

APPENDIX A NOTICE OF PREPARATION AND RESPONSES

This page intentionally left blank

A1. Notice of Preparation

This page intentionally left blank

**BOARD OF HARBOR COMMISSIONERS**

Jason T. Hodge *President*
Mary Anne Rooney *Vice President*
Jess J. Herrera *Secretary*
Celina L. Zacarias *Commissioner*
Jess J. Ramirez *Commissioner*

PORT MANAGEMENT

Kristin Decas *CEO & Port Director*

Foreign Trade Zone #205

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

- Project Title:** P1 Hueneme Parking Structure Planning Project
- Project Applicant:** Oxnard Harbor District, 333 Ponoma Street, Port Hueneme, CA 93041
- Project Location:** The project site is located immediately west of the Port of Hueneme's (Port) office building located at 333 Ponoma Street, Port Hueneme, in Ventura County. See Figure 1 for project site location.
- Project Case Numbers:** PFIPL-6197(007)

Acting as a lead agency for the California Environmental Quality Act (CEQA), the Oxnard Harbor District (District), is issuing this Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) to solicit input on the scope of environmental issues to be evaluated in the EIR for the proposed P1 Hueneme Parking Structure Project (project).

Project Description:

The Port is one of the busiest ports on the U.S. West Coast, and currently serves as the fourth largest container port in California and the sixth largest container port on the U.S. West Coast, as well as ranking among the top 10 ports in the U.S. for automobiles.

The proposed project would include construction and operation of a new aboveground vehicle parking structure at the Port. The parking structure would serve as the transfer point between ocean-going vessels and off port vehicle processing facilities. The new structure would include a minimum of 7,500 parking spaces and would enable operational efficiency and flexibility. The structure would have between three and six levels of parking, and would include sustainability features and clean technologies, such as a stormwater management system, a vegetated green wall facing eastward, and solar panels.

The maximum height of the structure is projected to be approximately 70 feet above ground surface. The maximum area footprint of the structure would be approximately



1,100 feet by approximately 400 feet, or approximately 440,000 square feet (10.1 acres). The proposed structure would be constructed in multiple phases with each phase of the structure being approximately 400 feet by 400 feet in area. Construction would require the demolition of an existing warehouse that houses some offices and laboratories.

Probable Environmental Effects To Be Evaluated:

It is anticipated that the EIR will focus on the following environmental factors:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise and Vibration
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Comment Period:

February 13, 2026 to March 19, 2026

This notice is to solicit input regarding the scope and content of the Draft EIR. Comments on the Notice of Preparation must be received no later than **Thursday, March 19, 2026, at 5:00 p.m.** Please address comments to:

Susim Gedam, Engineering Manager III

Port of Hueneme

Oxnard Harbor District

333 Ponomo Street

Port Hueneme, CA 93041,

or via email to sgedam@portofh.org

Please reference the project name and case numbers in your comment letter.

Scoping Meeting:

A public scoping meeting to describe the project and solicit input as to the scope of the EIR will be held on Monday, February 23, 2026 at 3:00 p.m. at the Port of Hueneme office at 333 Ponomo Street, Port Hueneme, CA 93041, during the Board of Harbor Commissioners meeting. Interested parties are encouraged to attend in person

