

Appendix A
AB52 Consultation

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030
(805) 385-7858
Fax (805) 385-7417



August 21, 2023

Barbareño/Ventureño Band of Mission Indians
Attn: Annette Ayala, Chair
188 S. Santa Rosa St.
Ventura, CA 93001
(805) 515-9844
Annetteayala78@yahoo.com

RE: Formal Notification, Pursuant to California Assembly Bill 52, for the 2151 Lockwood Street Project

Dear Chair Ayala:

Pursuant to California Assembly Bill (AB) 52, the City of Oxnard (City) is providing you with formal notification of the 2151 Lockwood Street Project (proposed Project). The City, as California Environmental Quality Act (CEQA) lead agency, is contacting all California Native American entities, as recognized by the Native American Heritage Commission (NAHC), that have formally requested, in writing, AB 52 notification from the City for eligible projects under the City's jurisdiction. The City received your request for formal notification of proposed projects subject to AB 52 and under the City's jurisdiction. This correspondence is intended as formal notification of the proposed Project pursuant to AB 52. Below please find a brief description of the proposed project, project location, and the City's contact information and point of contact. Please also see the attached location map and project plan sheets.

Proposed Project: 2151 Lockwood Street Project.

Project Location: The proposed Project is located at 2151 Lockwood Street in the City of Oxnard, Ventura County, California within public land survey system (PLSS) Section 00, Township 1 North, Range 21 West on the Oxnard, California 7.5-minute USGS Quadrangle. The approximately 5.17-acre, irregularly shaped proposed Project site, located north of Lockwood Street and west of the intersection with Outlet Center Drive, is composed of a single parcel (APN 213-0-090-275). The site is bound by the Ventura Freeway to the north, Lockwood Street to the south, and commercial properties to the east and west.

Project Description: The Project would involve the construction of a 234-unit mixed income

Chair Ayala
August 21, 2023

residential community on 5.17 acres in Oxnard, California (Project site). The Project would include 34 units (21%) set aside for very low- and lower-income residents. The Project site was previously used for agriculture and vehicle parking, and occupied by residential and agricultural structures that have since been demolished. The Project site is currently vacant. Project site improvements would include a new five-story building containing a total of 373,069 square feet of floor area; 57,015 square feet of landscape; 59,738 square feet of pavement; 351 parking spaces; and various indoor and outdoor resident amenities.

Native American Heritage Commission Sacred Land Files Search Result: Negative.

Lead Agency Contact Information:

Joe Pearson II, AICP
Planning and Environmental Services Manager
Community Development Department
214 S C Street
Oxnard, CA 93030
805-385-8272
Joe.Pearson@Oxnard.org

The City welcomes any comments regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project as well as requests for proposed Project related information. All formal requests for consultation will only be accepted within 30 days of receipt of this notice. Please include the name of a designated lead contact person in all correspondence to ensure an expedient response. The City carefully adheres to provisions of Public Resources Code section 21082.3, subd. (c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

