

Planning Division
214 South C Street
Oxnard, CA. 93030
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(805) 385-7417 Fax



**NOTICE OF AVAILABILITY
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE
PORT OF HUENEME – TEMPORARY OUTDOOR VEHICLE STORAGE
FACILITY**

A Draft Environmental Impact Report (EIR) has been prepared for the proposed Port of Hueneme – Temporary Outdoor Vehicle Storage Facility Project (State Clearinghouse #2020069039) and PZ 18-500-02 (Special Use Permit).

The Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (California Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). For purposes of CEQA compliance, the City of Oxnard is identified as the Lead Agency for this Project. The Lead Agency is 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 Lead Agency’s independent review and judgment and objectivity with regard to the scope, content, and adequacy of analysis.

The project description, location, and a summary of impacts are discussed below.

PROJECT TITLE: Port of Hueneme – Temporary Outdoor Vehicle Storage Facility

PROJECT LOCATION: The approximately 34-acre project site encompasses two parcels located at the southeast corner of Hueneme Road and Perkins Road in the City of Oxnard. The site is currently vacant and undeveloped.

ASSESSOR'S PARCEL NUMBERS: 231-0-092-105 and 231-0-092-245

GENERAL PLAN DESIGNATION: Industrial Limited (I LT) and Park (PRK)

ZONING DESIGNATION: M-1-PD (Light Manufacturing Zone with Planned Development Additive Zone)

The application filed is for a Special Use Permit.

PROJECT DESCRIPTION: The Applicant, The Port of Hueneme, is proposing to construct and operate a temporary outdoor vehicle storage facility for a maximum of five years on the approximately 34-acre project site. The facility includes the following:

- Vehicle parking area with gravel base
- Temporary guard house (240 square feet)
- Portable restroom
- Perimeter site lighting
- Security fencing (6-feet-high)
- Landscaping
- Site drainage
- Associated infrastructure improvements (i.e., curb cuts, apron, etc.)

The temporary outdoor vehicle storage facility includes approximately 27.5 parkable acres to accommodate up to 4,944 vehicle spaces, which equates to a ratio of 180 spaces per acre.

Upon expiration of the Special Use Permit, the vehicle parking area, the guard house, portable restroom, perimeter site lighting, and gravel surface would be removed. The 6-foot-high fencing, landscaping, and drainage and associated infrastructure improvements would remain on-site and be maintained by the property owner.

SUMMARY OF IMPACTS: Based on the analysis in the Draft EIR, the proposed project would result in no or less than significant impacts to:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services – Parks and Recreation
- Public Services – Wildfire and Fire Protection
- Public Services – Police Protection
- Public Services – Schools
- Transportation
- Utilities and Service Systems – Water
- Utilities and Service Systems – Wastewater
- Utilities and Service Systems – Solid Waste

The proposed project would result in less than significant impacts with mitigation incorporated to:

- Aesthetics (Threshold AES-3)
- Biological Resources (Thresholds BIO-1 & BIO-2)
- Cultural and Tribal Cultural Resources (Thresholds CTC-2, CTC-4, CTC-5 & CTC-6)
- Geology and Soils (Thresholds GEO-1b & GEO-2)
- Noise (Threshold NOI-6)
- Public Services – Police Protection (Threshold PP-1)

The proposed project would not result in any significant unavoidable impacts.