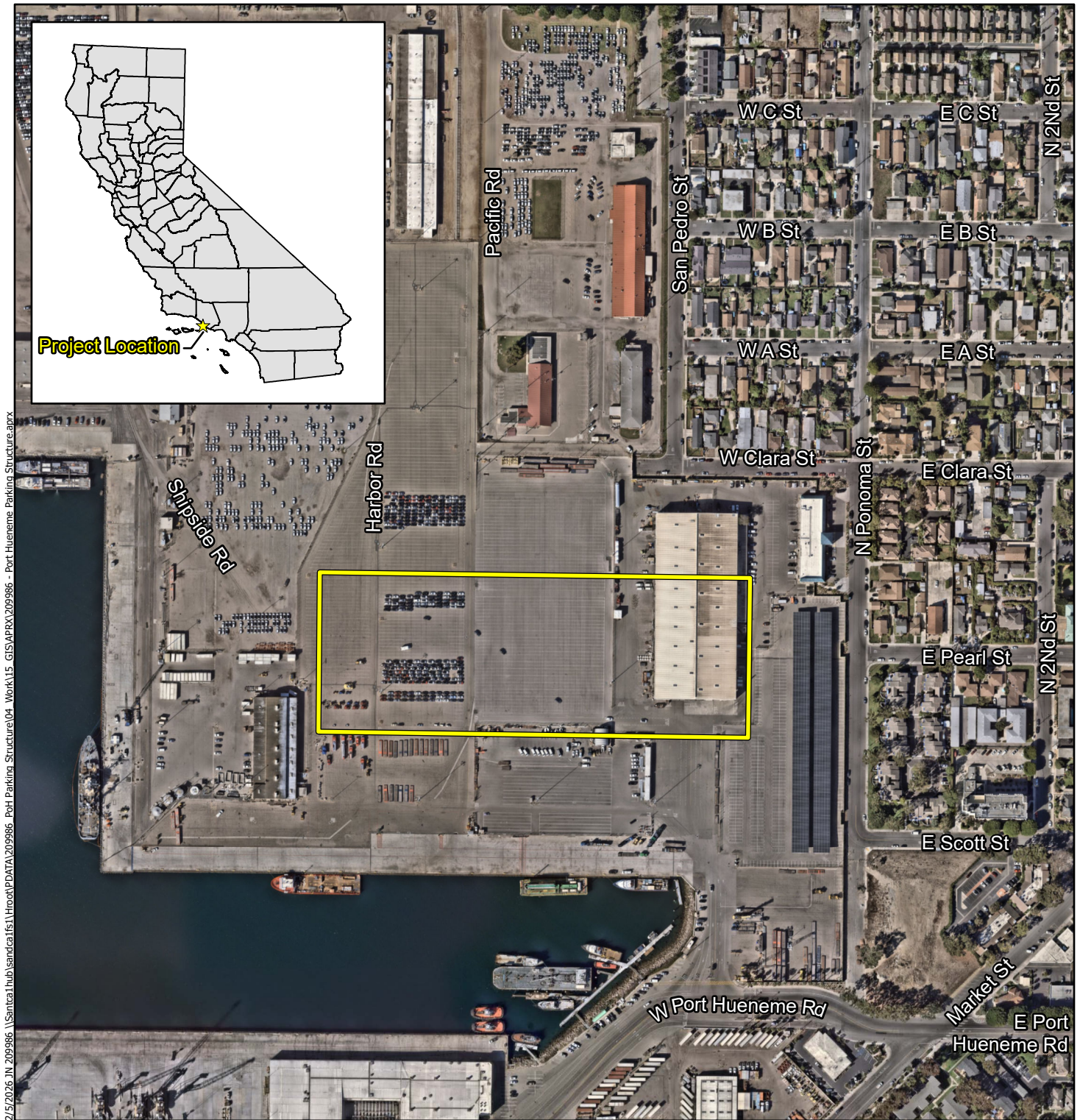


or watch online by accessing this link: <https://portofh.portal.civicclerk.com/>

Susim Gedam, Engineering Manager III
Port of Hueneme
Oxnard Harbor District

2/12/2026

Date:



Legend

 Project Site

P1 PARKING STRUCTURE
OXNARD HARBOR DISTRICT - PORT OF HUENEME

Project Location

Michael Baker
INTERNATIONAL



0 175 350
Feet

Source: Esri, Oxnard Harbor District, 2026 Nearmap Imagery

Figure 1

A2. Responses

This page intentionally left blank

Federal

This page intentionally left blank

Whittemore, Melissa

From: Christina Birdsey <cbirdsey@portofh.org>
Sent: Wednesday, April 15, 2026 10:09 AM
To: Whittemore, Melissa
Cc: Rodrigo Zaragoza; Jennifer Boberg; Giles Pettifor; Lucia Ayala; Stark, Bob; Kreitman, Hannah
Subject: EXTERNAL: FW: PFIPL-6197(007) / P1 Hueneme Parking Structure Project [CEQA Scoping EIR Comment Form]

Follow Up Flag: Follow up
Due By: Wednesday, April 15, 2026 3:00 PM
Flag Status: Flagged

EXTERNAL EMAIL

Good morning Melissa,

Please see comments from Kendal Lousen at the NBVC below.

Regards,

Christina Birdsey
Chief Operating Officer

.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

-----Original Message-----

From: Lousen, Kendall P CIV USN NAVB VCTY PT MUGU CA (USA) <kendall.p.lousen.civ@us.navy.mil>
Sent: Tuesday, April 14, 2026 4:05 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: PFIPL-6197(007) / P1 Hueneme Parking Structure Project [CEQA Scoping EIR Comment Form]

Greetings Mr. Gedam:

A quick introduction to you, my name is Kendall Lousen and I'm the Installation Community Planning Liaison Officer at Naval Base Ventura County (NBVC).

I'm writing to you because NBVC did not receive any communications on the Port of Hueneme's announcement to host a CEQA Scoping Meeting to solicit input regarding the scope and content of the Draft Environmental Impact Report (DEIR) that will be prepared for the P1 Hueneme Parking Structure Project [Project Case #: PFIPL-6197(007)].

NBVC's initial questions and comments for the Port of Hueneme's preparation of the Draft EIR for the subject project are as follows:

- * This is a major discretionary action; NBVC was notified after the Port held a CEQA Scoping Meeting and after the public comment period had ended.
- * The EIR must examine how the proposed land use/development undertaking by the Port of Hueneme for this P1 Hueneme Parking Structure Project is compatible with Military Operations at NBVC Port Hueneme.
- * Under Probable Environmental Effects To Be Evaluated: Why is 'Land Use' not identified as an environmental factor for this EIR?
- * Under Probably Environmental Effects To Be Evaluated: Why is 'Coastal Resources/Waterways' not identified as an environmental factor for this EIR?
- * In review of the 10-Year Port Strategic Plan, there are visual renderings of a parking structure to be sited near Wharf 2; however, the parking design renderings displayed in that Plan show a parking structure that is less than 3-levels in height and of a smaller development scale. My question for the Port of Hueneme is what led to the rationale to intensify the land use and floor area ratio from a 3-level to a 6-level parking structure?
- * NBVC requests a copy of the California Coastal Commission (CCC) approved "Port Master Plan No. 5" (certified by the CCC on September 13, 1996).
- * How will the Port of Hueneme's PFIPL-6197(007) Project ensure no direct/indirect impacts will occur to Navy Port Waterside Security Operations?
- * Does the Port of Hueneme plan to terminate/dissolve the Joint Use Agreement between NBVC and Oxnard Harbor District after the PFIPL-6197(007) Project is constructed at Wharf 2?
- * Respectfully request that the Port of Hueneme Staff and Project Consultants (Michael Baker Consulting) add NBVC Community Planning Liaison Officer, email: Kendall.p.lousen.civ@us.navy.mil to your email distribution.
- * NBVC requests upcoming meeting agenda packets, CEQA/Port workshops, project plans, draft environmental analysis reports, and other materials are sent to my email address (above) or send via mailing: NBVC (Attn: Community Planning Liaison) 311 Main Rd, #66, Point Mugu, CA 93042-5033.

Thank you for your time to receive this message, my contact information is provided below.

Vr,

Mr. Kendall P. Lousen

Installation Community Planning and Liaison Officer

Naval Base Ventura County

 (805) 989 – 3240 |  : kendall.p.lousen.civ@us.navy.mil <mailto:kendall.p.lousen.civ@us.navy.mil>

State

This page intentionally left blank

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001-2801
(805) 585-1800



March 19, 2026

Susim Gedam, Engineering Manager III
Port of Hueneme
Oxnard Harbor District
333 Ponomo Street
Port Hueneme, CA 93041

RE: Notice of Preparation of a Draft Environmental Impact Report for the P1 Hueneme Parking Structure Planning Project – Case No. PFIPL-6197(007)

Dear Susim Gedam,

Coastal Commission staff has reviewed the Notice of Preparation of an Environmental Impact Report for the P1 Hueneme Parking Structure Project (the NOP) by the Oxnard Harbor District dated February 12, 2026, and we appreciate the opportunity to provide comments for your consideration. The proposed project involves the demolition of an existing warehouse and the construction and operation of a new aboveground vehicle parking structure with at least 7,500 parking spaces. The structure would have between three and six levels, a maximum height of approximately 70 feet, and a maximum overall footprint of approximately 10.1 acres (comprising a rectangle roughly 1,100-ft long by 400-ft wide).