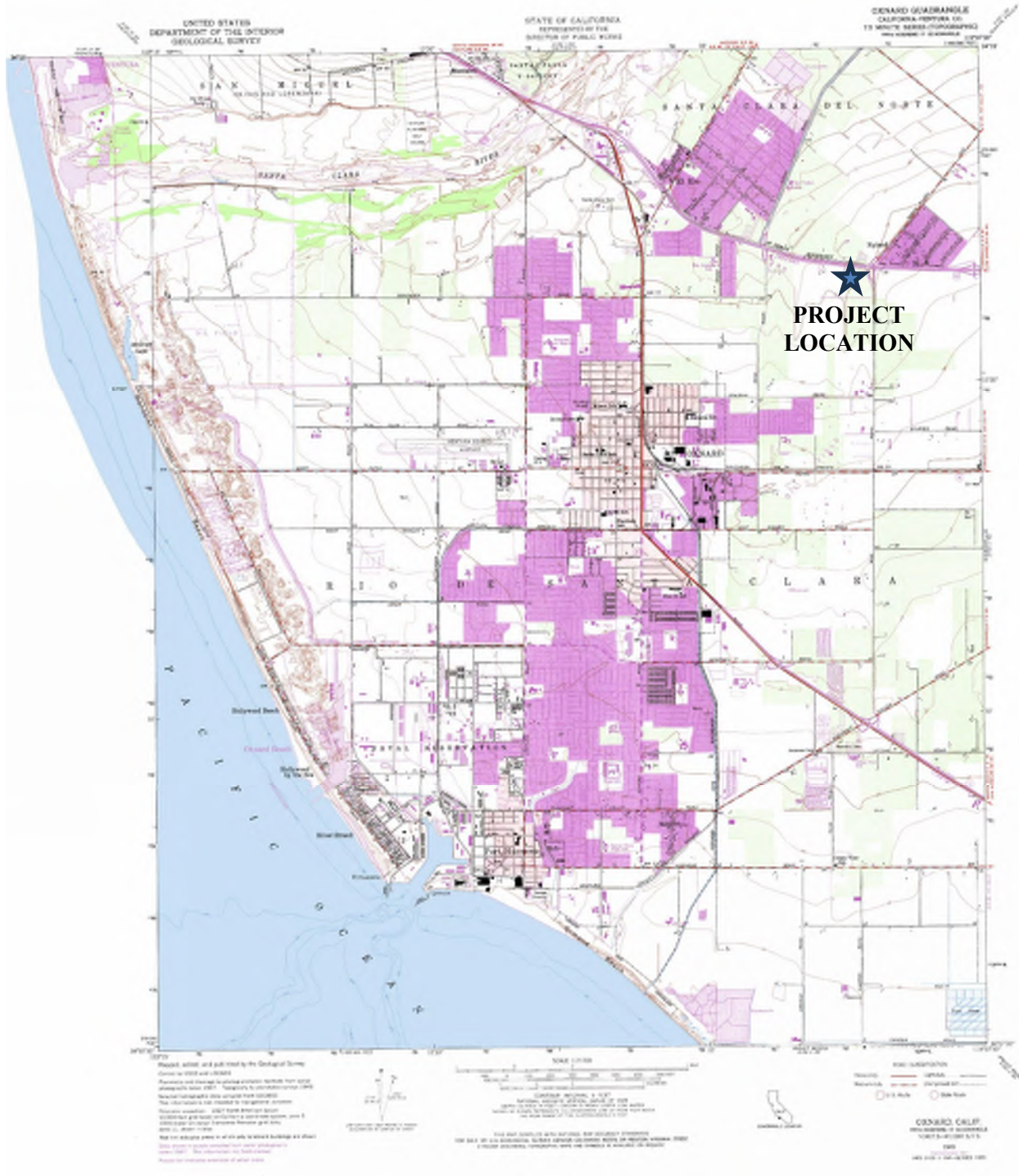
Your comments and concerns are important to the City, and we welcome the opportunity to consult with the Barbareño/Ventureño Band of Mission Indians, if it is so desired. If you have any questions regarding the proposed Project, please do not hesitate to contact Joe Pearson II at the contact information provided above.

Very Respectfully,



Joe Pearson II, AICP | Planning and Environmental Services Manager
Community Development Department
City of Oxnard

Enclosed: Project Location Map and Site Plan





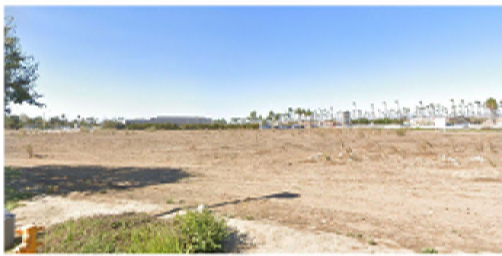
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LAUTERBACK & ASSOCIATES
ARCHITECTURAL
PLANNING
& INTERIORS

LOCKWOOD III APARTMENTS
SIM LOCKWOOD, LLC
10000 WOODLAND DRIVE, SUITE 100
HOUSTON, TEXAS 77036

SITE PHOTOS

DATE: 10/20/2022
FILE NO: 220788

PROJECT: LOWWOOD APARTMENTS 3

DATE: 08/21/2023

SCALE: 1/8" = 1'-0"



22.21



PLANT IMPROVEMENT LEGEND

- Large Plant (48" DBH) - 10' Spacing
- Medium Plant (24" DBH) - 6' Spacing
- Small Plant (12" DBH) - 4' Spacing
- Tree Plant (36" DBH) - 15' Spacing
- Shrub Plant (18" DBH) - 8' Spacing
- Ground Cover Plant (6" DBH) - 2' Spacing
- Palm Tree (18" DBH) - 12' Spacing
- Flowering Tree (24" DBH) - 10' Spacing
- Deciduous Tree (36" DBH) - 15' Spacing
- Coniferous Tree (24" DBH) - 12' Spacing
- Ground Cover (6" DBH) - 2' Spacing
- Shrub (18" DBH) - 8' Spacing
- Tree (36" DBH) - 15' Spacing
- Palm (18" DBH) - 12' Spacing
- Flowering Tree (24" DBH) - 10' Spacing
- Deciduous Tree (36" DBH) - 15' Spacing
- Coniferous Tree (24" DBH) - 12' Spacing