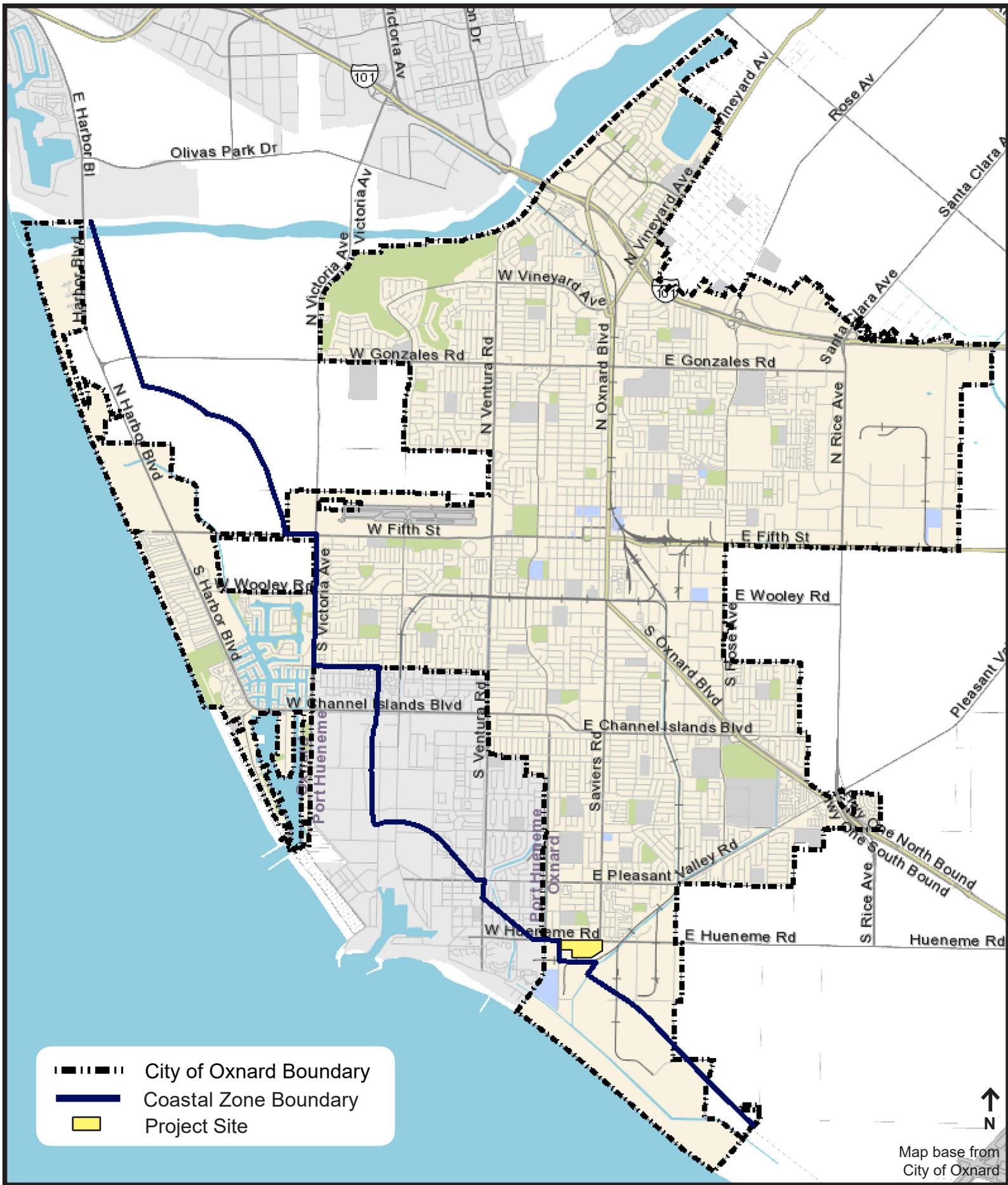
PUBLIC COMMENT. The 61-day public comment period for this Draft EIR will begin on **Thursday, December 16, 2021**, and end on **Monday, February 14, 2022**. Copies of the Draft EIR are available for review at the City of Oxnard Planning Division offices at 214 South C Street, Oxnard, CA 93030, City of Oxnard Main Library at 251 South A Street, Oxnard, CA 93030, City of Oxnard South Oxnard Branch Library at 4300 Saviers Road, Oxnard, CA 93033, and City of Oxnard Colonia Branch Library at 1500 Camino del Sol #26, Oxnard, CA 93030. The document is also available on the City of Oxnard's website, [Environmental Documents — City Of Oxnard](#)