The project site appears to be located within the jurisdiction of the Port of Hueneme, Oxnard Harbor District Port Master Plan (PMP). Pursuant to Section 30715 of the Coastal Act, the Board of Harbor Commissioners may exercise coastal permitting authority over developments which are contained in the certified PMP. However, Section 30715.5 of the Coastal Act prohibits the Board from approving a development which does not conform to the certified PMP. Proposals to modify the PMP to allow for new development must be certified by the Coastal Commission through an amendment to the PMP before it can be approved by the Board. For this reason, the EIR should evaluate the proposed project for conformity with the certified PMP, and Commission staff suggests including the topic of "Land Use & Planning" in the list of environmental factors on which the EIR will focus.

Please note that the comments provided herein are preliminary in nature. More specific comments may be appropriate as the project develops, and we request notification of any future activity associated with this project or related projects. Thank you for the opportunity to comment and we look forward to our future coordination. Please contact me at tyler.liddell@coastal.ca.gov with any questions.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001-2801
(805) 585-1800



Sincerely,

Tyler Liddell

Tyler Liddell
Coastal Program Analyst

California Department of Transportation

DISTRICT 7
100 SOUTH MAIN STREET, SUITE 100 | LOS ANGELES, CA 90012
PHONE (213) 897-0362 | FAX (213) 897-0360 TTY 711
www.dot.ca.gov



March 17, 2026

Port of Hueneme, Oxnard Harbor District
Susim Gedam, Engineering Manager III
333 Ponomo Street
Port Hueneme, CA 93041

RE: P1 Hueneme Parking Structure Planning Project
– Notice of Preparation (NOP)
SCH # 2026020575
GTS # 07-VEN-2026-00674

Dear Susim Gedam:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Project proposes the construction and operation of a new aboveground vehicle parking structure at the Port. The parking structure would include a minimum of 7,500 parking spaces and serve as the transfer point between ocean-going vessels and off-port vehicle processing facilities. More specifically, the parking structure would be approximately 70 feet above ground surface have between three and six levels of parking and include sustainability features and clean technologies.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Regional access to the site is provided by State Route 1 (SR 1), State Route 34 (SR 34), and US Route 101 (US 101). Caltrans is a commenting agency on this project and has the following comments:

The project should conduct a transportation analysis to determine whether significant transportation impacts would occur. If impacts are identified, potential mitigation measures may include Transportation Demand Management (TDM) strategies (e.g., increased transit access, rideshare programs, and improved bicycle and pedestrian facilities), investments in active transportation or transit amenities, lane reassignment, and traffic signal installations or timing modifications.

Caltrans notes that Vehicle Miles Traveled (VMT) is the required transportation impact metric under the California Environmental Quality Act (CEQA) for land use projects. The Draft EIR should include a VMT analysis to evaluate the project's transportation impacts. Although the project site is located approximately 5 miles from the nearest State Highway System (SHS) facility, Pacific Coast Highway, the EIR should evaluate whether project-related trips could affect safety on the SHS.

In addition, we understand the proposed project is located in close proximity to the Port of Hueneme North Terminal Berth Deepening and Wharf 2 Improvement Project. Please ensure that the EIR considers evaluating these cumulative impacts to in addition to other planned or ongoing projects within the Port of Hueneme area.

The EIR should also evaluate and disclose potential transportation safety impacts at the locations shown in the attached exhibit, but not limited to these locations, and identify any necessary mitigation measures.

All construction haul vehicles accessing the State Highway System must use routes approved by Caltrans. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large-size truck trips be limited to off-peak commute periods for the construction and operation phases. Construction truck loads should be covered with a tarpaulin cover.

The applicant shall ensure that construction-related traffic does not adversely impact the State Highway System. All temporary traffic control within or affecting state highways shall comply with the most current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and Caltrans standards. The applicant shall ensure that public safety and mobility are maintained during construction.

Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Susim Geddam
March 17, 2026
Page 3

If you have any questions, please feel free to contact Mr. Joseph Jamoralin, the project coordinator, at (805) 732-8047 and refer to GTS # 07-VEN-2026-00674.

Sincerely,

A handwritten signature in black ink that reads "Anthony Higgins". The script is cursive and fluid.

Anthony Higgins
Acting LDR Branch Chief

Cc: State Clearinghouse

Exhibit 1:



Location 1: State Route 34/US Route 101

Location 2: US Route 101/State Route 1

Location 3: State Route 1/State Route 34

Location 4: State Route 1/East Pleasant Valley Road/South Oxnard Boulevard

Location 5: State Route 1/Hueneme Road



NATIVE AMERICAN HERITAGE COMMISSION

February 17, 2026

Susim Gedam
Oxnard Harbor District
333 Ponomo Street
Port Hueneme CA 93041

Re: 2026020575 P1 Parking Structure Planning Project, Ventura County

To Whom It May Concern:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Andrew Alejandro
Paskenta Band of
Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Mathew.Lin@NAHC.ca.gov.

Sincerely,

Mathew Lin

Mathew Lin
Cultural Resources Analyst

cc: State Clearinghouse

Local

This page intentionally left blank

**VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT**

Memorandum

TO: Susim Gedam, Engineering Manager III, Port of Hueneme

DATE: March 16, 2026

FROM: Nicole Collazo, Air Quality Specialist, Planning Division *NC*

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the P1
Hueneme Parking Structure Planning Project (RMA 26-005)

Ventura County Air Pollution Control District (VCAPCD) staff has reviewed the subject Notice of Preparation (NOP) for the draft environmental impact report (EIR), which will analyze the environmental impacts of construction and operation of a parking structure that would serve as the transfer point between ocean-going vessels and off port vehicle processing facilities, with a minimum of 7,500 parking spaces, a vegetated green wall facing eastward, and solar panels. The Lead Agency is the Port of Hueneme Oxnard Harbor District.

VCAPCD has the following comments regarding the project's NOP.

