



Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting

Date: February 13, 2025

To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

From/Lead Agency: City of Oxnard, Community Development Department, Planning Division

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Maulhardt-Stiles Sub-Neighborhood Plan Project

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Oxnard (City), as lead agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the proposed Maulhardt-Stiles Sub-Neighborhood Plan Project (Project) and an associated Vesting Tentative Tract Map submitted by the Maulhardt-Stiles on behalf of (C/O) Parkstone Families (Applicant).

The City is requesting input from interested public agencies, organizations and individuals regarding the scope and content of the environmental analysis to be included in the Draft EIR. In accordance with CEQA, the City requests that public agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location

The approximately 107-acre Project Site is located in the Northeast Community Specific Plan area in the City of Oxnard as shown in **Figure 1: Project Location**. The Project Site is generally bounded to the north by Cesar Chavez Drive, to the east by Gibraltar Street/East Village Park, to the south by Camino Del Sol, and to the west by North Rose Avenue. The Project Site includes one Assessor Parcel (APN) owned by Oxnard Union High School District (OUHSD) (APN 214-0-020-635) and two parcels (APNs 214-0-020-615 and 214-0-020-625) owned by the Applicant. Regional access to the Project Site is provided via U.S. Route 101, approximately 0.7 miles north of the Project Site.

Project Description

The Applicant is proposing the Project to implement the City of Oxnard's (City) 2030 General Plan and the Northeast Community Specific Plan (NECSP) by regulating development of up to 950 residential dwelling units, 40,000 square feet of retail and general commercial space, parks, circulation and landscaping on the Project Site.

The proposed Sub-Neighborhood Plan Area (Project Site) would establish three planning areas referred to as Areas A, B and C within the approximately 107-acre Project Site (see **Figure 2: Planning Areas Within the Project Site**). The proposed Project would regulate the development in Planning Areas A and C. Planning Area B contains the existing Del Sol High School, opened by OUHSD in July 2023, which occupies the central 50.7 acres of the Project Site. OUHSD, acting as lead agency for the Del Sol High School Project, prepared and certified a separate EIR, New High School No. 8 (Del Sol High School EIR) (SCH # 2019029101) in November 2019 for this high school.

Figure 3: Illustrative Plan provides an illustrative plan of potential development within Areas A and C. Area A, the *North Neighborhood*, includes the northern 44.5 acres of the Project Site and is planned as a residential neighborhood including various housing types, multiple parks, and open spaces, with neighborhood commercial uses.

Area C, the *Southwest Neighborhood*, includes the southwestern 11.8 acres of the Project Site, and is planned to include attached and multi-family housing, along with neighborhood parks and open spaces.

Figure 4: Unit Allocation Plan defines the range of residential dwelling units that would be allowed within the 12 master lots the proposed Tentative Tract Map would create within the Project Site, as long as the total number of residential units does not exceed 950 residential units.

Potential Environmental Impacts of the Project

Development of the Project Site has been evaluated in two prior EIRs. The City prepared and certified a Program EIR for the Northeast Community Specific Plan (NECSP) Project (SCH# 1991041008) in 1992. Additionally, the City prepared and certified a Project EIR for the East Village Phase III Annexation Project (SCH# 2011031024) in 2013. Development of the site has also been evaluated in the Program EIR prepared and certified for the City of Oxnard 2030 General Plan (SCH# 2007041024). The City has prepared the attached Initial Study as part of the preliminary review of this proposed Project. This Initial Study identifies the potential for significant impacts related to the following topics, which will be evaluated in the EIR:

- Aesthetics and Urban Design
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Cumulative Impacts and Mandatory Findings

The EIR will also address all other CEQA-mandated topics, including cumulative impacts, growth inducing impacts, and alternatives to the Project.

Public Review Period and Scoping Meeting

The City has established a 30-day public review period from **February 13, 2025**, through **March 17, 2025** for this NOP. During this review period, the City aims to share Project information with the public and gather feedback from agencies, organizations, residents, business owners, and other stakeholders on the EIR's scope, content, mitigation measures, and potential Project alternatives to reduce environmental impacts.

During this period, this NOP and the Initial Study may be accessed at the following website:

<https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings>

Attachments:

Figure 1: Project Site Location

Figure 2: Planning Areas Within the Sub-Neighborhood Plan

Figure 3: Illustrative Plan

Figure 4: Unit Allocation Plan

Initial Study

This NOP and the Initial Study are also available for review in person at City of Oxnard, Community Development Department, Planning Division (214 South C Street, Oxnard, California 93030) and at the Oxnard Public Library, 251 South A Street, Oxnard, CA 93030.

Public Scoping Meeting

During the 30-day public review period, the City will also hold a public scoping meeting on **March 4, 2025**, at **5:00 p.m.** at Oxnard Public Library located at 251 South "A" Street Oxnard, CA 93030. The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. The scoping meeting is not a public hearing, and no decisions on the Project will be made at this meeting. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments in person or virtually on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting.

