



Notice of Preparation of an EIR and Notice of Public Scoping Meeting

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • vcrma.org/planning

Somis Ranch Farmworker Housing Complex Project

Case No. PL19-0046

The County of Ventura, Resource Management Agency, Planning Division is currently processing an application for a Conditional Use Permit (CUP), Planned Development (PD) Permit, and Tentative Parcel Map (TPM) for the proposed Somis Ranch Farmworker Housing Complex Project (hereafter referred to “proposed project” or “project”). The Planning Division conducted an initial review for the proposed project and determined that the project (individually and/or cumulatively) may result in a significant effect on the environment and that an Environmental Impact Report (EIR) is required in accordance with the California Environmental Quality Act (CEQA). The purpose of this notice is to call your attention to the project and to request your assistance in identifying any issues that the Planning Division should address in the EIR. A description of the proposed project and instructions on how to provide comments on the scope of the EIR are presented below.

Project Location: The approximately 36.4-acre project site is located at 2789 Somis Road on Assessor Parcel Number (APN) 156-018-048. The project site is situated just north of the intersection of Somis Road (State Route 34)/Las Posas Road, immediately north of and adjacent to the City of Camarillo. See attached Figures 1 and 2 for the location of the project site.

Project Description: The project applicant requests (1) a Tentative Parcel Map (TPM) to authorize the four-lot subdivision of an existing legal lot; (2) a Conditional Use Permit (CUP) to authorize the construction of a community waste water treatment facility (CWWTF); and (3) a Planned Development (PD) Permit to authorize the construction of a 360-unit farmworker housing complex. The proposed farmworker housing complex is intended to be 100 percent affordable to farmworkers who qualify as lower income, which is classified as individuals and families who make 80 percent or below of the area median income.

The project would entail subdivision of the project site into four parcels, three of which would be developed for farmworker housing (approximately 18.5 acres) and one of which would remain in agricultural production (approximately 17.9 acres). The proposed farmworker housing complex would include 360 dwelling units, 654 parking spaces, and amenities such as community centers, play fields, tot lots/playgrounds, picnic tables, barbeques, and a basketball court. See attached Figure 3 for the project site plan. The housing complex would be developed in three phases. Phase 1 would consist of 100 units, Phase 2 would consist of 100 units, and Phase 3 would consist of 160 units. The housing complex would be accessible from two separate driveways off Somis Road (State Route 34). Access and utility easements for the project are shown on TPM 6020.

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MARK A. LUNN
Ventura County Clerk and Recorder

By: _____, Deputy

The CWWTF would be phased for expansion to accommodate the planned three-phase construction and occupancy of the housing complex and would be operated by a public sewer agency. Treated effluent quality would meet Disinfected Tertiary Recycled Water requirements in accordance with California Code of Regulations Title 22. The recycled water is proposed for use as off-site agricultural irrigation and any water that cannot be used for agriculture would be dispersed through a series of underground seepage pits.

Electrical service for the proposed housing complex and CWWTF would be provided by Southern California Edison Company and cable and telephone service would be provided by Spectrum. No natural gas service would be provided to the project site. Potable water would be provided to the project site by Ventura County Water Works District No. 19 and fire flow supply would be provided either directly to the project site or through proposed fire water storage tanks and pumps in the vicinity.

Environmental Topics to be Addressed in the EIR: Pursuant to Section 15063(a) of the CEQA Guidelines, no Initial Study has been or will be prepared because the Planning Division determined that an EIR is necessary for the project to comply with CEQA. The EIR will address the potential environmental impacts associated with the proposed project. The EIR will consider the full range of environmental topics contemplated under CEQA and the CEQA Guidelines.

Planning Division staff have conducted a preliminary assessment of the proposed project and identified the following issue areas that will require detailed analysis in the EIR:

- Air Quality
- Agricultural Resources – Soils
- Biological Resources
- Cultural Resources – Historic
- Noise and Vibration
- Public Health
- Transportation
- Waste Treatment and Disposal Facilities – Solid Waste Facilities
- Water Resources – Surface Water Quality

The EIR will also analyze alternatives, cumulative impacts, growth-inducing impacts, and other issues required by CEQA. In addition, the EIR will expand on the environmental topics addressed in CEQA and the CEQA Guidelines by addressing the full range of environmental topics contemplated in the County's 2011 Initial Study Assessment Guidelines which are available online at:

https://docs.vcrma.org/images/pdf/planning/ceqa/current_ISAG.pdf

30-Day NOP Public Comment Period: This NOP is available for a 30-day public comment period that is open from April 13, 2020 to May 13, 2020. The purpose of this notice is to call your attention to this project and to request your assistance in identifying any issues that should be addressed by the Planning Division in the EIR. Comments on

the scope of analysis of the EIR must be submitted in writing to Mr. Bertoline no later than 5:00 p.m. on May 13, 2020 to:

Ventura County Resource Management Agency, Planning Division
Attn.: Justin Bertoline, Senior Planner
800 South Victoria Avenue, L# 1740
Ventura, California 93009-1740

Alternatively, you may email your comments to Mr. Bertoline at justin.bertoline@ventura.org or fax comments to his attention at (805) 654-2509.

