



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

01 — 09/24/2025 —

STATE CLEARINGHOUSE NUMBER (If applicable)

2024030528

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Oxnard

LEAD AGENCY EMAIL

Joe.pearson@oxnard.org

DATE

09/24/2025

COUNTY/STATE AGENCY OF FILING

Ventura

DOCUMENT NUMBER

PROJECT TITLE

Lockwood III Apartments

PROJECT APPLICANT NAME

Oren Hillel

PROJECT APPLICANT EMAIL

ohillel@waterfordco.com

PHONE NUMBER

(818)606-2410

PROJECT APPLICANT ADDRESS

100 Bayview Cir Suite 4500

CITY

Newport Beach

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☒ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X Elizabeth Arant

AGENCY OF FILING PRINTED NAME AND TITLE

Elizabeth Arant, Deputy County Clerk.

POSTED
OCT 2 2025
MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____, Deputy

Filed in County Clerk's Office
Michelle Ascencion
Ventura County Clerk-Recorder
2025100011485
10/02/2025
10:05 AM
VEN
DocType: FISH
ARANE
Pages: 3
Fees: \$50.00



Notice of Determination

Appendix D

TO:

☒ Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth Street
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Ventura
Address: 800 S. Victoria Avenue
Ventura, CA 93009-1260

FROM:

Public Agency: City of Oxnard
Address: 214 South C Street
Oxnard, CA 93030
Contact: Joe Pearson II
Phone: 805 385 8272
Lead Agency (if different from above):
SAME
Address: _____
Contact: _____
Phone: _____

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024030528

Project Title: Lockwood III Apartments

Project Location (include county): 2151 Lockwood Street, Oxnard, CA 93036 (APN 213-0-090-275); Lockwood Street and Outlet Center Drive in the City of Oxnard (within Ventura County) immediately south and adjacent to U.S. 101.

Project Description: The Project includes modifications to a 234 residential unit project to reduce the project from a 5-story mixed-income, multi-family residential building to a 4-story all affordable multi-family project. The Project also includes various site and architectural change.

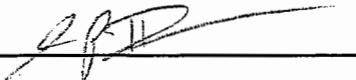
This is to advise that the City of Oxnard has approved the above described project on
(☒ Lead Agency or ☐ Responsible Agency)

8/28/2025 and has made the following determinations regarding the above described projects.
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Oxnard Community Development Department 214 S. C Street, Oxnard, CA 93030

Signature (Public Agency)  Title: Planning Manager

Date: 9/24/2025 Date Received filing at OPR: _____



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2024 ENVIRONMENTAL DOCUMENT FILING FEE
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DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

01 — 9/20/2024 —

STATE CLEARINGHOUSE NUMBER (if applicable)

2024030528

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Oxnard

LEAD AGENCY EMAIL

joe.pearson@oxnard.org

DATE

9/20/2024

COUNTY/STATE AGENCY OF FILING

Ventura

DOCUMENT NUMBER

PROJECT TITLE

Lockwood III Apartments

PROJECT APPLICANT NAME

SVM Development, LLC

PROJECT APPLICANT EMAIL

mark@sunvillagellc.com

PHONE NUMBER

(818) 222-2355

PROJECT APPLICANT ADDRESS

1534 Moorpark Road #337

CITY

Thousand Oaks

STATE

CA

ZIP CODE

91360

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,051.25

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,916.75

\$

2,916.75

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

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\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

2,966.75

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

2,966.75

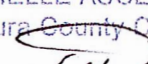
SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Joe Pearson II and Planning Manager

FILED

DATE: SEP 23 2024
MICHELLE ASCENCION
Ventura County Clerk-Recorder
By:  Deputy

POSTED
SEP 23 2024
MICHELLE ASCENCION
Ventura County Clerk and Recorder
By: _____ Deputy

Filed in County Clerk's Office
Michelle Ascencion
Ventura County Clerk-Recorder

2024100011125

09/23/2024

08:29 AM

VEN

DocType: FISH

JJACKSON

Pages: 2

Fees: \$2966.75

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

