

DRAFT

SUPPLEMENTAL ENVIRONMENTAL

IMPACT REPORT

FOR THE

SPRINGVILLE SPECIFIC PLAN

Prepared for:

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Prepared by:

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## **Appendices (provided on CD)**

Appendix A - Historic Resource Assessment Report

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# CHAPTER 1 - INTRODUCTION

*This introduction is intended to provide the reader with general information regarding the subject of this Supplemental Environmental Impact Report (EIR), the purpose for a Supplemental EIR, an introduction to the scope and content of this Supplemental EIR, and the opportunities that will be provided for public participation in the project and Supplemental EIR review process.*

## **SUBJECT OF THIS SUPPLEMENTAL EIR**

In 2008, the City of Camarillo approved the Springville Specific Plan for a 170-acre site located north of the Ventura Freeway and west of existing commercial and residential uses along Las Posas Road. The goal of the Specific Plan is to guide the development of a neotraditional designed community surrounding a town center.

The potential environmental impacts associated with the Specific Plan project were evaluated in a Draft EIR that was circulated for public review. At the end of the public review period, the written and oral comments that the city received were responded to, a Mitigation Monitoring and Reporting Program (MMRP) was prepared, and this information was presented as a Final EIR to the City of Camarillo Planning Commission and City Council, which ultimately certified the EIR when it approved the Specific Plan.

The EIR evaluated the development of up to 1,500 residential units, up to 150,000 square feet of retail/office space, 15 acres of improved park land, open space, and public space. When certifying the EIR, however, the City approved the Preferred Development Alternative (Alternative 4), which includes the development of up to 1,350 residential units (including 90 units designated for senior housing), up to 150,000 square feet of retail/office space, 10 acres of improved park land, open space, and public institutional space. The environmental impacts associated with this alternative were determined to be similar to or less than those associated with the original proposal and all of the mitigation measures identified in the EIR for the original proposal were determined to be applicable to the Preferred Development Alternative. The MMRP that was adopted for the project includes all of these mitigation measures. As an example, the Preferred Development Alternative would generate fewer vehicle trips than the original project due to the reduction of residential units from 1,500 to 1,350, but the mitigation measures address the potential impacts of the original project with its greater number of trips.

Much of the Specific Plan area to the east of Springville Drive has either been developed or is currently under development. The primary area that is not under development is the area along Springville Drive designated for the retail/office space. Because the Specific Plan provides flexibility in the actual number of units within each planning area, the residential tracts to the east of Springville Drive have been



approved for more residential units than originally allocated under the Specific Plan; 1,206 units approved versus 1,150 allocated. However, the total number of units that could be approved under the current Specific Plan must not exceed 1,350 units.

The parcels within the Specific Plan area west of Springville Drive are designated as Low-Medium Density Residential (up to 10 du/acre), Medium Density Residential (up to 18 du/acre), Institutional/Semi-Public with a PO (Professional Office) zoning designation, Improved Park, and Open Space. Citing a lack of existing and foreseeable demand for new institutional property in this area of the City, the applicant is requesting approval from the City to change the General Plan Land Use designations of the parcels to only Low-Medium Density Residential (up to 10 du/acre), Improved Park, and Open Space and to reconfigure the placement of the residential and park uses within this area. Approval of the General Plan Amendment would also necessitate a Zone Change and Specific Plan Amendment. The Specific Plan Amendment would also increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. The project applicant is also requesting approval of a tract map to subdivide this area of the Specific Plan site into separate land use and ownership properties.

## **PURPOSE OF A SUPPLEMENTAL EIR**

In some instances, changes to a project or its surrounding circumstances subsequent to the certification of an initial EIR necessitate the preparation of either a “subsequent EIR” or a “supplement to an EIR” (also commonly known as a “supplemental EIR”). This allows projects to be modified without a lead agency having to completely start a new environmental review process from the beginning. As stated in *County of Inyo v. City of Los Angeles* (3d Dist. 1977) 71 Cal. App. 3d 185, 199 [139 Cal. Rptr. 396], “The [California Environmental Quality Act (CEQA)] reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal.”

Pursuant to Sections 15162 and 15163 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), a subsequent EIR is required when substantial changes are proposed for a project, substantial changes to the previous EIR are necessary, and previously-identified impacts will be greater and/or new significant impacts would occur. A supplement to a previous EIR may be prepared if any of the changes to a project would require the preparation of a subsequent EIR and only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed condition. A supplement to a previous EIR may be distinguished from a subsequent EIR in that a supplement augments a previously certified EIR to the extent necessary to address the changed conditions of the project and to examine mitigation and project alternatives accordingly. A subsequent EIR, in contrast, is a complete EIR which focuses on the changed conditions that cannot be supplemented with the previous EIR.

In the case of the proposed project, the impacts associated with the overall development of these parcels have been evaluated in the Springville Specific Plan EIR. The proposed changes in land use and tract map would occur within the same envelope as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the requested actions represent a changed project rather than a new project under CEQA and the certified Springville Specific Plan EIR retains relevance for the evaluation of the proposed changes in land use and tract map. Therefore, the proposed changes in land use and tract map can be evaluated in a supplement to the Springville Specific Plan EIR.

## **SUPPLEMENTAL EIR SCOPE AND CONTENT**

The Springville Specific Plan EIR evaluated the potential impacts of the Specific Plan project on the following environmental subject areas:

- Land Use/Planning
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Aesthetics
- Population/Housing
- Transportation/Traffic
- Air Quality
- Noise
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Public Services
- Utilities/Service Systems

The Springville Specific Plan EIR is incorporated by reference and each of these subject areas is addressed in this Supplemental EIR.

## ORGANIZATION OF THE SUPPLEMENTAL EIR

This Supplemental EIR has been formatted for ease of use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the Supplemental EIR is provided. The following sections are contained within the Supplemental EIR:

**Introduction** — This section introduces the subject of this Supplemental EIR, the purpose for a Supplemental EIR, an introduction to the scope and content of the Supplemental EIR, and the opportunities that will be provided for public participation in the project and Supplemental EIR review process.

**Project Description** — This section describes the land uses as approved by the City Council and the change in land uses as proposed by the project applicant.

**Supplemental Analysis to the Springville Specific Plan EIR** — The Supplemental Analysis is the primary focus of the Supplemental EIR. Separate discussions are provided to address the potential environmental impacts of the proposed change in land uses. Each section summarizes the impacts, mitigation measures, and conclusions from the Springville Specific Plan EIR as they pertain to both the original proposal and the approved Preferred Development Alternative, and compares these with the potential impacts of the proposed change in land uses. The changes in the level of significance and required mitigation is identified.

## PUBLIC PARTICIPATION

Public participation is an essential part of the CEQA process. To provide full public disclosure of the potential environmental impacts that may occur as a result of the proposed project, CEQA requires that the Draft Supplemental EIR be circulated for a 45-day public review period. During this review period, public agencies and interested organizations and individuals are encouraged to provide written comments addressing their concerns regarding the adequacy and completeness of the Draft Supplemental EIR. When providing written comments on the subject matter of the Draft Supplemental EIR, the readers are referred to Section 15204(a) of the CEQA Guidelines, which states:

In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the

geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

All comments or questions regarding the Draft EIR should be addressed to:

Jaclyn Lee, AICP, Principal Planner  
City of Camarillo Department of Community Development  
601 Carmen Drive  
Camarillo, CA 93010-0248  
Telephone: (805) 383-5616  
Fax: (805) 388-5388  
Email: [jlee@cityofcamarillo.org](mailto:jlee@cityofcamarillo.org)

A copy of the Draft Supplemental EIR will also be made available for public review on the City's website ([http://www.cityofcamarillo.org/departments/community\\_development/index.php](http://www.cityofcamarillo.org/departments/community_development/index.php)) and at the counter for the City of Camarillo Department of Community Development at the address listed above.

Following the Draft Supplemental EIR public review period and receipt of all written comments, the City of Camarillo will prepare a Final Supplemental EIR. The Final Supplemental EIR will provide additions and revisions to the Draft Supplemental EIR as applicable and written responses to the written comments received by the City during the Draft Supplemental EIR review period. Members of the public will also have additional opportunities to participate in the review of the proposed project through attendance at the public hearings before the City of Camarillo Planning Commission and City Council.

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# CHAPTER 2 - PROJECT DESCRIPTION

*The purpose of this project description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. According to CEQA, an adequate project description need not be exhaustive, but should supply the detail that is necessary for project evaluation.*

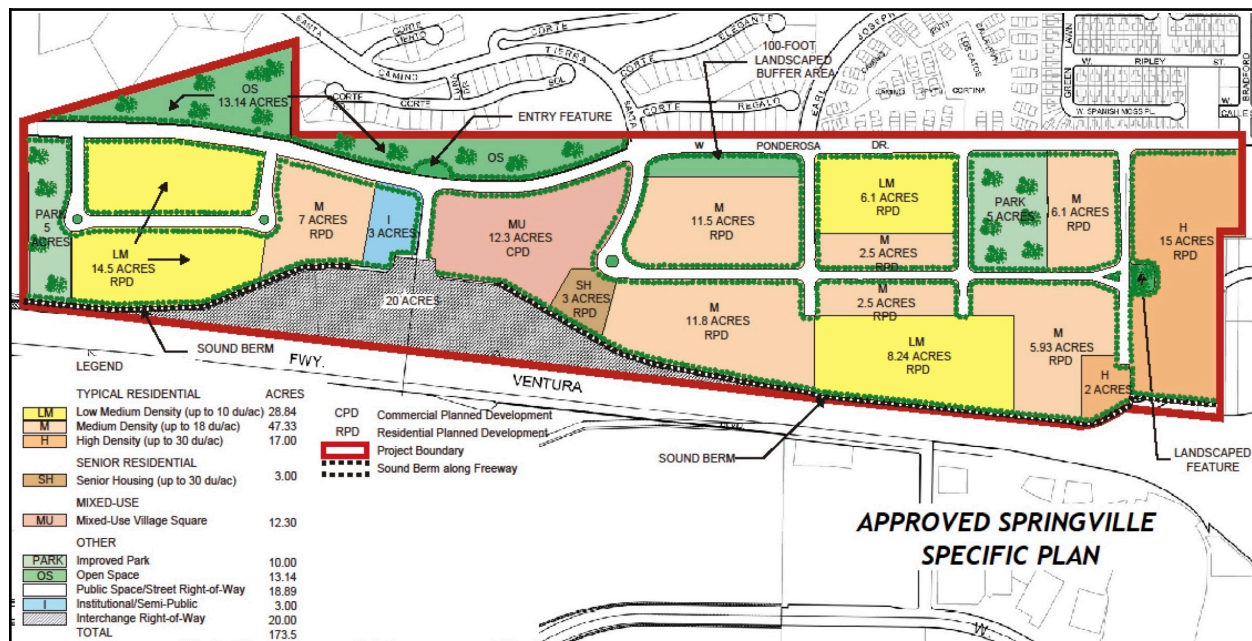
## PROJECT APPLICANT

The applicant for the proposed project is Development Planning Services, Inc. of Camarillo, representing Ran Associates and Rancho (Camarillo) Associates, LP.

## APPROVED PROJECT CHARACTERISTICS

As discussed in the Introduction to this Supplemental EIR, the Springville Specific Plan was approved by the City of Camarillo in 2008. The land use plan approved by the City allowed for the development of up to 1,350 residential units (including 90 units designated for senior housing), up to 150,000 square feet of retail/office space, 10 acres of improved park land, open space, and public institutional space. The approved Specific Plan land use plan is illustrated in Figure 2-1.

FIGURE 2-1 - APPROVED SPECIFIC PLAN LAND USE PLAN



Much of the Specific Plan area to the east of Springville Drive has either been developed or is currently under development. The primary area that is not under development is the area along Springville Drive

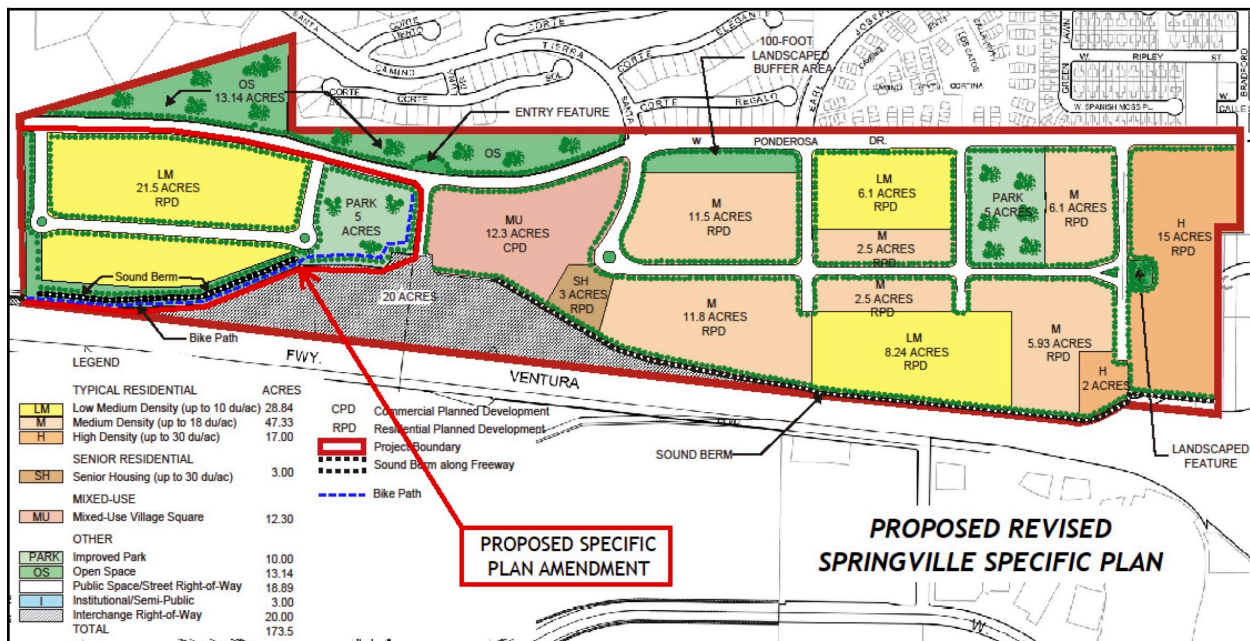
designated for the retail/office space. Because the Specific Plan provides flexibility in the actual number of unions within each planning area, the residential tracts to the east of Springville Drive have been approved for more residential units than originally allocated under the Specific Plan; 1,206 units approved versus 1,150 allocated.

For the area of the Specific Plan west of Springville Drive, the approved land uses are 14.5 acres of Low-Medium Density Residential (up to 10 du/acre), seven acres of Medium Density Residential (up to 18 du/acre), three acres of Institutional/Semi-Public with a PO (Professional Office) zoning designation, five acres of Improved Park, and eight acres of Open Space along with public space/street right-of-way. These land use designations allowed the development of up to 90 detached homes in the Low-Medium Density Residential area and 110 multi-family units in the Medium Density Residential area. However, the total number of units that could be approved under the current Specific Plan must not exceed 1,350 units.

## PROPOSED PROJECT CHARACTERISTICS

Citing a lack of existing and foreseeable demand for new institutional property in this area of the City, the applicant is requesting approval from the City to change the land use designations of the parcels west of Springville Drive to only Low-Medium Density Residential (up to 10 du/acre), Improved Park, and Open Space along with public space/street right-of-way, and to reconfigure the placement of the residential and park uses within this area. The proposed revised Specific Plan land use plan is illustrated in Figure 2-2.

FIGURE 2-2 - PROPOSED REVISED SPECIFIC PLAN LAND USE PLAN



Approval of the General Plan Amendment would also necessitate a Zone Change and Specific Plan Amendment. The Specific Plan Amendment would also increase the overall residential unit count of the

Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet.

