

DRAFT ENVIRONMENTAL IMPACT REPORT

For

CAMARILLO SPRINGS GPA 2017-2

EIR 2020-10 • SCH #2019070514



Prepared by:



CADENCE
ENVIRONMENTAL CONSULTANTS

September 2020

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INTRODUCTION

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

SUBJECT OF THIS EIR

This Environmental Impact Report (EIR) addresses the environmental effects of The Greens at Camarillo Springs, a 182-acre, 248 dwelling unit senior (55+) for-sale residential and golf course renovation project (project or proposed project) proposed within the City of Camarillo (City). The California Environmental Quality Act (Public Resources Code §21000 et seq.) (CEQA) requires that public agencies consider the environmental consequences of projects over which they have discretionary approval authority.

Project Site History

The proposed project site is the existing, privately-owned and operated Camarillo Springs Golf Course located at the base of the Conejo Mountains within the eastern area of the City of Camarillo. The site is located at 791 Camarillo Springs Road and includes Assessor's Parcel Numbers 234-0-040-420, 234-0-040-595, 234-0-040-740, 234-0-040-750, 234-0-040-760, 234-0-040-770, 234-0-181-115, 234-0-201-045, 234-0-201-055. The site is generally bound by Ridge View Street to the north, and is generally east and south of Ridge View Street's intersection with Adohr Lane.

The golf course was approved for development by the City of Camarillo in 1970 and has been developed and operational for more than 45 years. The property is currently developed with an 18-hole golf course, clubhouse facility, driving range, maintenance buildings, and associated structures. The golf course is open for public use and play, as well as tournaments, and its hours of operation are from 6:00 a.m. until sundown. The property is designated as Public/Quasi-Public in the City of Camarillo General Plan and is zoned RE (Rural Residential) and RE-1 Acre.

Proposed Project

NUWI Camarillo, LLC is requesting approval from the City of Camarillo to amend the General Plan Land Use Element to change the land use designation for an approximately 31-acre portion of the larger 182-acre project site from Public/Quasi-Public to Low-Medium Density Residential (5.1 - 10 dwelling units per acre) and change the zoning of this area from RE to RPD-8U (Residential Planned Development – 8 units per acre maximum). The area proposed for the General Plan Amendment (GPA) and change of zone is within one lot and is specifically located south of Ridge View Street and west of the existing golf course

driving range. The applicant is also requesting approval of a Tentative Tract Map (TT-6016) to subdivide the property for the development of up to 248 new age-restricted (55+) residential units and a Residential Planned Development (RPD-204) permit for the development of 248 age-restricted (55+) single family detached dwelling units. The development would include a private recreation center and open spaces that include two pocket parks and walking trail connectivity to the surrounding community.

Development of the residential area would require the temporary closure and reconfiguration of the golf course. The applicant is requesting to reconfigure the golf course into 12 holes instead of the current 18-hole layout under Special Use Permit Modification (SUP-6M3). The golf course clubhouse would be renovated and enhanced within the existing building footprint. Other improvements proposed for the golf course include a renovated driving range and additional open spaces including a new neighborhood park, trails, a dog park, and event spaces, all of which would be open and available for public use.

The project applicant has also submitted a Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) to modify the existing Flood Insurance Rate Map (FIRM) floodplain map in order to remove 154 existing residences, located offsite and to the south and east of that portion of the project site upon which residential units are proposed, from the mapped floodplain area and facilitate residential development of the existing golf course. The area of the existing course in the southwest portion of the project site ("golf course – south area") will be excavated and modified to generate fill for the creation of the approximate 31-acre residential pad. A continuous basin would be provided in the golf course – south area in order to capture the water that would normally inundate the northern part of the course, where the proposed senior residential development is located, during heavy storm events.