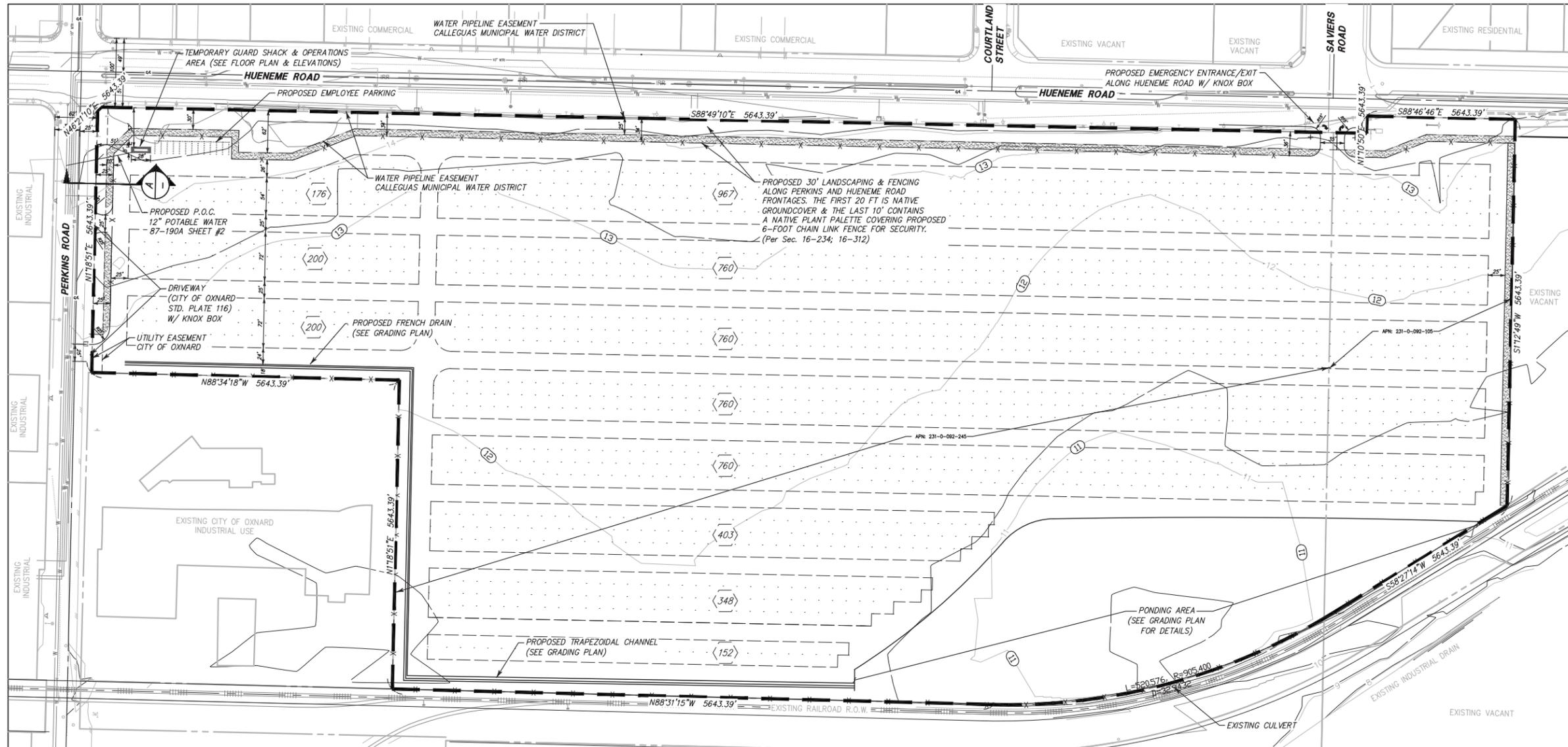
Inquiries should be directed to Jay Dobrowalski, Senior Planner, at (805) 385- 3948 or jay.dobrowalski@oxnard.org.

