

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



NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION (MND No. 23-02)

**Project Title:** Arcturus Warehouse LLC

**Lead Agency:** City of Oxnard  
Community Development Department, Planning Division  
214 South C Street  
Oxnard, California 93030  
Contact: Jay Dobrowalski, Planning Supervisor

**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 Arcturus Warehouse LLC 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 on an approximately 14.33-acre site located in the southern portion of the City of Oxnard within the County of Ventura. Specifically, the site is located at 5980 and 6000 Arcturus Avenue on Assessor's Parcel Numbers (APN) 231-009-313 and 231-009-315 respectively. The Project site is currently comprised of a vacant lot in an industrial/agricultural area that is used to store shipping containers. The site's zoning designation is M-1 (Light Manufacturing) and its 2030 General Plan land use designation is Light Industrial (ILT). 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**

Controlled Environments Construction, Inc proposes to construct and operate a 105,383-square-foot cold storage facility at 5980 and 6000 Arcturus Avenue, which would include the import/export and distribution of fresh produce and refrigerated food stuff. The first floor of the facility would consist of 2,700 square feet of office space, 55,836 square feet of racked cold storage space, and 44,147 square feet for the controlled temperature loading docks, and the second floor would consist of 2,700 square feet of office use. The project would also feature a container stack rack system with capacity for 90 containers to be temporarily stored, which would be located north of the new building. Aided by a grant from the South Coast Air Quality Management District (SCAQMD), the facility would be fitted with electrical outlets ("yard plugs") that would allow for the on-board fuel powered refrigeration units to be transferred to electric power, which would assist with reducing idle emissions. The Project site would include a total of 397 yard plugs, including 271 in the staging area to power each trailer, one for each of the 36 dock doors, and 90 within the stack rack system.

The seven existing driveways on site would be removed as part of the Project. The proposed Project would construct three new gated driveways: two driveways along McWane Boulevard and one driveway near the proposed Project's northwestern boundary along Arcturus Avenue. The facility would operate Monday through Saturday between the hours of 6:00 AM and 10:00 PM. A total of 25 employees would be generated under the Project, with an average of 12 employees per shift. During operation, inbound product would arrive by truck or container and proceed through the facility, be federally inspected as required, and be directed to the outbound dock for distribution or placed in a container for export. Carriers (truck drivers) would check in by cell phone and would be directed by the guard to their assigned parking slot or dock station. The storage capacity of the facility would allow for short-term hold on products to organize and consolidate loads for internal distribution or export. Eight pallet jacks would be used for loading and unloading the trailers, and four electric forklifts would be used to store and retrieve the product from the pallet racking in the cold storage rooms. In addition, containers from the stack rack system would be loaded onto a chassis and transported to the shipping or receiving dock via three terminal trucks.

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. 23-02) may be adopted.

The IS/MND is available at the City's Community Development Department located at 214 South C Street, Oxnard, California, 93030 and at the Oxnard Public Library, 251 South A Street. The document is also available at: <https://www.oxnard.org/city-department/community-development/planning/environmental-documents/>.

**The public review period begins October 31, 2023, and ends November 30, 2023.** All comments should be provided in writing and received **before 5:00 p.m. on November 30, 2023.** Inquiries should be directed to Jay Dobrowalski, Planning Supervisor, at (805) 385-3948 or [Jay.Dobrowalski@oxnard.org](mailto:Jay.Dobrowalski@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:

Jay Dobrowalski, Planning Supervisor,  
City of Oxnard  
Community Development Department  
Planning Division 214 South C Street  
Oxnard, California 93030  
Email: [Jay.Dobrowalski@oxnard.org](mailto:Jay.Dobrowalski@oxnard.org)

For comments submitted via email, please include "Arcturus Warehouse LLC" 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.