ABBREVIATIONS

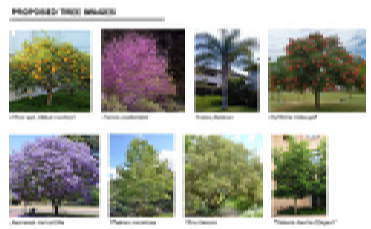
- Tree
- Shrub
- Ground Cover
- Palm
- Flowering Tree
- Deciduous Tree
- Coniferous Tree

NOTES

1. See Schedule for Planting Dates.
2. All trees to be planted by the contractor.
3. All trees to be planted by the contractor.
4. All trees to be planted by the contractor.
5. All trees to be planted by the contractor.
6. All trees to be planted by the contractor.
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8. All trees to be planted by the contractor.
9. All trees to be planted by the contractor.
10. All trees to be planted by the contractor.

TREE REQUIREMENTS

- 1. All trees to be planted by the contractor.
- 2. All trees to be planted by the contractor.
- 3. All trees to be planted by the contractor.
- 4. All trees to be planted by the contractor.
- 5. All trees to be planted by the contractor.



PRELIMINARY LANDSCAPE PLAN - Ground Level





LOCKWOOD III APARTMENTS
SWM/LOCKWOOD, LLC
1000 W. WASHINGTON AVENUE, SUITE 1000
MIAMI, FL 33135

3D VIEWS
11.08.2023



2.0001



LAUTERBACH & ASSOCIATES
ARCHITECTS
INC.

LOCKWOOD III APARTMENTS
BY M LOCKWOOD, LLC
10000 WOODBRIDGE BLVD, SUITE 100, DALLAS, TX 75243

3D VIEWS

Project: 190701000000
Date: 08/21/23

LOCKWOOD III APARTMENTS
10000 WOODBRIDGE BLVD, SUITE 100, DALLAS, TX 75243

A/24

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030
(805) 385-7858
Fax (805) 385-7417



August 21, 2023

Barbareño/Ventureño Band of Mission Indians
Attn: Dayna Barrios, Chair
P.O. Box 364
Ojai, CA 93024
(805) 890-6855
Barrios_dayna@yahoo.com

RE: Formal Notification, Pursuant to California Assembly Bill 52, for the 2151 Lockwood Street Project

Dear Chair Barrios:

Pursuant to California Assembly Bill (AB) 52, the City of Oxnard (City) is providing you with formal notification of the 2151 Lockwood Street Project (proposed Project). The City, as California Environmental Quality Act (CEQA) lead agency, is contacting all California Native American entities, as recognized by the Native American Heritage Commission (NAHC), that have formally requested, in writing, AB 52 notification from the City for eligible projects under the City's jurisdiction. The City received your request for formal notification of proposed projects subject to AB 52 and under the City's jurisdiction. This correspondence is intended as formal notification of the proposed Project pursuant to AB 52. Below please find a brief description of the proposed project, project location, and the City's contact information and point of contact. Please also see the attached location map and project plan sheets.

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Project Location: The proposed Project is located at 2151 Lockwood Street in the City of Oxnard, Ventura County, California within public land survey system (PLSS) Section 00, Township 1 North, Range 21 West on the Oxnard, California 7.5-minute USGS Quadrangle. The approximately 5.17-acre, irregularly shaped proposed Project site, located north of Lockwood Street and west of the intersection with Outlet Center Drive, is composed of a single parcel (APN 213-0-090-275). The site is bound by the Ventura Freeway to the north, Lockwood Street to the south, and commercial properties to the east and west.

Project Description: The Project would involve the construction of a 234-unit mixed income

Chairwoman Barrios
August 21, 2023

residential community on 5.17 acres in Oxnard, California (Project site). The Project would include 34 units (21%) set aside for very low- and lower-income residents. The Project site was previously used for agriculture and vehicle parking, and occupied by residential and agricultural structures that have since been demolished. The Project site is currently vacant. Project site improvements would include a new five-story building containing a total of 373,069 square feet of floor area; 57,015 square feet of landscape; 59,738 square feet of pavement; 351 parking spaces; and various indoor and outdoor resident amenities.

