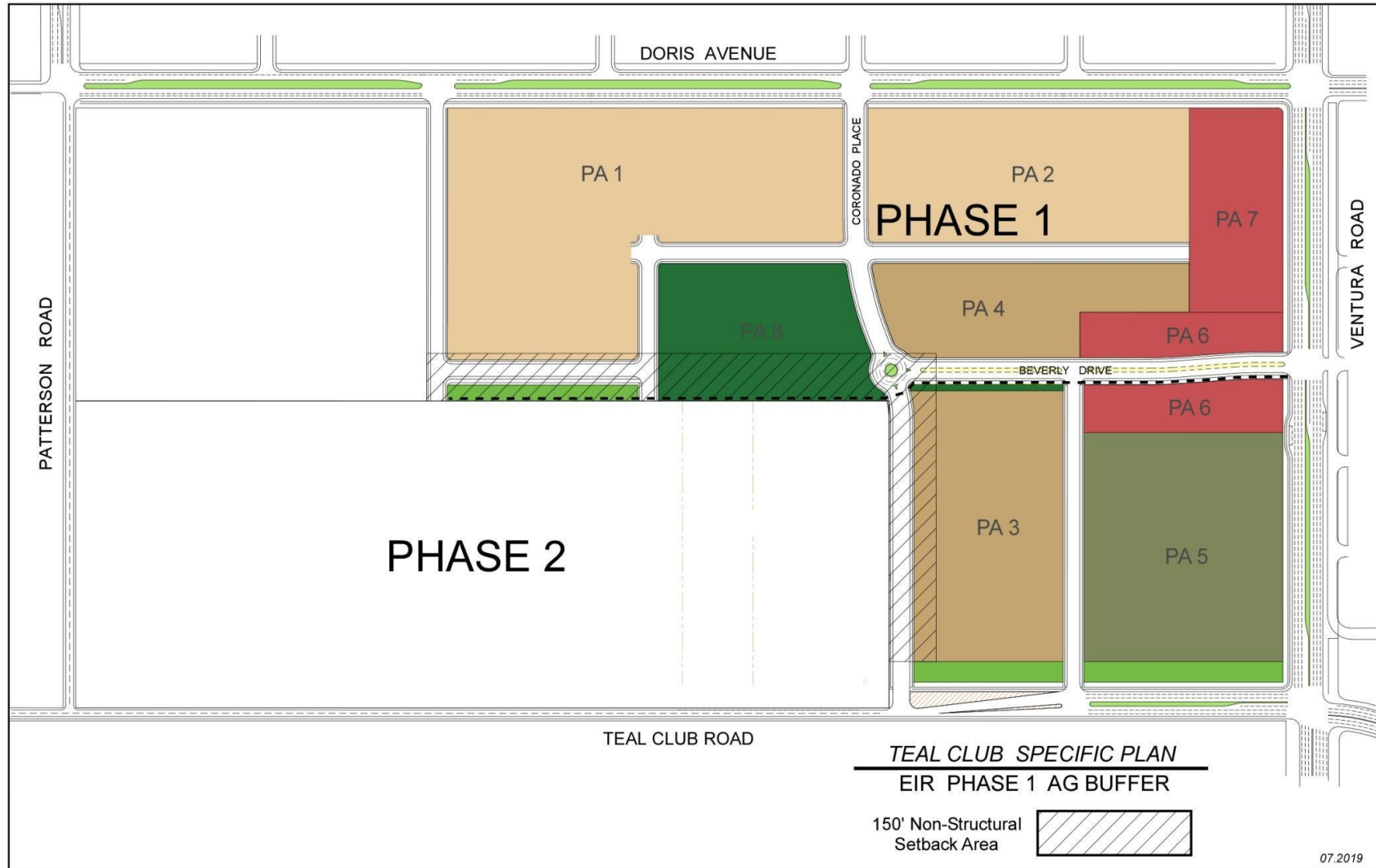
To prepare the TCSP site, the existing structures (residences, barns, and other agricultural accessory buildings) and crops would be removed. The TCSP area would be graded to raise and adjust the topography as needed for each Planning Area to accommodate development. Development is planned in two phases (see Figure 2-5). Phase 1 includes development of property owned by the Borchard Family Interests, which consists of approximately 91.83 acres of the 149.72-acre TCSP area. Grading and improvements to Phase 1 would begin in 2022 and construction of homes would begin in 2023 for each of the Planning Areas within Phase 1.

Phase 2 includes the remainder of the proposed TCSP area owned by three other parties. As shown in Figure 2-5, Phase 1 development of the TCSP includes the majority of public benefit amenities, including 6.5 acres of the 10-acre City Community Park and the commercial/retail/office urban village center. Table 2-4 summarizes proposed project phasing.

