



City of Camarillo

601 Carmen Drive • P.O. Box 248 • Camarillo, CA 93011-0248

Office of the City Clerk
(805) 388-5315
Fax (805) 388-5318

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Camarillo will conduct a public hearing on Wednesday, October 25, 2017, at 7:30 p.m., in the Council Chambers, 601 Carmen Drive, Camarillo, California, to consider the following:

GPA 2016-1, CZ-324, and TT-5976, Shea Homes Residential Community Project

An application was received from Shea Homes seeking a General Plan Amendment 2016-1 (GPA 2016-1), Change of Zone 324 (CZ-324), and Tentative Tract Map 5976 (TT-5976). GPA 2016-1 is a request to change the Land Use Element designation from Agricultural and Natural Open Space to Low-Medium Density Residential, for the approximately 83 acres, generally located north of Upland Road and east and south of the Calleguas Creek. CZ-324 is a request to change the zone from RE-5U to RPD-7U for the 83 acres mentioned above, to allow for future consideration of Residential Plan Development 198 (RPD-198) on the site, which is currently being processed by the City.

An application has also been received seeking approval of TT-5976, to subdivide an approximately 83 acre area into a 181 residential lot subdivision that would include 175 single family lots and 6 condominium lots (106 residential units).

An Environmental Impact Report (DEIR) No. 2016-4 (SCH #2016071030) was completed and circulated for a 45-day public review period from June 13, 2017, to July 28, 2017. Copies of the DEIR were distributed to public agencies and interested parties, and displayed on the City's website. A Notice of Completion was submitted with the DEIR to the Governor's Office of Planning and Research State Clearinghouse. A Notice of Availability (NOA) was distributed to surrounding property owners, homeowners associations (HOAs), and advertised in a newspaper of general circulation within the area (The Ventura County Star). The NOA was also posted at City Hall, Camarillo Library, the City's website, and the City's Facebook page.

The analysis in the EIR found that all but two of the potential environmental impacts of the proposed project would be reduced to less than significant levels through implementation of mitigation measures. While there are impacts which are fully-mitigated or partially-mitigated to an acceptable level, the loss of agricultural lands and a cultural resource would remain and are considered a significant and unavoidable impact. Accordingly, approval of a Statement of Overriding Considerations will be required as part of the certification process of the EIR, which Statement will make findings to the effect that the project benefits outweigh the unmitigated effect of the loss of prime/unique farmland and loss of a cultural resource. At the meeting, the City Council will be considering certification of the EIR.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development, and speak with the case planner, David C. Moe II, at 805.388.5366. Copies of the agenda report including the proposed application will be available for review prior to the public hearing on the City's website at www.cityofcamarillo.org and at the Clerk's counter at Camarillo City Hall located at 601 Carmen Drive, Camarillo, California, 93010.

Any person interested in this matter is invited to attend and present testimony either for or against the above item. If you challenge the proposed action in court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Council at prior to the public hearing.

Jeffrie Madland, City Clerk