

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2020-3

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Camarillo is circulating Initial Study/Mitigated Negative Declaration (MND) 2020-3 for public comment.

Project/Location: 2800 Barry Street Affordable Housing Project located at the southwest corner of Barry Street and Lewis Road/SR-34

Project Description: The proposed project involves construction of a new 68-unit affordable housing development consisting of 60 rental apartments (including 1 market-rate manager's unit) and 8 for-sale townhomes for low, very low- and extremely low-income households. The project involves: an Agreement for the Sale and Development of Real Property; a General Plan Amendment (GPA 2020-1) to change the land use designation from Industrial/Commercial to High Density Residential (18.1-30 dwelling units per acre); a Change of Zone (CZ-330) to rezone the site from Light Manufacturing (M-1) to Residential Planned Development, 30 dwelling units per acre maximum (RPD-30U); a Residential Planned Development Permit (RPD-205) to construct 68 residential units, 2-story parking structure, community building, and landscaping improvements; a Tentative Tract Map (TT-6017) to subdivide the 2.52-acre parcel into two lots and further subdivide Parcel 2 into 8 condominium units; a Conditional Use Permit (CUP-405) to include 7 of the 68 units as single-room occupancy units; and concessions for parking, common usable open space, and rear yard setback authorized under Camarillo Municipal Code Chapter 19.49 – Density Bonus and Other Incentives.

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Friday, September 4, 2020:

- City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010
- City of Camarillo website: www.cityofcamarillo.org/pendingprojects

Public Review Period: The 30-day public review period for the Initial Study/MND is from September 4, 2020 to October 5, 2020.

Comments: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 5:00 p.m. on Monday, October 5, 2020. Written comments may be sent to: Jaclyn Lee, 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.

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration (MND 2020-3) has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to nesting birds to less than significant impact. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

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

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

