

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: May 7, 2026
PROJECT TITLE: Maulhardt–Stiles Sub-Neighborhood Plan Project
SCH NUMBER: 2025020414
PROJECT APPLICANT: Maulhardt Stiles Families c/o Parkstone Companies
LEAD AGENCY: City of Oxnard Community Development Department
214 South C Street
Oxnard, CA 93030
CONTACT: Joe Pearson II, AICP, Planning and Environmental Services Manager
REVIEW PERIOD: May 7, 2026 to June 22, 2026

The City of Oxnard (City) prepared and is circulating the Draft Environmental Impact Report (EIR) for the proposed Maulhardt–Stiles Sub-Neighborhood Plan Project (Project) for public review and comment pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15087. In accordance with CEQA, the Draft EIR is intended to inform public agency decision makers and the public of the potentially significant environmental effects of this proposed Project, identify possible ways to minimize any potentially significant effects, and describe and provide comparative analysis of a reasonable range alternatives to the Project.

The Draft EIR has been prepared pursuant to the CEQA Public Resources Code (§21000-21189.3) and CEQA Guidelines (§15000-15387). For purposes of CEQA compliance, the City of Oxnard is Lead Agency for this Project, responsible for preparing this EIR in accordance with CEQA and the CEQA Guidelines. As mandated by the CEQA Guidelines, the EIR has been subject to the City’s internal review process and reflects the City’s independent review and judgment and objectivity with regard to the scope, content, and adequacy of the analysis.

Project Location: The 107-acre Project Site (Assessor Parcel Numbers [APNs] 214-020-615, -625, and -635) is bounded to the north by Cesar Chavez Drive, to the east by Gibraltar Street and East Village Park, to the south by Camino Del Sol, and to the west by North Rose Avenue. The northern portion of the Project Site consists of undeveloped land, previously disturbed by agricultural use; the central and southeastern portions of the Project Site are developed with Del Sol High School, opened by Oxnard Union High School District in July 2023; and the southwestern portion of the Project Site consists of the Maulhardt family residence, barn, cottages, outbuildings, other agricultural structures, and a small lemon orchard that is no longer actively cultivated.

Project Description: The Maulhardt–Stiles Sub-Neighborhood Plan is proposed to implement the City of Oxnard 2030 General Plan and Northeast Community Specific Plan (NECSP) by establishing three planning areas (Areas A, B, and C) to regulate use and development of the Project Site. Planning Area B contains Del Sol High School. The proposed Sub-Neighborhood Plan would allow development of up to 950 residential dwelling units, 40,000 square feet of retail and general commercial space, parks, circulation, and landscaping in Planning Areas A and C. The Project includes a mix of housing types, incorporation of affordable housing, expansion of existing park facilities, and development of a walkable, urban village consistent with the City’s General Plan and NECSP. Implementation of the Project would occur through approval of a Tentative Tract Map and subsequent phased development of the site.

Summary of Impacts: Potential impacts of the Project determined to be less than significant include: Aesthetics and Urban Design, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation, and Utilities and Service Systems. Potential impacts determined to be less than significant with mitigation include Biological Resources, Cultural Resources (archaeological), Geology and Soils, Noise, Transportation and Circulation, and Tribal Cultural Resources. Potential impacts determined to be significant and unavoidable include Agricultural Resources, Air Quality, and Cultural (Historic) Resources.

Commenting on the Draft EIR: Comments may be submitted during the review period of **May 7, 2026 to June 22, 2026**.

Document Availability: Copies of the Draft EIR are available for review at the City of Oxnard Planning Division offices at 214 South C Street, Oxnard, CA 93030, and the Oxnard Main Library, 251 South 'A' St., Oxnard, CA 93030. The document is also available on the City of Oxnard’s website at <https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings>.

How to Comment: Please submit comments via email or mail to:

Joe Pearson II, AICP
Planning and Environmental Services Manager
Community Development Department
214 South C Street
Oxnard, CA 93030
joe.pearson@oxnard.org

Comments must be received prior to the close of public review period at **5:00 p.m. on June 22, 2026**. For comments submitted via email, please include “EIR Comments: Maulhardt–Stiles Sub-Neighborhood Plan Project” in the subject line and the name of the commenter in the body of the email.

Public Hearings: No public hearings to consider the EIR and Project have been scheduled as of this date. The City will provide public notices identifying the date, time, and place of public hearings in accordance with the City’s public hearing noticing requirements once dates have been identified.