

**Planning Division
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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE AVALON HOMES SUBDIVISION

The Oxnard Planning Division will be the Lead Agency and will prepare an environmental impact report (EIR) for the proposed Avalon Homes Tentative Tract Map and Coastal Development Permit. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit requirements or other approval for the project. You are receiving this notice in accordance with CEQA Guidelines and Section 3.6(c) of Oxnard City Council Resolution No. 9133.

The project description, location, and the potential environmental effects are discussed below.

The Notice of Preparation comment period begins on **May 27, 2016** and ends on **June 27, 2016**. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send your comments to Kathleen Mallory, MA, AICP, at the address above or by email (Kathleen.Mallory@oxnard.org), or call (805) 385-7858 for further information. Please include the name of a contact person in your agency.

Project Title: Avalon Homes Subdivision (Tract No 5888, PZ No. 16-400-02 (CDP), PZ No. 16-300-03 (TSM), EIR No. 2016-01)

Project Location: The project area includes 38.33 acres and is located within the City of Oxnard southeast of the corner of South Harbor Boulevard and West Fifth Street and just north of the existing Oxnard Dunes subdivision (Assessor Parcel Numbers 196-0-010-275, 225, and 235). The proposed Avalon Homes project area includes 8.75 acres proposed for residential development (including a private street and common areas) and 29.58 acres proposed for resource protection. The site is bounded by Catamaran Street, Dunes Street and South Harbor Boulevard on the south and west, and West Fifth Street on the north. To the east is the Edison Canal. Canal Street would be extended northward as a gated private street from the Oxnard Dunes subdivision and would form the northern boundary of the residential component of the project – separating it from the open space lots to the north.

Project Applicant: Oxnard Dunes, LLC, 1015 S. Harbor Bl., Oxnard, CA 93035. The contact is Mike Marlow, (805) 985-1557.

Project Description: The proposed subdivision would include a maximum of 65 residential dwelling units, consisting of 35 clustered single-family condominium units in the southeastern portion of the site on both sides of the private street (3.39 acres), and up to 30 duplex dwelling units along the southern side of the private street. The property will be subdivided into 17 residential lots and five lots intended for Resource Protection, drainage improvements, a community recreation area, and private street.

The area proposed for development is within the Coastal Zone, and is designated REX (Residential-Existing) in the City of Oxnard 2030 General Plan. This proposed development area is zoned R-2-C (Coastal Low-Density Multiple Family). Two of the proposed open space lots (Lots A and B; 27.67 acres and 1.91 acres, respectively) are designated RP (Resource Protection) in the General Plan, and are zoned RP (Coastal Resource Protection).

Clustered Single-Family Condominiums. The proposed 35 clustered single family residences would range in size from 1,500 to 2,800 square feet. This portion of the project would also include a community lot (Lot E, 0.19 acres) and a lot to be used for drainage mitigation (Lot C, 0.15 acres). The private street connection at the existing stub-out of Canal Street would be gated, and would be used for egress only—access into the project at this location would be for emergency vehicles only. This segment of the private street would have a 36-foot curb-to-curb width, with travel lanes of 10 feet and parking areas of 8 feet on both sides of the street. Five foot wide sidewalks would also be provided on both sides of the street. Street trees would be located along the adjacent lots, and would be maintained by a Homeowners Association.

A six foot high masonry wall would extend along the rear yards of the lot west of the private street, separating the project from the existing residences to the west along Catamaran Street. The minimum rear yard depth in this portion of the project would be 25 feet, and most of the proposed dwellings would have rear yards in excess of 30 feet.

Duplex Residential Lots. Up to 30 residences in duplex structures would be located on Lots 1 through 15 (total of 2.62 acres) along the south side of the private street through the project, extending from the northern end of the proposed condominium lots, westward to tie into Dunes Street at the northwest corner of the proposed development. Residences in this part of the project would be generally 3,000 square feet in area. The private street would continue the 10-foot wide travel lanes and 8-foot parking areas from the eastern portion of the project, and would have a 5-foot wide sidewalk on its south side adjacent to the new residences. The north side of the private street would have a split rail fence along the boundary of the open space to the north. Street trees and landscaping would be provided along both sides of the street, with maintenance by the Homeowners Association. A landscaped entry lot would be located at the southeast corner of Dunes Street and the private street of the project, which will also provide a bioswale for drainage control. This gated entry at this location would provide both ingress and egress for the project.

A six foot high masonry wall would extend along the rear yards of the proposed residences. The minimum rear yard depth separating the proposed structures from the wall and existing residences to the south would be just over 30 feet.

A project alternative, which will be considered in the EIR, includes designing all or part of these lots as detached single-family residences, which would reduce the number of dwellings in this part of the project from 30 to as low as 15.

Open Space. The project includes two open space lots (27.67 acres and 1.91 acres) located north of the proposed residential development.

Other Project Characteristics. Grading is expected to be balanced onsite. Grading and site development is planned to start in the summer of 2017 and should take approximately six months. After the completion of final residential designs, construction is expected to begin in the fall of 2017, and to last for approximately nine months. Based on this schedule, the project would be completed between the spring and fall of 2018.

The project would also include formation of a Homeowners Association, which would have responsibility for maintaining the landscaping in common areas

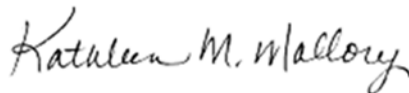
Topics Identified for Study in an EIR. The City has determined that an EIR will be prepared and will evaluate potentially significant impacts related to the following issues:

- *Aesthetics*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Geology/Soils*
- *Greenhouse Gas Emissions*
- *Hazards/Hazardous Materials*
- *Hydrology/Water Quality*
- *Land Use/Planning*
- *Noise/Vibration*
- *Transportation/Traffic*
- *Utilities/Service Systems*

Based on the City's preliminary evaluation of the project, impacts related to Agriculture and Forestry Resources, Mineral Resources, Population/Housing, Public Services, and Recreation are anticipated to be less than significant. Therefore, these topics will not be studied in detail in the EIR.

Scoping Meeting. The City of Oxnard, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the EIR. The Scoping Meeting for the Environmental Impact Report for the project is scheduled for June 13, 2016, from 4:00 – 5:00 p.m. in the City of Oxnard Community Room, located at 300 West Third Street, First Floor (exterior doors at the southwest corner of Third Street & South B Street).

The draft environmental document may be secured online, from the City webpage: go to www.oxnard.org/environmental-documents/ - alternatively, you can secure the document by going to www.oxnard.org – City Departments, Development Services, Planning, and Environmental Documents in order to view the document.



for

Ashley Golden
Development Services Director

cc: Applicant
EIR Distribution List