All comments should be provided in writing and received before 5:00 p.m. on the last day of the public comment period noted above. Please provide the name for a contact person in your agency. Written comments may be mailed, faxed (805) 385-7417, or emailed to:

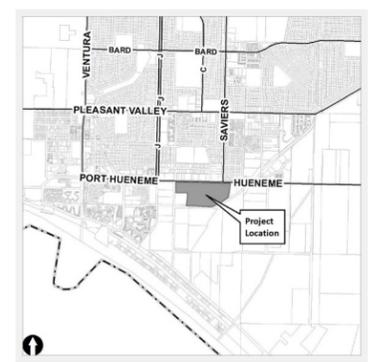
Jay Dobrowalski, Senior Planner
City of Oxnard Planning Division
214 South C Street Oxnard, CA 93030
Email: jay.dobrowalski@oxnard.org

Exhibit 1 - Vicinity and Jurisdictional Boundary Map



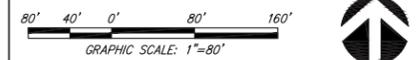


VICINITY MAP NOT TO SCALE



LEGEND:

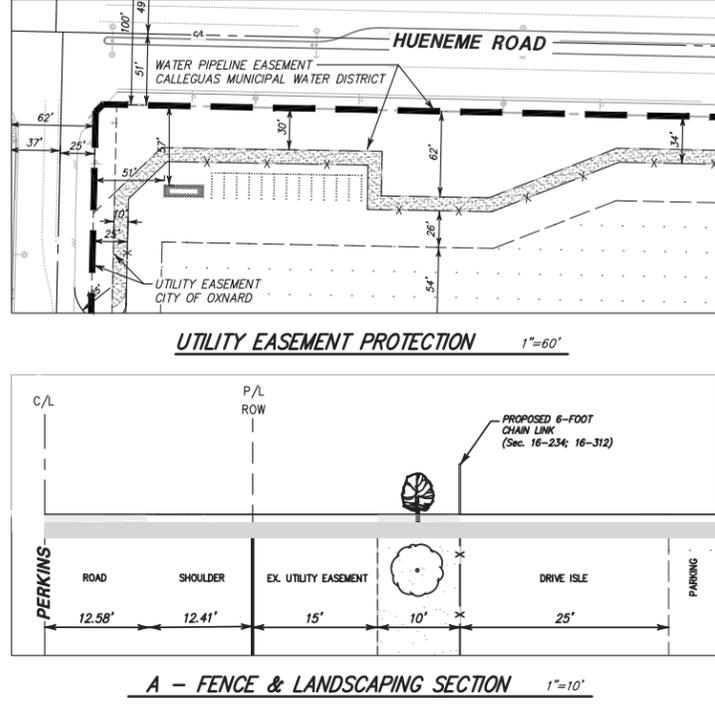
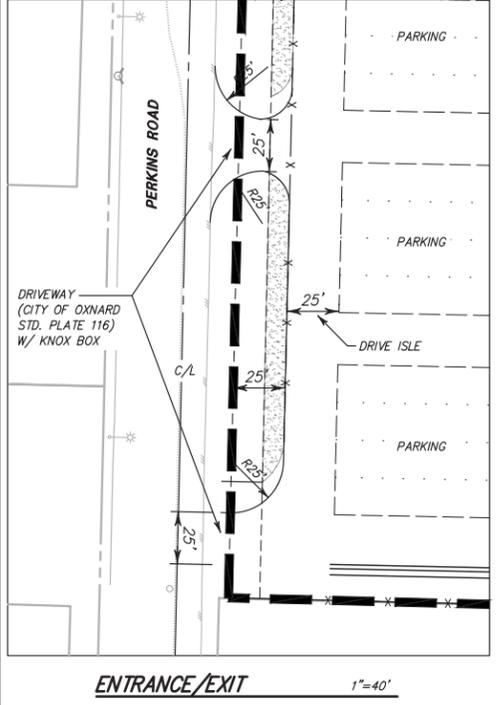
- EXISTING**
- PROPERTY BOUNDARY
 - (10) CONTOUR LINE
 - ⊕ FIRE HYDRANT
 - /— OVERHEAD ELEC.
 - ⊙ STREET LIGHT
 - ⊙ STREET SIGN
 - FENCE
 - WATER
- PROPOSED**
- SUP. BOUNDARY
 - ⊙ PARKING SPACES
 - ⊙ LIGHTS
 - FENCE



