



# City of Camarillo

## Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p

### NOTICE OF AVAILABILITY OF A RECIRCULATED REVISED DRAFT ENVIRONMENTAL IMPACT REPORT 2020-10 FOR PUBLIC REVIEW

NOTICE is hereby given that a Revised Draft Environmental Impact Report (EIR) has been prepared by the City of Camarillo, and is available and being recirculated for public review pursuant to State of California, California Environmental Quality Act (CEQA) Guidelines for the project listed below:

**PROJECT TITLE:** Camarillo Springs General Plan Amendment 2017-2

**PUBLIC REVIEW AND COMMENT PERIOD:** June 24, 2023 to August 8, 2023

**PROJECT LOCATION:** The proposed project site is the Camarillo Springs Golf Course located at 791 Camarillo Springs Road in the eastern area of the city, south of U.S. 101/Ventura Freeway.

**PROJECT DESCRIPTION:** Proposal by NUWI Camarillo, LLC, for a General Plan Amendment (GPA 2017-2), Change of Zone (CZ-327), Tentative Tract Map (TT-6016), Residential Planned Development Permit (RPD-204), and modification to a Special Use Permit (SUP-6M(3)). The area proposed under GPA 2017-2 and CZ-327 consists of approximately 31 acres, specifically located south of Ridge View Street and west of the existing golf course driving range and is part of the larger 182-acre Camarillo Springs Golf Course property. The applicant is proposing to redesignate the approximately 31-acre area from Quasi-Public to Low-Medium Density Residential (5.1-10 dwelling units per acre) and change the zoning from Rural Exclusive (RE) to Residential Planned Development, 8 units per acre maximum (RPD-8U). The applicant is also requesting approval of TT-6016 and RPD-204 on the approximately 31-acre site to subdivide the property and construct 248 age-restricted (55+) single-family detached for-sale residential units. The project would include a private recreation center and open spaces that include two pocket parks and walking trail connectivity to the surrounding community. The applicant is requesting under SUP-6M(3) to reconfigure the existing 18-hole golf course into a 12-hole golf course. The golf course clubhouse would be renovated and enhanced within the existing building footprint. The driving range and surrounding area would be renovated. The area to the east of the driving range would include a neighborhood park, walking trails, a dog park, and event spaces, all of which would be open and available for public use.

**PURPOSE OF THE RECIRCULATED REVISED DRAFT EIR:** Pursuant to Section 15088.5 of the State CEQA Guidelines, a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review but before certification. The revised Master Drainage Plan and Floodplain Analysis, and revised Tentative Tract Map for the project represent significant new information that the public has not had the opportunity to review and comment upon. In addition, the new and revised information associated with the revised Master Drainage Plan and Floodplain Analysis, and revised Tentative Tract Map have resulted in changes to the Project Description, Air Quality, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, and Alternatives to the Proposed Project sections of the original Draft EIR.

**PROJECT IMPACTS:** Significant and unavoidable impacts have been identified for the following resource areas: Hydrology and Water Quality. The project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

**DOCUMENT AVAILABILITY:** The Recirculated Revised Draft EIR is available for review during normal business hours at the City of Camarillo, Community Development Department (601 Carmen Drive, Camarillo, CA 93010) and Camarillo Library (4101 Las Posas Road, Camarillo CA 93010). The Recirculated Revised Draft EIR is also available online at [www.cityofcamarillo.org/pendingprojects](http://www.cityofcamarillo.org/pendingprojects).

**SEND COMMENTS TO:** Written comments will be received during the public review period by mail at: Jaclyn Lee, Planning Manager, City of Camarillo, 601 Carmen Drive, Camarillo, CA 93010 or by e-mail to [jlee@cityofcamarillo.org](mailto:jlee@cityofcamarillo.org).

**COMMENTING ON THE RECIRCULATED REVISED DRAFT EIR:** Consistent with the requirements of Sections 15087 and 15088.5(d) of the State CEQA Guidelines, this Recirculated Revised Draft EIR is being made available on **June 24, 2023**, for public review for a period of 45 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this Recirculated Revised Draft EIR to the City of Camarillo. Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, reviewers are directed to limit their comments to the revised chapters or portions of the Recirculated Revised Draft EIR. Reviewers are not required to resubmit comments on the original Draft EIR. Any comments previously submitted and received on the original Draft EIR that pertain to the sections that have not been revised, as well as comments on this Recirculated Revised Draft EIR, will all be responded to in the Final EIR.

**PUBLIC HEARING:** The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

LOCATION MAP

