



December 13, 2023

Triennial Review
NUWI Camarillo, LLC
Camarillo Springs

Background

NUWI Camarillo LLC Referral

- On September 27, 2017, the City Council ordered further processing of the Referral application.
- The Referral contemplates redesignating 31 acres from the current Quasi-Public designation to Low-Medium Density Residential (10 dwelling units per acre maximum), over a portion of the existing Camarillo Springs Golf Course.

Referral of 31 acres from Quasi-Public to
Low-Medium Density Residential

Ridge View St.

U.S. 101

Camarillo Springs Rd.

Dog Park

Existing
Driving
Range

Existing Pond

15' Landscape Buffer

Existing Parking Lot

Updated Clubhouse with
Restaurant, Event Space, and Bar

Maintenance Yard

Background

Triennial Review

- A Triennial Review is conducted every three years after the City Council ordered further processing of the Referral application. The City Council will either continue to study the Referral or rescind the Referral.
- October 25, 2023 – The Council held a Triennial Review and received presentations from staff and the applicant and public comments. The item was recessed until November 8, 2023.
- November 8, 2023 – Additional public comments were received. The City Council deliberated and directed staff to return with a resolution to rescind the General Plan Amendment Referral for consideration at the December 13, 2023 meeting.

Findings for the Rescission of Referral for NUWI Camarillo, LLC

The General Plan Amendment Referral for NUWI Camarillo, LLC is not in the best interest and welfare of the City and its residents, because:

- It would result in the loss of open space and recreational acreage, which is a limited and valuable resource that must be conserved wherever possible.
- It would allow for residential development in an area designated a Very High Fire Hazard Severity Zone by CAL FIRE that will place future development and people at risk.
- The site was never considered nor identified in the certified Housing Element and is not needed to satisfy the City's RHNA.

Findings for the Rescission of Referral for NUWI Camarillo, LLC

(continued)

- It would allow for additional residential development that would substantially affect the views of the golf course from the surrounding mobile homes.
- The studies conducted in the CEQA documents as it relates to the Master Drainage Plan and Floodplain Analysis submitted by the applicant still raises safety concerns.
- It is inconsistent with General Plan policies, including the Land Use Element, Open Space and Conservation Element, Safety Element, Recreation Element, and Community Design Element.

Staff Recommendation

1. Find the Triennial Review of the Referral for NUWI Camarillo, LLC is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15061(b)(3).
2. Adopt a resolution rescinding the Referral for NUWI Camarillo LLC as provided for under City Council Policy 7.01.E.

