



City of Camarillo

Department of Community Development

805.388.5360 | | 805.388.5388 fax

NOTICE OF AVAILABILITY AND INTENT TO FILE A SECOND SUBSEQUENT MND AND PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, December 5, 2023**, at 6:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, on the following agenda item:

CPD-226M(5)/CUP-422, Costco Wholesale

The City of Camarillo received an application from MG2 (Architects) representing Costco Wholesale seeking approval of a major modification to Commercial Planned Development Permit (CPD-226M(5)) to modify the previously-approved development plans and develop approximately 20 acres into a 163,177-square-foot retail warehouse and 32-pump freestanding fuel facility located between U.S. 101 and Ventura Boulevard, west of Camarillo Town Center West (Home Depot) and east of Springville Drive in the Commercial Planned Development (CPD) Zone (APN: 230-0-020-250). The applicant is also seeking a Conditional Use Permit (CUP-422) for the off-sales of alcoholic beverages within the retail warehouse building. The approximately 20-acre site is part of a larger 44.84-acre site located within the Airport North Specific Plan area that was previously approved under CPD-226M(3) for the development of up to 499,000 square feet of building area.

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines and a Second Subsequent Mitigated Negative Declaration has been prepared to address the potential impacts associated with the proposed project.

The Planning Commission may make recommendations or other adjustments deemed to be appropriate or propose conditions to the application. Any person interested in this matter is invited to attend and present testimony either for or against the proposed application. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with the Planning Manager, Jaclyn Lee, at 805.383.5616 or via email at jlee@cityofcamarillo.org. You may also review copies of the application materials and agenda report, including the plans on the City's website at www.cityofcamarillo.org/planningcommission or at the Community Development Department, City Hall, 601 Carmen Drive, Camarillo, California prior to the Planning Commission meeting.

You may observe the Planning Commission meeting via live broadcast on the Local Government Channels – Spectrum Channel 10 and Frontier Channel 29, or via the City's YouTube channel www.youtube.com/user/thecityofcamarillo/live.

You may submit written comments on a specific agenda item at www.cityofcamarillo.org/publiccomment. Please submit your comment no later than **4:00 p.m. on December 5, 2023**. The Department of Community Development will distribute copies to all Planning Commissioners, prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure participation in this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Notice of Availability and Intent to Adopt a Second Subsequent Mitigated Negative Declaration

Please also take notice that the City intends to adopt a Second Subsequent Mitigated Negative Declaration for the above-referenced project, which was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines. Beginning on November 9, 2023, a copy of the Second Subsequent MND will be available for review at the Department of Community Development office at 601 Carmen Drive, Camarillo and on the City's website at: www.cityofcamarillo.org/pendingprojects. The public comment period to provide written comments on the Second Subsequent MND is from November 9, 2023 through November 28, 2023 and must be submitted to the Department of Community Development (Attention: Jaclyn Lee, Planning Manager) by email at jlee@cityofcamarillo.org or delivered to 601 Carmen Drive, Camarillo CA 93010.

The analysis of impacts in the Second Subsequent MND tiers off of the analysis presented in the adopted Subsequent MND 2016-1. No new significant impacts have been identified that would require the preparation of an Environmental Impact Report. Mitigation measures will be attached to the project as conditions of approval. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

For further information, or to provide any comments regarding this project, you may contact case planner, Jaclyn Lee, at:

Department of Community Development
ATTN: Jaclyn Lee, Planning Manager
City of Camarillo, City Hall
601 Carmen Drive, Camarillo, California, 93010
Phone: 805.383.5616
or by email: jlee@cityofcamarillo.org

David Moe,
Planning Commission Secretary

Location Map

