

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: Oxnard Fire Station No. 3

Lead Agency: City of Oxnard

Contact Person: Joe Pearson II

Mailing Address: 214 South C Street

Phone: (805) 385-8272

City: Oxnard

Zip: 93030

County: Ventura

Project Location: County: Ventura

City/Nearest Community: Oxnard

Cross Streets: Hill Street and Saviers Road

Zip Code: 93033

Longitude/Latitude (degrees, minutes and seconds): 34 ° 11 ' 10.35 " N / 119 ° 10 ' 43.07 " W Total Acres: 0.66

Assessor's Parcel No.: 203-0-120-130

Section: 10

Twp.: 1 North

Range: 22 West

Base: SBPM

Within 2 Miles: State Hwy #: State Route 34

Waterways: Ormond Lagoon Waterway

Airports: Oxnard Airport

Railways: UPRR and Ventura County RR

Schools: Del Sol HS, Dr. Manuel Lopez Academy

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	_____

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: <u>Zoning Text Amendment</u>

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☒ Other: <u>Public Facility (Fire Station)</u>
☐ Water Facilities: Type _____ MGD _____	

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:

Present: Fire Station / Zoning: Multiple Family Residential (R-2) / GP Designation: Residential Low Medium (RLM)

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

The Project includes the demolition and abatement of the existing 4,452 square foot single-story Fire Station No. 3 building and all associated/ancillary buildings and structures on the parcel. The existing building would be demolished to accommodate the construction of a new 12,324-square-foot (gross), two-story Oxnard Fire Station No. 3 building and ancillary site structures. The new construction would include a fire station split between two-story living quarter, an office area, and a single-story apparatus bay and service area to support the City of Oxnard Fire Department's growth. The building would include three apparatus bays to house various engine and ladder company vehicles. This new construction would also include the removal and replacement of both wet and dry site utilities to support the new facility, removal and replacement of site paving, and the addition of landscaping, new perimeter fencing and/or masonry site walls, and aforementioned ancillary site structures including an earthquake storage building, trash/recycling enclosure, UL 2085 1,000 gallon above-ground refueling tank, standby generator, as well as a new hose drying tower to replace the existing hose drying tower. The two-story portion of the building would feature a lobby for guests and private offices for staff members, as well as living quarters-related amenities like a kitchen, dining room, day room (lounge space), and fitness room on the first floor, with sleeping quarters, restrooms/showers, and laundry facilities on the second floor. An elevator would connect both floors, as would two staircases. The single-story portion of the building would feature a three-bay apparatus garage to house the various engine and ladder company vehicles. A Plymvent mechanical system would be installed in the apparatus bay for exhausting diesel fumes from the apparatus. Adjacent to the large apparatus area would be support spaces like turnouts where the firefighters would be expected to store firefighting equipment, a decontamination (decon) room where firefighters could clean their gear as well as themselves, a shop space for equipment cleaning and repair, an emergency medical services storage room for required medical supplies, a restroom, and miscellaneous utility rooms which would support the facility. The remainder of the Project Site would be paved to provide parking and circulation for the fire station. The fire station would have a maximum height of 36'-0". Project features minimizing environmental impacts from the Project would include: the Plymvent mechanical system, photovoltaic capable roofing and electrical systems, high efficiency plumbing and electrical fixtures, LED lighting, occupancy sensors and mechanical zones for occupied spaces, and an underground stormwater infiltration basin.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☒ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 7	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 4
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☒ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

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

Starting Date October 27, 2025 Ending Date November 26, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Impact Sciences, Inc.</u>	Applicant: <u>City of Oxnard</u>
Address: <u>811 West 7th Street, Suite 200</u>	Address: <u>214 South C Street</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Oxnard, CA 93030</u>
Contact: <u>Jessica Kirchner, AICP</u>	Phone: <u>(805) 385-8272</u>
Phone: <u>(213) 935-1901 ext. 225</u>	

Signature of Lead Agency Representative:  Date: 10/21/2025

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