PURPOSE OF AN EIR

The California Environmental Quality Act (CEQA) was enacted in 1970 with the objective to inform the public and decision-makers of the potential environmental impacts of a proposed project. CEQA requires agencies to consider the significant effects of a project and to reduce the significant environmental effects of a project by implementing feasible mitigation measures or alternatives to the project as proposed. The public agencies must consider the information in the EIR along with other information which may be presented to the agency when deciding whether to approve or deny a project. An EIR is also intended to be the primary reference document in the formulation and implementation of a mitigation monitoring and reporting program for an approved project.

CEQA applies to all discretionary actions proposed to be carried out or approved by California public agencies, including state, regional, county, and local agencies. The proposed project requires discretionary approval from the City of Camarillo and is, therefore, subject to CEQA. For the purpose of CEQA compliance, the City of Camarillo is the "Lead Agency" for the proposed project. The Lead Agency is responsible for preparing the EIR in accordance with CEQA and the Guidelines for Implementation of the

California Environmental Quality Act (State CEQA Guidelines). As mandated by the State CEQA Guidelines, this EIR has been subject to the City's internal review process and reflects the City's independent judgement and objectivity with regard to the scope, content, and adequacy of analysis.

Although the City of Camarillo is the Lead Agency for the proposed project and the City has sole authority to approve or deny the project, development and operation of the proposed land uses may also be subject to permit approval by other federal, state, or regional agencies. Such responsible and trustee agencies may include, but not be limited to, the following:

- Federal Emergency Management Agency (FEMA)
- Ventura County Watershed Protection District
- Camarillo Sanitary District
- Camrosa Water District

EIR ADEQUACY

The principle use of an EIR is to enable the Lead Agency and other responsible agencies to examine the overall effects of projects that could have one or more significant effects on the environment. The State CEQA Guidelines require no particular level of detail for such a document; instead, Section 15151 of the State CEQA Guidelines states that an EIR, regardless of the type:

...should be prepared with a sufficient degree of analysis to provide decision makers with information that enables them to make a decision that intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and good faith effort at full disclosure.

The critical factor is that an environmental analysis discloses all potential environmental consequences associated with the project implementation, while avoiding unnecessary, redundant environmental analysis. The California Supreme Court has explained that when an agency's prepared an EIR:

[T]he issue is not whether the [lead agency's] studies are irrefutable or whether they could have been better. The relevant issue is only whether the studies are sufficiently

credible to be considered as part of the total evidence that supports the [lead agency's] finding[.]¹

EIR SCOPE AND CONTENT

Before beginning the preparation of a Draft EIR, the Lead Agency must decide which specific issues should be evaluated in the document. CEQA and the State CEQA Guidelines identify various steps that lead agencies must take to define the scope and contents of an EIR, and also give lead agencies discretion to use additional “scoping” methods.

To determine the environmental issues that should be addressed in the Draft EIR, City of Camarillo Department of Community Development conducted a preliminary evaluation of the potential environmental impacts that could occur with implementation of the proposed project. Based on this review, the City concluded that the project could have potentially significant impacts associated with the following environmental issues:

- Aesthetics and Scenic Resources
- Cultural Resources and Tribal Cultural Resources
- Greenhouse Gas Emissions
- Land Use and Planning
- Public Services and Recreation
- Wildfire
- Air Quality
- Energy
- Hazards and Hazardous Materials
- Noise and Vibration
- Transportation
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Population and Housing
- Utilities and Service Systems

Input as to the scope of the Draft EIR was then obtained from interested public agencies and private parties through a Notice of Preparation of a Draft EIR (NOP) of a Draft EIR review process and public Draft EIR scoping meeting. The NOP was circulated for a 30-day review period beginning on July 16, 2019 and ending on August 15, 2019. The NOP is included as Appendix A to this EIR and the letters received by the City of Camarillo in response to the NOP are included as Appendix B to this EIR.²

¹ *Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376, 409; see also *Eureka Citizens for Responsible Gov't v. City of Eureka* (2007) 147 Cal.App.4th 357, 382.

