

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



NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION (MND No. 22-04)

Project Title: U-Haul of North Oxnard Project

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

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 U-Haul of North Oxnard 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 2420 North Oxnard Boulevard in the northern portion of the city of Oxnard in Ventura County. The 8.865-acre project site contains a vacant warehouse and vacant retail showroom and is bordered by North Oxnard Boulevard to the west and the Southern Pacific Railroad tracks to the east. The project site consists of two parcels with Assessor's Parcel Numbers 142-0-010-345 and 142-0-021-010. The site currently contains an 85,103 square foot warehouse and a 66,987 square foot retail showroom. The site's zoning designation is C-2-PD (General Commercial-Planned Development) and its 2030 General Plan land use designation is General Commercial. 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

The proposed project would convert the existing warehouse space on the site into 138,517 square feet of self-storage space, including 1,263 separate units, a U-Box storage warehouse of 34,537 square-feet with up to 1,119 U-Boxes stored, and 3,050 square-feet of retail space. The southwest corner of the existing retail showroom has been converted to a 2,291 square foot U-Haul store and offices for retail sales of boxes and other moving supplies. The remaining space in the showroom area will be converted to 64,696 square feet of self-storage space consisting of 611 separate units. As part of the requested special use permit the U-Haul store would also serve as a rental office for U-Haul trucks and equipment stored on site. The large parking area on the north end of the lot will provide 46 covered recreational vehicle (RV) parking storage spaces. The existing structures

include a 35-foot tall, 85,103 square foot warehouse abutting a single story, 66,987 square foot warehouse to the south. The heights of the buildings would not be modified. The structures would be renovated through a reconfiguring of the interior space, construction of a new roof, and refurbishing of the building façade. Project implementation would be completed in two phases. Phase I would involve revising the existing interior layout of the warehouse for storage of up to 1,119 U-Boxes and turning the existing retail showroom into 611 individual self-storage units. Exterior improvements and parking lot improvements would be completed in this phase as required for the operation of the warehouse and storage components. Phase II would involve renovating the existing warehouse into three interior stories of self-storage space, with a small additional retail element. The three stories would include 138,517 square feet of floor area with 1,263 storage units. The northwest corner of the first floor would be converted to 3,050 square feet of retail space for U-Haul. The remainder of the exterior building façade and parking lot improvements would be completed during Phase II. The northern part of the parking lot would be fenced in and converted to RV storage with covered parking for approximately 46 RVs.

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. 22-04) 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 August 18, 2022, and ends September 6, 2022. All comments should be provided in writing and received **before 5:00 p.m. on September 6, 2022.** Inquiries should be directed to Joe Pearson, Principal Planner, at (805) 385-8272 or Joe.Pearson@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:

Joe Pearson II, Principal Planner
City of Oxnard
Community Development Department
Planning Division
214 S. C Street
Oxnard, California 93030
Email: Joe.Pearson@CityofOxnard.org

For comments submitted via email, please include "U-Haul of North Oxnard" 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.