

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030



NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION (MND No. 23-01)

Project Title: 6001 Arcturus Avenue– Hagar Pacific Logistics Facility Project

Lead Agency: City of Oxnard
Community Development Department, Planning Division
214 S C Street
Oxnard, California 93030
Contact: Joe Pearson II, Planning Manager

Purpose of the Notice

The purpose of the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration is to inform agencies and interested parties that, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070, the City of Oxnard has prepared an Initial Study – Mitigated Negative Declaration (IS-MND) for the proposed 6001 Arcturus Avenue– Hagar Pacific Logistics Facility Project. This NOI provides information about the project and instructions for reviewing and submitting comments on the IS-MND.

Project Location

The project site is located at 6001 Arcturus Avenue in the southern portion of the city of Oxnard in Ventura County. The 8.7-acre project site contains approximately 120,000 square feet of remnant concrete surface that would be incorporated into the proposed parking lot. The project is bordered by Arcturus Avenue to the east and a local rail spur line to the west. The project site consists of one parcel with Assessor’s Parcel Number 231-0-092-215. The site was previously occupied by a manufacturing use that has since been demolished, but the site includes approximately 120,000 square feet (sf) of remnant concrete surface that would not be removed or paved over (but would instead be incorporated into the proposed parking lot). The site’s zoning designation is M-1 (Light Manufacturing) and its 2030 General Plan land use designation has a majority of the site designated as Light Industrial (ILT) with a small corner of the southwest corner designated as Industry Priority to Coastal Development (CDI). Section 15072 of the CEQA Guidelines requires an NOI to disclose if a project site appears on the lists of sites enumerated under Section 65962.5 of the Government Code. This project site is not on the lists of sites enumerated under Section 65962.5 of the Government Code.

Project Description

Hager Pacific Properties proposes to construct a parking lot and outdoor vehicle storage yard at 6001 Arcturus Avenue. The structures associated with the previous use of the site, a heavy industrial manufacturing facility, were demolished in September 2021, with site cleanup/hauling of the demolition debris completed in August 2021. However, as those facilities were under

operations at the time the application for the project was submitted, these existing uses were considered into the baseline conditions for the analysis.

The site is 8.7 acres in total, and currently contains approximately 120,000 sf of remnant concrete surface that would not be removed but instead would be incorporated into the parking lot. The project would feature a total of 352,501 sf of paved parking, 27,038 sf of landscaping, 38 overhead lights, 4 fire hydrants, and a bioswale and storm drain on the southern edge of the parking lot. Refer to Figure 3 and Figure 4 for Site and Landscape Plans that illustrate the details of the project. Visual screening of the site from Arcturus Avenue is proposed to be provided with a 6-foot-high block screen wall, with the remaining site perimeter featuring an 8-foot-high steel security fence. The proposed project would operate as a storage facility for containers and cars. Access to the project site would be provided by two driveways on Arcturus Avenue, which would facilitate separate ingress and egress movements for the proposed project. Trucks and vehicle carriers to and from the Port would enter the site via Arcturus Avenue. It is anticipated that the average duration a container would remain on site is 5–7 days. The proposed project would operate Monday through Friday from 6:00 a.m. to 6:00 p.m. with no on-site employees. During a peak operational day, there could be up to 50 shipping containers transported to/from the Port to the facility or when vehicles are transported to/from the Port to the facility there could be up to 65 vehicle carriers.

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that there is no substantial evidence that the proposed Project would have a significant effect on the environment, and that a mitigated negative declaration (MND No. 23-01) may be adopted.

The IS-MND is available at the City’s Community Development Department located at 214 S. C Street, Oxnard, California, 93030 and at the Oxnard Public Library, 251 South “A” Street. The document is also available at www.oxnard.org/planning, then “Environmental Notices & Documents” and then “Environmental Document Archives” (on the left side of the page) to select and view the draft document or go to the following <https://www.oxnard.org/city-department/community-development/planning/environmental-documents/>.

The public review period begins June 26, 2023, and ends July 26, 2023. All comments should be provided in writing and received **before 5:00 p.m. on July 26, 2023**. Inquiries should be directed to Brenna Wengert, AICP, Contract Planner, at (714) 756-0783 or brenna.wengert@oxnard.org. Comments provided will be considered by the decision-making body in accordance with CEQA Guidelines, Section 15074(b).

Please send all comments by either: 1) U.S. mail; or 2) electronic mail (email) to:

Brenna Wengert, AICP, Contract Planner
City of Oxnard
Community Development Department
Planning Division
214 S. C Street
Oxnard, California 93030
Email: Brenna.Wengert@Oxnard.org

For comments submitted via email, please include “6001 Arcturus Avenue Hagar Pacific Logistics Facility” in the subject line and the name of the commenter in the body of the email. A public hearing date has not been determined for this Project. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.