NOP Comments

1) The air quality assessment portion of the EIR should consider project consistency, as included in the Ventura County Air Quality Assessment Guidelines (AQAG), with the recently adopted 2022 Air Quality Management Plan (AQMP). The 2022 AQMP is the air plan to attain the 2015 federal 8-hr ozone standard with updated emission factors and population forecasts. The 2016 AQMP was the plan to attain the 2008 federal ozone standard; that standard has been met. More information on the 2022 AQMP can be found here <https://www.vcapcd.org/2022-plan/>. More on methodology for project AQMP consistency is found in Chapter 4 of the AQAG located [here](#).

2) The AQAG can also be used to evaluate all potential air quality impacts. The AQAG are also downloadable from our website here: <https://www.vcapcd.org/wp-content/uploads/pubs/Planning/VCAQGuidelines.pdf>. Specifically, the air quality assessment should consider reactive organic compound (ROC) and nitrogen oxide (NOx) emissions from all mobile sources, energy emissions such as heating, lighting and electricity, and area emissions such as landscaping equipment and maintenance. We note

that the AQAG has not been updated recently and the recommended list of mitigation measures in the AQAG may be outdated. Current air quality determinations follow the same methodology but using different tools (CalEEMod vs. URBEMIS). A reminder about the off-site TDM Fund mitigation option, this may be proposed *after* all on-site feasible mitigation has been proposed (AQAG, Page 7-12), such as installing bicycle lockers, EV charging stations, energy standards exceeding Title 24, swapping out a proposed natural gas engine with an electric one, etc.

3) It is important to quantify construction emissions, although they are temporary and short-term in nature and not included in the impact determination for attaining the ambient air quality standards for ozone. A construction-based Health Risk Assessment (HRA) or screening should be conducted for construction activities that will occur for more than 6 months near sensitive receptors, such as school and residential neighborhoods. The project is adjacent to surrounding residential neighborhoods, Dewar Park to the southeast, and Hueneme Elementary School to the east, and Richard Bard Elementary School to the northeast. OEHHA has guidance that includes modeling for the 0–2-year lifetime for infant exposure to toxic air contaminants to account for shorter exposure times. Emission reduction measures or Best Management Practices (BMPs), such as requiring Tier 4 off-road construction equipment, can reduce pollutants by up to 85% and is highly recommended if construction emissions are above 25 lbs./day of ROC or NOx. Using low-VOC paints may also reduce ROC emissions once construction estimates are known. Other emissions reduction measures include requiring 2010 and newer on-road engine vehicles for exporting material, in line with the California State Regulation for In-Use On-Road Diesel Vehicles Title 13, CCR §202 for fleet mixes.

4) The project's mobile emissions estimated for the purposes of determining the significance determination for air quality should include any expected or proposed increases to existing daily trips from the off-port vehicles processing, employee commutes, vendor and maintenance trips, at a minimum. It may be that the garage capacity is 7,500 vehicle spaces, however, the trips per day from off-port processing may be multiples times per day of loading vehicles from the port to the garage and it is important the daily trips capture this.

5) The proposed demolition activities will need to comply with VCAPCD's Rule 62.7, [Asbestos-Demolition and Renovation](#) to reduce exposure of any potential asbestos-containing material to construction workers and surrounding sensitive receptors. Please include a discussion in your impact determination for toxics (CEQA Appendix G, Air Quality, Impact Criteria D) and how the project will reduce asbestos exposure. Asbestos is a designated toxic air contaminant (TAC) known in the state of California to cause cancer.

Thank you for the opportunity to comment on the NOP. If you have any questions, you may contact me at nicole@vcapcd.org.



March 19, 2026

Susim Gedam, Engineering Manager III
Port of Hueneme, Oxnard Harbor District
333 Ponomo Street
Port Hueneme, California 93041

Sent via email: sgedam@portofh.org

**SUBJECT: Notice of Preparation for an Environmental Impact Report for the P1
Parking Structure Planning Project**

Dear Susim,

Thank you for providing the County of Ventura Planning Division with the opportunity to comment on the Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the Port of Hueneme (Port) P1 Hueneme Parking Structure Planning Project (Proposed Project). This letter provides comments regarding the economic vitality and transportations impacts.

The Proposed Project includes:

- Demolition of an existing warehouse with offices and laboratories;
- Construction of a three to six story parking structure with a minimum of 7,500 parking spaces with a maximum height of 70 feet and a maximum footprint of 1,100 by approximately 400 feet (~10.1 acres); and,
- Incorporation of sustainability features and clean technologies, such as a stormwater management system, a vegetated green wall facing eastward, and solar panels.

Ventura County General Plan¹

The County's General Plan was adopted in 2020 with policies recognizing the Port's contributions to economic vitality (EV). Other General Plan policies related to circulation

¹ For the complete 2040 General Plan, please visit the Planning Division website at <https://rma.venturacounty.gov/divisions/planning/ventura-county-general-plan/>.

and transportation (CTM), hazards and safety (HAZ), and land use (LU) may be applicable to Port projects relative to the unincorporated area and regional planning.

The County's General supports the Port and improvements to surface transportation connections. A March 8, 2026 Ventura County Star article² described the Proposed Project, and that the Port is currently importing approximately 450,000 vehicles annually. The parking structure is needed to improve efficiency and accommodate increases in the number of imported vehicles (see policies EV-3.4 and 5.4 supporting economic vitality at the Port). It would be helpful if the draft EIR could provide information about the expected increase in the number of truck trips that would result from the additional imported vehicles. The EIR should include a map illustrating roads that will be used for the increase in truck trips from the Port, particularly for routes that traverse the Designated Disadvantaged Communities (see policies CTM-1.11 and CTM-1.12 regarding goods movement modes and facilities, and LU-17.6 about Designated Disadvantaged Communities).

The EIR referenced sustainable features and clean technologies in the NOP description. The Port is making great strides in electrifying infrastructure for vessels³ and the County would like to know if the Proposed Project would include a heavy truck electric vehicle charging component to support the electrification of its freight trucking infrastructure.

Below are County General Plan policies related to the Proposed Project:

Policy EV-3.4 (Expansion of Naval Base Ventura County and Port of Hueneme Support Businesses): The County shall encourage expansion and attraction of businesses that can further support existing activities at Naval Base Ventura County and the Port of Hueneme including the strengthening of existing business relationships and establishing spin-off businesses that can transfer technologies used for military applications into other markets.

Policy EV-5.4 (Port of Hueneme): The County shall support the creation and enhancement of shipping, warehousing facilities at the Port of Hueneme as well as improvements to surface transportation connections to the supportive industries and businesses that are located outside of the Port.