Native American Heritage Commission Sacred Land Files Search Result: Negative.

Lead Agency Contact Information:

Joe Pearson II, AICP
Planning and Environmental Services Manager
Community Development Department
214 S C Street
Oxnard, CA 93030
805-385-8272
Joe.Pearson@Oxnard.org

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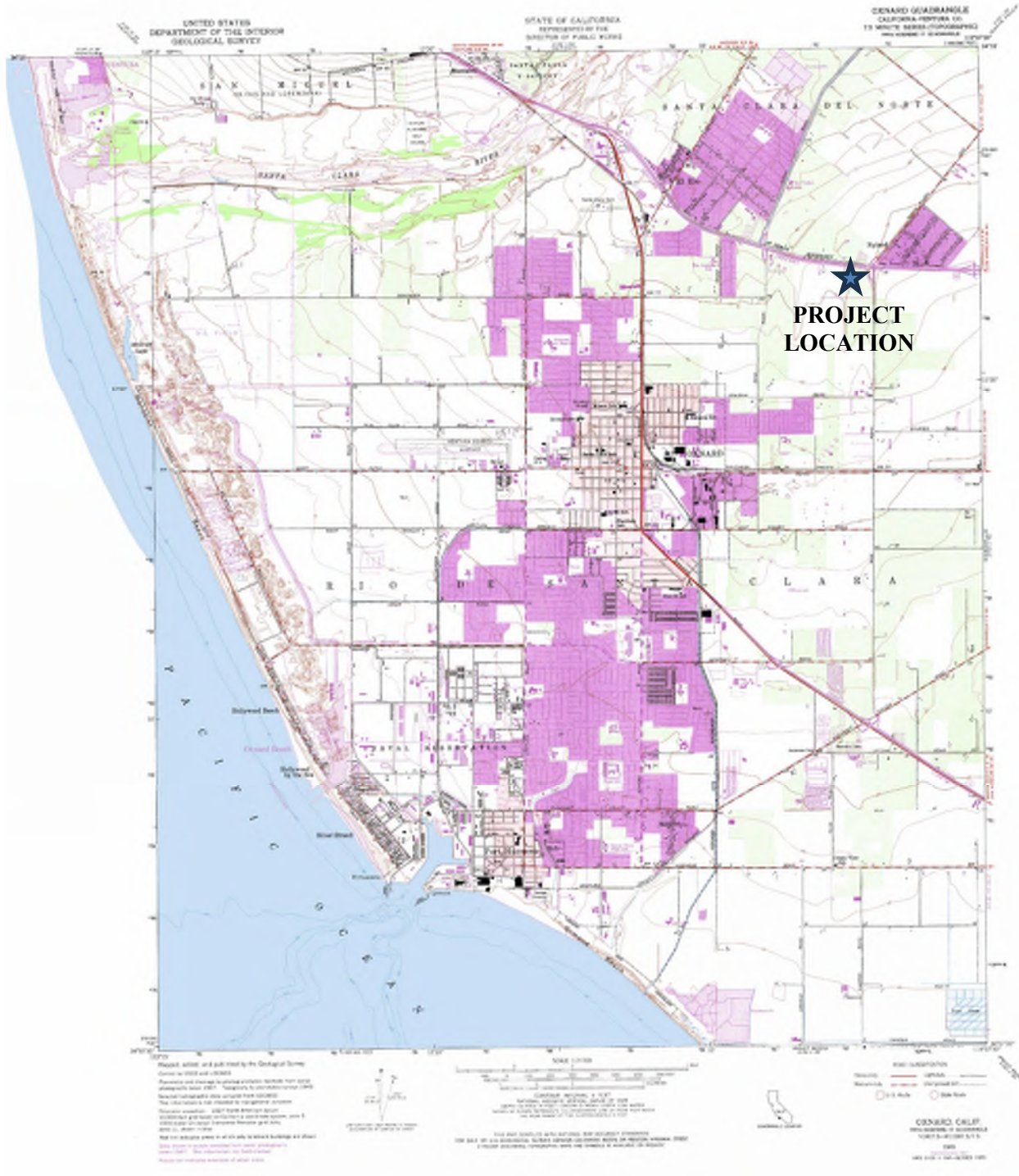
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Very Respectfully,