The project applicant is also requesting approval of a tract map to subdivide this area of the Specific Plan site into separate land use and ownership properties. Also included in the request is approval of a residential planned development (RPD) permit for the development of 158 single-family detached homes with private yards and homeowner association (HOA)-maintained open space area. The specific uses and areas that are proposed for the land use amendment are shown in Table 2-1. The proposed tentative tract map is illustrated in Figure 2-3.

**TABLE 2-1 - PROPOSED LAND USE STATISTICS**

Tract 5671-2 Totals		
Lot 6 & Parcel RR Open Space	8.2 acres	
Lot 7	5.3 acres	
Lot 9 Park	5.1 acres	
Ponderosa Drive	4.3 acres	
RPD-195	25.7 acres	
RPD-195 Details		
Building Coverage	5.4 acres	27%
Streets / Paved Areas	5.5 acres	27%
Open Space	2.5 acres	12%
Recreation Lot	0.6 acre	3%
Hardscape / Landscape / Yards	6.4 acres	31%
RPD-195 Total	20.4 acres	100%

Source of table data: Jensen Design & Survey, April 2020.

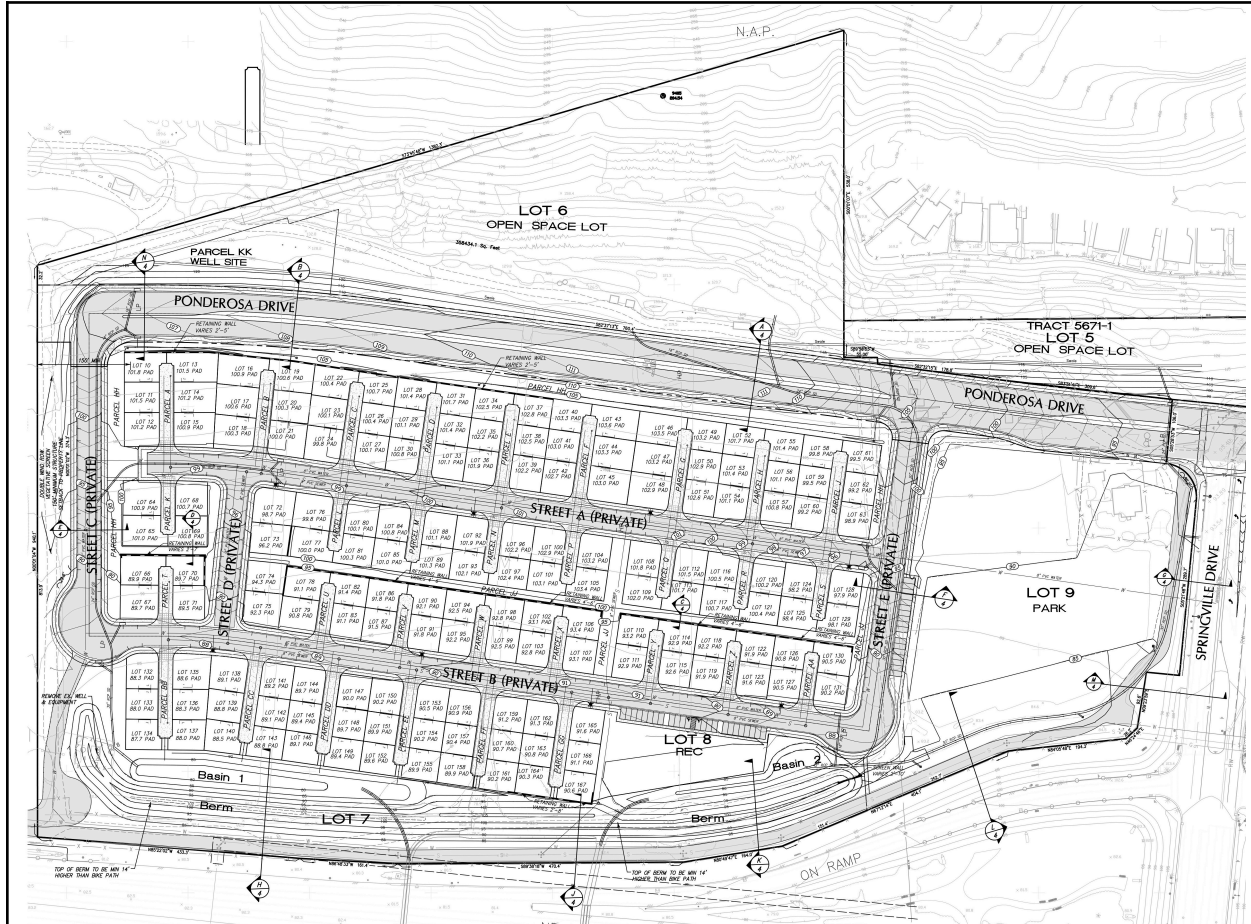
Other features of the proposed development include an extension of the Specific Plan freeway berm along the frontage with U.S. Highway 101 and a Class 1 bike path between the berm and the freeway. The bike path would connect with Ponderosa Drive bike lanes on the east end and a proposed City-funded extension of the bike path to Central Avenue to the west. The bike path is currently shown as a future bike path in the Circulation Element of the City of Camarillo General Plan.

A gated emergency vehicle access to the Daily Drive frontage road would be provided in the southwestern area of the site. Access to the project site from the west would be provided by way of a County of Ventura Knox Box entry system. No vehicles would be able to enter the site from the west without the Ventura County Fire Department operating the gate. Project residents would not have a key, fob, or controller to activate the entry function. Vehicles would be able to exit the site at any time by



activating a sensor pad in the pavement. The Fire Department requested this so that residents would have an available emergency exit path of travel.

FIGURE 2-3 - PROPOSED TENTATIVE TRACT MAP



Although existing trees are located along the western boundary of the Specific Plan site, the applicant is proposing to plant additional trees in order to provide a double wind row buffer between the proposed uses and the existing agriculture to the west.

This area of the Specific Plan site is the location of the Scholle Farm House, which is eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, and as a City of Camarillo historic landmark. Given its proximity to Springville Drive and the planned extension of Ponderosa Drive, it is not possible for this building to remain in its current location. The applicant is proposing to restore the exterior of the building and relocate and repurpose the building as part of the commercial development to the east across Springville Drive if the City determines that the house should be preserved.

## DISCRETIONARY ACTIONS AND APPROVALS

The City of Camarillo is the lead agency for the proposed project. This Supplemental EIR is provided to address all discretionary and ministerial actions associated with the development of the project including, but not limited to, the following:

- **General Plan Amendment (GPA) 2018-1:** The project applicant is requesting approval of GPA 2018-1 to change the land use designations of the parcels west of Springville Drive to only Low-Medium Density Residential (up to 10 du/acre), Improved Park, and Open Space along with public space/street right-of-way, and to reconfigure the placement of the residential and park uses within this area. The GPA would also amend the Circulation Plan in the Circulation Element to correspond to the proposed tract map.
- **Specific Plan Amendment:** The project applicant is requesting approval of an amendment to the Springville Specific Plan to change the land use designations of the parcels west of Springville Drive to only Low-Medium Density Residential (up to 10 du/acre), Improved Park, and Open Space along with public space/street right-of-way, and to reconfigure the placement of the residential and park uses within this area. The Specific Plan Amendment would increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units and reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. The Specific Plan Amendment would also amend the circulation plan in the Specific Plan to correspond to the proposed tract map.
- **Change of Zone CZ-328:** The project applicant is requesting approval of CZ-328 to relocate the Park site from the westerly edge of the Specific Plan area to the southwest corner of Ponderosa Drive and Springville Drive, eliminate the PO zoning, rezone the bern and agricultural buffer area to Open Space, and the remaining 24.5 acres west of Springville Drive will be RPD-8U zone.
- **Modification to Tract 5671-2:** The project applicant is requesting approval of Tract 5671-2 to subdivide the project area into 167 lots for the construction of 158 detached residential units.
- **Residential Planned Development RPD-195:** The project applicant is requesting approval of RPD-195 to permit low-medium density residential development totaling 158 single family detached units at the project site.

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# CHAPTER 3 -

## SUPPLEMENTAL ANALYSIS TO THE

### SPRINGVILLE SPECIFIC PLAN EIR

*This section is the primary component of the Supplemental EIR as it provides a forecast of the probable future environment following the development under the proposed Specific Plan Amendment. The purpose of this section is to inform readers about the type and magnitude of the potential environmental impacts associated with the proposed development, how such impacts would affect the existing environment, and to identify mitigation measures which would reduce the magnitude of significant environmental impacts.*

#### **SECTION FORMAT**

This overall section is actually divided into 14 technical sections based on the environmental issues evaluated in the Springville Specific Plan EIR. The 14 technical sections are as follows:

- Land Use/Planning
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Aesthetics
- Population/Housing
- Transportation/Traffic
- Air Quality
- Noise
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Public Services

- Utilities/Service Systems

Each of these sections is organized into several discussions, as follows:

- Thresholds of Significance
- Effects Not Found to Be Significant
- Impacts and Mitigation Measures

The purpose of this Supplemental EIR is to supplement the information presented in the Springville Specific Plan EIR as certified by the City of Camarillo, which evaluated the impacts associated with the development and operation of development under the Springville Specific Plan. The proposed Specific Plan Amendment and tract map do not change the boundaries of the approved Specific Plan area. The regional setting and regulatory framework identified in the certified Springville Specific Plan EIR continue to be applicable to the proposed project. With the exception of the Cultural Resources section, the technical sections in this Supplemental EIR only update the Project Impact and Mitigation discussions as necessary to reflect the changes in land use under the proposed Specific Plan Amendment and tract map.

## 3.1 LAND USE/PLANNING

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant adverse land use and planning impact if it would result in any of the following:

- Physical division of an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purposed of avoiding or mitigating an environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

### EFFECTS NOT FOUND TO BE SIGNIFICANT

#### **Threshold      Would the project physically divide an established community?**

The Springville Specific Plan EIR determined that the Specific Plan was proposed for a site that had been historically used for agriculture. The Specific Plan development consists of residential, recreational, and mixed-use commercial on a site surrounded by similar uses. There are residential units near the northern and eastern borders of the site; however, there would be no division of an established community with implementation of the Specific Plan. Therefore, there would be no impact.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and, as such, would not divide an established community. There would continue to be no impact.

#### **Threshold      Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

The Springville Specific Plan EIR determined that the Specific Plan site is not located within an area addressed by an approved habitat conservation plan or natural community preservation plan. Therefore, there would be no resulting impact.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and, as such, would not occur within an area addressed by an approved habitat conservation plan or natural community preservation plan. There would continue to be no impact.

## IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

The Springville Specific Plan EIR determined that the Specific Plan was consistent with all but two of the applicable policies of the City of Camarillo General Plan. The Specific Plan would, however, be inconsistent with the Open Space and Conservation Element policy that encourages the preservation of land designated for agricultural use as well as the Scenic Highways Element policy that encourages preservation of scenic highways. Implementation of the Specific Plan development would eliminate all existing agriculture from the site and would convert a primary scenic element in the City to an urban use. This inconsistency was considered a potentially significant impact. The Specific Plan was determined to be consistent with all applicable policies from the Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide.

Even though implementation of the Specific Plan development would change the visual character of the site from agricultural to urban, the development would incorporate the landscape and streetscape standards identified in the Specific Plan (which are consistent with the City of Camarillo Landscape Standards and Guidelines) throughout the development as well as along the City-designated scenic drive corridor, the Ventura Freeway. In addition, even though implementation of the Specific Plan development would not preserve agricultural land through the rezoning of such land to the zoning designations within the Specific Plan (Residential Planned Development [RPD], Commercial Planned Development [CPD]), and Open Space [OS]), the Specific Plan properties were not subject to any Williamson Act Contracts and were intended for urban development with annexation of the Specific Plan site into the City boundaries and per the previous agriculture with urban reserve overlay designation within the General Plan. Therefore, the Specific Plan was determined to be generally consistent with the Camarillo General Plan, and land use impacts were determined to be less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. The consistency of the Specific Plan with the applicable General Plan and SCAG policies was not based on the requirement that institutional uses be included in the Specific Plan mix of land uses. Therefore, the proposed changes in land use and tract map would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect and the impact of the Specific Plan would continue to be less than significant. No new or increased impacts would occur.

## 3.2 AGRICULTURAL RESOURCES

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant adverse agricultural resource impact if it would result in any of the following:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

### EFFECTS NOT FOUND TO BE SIGNIFICANT

<b>Threshold</b>	<b>Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</b>
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The Springville Specific Plan EIR determined that implementation of the Specific Plan would not result in the conversion of farmland not located within the Specific Plan boundaries to non-agricultural use. No part of the SOAR agricultural areas adjacent to and west of the Specific Plan site will be converted to non-agricultural uses due to development of the Specific Plan urban uses. In addition, no part of the Camarillo-Oxnard Greenbelt area will be converted to non-agricultural uses due to development of the Specific Plan urban uses. Therefore, there would be no impact.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and, as such, would not convert adjacent agricultural areas to non-agricultural uses. There would continue to be no impact.



## IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would convert a portion of the 170-acre site, designated on the State Important Farmland Map as prime farmland, from agricultural to urban uses. Of this type of land, the City of Camarillo at that time considered the conversion of 40 or more acres to be substantial and significant. Therefore, the loss of the 170 acres of agricultural land was considered to be a substantial and significant conversion, and the impact was determined to be significant and unavoidable.

The proposed changes in land use and tract map would occur within the same envelope as the approved Specific Plan. As such, it would continue to result in the conversion of agricultural land and the Specific Plan site to non-agricultural uses. The impact would continue to be significant and unavoidable, although no new or increased impact would occur.

**Threshold**      **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

The Springville Specific Plan EIR determined that the Specific Plan land uses would be exposed to dust, noise, and the occasional application of pesticides and/or herbicides from the adjacent agricultural uses. The Specific Plan included a five-acre park along the western site boundary and the nearest buildings would be set back by at least 3,000 feet from the actual crop growing area to the west. The heating, ventilation, and air conditioning system intakes would be located even further from the crop growing areas, most likely on the roof of the new buildings. Therefore, the Specific Plan complied with the Ventura County Agricultural Advisory Committee recommendation for a 300-foot buffer between agricultural and residential and commercial uses, and no conflicts between the agricultural operations and the proposed development operations were anticipated. It was believed that the adjacent agricultural area could continue to operate as it has over the recent past. The impact was, therefore, determined to be less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. However, the park site would be relocated to the area adjacent to Springville Drive. Although the Ventura County Agricultural Advisory Committee recommends a 300-foot buffer between agricultural and residential uses, a 150-foot buffer is acceptable provided that a vegetative screen is provided between the two uses. Although existing trees are located along the western boundary of the Specific Plan site, the applicant is proposing to plant additional trees in order to provide a double wind row buffer between the proposed uses and the existing agriculture to the west. The nearest residential

buildings are proposed to be no less than 150 feet from the western site boundary. As such, the project would comply with the Ventura County Agricultural Advisory Committee recommendation and the new land uses would be located far enough away to ensure that no conflicts between the agricultural operations and the new development operations are anticipated. The impact would continue to be less than significant. No new or increased impacts would occur.

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## 3.3 BIOLOGICAL RESOURCES

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant effect on biological resources if it would result in any of the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game [(CDFG) now named the California Department of Fish and Wildlife (CDFW)] or U.S. Fish and Wildlife Service (USFWS);
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; or
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

### EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold      Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The Specific Plan site is surrounded by urban uses on three of four sides including the Ventura Freeway, and, therefore, does not function as a wildlife movement corridor.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and, as such, would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. There would continue to be no impact.

**Threshold**      **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would not conflict with any local policies or ordinances protecting biological resources, since no such applicable ordinances exist. Because the proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, no other local policies or ordinances protecting biological resources would be applicable. There would continue to be no impact.

**Threshold**      **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, since no such applicable plans exist. Because the proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, no other Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would be applicable. There would continue to be no impact.

## IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified in the Migratory Bird Treaty Act or identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; or by the California Department of Fish and Wildlife; or by the U.S. Fish and Wildlife Service?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would have less than significant impacts associated with the removal of cropland, disturbed/ruderal vegetation areas, increased dust, nonsensitive wildlife, noise impacts to wildlife, and night lighting. Specific Plan development would have potentially significant impacts to sensitive plant species such as Plummer's mariposa lily, southern tar plant, Blochman's Dudley, and rayless ragwort. There is also the potential for impacts to the western burrowing owl, the red tailed hawk, and special status species such as Cooper's hawk, southern California rufous-crowned sparrow, white-tailed kite, ferruginous hawk or burrowing owl. The following mitigation measures were adopted to address these potential impacts:

MM 3.3-1 Prior to construction, to ensure that no sensitive plants would be affected by the project, the Applicant shall conduct blooming season plant surveys for Plummer's mariposa lily,

southern tarplant, Blochman's Dudley, and rayless ragwort in accordance with applicable protocols developed by the CDFG. Surveys for sensitive plants should be conducted by a botanist familiar with the species and its flowering status.

If sensitive plant species are observed as a result of these surveys and cannot be avoided a qualified botanist would be required to develop a species-specific replacement plan to be incorporated into any restoration plans prepared for the site. This plan would include elements to limit project impacts such as the relocation of individual specimens, the collection of seeds and replanting, and the preservation and movement of topsoil that contains the seed bank. If replacement within the project area is not feasible, then an approved mitigation bank shall be used. For either case, on site or offsite revegetation, a mitigation monitoring plan, shall be prepared and approved by the CDFG prior to the issuance of a grading permit.

- MM 3.3-2 A monitoring program shall be developed by the Applicant and approved by the CDFG to ensure the continued viability of sensitive habitat and/or individual or populations of special-status (CNPS List 1B or greater) plant species that would be relocated or replaced to other areas within the project area. The plan will focus on establishing baseline conditions of the current population(s), creating management and/or enhancement goals, developing a monitoring timeframe, establishing acceptable viability criteria, identifying appropriate remedial actions to be taken if the viability criteria is not met, and a funding mechanism for long-term monitoring, which could include establishment of a fund via development fees.
- MM 3.3-3 The project applicant, in consultation with the USFWS, shall conduct a pre-construction survey within the phases of the project site that are scheduled for construction activities. The survey shall be conducted by a qualified biologist to determine if burrowing owls are occupying the project site. The survey shall be conducted no more than three weeks prior to grading of the project site.

If the above survey does not identify burrowing owls on the project site, then no further mitigation would be required. However, should burrowing owls be found on the project site, the following measures shall be required.

The applicant shall avoid all potential burrowing owl burrows that may be disturbed by project construction during the breeding season between February 15 and August 30 (the period when nest burrows are typically occupied by adults with eggs or young). Avoidance shall include the establishment of a 300-foot diameter non-disturbance buffer zone around any occupied burrows. The buffer zone shall be delineated by highly visible temporary construction fencing. Disturbance of any occupied burrows shall only occur outside of the breeding season (August 30 through February 15).

Based on approval by the CDFG, preconstruction and non-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance (such as grading). Burrowing owls may be passively excluded from burrows in the construction area by placing one-way doors in the burrows according to current CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls, regardless of whether they exhibit signs of occupation, must be cleared. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. The one-way doors shall not be used more than two weeks before construction to ensure that owls do not re-colonize the area of construction.

MM 3.3-4 To ensure that avian species of concern, protected migratory species (e.g., MBTA), or raptors species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

1. When feasible, all tree removal shall occur between August 30 and February 15 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the DFG; or if it is not feasible to remove trees outside this window then, prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15 and August 30, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30 days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350 feet of potential construction activity, a fence shall be erected around the tree or burrow(s) at a distance of up to 350 feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the City in consultation with CDFG.
2. No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones), unless directly related to the management or protection of the legally protected species.
3. In the event that a nest is abandoned, despite efforts to minimize disturbance, and if the nestlings are still alive, the developer shall contact CDFG and, subject to CDFG approval, fund the recovery and hacking (controlled release of captive reared young) of the nestling(s).

4. If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.

MM 3.3-5 The large trees identified as windrows that occur along northwestern portion of the site shall be retained to the extent feasible. If removal is required, these trees shall be replaced within the Specific Plan area at a 2:1 ratio by native trees that would be similar in height at maturity.

Implementation of mitigation measures MM 3.3-1 and MM 3.3-2 would reduce the potential impact to sensitive plant species to a less than significant level. The potential for impacts to the western burrowing owl are mitigated to a less than significant level by mitigation measure MM 3.3-3. Potential impacts to the red tailed hawk and special status species such as Cooper's hawk, southern California rufous-crowned sparrow, white-tailed kite, ferruginous hawk or burrowing owl would be reduced to a less than significant impact by mitigation measures MM 3.3-4 and MM 3.3-5.

The proposed changes in land use and tract map would occur within the same envelope as the approved Specific Plan. As such, it would have the potential to affect the same biological resources. Mitigation measures MM 3.3-1 through MM 3.3-5 would continue to be applicable and no new or increased impacts would occur. Because the name of the California Department of Fish and Game has been changed to the California Department of Fish and Wildlife, the references in the mitigation measures to the CDFG would now pertain to the CDFW.

**Threshold      Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would have potentially significant impacts to freshwater marsh habitat that inhabited a 1.5-acre storm drain area that received stormwater and urban runoff from the Spanish Hills development. The Springville Specific Plan EIR also determined that implementation of the Specific Plan would have potentially significant impacts to Venturan coastal sage scrub, a community that is listed as sensitive by the California Department of Fish and Wildlife. The following mitigation measures were adopted to address these potential impacts:

MM 3.3-6 Prior to approval of the final grading plan, a wetland delineation that is consistent with the U.S. Army Corps of Engineers 1987 Wetlands Delineation Manual, the California Department of Fish and Game (CDFG) Streambed Identification Criteria, and associated interpretive documents shall be performed on the proposed location. Results shall be reported to the appropriate agencies for verification and permitting, if necessary. If it is found that jurisdictional wetland communities exist within the project site, the Applicant must notify the appropriate agencies, and prepare and obtain approval of a Mitigation Program.



MM 3.3-7 Impacted coastal sage scrub vegetation that cannot be avoided, including that which is impacted due to brush clearing requirements, shall be replaced or restored at a minimum 2:1 ratio under a mitigation plan approved by the CDFG. If replacement within the area is not feasible, then an approved mitigation bank shall be used. For either case, on site or offsite revegetation, a mitigation monitoring plan shall be prepared and approved by the CDFG prior to the issuance of a grading permit.

The revegetation plan shall include the following:

1. The details and procedures required to prepare the restoration site for planting (i.e. grading, soil preparations, soil stocking, etc.).
2. The methods and procedures for the installation of the plant materials. Plant protection measures identified by this document, the project biologist, and/or agency personnel shall be incorporated into the planting design and layout.
3. Guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of nonnative plant species, the maintenance of any irrigation system, and the replacement of plant species.
4. The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat and/or vegetation. Specific goals for the restored habitat shall be defined by quantitative and qualitative characteristics of similar habitats and plants (e.g., density, cover, species composition, structural development). Monitoring reports of the mitigation site shall be reviewed by the CDFG as require.
5. Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan should the plantings fail to meet designated success criteria and planting goals.

The potential impacts to the freshwater march habitat in the 1.5-acre storm drain area was reduced to a less than significant level by mitigation measure 3.3-6 and this measure has already been implemented for the Specific Plan. The potentially significant impacts to Venturan coastal sage scrub would be reduced to a less than significant level by mitigation measure 3.3-7.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. As such, it would have the potential to affect the same biological resources. Mitigation measure MM 3.3-6 has already been implemented for the Specific Plan and mitigation measure MM 3.3-7 would continue to be applicable. No new or increased impacts would occur. Because the name of the California Department of Fish and Game has been changed to the California Department of Fish

and Wildlife, the references in mitigation measure MM 3.3-7 to the CDFG would now pertain to the CDFW.

**Threshold**      **Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

The Springville Specific Plan EIR determined that implementation of the Specific Plan would have potentially significant impacts to the wetlands and jurisdictional waters that inhabited the 1.5-acre storm drain area that received stormwater and urban runoff from the Spanish Hills development. The potential impacts to this resource was reduced to a less than significant level by mitigation measure 3.3-6 and this measure has already been implemented for the Specific Plan. The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. As such, it would have the potential to affect the same biological resources. Mitigation measure MM 3.3-6 has already been implemented for the Specific Plan and no new or increased impacts would occur.

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## 3.4 CULTURAL RESOURCES

### INTRODUCTION

One of the existing resources located within the Ran Rancho property of the Specific Plan site is the Scholle Farmhouse and outbuildings. The farmhouse and packing house were determined in the certified EIR to be significant historic resources under CEQA and the Specific Plan envisioned the area in which they are located as a possible site for a visitor/interpretive center through the preservation of the Scholle farmhouse and packing house (if structurally viable), and the construction of new commercial or institutional buildings. The project applicant proposed to address the CEQA significance by preserving these buildings and protecting them with a perimeter fence. However, no actual cultural resources assessment was prepared for the Springville Specific Plan EIR analysis and the evaluation of the farm buildings was based upon a 1994 reconnaissance survey by Mary K. Maki, M.A., Registered Professional Archaeologist (RPA), of Fugro West Inc. and a 1999 intensive pedestrian survey and evaluation by Tim Gregory. Ms. Maki did not evaluate the buildings individually, or as a cohesive group of buildings, for significance under criteria for the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), or as historic property in the City of Camarillo. Mr. Gregory determined that from a collection of nine built-environment resources, only the Scholle Farmhouse and packing house appeared to meet the criteria to be individually eligible for listing in the National Register, and the two buildings as a whole created a historic district. The historic district was determined eligible under Criterion A for its association with the nineteenth-century farming community in Springville, and under Criterion C for the rarity of buildings dating from the late nineteenth- to early twentieth-century in the “area”.

The following mitigation measures were adopted to address the potential impacts to the historic farmhouse and packing house:

- MM 3.4-1 Prior to issuance of a grading permit, the developer shall establish a 50-foot buffer zone around the farmhouse and packing house as a collective unit, and shall provide for temporary fencing and private security patrols to prevent human and vehicular/equipment access to the structures during construction of the Specific Plan.
- MM 3.4-2 Prior to issuance of an occupancy permit, the developer shall construct a permanent fence around the established buffer zone for the historic farm house and packing house. The fence shall be constructed in a manner that would provide maximum security possible while not substantially affecting visual access to the structures. Maintenance of the fencing and provision of security shall be the responsibility of the Homeowners’ Association for the development after occupancy of the first residential unit.

An updated archaeological survey and evaluation of the Ran Rancho property and the farm buildings that are still located at the site was prepared by McKenna et al. and submitted to the City of Camarillo in 2012. Ms. McKenna identified a total of 14 resources located within the Scholle Farm property. Ms. McKenna evaluated the property under National Register criteria and did not find that any of the resources located on the Scholle Farm were eligible for being determined significant individual resources, nor was there the requisite collection of buildings, structures, or objects that met the eligibility for evaluating two or more of the resources as a historic district. Ms. McKenna did not evaluate the property under California Register criteria, or as a historic landmark in the City of Camarillo.

Following the submittal of the 2012 archaeological survey and evaluation to the City, one local conservation group contacted the City regarding the significance of the historic resources at the site and made the argument that entire Scholle Farm complex may be considered a significant historic resource. In addition, some of the buildings that were present at the site when the 1994, 1999, and 2012 surveys were conducted no longer exist.

In response to the proposed changes in land use and tract map, the City of Camarillo requested that an updated historic resources report be prepared to evaluate the federal, state, and local significance and eligibility of the buildings, structures, and objects situated within the Scholle Farm. The Historic Resource Assessment Report was prepared in 2019 to evaluate the built-environment resources located within the Scholle Farm area for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and/or as a City of Camarillo Historic Landmark. The Historic Resource Assessment Report is provided as Appendix A to this Supplemental EIR and the following discussions update or supplement the information presented in the Springville Specific Plan EIR.

## **ENVIRONMENTAL SETTING**

### **Identification of Historical Resources at the Project Site**

#### ***Scholle Farm (Primary #56-150001)***

The beginning of growth and development in Ventura dates back to the subdivision of the large ranchos into small tracts, thus inducing the immigration and settlement of small farmers and fruit-raisers into the region.

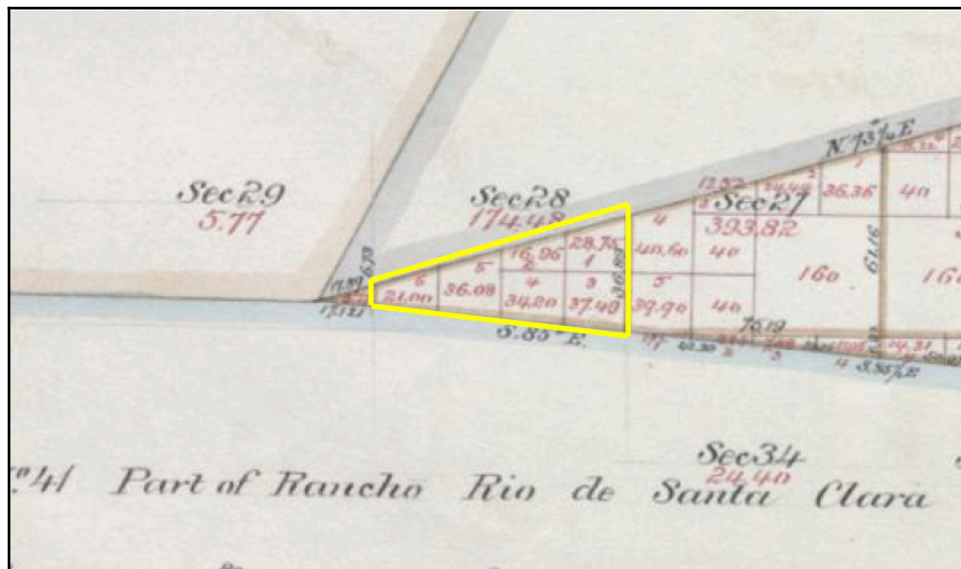
In the 1860s and 70s, the lower half of California was hit by disastrous floods and they were immediately followed by droughts that caused the death of thousands of beef cows raised on the rancho lands. The overextended ranchers were forced to settle the loans they had entered into by selling their lands to the lenders. Many thousands of acres of the historic lands of Ranchos Santa Clara del Norte, Las Posas, Rio de Santa Clara, and Calleguas located between the community of San Buenaventura and Port Hueneme,

in what was then Santa Barbara County, were sold to the settlers coming to California. The United States Government began to sell their excess lands in Ventura County in the 1870s as well.

On April 1, 1866, the town of San Buenaventura was incorporated; becoming the first officially recognized town in what would become Ventura County.

Charles Marion Simmons had been born in Jefferson County, Kentucky, in 1827. Simmons' extended family (father, grandfather, older brother) all had moved and settled in Warren County Illinois by 1850. He married Nancy J. Smith in 1852 in Warren County, Illinois, and they had four children, Rollin, James, Silas, and Mary. According to Oregon State Archives, Simmons and his family moved to Lane County, Oregon, in September of 1853. The family is noted as living in Lane County during the Census of 1860, but moves to Ventura (San Buenaventura District of Santa Barbara County) before 1869, when his marriage to second wife Mary Ann Starke is recorded in Santa Barbara. Simmons is farming in San Buenaventura Township at the time of the Census of 1870. Charles files a request to buy government lands in the Pleasant Valley area of Ventura County under the Cash Sale conditions of the Homestead Land Act, and is awarded a patent for 153.48 acres of land in 1874 (Figure 3.4-1).