Scoping Meeting: The Planning Division will hold a scoping meeting on Wednesday, April 22, 2020 from 6:00 p.m. to 8:00 p.m. to inform the public and interested parties about the proposed project and solicit comments on the scope of environmental issues, mitigation measures, and range of reasonable alternatives to be addressed in the EIR. The scoping meeting will be held remotely via Zoom webinar. To access the meeting, please register here: https://zoom.us/webinar/register/WN_InLxk6rHTLWICcuNgHq6yA. After registering, you will receive a confirmation email containing information about joining the webinar.

A copy of the NOP is available on the Planning Division website at: <https://vcrma.org/environmental-impact-reports>. The document is also available for review and/or purchase at the Planning Division's public counter on the 3rd floor of the Hall of Administration Building in the Ventura County Government Center located at 800 South Victoria Avenue, Ventura, CA.

All interested persons are invited to provide input regarding the scope of the EIR for the proposed project. If you challenge the above described 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 County of Ventura at, or prior to, the Public Hearing. In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, call (805) 654-2805.

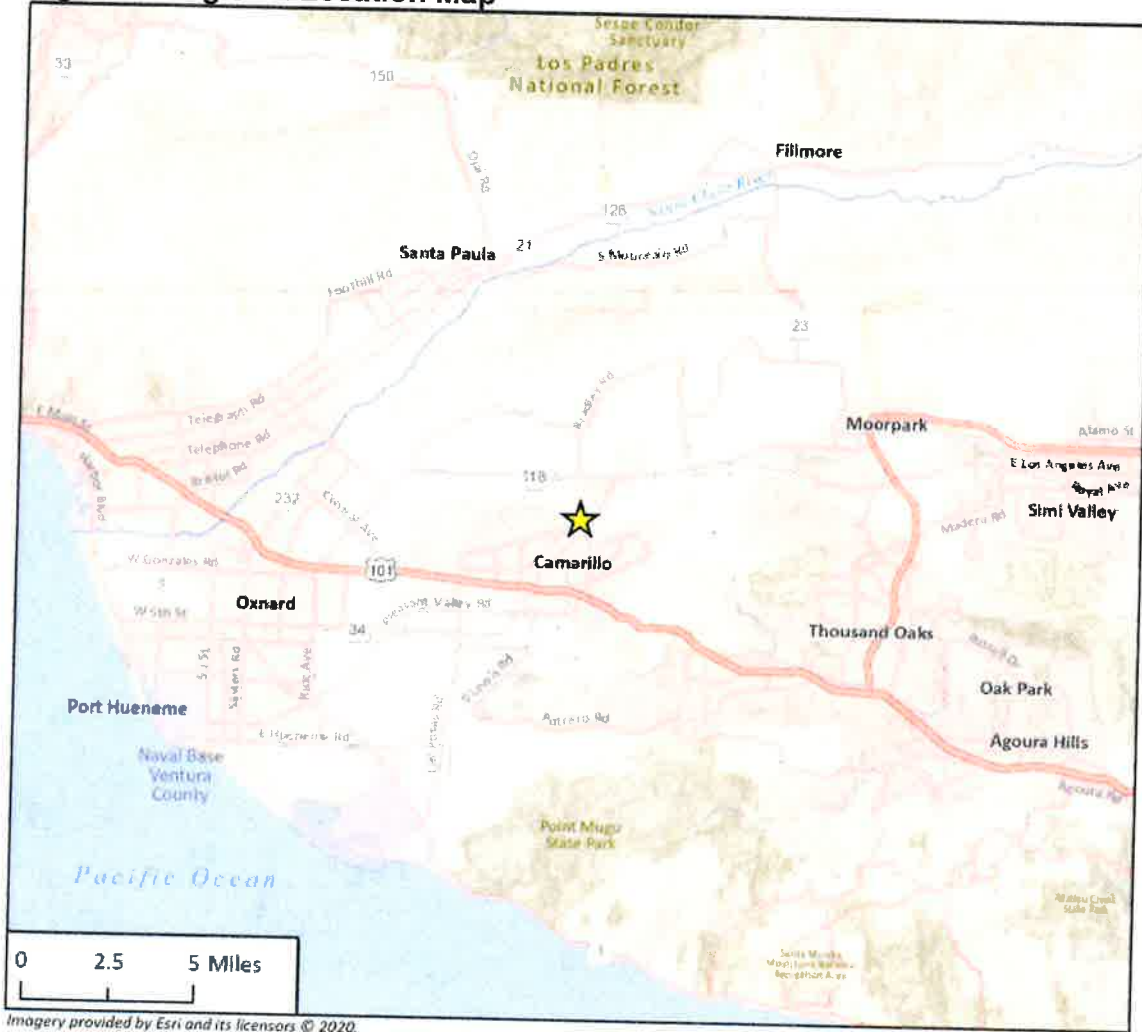
If you have questions on the contents of this notice, please contact Justin Bertoline, Senior Planner, at (805) 654-2466 or email at justin.bertoline@ventura.org.

for 
Erica Maier
Dave Ward, AICP, Director
Ventura County Planning Division

Attachments:

- Figure 1. Regional Location Map*
- Figure 2. Project Vicinity*
- Figure 3. Project Site Plan*

Figure 1. Regional Location Map



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Figure 2. Project Vicinity



Figure 3. Project Site Plan

