

**NOTICE OF AVAILABILITY OF A  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE AVALON HOMES PROJECT**

CITY OF OXNARD  
214 SOUTH C STREET  
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(805) 385-7952

NOTICE is hereby given that a Recirculated Draft Environmental Impact Report (EIR) has been prepared by the City of Oxnard as Lead Agency, and is available for public review pursuant to State of California, California Environmental Quality Act (CEQA) Guidelines for the project listed below:

PROPOSED PROJECT: Avalon Homes Project (State Clearinghouse Number 2016051075) (City of Oxnard EIR# 2016-01)

PUBLIC REVIEW AND COMMENT PERIOD: August 7th, 2025, to September 22nd, 2025

PROJECT LOCATION: The approximately 38.33-acre property is composed primarily of Assessor's Parcel Numbers (APN) 196-001-022, 023, and 027. The site is located at the southeastern corner of the intersection of Harbor Boulevard and West Fifth Street, north of the existing Oxnard Dunes Subdivision within the City of Oxnard.

The project site appears on the lists of sites enumerated under Section 65962.5 of the Government Code. The project site is categorized on this list as a State Response Type that is a closed site for which no further action is required.

PROJECT DESCRIPTION: 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. 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.

Two of the five open space lots (totaling 29.58 acres) are designated and zoned for Resource Protection (R-P) and would remain undeveloped, except for minimal improvements to allow controlled public access. Together with land already owned by the City of Oxnard, this component of the project would preserve the designated sensitive habitat within the "Northern Dunes Area" shown in the Coastal Land Use Plan. 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.

PURPOSE OF THE RECIRCULATED DRAFT EIR: The Recirculated Draft EIR is part of the ongoing environmental review process for the proposed project and has been prepared to clarify and expand upon the analysis in the Draft EIR previously circulated in 2019 and reflect the updated regulatory context. CEQA requires recirculation of an EIR when the lead agency adds “significant new information” to an EIR regarding changes to the project description or the environmental setting after public notice is given of the availability of a draft EIR for public review (State CEQA Guidelines Section 15087) but before EIR certification (State CEQA Guidelines Section 15088.5[a]).

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Recirculated Draft EIR identifies a significant and unavoidable impact for the Transportation resource area. This significant and unavoidable impact includes mitigation and is associated with conflicts with Section 15064.3 of the CEQA Guidelines as it relates to Vehicle Miles Traveled (VMT).

Additionally, the Recirculated Draft EIR identifies impacts that would be significant but reduced to less than significant with implementation of mitigation for the following resource areas:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise and Vibration

PUBLIC HEARINGS: The City has no hearings scheduled for the project during the public comment period for the Recirculated Draft EIR. The City of Oxnard Planning Commission will conduct a public hearing after the closure of the comment period and completion of the Final EIR. The City of Oxnard City Council will hold a hearing subsequent to the Planning Commission hearing. The date, time, and place of the Planning Commission hearing and City Council hearing are presently unknown. A second notice providing the date, time, and place of these hearings will be provided once a date has been finalized.

WHERE THE RECIRCULATE DRAFT EIR MAY BE REVIEWED: The Recirculated Draft EIR is available for review during normal business hours on Mondays through Thursdays at the Community Development Department of the City of Oxnard at 214 South C Street, Oxnard, California 93030. The Recirculated Draft EIR is also available online at:

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

**COMMENTING ON THE RECIRCULATED DRAFT EIR:** Consistent with the requirements of Sections 15087 and 15088.5(d) of the State CEQA Guidelines, the Recirculated Draft EIR is being made available on August 7<sup>th</sup>, 2025, for public review for a period of no less than 45 days. During this period, the general public, agencies, and organizations may submit written comments on the content of the Recirculated Draft EIR to the City of Oxnard. Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, reviewers are directed to limit their comments to the Recirculated Draft EIR, including its appendices. Reviewers need not resubmit comments on the Draft EIR that was previously circulated. Comments received on the Draft EIR, as well as comments on this Recirculated Draft EIR, will be responded to in the Final EIR.

**SEND COMMENTS TO:** City of Oxnard, Community Development Department, Attention: Jamie Peltier, Planning Supervisor, 214 South C Street, Oxnard, CA 93030; or emailed to [jamie.peltier@oxnard.org](mailto:jamie.peltier@oxnard.org) no later than 5:00 p.m. on September 21<sup>st</sup>, 2025. Failure to comment will not preclude your right to testify at a future public hearing for the proposed project.

For more information on the project, please contact Planning Supervisor, Jamie Peltier, at (805) 385-7952.