

City of Camarillo

Step 7 of the 8-Step Process

Final Notice and Public Explanation of a Proposed Activity in a 100-Year and 500- Year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Camarillo has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands, to determine the potential affect that its activity in the floodplain and wetland will have on the human environment for the 2800 Barry Street Affordable Housing Project's requested Project Based Vouchers under HUD number CA092-VO.

The City of Camarillo has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: The City considered constructing the project at the south side of W. Ventura Boulevard, west of Springville Drive, a City-owned parcel located outside of the floodplain in a non-residential area. However, this site is not compatible due to substantial aircraft and helicopter noise, in addition to specific building height restrictions due to the military easement on-site. The City considered constructing the project at 2220 Ventura Boulevard, a City-owned parcel located outside of the floodplain in a non-residential area. However, this site is the proposed location for public use, including public parking and passive park space, and is a better match for that project. In addition, the 2220 Ventura Boulevard site would not achieve the number of units that are in the proposed project to make the project economically feasible. The City considered constructing the project at 2474 Ventura Boulevard, a City-owned parcel located outside of the floodplain in a non-residential area. The plan for the 2474 Ventura Boulevard site is for City to retain title to the property and develop a new band shell and park space in conjunction with improvements to adjacent Dizdar Park. In addition, this alternative site is approximately a third of the size of the proposed project site and would not achieve the number of units to make the project feasible. A no action alternative has also been considered, and rejected, because the City of Camarillo has a need for more affordable housing to serve the existing low-income population, alleviate overcrowding of existing rental units, and because the site has been deemed an appropriate location for the development of up to 68 units of housing. This type of housing has been identified as a priority need in the City's General Plan.

The City of Camarillo has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment. Although the 2800 Barry Street site is in a floodplain, the project has been adapted in order to minimize effects on floodplain values. The project will be required to elevate the building pads and buildings one foot above the base flood elevation in accordance with NFIP and building code requirements. The project would be subject to state and local floodplain protection procedures, including the City's construction standards in flood hazard areas. The City has provided a condition of approval requiring the developer to

either obtain a LOMR-F if FEMA's current suspension on issuance of LOMR-F's is lifted by the time the buildings are completed, and if not, to provide a security bond in an amount that would enable the City to submit it once FEMA lifts the suspension.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Camarillo at the following address on or before July 19, 2021: City of Camarillo, 601 Carmen Drive, Camarillo CA 93010, to the attention of Jaclyn Lee, Principal Planner on behalf of Greg Ramirez, City Manager, during the hours of 8:00 AM to 5:00 PM. If you have any questions, please contact Jaclyn Lee, Principal Planner at (805) 383-5616. A full description of the project may also be reviewed on the City's Web Page at:

https://www.ci.camarillo.ca.us/departments/community_development/pending_projects.php.

Date: July 9, 2021