FIGURE 3.4-1 - PLAT MAP OF 1879 WITH CHARLES M. SIMMONS PARCELS



Based upon the fact that Charles Simmons lived in the area prior to the purchase of land, and that he registered to vote in his district of Hueneme Township in 1873, it does not appear that he was one of the many speculators who would buy patent lands (at their greatly lower market price), and then turn around and sell them almost immediately for a profit. Historical documents revealed the occurrence of the death of both Simmons and his wife Mary, on October 12, 1875. The veracity of Charles' death is affirmed by information in the State of Oregon Archives, for it appears that he still owned property in Land County, Oregon, which was put under probate. The U.S. Census of 1880 lists Simmons' oldest son

Rollin (as head of household) and brother, James Simmons, living in Land County, Oregon, with their half-brother and half-sister. It's assumed that Rollin became trustee of his father's land, and he most probably leased the lands in California to a neighboring farmer until 1891 when Simmons' estate was settled, and the lands were sold to Moritz Reiman.

The history of the subject property in the last years of the eighteenth-century, started earlier in the century, when Andreas Borchard (1758-1828) married Marie Anna Rittmeier (1772-1845) and had at least three sons: Johannes Franziskus Borchard (1801-1860), Caspar Anton Borchard (1813-1892), and Johanne Christian Borchard (1816-1903).

Johannes Franz Borchard (1801-1860) married Fransiska Rittmeier (1804-1860) in Hanover, Germany. The couple would have at six children that would reach adulthood. The oldest was their daughter Franziska (Frances) Borchard (1830-1890).

When Johanne Franz Borchard's daughter Franziska Borchard was just six years old, her father's brother Johanne Christian Borchard (her Uncle Christian) would emigrate from Germany to the United States with his wife and infant son Johanne Edward Borchard (1835-?). The young family first settled in Dubuque, Iowa, and it was there that Christian Borchard got his first land patent of 60 acres in 1849 through the Homestead Act. After improving, and selling the land in Iowa, Christian Borchard and his family then travelled by wagon train to California in the early 1860s. They first settled near Stockton, and then moved to Santa Barbara County (San Buenaventura Township) in 1867. According to local history, Christian Borchard and his son Edward (Johanne/John) settled on the Rancho Rio de Santa Clara (also known as Rancho La Colonia), and he is credited with being the first to plant crops of wheat and barley. Within a year they had 30 acres under cultivation.

The first cultivation of grain in Ventura County was by Christian Borchard and his son, J. A. Borchard, on the Colonia Rancho in 1867. Thirty acres each of wheat and barley were sown. The rust destroyed the wheat crop, but the barley yielded eighteen cents a hundred pounds per acre.

Father and son lived in an abandoned adobe house that had belonged to one of the original Spanish grantees. When the legal issues were settled, Christian Borchard would have had to legally purchase his land from Tom Scott who had bought it from the Spanish owners.

Meanwhile, back in Germany, Christian Borchard's niece, Franziska Borchard, would marry Johanne Ignatz Wucherpennig in 1854, and they would have two children before Johanne Ignatz's untimely death in 1857, after just three years of marriage. Franziska Borchard Wucherpennig would then marry Anton Joseph Scholle (1834-1886) in 1860, and would bring into the marriage her two children, Augusta and Casper Wucherpennig. Anton and Franziska Scholle would have four children of their own; John (1860-1927), Edward H. Scholle (1862-1950), Ignatz (1867-1919), and Julius (1870-1872).

Based upon Christian Borchard's success as a farmer, the availability of old rancho land and government land for sale in San Buenaventura Township, and years of war and political instability in Germany, many members of the Borchard-Scholle family began to immigrate to the United States, and Ventura County, in the early 1870s. Christian was joined by his brother Caspar Anton Borchard (1813-1892), two nephews Edward and Caspar Borchard (brothers of Franziska Borchard Wucherpfennig Scholle), his grandnephew Caspar Wucherpfennig, his niece Franziska Borchard Wucherpfennig Scholle, her husband and four children, all by 1876.

The extended family is so tightly integrated into the Springville community, that for the Census of 1900, Sheet 29 of the Hueneme Township enumeration has the John Scholle family, Ignatz Scholle family, Caspar Wucherpfennig family, Moritz Reiman family, and Joseph Reiman family, all living on adjoining properties in the same small area. Edward Scholle would come to purchase most of the old Simmons' patent lands from Moritz Reiman, and establish a farmstead there in 1895 (Figure 3.4-2). Christian Borchard passed away in 1903, and as the other immigrants grew older, many of the families moved away from agriculture, and from the Pleasant Valley region. As farms changed hands, and farms were consolidated, some of the buildings and structures may have been moved to a new home at the Scholle Farm (Figure 3.4-3).

FIGURE 3.4-2 - 1947 AERIAL PHOTOGRAPH





FIGURE 3.4-3 - SCHOLLE FARM BUILDINGS IN 1947



#### *Historic Resources Identified*

A site visit and intensive-level inspection of the built-environment resources within the area known as the Scholle Farm was performed by Pamela Daly, Architectural Historian, on May 7, 2018. The field notes and photographs obtained by Ms. Daly were then compared to the results of the investigations and descriptions prepared by Tim Gregory and Jeanette McKenna in their separate reports. Table 3.4-1 was created to compile the buildings, structures, and features reviewed for the Historic Resource Assessment Report.

There had been two agricultural-use buildings on the property prior to the current study, which were important contributing resources to the Scholle farmstead. The first is what would have been called the “farm barn” (Figure 3.4-4). This building would have been the center of all the activity on the farm from the time it was constructed contemporaneously with the Scholle house being moved onto the property. In the early 1900s, up to the end of World War I, horses, mules, and occasionally oxen, provided the power for all the transportation, farm equipment, hauling, and heavy lifting needs on the farm. The barn would have housed valuable animals, and kept expensive machinery dry. For whatever reason, the main barn was removed before 1967, and was not replaced.

**TABLE 3.4-1 HISTORIC RESOURCES COMPARISON**

Resource #	Resource	Maki (1994)	Gregory (1999)	McKenna (2012)	Daly (2018)
1	Farm house (main residence)	Farm house	Farm house	Farm house Feature 8	Farm house
2	Abandoned residence (small house) With attached barn	Abandoned residence with attached barn	Abandoned residence with attached barn	Early residence Feature 14	Early residence, or just storage for family/farm.
2a				Early barn Feature 13	Early barn
3	Garage for main house	Garage for main house	Garage for main house	Garage concrete pad Feature 10	Garage concrete pad
4	"Guest house"/hired help residence	Guest house	Guest house	Shed/ Kitchen/ Dining Feature 11	Guest House
5	Workshop/barn	Workshop	Workshop	Garage/Shop Feature 12	Workshop
6	Packing house	Packing house	Packing house	Demolished Feature 1	No longer present
7	Small, aboveground, metal water tank			Demolished Feature 3	No longer present
8	Outhouse	Outhouse	Outhouse	Demolished Feature 2	No longer present
9	Former garage now used as residence, immediately northeast of main house.	Not recorded	Former garage now used as residence, immediately northeast of main house with lean-to carport.	Worker housing Feature 9;	Worker housing/ bunkhouse
10	Access road	Not recorded	Not recorded	Feature 4: not the original historic alignment	Significantly altered
11	Fields	Not recorded	Not recorded	Feature 5	Significantly altered
12	Well head	Not recorded	Not recorded	Feature 6	Removed

The other important building that is no longer on the farmstead is the packing shed. Based upon Gregory's description that this building actually had a dirt floor, and from a photograph that shows the building with a steep-pitched gable roof, it is possible that the packing shed pre-dated the Scholle settlement on the property (Figure 3.4-5). Unfortunately, the packing shed collapsed during a strong Santa Ana wind event in 2008 and the materials were subsequently cleared away. [Note: The historical consultant was informed by the City of Camarillo that the packing shed was heavily damaged during a strong Santa Ana wind event. The building materials were subsequently cleared away by the property owners and unknown salvagers.]

FIGURE 3.4-4 - THE ORIGINAL FARM BARN IN 1947



**Resource #1 (McKenna #8): Main Residence/Farm House (constructed circa 1870)**

The main residence of the Scholle Farm is a one-story, rectangular-massed single-family abode that measures approximately 42 feet long by 45 feet wide, for 1,890 square feet of living space (Figure 3.4-6.) The building is clad in tongue-in-groove wood siding, and the corners are finished with plain, 4-inch wide corner boards. A medium-pitched hip roof covers the main body of the building, and a red brick chimney with a corbelled top rises from the east roof slope. Severely deteriorated asphalt shingles and roofing paper barely cover the roof surface. The roof has overhanging eaves, with box gutters along the eaves above the cornice, and shallow decorative brackets extend from under the eaves. The house sits on what appears to be a foundation wall made of poured concrete, concrete-masonry units, or other sturdy framing, and then clad with a thin cementitious parging. The crawl space vents are not of a type usually found on houses of this age.

Situated in the center of the front (south) elevation is an enclosed, front porch approximately 22 feet wide covered by a cross gable roof, and the roof is supported by four doric columns that sit on a raised porch floor. The porch is now enclosed, but the decorative railing with turned balusters still remains along the outer edges of the porch floor. The gable end of the porch roof has a small, square wood framed vent opening surrounded by decorative wood shingles.

FIGURE 3.4-5 - THE PACKING SHED IN 2007



FIGURE 3.4-6 - THE SCHOLLE FARMHOUSE



Due to the windows being boarded over during the current survey, the description prepared by Tim Gregory in 1999 was referenced for this study. The wood sash window units consist of a mix of single and

multi-light glass, tend to be narrow, have lintels topped above by carved molding, and narrow sill and apron below. Windows on the front elevation are one-over-one (1/1) wood sash. Two, 1/1 sash windows are set on each side of the front porch in the south façade. The porch, once open, has now been enclosed behind multi-light, wood sash windows, and the porch is flanked by 1/1 wood sash windows set in the exterior wall. A three-sided bay window is situated on the west elevation, immediately to the south (right) of the kitchen door. Each side of the bay window is comprised of 1/1 wood sash windows. On the north façade, there are two, 2/2 wood sash windows set to the west, and one 2/2 wood sash window to the east of the rear door. The east façade also has three, 2/2 wood sash windows across its expanse.

There is a rear entrance to the building on the north elevation that is covered by a simple gable roof. The rear porch roof is only as wide as the doorway, and is supported by unadorned, square wood post with scroll-sawn braced brackets. On the west elevation are poured concrete steps leading up to what is most probably the kitchen area of the house.

A thorough evaluation of the style of architecture presented by the Scholle Farm House is difficult with much of the building boarded over, including character-defining features such as windows and doors, but based upon Gregory's description of the existing windows and doors, and Ms. Daly's experience of living over 25 years in the eastern region of the United States (where building stock dates back to the mid-1700s), it is proposed that the Scholle House was designed as an Italianate style cottage (Figures 10 and 11 of the Historic Resource Assessment Report). The character-defining features of the Italianate style are hip roofs, rectangular or squared massing, paired or single narrow 1/1 wood sash windows set symmetrically on the building, and overhanging boxed eaves with ornamental brackets. The buildings are usually sided with horizontal tongue-in-groove board, but as with many Victorian era buildings, there are very elaborate interpretations of the Italianate style residences, as well as modest versions found usually in urban settings.

#### **Resource #2 (McKenna #14): Small residence (constructed circa 1870)**

Gregory described the small residential unit as a "cabin", which raises the image of a small building situated in a wild, forested or secluded area (Figure 3.4-7). Upon the investigation, and experience with similar architecture, it is believed that the residence may have once served as a small, local, railroad depot building before it was considered no longer useful, and was moved and repurposed by the Scholle family on their land (Figure 13 of the Historic Resource Assessment Report). The building could have originally been a supporting structure for the Bakersfield and Ventura Railway (circa 1885-1927) that ran from Port Hueneme to Bakersfield, by way of Santa Paula, that later became enveloped into the Southern Pacific Railroad line.

Early railroad buildings were designed with wood-paneled ceilings and walls as they could withstand the vibrations from frequent activity of the passing steam engines and their haulage. Finished plaster walls were expensive to install and maintain, whereas the wood paneling could be sent out by the



railroad company to the depot, and a local carpenter could easily install new panels, or replaced damaged panels with little fuss. As shown in Figures 14 and 15 of the Historic Resource Assessment Report, a distinctive characteristic of a small depot building is its canted ceiling.

FIGURE 3.4-7 - THE SMALL RESIDENCE



The original building measures approximately 22 feet long by 16 feet wide, and has a gable roof with wood shingles set on a northwest-southeast axis. The building was built on short wood posts, and concrete forms were used to create a shored foundation pad for the structure.

The northeast roof slope of the old depot building was extended with the addition of a shed roof used to cover an additional room built along the north facing façade. Due to its extremely deteriorated condition, it's likely that this building could have been used as a lodging house for workers or boarders, or it may have just been used for storage. It does not appear to have been ever rehabilitated to a level above sub-standard living conditions. [Note: This building collapsed during the Winter of 2018-2019 and the building materials have not been cleared away as of the time that this Draft Supplemental EIR was published.]

**Resource #2a (McKenna #13): small barn (constructed circa 1870)**

This one-story, wood-frame structure, with a medium-pitch gable roof set on an east-west axis, measures approximately 35 feet long by 20 feet wide (Figure 3.4-8). When the structure was moved to the property, it was constructed on an elevated foundation of posts and poured concrete walls, so that an extension of the south facing roof slope could become a cover for a vehicle parked underneath on a concrete pad. The exposed wood members have kerf marks from both large circular saws used by lumber mills, and by

band saws that were used to resaw large timbers into boards. Much of the original siding is missing, so this structure may have been used for utilitarian purposes to store hay or alfalfa.

FIGURE 3.4-8 - THE SMALL BARN



**Resource #3 (McKenna #10): Concrete pad**

All that remains of what may have been a separate living unit in this location (according to Gregory) is the concrete pad (Figure 3.4-9). According to aerial photographs of the site available from Google Earth, the house was demolished between April 2011 and August 2012.

**Resource #4 (McKenna #9 and #11): Rental or lodger house, day-laborer facilities**

This building is a one-story, narrow rectangular-massed, wood-frame structure that may have served as a small homestead home, before being moved to its current location and altered for another purpose, which is unknown (Figure 3.4-10). The building measures approximately 24 feet long by 12 feet wide, and has a medium pitch gable roof set on an east-west axis, with narrow rafter tails extending from under the eaves. The building is clad in tightly butted tongue-in-groove siding with plain, flat corner boards. The building currently sits on a poured concrete foundation. The visible fenestration is comprised of 1/1 wood frame, double hung, eared, sash windows that have flat surrounds, sill and apron. The building does not appear in historic aerial photographs of the farmstead until after 1967.

FIGURE 3.4-9 - CONCRETE PAD



FIGURE 3.4-10 - GUEST HOUSE / BUNKHOUSE



McKenna described the shed /kitchen/ dining building as being contained within a “relatively large shed” with a shed roof that sits on a poured concrete foundation pad. It appears the building was used to serve



as a cooking and dining area for workers, and was outfitted with plumbing for kitchen and bathroom facilities. The outdoor dining facility appears in the 1947 aerial photograph of the property.

**Resource #5 (McKenna 12): Garage/Workshop (constructed circa 1920)**

The one-story, utilitarian, wood-framed building measures approximately 36 feet long by 22 feet wide, and has a low pitch gable roof set on an east-west axis (Figure 3.4-11). Based upon the raised, poured concrete foundation created to foot the building, the board and batten siding on the west and east elevations, and the presumed date of the installation of the building on the farmstead in 1924, this may be an additional building that was abandoned by the local railroad and rehabilitated for use on the Scholle Farm.

FIGURE 3.4-11 - WORKSHOP/GARAGE BUILDING



**Resource #13: Segment of concrete-lined diversion ditch (constructed circa 1900)**

Based upon review of the aerial photographs of the Scholle Farm property and its surrounding topography in 1947, one can see how the Scholles would have used the natural topography of the entire hillside to the north, to provide its cultivated acreage with runoff from the hills. It also appears that at some point in time, diversion ditches were constructed across the base of the hillside to move the runoff across all of the acreage. It is believed that the relatively narrow, and shallow, concrete-lined diversion ditch that runs along the east sides of the old barn and the small residence was created to keep water away from the main activity area of the farmstead; not as a main irrigation conduit (Figure 3.4-12).