² The letter received from Julie Tumamait-Stensile on behalf of the Barbareno/Ventureno Band of Mission Indians is not included in Appendix B for confidentiality and to protect tribal cultural resources.

The City of Camarillo Department of Community Development also conducted an EIR scoping meeting for the public in the City Council Chambers on July 23, 2019. Written comments that were submitted by people in attendance are included as Appendix C to this EIR.

The input provided through the NOP review period did not identify any additional topical areas of analysis to be included in the Draft EIR and therefore did not change the City's proposed scope of the Draft EIR.

ISSUES OF KNOWN CONCERN

A summary of the environmental concerns identified in the letters submitted to the Department of Community Development in response to the NOP and during the EIR scoping meeting is provided in Table 1. A number of response letters from local residents identified early opposition to the project. While support or opposition to a project is important for consideration by the City of Camarillo Planning Commission and City Council, it does not pertain to the scoping of a Draft EIR. Therefore, support or opposition to the proposed project is not identified in Table 1-1.

As shown in Table 1-1, the issues of known concern are consistent with those identified previously by the City of Camarillo Department of Community Development. These issues are evaluated in the technical sections of this EIR.

TABLE 1-1: ISSUES OF KNOWN CONCERN

Commenting Entity	Environmental Issues of Concern
California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	The EIR for the project has been assigned State Clearinghouse (SCH) Number 2019070514 and the state agencies that were informed about the project are identified.
California Department of Conservation	The project site is located within the abandoned Conejo field with 15 known oil, gas, or geothermal wells.
California Department of Transportation	Impacts to the Camarillo Springs Road and SR-101 ramps should be evaluated. VMT is to be used for evaluation starting July 1, 2020.
California Native American Heritage Commission	Identifies the tribal consultation requirements for compliance with Senate Bill 18 and Assembly Bill 52.
Pleasant Valley Recreation & Park District	Provision of parkland.
Ventura County Watershed Protection District	Impacts to Conejo Creek and maintenance of on-site drainage basins.
Jeffrey Camarda & David T. Vincent	Safety, traffic, environment, and wildlife. Development in a flood zone.

TABLE 1-1: ISSUES OF KNOWN CONCERN

Commenting Entity	Environmental Issues of Concern
Teri A. Denson	Impacts associated with the renovated lake.
Max Fowler	Impacts to wildlife.
Cheryl Harwood	Loss of floodplain. Oil well leakage. Reservoir becoming public recreation area. Construction noise levels. Potential blasting. Development in flood zone.
Jing Huang	Impacts to the environment.
Joe Karalius	Impacts to Highway 101, drainage, geologic stability, wildlife habitat.
Bruce McDonough	Impacts to wildlife, noise, watercourses.
Mike Mishler	Impacts to biological resources, geology, blasting, greenhouse gas emissions, abandoned oil wells and soil contamination, hydrology, recreation and open space, traffic modeling.
Brian Morris	Soil testing for contamination.
Oppose Camarillo Springs Building	Impacts to aesthetics/visual resources, air quality, biological resources, cultural resources/tribal cultural resources, geology and soils, hydrology and water quality, land use and planning, construction noise, golf course recreation, traffic and circulation, emergency evacuation, water demand, wildlife.
Julie Tumamait-Stensile on behalf of the Barbareno/Ventureno Band of Mission Indians (Chumash)	Impacts to Native American resources.
Barbara Williams	Impacts to wildlife and wildlife corridors. Soil contamination.

ORGANIZATION OF THE EIR

This 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 EIR is provided. The following sections are contained within the EIR:

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

Executive Summary — This section provides a summary of the analyses and conclusions presented in the body of this EIR, including the potential environmental impacts of the proposed project, the

recommended mitigation measures, the level of significance after mitigation, and the unavoidable impacts of the project. Also contained within this section is a summary of alternatives to the proposed and their ability to reduce the significant impacts of the project.

