

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 #

Project Title: Pantoja Trucking Project

Lead Agency: City of Oxnard Contact Person: Jay Dobrowalski, Planning Supervisor
 Mailing Address: 214 South C Street Phone: (805) 385-3948
 City: Oxnard Zip: 93030 County: Ventura

Project Location: County: Ventura City/Nearest Community: Oxnard
 Cross Streets: Hueneme Road and Saviers Road Zip Code: 93033
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 48.4 " N / 119 ° 10 ' 33.9 " W Total Acres: 4.76
 Assessor's Parcel No.: 231-0-092-260, 231-0-092-270, 231-0-092-280. Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: N/A Waterways: N/A
 Airports: N/A Railways: Ventura County Railroad Schools: See Attachment A

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 _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres 4.76 Employees 15
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Trucking Yard/Light Manufacturing (M-1-PD)/Light Industrial

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

See Attachment C

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

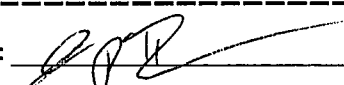
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California 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 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 3/27/2025 Ending Date 4/28/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: _____
Address: <u>2060 Knoll Drive, Suite 102</u>	Address: _____
City/State/Zip: <u>Ventura/CA/93003</u>	City/State/Zip: _____
Contact: <u>Greg Martin</u>	Phone: _____
Phone: <u>805-947-4825</u>	

Signature of Lead Agency Representative:  Date: 3/26/2025

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

**Attachments to Notice of Completion & Environmental Document Transmittal
for
Pantoja Trucking Project**

Attachment A:

Ansgar Larson Elementary School, Art Haycox Elementary School, Channel Islands High School, Charles F. Blackstock Junior High School, Fred L. Williams Elementary School, Green Junior High School, Hueneme Elementary School, Hueneme High School, Julian Hathaway Elementary School, Mar Vista Elementary School, Ocean View Children's Center, Ocean View Junior High School, Parkview Elementary School, Pleasant Valley Headstart Center, Oxnard College, Richard Bard Elementary School, and Tierra Vista

Attachment B:

Energy, Greenhouse Gas Emissions, Tribal Cultural Resources, Wildfire

Attachment C:

The Pantoja Trucking Company (applicant) hauls frozen products (such as shrimp and fish) received in containers from the Port of Hueneme, either directly to customers or to their existing facilities at the project site. Product stored on the project site is then shipped to customers throughout California during the next several days. The applicant proposes to increase their existing use of the project site and construct an approximately 0.77-acre parking area for trucks on the westernmost parcel, including removal of a perimeter chain link fence and construction of a perimeter wrought iron fence with landscaping, a detention basin (with a vegetated bioswale) to retain on-site drainage flows, and restoration of a portion of the parcel back to vacant undeveloped land (proposed project).

The proposed project includes the permitting of un-permitted development (both existing and proposed) on a property on East Hueneme Road with APN 231-0-092-260, as well as an increase in the applicant's use of the project site. Approximately 28,742 square feet (sf) of landscaping would be installed around the northern and western sides of the project site and along the southeastern side of the parcel with APN 231-0-092-260 (westernmost parcel). No additional landscaping is proposed for the remainder of the southeastern side of the project site. Three existing industrial buildings totaling 24,313 sf, as well as accessory structures with truck parking areas, are located on the two other parcels that make up the project site: APNs 231-0-092-270 and 231-0-092-280. No changes to these existing buildings or accessory structures are proposed. The applicant proposes to reuse the approximately 80 cubic yards of gravel that is currently being used as a parking surface on the westernmost parcel as road base to pave 0.77-acres of additional parking area on the same parcel that will then be sealed with a chip seal paving. After construction, this parcel will be fenced for security with 8-foot wrought iron fence and gates, screened with landscaping, and utilized as truck overflow parking for trucks that are used to haul freight for the Pantoja Trucking Company. The closest vehicular entry point to the Port of Hueneme is at the western terminus of the public portion of Hueneme Road just west of its intersection with Market Street approximately 1.4 miles west of the project site in the City of Port Hueneme. The assumed route for truck traffic between the project site and the Port of Hueneme is entirely along Hueneme Road. The applicant proposes to construct a new vehicular entry point to the project site (referred to as the western entry gate) directly south of the intersection of East Hueneme Road and Conner Drive. The western entry gate would replace the current vehicular entry point, which is a driveway located approximately 125 feet east of the intersection of East Hueneme Road and Conner Drive (from the centerline of each roadway). The applicant also proposes to construct a vegetated bioswale with a 3-foot by 3-foot catch basin and stormwater detention basin near the southern end of the project site to retain

stormwater flows on the site and prevent polluted runoff. The applicant proposes to continue to perform the same services at the project site necessary to continue transporting product in containers between the Port of Hueneme and various other businesses in California. The applicant engages subhauliers as necessary to provide freight and transportation services during their operation. The applicant anticipates an increase in truck trips and a five-employee increase in the number of employees. All of the new employees are anticipated to be truck drivers.

The Pantoja Trucking Company currently employs six truck drivers and four full-time employees providing office support services to the transportation and freight business. The support services include accounting, scheduling, and human resources. The proposed hours of truck operation would be 7:00 a.m. to 5:00 p.m., and the office staff hours of operation would be 8 a.m. to 5 p.m. The PM peak traffic hour (defined as one peak hour between 4:00 p.m. and 6:00 p.m.) trips consist of employee trips home at the end of the day with no truck trips occurring at that time. The proposed project would increase peak daily truck trips from 24 per day to 72 per day. Office (support personnel) trips would remain the same, at five peak hour trips per day and 20 peak daily trips. Currently, the peak hourly truck trip traffic for on-site business operation is 12 trips between 7:30 a.m. to 8:30 a.m. on Thursdays but this depends on when the containers are ready for pickup at the port. The support personnel peak hourly trips consist of five trips from 7:30 a.m. to 8:30 a.m. on Monday through Friday.

The standard operation of the trucking business consists of truck driver employees driving to the project site, picking up the delivery trucks at the project site, parking their personal vehicles in the spaces that their trucks occupy when not in use, driving to the port, hooking up cargo containers on chassis at the port, delivering between 10 to 20 percent of these containers directly to businesses in California and the remainder to Pantoja's yard to be stored and delivered to customers statewide over the next several days, then driving their personal vehicles home at the end of the day. The containers remain on the same chassis from port to customer, with no transfer of the containers to different chassis in the yard. Truck traffic on non-peak days averages approximately 10 trucks in and out per day and consists of trucks hooking up the chassis with containers in Pantoja's yard and delivering to customers statewide then returning to the yard, usually the following day. The proposed western entry gate would be open during hours of operation and monitored by security cameras.