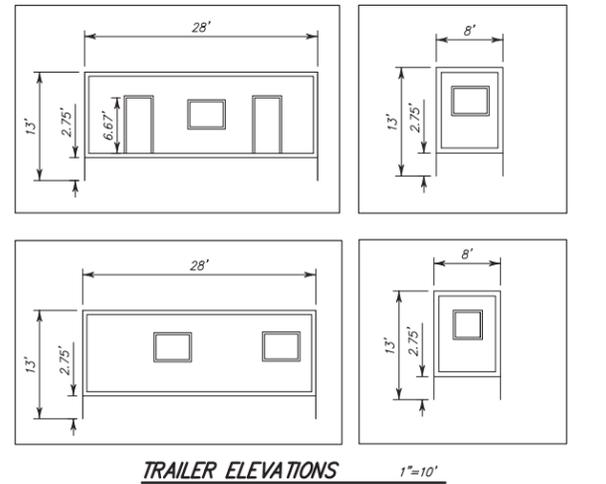
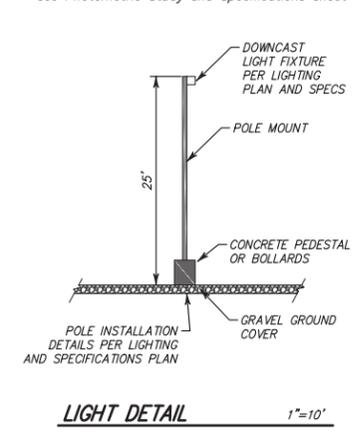
NOTE:
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

PRELIMINARY LAND USE DATA

- A. PROJECT LOCATION & PROPERTY INFORMATION**
- APN: 231-0-092-105, 231-0-092-245
LOT SIZE: 29.66 AC, 4.04 AC
- GENERAL PLAN: ILT, PRK
ZONING: M-1-PD, M-1-PD
- B. EXISTING SURROUNDING LAND USES**
- | DIRECTION | GENERAL PLAN | ZONING DESIGNATION |
|-----------|--------------|--------------------|
| NORTH | CG | C1 & C2 |
| SOUTH | ILT & RP | CDI |
| EAST | ILT | CDI |
| WEST | ICD | M-1-PD & M-2-PD |
- C. EXISTING AREAS**
- | | SQUARE FEET | ACRES | PERCENTAGE |
|-----------------------|-------------|-------|------------|
| 1. BUILDING COVERAGE: | 0 | 0 | 0.0% |
| 2. PAVED AREA: | 0 | 0 | 0.0% |
| 3. LANDSCAPE AREA: | 23,005 | 0.53 | 1.57% |
| 4. TOTAL LAND AREA: | 1,467,875 | 33.7 | |
- D. PROPOSED SPECIAL USE PERMIT BOUNDARY**
AREA: 33.7 ACRES
- E. PROPOSED PARKING SPOTS**
TOTAL PROPOSED PARKING SPOTS: 4,944 SPACES (180 SPACES/ACRE) (5,486 SPACES X 90% PARKING EFFICIENCY)
- *ASSUMES:**
- EACH SPACE REQUIRES 8'X18'
 - ALL DRIVE AISLES ARE MINIMUM 25' WIDE
 - 199 SPACES PER ACRE
 - USING 8'X18' SPACES, PARKING AVAILABLE IS 5,486 SPACES. THERE IS A 80% PARKING SPACE EFFICIENCY CALCULATION (THIS ALLOWS 160 SPACES/ACRE)
 - USABLE PARKING AREAS IS 27.47 ACRES
- F. PROPOSED STRUCTURES**
- | | | |
|-------------------------------|----------|-------------------------|
| TEMPORARY GUARD SHACK TRAILER | 240 S.F. | 0.02% BUILDING COVERAGE |
|-------------------------------|----------|-------------------------|



PROPOSED LIGHTING PLAN & FIXTURES:
• see Photometric Study and Specifications sheet



JENSEN DESIGN & SURVEY, INC.
www.jdsai.com

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VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

SCALE: 1" = 80'
DATE: 8/30/2018

J.N.: HUE25815
DWG. NAME: 5818 SUP.dwg

SPECIAL USE PERMIT
AUTO STORAGE AT PERKINS & HUENE
PORT OF HUENE

Huene Rd & Perkins Rd
City of Oxnard

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 1 OF 1

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