Environmental Setting — This section describes the physical environment that currently exists at, and in the vicinity of, the project site. This section also summarizes the approach for addressing cumulative impacts in this EIR.

Project Description — This section describes the project as proposed by the project applicant, outlines the objectives for the project, and identifies the approvals required by the City of Camarillo and other agencies for project implementation.

Environmental Impact Analysis — The Environmental Impact Analysis is the primary focus of the EIR. Separate discussions are provided to address the potential environmental impacts of the proposed project. Each section provides a discussion of existing conditions (environmental setting), identification of the thresholds of significance for that topic, an assessment of the impacts of the project in relation to the thresholds of significance, recommended mitigation measures, cumulative impacts, and a residual impact statement as to the effectiveness of the recommended mitigation measures.

Alternatives to the Proposed Project — This section identifies alternatives to the proposed project that have been considered by the City to reduce and/or minimize significant project impacts. This includes a “no project” alternative.

Preparers of the EIR — This section identifies the individuals responsible for the preparation of this EIR.

References — This section identifies all references used and cited in the preparation of this EIR.

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 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 EIR. When providing written comments on the subject matter of the Draft 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

A copy of the Draft EIR will also be made available for public review on the City's website (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 EIR public review period and receipt of all written comments, the City of Camarillo will prepare a Final EIR. The Final EIR will provide additions and revisions to the Draft EIR as applicable, written responses to the written comments received by the City during the Draft EIR review period, and a Mitigation Monitoring and Reporting Program. Agency representatives and 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.

ISSUES TO BE RESOLVED

Issues to be resolved by the City of Camarillo include the determination that the EIR adequately evaluates the potential environmental impacts of the proposed project, the determination that the recommended mitigation measures reduce the significant impacts of the project to a less than significant level or to the maximum extent feasible, and the determination as to whether to approve or deny the project as proposed or one of the alternatives evaluated in the EIR.

EXECUTIVE SUMMARY

This summary is intended to highlight the major areas of importance in the environmental analysis of the proposed project. This summary includes a discussion of the location of the project site, project objectives, and the project description. A summary of the potential impacts that could occur as a result of the proposed project, recommended mitigation measures, and the level of significance after mitigation is included in this section. A summary of project alternatives is also provided.

PROJECT LOCATION

The proposed project site is the Camarillo Springs Golf Course located at 791 Camarillo Springs Road in the eastern area of the City of Camarillo. The Camarillo Springs area is an isolated community within the City of Camarillo. According to U.S. census tract data, there are 601 residential units, 73,390 square feet of business center (office) space, 21,400 square feet of commercial retail space, and the 18-hole golf course within the Camarillo Springs area. The property is largely bordered by existing residential developments and open space.

The golf course was approved for development by the City of Camarillo in 1970 and has been developed and operational for more than 45 years. The property is currently developed with an 18-hole golf course, clubhouse facility, driving range, maintenance buildings, and associated structures. The golf course is open for public use and play, as well as tournaments, and its hours of operation are from 6:00 a.m. until sundown.

PROJECT OBJECTIVES

The primary objectives for The Greens at Camarillo Springs project are:

- The project applicant has indicated the project is intended to assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities.
- The project applicant has indicated the project is intended to abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- The project applicant has indicated the project is intended to implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.

- The project applicant has indicated the project is intended to provide a mix of high-quality housing to accommodate the City's growing senior population.
- The project applicant has indicated the project is intended to renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- The project applicant has indicated the project is intended to develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies.
- The project applicant has indicated the project is intended to create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- The project applicant has indicated the project is intended to design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- The project applicant has indicated the project is intended to enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- The project applicant has indicated the project is intended to utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.
- The project applicant has indicated the project is intended to implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors or the City of Camarillo.

