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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016051075

Project Title: Avalon Homes Project

Lead Agency: City of Oxnard

Contact Name: Jamie Peltier

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Project Location: Oxnard *City* Ventura County *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project has two major components: an open space or preserve area in the northern area of approximately 29.6 acres, just south of West Fifth Street, and proposed residences in the southern 8.75 acres of the project site extending from the northern terminus of Canal Street to Dunes Street to the northwest. Total project acreage is 38.33. Within the residential component, the project would include the construction of a maximum of 65 residential dwelling units. The property would be subdivided into 17 residential lots and five open space lots. Proposed 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the Notice of Preparation (NOP) and Notice of Intent (NOI) comment letters provided during the comment period, issues known to be of concern include, but are not limited to, project impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, land use and planning, noise, and transportation.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy are related to transportation and Caltrans. The site is also located in the Coast Zone.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies include the City of Oxnard, which regulates land development in the city, the Regional Water Quality Control Board (RWQCB), which regulates water quality in the region, and the South Coast Air Quality Management District (SCAQMD), which regulates air quality in the region. There are no trustee agencies for the proposed project.