



City of Camarillo

Department of Community Development

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NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION 2020-7

Notice of Intent to Adopt a Mitigated Negative Declaration for a Major Modification to a Commercial Planned Development Permit CPD-6M(23) – Sphear Investments, LLC

An application has been received from Sphear Investments, LLC, requesting approval of a major modification to a Commercial Planned Development Permit [CPD-6M(23)] to demolish an existing vacant 107,550-square-foot commercial retail building formerly occupied by K-Mart, construct a new 62,642-square-foot Vons supermarket, construct a new 3,000-square-foot convenience store and gas station, construct a new 3,500-square-foot drive through restaurant, construct a new 3,500-square-foot multi-tenant commercial retail building, façade renovation, and landscape and parking lot improvements. The project site is located at 700-960 Arneill Road and is known as the Central Plaza Shopping Center (APNs: 166-0-210-065, & -075).

An Initial Study has been prepared to determine if the proposed project could significantly affect the environment. Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring Plan to mitigate the potentially significant impacts of the project to less than significant impact or no impact. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

Please take note that the City intends to adopt a Mitigated Negative Declaration (MND 2020-7) for the above referenced project, which was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines as well as the City's environmental guidelines.

The Public Review Period of the Initial Study/Mitigated Negative Declaration is from September 3, 2021 to September 24, 2021. Any person who wishes to comment on the City's intent to adopt the Mitigated Negative Declaration must submit written comments to the case planner, John Novi, Senior Planner no later than 5:00 p.m. on **Friday September 24, 2021**. Written comments may be sent by e-mail to jnovi@cityofcamarillo.org, or submitted to:

John Novi, Senior Planner, Department of Community Development, 601 Carmen Drive, Camarillo, CA 93010.

Document Availability: The Initial Study/Mitigated Negative Declaration will be available for review at the following locations beginning on September 3, 2021:

- The Department of Community Development at Camarillo City Hall, 601 Carmen Drive Camarillo, CA 93010
- The Camarillo Public Library, 4101 Las Posas Rd, Camarillo, CA 93010
- The City's website at www.cityofcamarillo.org/pendingprojects.

Public hearings on this project will be scheduled at a future date after being duly noticed in accordance with Camarillo Municipal Code (CMC) Chapter 19.84.

For further information regarding this application or Mitigated Negative Declaration, you may contact the City of Camarillo, Department of Community Development and speak with the case planner, John Novi, AICP, at 805.388.5361 or via email at jnovi@cityofcamarillo.org.

Para asistencia en español, por favor póngase en contacto con el Departamento de Desarrollo Comunitario y comuníquese con Monique Martinez en (805) 388-5360.