



City of Camarillo

Department of Community Development

805.388.5360 | 805.388.5388 fax

NOTICE OF PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, February 6, 2018** at 7:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, on the following agenda item:

RPD-198, Shea Homes Residential Community Project (St. John's Seminary)

An application has been received from Shea Homes seeking approval of a Residential Planned Development, RPD-198. The application proposes the construction of 281 for-sale senior (55+) single family and townhome units, an 11,297-square-foot bikeway trailhead for the City's Callegues Creek Bike Path, a 1.07 mile private trail system, several vista locations, and a 4,900-square-foot recreational building with a pool, spa, and other amenities on 83 acres located at the northeast corner of Somis and Upland Roads, specifically located on the eastern half of the St. John's property at the closed St. John's Seminary College in the RPD-7U (Residential Planned Development, 7 units per acre) Zone.

A Draft 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 Final Environmental Impact Report was certified by the City Council on October 25, 2017, and no further environmental review is needed.

At this hearing, the Planning Commission will consider whether to approve RPD-198, and if it does, the Planning Commission may make modifications or other adjustments deemed to be appropriate or propose conditions to the application. Any persons interested in these matters are invited to attend and present testimony either for or against the proposed application. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearings.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with the case planner, David Moe, at 805.388.5366 or dmoe@cityofcamarillo.org, or you may review copies of the application materials at the Community Development Department, City Hall, 601 Carmen Drive, Camarillo, California, prior to the Planning Commission meeting.

In compliance with the American With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Joseph R. Vacca, Planning Commission Secretary



City of Camarillo
Department of
Community Development

RPD-198
Shea Homes Residential Community Project
(St. John's Seminary)