Policy CTM-1.11 (Safe and Efficient Goods Movement): The County shall coordinate with Caltrans and cities to ensure that truck routes are appropriately designed and designated for the safe and efficient movement of goods throughout the county, particularly to the Port of Hueneme.

² Ventura County Star Article accessed on March 10, 2026:

<https://www.vcstar.com/story/news/local/2026/03/08/public-asked-to-weigh-in-on-port-of-hueneme-parking-project/89028856007/>

³ Accessed on March 18, 2026: <https://www.portofhueneme.org/4-million-grant-to-boost-vessel-plug-in-capabilities/>

Policy LU-17.6 (Negative Impacts from Potential Hazards): Within designated disadvantaged communities, the County shall work to reduce or prevent negative impacts associated with environmental hazards, including industrial and roadway generated pollution, to people who are living and working in close proximity to these uses.

Closing

Thank you again for the opportunity to comment on this NOP. This Proposed Project represents a major improvement that is responsive to regional needs for more storage of imported vehicles and the trucks that deliver them. The Proposed Project aligns with the County's General Plan Policies EV-3.4 and EV-5.4 to support the Port's operations. In the EIR, please describe the expected increase in number of truck trips generated by the Proposed Project and analyze the environmental impacts relative to General Plan Policies CTM-1.11 and LU-17.6.

If you have any questions about this letter, please contact Brittany Webber at Brittany.Webber@venturacounty.gov or (805) 654-2469.

Sincerely,



Dave Ward, AICP
Planning Director

Organizations

This page intentionally left blank



BOARD OF DIRECTORS

Carmen Rhodes UCSB
Labor Center President

Maria Thayer MBA
Santa Barbara City College
Treasurer

Gabe Escobedo, MA UCSB
Dept. of Recreation
Secretary

Michelle Hasendonckx, EdD
CSU Channel Islands

Jamshid Damooei, PhD
California Lutheran University

Maria Garcia-Cacique
Lompoc Unified School District

Jeremy Myer, MPH
Child Development Resources,
Inc.

CO-EXECUTIVE DIRECTORS

Hazel Davalos

Lucas Zucker

March 16, 2026
Susim Gedam, Engineering Manager
Port of Hueneme
333 Ponomo St.
Port Hueneme, CA 93041

RE: P1 Hueneme Parking Structure Planning Project

Dear Susim Gedam and the Port of Hueneme,

As the Port of Hueneme prepares to draft an Environmental Impact Report for an on-site parking structure, the Central Coast Alliance United for a Sustainable Economy (CAUSE) would like to highlight several key issues to focus on while drafting this EIR.

Any increase in infrastructure, particularly for vehicle deliveries, would potentially lead to an increase in ocean going vessels and diesel traffic that would worsen air quality and increase traffic congestion leading to worse public health outcomes for our communities and neighborhoods in the cities of Oxnard and Port Hueneme. Any EIR needs to include what increases in traffic and shipping are projected, what are the potential harms caused by these increases in traffic, and what efforts are being employed to monitor and mitigate air pollution hazards. Additionally, this report should also study what damage to local roadways will occur with projected increases as an additional harmful effect to our community. And lastly on this note, we would like to see how this project would affect traffic from other storage facilities affiliated by the Port, particularly for the 34-acre vehicle storage lot on Hueneme Road in Oxnard, as well as the potential 250-acre site that is currently agricultural land.

The announcement put out by the Port also mentions sustainability features and clean technologies to be implemented as part of this project. As an organization, we appreciate the efforts to include forward-thinking ideas in project designs; however, we would like to know precisely what the vision is for these inclusions. As the EIR is being drafted, we would like to see the impacts of potential inclusions of EV charging stations, inclusions of battery storage and solar panels, and effects on local electric infrastructure and potential effects on ratepayers. There is also a mention of a vegetated wall - we believe the study should examine various flora to see what native plants or agricultural plants would best serve the community and help local wildlife thrive.

Any Port developments have potentially large-ranging effects on our community. We appreciate the openness and transparency of this project and look forward to continuing to engage with you in the future.

Sincerely,
Alex J. Mantanona, PhD
Policy Advocate
alexm@causenow.org

Individuals

This page intentionally left blank

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Monday, March 9, 2026 10:58 AM
To: Whittemore, Melissa; Stark, Bob; Kreitman, Hannah
Cc: Jennifer Boberg; Rodrigo Zaragoza
Subject: EXTERNAL: FW: NO AND NO YO MORE PARKING

EXTERNAL EMAIL

FYI - Another Parking structure local resident feedback.

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
www.PortofH.org



.....
The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: Susim Gedam <sgedam@portofh.org>
Sent: Sunday, March 8, 2026 5:24 PM
To: Zachary Baliva <zbalisa@portofh.org>; Miguel Rodriguez <MRodriguez@portofh.org>; Maripas Jacobo <MJacobo@portofh.org>
Cc: Giles Pettifor <GPettifor@portofh.org>; Lucia Ayala <LAYala@portofh.org>; Michael Morrison <mmorrison@portofh.org>; Christina Birdsey <cbirdsey@portofh.org>
Subject: Fw: NO AND NO YO MORE PARKING

FYI – Community complaint.

From: michael akseven <makseven@yahoo.com>
Sent: Sunday, March 8, 2026 5:12:24 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: NO AND NO YO MORE PARKING

You don't often get email from makseven@yahoo.com. [Learn why this is important](#)

[NOTICE: EXTERNAL SENDER]

I am a 26 year PH resident. The traffic, the noise, the dirt that is created by the port traffic is horrible.