Joe Pearson II, AICP | Planning and Environmental Services Manager
Community Development Department
City of Oxnard

Enclosed: Project Location Map and Site Plan





1



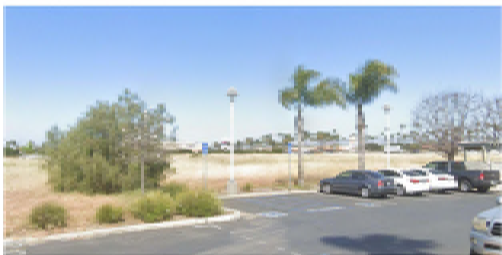
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LOCKWOOD III APARTMENTS
SIN LOCKWOOD, LLC



LAUTERBACK & ASSOCIATES
S I T E P L A N
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LOCKWOOD III APARTMENTS
SIN LOCKWOOD, LLC

SITE PHOTOS

LOCKWOOD III APARTMENTS
BY LOCKWOOD PROPERTIES, L.P.

A-02

BRODERSEN ASSOCIATES, INC.
 10000 W. CENTURY AVENUE, SUITE 100
 DENVER, COLORADO 80231
 TEL: 303.755.1000
 WWW.BRODERSEN.COM

LOEWOOD APARTMENTS 3
 10000 W. CENTURY AVENUE, SUITE 100
 DENVER, COLORADO 80231

22.21
 L-1
 PREPARED BY: LANDSCAPE ARCHITECT
 DATE: 08/21/23





LOCKWOOD III APARTMENTS
SWM/LOCKWOOD, LLC
1000 W. WASHINGTON AVENUE, SUITE 1000
MILWAUKEE, WI 53233

3D VIEWS
DATE: 08/21/2023
TIME: 10:00AM



2 00001

LOCKWOOD III APARTMENTS
1000 W. WASHINGTON AVENUE, SUITE 1000
MILWAUKEE, WI 53233

A-2.3



LOCKWOOD III APARTMENTS
BY M LOCKWOOD, LLC
ARCHITECTURE AND INTERIOR DESIGN

3D VIEWS
Rev. No. 08/21/23

LOCKWOOD III APARTMENTS
C:\PROJECTS\2023\LOCKWOOD III APARTMENTS

A/24



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030
(805) 385-7858
Fax (805) 385-7417



August 21, 2023

Barbareño/Ventureño Band of Mission Indians
Attn: Matthew Vestuto, Chair
P.O. Box 364
Ojai, CA 93024
(805) 746-6685
Chair@bvbmi.com

RE: Formal Notification, Pursuant to California Assembly Bill 52, for the 2151 Lockwood Street Project

Dear Chair Vestuto:

