



PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

**NOTICE OF AVAILABILITY/NOTICE OF COMPLETION
ENVIRONMENTAL IMPACT REPORT NO. 05-03**

**NORTH AND SOUTH ORMOND BEACH
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NUMBER 2005091094**

COMMENT PERIOD EXTENDED

The City of Oxnard Planning Division is the lead agency and is issuing a Recirculated Draft Environmental Impact Report (DEIR) for the following projects:

Review Period: July 24, 2008 to September 22, 2008
Applicant: For North Ormond Beach project: SouthShore, Hearthside Homes
For South Ormond Beach project: Marathon Land et al

In May 2007, the City of Oxnard published the Ormond Beach Specific Plan Draft Environmental Impact Report (DEIR). The DEIR assessed the potential environmental implications of implementing two proposed specific plans: the SouthShore Specific Plan and the South Ormond Beach Specific Plan. The May 2007 DEIR was circulated for public review and comment for a period of 60 days, ending on July 20, 2007. During the public review process, the City accepted approximately 65 written and/or oral communications with comments on the proposed projects and the DEIR. The City reviewed those comments to identify specific environmental concerns and determine whether any additional environmental analysis would be required to respond to issues raised in the comments. Based on that review, the City determined that several subjects addressed in the DEIR warranted additional analysis. These sections included the following:

- **Water Resources:** Based on additional water supply planning conducted by the City, new information became available to update the analysis and impact conclusion related to water supply and demand, at both project and cumulative levels.
- **Biological Resources:** In response to comments received on the DEIR, the City and the project applicants reconsidered the overall approach to managing activities that might affect offsite sensitive biological resources (habitats and species). This included adjustments in the project commitments to resource management, resulting in a change in characterization of potential impacts.
- **Air Quality:** During the period of preparation for the May 2007 DEIR, new information became available concerning approaches to addressing greenhouse gases (GHG) and climate change in CEQA documents. In response to this new information and comments submitted on the DEIR, the City decided to introduce a new discussion of these issues and to place it in the Air Quality section of the report.
- **Alternatives Analysis:** In response to comments submitted on the May 2007 DEIR, the City determined that it would be prudent to update the discussion of alternatives to the project to include an alternative that would result in a lower level of development than the proposed projects. Thus, Chapter 4 now includes a comparative review of such an alternative (Alternative 5).

The City also took the recirculation opportunity to address a variety of other comments submitted on the May 2007 draft, although those changes did not constitute significant new information pursuant to the California Environmental Quality Act (CEQA). Thus, the City has opted to republish the entire document, rather than selected sections. The following discussion outlines the statutory framework for the City's decision to recirculate.

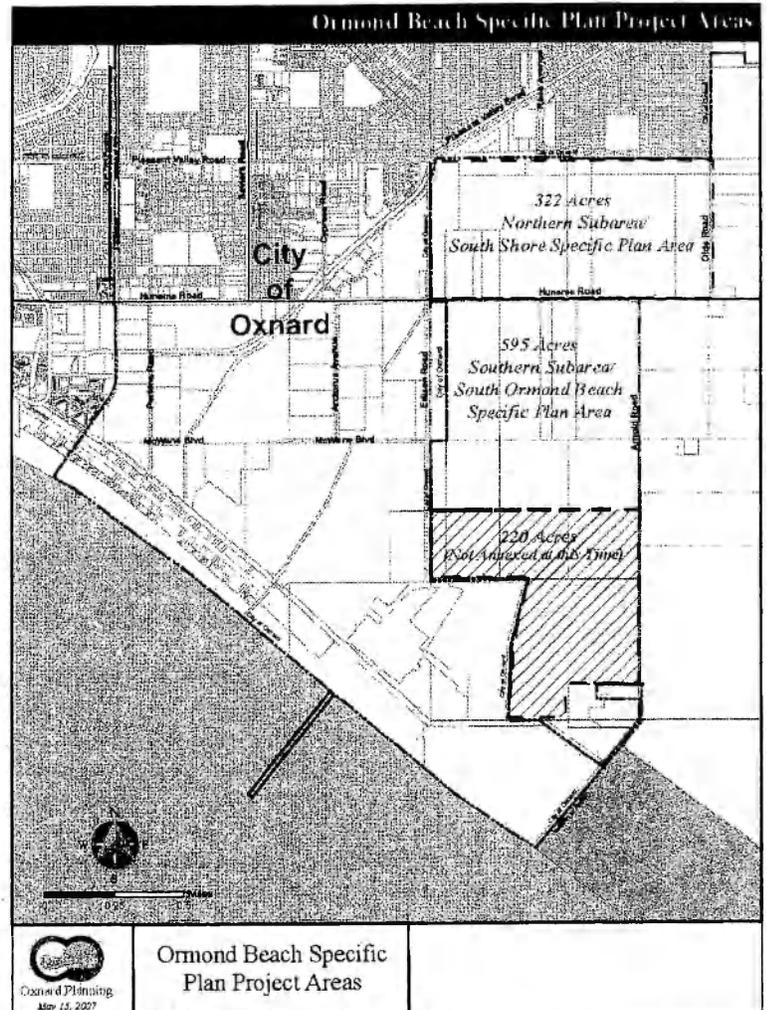
Pursuant to Section 21092.1 of the Public Resources Code and Section 15088.5(f)(1) of the CEQA Guidelines, the City has the latitude to require reviewers to submit new comments on the recirculated DEIR, in which case it need not respond to those comments received during the earlier circulation period. In light of this provision, the City is requesting that reviewers of the Recirculated DEIR submit new comments focused on the July 2008 DEIR document. While the comments submitted on the May 2007 DEIR proved informative and influenced the updated content of the DEIR, the City will not be providing formal responses to them.