FIGURE 3.4-12 - DIVERSION DITCH

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## REGULATORY FRAMEWORK

### Federal

#### *National Register of Historic Places*

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or

- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.” According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

In assessing a property’s integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the

essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

## **State**

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

### ***California Register of Historical Resources***

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change." The criteria for eligibility for the California Register are based upon National Register criteria. Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;

- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

#### ***California Office of Historical Preservation Survey Methodology***

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

### **City of Camarillo**

The City of Camarillo addresses the preservation of historic resources in Chapter 16.42 of the City of Camarillo Municipal Code.

#### ***Chapter 16.42 - Historic Preservation***

##### **16.42.010 – Purpose (Ord. 670 § 1 (part), 1989.)**

The purpose of this chapter is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation and use of historic buildings and structures within the city that reflect special elements of the city's historical heritage for the following reasons:

- A. To encourage public knowledge, understanding, and appreciation of the city's past;
- B. To foster civic pride in the beauty and personality of the city and in the accomplishments of its past;
- C. To safeguard the heritage of the city by protecting buildings and structures which reflect the city's history;
- D. To protect and enhance property values within the city and to increase economic and financial benefits to the city and its inhabitants;

- E. To identify as early as possible and resolve conflicts between the preservation of historical features and alternative land use;
- F. To conserve building material resources through maintenance and restoration of existing historical buildings and structures;
- G. To take whatever steps are reasonable and necessary to safeguard the property rights of the owners whose building or structure is declared to be a landmark;
- H. To promote the use of landmarks for the education, enjoyment and welfare of the people of the city; and
- I. To promote awareness of the economic benefits of historic preservation.

#### **16.42.060 - Designation of landmarks (Ord. 670 § 1 (part), 1989.)**

- B. Criteria. A historic resource may be designated as a landmark if it meets one or more of the following criteria:
  - 1. It is associated with persons or events significant in local, state, or national history; or
  - 2. It reflects or exemplifies a particular period of national, state, or local history; or
  - 3. It embodies the distinctive characteristics of a type, style, period of architecture, or method of construction.

### **THRESHOLDS OF SIGNIFICANCE**

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant effect on cultural resources impact if it would result in any of the following:

- Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 of the CEQA Guidelines;
- Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5 of the CEQA Guidelines;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

## EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold**      **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

The Springville Specific Plan EIR determined that the Specific Plan site contains no unique paleontological resources or geologic feature. No impact would occur.

The proposed changes in land use and tract map would occur within the same envelope as the approved Specific Plan and, as such, would not be located in an area with unique paleontological resources or geologic feature. There would continue to be no impact.

## IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 of the CEQA Guidelines?**

### *Evaluation of properties under the National Register and California Register Criteria*

#### **APN 157-0-020-210: Scholle Farm House Building (individual resource)**

The Scholle Farm House building been directly associated with area's early agricultural history. Charles Marion Simmons was awarded 158+ acres of land in 1874 under the Homestead Land Act, and records show that he and his family had resided in the area until he and his wife died in 1875. His children moved back to their prior homestead in Land County, Oregon, and his land was held in trust until 1891, while most probably leased to a local farmer for continued use.

The land was sold in 1891 to the father-in-law of Christian Borchard's grandnephew, Christopher (Moritz) Reiman. Christian Borchard had immigrated to the United States in 1836, eventually settling in the area of Pleasant Valley in 1867. The grandnephew, Caspar Wucherpfennig, had arrived in the United States from Germany in the 1870s along with his mother, stepfather, three half-brothers, and two uncles. The emigrants from Germany lived in close proximity to each other in Springville, and to Christian Borchard, his son, and two married daughters. Reiman held the land for only a few years until it was sold to Christian Borchard's niece's son Edward Henry Scholle in 1895. Edward H. Scholle Junior would take over the farm from his father circa 1930, and it would continue to be held by the family for many years.

Under the criterion for listing a building in the National Register, or the California Register, for its association with events that have made a significant contribution to the broad patterns of history and cultural heritage in Ventura County, California, and the United States, the Scholle Farm House, appears to be an important historical resource. The building dates from approximately 1870, and even though there is evidence that the building was moved to the property (prior to 1904), the house most likely had been



owned by one of the members of the extended Borchard family who lived in the area. The Scholle Farm House meets requirements to be listed in the National Register under Criterion A, and in the California Register under Criterion 1.

Under the criterion for evaluating a building for its direct association with the lives of persons important to the history of Camarillo, and Ventura County, the property does not appear to be eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. The analysis did not find evidence, at this time, that any of the owners or tenants of the Scholle Farm House were directly associated with persons who made a substantial contribution to the history of the region, state, or nation.

The Scholle Farm House is a rare example of a late-nineteenth residence constructed as an Italianate cottage, which was directly associated with the agricultural history of Ventura County and the German community in the Springville and Pleasant Valley area. The recent historian agrees with the previous reviewers of the property, that the building appears to also be one of the last residential buildings that was part of the historic Springville community. Per the criterion to evaluate built-environment structures, the Scholle Farm House has the capacity to represent the early history of Ventura County, and California. The building retains a high level of physical integrity, which includes the aspects of design, original materials, workmanship, setting, and location. As the development of the area has encroached upon the Scholle farmstead, the integrity of its ability to convey its association and feeling with the agricultural endeavors of the nineteenth-century has been slowly eroded. The Scholle Farm House appears to be eligible for listing in the National Register under Criterion C, or in the California Register under Criterion 3.

The Scholle Farm House has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

#### **APN 157-02-21: Scholle Farm Historic District**

Under the criterion for evaluating a collection of buildings, structures, objects, features, and/or landscape, for listing in the National Register or the California Register as a historic district, for its association with events that have made a significant contribution to the broad patterns of history in the community of Camarillo, Ventura County, or California, the group of buildings located on the Scholle Farm does not appear eligible for listing as a historic district.

While the subject property was found to have been associated with the early agricultural history of the Springville area, the loss of the farm barn and the packing shed buildings removed key historic resources from the property. Those key buildings could have conveyed the size and scope of the day-in-day-out work and effort required to operate a farm the size of the Scholle's. Apart from the main farm house, the buildings and structures situated there today appear to have been placed on the site in an almost haphazard fashion, and are unable to convey what they were historically used for, or what purpose they

served, on the Scholle farmstead. The fact that buildings had been moved to the site in the past - is not a negative - as long as we can perceive how, and under what circumstances, the buildings served to make the Scholle farm succeed for so many years. What does have to be considered is whether the physical integrity of the buildings, where they stand today, add information about the history of the site.

The Scholle Farm property does not appear to meet the guidelines for listing as a historic district in the California Register under Criterion 1 as collection of historical resources that represent the history of the Scholle Farm. The property does not appear to present the values, important to the history of farming in Ventura County or California, which would make the collection of buildings eligible for listing as a historic district in the National Register under Criterion A.

Under the criterion for evaluating a potential historic district for listing in the National Register or California Register for its direct association with the lives of persons important to the early agricultural history of the community of Camarillo or Ventura County, the property does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. The analysis could find no evidence that any of the owners or tenants of the property had made a substantial contribution the agricultural history of the region, state, or nation.

Per the criterion to evaluate built-environment structures, it appears that collection of buildings and structures situated on the Scholle Farm do not have sufficient architectural integrity to present the structural characteristics required to be a strong representative of a successful farm associated with the early settlement of Springville and Ventura County. Apart from the main house, the property does not have the ability to contribute to the history of Camarillo or California, and does not appear eligible for listing in the California Register under Criterion 3, or for listing in the National Register under Criterion C.

The subject property has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4, as a historic district.

#### ***Evaluation under the City of Camarillo criteria***

The main house of Scholle Farm was surveyed and evaluated under the criteria for listing a property as a Historic Landmark, and has been found to be eligible for listing as a City of Camarillo historic landmark under criteria 1, 2, and 3.

#### ***Project Impacts***

Based on the analysis above, the Scholle Farm House is eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, and as a City of Camarillo historic landmark.

For the other buildings and structures situated in the subject area, it was determined through survey and evaluation that those built-environment resources do not meet the criteria for presenting a cohesive collection of significant resources eligible for listing in the National Register, California Register, or City of Camarillo as a historic landmark. As they have been determined to not be significant resources, the removal of those resources would not be considered a substantial adverse change to the environment.

The ideal scenario for the future of the Scholle Farm House would be to prepare a plan to protect the building in place. The loss of a building that conveys the region's direct relationship with the history of agriculture in Camarillo, and Ventura County during the late nineteenth century would be a loss of the historic environment. However, given its proximity to Springville Drive and the planned extension of Ponderosa Drive, it is not possible for this building to remain in its current location. The project applicant is proposing to restore the exterior of the building and relocate and repurpose the building as part of the commercial development to the east across Springville Drive if the City determines that the house should be preserved.

A substantial adverse change means the physical demolition, destruction, relocation, or alteration of a resource, or its immediate surroundings, such that the ability of the historical resource to convey its significance would be materially impaired. The significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a resource that convey its historic significance and that justify its eligibility for inclusion in the California Register.

An ill-advised move would cause the Scholle Farm House to lose several aspects of historic integrity that includes location, setting, feeling, and association.

- Location is the place where the historical property was situated and where it achieved its historic significance.
- Setting refers to the character of the place where was located, and the function it was intended to serve, such as single-family dwelling on an agricultural property.
- Feeling refers the buildings ability to convey its historical character and use as the house for the Scholle Family farm.
- Association is the link between the location of a building and its historic use.

The Historic Resource Assessment Report identifies two mitigation strategies to address the impact to the Scholle Farm House. The first of these encourages the purchase and relocation of the farm house to another agricultural setting within Ventura County. The second strategy addresses the actions that are to be taken if the farm house is relocated to the commercial development to the east across Springville Drive or if it is demolished. The following mitigation measures attempt to preserve the historic significance of the Scholle Farm House and replace mitigation measure MM 3.4-1 from the Springville Specific Plan EIR.

- MM 3.4-1a The project proponents shall attempt to sell the Scholle Farm House (usually for \$1) for a period of not less than six months. Besides notifying local and regional historic societies and organizations about the wish to sell the building, an advertisement of the sale of the building shall be placed in a popular daily newspaper (such as the Ventura County Star and/or Ventura County Reporter, both hard copy and digital editions), at least every two weeks, so as to allow a wide distribution of the proposed sale. If there are multiple offers to purchase the building, priority should be given to those who agree to rehabilitate the building to the Secretary of the Interior's Standards for Rehabilitation.
- MM 3.4-1b Prior to the relocation of the Scholle Farm House, the project proponents shall retain the services of a qualified architectural historian (as defined by the Secretary of the Interior's Professional Guidelines) with a minimum of 10 years experience, or a qualified historic architect (as defined by the Secretary of the Interior's Professional Guidelines) to review the proposed plans for the removal and relocation of the Scholle Farm House under the guidelines as presented in *Moving Historic Buildings* by John Obed Curtis, Technical Preservation Service Division, U.S. Department of Interior; 1979. The building shall only be moved by a specialized rigging company.
- MM 3.4-1c Prior to the relocation of the Scholle Farm House, a Historic Structures Report (HSR) shall be prepared to document current conditions and present proposed alterations to the building that meet the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS) Guidelines.
- MM 3.4-1d Prior to the relocation of the Scholle Farm House and the demolition of the other existing structures at the site, the project proponents shall retain the services of a professional photographer to capture digital photographs of the interior and exterior of the Scholle Farm House, and the surrounding buildings and structures of the farmstead, to create a record the building's current condition, the current setting/location/feeling of from where the building is being removed, and to where it will be relocated. Photographs will be printed in color as 5" by 7", and a shot-sheet of the location of where the individual photographs were captured, will be prepared. A minimum of two hard and digital copies of the photographic record will be created, with one copy contributed to each of the following: the Ventura County Museum Archives, and City of Camarillo Library – Local History Room.
- MM 3.4-1e Prior to the relocation of the Scholle Farm House, the project proponents shall submit plans to the City of Camarillo Department of Community Development that provide a foundation for the relocated building that a setting for the relocated Scholle Farm House that is physically and visually acceptable under SOIS and is also creating a setting that is sympathetic and compatible with the building's original agricultural and rural setting.

Once at its new location, the Scholle Farm House could be rehabilitated as a single-family dwelling or with a new purpose by adaptive-reusing the historic building (but maintaining a majority of its historic appearance). While the best reuse of the Scholle Farm House should be to serve as that of a single family residence, the Rehabilitation Guidelines of the Secretary of the Interior's Standards for the Treatment of Historic Properties provides the recommended methods and technologies to rehabilitate the building for use in the twenty-first century so that it could be used for office space, visitors center, wine tasting room, gift shop, or guest cottage.

A project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Kay D. Weeks and Anne E. Grimmer, revised 2017), shall be considered as being mitigated to a level of having less-than-significant impact on the historical resource. The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOIS) are instituted to present the methods required by CEQA to protect and preserve the historic character, features, and physical integrity of the Scholle Farm House.

In the event that the School Farm House is not purchased, relocated, and rehabilitated on another agricultural property in Ventura County, the following mitigation measure shall apply. This mitigation measure replaces mitigation measure MM 3.4-2 from the Springville Specific Plan EIR.

**MM 3.4-2** Prior to the demolition or relocation of the Scholle Farm House within the Springville Specific Plan commercial area, the project proponents shall retain the services of a qualified architectural historian or a qualified historic architect to document and record the building using the Historic American Building Survey (HABS) Level III Standards. The following documentation will be determined as adequate to document and record the historic resource:

Written Data: The history of the property and description of the historic resource as presented in the 2019 Historic Resource Assessment Report prepared for the Supplemental EIR could suffice as appropriate documentation of the Scholle Farm House.

Drawings: Under HABS Level III, a measured sketch plan of the interior floorplan, with identification of the interior spaces, of the building is required to be prepared by hand or CAD by a professional draftsman.

Photographs: HABS Level III documentation would require high resolution color digital color photographs be produced to capture interior and exterior views of the Scholle Farm House. It is also recommended that at least two photographs be taken to show the Scholle Farm House and remaining structures in context to the current setting, and in relationship to its location on the landscape. The photographs must be created using archivally stable paper and inks.

Document: The HABS Level III documents must be produced on archival-quality paper, and all digital photographs labeled to HABS standards. A digital version (compact disk) of the HABS document will accompany each archival copy of the document. One copy of the HABS document will be donated the Ventura County Museum Archives, and one copy to the City of Camarillo Library – Local History Room.

The relocation of a historical resource from its immediate surroundings has the potential to materially impair the ability of that resource to convey its historic significance through loss of aspects of integrity that justify its inclusion in the National Register, California Register, or as a City of Camarillo Historic Landmark. Therefore, the demolition or relocation of the Scholle Farm House within the Springville Specific Plan commercial area would result in a significant and unavoidable impact on a significant historic resource. This is a new impact that was not evaluated in the Springville Specific Plan EIR.

**Threshold      Would the project Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5 of the CEQA Guidelines?**

The Springville Specific Plan EIR determined that archaeological materials associated with two known sites have been recovered or recorded on the project site. Also, additional archaeological sites have been documented within one half mile of the Specific Plan site. Consequently, the potential exists for encountering intact components of Sites F-1 and CA-VEN-223 during ground-disturbing activities, such as trenching, grading, or excavation. Little is known of these sites, other than approximate dates of discovery, general descriptions of limited portions of the sites, and the potential for one of the sites to represent a Chumash village; however, as described above, for the purpose of this analysis, these sites are considered potentially significant. Further, the full area and depth of the sites are unknown, and other, previously unknown deposits could be present. Implementation of the Specific Plan could, therefore, potentially affect these resources, because substantial ground disturbance would be required to construct the new development components. The following mitigation measures were adopted to address this potential impact:

- MM 3.4-3    Prior to issuance of a grading permit, the developer shall retain a qualified (ROPA-listed) archaeologist to monitor ground-disturbing construction activities. The archaeologist shall have the authority to halt construction activities within 100 feet of a potential discovery, and all construction personnel shall be instructed to stop work in the vicinity of a potential discovery until the archaeologist assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of archaeological resources is prohibited.
- MM 3.4-4    A qualified archaeologist shall first determine whether an archaeological resource uncovered during construction is a “unique archaeological resource” under Public Resources Code Section 21083.2(g). If the archaeological resource is determined to be a “unique archaeological

resource,” the archaeologist shall formulate a mitigation plan, in consultation with the City, which satisfies the requirements of Public Resources Code Section 21083.2.

