

APPENDIX A -  
NOTICE OF PREPARATION



# City of Camarillo

## Department of Community Development

601 Carmen Drive, Camarillo CA 93010 | 805.388.5360 | 805.388.5388 fax

## NOTICE OF PREPARATION AND NOTICE OF DRAFT EIR SCOPING MEETING

**Subject: Notice of Preparation of a Draft Environmental Impact Report and Draft EIR Scoping Meeting for the Camarillo Springs General Plan Amendment (GPA) 2017-2, Change of Zone (CZ) 327, Tentative Tract Map (TT) 6016, Residential Planned Development Permit, and Modification to Special Use Permit (SUP) 6**

To:	State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties	From:	City of Camarillo Department of Community Development 601 Carmen Drive Camarillo, CA 93010
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The City of Camarillo will be the Lead Agency and will prepare an environmental impact report for the project identified below. The City has determined in its initial review that an EIR is clearly required for the project. We need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering permits or other approvals for the project.

The project description, location, and the potential environmental effects are described below. An Initial Study was not prepared since the City has determined that an EIR is required for the proposed project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after the receipt of this notice. The public review period extends from July 15, 2019 to August 14, 2019.

Please send your response to Jaelyn Lee, Principal Planner at the address shown above, faxed to (805) 388-5388, or emailed to [jlee@cityofcamarillo.org](mailto:jlee@cityofcamarillo.org). Agency responses to this NOP should include the name, address, and phone number of the person who will serve as the primary point of contact for this project within the commenting agency.

**Project Title:** Camarillo Springs General Plan Amendment (GPA) 2017-2, Change of Zone (CZ) 327, Tentative Tract Map (TT) 6016, Residential Planned Development Permit, and Modification to Special Use Permit (SUP) 6.

**Project Applicant:** New Urban West (NUWI) Camarillo, LLC

**Project Location:** The proposed project site is located within the City of Camarillo in Ventura County. Specifically, the site proposed for the project is the 182-acre Camarillo Springs Golf Course located at 791 Camarillo Springs Road at the base of the Conejo Mountains. The location of the golf course is shown in the following figure.

## PROJECT SITE LOCATION



**Project Description:** The project applicant is requesting approval from the City of Camarillo for a 30-acre portion of the golf course property to: amend the General Plan land use designation from Quasi-Public to Low-Medium Density Residential (5.1-10 dwelling units per acre); change of zone from Rural Exclusive and Rural Exclusive - 1 Acre Minimum Lot Size to Residential Planned Development (up to 10 dwelling units per acre); subdivide and develop the property for the development of up to 300 new age-restricted (55+) residential units; and reconfigure the remaining golf course. The area proposed for the Project is located south of Ridge View Street and west of the existing golf course driving range.

The remaining 152 acres of the golf course property would remain as Quasi-Public for golf course use. Development of the residential area would require a reconfiguration of the existing golf course which could result in the number of holes remaining at 18 or being reduced to 12 or nine. Other improvements proposed for the golf course include a new clubhouse facility and 8.5 acres of new neighborhood parks including a dog park, passive recreation area, and walking trails.

The project applicant, NUWI Camarillo, LLC, has also submitted a Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) to modify the existing Flood Insurance Rate Map (FIRM) floodplain map in order to remove approximately 153 existing residences from the mapped floodplain area and facilitate residential development of the existing golf course.

**Topics Identified for Study in the Draft EIR:** Pursuant to Section 15060 of the CEQA Guidelines, the City of Camarillo Department of Community Development has conducted a preliminary evaluation of the potential environmental impacts that could occur with implementation of the proposed project. Based on this review, the City has concluded that the project could have potentially significant impacts associated with the following environmental issues:

- Aesthetics/Visual Resources
- Air Quality
- Biological Resources
- Cultural Resources/Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Traffic and Circulation
- Utilities and Energy

The potential environmental impacts associated with these issue areas will be evaluated in the Draft Environmental Impact Report prepared for the proposed project.

### **Public Scoping Meeting**

Pursuant to the public participation goals of CEQA, a Draft EIR scoping meeting is required for projects that are considered to be of statewide, regional, or areawide significance pursuant to Section 15206 of the CEQA Guidelines. The proposed project is considered to be of statewide, regional, or areawide significance since it requires a general plan amendment and is subject to an EIR (CEQA Section 15206(b)(1)). Therefore, a Draft EIR scoping meeting is required for the proposed project and will be conducted at **6:00 p.m. on July 23, 2019 in the City Council Chambers at 601 Carmen Drive, Camarillo CA 93010**. Written comments will also be accepted on the scope of the EIR through August 14, 2019.

The scoping meeting **is not** a public hearing. No actions approving or denying the project will be made at this meeting. The purpose of the scoping meeting is to present the project to the public, explain the environmental review process for the project, and solicit input regarding the environmental issues that may be evaluated in the Draft EIR.

Please contact Ms. Jaclyn Lee with any questions and direct any responses to her attention at [jlee@cityofcamarillo.org](mailto:jlee@cityofcamarillo.org)

Date: July 11, 2019

Signature:

Contact Name:

Title:

Email:

Telephone:



Jaclyn Lee, AICP

Principal Planner

[jlee@cityofcamarillo.org](mailto:jlee@cityofcamarillo.org)

(805) 383-5616

*Reference: California Code of Regulations, Title 14, (CEQA Guidelines), Section 15082(a), 15103, 15375.*