

**NOTICE OF AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT
EIR No. 2016-01**

The City of Oxnard Planning Division has prepared a Draft Environmental Impact Report (EIR) examining the environmental effects associated with the following project:

The Avalon Homes Tentative Subdivision Map (PZ No. 16-300-03; Tract 5888); Coastal Development Permit (PZ No. 16-400-02); and Coastal Zone Variance (PZ No. 18-591-01).

The Avalon Homes Subdivision (project) involves the construction of a maximum of 65 residential dwelling units on 8.75 acres of a 38.33 acre property (Assessor's Parcel Numbers: 196-001-022, 023, and 027). The property would be subdivided into 17 residential lots and five open space lots. Tentative Tract Map 5888 would create 15 individual lots for the 15 single family residences or 30 duplex residences and two lots for 35 single family residential clustered condominium units. The 35 condominium units would share driveways between groups of four to six units to minimize driveway access to the collector street. There would be five open space or common use parcels throughout the project site. Two lots (totaling 29.58 acres) are designated and zoned for Resource Protection (R-P) and would remain undeveloped, except for minimal improvements to allowed controlled public access. The three remaining open space or common lots would include a drainage mitigation area, open space at the project gated entry and a private community recreation area. The project includes a restoration plan for the Northern Dunes Area, which details the access and management proposed for this area.

In accordance with the California Environmental Quality Act (CEQA), the Draft EIR is intended to inform public agency decision makers and the public of the potentially significant environmental effects of the project, identify possible ways to minimize the potentially significant effects, and describe reasonable alternatives to the project.

The Draft EIR may be reviewed online, from the City webpage. Go to www.oxnard.org/planning, then "Environmental Documents" (on the left side of the page) to select and view the draft document.

Alternatively, the draft environmental document is available for review at the Oxnard Planning Division office (8:00 a.m. to 6:00 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternate Fridays), and at the Oxnard Public Library, 251 South "A" Street (9:00 a.m. to 8:00 p.m., Monday through Thursday, and 9:00 a.m. to 5:30 p.m. on Saturday and 1:00 p.m. to 5:00 p.m. on Sunday).

The public review period begins on December 24, 2019 and ends on February 24, 2020. All comments should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Isidro Figueroa, Principal Planner, at (805) 385-8207 or isidro.figueroa@oxnard.org and written comments may be mailed or faxed (805) 385-7417 to the City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030.

Date

Scott Kolwitz
Planning Manager