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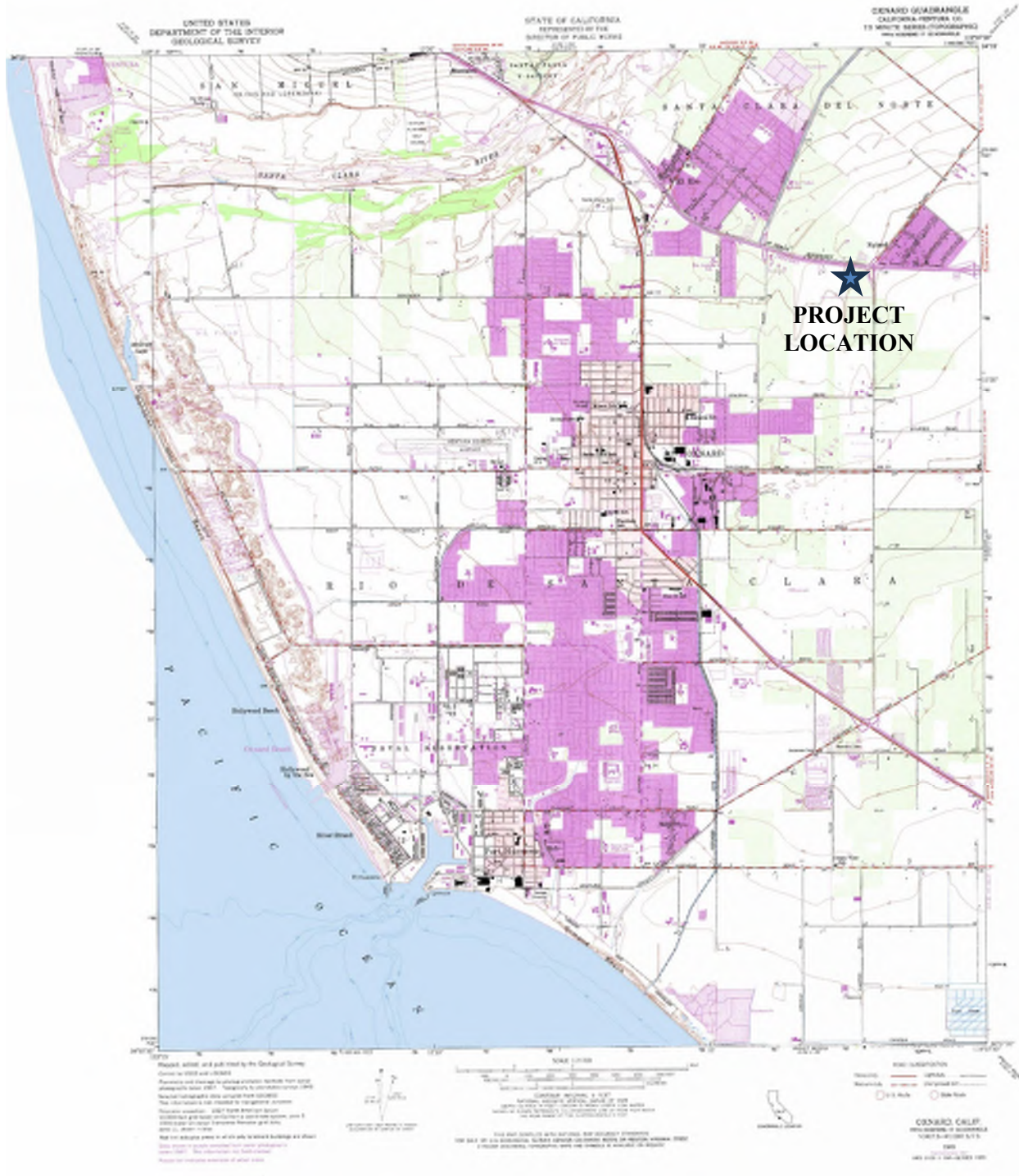
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Very Respectfully,



Joe Pearson II, AICP | Planning and Environmental Services Manager
Community Development Department
City of Oxnard

Enclosed: Project Location Map and Site Plan





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LOCKWOOD III APARTMENTS
SIM LOCKWOOD, LLC
1000 LOCKWOOD ST, CHICAGO, IL 60642



LAUTERBACK & ASSOCIATES
ARCHITECTS
1000 N. LAKE ST., SUITE 1000, CHICAGO, IL 60610
TEL: 312.280.1000
WWW.LAUTERBACK.COM

LOCKWOOD III APARTMENTS
SIM LOCKWOOD, LLC
1000 LOCKWOOD ST, CHICAGO, IL 60642

SITE PHOTOS

DATE: 10/20/2022
BY: J. J. JONES

LOCKWOOD III APARTMENTS
1000 LOCKWOOD ST, CHICAGO, IL 60642

A-02

Chair Vestuto
August 21, 2023



BRIGGS ASSOCIATES
2221 N. W. 22nd Street, Suite 200
Fort Lauderdale, FL 33311
TEL: 954-776-8800
WWW.BRIGGSASSOCIATES.COM

LOCKWOOD APARTMENTS 3
LANDSCAPE PLAN

22 x 1
August 21, 2023

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3D VIEW 1

LAUTERBACH & ASSOCIATES
ARCHITECTS
P.C.

LOCKWOOD III APARTMENTS
SWM LOCKWOOD, LLC
1000 W. UNIVERSITY BLVD. SUITE 1000
ANN ARBOR, MI 48106

3D VIEWS

1. DATE: 10/2022 (REVISED)
2. NO. 2021003

LOCKWOOD III APARTMENTS
1000 W. UNIVERSITY BLVD. SUITE 1000
ANN ARBOR, MI 48106

A-2.3



LOCKWOOD III APARTMENTS
BY M LOCKWOOD, LLC
10000 WOODBRIDGE COURT, SUITE 100, CHICAGO, IL 60642

3D VIEWS

File No. 19701212100.PDF
Page No. 0001-00

LOCKWOOD III APARTMENTS
10000 WOODBRIDGE COURT, SUITE 100, CHICAGO, IL 60642

A-24