**Table 2-4
Proposed Project Phasing**

<u>Teal Club Specific Plan</u>		
Phase 1 Planning Area (completion assumed by 2023):		
PHASE:	Planning Areas (PA#)	# of units/ commercial square feet (sf)/ # acres
1A	PA 1-4 (attached and detached residential) PA 6 & 7 (commercial/ mixed use, urban village commercial)	83 units 60,000 sf
1B	PA 8 (Community Park)	6.5 acres
1C	PA 5 (attached residential)	240 units
Subtotal	723 units; 118,000 gsf	
Phase 2 Planning Area (completion assumed by 2025):		
2A	PA 9 (Community Park)	3.5 acres
2B	PA 10 (Community Park)	7.38 acres
2C	PA 11 & 12 (attached residential/apartments)	267 units
2D	PA 13 & 14 (business research park)	132,000 gsf
2E	PA 9 (Community Park)	3.5 acres
Subtotal	267 units and 132,000 gsf of business research park	
TCSP Total	990 units and 250,000 gsf of non-residential space	
<u>Development of the Nine Parcels south of Teal Club Road (completion assumed by 2030):</u>		
Subtotal: 173,804 gsf manufacturing space, 173,804 gsf warehouse space		

Figure 2-5: Proposed Specific Plan Phasing Plan



Phase 1 development (1 owner, 91.8 acres):

- 220 units – *Low-Medium Density Residential (avg. 8-12 dwelling units per acre)*
- 233 units – *Medium Density Residential (avg. 13-18 dwelling units per acre)*
- 240 units – *High Density Residential (avg. 19-30 dwelling units per acre)*
- 30 units – *Mixed Use Residential*
- 8.78 acres – *Urban Village Mixed Use & Retail Commercial*
- 6.5 acres – *Community Park, phase 1*

Phase 2 development (multiple owners, 57.9 acres):

- 167 units – *Low-Medium Density Residential (avg. 8-12 dwelling units per acre)*
- 100 units – *High Density Residential (avg. 19-30 dwelling units per acre)*
- 10.88 acres – *Community Park, phase 2*
- 9.11 acres – *Business/Research Park*

Phase 1 development would also provide interim agricultural buffer setbacks to allow Phase 2 owners to continue farming indefinitely, as well as all internal roadway circulation needed to serve Phase 1 (see Figure 2-5). The proposed buffers would be either 300 feet, or 150 feet with a double row of appropriate trees (windrows). Figure 2-5 shows a 150-foot setback. All proposed Phase 1 roads would be built and operable; residences for lots in the Phase 1 area within the 150-foot buffer would not be built until Phase 2 is committed to development. The TCSP document includes detailed diagrams and text to provide for phased implementation.

No development proposals are pending for the additional Annexation area south of Teal Club Road; thus, a schedule cannot be identified for their potential development following Annexation and Pre-zoning. For the purposes of this EIR and for a conservative analysis, development of this area is assumed to occur roughly concurrently with the Phase 2 buildout and to occur by 2030.

2.6 REQUIRED DISCRETIONARY APPROVALS

TCSP adoption and related Annexations, Pre-Zoning, and Annexation and Pre-Zoning of the additional nine parcels south of Teal Club Road would require the following discretionary approvals:

- *Adoption of the Teal Club Specific Plan (City of Oxnard)*
- *Pre-Zoning of the TCSP and additional Annexation area (City of Oxnard)*
- *Approval of a Development Agreement (City of Oxnard)*
- *Annexation Approval (City of Oxnard and LAFCo)*
- *Annexation to the Calleguas Municipal Water District and MWD (LAFCo)*
- *Ventura County Airport Land Use Commission approval (Ventura County)*
- *Approval of Tentative and Final Tract Maps (City of Oxnard)*
- *Detachment from the Ventura County Fire Protection District (LAFCo)*
- *Detachment from the Ventura County Resource Conservation District (LAFCo)*
- *Detachment from Oxnard Drainage District No. 1 (LAFCo)*
- *Detachment from Ventura County Service Area No. 33 (LAFCo)*

The proposed project would involve approval of a Development Agreement (DA) between the City of Oxnard and Phase 1 landowners for the Specific Plan Area. The DA would provide the framework for financial commitments paid to the City and would not change the physical elements of the project or result in physical environmental effects.

LAFCo, Calleguas Municipal Water District, MWD, and the Ventura County Airport Land Use Commission are responsible CEQA agencies as they will rely on this EIR for their respective actions.

This EIR serves as the environmental review for subsequent discretionary actions associated with development of the project unless changes are proposed that warrant additional environmental review. This EIR may also cover state, regional and/or local government permits that may be required to develop the proposed project, whether or not they are explicitly listed below. Federal, state, and regional agencies that may have jurisdiction over some aspects include (but are not limited to):

- *Fox Canyon Groundwater Management Agency*
- *California Department of Fish and Wildlife*
- *Los Angeles Regional Water Quality Control Board*
- *County of Ventura*