PROPOSED PROJECT

The project applicant is requesting approval from the City of Camarillo to amend the General Plan Land Use Element to change the land use designation for a 31-acre portion of the larger 182-acre project site to Low-Medium Density Residential (5.1 - 10 dwelling units per acre) and change the zoning of this 31-acre portion from Rural Exclusive (RE) to RPD-8U (Residential Planned Development – 8 units per acre maximum). The applicant is also requesting approval of a Tentative Tract Map (TT-6016) to subdivide the property for the development of up to 248 new age-restricted (55+) single family, detached residential units and a Residential Planned Development (RPD-204) permit for the development of 248 age-restricted (55+) single family detached dwelling units. The residential component of the proposed project would be

developed to a density of approximately eight dwelling units per acre and would be gated. The residential development would include a private recreation center and open spaces that include two pocket parks and walking trail connectivity to the surrounding community.

Development of the residential area would require a reconfiguration and update of the existing golf course, proposed under Special Use Permit Modification SUP-6M(3). All existing cart paths, existing ponds, and other golf features (fairways, tees, greens, etc.) would be removed and redesigned as a 12-hole golf course. The golf course clubhouse would be renovated and enhanced within the existing building footprint. The driving range and surrounding area would be renovated. The area to the east of the driving range would include a neighborhood park, walking trails, a dog park, and event spaces, all of which would be open and available for public use. The neighborhood park would be approximately 6.3 acres and the dog park would be approximately 1.3 acre. The existing maintenance buildings at the northwest edge of the property would remain in their existing building footprints.

TOPICS OF KNOWN CONCERN

To determine the environmental issues that should be addressed in the Draft EIR, City of Camarillo Department of Community Development conducted a preliminary evaluation of the potential environmental impacts that could occur with implementation of the proposed project. Based on this review, the City concluded that the project could have potentially significant impacts associated with the following environmental issues:

- | | | |
|--|-----------------------------------|---------------------------------|
| • Aesthetics and Scenic Resources | • Air Quality | • Biological Resources |
| • Cultural Resources and Tribal Cultural Resources | • Energy | • Geology and Soils |
| • Greenhouse Gas Emissions | • Hazards and Hazardous Materials | • Hydrology and Water Quality |
| • Land Use and Planning | • Noise and Vibration | • Population and Housing |
| • Public Services and Recreation | • Transportation | • Utilities and Service Systems |
| • Wildfire | | |

A summary of the potential significant environmental impacts of the project is provided in Table 2-1. As shown, the proposed project would not result in any unavoidable significant environmental impacts.

PROJECT ALTERNATIVES

This EIR also considers a range of alternatives to the proposed project to provide informed decision-making in accordance with Section 151216(f) of the CEQA guidelines. The alternatives analyzed in this EIR are as follows:

No Project Alternative

Under the No Project Alternative, the proposed project would not be constructed and the site would remain as a golf course. Under this scenario, none of the impacts evaluated in this EIR would occur. The golf course could continue to be operated in its current condition, it could be renovated or re-designed, or it could close.

A No Project alternative would not meet any of the objectives for the proposed project. The No Project Alternative would not abate existing flood hazards for current residents located immediately south of the project site, and would not provide the City with comprehensive flood safety infrastructure improvements. No new senior housing would be provided. No development in furtherance of the City's Housing Element would be taken, and no trails would be constructed or connected.

It is possible that a subsequent applicant could renovate, redesign, or redevelop the golf course within the existing limits of the golf course or expand the golf course within the existing property boundaries. It is also possible that another application could be submitted to the City of Camarillo in the near future requesting approval to redevelop the site with uses to the extent permitted by the existing RE and RE-1 Acre zones. This could include agricultural uses, hospitals, day care facilities, elementary, junior high, and high schools, colleges and boarding schools, farm animals, boarding and care of horses, commercial stables and riding academies, movie sets, public parks, playgrounds, and athletic fields, and cemeteries, crematoriums, and mausoleums. Therefore, the No Project Alternative would not preclude development of the project site; it may instead temporarily delay to a later date the redevelopment of the site with a potential range of new uses. Redevelopment consistent with the underlying existing zoning could create greater impacts associated with traffic, air quality, greenhouse gas emissions, noise, public services, and utilities if the site is developed with uses that are more intensive than the proposed project (e.g., an educational institution, a hospital, public agency offices, active athletic fields, etc.). If such development eliminates the golf course altogether, such development would likely result in greater biological resources impacts than the proposed project, which retains a substantial portion of the golf course.

