



City of Camarillo

Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 p | 805.388.5388 f

NOTICE OF COMPLETION / NOTICE OF AVAILABILITY

Subject: Notice of Completion of a Draft Environmental Impact Report
Project Title: St. John's Seminary Residential Community Project
Project Location: 88.45 acres in the City of Camarillo, Ventura County
Lead Agency: City of Camarillo
Date: June 8, 2017

Pursuant to Sections 15085 and 15087 of the *California Environmental Quality Act (CEQA) Guidelines*, and Public Resources Code Section 21092, the City of Camarillo as the Lead Agency is circulating a Draft Environmental Impact Report (DEIR) for public comment on the St. John's Seminary Residential Community Project.

Project Description (brief): The City of Camarillo is considering the St. John's Seminary Residential Community Project (proposed project) which would be processed as a Residential Planned Development (RPD), zone change, and General Plan Amendment to identify potential land uses, phasing, design standards, and circulation patterns for approximately 88.45 acres, located at the north side of Upland Road, easterly of Lewis Road and Somis Road. The proposed project will allow for the development of up to 300 residential units on 44.80 acres of the 88.45-acre proposed project site. Within the 44.80-acre development envelope, implementation of the proposed St. John's Seminary Residential Community Project would permit a mix of residential, open space, and recreational land uses. The project also proposes the provision of a new 0.26 acre (11,297 square foot) trailhead located off of Upland Road, along the southern boundary of the proposed project site.

ENVIRONMENTAL TOPICS EVALUATED: The DEIR evaluates the potential impacts associated with the proposed project with respect to the following topics:

- Aesthetics
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities & Service Systems
- Tribal Cultural Resources
- Other CEQA Considerations

PROJECT IMPACTS: The proposed project will result in unavoidable significant impacts with regard to the following areas:

- Agricultural & Forestry Resources
- Cultural Resources

DEIR DOCUMENT AVAILABILITY: The DEIR is available for review at the following locations:

- City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010
- City of Camarillo Public Library, 4101 Las Posas Road, Camarillo, CA 93010
- City of Camarillo website: http://www.cityofcamarillo.org/departments/community_development/pending_projects/index.php

Hard or electronic copies of the DEIR can be purchased at the City of Camarillo Department of Community Development for the City's cost of production.

REVIEW PERIOD: The 45-day public review period for the DEIR begins on June 13, 2017 and ends on July 28, 2017.

COMMENTS: Written comments may be sent to:

Attention: David Moe, Assistant Director of Community Development
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 dmoe@cityofcamarillo.org. Please put "St. John's Seminary Residential Community EIR" in the subject line.

PUBLIC HEARING: Written and oral comments regarding the DEIR may also be submitted at public hearings that will be held before the City of Camarillo Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

IF YOU CANNOT ATTEND: You can send a letter to the City of Camarillo Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010. You can also hand deliver it prior to the meeting or email comments to dmoe@cityofcamarillo.org.

FOR MORE INFORMATION: You may contact David Moe, Assistant Director of Community Development, at 805.388.5366 or via e-mail at dmoe@cityofcamarillo.org (please put "St. John's Seminary Residential Community EIR" in the subject line). You can also come to the City of Camarillo Department of Community Development to review the project file. The office is open Monday through Friday from 8:00 AM to 5:00 PM.

INDIVIDUALS WITH DISABILITIES: In accordance with the Americans with Disabilities Act, if you wish to attend a public meeting and, due to a disability, require assistance in order to understand or participate in the meeting, please contact the City Clerk's office at 805.388.5353 at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to the meeting.