

2019079068

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rio Urbana Project (Tentative Subdivision Map No. 5998)

Lead Agency: City of Oxnard Contact Person: Chris Williamson, AICP, Contract Planner
Mailing Address: 214 S. C Street Phone: (805) 385-8156
City: Oxnard Zip: 93030 County: Ventura

Project Location: County: Ventura City/Nearest Community: Oxnard, El Rio community
Cross Streets: East Vineyard Avenue and Rio School Lane Zip Code: 93036

Longitude/Latitude (degrees, minutes and seconds): 34 ° 14 ' 5.54 " N / 119 ° 10 ' 9.38 " W Total Acres: 10.5

Assessor's Parcel No.: 145-0-232-01 Section: 22 Twp.: 2N Range: 22W Base: San Bernardino
Within 2 Miles: State Hwy #: 101 Waterways: Santa Clara River
Airports: Railways: UPRR 0.5 mi. SW Schools: Rio del Mar Elementary School

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:
FONSI

Governor's Office of Planning & Research

JUL 19 2019

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other: Density Bonus

STATE CLEARINGHOUSE

Development Type:

[ ] Residential: Units 167 Acres 9.12
[ ] Office: Sq.ft. 15,100 Acres 1.12 Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Parking and dispatch for El Rio School District buses and storage/N/A-Unincorporated/SCH-School

Project Description: (please use a separate page if necessary)

The proposed project includes demolition of the existing school buildings onsite (formerly El Rio Elementary School) and subdivision of the approximately 10.5 acre parcel into two parcels. The project would develop 167 condominium units in eight, three-story buildings that include a fitness center and 17 moderate income deed-restricted units on the 9.12-acre parcel, as well as a two-story, 15,100 square foot office building on the 1.12-acre parcel.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7 - 19 - 2019

SCH COMPLIANCE 8 - 19 - 2019

Project Sent to the following State Agencies

[X] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
[X] CDFW # 5
Cal Fire
Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
[X] DWR
CalSTA
Aeronautics
[X] CHP
[X] Caltrans # 7
Trans Planning
Other
[X] Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[X] SWRCB: Div. of Drinking Water
[X] SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 4
[X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[X] NAHC
[X] Public Utilities Comm
Santa Monica Bay Restoration
[X] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079068

Please forward late comments directly to the Lead Agency

AQMD/APCD 39

(Resources: 7 / 20)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board              | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 7            | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 5           | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 19, 2019 Ending Date August 17, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>El Rio School District; The Pacific Companies</u>
Address: <u>180 North Ashwood Avenue</u>	Address: <u>2500 E. Vineyard Ave.; 430 E. State St., Suite #100</u>
City/State/Zip: <u>Ventura, California 93003</u>	City/State/Zip: <u>Oxnard, California 93036; Eagle, Idaho 83616</u>
Contact: <u>John Larson</u>	Phone: <u>Tony Talamante, P.E., (805) 217-5453</u>
Phone: <u>(805) 547-0900</u>	

**Signature of Lead Agency Representative:**  **Date:** July 18, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Notice of Completion & Environmental Document Transmittal - Attachment****Project Description:**

The proposed project includes demolition of the existing school buildings onsite (formerly El Rio Elementary School) and subdivision of the approximately 10.5 acre parcel into two parcels. The project would develop 167 condominium units in eight, three-story buildings that include a fitness center and 17 moderate income deed-restricted units on the 9.12-acre parcel, as well as a two-story, 15,100 square foot office building on the 1.12-acre parcel.

The project would include annexation and rezoning from the Ventura County RE-10,000 sq ft (Rural Exclusive) zone to the City of Oxnard C-2-PD.

Vineyard Avenue (SR 232) would be widened as part of the project, and the existing Rio School Lane would be changed to a private lane, providing access to the project site while maintaining access and parking for adjoining properties.

Domestic water will be supplied by the City of Oxnard after removal of existing groundwater wells owned by the El Rio School District, and transfer of an allocation for groundwater withdrawal from the School District to the City, consistent with the requirements of the Fox Canyon Groundwater Management Agency.