Sincerely,

Michael Akseven
413 Corvette Street
PH 93031

[Sent from Yahoo Mail for iPhone](#)

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Wednesday, January 14, 2026 4:05 PM
To: Whittemore, Melissa
Cc: Jennifer Boberg; Christina Birdsey; Rodrigo Zaragoza; Giles Pettifor; Lucia Ayala
Subject: EXTERNAL: Contact info of "Interested party": Parking Garage Project

EXTERNAL EMAIL

Hi Melissa,

For your records and further actions, following is the contact and message from the interested party:

Name

Sharon Cloward

Email

sharon@sdworkingwaterfront.com

Comments

Hello: I would like to make a public records request for information relating to your planning grant for the parking garage feasibility study to support your automotive terminal. Are you able to send the application and related study thus far to my provided email address? Thank you in advance! - Sharon Cloward

Thanks,

Susim Gedam

Engineering Manager III

The Port of Hueneme

Oxnard Harbor District

C: (805) 754 5797

L: (805) 271 2517

sgedam@portofh.org

www.PortofH.org



.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any dissemination, disclosure, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Tuesday, March 10, 2026 3:43 PM
To: Whittemore, Melissa; Kreitman, Hannah
Cc: Christina Birdsey; Rodrigo Zaragoza; Jennifer Boberg; Giles Pettifor; Lucia Ayala; Michael Morrison; Miguel Rodriguez; Zachary Baliva; Maripas Jacobo
Subject: EXTERNAL: FW: Proposed Parking Facility - Community Feedback

EXTERNAL EMAIL

FYI – Community feedback

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
www.PortofH.org



.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: Mitch D <washdup3@gmail.com>
Sent: Tuesday, March 10, 2026 2:53 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: Proposed Parking Facility

You don't often get email from washdup3@gmail.com. [Learn why this is important](#)

[NOTICE: EXTERNAL SENDER]

The Ventura County Star recently reported on the Port's intent to develop a multi-story parking structure with "at least 7,500" spaces, to be located West of the Port's offices on Ponomo Street. The article suggested that questions about the proposed facility could be directed to you. The article did not specify, but could you confirm that this new structure would be located within the Port's existing facilities?

The Star article was also a little unclear (to me, at least) on a few other points. Would the proposed facility effectively allow for approximately double the number of vehicles to be processed through the Port than are currently? (I.e., 15,500 versus current 8,000). The article also states the current number of vehicles processed through the Port annually is 450,000. Would the number of vehicles to be processed annually be expected to roughly double if the new facility were to be installed as proposed? Currently, how many (or what proportion) of vehicles imported to the Port are processed in Oxnard, and would the proportion be expected to remain roughly consistent after construction of the proposed facility? Would the proportion of each mode of transportation used to move imported vehicles (i.e., via individual driver, vs. carrier vs. rail, etc.) from the Port to their first offsite destination be expected to change following installation of the new facility? Thank you for considering these questions, and please feel free to add any further information you think might be helpful.

--Mitchell Disney

Whittemore, Melissa

From: Christina Birdsey <cbirdsey@portofh.org>
Sent: Monday, March 9, 2026 4:21 PM
To: Jennifer Boberg; Susim Gedam; Whittemore, Melissa
Subject: EXTERNAL: FW: Input sought for 7500-space parking structure at the Port of Hueneme
Attachments: Structure.docx

EXTERNAL EMAIL

FYI

Christina Birdsey
Chief Operating Officer



The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: Gama, Steven A. <sgama@ci.port-hueneme.ca.us>
Sent: Monday, March 9, 2026 2:13 PM
To: Kristin Decas <KDecas@portofh.org>; Christina Birdsey <cbirdsey@portofh.org>
Cc: Jason Hodge <j@portofhueneme.org>; Makena Huey (Makena.Huey@vcstar.com) <Makena.Huey@vcstar.com>
Subject: Input sought for 7500-space parking structure at the Port of Hueneme

[NOTICE: EXTERNAL SENDER]

Good day all!

Please see my attached response to your request for input regarding the proposed Parking Structure at the Port of Hueneme which is located in the City of Port Hueneme.

Respectfully,
Steven Gama
City Council Member / 2021 Mayor

In response to the public request for input and questions regarding the Port of Hueneme's desire to install a multi-story parking structure, please see the following and respond where necessary. This communication in no way be seen as speaking on behalf of the City of Port Hueneme nor the entire City Council. I am writing this as a resident who happens to be a City Member of the City of Port Hueneme City Council.

It is unclear as to how high the parking structure will be and where it shall be located. I assume it shall border a residential neighborhood. I would absolutely encourage it to be located in a place where **NO** ocean views are disrupted. If it were to obstruct ocean views, you should expect fierce pushback from our community. My understanding is the goal is to have a structure which will have the capacity for 7,500 autos. We are very concerned about Electric Vehicles as the "self-mitigation" for EV fires could spell doom for the entire structure. We just recently learned the heat from these fires can crack the hull a vessel at the most recent Oxnard Harbor District meeting. So, with self-mitigation and the heat issues what is the Port of Hueneme's plan for the worst-case scenario? This is assuming Electric Vehicles would be stored in the structure.

The residents which live in close proximity to the Port of Hueneme, like myself, want to be assured that a warning system will be in place. One that has at least two tiers. The first being shut all windows and shelter in place. The second tier would be a full evacuation. It easy to say worst case scenario is a remote possibility; however, remember the Titanic. Noise is also a concern and I think it would be wise to detail the extent to which the Port of Hueneme will minimize noise pollution. Would the "temporary" parking of cars cease in Oxnard at Hueneme Road and Perkins?

Christina Birdsey said of the plan. "It is one of the biggest opportunities for the port's growth. You can't build out, so the next thing to be able to do any sort of growth — for our economy to increase jobs and for our customers who really enjoy being in the Port of Hueneme — is to go up,"

With that in mind is this the first of many multi story storage structures or is this a one and done project? At what point will the Port of Hueneme be maxed out for growth? Can you please detail how exactly this project will increase efficiency and safety? At peak traffic times for Port traffic, Hueneme Road is increasingly becoming closer to being gridlocked. It seems to me, the more Port Traffic which traverses our City's roads there is traffic safety impacts increase. Are there are some mitigation efforts which can be implemented to reduce traffic during peak traffic times?

Steven Gama

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Friday, March 13, 2026 10:12 AM
To: Whittemore, Melissa; Stark, Bob; Kreitman, Hannah
Cc: Rodrigo Zaragoza; Christina Birdsey; Jennifer Boberg; Michael Morrison; Giles Pettifor; Lucia Ayala; Miguel Rodriguez; Zachary Baliva
Subject: EXTERNAL: FW: Proposed Parking Structure - Local community person feedback

EXTERNAL EMAIL

FYI – Community feedback on parking structure

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
www.PortofH.org



.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: Daniel Guinnip <guinnip.dj@gmail.com>
Sent: Wednesday, March 11, 2026 5:13 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: Proposed Parking Structure

You don't often get email from guinnip.dj@gmail.com. [Learn why this is important](#)

[NOTICE: EXTERNAL SENDER]

The Ventura County Star recently reported that the Port was hoping to build a 3-6 story parking structure just west of 333 Ponomo Street with 7,500 parking spaces. This is expected to greatly increase the throughput at the Port, so I am concerned about the impact to the local area.