If the archaeologist determines that the archaeological resource is not a unique archaeological resource, the archaeologist may record the site and submit the recordation form to the California Historic Resources Information System South Central Coastal Information Center.

The archaeologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City Planning Department and to the California Historic Resources Information System South Central Coastal Information Center.

Implementation of these mitigation measures would reduce the potential impacts on archaeological resources to a less-than-significant level by requiring monitoring of construction activities by a qualified archaeologist and by requiring the scientific recovery and evaluation of any archaeological resources that could be encountered, which would ensure that important scientific information that could be provided by these resources regarding history or prehistory is not lost.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. As such, it would have the potential to affect the same archaeological resources. Mitigation measures MM 3.4-3 and MM 3.4-4 would continue to be applicable. No new or increased impacts would occur.

**Threshold      Would the project disturb any human remains, including those interred outside of formal cemeteries?**

The Springville Specific Plan EIR determined that no formal cemeteries are known to have occupied the project site, so any human remains encountered would likely come from archaeological or historical archaeological contexts. As described above, archaeological materials have been discovered on the project site and additional materials, including human burials, are considered likely to occur.

Human burials, in addition to being potential archaeological resources, have specific provisions for treatment in Section 5097 of the California Public Resources Code. Disturbing human remains could violate the health code, as well as destroy the resource. Consequently, to ensure proper treatment of burials in the event of discovery, the law requires that in the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the developer immediately shall notify the Ventura County Coroner of the find and comply with the provisions of P.R.C. Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary. Following the applicable provisions of the California Health and Safety Code would ensure that this impact remains less than

significant by ensuring appropriate examination, treatment, and protection of human remains, as required by State law.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. As such, it would have the potential to affect the same archaeological or historical archaeological human remains. Following the applicable provisions of the California Health and Safety Code would ensure that this impact remains less than significant. No new or increased impacts would occur.



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## 3.5 AESTHETICS

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant adverse aesthetic impact if it would result in any of the following:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

### EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold      Would the project substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings within a state scenic highway?**

The Springville Specific Plan EIR determined that the Specific Plan development would not substantially damage any scenic resources within a state scenic highway. Neither the existing structures nor sparse trees located within the project site are considered to be scenic resources. The adjacent/on-site windrow of eucalyptus trees is considered a scenic resource under the Camarillo General Plan Community Design Element. The portion of the eucalyptus windrow adjacent to the Specific Plan site would remain as would the on-site eucalyptus trees with project implementation. Additionally, the Ventura Freeway bordering the Specific Plan site on the south is considered a scenic drive corridor according to the General Plan Community Design Element. However, the Ventura Freeway, adjacent to the Specific Plan site, is not designated as a state scenic highway. Therefore, there would be no impact to scenic resources within a state scenic highway.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and, as such, would have no impact to scenic resources within a state scenic highway.

## IMPACTS AND MITIGATION MEASURES

### **Threshold      Would the project result in a substantial adverse effect on a scenic vista?**

The Springville Specific Plan EIR determined that post-development views from the south would no longer provide views of Camarillo hills or the eucalyptus tree grove on the Specific Plan site. This loss of these views from the south was considered to be significant, since the view from the Ventura Freeway constitutes a view from a public thoroughfare and the Camarillo General Plan Community Design Element designates this Freeway to be a scenic drive corridor throughout the length of the City. Thus, the obstructed views of a scenic vista, the Camarillo hills, would be significant and unavoidable. No feasible mitigation is available to reduce this impact.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. As such, it would continue to result in the affect the views of the Camarillo hills or the eucalyptus tree grove on the Specific Plan site. The impact would continue to be significant and unavoidable, although no new or increased impact would occur.

### **Threshold      Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

The Springville Specific Plan EIR determined that daytime glare could be produced by the total increased amount of surface area of the proposed residential and commercial structures, which could result in a potentially significant impact. The following mitigation measure was adopted to address this potential impact:

MM 3.5-1    Design for Springville shall ensure that project design minimizes the use of reflective mirrored glass for windows. Project design shall maximize the use of nonreflective, textured materials to minimize glare impacts.

Implementation of mitigation measure MM 3.5-1 would reduce impacts from light and glare to a less-than-significant level by eliminating or minimizing increased glare by the use of nonreflective glass and nonreflective textured surfaces in all proposed development.

The Springville Specific Plan EIR also determined that the increase in nighttime light levels would be a potentially significant impact. The following mitigation measure was adopted to address this potential impact:

MM 3.5-2    All outdoor lighting shall be directed to the specific location intended for illumination (e.g., parking lots) to limit stray light spillover onto adjacent areas. In addition, all lighting shall be shielded to minimize the production of light spill onto adjacent uses.

Implementation of mitigation measure MM 3.5-2 would reduce impacts from light and glare by reducing or preventing light spill onto adjacent uses, but not to a less-than-significant level. Urban development of

such a substantial agricultural area would result in a significant and unavoidable increase in ambient nighttime light levels.

The proposed and tract map land use would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, it would continue to result in increased daytime glare and nighttime lighting levels. Mitigation measures MM 3.5-1 and MM 3.5-2 would continue to be applicable and no new or increased impacts would occur.

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## 3.6 POPULATION/HOUSING

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant adverse population and employment impact if it would result in any of the following:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

### EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold      Would the project displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?**

The Springville Specific Plan EIR determined that the Specific Plan development would not result in the displacement of substantial numbers of housing, as the site was completely agricultural and contained only three farmhouses, which served as permanent dwellings for 10 farm workers, and six ancillary units, some of which served as temporary dwellings for farm workers at certain times of the year. However, this would not result in the need for construction of replacement housing elsewhere. Furthermore, the Specific Plan would entail the development of substantially more residential units.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide 1,364 as opposed to 1,350 new housing units.

### IMPACTS AND MITIGATION MEASURES

**Threshold      Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. Using the 2004 average household size of 2.654 persons per unit, the 1,500 residences would be expected to accommodate 3,981 persons. Based on a conservative employment generation rates for the identified uses (an average of one employee per 300 gross sf for commercial retail and office uses), the Specific Plan, at approximately 150,000 square

feet of commercial retail/office uses, would generate just about 500 jobs, in total. These jobs would range in quality from minimum-wage employment opportunities to professional business employment. As a result of the provision of 1,500 housing units and the demand for housing being accounted for in the General Plan, implementation of the commercial retail and office components of the Specific Plan would not create a direct demand for housing that is above projected needs, and any need for housing would be accommodated by existing or proposed housing units. Therefore, the Springville Specific Plan EIR determined that impacts resulting from a population increase, and the associated demand for housing or employment, would be less than significant. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units.

The proposed changes in land use would increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. This would result in approximately 3,620 residents and approximately 333 employees. Both of these numbers are less than the totals evaluated in the Springville Specific Plan EIR and the impact would continue to be less than significant. No new or increased impacts would occur.

## 3.7 TRANSPORTATION/TRAFFIC

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant impact on transportation if it would result in any of the following:

- Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections);
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways;
- Result in inadequate emergency access;
- Result in inadequate parking capacity; or
- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

### IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. Using the trip generation rates from the Camarillo Traffic Analysis Model, the original Specific Plan proposal would generate approximately 20,872 average daily trips (ADT), 1,073 trips during the AM peak hour, and 1,664 trips during the PM peak hour. With the implementation of the new Springville/Ventura Freeway interchange, the intersections of Las Posas Road at Ponderosa Drive and Las Posas Road at Daily Drive were expected to operate at level of service (LOS) "D" or worse without mitigation. The following mitigation measures were adopted to address this potential impact:

MM 3.7-1    Improve Las Posas and Ponderosa Intersection by adding a second northbound left-turn lane.

MM 3.7-2    Improve Las Posas and Daily Intersection by adding a second northbound left-turn lane.



MM 3.7-3 The Springville/Ventura Freeway interchange improvements shall be completed prior to issuance of occupancy permits.

The first two mitigation measures were specific to the two significantly impacted intersections while mitigation measure MM 3.7-3 required the Springville/Ventura Freeway interchange improvements to be completed prior to issuance of occupancy permits for the Specific Plan. The interchange improvements have been completed. With the first two mitigation measures, the Los Posas Road and Daily Drive intersection would operate at LOS "D" for short periods during the PM peak hour, which would result in a significant and unavoidable impact. All other study area intersections would operate at a minimum of an LOS "C," which would result in a less than significant impact at these intersections. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, generated less daily and peak hour traffic.

The Springville Specific Plan EIR also determined that the traffic generated by the Specific Plan land uses would not have a significant impact on County intersections in the unincorporated area of Ventura County.

The proposed changes in land use and tract map would increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. The trip generation estimates for the proposed changes are identified in Table 3.7-1. As shown, the proposed changes in land use would generate approximately 15,403 ADT, 902 AM peak hour trips, and 1,283 PM peak hour trips. These numbers are substantially less than the totals evaluated in the Springville Specific Plan EIR. Because the impacted intersections are to the east of the Specific Plan site and the proposed changes in land use and tract map occur on the western side of the Specific Plan site, it is expected that mitigation measures MM 3.7-1 and MM 3.7-2 would continue to be applicable.

Because the proposed changes in land use and tract map would generate substantially less traffic than the totals evaluated in the Springville Specific Plan EIR, they also would not have a significant impact on County intersections. This impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold**      **Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

The Springville Specific Plan EIR evaluated potential traffic impacts to the Ventura County Congestion Management Plan (CMP) roadway network within the traffic analysis study area and determined that impacts associated with the Specific Plan would be less than significant. Because the proposed changes in land use and tract map would generate substantially less traffic than the totals evaluated in the Springville Specific Plan EIR, they also would not have a significant impact on the County CMP roadway

network. This impact would continue to be less than significant. No new or increased impacts would occur.

**TABLE 3.7-1 SPECIFIC PLAN AMENDMENT TRIP GENERATION SUMMARY**

Land Use Category	Amount	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Trip Rates								
Single Family Residential	DU	0.22	0.69	0.91	0.64	0.35	0.99	11.00
Multi-Family Residential	DU	0.17	0.49	0.66	0.44	0.26	0.70	8.77
Apartment	DU	0.14	0.37	0.51	0.30	0.19	0.49	5.53
Community Commercial	TSF	0.14	0.08	0.22	1.90	1.90	3.80	50.50
Park	Acre	0.00	0.00	0.00	0.00	0.00	0.00	2.23
Trip Generation								
Single Family Residential	374	82	258	340	239	131	370	4,114
Multi-Family Residential	229	39	112	151	101	60	160	2,008
Apartment	761	107	282	388	228	145	373	4,208
Community Commercial	100	14	8	22	190	190	380	5,050
Park	10	0	0	0	0	0	0	22
Total Trip Generation		242	660	902	758	525	1,283	15,403

ADT = average daily trips.

DU = dwelling units.

TSF = thousand square feet.

Source of table land use trip rates: Camarillo Traffic Model as shown in the Springville Specific Plan Final EIR.

#### **Threshold      Would the project result in inadequate on-site circulation access?**

The Springville Specific Plan EIR determined that compliance with the City's standards for roadway and intersection design, along with implementation of the vehicular, pedestrian, and alternative transportation concepts proposed in the Springville Specific Plan, would ensure that on-site circulation within the Specific Plan area would result in a less than significant impact. No changes to the pedestrian and alternative transportation concepts are proposed along with the changes in land use. The only change to the vehicular plan is the addition of a gated emergency vehicle access to the Daily Drive frontage road would be provided in the southwestern area of the site. Access to the project site from the west would be provided by way of a County of Ventura Knox Box entry system. No vehicles would be able to enter the site from the west without the Ventura County Fire Department operating the gate. Project residents would not have a key, fob, or controller to activate the entry function. Vehicles would be

able to exit the site at any time by activating a sensor pad in the pavement. The Fire Department requested this so that residents would have an available emergency exit path of travel. Therefore, this impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project result in inadequate parking capacity?**

As articulated in the Springville Specific Plan, parking will be provided for permitted uses in accordance with the provisions of the Camarillo Zoning Code. While non-residential parking standards must remain consistent with the zoning ordinance, a shared parking agreement may be developed between the commercial and residential guest parking requirements, as approved by the City. In addition, on-street parking will be provided in accordance with the Circulation and Landscape Standards of the Springville Specific Plan. Compliance with the zoning code and Specific Plan with respect to the provision of parking for the Specific Plan would ensure adequate parking capacity. This is applicable to the approved land uses as well as the proposed changes in land use and tract map. This impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

The Springville Specific Plan EIR determined that the Specific Plan does not conflict with any adopted policies, plans, or programs supporting alternative transportation and that a less than significant impact would result. The proposed changes in land use and tract map would include a Class 1 bike path between the extended berm and the freeway. The Circulation Plan in the Circulation Element of the City of Camarillo General Plan is proposed to be amended to correspond to the proposed tract map; however, the bike path is consistent with the Circulation Element and would connect with Ponderosa Drive bike lanes on the east end and a proposed City-funded extension of the bike path to Central Avenue to the west. Therefore, this impact would continue to be less than significant and no new or increased impacts would occur.

## 3.8 AIR QUALITY

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant impact on air quality if it would result in any of the following:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; or
- Create objectionable odors affecting a substantial number of people.

### IMPACTS AND MITIGATION MEASURES

**Threshold      Would the project conflict with or obstruct implementation of the applicable air quality plan?**

The Ventura County Air Quality Management Plan (AQMP) is based on growth projections for Ventura County and subareas within the County that have been agreed to by both the County and the Southern California Association of Governments. The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses and determined that the growth in population associated with these uses would not exceed population growth forecasts for the area by the time of project buildout in the year 2025. Therefore, the Specific Plan was determined to be consistent with the AQMP. This was considered to be a less than significant impact. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, generated less population growth.

The proposed changes in land use and tract map would increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. The number residential units would continue to be less than the amount evaluated in the Springville Specific Plan EIR, which was consistent with the AQMP and created a less than significant impact. Therefore, the proposed changes in land use and tract map would

also be consistent with the AQMP and the impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold**      **Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

The Springville Specific Plan EIR determined that peak construction activities associated with Specific Plan development would generate emissions, but would not exceed thresholds of significance or be considered significant. The following mitigation measures were adopted to address this potential impact:

MM 3.8-1    The developer shall implement all appropriate dust control measures, including but not limited to:

- The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
- Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.
- Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:
  - a) All trucks shall be required to cover their loads as required by California Vehicle Code §23114.
  - b) All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- Graded and/or excavated inactive areas of the construction site shall be monitored by (indicate by whom) at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days.

If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants, to prevent excessive fugitive dust.

- Signs shall be posted on-site limiting traffic to 15 miles per hour or less.
- During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive.
- Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
- Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

MM 3.8-2 If the project site poses a risk for Valley Fever , the VCAPCD recommends that the lead agency include appropriate Valley Fever mitigation measures, including but not limited to:

- Restrict employment to persons with positive coccidioidin skin tests (since those with positive tests can be considered immune to reinfection).
- Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune.
- Require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.
- Require that the cabs of grading and construction equipment be air-conditioned.
- Require crews to work upwind from excavation sites.
- Pave construction roads.
- Where acceptable to the fire department, control weed growth by mowing instead of discing, thereby leaving the ground undisturbed and with a mulch covering.
- During rough grading and construction, the access way into the project site from adjoining paved roadways should be paved or treated with environmentally safe dust control agents.