If you wish to view or speak during the scoping meeting virtually, please use the following link <https://us06web.zoom.us/j/89913139257?pwd=AugLe4kesaQ6ZgfAyWn6KQbNFXGLqD.1> or follow the below instructions to join by phone:

1. Dial phone number: +1 669 444 9171
2. Enter the meeting ID: 899 1313 9257
3. Enter the meeting passcode: 775279

Comments

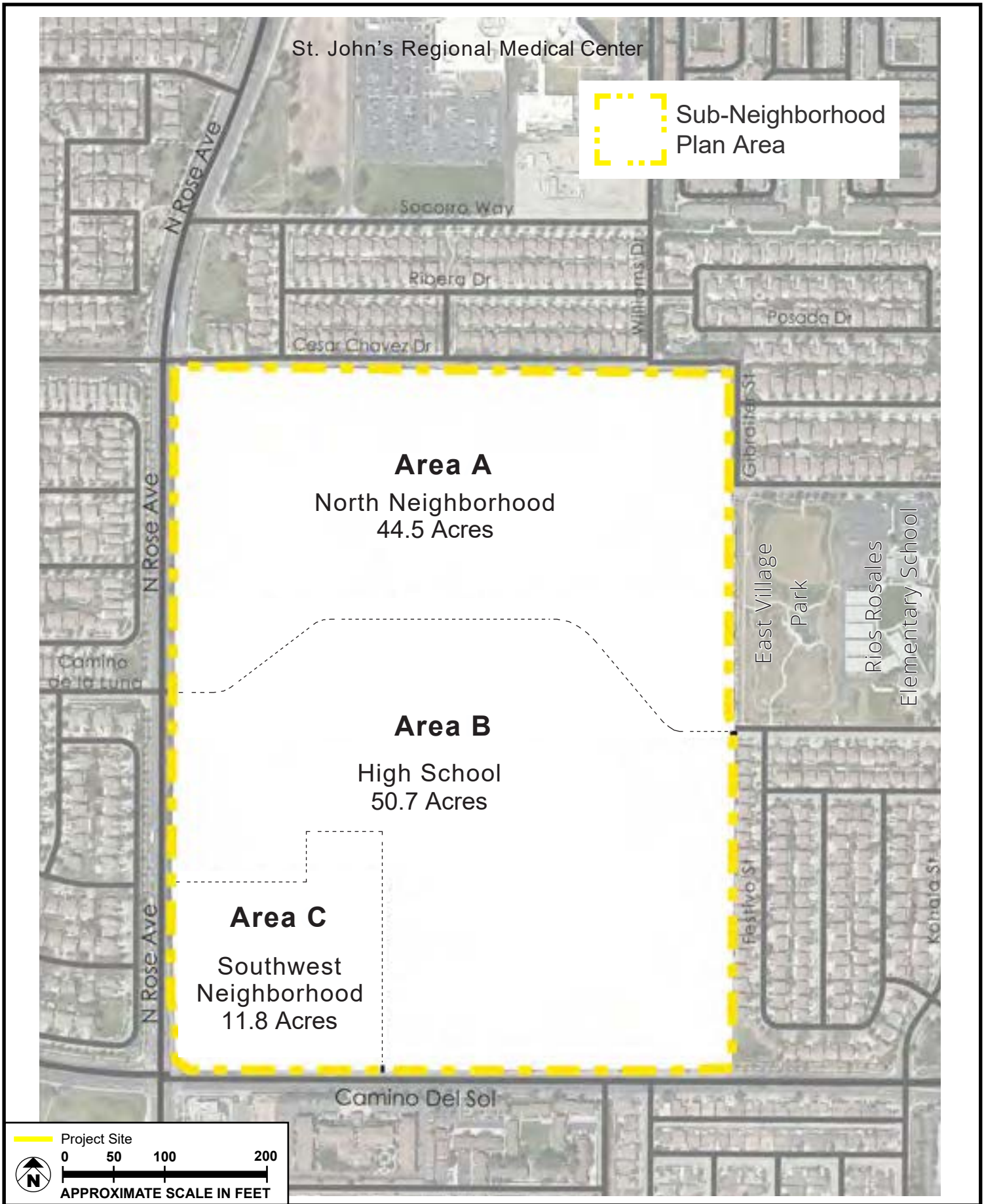
All comments must be received in writing by **5:00 p.m.** on **March 17, 2025**, which marks the end of the 30-day public review period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

Joe Pearson II, Planning and Environmental Services Manager
City of Oxnard
214 South C Street
Oxnard, California 93030
Phone: 805.385.8272
Email: Joe.Pearson@oxnard.org