What are the expected impacts on vehicle traffic out of the port on:
(1) the "primary corridor" using Hueneme Road,

- (2) the "contingency corridor" using Victoria Avenue, and
- (3) Ventura Road

Also, how will this impact the frequency and duration of trains crossing Channel Islands Blvd ?

And lastly, How does the Port plan to compensate the City of Port Hueneme for the costs of maintaining the roads throughout the city that are affected by the Port traffic ? The streets of Port Hueneme will be prematurely degraded due to the heavy traffic load from both the construction phase and the ongoing increased throughput of port products as well as increased Port employees and trade related jobs/services. The Port does not even cover it's fair share today, so how will that change in the future ?

- Daniel Guinnip

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Monday, March 9, 2026 10:29 AM
To: Whittemore, Melissa; Stark, Bob; Kreitman, Hannah
Cc: Jennifer Boberg; Christina Birdsey; Giles Pettifor; Lucia Ayala; Michael Morrison; Rodrigo Zaragoza; Zachary Baliva; Miguel Rodriguez; Maripas Jacobo
Subject: EXTERNAL: FW: 7,500 Space Parking Structure at Port Hueneme

EXTERNAL EMAIL

FYI –Local Resident Feedback on Parking Structure.

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
www.PortofH.org



.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: scott hooper <hottiscooper@gmail.com>
Sent: Monday, March 9, 2026 10:22 AM
To: Susim Gedam <sgedam@portofh.org>
Subject: 7,500 Space Parking Structure at Port Hueneme

You don't often get email from hottiscooper@gmail.com. [Learn why this is important](#)

[NOTICE: EXTERNAL SENDER]

As a resident of Silverstrand Beach and a frequent user of Hueneme Beach, I am opposed to a 7,500 space parking structure. While I'm sure the expansion and development of Hueneme harbor may be attractive in a short sighted and revenue only view, the actual impact to the area will be negative. Long term this will impact the desirability to live in the area negatively. I point to the Los Angeles Harbor, Terminal Island, and Long Beach, This area is very productive commercially but commensurately, not a desirable area to have a home. While Long Beach has made great efforts as a desirable area to have a

home, raise a family, it is not nearly as desirable as Dana Point, Laguna Beach or even Venice Beach for that matter. As has been brought up in many city council meetings, "Would you do this to Malibu?" Industrializing an area where people have homes, raise families and recreate can only degrade and ultimately bring urban blight to an area that should be a pristine jewel of the California coast that it is trying to be through the efforts and investment of the people living in this area.

Scott Hooper
333 Rossmore Dr
Oxnard, CA 93035

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh. org>
Sent: Saturday, March 14, 2026 10:40 AM
To: Whittemore, Melissa; Stark, Bob; Kreitman, Hannah
Cc: Zachary Baliva; Miguel Rodriguez; Maripas Jacobo; Lucia Ayala; Giles Pettifor; Michael Morrison; Rodrigo Zaragoza; Christina Birdsey; Jennifer Boberg
Subject: EXTERNAL: Fw: Proposed parking structure - Community Feedback

EXTERNAL EMAIL

FYI - Community Feedback on Parking Structure Project Get

[OutlookforiOS](#)

From: Chris Levenson <levoblue@gmail. com>
Sent: Saturday, March 14, 2026 8:40:28 AM
To: Susim Gedam <sgedam@portofh. org>
Subject: Proposed parking structure

You don't often get email from levoblue@gmail. com. [Learn why this is important](#)
[NOTICE: EXTERNAL SENDER]

Susim:

Placing a parking structure to house 7500 vehicles with 3-6 stories across the street from our community, Anacapa View Beach Homes, would seriously affect the ocean views that many of the residents here have enjoyed since 1984. Also restricted would be views of ships in port, the loading & unloading of which is fun to watch. The proposed structure creates an eyesore potentially reducing ACVBH property values, as well. **We object to the port building such a structure on site!** Why not continue to use the new parking lots south on the west side of Hueneme Road, and build the proposed parking structure there? We have many retired seniors residing here who would gladly be employed to shuttle vehicles to that site.

Thank you,
Christy & Chris Levenson
298 Whitecap Court
Port Hueneme, CA 93041

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Monday, March 9, 2026 3:07 PM
To: Whittemore, Melissa; Stark, Bob; Kreitman, Hannah
Cc: Christina Birdsey; Michael Morrison; Rodrigo Zaragoza; Jennifer Boberg; Lucia Ayala; Giles Pettifor; Zachary Baliva; Miguel Rodriguez; Maripas Jacobo
Subject: EXTERNAL: FW: Parking structure - community feedback - positive

EXTERNAL EMAIL

FYI – Supporting letter on Parking structure project.

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
www.PortofH.org



.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: Wendell Liljedahl <wendelldahl@gmail.com>
Sent: Monday, March 9, 2026 2:51 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: Parking structure

You don't often get email from wendelldahl@gmail.com. [Learn why this is important](#)

[NOTICE: EXTERNAL SENDER]

To whom it may concern -

I would like to offer my support to The Port for approval to build additional parking for their operations.

Over the years, The Port has proven itself to be a responsible contributor to our community, not only in supplying jobs and economic activity, but in support of various non-profit organizations throughout Ventura County. They have taken a lead role in environmental responsibility in their industry, taking necessary steps to operate a clean and environmentally proactive stance in their operations.

The citizens of Ventura County should help The Port to make the necessary improvements to their operations and support their efforts in adding economic vitality, jobs and responsible leadership to our community!

Sincerely,
Wendell

Wendell Liljedahl
134 Lincoln Drive
Ventura, CA 93001

wendelldahl@gmail.com

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Tuesday, March 10, 2026 11:41 AM
To: Whittemore, Melissa
Cc: Christina Birdsey; Jennifer Boberg; Rodrigo Zaragoza; Giles Pettifor; Lucia Ayala; Michael Morrison; Miguel Rodriguez; Zachary Baliva
Subject: EXTERNAL: FW: Proposed Parking Structure

EXTERNAL EMAIL

FYI - Feedback on the Parking project from community member.