MM 3.8-3 The developer shall implement the following measures to mitigate ozone precursor emissions from construction motor vehicles:

- Minimize equipment idling time.
- Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.
- Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.
- Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

Mitigation measures MM 3.8-1 through MM 3.8-3 would ensure that construction emissions would remain at a minimal level and impacts associated with construction emissions would be less than significant.

The Springville Specific Plan EIR also determined that the 1,500 residences and 150,000 square feet of commercial retail/office uses would generate daily operational emissions that exceed the thresholds of significance recommended by the Ventura County Air Pollution Control District (VCAPCD) for CEQA purposes. As shown in Table 3.8-3 of the Springville Specific Plan EIR, the primary sources of volatile organic compounds (VOC) emissions and motor vehicles while the primary source of all other emissions is motor vehicles. The following mitigation measure was adopted to address this potential impact:

MM 3.8-4 The project applicant shall contribute funds to an off-site Transportation Demand Management (TDM) plan. The contributions shall be calculated based on the amount of emissions that must be reduced to bring the project below the thresholds established by the VCAPCD, and will be based on the year of completion of the development.

Mitigation measure MM 3.8-4 would reduce the operational emissions of the Specific Plan uses to a less than significant level. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, generated less daily operational emissions.

The proposed changes in land use and tract map would increase the overall residential unit count of the Specific Plan from 1,350 units to 1,364 units, but reduce the amount of commercial space from 150,000 square feet to 100,000 square feet. As discussed in the Transportation/Traffic section of this Supplemental EIR, the proposed changes in land use and tract map would generate substantially less traffic than the totals evaluated in the Springville Specific Plan EIR. As a result, it would also generate substantially less daily operational emissions than the totals identified in the Springville Specific Plan EIR. Mitigation measures MM 3.8-1 through MM 3.8-4 would continue to be applicable and the impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project expose sensitive receptors to substantial pollutant concentrations?**

The Springville Specific Plan EIR evaluated the potential for traffic generated by the Specific Plan land uses to generate localized carbon monoxide (CO) concentrations that exceed federal or state ambient air quality standards and it determined that impacts would be less than significant. Because the the proposed changes in land use and tract map would generate substantially less traffic than the totals evaluated in the Springville Specific Plan EIR, it would generate less traffic at the local intersections and the impact would continue to be less than significant.

The Springville Specific Plan EIR evaluated the potential for the Specific Plan development to generate toxic air contaminants. This impact was also determined to be less than significant. The proposed changes in land use would provide all but one of the same types of land uses approved under the Specific Plan. As such, it would not create any different source of toxic air contaminants and the impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project create objectionable odors affecting a substantial number of people?**

The Springville Specific Plan EIR evaluated the potential for odors to be generated during construction and operational activities, and determined that the Specific Plan development would not create substantial odors. This impact would be less than significant. The proposed changes in land use would provide all but one of the same types of land uses approved under the Specific Plan. As such, it would not create any different source of odors and the impact would continue to be less than significant. No new or increased impacts would occur.



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## 3.9 NOISE

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant noise impact if it would result in any of the following:

- Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Expose persons to or generate excessive groundborne vibration or groundborne noise levels;
- Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or
- Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

### EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold**      **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The Springville Specific Plan EIR determined that the Specific Plan development would not be exposed to excessive noise levels from aircraft operating from Camarillo Airport. This was a less than significant impact.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the uses would not be exposed to excessive noise levels from aircraft operating from Camarillo Airport. The impact would continue to be less than significant.

**Threshold**      **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

The Springville Specific Plan site is not located within the vicinity of a private airstrip. The Springville Specific Plan EIR determined that no impact would occur and this would also be the case for the proposed changes in land use and tract map.

## IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

The Springville Specific Plan EIR determined that construction activities associated with Specific Plan development would not generate noise levels that exceed the standards established in the City of Camarillo Noise Regulations. Although this impact was considered to be less than significant, the following mitigation measure was adopted to ensure that construction-related noise impacts remain less than significant:

MM 3.9-1    The City shall conduct meetings, as needed, with off-site constituents that are affected by project construction to provide advance notice of construction activities and ensure that the mutual needs of the Proposed Project and of those impacted by construction noise are met, to the extent feasible.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the construction-related noise levels would be similar to those identified in the Springville Specific Plan EIR. Mitigation measure MM 3.9-1 would continue to be applicable and the construction-related noise impacts would continue to be less than significant. No new or increased impacts would occur.

**Threshold**      **Would the project expose persons to or generate excessive groundborne vibration or groundborne noise levels?**

The Springville Specific Plan EIR determined that construction-related activities associated with Specific Plan development could expose the existing residences to the east of the Specific Plan site to substantial groundborne vibration levels. This impact was considered to be significant and unavoidable. The development of the new uses within the Specific Plan area that generated this impact have already been constructed. Groundborne vibration levels associated with all other construction-related activities, including the widening of West Ponderosa Drive, were determined to be less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the construction-related ground borne vibration levels would be similar to those identified in the Springville Specific Plan EIR and would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

The Springville Specific Plan EIR determined that traffic generated by the Specific Plan land uses would cause a substantial increase in noise levels at the existing uses located along the roadway segment of Ponderosa Drive between Earl Joseph Drive and Camino Tierra Santa. This impact was considered to be significant and unavoidable. The increase in noise levels at all other locations in the area were determined to be less than significant.

Because the the proposed changes in land use and tract map would generate substantially less traffic than the totals evaluated in the Springville Specific Plan EIR, it would generate less traffic noise along all of the roadway segments in the area. The impact at most locations would continue to be less than significant. However, the increase in roadway noise along the Ponderosa Drive between Earl Joseph Drive and Camino Tierra Santa would continue to be significant and unavoidable even though the noise levels would be lower than those identified in the Springville Specific Plan EIR. No new or increased impacts would occur.

**Threshold      Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

The Springville Specific Plan EIR determined that construction activities associated with Specific Plan development would not generate an adverse effect on nearby residents since construction activities would only occur within the permitted hours designated in the City of Camarillo's Municipal Code Section 10.34.120.F. This impact was considered to be less than significant. Implementation of mitigation measure MM 3.9-1 would further minimize impacts associated with a temporary or periodic increase in ambient noise as a result of construction activities.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the construction-related noise levels would be similar to those identified in the Springville Specific Plan EIR. Mitigation measure MM 3.9-1 would continue to be applicable and the construction-related noise impacts would continue to be less than significant. No new or increased impacts would occur.

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## 3.10 GEOLOGY/SOILS

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant geotechnical resource impact if it would result in any of the following conditions:

- Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault,
  - Strong seismic ground shaking,
  - Seismic-related ground failure, including liquefaction, or
  - Landslides.
- Location on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- Location on expansive soil, as defined by Table 18-1-A of the California Building Code (2001), creating substantial risks to life or property; or
- Having soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

## EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold**      **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**
- **Strong seismic ground shaking?**
- **Seismic-related ground failure, including liquefaction?**
- **Landslides?**

The Springville Specific Plan EIR determined that the Specific Plan site is crossed by known traces of zoned active splays of the Springville fault. However, the portions of the Specific Plan site underlain by the traces of the Springville fault were approved for recreational and open space uses. No structures for human occupancy are approved for these portions. In view of these circumstances, the threshold regarding rupture of a known earthquake fault on the project site would not be exceeded.

Required compliance with applicable regulations would ensure that the threshold regarding seismically induced groundshaking at the Specific Plan site would not be exceeded.

Most of the Specific Plan site is in a liquefaction hazard zone. However, compliance with applicable regulations is required and would ensure that the threshold regarding seismically induced ground failures (including liquefaction) at the Specific Plan site would not be exceeded.

The Specific Plan site is very gently sloping and nearly flat, and landslides would not be a hazard in the portions of the Specific Plan site proposed for structural development. Therefore, the threshold regarding landslides for the project site would not be exceeded.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the proposed changes in land use and tract map would not expose people or structures to potential substantial adverse geotechnical effects. The impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold**      **Would the project result in substantial soil erosion or the loss of topsoil?**

Erosion control standards are set by the Regional Water Quality Control Board (RWQCB) through administration of the National Pollution Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of nonpoint source control of

stormwater runoff through the application of a number of Best Management Practices (BMPs). These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. A Storm Water Pollution Prevention Plan (SWPPP), as required by the RWQCB, is required to describe the stormwater BMPs (structural and operational measures) that would control the quality (and quantity) of stormwater runoff. Because the NPDES permit requirements of the RWQCB must be satisfied prior to project construction, the Springville Specific Plan EIR determined that the threshold regarding substantial soil erosion or the loss of topsoil at the project site would not be exceeded.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the proposed changes in land use and tract map would not result in substantial soil erosion or the loss of topsoil. The impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

The existence of slightly to moderately compressible, corrosive, and expansive native soils and alluvium under the Specific Plan site makes it necessary to ensure the soils used for foundation support are sound. As part of the construction permitting process, the City requires completed reports of soil conditions at the specific construction sites to identify potentially unsuitable soil conditions including liquefaction, subsidence, and collapse. The evaluations must be conducted by registered soil professionals, and measures to eliminate inappropriate soil conditions must be applied, depending on the soil conditions. The design of foundation support must conform to the analysis and implementation criteria described in the City's Building Code, Chapters 16, 18, and Appendix J. Adherence to the City's codes and policies ensures the maximum practicable protection available for users of buildings and infrastructure and their associated trenches, slopes, and foundations. This regulatory framework exists to address weak soils issues, including expansion, liquefaction, subsidence, and collapse, unstable geologic and soil units would not be a substantial on- or off-site hazard of the Specific Plan.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the proposed changes in land use and tract map would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The impact would continue to be less than significant. No new or increased impacts would occur.



**Threshold      Would the project be located on expansive soil, creating substantial risks to life or property?**

The existence of slightly expansive to moderately expansive soils under the Specific Plan site raised concerns about foundation stability for dwellings, commercial structures, roads, and utilities. The discussions of soil and seismic issues in the Springville Specific Plan EIR indicate that the Building Code requires a site-specific foundation investigation and report for each construction site that (a) identifies potentially unsuitable soil conditions and (b) contains appropriate recommendations for foundation type and design criteria that conform to the analysis and implementation criteria described in the City's Building Code, Chapters 16, 18, and Appendix J. The discussions show that a regulatory framework exists to address weak soils issues, including expansion. Compliance with these regulations is required, not optional. In view of these circumstances, the threshold regarding expansive soils at the project site would not be exceeded.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the proposed changes in land use and tract map would not be located on expansive soil, creating substantial risks to life or property. The impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

The Camarillo Sanitary District provides sewer service to the Specific Plan site. There is existing wastewater infrastructure on three sides of the Specific Plan site, and new development would connect to or expand the existing wastewater lines. Because no septic tanks or alternative wastewater systems were proposed, no effects associated with any soils incapable for supporting these systems adequately would occur.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. The proposed uses would be served by the Camarillo Sanitary District and no impact would occur.

## *3.11 HAZARDS AND HAZARDOUS MATERIALS*

### **THRESHOLDS OF SIGNIFICANCE**

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant hazards impact if it would result in any of the following:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area;
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

## EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold**      **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The Springville Specific Plan EIR determined that the Specific Plan site was not listed on the California Cortese list, which is compiled pursuant to California Code Section 65962.5. In addition, the Specific Plan site was not identified as a current or historic hazardous materials site, and no other hazardous materials sites or hazardous materials release sites were identified by the one-mile ASTM radius environmental search. Therefore, the development of the Springville Specific Plan would not create a significant hazard to the public or the environment due to current or historic releases of hazardous materials.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the uses would not create a significant hazard to the public or the environment due to current or historic releases of hazardous materials. No new or increased impacts would occur.

**Threshold**      **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

The Springville Specific Plan site is not located within the vicinity of a private airstrip. The Springville Specific Plan EIR determined that no impact would occur and this would also be the case for the proposed changes in land use and tract map.

**Threshold**      **Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The Springville Specific Plan EIR determined that the Springville Specific Plan development would not interfere with any emergency response or evacuation plan. This would also be the case for the proposed changes in land use and tract map.

**Threshold**      **Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

The Specific Plan site is not located in a designated wildland area that may contain substantial forest fire risks or hazards. Therefore, risk of increased fire hazards in areas where flammable brush, grass, or trees from future development at the Specific Plan site is considered less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. Therefore, the risk of increased fire hazards in areas where flammable brush,

grass, or trees from future development at the Specific Plan site would continue to be less than significant. No new or increased impacts would occur.

## IMPACTS AND MITIGATION MEASURES

**Threshold      Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

The Springville Specific Plan EIR determined that construction activities associated with Specific Plan development could encounter residual pesticide-/herbicide-contaminated soil, based on historic uses at the site. During excavation and other construction activities, construction workers and members of the public could be at risk for exposure to pesticide-/herbicide-contaminated soil. The following mitigation measure was adopted to address this potential impact:

MM 3.11-1 (a) Prepare a Phase I Environmental Site Assessment (ESA). The project sponsor shall obtain a Phase I ESA for the proposed site. The Phase I ESA shall be prepared in accordance with ASTM E-1527-00 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The purpose of a Phase I ESA is to identify environmental conditions at a Proposed Project site that may suggest environmental contamination. The Phase I ESA report shall be prepared by a Registered Environmental Assessor or similarly qualified individual prior to initiating any construction activities at the site.

If recommended in the Phase I ESA, the project sponsor shall undertake (or require the responsible party to undertake) a Phase II ESA soil sampling plan; or if any environmental contamination is identified by the Phase I ESA, the project sponsor shall implement (or require the responsible party to implement) the recommendations of the report to further investigate and to remove any pesticide/herbicide soil contamination.

(b) Prepare a Work Plan and Corrective Action Plan. If the Phase II ESA sampling results show evidence of soil contamination at levels that may require corrective action or the implementation of engineering controls ("Controls"), the project sponsor shall prepare (or shall require the responsible party to prepare) a work plan for corrective action and/or Controls ("Work Plan") and a risk assessment to identify acceptable cleanup goals for the intended use of the site. The project sponsor or the responsible party shall submit the Work Plan and risk assessment to the Ventura County Environmental Health Department or any other environmental regulatory agency with jurisdiction ("the Oversight Agency") for review and approval. The project sponsor shall undertake (or shall require the responsible party to undertake) any corrective measures and/or implement any Controls deemed necessary by the Oversight Agency, and any additional corrective measures or

controls deemed necessary by the project sponsor, to reduce any risk identified as unacceptable based upon that analysis and review.

Implementation of this mitigation measure would reduce the potential impact to a less than significant level.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the construction-related activities would be similar to those identified in the Springville Specific Plan EIR. Mitigation measure MM 3.11-1 would continue to be applicable and the construction-related hazard impacts would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

The Springville Specific Plan EIR determined that the approved uses would include the use of hazardous materials and the storage of hazardous materials. The extent and exposure of individuals to hazardous materials would be limited by the relatively small quantities of these materials that would be stored and used on the project site. Hazardous materials storage and handling would involve the routine use of household chemicals like paints, oils, cleaning solvents and ammonia, etc. As most of these chemicals would be consumed by use and with adherence to warning labels and storage recommendations from the individual manufacturers, these hazardous materials would not pose any greater risk than at any other residential or commercial development. This potential impact was determined to be less than significant.

The proposed changes in land use provide all but one of the same types of land uses approved under the Specific Plan. As such, they would include the same general use of hazardous materials and the storage of hazardous materials. The potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Being located within an airport land use plan or, where such a plan has not been adopted, within two miles of public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

The Specific Plan site is located more than six miles northeast from the Oxnard Airport and approximately 0.5 mile north from the Camarillo Airport, across the Ventura Freeway. Further, the Camarillo Airport flight path extends from east to west. Therefore, the Specific Plan site is located outside of any airport land use plan or any runway landing/take-off flight paths for these local airports. No other public or private airstrips are located within the vicinity of the Specific Plan site. Therefore safety hazards associated with these airport facilities were considered less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. As such, the proposed changes in land use and tract map would not be exposed to a significant safety hazard from aircraft. The impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

The Las Posas Elementary School is located approximately one-quarter mile northeast of the Specific Plan site. As mentioned above, the Specific Plan uses would handle and/or store potentially hazardous materials at the site. However, the types of hazardous materials anticipated are limited to routinely used household chemicals. Compliance with all applicable local, state, and federal laws, and regulations (as described in Section 3.11.3, Regulatory Framework) that regulate, control, or respond to hazardous waste, transport, disposal, or clean-up would ensure that development in the region, which includes the Specific Plan area, does not result in significant impacts.

