



NOTICE OF PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, November 20, 2018** at 7:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, on the following agenda items:

CUP-394, North Pleasant Valley Groundwater Treatment Facility (Desalter) (City-Initiated)

Conditional Use Permit No. 394 (CUP-394) is a City-initiated application to authorize the construction and use of a 4.7-acre site for the North Pleasant Valley Groundwater Treatment Facility (Desalter), located northwest of the intersection of Las Posas and Lewis Roads. The City of Camarillo General Plan land use designates for the site for Quasi Public use and is zoned Rural Exclusive (RE).

The Desalter will treat 4,500 acre feet a year (AFY) of groundwater contaminated by salts from the northern portion of the North Pleasant Valley Groundwater Basin and yield up to 3,800 AFY of drinking water using Reverse Osmosis (RO) technology. The project will allow the City to reduce its dependence on imported State Water Project water and increase groundwater pumping. The salts removed from the water through RO treatment will be disposed of through an existing brine pipeline. The project also proposes a new well on site.

The project includes construction of a 6,541-square-foot administrative building, 5,500-square-foot pre-fabricated building to house the RO equipment, and 7,176-square-foot and 1,036-square-foot metal canopies. A 40-foot easement will be provided for vehicular access to the site from Somis Road.

The Planning Commission may propose modifications or other adjustments to the proposed project deemed to be appropriate. Any person interested in this matter is invited to attend and present testimony either for or against approval of the conditional use permit. 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 hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

In 2015 and 2016, the City Council certified a Final and Supplemental Environmental Impact Report (EIR) for the North Pleasant Valley Groundwater Treatment Facility pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the City's Environmental Guidelines. The previously-prepared CEQA document for the project identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

A Draft Second Supplemental EIR was completed for the subject 4.7-acre site, which had been previously analyzed as an alternative in the EIR and circulated for a 45-day public review period from September 28, 2017, to November 13, 2017. Copies of the Draft Second SEIR were distributed to public agencies and interested parties, and available on the City's website. A Notice of Completion was submitted with the Draft Second SEIR 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, and on the City's website.

On December 13, 2017, the City Council certified the Second Supplemental EIR. No previous mitigation measures were modified and no new mitigation was required and all previous mitigation applies. A mitigation monitoring and reporting program ensures mitigation compliance during project implementation. No significant, unavoidable adverse impacts were identified in the Final EIR, Final Supplemental EIR, or Final Second Supplemental EIR.

Copies of the agenda report, including the plans, will be available for review prior to the public hearing on the City's website at www.cityofcamarillo.org/planningcommission and at the Community Development Department at the address below.

For further information, or to provide any comments regarding this project, you may contact case planner, Jaclyn Lee, Principal Planner at:

Department of Community Development
City of Camarillo, City Hall
601 Carmen Drive, Camarillo, California, 93010
Phone: 805.383.5616 Fax: 805.388.5388 Email: jlee@cityofcamarillo.org

In compliance with the Americans 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 before 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



**CUP-394, North Pleasant Valley Groundwater Treatment Facility
(City-Initiated)**

City of Camarillo
Department of Community Development
11-1-18



Not to Scale