



City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

NOTICE OF COMPLETION / NOTICE OF AVAILABILITY

Subject: Notice of Completion of a Draft Supplement to Environmental Impact Report (EIR) 2002-13

Project Title: Springville Specific Plan Amendment

Project Location: Approximately 43.3 acres in the City of Camarillo, Ventura County

Lead Agency: City of Camarillo

Pursuant to Sections 15085 and 15163 of the *California Environmental Quality Act (CEQA) Guidelines*, and Public Resources Code section 21092, the City of Camarillo, as the Lead Agency, is circulating a Draft Supplement to Environmental Impact Report (EIR) 2002-13 for public comment on the Springville Specific Plan Amendment Project.

Project Description (brief): The City of Camarillo is considering the Springville Specific Plan Amendment Project (proposed project) which would be processed as General Plan Amendment no. 2018-1 (GPA 2018-1), Change of Zone no. 328 (CZ-328), modification to Tentative Tract Map no. 5671-2 (TT-5671-2M(3)), and Residential Planned Development Permit no. 195 (RPD-195) on approximately 43.3 acres, located at the northwestern corner of Springville Drive and U.S. 101/Ventura Freeway.

The Springville Specific Plan was approved in 2008 (SCH No. 200309115) for a 170-acre site located north of U.S 101/Ventura Freeway and west of existing commercial and residential uses along Las Posas Road. The proposed project involves a General Plan Amendment and Specific Plan Amendment to amend the circulation plan and land use designations for an area of the Specific Plan to Low-Medium Density Residential, Public (Park), and Open Space, a change of zone to relocate the park site, eliminate the Professional Office zoning with the remaining area as Residential Planned Development, 8 dwelling units per acre maximum (RPD-8U) and open space, a modification to Tract 5671-2 to subdivide the site into 167 lots for the construction of 158 detached residential units, and Residential Planned Development RPD-195 to permit low-medium density residential development totaling 158 single family detached units.

The Specific Plan Amendment would also increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space provided for in the Specific Plan from 150,000 square feet to 100,000 square feet.

ENVIRONMENTAL TOPICS EVALUATED: The Draft Supplement evaluates the potential impacts associated with the proposed project with respect to the following topics:

- Aesthetic/Visual
- Agricultural Land
- Air Quality/GHG
- Biological Resources
- Tribal/Cultural Resources
- Geology/Seismic/Soils

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- Water Supply/Groundwater
- Land Use & Planning
- Public Services/Facilities
- Utilities & Service Systems
- Noise
- Hazards & Hazardous Materials
- Schools
- Recreation/Parks
- Drainage
- Hydrology & Water Quality
- Population & Housing
- Transportation & Traffic
- Wetland/Riparian

PROJECT IMPACTS: All impacts of the project with the exception of historic resources would be the same or less than those evaluated in Certified EIR 2002-13 for the Springville Specific Plan. The project may result in significant and unavoidable impacts to a significant historical residence. Mitigation measures are recommended to preserve the historic significance of the residence or to document and record the historic residence. The project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

DOCUMENT AVAILABILITY: The Draft Supplement to EIR 2002-13 is available for review at the following locations:

- City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010
- City of Camarillo website:

https://www.cityofcamarillo.org/departments/community_development/pending_projects.php

In the event City Hall is closed while the Ventura County Public Health Officer's Stay Well at Home Order is still in effect, you may contact Jaclyn Lee, Principal Planner at (805) 383-5616 or via e-mail at jlee@cityofcamarillo.org to make an appointment to review the project file. Hard or electronic copies of the Draft Supplement to the EIR can be purchased at the City of Camarillo Department of Community Development for the City's cost of production.

REVIEW PERIOD: The 45-day public review period for the Draft Supplement to the EIR begins on June 12, 2020 and ends on July 27, 2020.

COMMENTS: Written comments may be sent to:

Attention: Jaclyn Lee, AICP, Principal Planner
City of Camarillo
601 Carmen Drive
Camarillo, CA 93010

Comments may also be sent by fax to (805) 388-5388 or by e-mail to jlee@cityofcamarillo.org. Please put "Springville Supplement to EIR" in the subject line.

PUBLIC HEARING: Written and oral comments regarding the Draft Supplement to the EIR may also be submitted at public hearings that will be held before the City of Camarillo Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

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IF YOU CANNOT ATTEND: You can send a letter to the City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010. You can also email comments to jlee@cityofcamarillo.org.

FOR MORE INFORMATION: You may contact Jaclyn Lee, AICP, Principal Planner at (805) 383-5616 or via e-mail at jlee@cityofcamarillo.org. You can also come to the City of Camarillo Department of Community Development to review the project file. The office is open Monday through Friday from 8:00 AM to 5:00 PM. In the event City Hall is closed while the Ventura County Public Health Officer's Stay Well at Home Order is still in effect, you may contact Ms. Lee at (805) 383-5616 or via e-mail at jlee@cityofcamarillo.org to make an appointment to review the project file.

INDIVIDUALS WITH DISABILITIES: In accordance with the Americans with Disabilities Act, if you wish to attend a public meeting and, due to a disability, require assistance in order to understand or participate in the meeting, please contact the City Clerk's office at (805) 388-5353 at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to the meeting.

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.