While the No Project Alternative would delay, but may not eliminate or reduce, the less than significant environmental impact associated with the proposed project, it is speculative and beyond the scope of this EIR to evaluate the potential development of the site under every use that is permitted in the RE and RE-1 Acre zones. Therefore, for purposes of this analysis, it is assumed that the existing golf course would continue to operate in its existing condition, which would result in fewer impacts than the proposed

project. However, because the proposed project does not result in any significant and unavoidable impacts, the No Project Alternative would not serve to eliminate or reduce a significant and unavoidable impact, even under this assumption.

Reduced Density Alternative

The Reduced Density Alternative would involve a GPA to change the land use designation for the same 31-acre portion of the property to Low Density Residential (5 dwelling units per acre max). This would result in the development of up to 150 new age-restricted (55+) residential units. This alternative would not include renovations to the existing golf course and would not remove the existing homes south of the project site from the 100-year floodplain, as these improvements are proposed to be funded through revenues generated by the proposed project's 248 residential units. Under the Reduced Density Alternative, the new residential development area would be raised above the base flood elevation and the existing residences outside the project site would remain in the flood hazard zone. This alternative may reduce the amount of grading necessary as the excavation depth in the southern golf course area could be shallower and no grading would occur elsewhere within the golf course.

Development of the Reduced Density Alternative could meet the following objectives for the project:

- Assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities. However, because this alternative would provide substantially fewer dwelling units than the proposed project, this objective would be met to a substantially lesser degree.
- Provide a mix of high-quality housing to accommodate the City's growing senior population. However, because this alternative would provide substantially fewer units, this objective would also be met to a lesser degree.
- Develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies. However, because this alternative would provide substantially fewer units, this objective would be met to a lesser degree.
- Design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- Utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.

This alternative would not meet the following objectives for the project:

- Abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- Implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.
- Renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- Create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- Enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- Implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors or the City of Camarillo.

Reduced Intensity Alternative

This alternative would develop new residential units developed at the same Low-Medium Density Residential (5.1 - 10 dwelling units per acre) designation as the proposed project but would cover an area of 15 acres rather than the 31 acres of the proposed project. This alternative would result in the development of up to 150 new age-restricted (55+) residential units. For the same reasons discussed above for the Reduced Density Alternative, this alternative would not include renovations to the existing golf course and would not remove the existing homes south of the project site from the 100-year floodplain, as these improvements are proposed to be funded through revenues generated by the proposed project's 248 dwelling units. Under the Reduced Intensity Alternative, the new residential development area would be raised above the base flood elevation and the existing offsite residences would remain in the flood hazard zone. This alternative would reduce the amount of grading necessary as the excavation depth in the southern golf course area could be shallower and no grading would occur elsewhere within the golf course.

Development of the Reduced Intensity Alternative could meet the following objectives for the project:

- Assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities. However, because this alternative would

provide significantly fewer dwelling units than the proposed project, this objective would be met to a significantly lesser degree.

- Provide a mix of high-quality housing to accommodate the City's growing senior population. However, because this alternative would provide significantly fewer units, this objective would also be met to a lesser degree.
- Develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies. However, because this alternative would provide significantly fewer units, this objective would be met to a lesser degree.
- Design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- Utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.

This alternative would not meet the following objectives for the project:

- Abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- Implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.
- Renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- Create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- Enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- Implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors or the City of Camarillo.

