

# 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: Isidro Figueroa, Principal Planner

Email: isidro.figueroa@oxnard.org

Phone Number: (805) 385-8207

Project Location: Oxnard

Ventura

*City*

*County*

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

The proposed project involves construction of a maximum of 65 residential dwelling units on 8.75 acres of a 38.33 acre property. The property would be subdivided into 17 residential lots and five open space lots. 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. The 35 condominium units would share driveways between groups of four to six units to minimize driveway access to the collector street. There would be five open spaces or common use parcels throughout the project site. Proposed Lots A and B (totaling 29.58 acres) are zoned for Resource Protection (R-P) and would remain undeveloped. 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 as Area 6 on Map 3 in the CLUP. 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.

The project would require approval of the following: Tentative Subdivision Map for Tract No. 5888, and zone variance allowing deviations from setback requirements in the R-2-C zone (PZ 16-300-03); Coastal Development Permit (PZ 16-400-02); Development Agreement; and Pre-application for affordable housing in-lieu payment.

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

The project would have potential significant effects related to: Biological Resources, Cultural Resources, Geology and Soils, and Noise.

Mitigation measures include:

BIO-1(a) Pre-construction Botanical Survey, BIO-1(b) Mitigation Plan, BIO-2(a) Nesting Bird Survey, BIO-2(b) Establishment of Appropriate Buffers During Grading and Construction, BIO-7(a) Protection and Enhancement of RP Designated Area, BIO-7(b) Management of Residential Landscaping, BIO-8(a) Consultation with Regulatory Agencies, BIO-8(b) Re-vegetation Plan, BIO-8(c) Protection Measures During Construction, CR-2(a) Procedures for Discovery of Intact Cultural Resources, CR-2(b) Procedures for Discovery of Human Remains, GEO-2 Geotechnical Recommendations, GEO-5 Drainage and Maintenance, N-4(a) Concrete Masonry Unit (CMU) Wall Construction, N-4 (b) Construction Equipment, N-4(c) Vehicle and Equipment Idling, N-4(d) Stationary Equipment, N-4(e) Disturbance Coordinator and Noticing.

The following mitigation measures are also recommended to minimize air quality impacts to the maximum extent feasible:

AQ-1(a) Dust Control Measures, AQ-1(b) Construction Equipment Controls, AQ-1(c) Low Volatile Paints, AQ-3(a) Increased Efficiency, AQ-3(b) Renewable Energy, AQ-3(c) Passive Energy Conservation Design, AQ-3(d) Natural Ventilation

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

Based on comments received during the NOP comment period, the following issues are known to be of concern and may be controversial. Each issue is further evaluated in the Draft EIR. The NOP, as well as comment letters received regarding the NOP, are presented in the Draft EIR:

- Air Quality
- Biological Resources
- Greenhouse Gas Emissions/Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic, Circulation, and Access
- Utilities and Service Systems

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

Lead Agency:  
City of Oxnard

Responsible Agencies:

U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the Los Angeles Regional Water Quality Control Board (RWQCB), may have permitting authority (and thus discretionary approval authority) over the proposed project in relation to any effects on jurisdictional waters or wetlands and riparian habitats. Any activity that would remove or otherwise alter jurisdictional waters or wetlands is subject to review by these regulatory agencies through the CEQA process and then later, if applicable, through the CDFW, USACE, and RWQCB permitting processes.

Trustee Agencies:

No Trustee Agencies were identified for this project.

Other agencies may be involved in an appeal or review capacity. These could include the California Coastal Commission, in the event the City action on the Coastal Development Permit were to be appealed; the Ventura County Airport Land Use Commission and California Division of Aeronautics since the project site is within the airport influence area of the Oxnard Airport; and the California Department of Transportation, in the event an encroachment permit is required for any offsite work within a state highway right-of-way.