

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025020414

Project Title: Maulhardt-Stiles Sub-Neighborhood Plan Project

Lead Agency: City of Oxnard Contact Person: Joe Pearson II
 Mailing Address: 214 South C Street Phone: 805.385.8272
 City: Oxnard Zip: 93030 County: Ventura

Project Location: County: Ventura City/Nearest Community: Oxnard

Cross Streets: Cesar Chavez Drive, Gibraltar Street/East Village Park, Camino Del Sol, and North Rose Avenue Zip Code: 93030

Longitude/Latitude (degrees, minutes and seconds): 34 ° 12 ' 35 " N / 119 ° 09 ' 18 " W Total Acres: 107

Assessor's Parcel No.: 214-020-615, -625, -635 Section: 14 Twp.: T1N Range: R22W Base: SBM

Within 2 Miles: State Hwy #: SR 1 and US 101 Waterways: N/A

Airports: N/A Railways: Amtrak; Metrolink Schools: Del Sol High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 950 Acres 50
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 40,000 Acres 0.92 Employees 8 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential Low-Medium (RLM), Commercial General (CG) and Park (PRK)

Project Description: (please use a separate page if necessary)

The Maulhardt-Stiles Sub-Neighborhood Plan project is proposed to implement the City of Oxnard 2030 General Plan and the Northeast Community Specific Plan (NECSP) by regulating development of up to 950 residential dwelling units, a maximum of 40,000 square feet of retail and general commercial space, and public parks on the undeveloped portions of the Project Site north and southwest of Del Sol High School. Proposed buildings would vary from one- to four-stories tall.

As Sub-Neighborhood Plans are adopted by amendment to the NECSP, the Project also includes an amendment to the NECSP and a corresponding General Plan Amendment to change the land use designation for the Project Site and a Zone Change to change the zoning for the site to be consistent with the Sub-Neighborhood Plan. A tentative tract map to subdivide the site in conformance with the Sub-Neighborhood Plan is also proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 7, 2026 Ending Date June 22, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian A Trinity Company</u>	Applicant: <u>City of Oxnard</u>
Address: <u>374 Poli Street, Suite 200</u>	Address: <u>214 South C Street</u>
City/State/Zip: <u>Ventura, CA 93001</u>	City/State/Zip: <u>Oxnard, CA 93030</u>
Contact: <u>Tony Locacciato</u>	Phone: <u>(805) 385-8272</u>
Phone: <u>(805) 444-7896</u>	

Signature of Lead Agency Representative: Joe Pearson II, AICP Digitally signed by Joe Pearson II, AICP
Date: 2026.05.07 00:50:30 -0700 Date: 5/7/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.