**For North Ormond Beach project:
SouthShore, Hearthside Homes**

Permit Numbers: PZ 03-640-1 (Specific Plan adoption); PZ 03-560-1 (Prezoning); PZ 03-620-3 (General Plan amendment); and PZ 05-670-3 (Development Agreement)

Project Location: Generally described as: north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of Tierra Vista and Villa Capri Neighborhoods, within the City's Southeast Community. See attached project map. The site is not a listed toxic site.

Project Description: The Northern Subarea consists of approximately 322 acres of the Study Area lying north of Hueneme Road that is currently used for agriculture. The SouthShore Specific Plan proposes to provide a mix of uses including up to 1,283 residential dwelling units of varying types and densities; an elementary school; a high school; a community park; neighborhood parks; an 18-acre lake; a mixed-use commercial marketplace; light industrial uses; and open spaces and trails. The SouthShore Specific Plan also proposes a system of public facilities and service infrastructure to support the proposed development. Development of the Northern Subarea will require approximately 450,000 cubic yards of fill material. The fill would consist of sub-soil to be obtained from dredging material supplied by Ventura County. Soil transfer is projected to occur over an 11 to 12 week period.



**For South Ormond Beach project:
Marathon Land et al**

Permit Numbers: PZ 03-640-02 (Specific Plan adoption); PZ 03-560-02 (Prezoning), PZ 03-620-08 (General Plan amendment); and PZ 05-670-04 (Development Agreement)

Project Location: Generally described as: south side of Hueneme Road, east of Edison Drive, west of Arnold Road, and north of coastal dunes and beach areas. See attached project map. The project site is not a listed toxic site.

Project Description: The Southern Subarea consists of the proposed South Ormond Beach Specific Plan, comprising approximately 595 acres south of Hueneme Road. Development in the northern portion of the Southern Subarea would consist of a 375-acre business park including a business/research campus, light industrial facilities and harbor-related uses. The business park would be zoned as a Business Research Park (BRP) and would be located within a 62 acre area adjacent to Hueneme Road. The remaining 313 acres would be zoned as Light Industrial Planned Development (M-1-PD). Within this zoning area, approximately 57 acres is being proposed for designation under a new Harbor Overlay zone (M-1-HR) to serve port-related needs of the Port of Hueneme.

The southern 220 acres of the Southern Subarea would continue in agricultural use and would not be annexed to the City as part of this project. This property may be sold to the California Coastal Conservancy or partner organization

for use as part of the larger Ormond Beach wetland restoration project. The California Coastal Conservancy is coordinating the restoration and maintenance planning of this area. All existing agricultural uses will continue in this area until the restoration process begins.

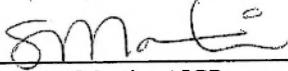
In accordance with Section 15087 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that an Environmental Impact Report shall be prepared on the projects. Based upon the DEIR, significant and unavoidable impacts on the Northern project include: Air Quality, Agricultural Resources, Noise and Visual/Aesthetic Resources. Significant and unavoidable impacts on the South project include: Air Quality, Agricultural Resources, and Visual/Aesthetic Resources.

The draft document may be reviewed online, from the City webpage at www.ci.oxnard.ca.us. Under "Government", select "City Departments" on the home page. Go to the "Planning Division" page, under the Development Services Department listing. Then choose "Environmental Documents" to select and view the draft document.

Alternatively, the draft document is available for review at the Oxnard Planning Division office, 305 W. Third Street (8:00 a.m. to 6:00 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternate Fridays), and at the Oxnard Public Library, 251 South "A" Street (9:00 a.m. to 8:00 p.m., Monday through Thursday, and 9:00 a.m. to 5:30 p.m. on Saturday and 1:00 p.m. to 5:00 p.m. on Sunday).

The public review period began on July 24, 2008, and has now been ended to September 22, 2008. All comments should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Kathleen Mallory, Project Planner at (805) 385-7858, or Kathleen.Mallory@ci.oxnard.ca.us, or provided in writing via fax (805/385-7417) or mail to the City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030.

8/27/08
Date


Susan L. Martin, AICP
Planning Division Manager

- cc: - Applicants
- County Clerk
- DEIR Distribution List