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.portofh.org%2F&data=05%7C02%7Cmelissa.whittemore%40mbakerintl.com%7C706c570576cb49f952ab08de7ed499a2%7C4e1ee3db4df64142b7b9bec15f171ca4%7C0%7C0%7C639087648744918758%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=0IJ5n6b8%2FgEIHBL4BNYW%2FMyu3QfNgUcl6W22kpk4ckw%3D&reserved=0>

.....
The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

-----Original Message-----

From: Jeffrey Scarberry <jssesq@earthlink.net>
Sent: Tuesday, March 10, 2026 11:36 AM
To: Susim Gedam <sgedam@portofh.org>
Subject: Proposed Parking Structure

[You don't often get email from jssesq@earthlink.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[NOTICE: EXTERNAL SENDER]

Nearby homeowner comments.

- a) It would be helpful to see an artist rendition or visual model of some sort. 3 to 6 levels high is hard to visualize without some sort of reference to the proposed location.
- b) Will this structure be used for parking electric vehicles?
- c) If used for electric vehicles, will there be a comprehensive fire hazard plan that ensures the safety of the surrounding residential neighborhoods?
- d) Will the vehicles be moved off the Port to processing facilities via caravan, trucks, or both.

Thank you.

Jeffrey Scarberry
Port Hueneme Resident

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Tuesday, March 10, 2026 4:08 PM
To: Whittemore, Melissa; Kreitman, Hannah; Stark, Bob
Cc: Christina Birdsey; Rodrigo Zaragoza; Michael Morrison; Giles Pettifor; Lucia Ayala; Jennifer Boberg; Miguel Rodriguez; Zachary Baliva; Maripas Jacobo
Subject: EXTERNAL: FW: Parking facility - Community Feedback

EXTERNAL EMAIL

FYI – Another community feedback on Parking project.

Susim Gedam
Engineering Manager III
The Port of Hueneme
Oxnard Harbor District
C: (805) 754 5797
L: (805) 271 2517
sgedam@portofh.org
www.PortofH.org



.....

The information contained in the e-mail, including any accompanying documents or attachments, is from the Oxnard Harbor District and is intended only for the use of the individual or entity named above, and is privileged and confidential. If you are not the intended recipient, be aware that any disclosure, dissemination, distribution, copying, or use of the contents of this message is strictly prohibited. If you received this message in error, please notify us.

From: Phil Thomason <phillipbthomason@gmail.com>
Sent: Tuesday, March 10, 2026 3:56 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: Parking facility

You don't often get email from phillipbthomason@gmail.com. [Learn why this is important](#)

[NOTICE: EXTERNAL SENDER]

Good afternoon,

I would like to receive further information on this such as drawings of the facility, platte map with location, description, and community impact information.

I also would like to ask why we as neighbors have not been directly apprised of this project?

Thank you.

Phillip B. Thomason
133 Mainsail Ct, Port Hueneme, CA 93041

Whittemore, Melissa

From: Susim Gedam <sgedam@portofh.org>
Sent: Monday, March 16, 2026 7:37 AM
To: Whittemore, Melissa; Stark, Bob; Kreitman, Hannah
Cc: Rodrigo Zaragoza; Miguel Rodriguez; Zachary Baliva; Lucia Ayala; Maripas Jacobo; Jennifer Boberg; Giles Pettifor; Michael Morrison; Christina Birdsey
Subject: EXTERNAL: Fw: Proposed parking structure- community feedback

EXTERNAL EMAIL

FYI – Community Feedback on Parking Garage

From: Ann and Dean Winslow <winslowbeachport@gmail.com>
Sent: Sunday, March 15, 2026 2:07:37 PM
To: Susim Gedam <sgedam@portofh.org>
Subject: Proposed parking structure

You don't often get email from winslowbeachport@gmail.com. [Learn why this is important](#)
[NOTICE: EXTERNAL SENDER]

My wife and I have owned our home in Port Hueneme for over 20 years. While we understand that the port has issues around the small space that exists now, and the concern for safety and efficiency, and the impetus for new jobs, we have some concerns regarding this expansion project and its impact on the infrastructure of our community, and the resulting decline in the quality of life around the port. Doubling the number of parking spaces at the port means doubling the number of cars coming through the port and doubling the number of big rigs conveying new cars from the port. Hueneme Road is already in bad shape and doubling the amount of traffic will make things worse, probably twice as bad and twice as fast. More vehicles and big rigs will mean more pollution, both air and noise, as well as greatly increasing the traffic jams around the port area. And while the overwhelming number of big rig drivers are good careful drivers, over the years we have seen some driving too fast on Hueneme Road, and some trying to beat the light. There will always be a small percentage who don't drive safely, but doubling the number of vehicles means perhaps doubling the number of unsafe drivers. And then there is the issue of the railroad tracks: will they be used more frequently than once a year for the banana festival? If so, that could have a significant impact on our quality of life given the location of our unit.

Dean and Ann Winslow

302 Blue Dolphin Dr

Port Hueneme

A3. Scoping Meeting Summary

This page intentionally left blank

A public scoping meeting for the proposed project was held during the Board of Harbor Commissioners meeting on February 23, 2026, from 3:00 p.m. to 5:15 p.m. at 333 Ponomo Street (Port Administrative Office), Port Hueneme, California, 93041. Following a presentation of the project and the purpose of the scoping meeting, the Board of Harbor Commissioners raised several questions regarding the EIR process and project details, including:

- Anticipated depth of excavation
- Potential for encountering groundwater
- Earthquake safety
- Construction timeframe
- Relocation options for Fathomwerx and other Port partners utilizing the existing warehouse

Raymond Gutierrez, Senior Civil Engineer, from the City of Port Hueneme Public Works Department also provided verbal comments during the scoping meeting. In addition to supporting the proposed project, Mr. Gutierrez provided comments related to:

- Painting the east-facing wall of the parking structure a color that blends with the background horizon (i.e., the ocean and sky)
- Allowed maximum height of structures at the Port
- Existing and proposed stormwater drainage
- Water quality of stormwater runoff

This page intentionally left blank.