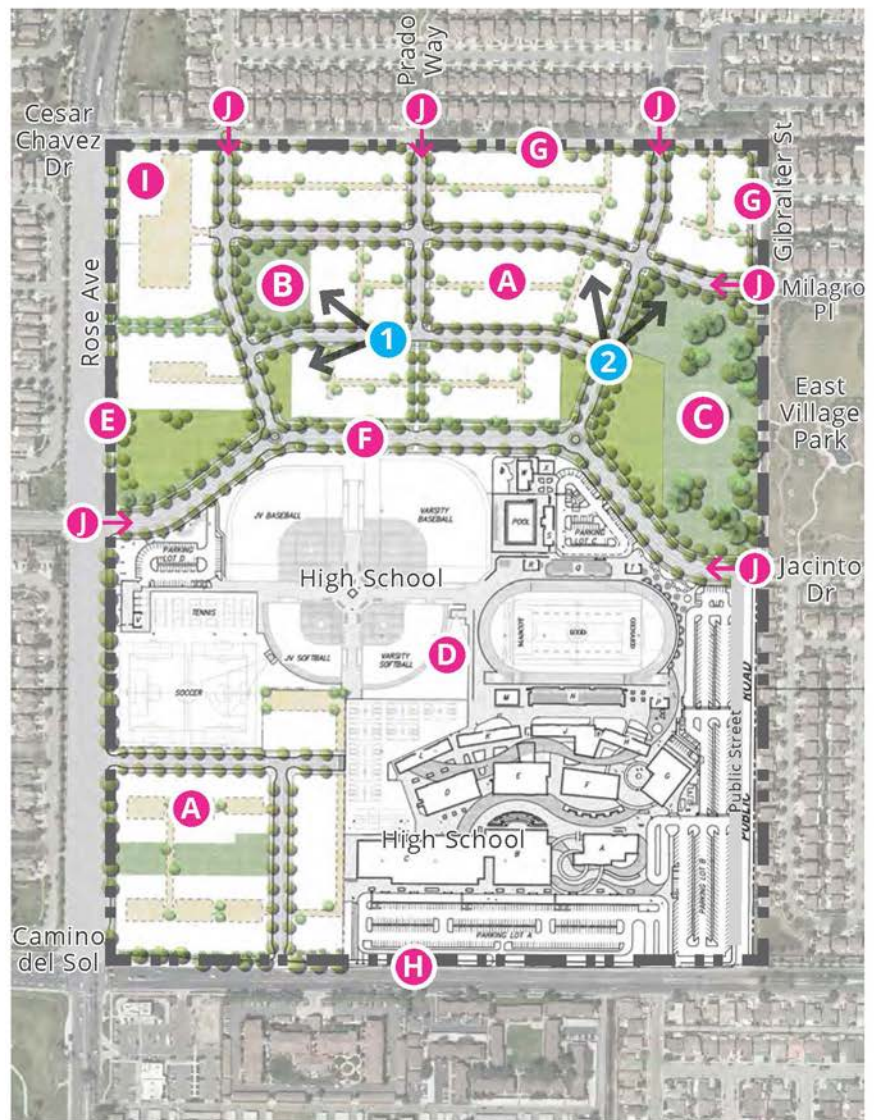
Figure 1



SOURCE: Maulhardt / Stiles – 2024


Figure 2


- A** **General Neighborhood Fabric:** A human-scale network of streets and blocks make a new, walkable neighborhood.
- B** **West Green:** A neighborhood-serving gathering space near the heart of the North Neighborhood.
- C** **East Village Park extension:** A westward expansion of the existing East Village Park, serving the wider community.
- D** **High School:** A campus including school buildings and athletic fields, some of which will provide public access.
- E** **Rose Avenue Improvements:** In addition to streetscape improvements, Rose Avenue will have a tree-lined multi-use path which ties together its residential, commercial, and high school frontage.
- F** **Jacinto Drive:** A comfortable walking and biking connection between Rose Ave, East Village Park, the neighborhoods, and the school.
- G** **Neighborhood Edge:** New housing will transition seamlessly to the existing neighborhoods along Cesar Chavez Dr and Gibraltar St.
- H** **Camino del Sol:** Pedestrian and bicycle improvements connecting to Del Norte Blvd to the east and central Oxnard to the west.
- I** **Commercial Opportunity:** Potential for a limited amount of commercial use accessible to the community by multiple modes of transportation.
- J** **Neighborhood Connections:** Calm neighborhood streets form a connected, walkable, bikable network with existing neighborhoods.



 Sub-Neighborhood Plan Boundary

 New Blocks: Human-scale blocks make up new neighborhood fabric.

 Parks: Neighborhood- and community-serving public green spaces.

 Pocket Parks: Small parks which can double as opportunities for water retention and/or detention as needed.

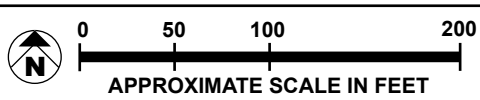
 Alleys

SOURCE: Maulhardt / Stiles – 2024

Figure 3



Master Lot numbers are shown in red.
 DU = Dwelling Units



SOURCE: Maulhardt / Stiles – 2024

Figure 4