The proposed changes in land use provide all but one of the same types of land uses approved under the Specific Plan. As such, they would include the same general use of hazardous materials and the storage of hazardous materials. The potential impact would continue to be less than significant and no new or increased impacts would occur.

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## 3.12 *HYDROLOGY AND WATER QUALITY*

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant impact if any of the following would occur:

- Violate any water quality standards or waste discharge requirements;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Otherwise substantially degrade water quality;
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;
- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or
- Inundation by seiche, tsunami, or mudflow.



## EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold      Would the project violate any water quality standards or waste discharge requirements?**

The City of Camarillo requires the preparation of a water quality management plan, pursuant to NPDES requirements, which would ensure the development's compliance with applicable waste discharge and water quality requirements. The Specific Plan development would connect to the Camarillo Sanitary District sewer system. Based on this information, violation of water quality standards or waste discharge requirements is considered to be a less than significant impact associated with construction at the Specific Plan site.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, and would continue to comply with applicable waste discharge and water quality requirements, and connect to the Camarillo Sanitary District sewer system. The proposed changes in land use and tract map would be subject to the requirements of the Ventura County Municipal Stormwater NPDES Permit (Board Order 2010-0108). Further, to mitigate the stormwater runoff, the proposed changes in land use and tract map shall implement the requirements outlined in the November 22, 2010 Stormwater Quality Report for Ran Rancho Properties TT-5671, including implementation of the Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) requirements. As such, the uses would not violate any water quality standards or waste discharge requirements and the impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?**

The Specific Plan development would increase impervious cover within the Specific Plan area that has the potential to reduce groundwater recharge (less infiltration). The Springville Specific Plan EIR determined that the potential reduction in infiltration would not interfere substantially with groundwater recharge since the Specific Plan site is not within a significant groundwater recharge zone. Incorporation of the required SQUIMP strategies would reduce stormwater runoff and hence, potential impacts to groundwater recharge. Impacts on groundwater recharge were determined to be less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, and would not interfere substantially with groundwater recharge. Additionally, the proposed changes in land use and tract map would be subject to the Ventura County Municipal Stormwater NPDES Permit (Board Order 2010-0108), where the required SQUIMP requires control of peak stormwater runoff discharge rates, conservation of natural areas, and minimization of discharge of stormwater pollutants of concern, to name a few. The impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project otherwise substantially degrade water quality?**

The Springville Specific Plan EIR determined that the Springville Specific Plan development would not otherwise substantially degrade water quality. This would also be the case for the proposed changes in land use and tract map.

**Threshold      Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

The Specific Plan site is not located within a 100-year or even a 50-year flood hazard zone according to the Camarillo General Plan Safety Element. According to panel 0604130905B [now panel 06111C0927F] of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Ventura County, the Specific Plan site is designated as Zone C [now X], which is an area of minimal flood hazard. This indicates that the Specific Plan site is subject to minimal flooding and that it is not located within a 100-year flood hazard area.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, and would not place housing within a 100-year flood hazard area. No impact would occur.

**Threshold      Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

As discussed previously, the Specific Plan site is not located within a 100-year or even a 50-year flood hazard zone according to the Camarillo General Plan Safety Element. Therefore, the Specific Plan would not place structures within a 100-year flood hazard area, create structures that would impede or redirect flood flows, or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, and would not place structures within a 100-year flood hazard area. No impact would occur.

**Threshold      Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

No dams or reservoirs are located in proximity to the Specific Plan site such that significant risk of flooding due to failure could occur. In addition, the Specific Plan site is not within a designated dam inundation zone.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, and would not place structures within a designated dam inundation zone. No impact would occur.

**Threshold      Would the project expose people or structures to inundation by seiche, tsunami, or mudflow?**

Because Camarillo is approximately ten miles from the Pacific Ocean, tsunami hazards are not considered a significant concern in Camarillo. Seiche hazards are not of concern at the Specific Plan site, since the nearest enclosed body of water, Camino Lake, is located over a mile to the east.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan, and would not expose people or structures to inundation by seiche, tsunami, or mudflow. No impact would occur.

## IMPACTS AND MITIGATION MEASURES

**Threshold      Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?**

The Springville Specific Plan EIR determined that construction activities associated with Specific Plan development could result in substantial erosion or siltation on or off site. Preparation of a Stormwater Pollution Prevention Plan (SWPPP) is required for compliance with the NPDES General Construction Stormwater Activity Permit. Compliance with the permit would involve filing a Notice of Intent with the Regional Water Board (RWB) and preparing, at minimum, a SWPPP prior to construction activities. The SWPPP would be required to identify the sources of sediment and other pollutants on the project area, and to ensure the reduction of sediment and other pollutants in stormwater discharged from the project area. A monitoring program is required to aid the implementation of, and assure compliance with, the SWPPP. The RWB permit requirements would have to be satisfied prior to construction. Implementation of the SWPPP, as required by California law to comply with construction management procedures stipulated in the RWB's General Construction Activity Stormwater Permit, and consistent with federal antidegradation requirements, in conjunction with obtaining a Grading Permit, would ensure that potential water quality effects associated with construction activities would be less than significant.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. As such, the construction-related activities would be similar to those identified in the Springville Specific Plan EIR. Implementation of the SWPPP ensure that the potential impact would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

The Springville Specific Plan EIR determined that the approved uses would include the use of hazardous materials and the storage of hazardous materials. The extent and exposure of individuals to hazardous materials would be limited by the relatively small quantities of these materials that would be stored and used on the project site. Hazardous materials storage and handling would involve the routine use of household chemicals like paints, oils, cleaning solvents and ammonia, etc. As most of these chemicals would be consumed by use and with adherence to warning labels and storage recommendations from the individual manufacturers, these hazardous materials would not pose any greater risk than at any other residential or commercial development. This potential impact was determined to be less than significant.

The proposed changes in land use provide all but one of the same types of land uses approved under the Specific Plan. As such, they would include the same general use of hazardous materials and the storage of hazardous materials. The potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site?**

**Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The Springville Specific Plan EIR determined that Specific Plan development would not alter drainage patterns of the site or area; however, increased development within the Specific Plan site would contribute runoff water which could exceed the capacity of existing or planned stormwater drainage systems. The following mitigation measures were adopted to address this potential impact:

MM 3.12-1 Site-specific hydrological reports shall be prepared for future development under the Springville Specific Plan in order to ensure that pre- and post-peak runoff flows remain the same, as required by the LARWQCB.

This mitigation would reduce the potential impact to a less than significant level.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan. Mitigation measure MM 3.12-1 would continue to be applicable and the potential

drainage impacts would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project create or contribute runoff water which would provide substantial additional sources of polluted runoff?**

The Springville Specific Plan EIR determined that could contribute runoff water which would provide substantial sources of polluted runoff. However, compliance with existing regulations would ensure that impacts would be less than significant.

The proposed changes in land use provide all but one of the same types of land uses approved under the Specific Plan. As such, they would generate the same potential for polluted runoff. Compliance with existing regulations would ensure that impacts continue to be less than significant. No new or increased impacts would occur.

## 3.13 PUBLIC SERVICES

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that implementation of the Specific Plan may have a significant impact on public services if the Specific Plan would result in the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

- Fire Protection;
- Police Protection; or
- Schools.

In addition, implementation of the Specific Plan may have a significant adverse impact on recreation services and facilities if it would result in either of the following:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

### IMPACTS AND MITIGATION MEASURES

<b>Threshold</b>	<b>Would the project result in the provision of new or physically altered Fire Department facilities, or the need for new or physically altered Fire Department facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for acceptable fire services?</b>
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The Springville Specific Plan EIR determined that implementation of the Specific Plan would increase the demand for fire protection services and could require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows. The following mitigation measures were adopted to address this potential impact:

MM 3.13-1 New development, including commercial retail/office, and residential uses, under the Specific Plan shall be equipped with fire sprinkler systems.

This mitigation would reduce the potential impact to a less than significant level.

The proposed changes in land use and tract map would occur within the same boundaries as the approved Specific Plan and would provide all but one of the same types of land uses approved under the Specific Plan. Mitigation measure MM 3.13-1 would continue to be applicable and the potential drainage impacts would continue to be less than significant. No new or increased impacts would occur.

**Threshold      Would the project result in the provision of new or physically altered Police Department facilities, or the need for new or physically altered Police Department facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for acceptable police services?**

The Springville Specific Plan EIR determined that the increase in residential population as a result of project implementation could require the construction of new or physically altered police facilities to accommodate the increased demand in services. However, as all new development places an increased burden on police services and causes a need for increased staff and increased space, the Specific Plan development would contribute funding to the police facility fee as required by the City's Municipal Code. This fee will be used to pay for the portion of the costs attributable to new development for acquiring, redesigning, and constructing of new police facilities, as necessary, in the City. The impacts were determined to be less than significant based on a fee imposed on new development at that time under the City's Municipal Code.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would generate the same general demand for police protection services. Since police protection to the Specific Plan area is provided via officers driving in Police Department vehicles, the proposed changes in land use and tract map would not create the need for the construction of new or physically-altered police facilities. In accordance with standard City practice, the project development and building plans would be subject to review by the Camarillo Police Department to reduce opportunities for the commission of crimes at the project site. Therefore, the potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project result in the provision of new or physically altered school facilities, or the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for acceptable school services?**

The Springville Specific Plan EIR determined that the increase in residential population as a result of project implementation would increase the number of students in the Pleasant Valley School District (PVSD) and Oxnard Union High School District (OUHSD) and contribute to an overcapacity problem, which could result in the need for new or altered school facilities. As required by the existing State

education regulations, the Specific Plan development would be required to pay statutory school fees for new development under the Specific Plan. This measure would assist in funding efforts necessary to alleviate school overcrowding, and would ensure that new development under the Specific Plan would bear its fair share of the cost of housing additional students generated. In effect, payment of these required fees would reduce potential impacts of student generation associated with the Specific Plan to a less than significant level.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would generate an increased demand for public school services. The Specific Plan development would continue to pay statutory school fees for new development. Therefore, the potential impact would continue to be less than significant and no new or increased impacts would occur. In addition, the new high school in Camarillo that was discussed in the EIR and was projected to help ease crowding in the local high schools has been constructed and is now open (Rancho Campana High School).

**Threshold      Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The Springville Specific Plan EIR determined that the increase in residential population as a result of project implementation could result in the increased use of parks and recreational facilities, such that substantial physical deterioration of the facilities would occur or be accelerated. The Specific Plan provides 10 acres of improved parkland. This parkland along with payment of the required parkland fees would reduce potential impacts to a less than significant level.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would generate an increased demand for parks and recreational facilities. The Specific Plan would continue to provide 10 acres of improved parkland and the new developments would continue to pay statutory parkland fees. Therefore, the potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

The Springville Specific Plan provides 10 acres of improved parkland. The impacts associated with development under the Specific Plan, including the improved parkland, were evaluated through the Springville Specific Plan EIR, which determined that Specific Plan development would have adverse impacts on various resources. Significant and unavoidable construction impacts were identified in the individual technical sections of the EIR in the resource areas of air quality, noise, and traffic. Therefore, this impact was determined to be considered significant and unavoidable.



The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan, including the 10 acres of improved parkland. As discussed throughout this Supplemental EIR, the impacts associated with the proposed changes in land use and tract map would be similar to or less than those associated with the original Specific Plan proposal evaluated in the Springville Specific Plan EIR. Therefore, this impact would continue to be significant and unavoidable and no new or increased impacts would occur.

## 3.14 UTILITIES/SERVICE SYSTEMS

### THRESHOLDS OF SIGNIFICANCE

The Springville Specific Plan EIR determined that impacts upon utilities would be considered significant if project implementation would exceed the capacity of existing or planned infrastructure serving the community. Project impacts would be considered significant if any of the following would occur:

#### *Water Supply*

- Result in insufficient water supplies available to serve the project from existing entitlements and resources; or
- Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

#### *Sewer/Wastewater*

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

#### *Gas/Electricity*

- Require or result in the construction of new energy production and/or transmission facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

#### *Solid Waste*

- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; or
- Incompliance with federal, state, and local statutes and regulations related to solid waste.

## EFFECTS NOT FOUND TO BE SIGNIFICANT

**Threshold**      **Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

Pursuant to NPDES requirements, a water quality management plan would be prepared to ensure the Specific Plan's compliance with applicable waste discharge and water quality requirements. Therefore, this impact would be less than significant. This is applicable to the approved Specific Plan as well as the proposed changes in land use and tract map. The impact would continue to be less than significant and no new or increased impacts would occur.

## IMPACTS AND MITIGATION MEASURES

**Threshold**      **Would the project result in insufficient water supplies available to serve the project from existing entitlements and resources?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. The EIR determined that implementation of the Specific Plan would generate an additional demand for water. However, the additional demand would be adequately served by anticipated water entitlements and resources. In order to further ensure that the City would continue to provide a reliable water supply to future development under the Specific Plan, the following mitigation measure was adopted to require the use of reclaimed water for landscape watering throughout the Specific Plan area:

MM 3.14-1 Consistent with the recommendations in the City's water reliability plans to expand the City's recycled water program, development under the Proposed Project shall include the use of reclaimed water for landscape watering throughout the Specific Plan area.

The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, generated less water demand.

The proposed changes in land use and tract map would provide all but one of the same types of land uses approved under the Specific Plan. Mitigation measure MM 3.14-1 would continue to be applicable and the potential water supply impacts would continue to be less than significant. No new or increased impacts would occur.

**Threshold**      **Would the project require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. The EIR determined that the Specific

Plan development would not require the construction of new water treatment facilities or the expansion of existing facilities. This impact was determined to be less than significant. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, would require less water treatment.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would not require the construction of new water treatment facilities or the expansion of existing facilities. The potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. The EIR determined that the Specific Plan development would not require the construction of new wastewater treatment facilities or the expansion of existing facilities. This impact was determined to be less than significant. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, would generate less wastewater.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would not require the construction of new wastewater treatment facilities or the expansion of existing facilities. The potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. The EIR determined that the Specific Plan development would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected wastewater flows in addition to the provider's existing commitments. The impact was determined to be less than significant. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, would generate less wastewater.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would not require the construction of new wastewater treatment facilities. The potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project require or result in the construction of new energy production facilities, the construction of which could cause significant environmental effects?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. The EIR determined that the Specific Plan development would increase the demand for electricity and natural gas, but would not require or result in the construction of new energy production or transmission facilities, the construction of which could cause significant environmental effects. Impacts were determined to be less than significant. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, would generate less energy production.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would not require the construction of new energy production or transmission facilities, the construction of which could cause significant environmental effects. The potential impact would continue to be less than significant and no new or increased impacts would occur.

**Threshold      Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and result in compliance with federal, state, and local statutes and regulations related to solid waste?**

The Springville Specific Plan EIR evaluated the impacts associated with the development of 1,500 residences and 150,000 square feet of commercial retail/office uses. The EIR determined that the Specific Plan development would increase the generation of solid waste, but would be served by a landfill with adequate capacity to accommodate the increase. The City ultimately approved the Specific Plan that allowed up to 1,350 residential units and, as a result, would generate less solid waste.

The proposed changes in land use and tract map provide all but one of the same types of land uses approved under the Specific Plan. As such, they would be served by a landfill with adequate capacity to accommodate the increase. The potential impact would continue to be less than significant and no new or increased impacts would occur.