Alternative Site

The evaluation of an alternative site is generally practical for new infrastructure projects or other projects that do not need to be developed at a site that is owned by a particular project developer. It is generally less applicable to new infill general development projects such as the proposed project. In the case of this proposed project, the project applicant could, in theory, purchase another property within Camarillo that is designated for residential uses. However, there are no sites available within the City that are similar in size to the project site, or that include an existing private golf course amenity that could be renovated and integrated into the proposed residential component of the project. Further, several of the project objectives are site-specific, including those relating to the flood hazard abatement portions of the project. As stated above, the proposed project does not result in any significant and unavoidable impacts, therefore moving the project to a different alternative site would not avoid or reduce any unavoidable significant impact. For those impacts that are less than significant, moving the project to an alternative would not appreciably reduce the potential for these impacts, unless the alternative site were already substantially disturbed and therefore had substantially fewer biological resources within the portions of the site that would be subject to grading and development. However, as discussed above, there are no similarly-sized sites available within the City, regardless of whether the sites are already disturbed or in their natural state. Thus, the Alternative Site Alternative would likely not reduce any of the project's impacts.

Further, development at an alternative site would not meet the following objectives for the project:

- Abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- Implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.
- Renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- Create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Aesthetics and Scenic Resources		
Scenic Vistas: Implementation of the proposed project would not have a substantial adverse effect on a scenic vista.	No mitigation is required or recommended.	Less than significant impact.
Damage Scenic Resources Within a State Scenic Highway: Implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Implementation of the proposed project would also not substantially alter or damage a scenic resource that is visible from a City scenic corridor.	No mitigation is required or recommended.	Less than significant impact.
Conflict with Applicable Zoning and Other Regulations Governing Scenic Quality: Implementation of the proposed project would not conflict with applicable zoning or other regulations governing scenic quality.	No mitigation is required or recommended.	Less than significant impact.
Light and Glare: Implementation of the proposed project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	ASR-1 To avoid potential significant impacts to adjacent roadways and nearby residences, the project developer shall include in contract specifications that temporary construction lighting shall be shielded from the adjacent roadways, native habitat, and adjacent residences, including any new residences constructed as part of the proposed project.	Less than significant impact.
Air Quality		
Consistency with the 2016 AQMP: Implementation of the proposed project would not conflict with or obstruct implementation of the 2016 AQMP.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Cumulatively Considerable Increases in Emissions: Temporary, construction-related daily emissions generated during the project grading phase would exceed 25 pounds per day; therefore, as recommended by the Ventura County Air Pollution Control District (VCAPCD), this is identified as potentially significant impact. Mitigation is identified to reduce these emissions to the maximum extent feasible. The average daily emissions associated with project operational activities would not exceed the thresholds of significance recommended by the VCAPCD.</p>	<p>AQ-1 As recommended by the VCAPCD's Air Quality Assessment Guidelines, the project developer shall include in construction contracts the following control measures:</p> <ul style="list-style-type: none"> • Maintain equipment engines in good condition and in proper tune per manufacturer's specifications. • Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications. • Limit truck and equipment idling time to five minutes or less. • Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October). • Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible. • Heavy equipment used for grading and utilities installation shall use engines with a minimum diesel rating of Tier 3. 	<p>Less than significant impact.</p>
