

Summary Form for Electronic Document Submittal

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 #: 2025020414

Project Title: Maulhardt-Stiles Sub-Neighborhood Plan Project

Lead Agency: City of Oxnard Community Development Department

Contact Name: Joe Pearson II, AICP, Planning and Environmental Services Manager

Email: joe.pearson@oxnard.org Phone Number: (805) 385-8272

Project Location: Oxnard Ventura
City *County*

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

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.

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

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 (operational emissions exceeding applicable air district significance thresholds), and Cultural (Historic) Resources. Mitigation measures include: MM AG-1 (topsoil salvage/reuse or agricultural in-lieu fee), MM AQ-1 (Tier 4 or cleaner construction equipment), MM BIO-1 through MM BIO-4 (nesting bird, burrowing owl, bat, and Crotch’s bumble bee surveys, monitoring, buffers, and avoidance measures), MM CUL-1 (historic resource documentation), MM CUL-2 (archaeological monitoring and inadvertent discovery procedures), MM GEO-1 (site-specific geotechnical design and ground improvement measures), MM GEO-2 (paleontological monitoring and discovery procedures), MM NOI-1 (construction noise reduction measures), MM TRANS-1 (construction traffic management and detour planning), and MM TCR-1 (Native American monitoring and tribal cultural resource procedures).

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

During the Notice of Preparation (NOP) process, comments from public agencies primarily focused on agricultural land conversion, biological resources, transportation and circulation improvements, consistency with regional planning documents, and potential impacts related to air quality and historic resources. Agencies including the California Department of Fish and Wildlife, Department of Conservation, Caltrans, and SCAG requested detailed analysis and mitigation related to biological resources, farmland conversion, multimodal transportation improvements, and consistency with regional growth and sustainability goals. No substantial public controversy was identified during the NOP process.

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

The City has not identified any responsible agencies for the Project at this time. Additionally, no agencies identified themselves as responsible agencies for the Project in response to the NOP distributed by the City to other public agencies. The California Department of Fish and Wildlife specifically states that it is acting as a "Trustee Agency for fish and wildlife resources" in the NOP response letter.