

IMPACTS NOT FOUND TO BE POTENTIALLY SIGNIFICANT

INTRODUCTION

In addition to the environmental impact categories analyzed in detail in this EIR, the City of Camarillo has determined that the development and operation of the proposed project would not result in potentially significant impacts to the environmental impact topics listed below. Section 15128 of the State CEQA Guidelines states:

“An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of an Initial Study.”

An Initial Study was not prepared for the proposed project. However, the following discussions provide a brief analysis the environmental impact issues that are not analyzed in detail in this EIR.

AGRICULTURE AND FORESTRY RESOURCES

In accordance with Appendix G to the State CEQA Guidelines, a project could have a potentially significant impact to agriculture and forestry resources if it would:

- Convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (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.
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- Result in the loss of forest land or conversion of forest land to non-forest use.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

Impact Analysis

The proposed project site is the Camarillo Springs Golf Course. The Ventura County Important Farmland 2016 map designates the developed area of the property as Urban and Built-up Land. The undeveloped and Conejo Creek area in the golf course - south area of the property is designated as Other Land. The applicant is proposing to upsize the existing 12-inch VCP sewer line west of Conejo Creek to a 15-inch sewer line to accommodate to increased wastewater generation of the project. This underground infrastructure improvement of approximately 3,400 linear feet would be constructed within an existing sewer line easement and result in the temporary disturbance of the easement area. Once the sewer line improvement has been completed, the easement area will be returned to its existing use, i.e., agricultural production. The existing sewer line location is illustrated in Figure 5.17-1. The sewer line work would be coordinated with the agricultural property owner. Therefore, the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impacts would occur.

The California Land Conservation Act of 1965 (the "Williamson Act" – California Government Code Section 51200) recognizes the importance of agricultural land as an economic resource that is vital to the general welfare of society. Intended to assist the long-term preservation of prime agricultural land in the state, Williamson Act contracts provide the agricultural landowner with a substantial property tax break for keeping land in agricultural use. When under contract, the landowner no longer pays property tax for an assessed valuation based upon the property's urban development potential. The Williamson Act stipulates that for properties under contract, "the highest and best use of such land during the life of the contract is for agricultural uses." Therefore, property under contract is assessed and taxed based upon its agricultural value. Williamson Act contracts remain in effect for ten to twenty years unless the property owner files for a notice of non-renewal with the county.

The golf course is zoned RE (Rural Exclusive) and RE-1 Acre. Because the site is not under agricultural use, it does not qualify for a Williamson Act contract. Therefore, no impacts associated with agricultural zoning or Williamson Act conflicts would occur.

There are no forest resources located at, or in the vicinity of, the project site. Therefore, no impacts to forest land would occur.

There are no agricultural or forest lands in the vicinity of the project site that would be converted to non-agricultural use or non-forest use by development at the project site. No impact would occur.

FIGURE 5.17-1 - EXISTING OFF-SITE SEWER LINE LOCATION



MINERAL RESOURCES

In accordance with Appendix G to the State CEQA Guidelines, a project could have a potentially significant impact to mineral resources if it would:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Impact Analysis

The golf course property is located within the Conejo Oil Field and there are approximately 210 oil wells identified within 1/4 mile of the property. Approximately 94 wells appear within the north-northeastern portion of the golf course property and 61 of these wells are listed as active producer wells. As discussed in the Hazards and Hazardous Materials section of this EIR, no oil production occurs at the property and no visible evidence of the former oil wells was observed during the site reconnaissance. Moreover, a well identified as “active producer” may have been abandoned as these wells appear to be, but documentation of their abandonment may not be on file with the California Geologic Energy Management Division (CalGEM) [formerly known as the Division of Geologic and Geothermal Reserves (DOGGR)]. The proposed residential uses are not proposed within the area of the property where the former oil wells are located. The area of the property where the former oil wells are located is presently a golf course and would continue to be a golf course under the project. No other mineral extraction activities have occurred at the project site and no sites within the City of Camarillo have been designated as locally important mineral resource recovery sites. Therefore, implementation of the proposed project would not directly or indirectly result in the loss of availability of important mineral resources at the project site or in the general vicinity.