<p>Exposure of Sensitive Receptors to Substantial Pollutant Concentrations: Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations of carbon monoxide. However, implementation of the proposed project could expose sensitive receptors to substantial pollutant concentrations of construction-related fugitive dust and toxic air contaminants. Mitigation is identified to reduce these impacts to less than significant levels.</p>	<p>AQ-2 All project contractors must implement fugitive dust control measures throughout all phases of construction. The project developer shall include in construction contracts the following control measures:</p> <ul style="list-style-type: none"> • Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations. • Pre-grading/excavation activities must include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities. • All trucks must be required to cover their loads as required by California Vehicle Code §23114. • All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, must be treated to prevent fugitive dust. Treatment must include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering must be done as often as necessary. 	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> • Graded and/or excavated inactive areas of the construction site must be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, must 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 must be posted on-site limiting on-site 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 must 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 must use his/her discretion in conjunction with the VCAPCD in determining when winds are excessive. • Adjacent streets and roads must 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. 	
	AQ-3 The project developer shall include in construction contracts the requirement that heavy diesel equipment used for grading and utilities installation shall have low emission Tier 3 or better engines with diesel oxidation catalysts, level 3 diesel particulate filters that reduce particulate matter by at least 85 percent, and meet the latest ARB best available control technology.	
Objectionable Odors: Implementation of the proposed project would not result in other emissions that create objectionable odors adversely affecting a substantial number of people.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Biological Resources		
<p>Candidate, Sensitive, and Special Status Species: Implementation of the proposed project could have a potentially significant effect, either directly or through habitat modifications, on a 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 or US Fish and Wildlife Service.</p>	<p>BIO-1 Southwestern Pond Turtle: A qualified biologist shall prepare a Southwestern Pond Turtle Avoidance and Minimization Plan that shall include the following main components: 1) Worker Education Program; 2) exclusionary fencing; 3) biological/fence monitoring; and 4) relocation measures. The Avoidance and Minimization Plan shall be submitted to the City of Camarillo and CDFW for approval.</p> <p>Further, and consistent with the approved Avoidance and Minimization Plan, southwestern pond turtle within the proposed project impact area shall be relocated to approved relocation areas, which would potentially include Conejo Creek. Individuals shall be captured by hand or dipnet and immediately relocated outside of the project impact area.</p> <p>Exclusionary fencing/silt fencing shall be installed around all water bodies proposed to be impacted prior to draining or ground disturbing activities. This will facilitate the effective capture of turtles and prevent turtles from entering the work zone. Exclusionary fencing shall also be installed around all ponds/waterways (with a set back of the exclusionary fence to allow for basking on the bank) to be avoided in order to prevent turtles from accessing the work zone. This would include the installation of fencing along the eastern bank of Conejo Creek where the haul road is located and its unnamed tributary that traverses onto the northern portion of the project site. A qualified biologist shall monitor fence installation and will periodically inspect the fencing during construction.</p> <p>Exclusionary fencing/silt fencing shall be installed around all water bodies proposed to be impacted prior to draining or ground disturbing activities. This will facilitate the effective capture of turtles and prevent turtles from entering the work zone. Exclusionary fencing shall also be installed around all ponds/waterways (with a set back of the exclusionary fence to allow for basking on the bank) to be avoided in order to prevent turtles from accessing the work zone. This would include the installation of fencing along the eastern bank of Conejo Creek where the haul road is located and its unnamed tributary that traverses onto the northern portion of the project site. A qualified biologist shall monitor fence installation and will periodically inspect the fencing during construction.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>BIO-2 Least Bell's Vireo: Clearing and grubbing of potential least Bell's vireo habitat should occur outside of the least Bell's vireo nesting season (between September 16 and March 14). If clearing and grubbing activities will occur during the least Bell's vireo nesting season (between March 15 and September 15), then a qualified biologist shall monitor such activities until all suitable habitat has been removed.</p> <p>In addition, a qualified biologist shall conduct a Worker Environmental Program prior to construction activities commencing.</p> <p>Finally, if least Bells' vireo individuals or active nests are observed within a 300-foot buffer between the occupied habitat and construction activities during the construction monitoring, then construction activities in the area shall be halted / postponed, and the USFWS shall be contacted and informed of the finding immediately. The 300-foot buffer distance will be approved by the USFWS. Construction activities shall not commence within the approved buffer until the individuals have left the area and the nest is vacated and juveniles have fledged (if present) and there is no evidence of a second attempt at nesting, as determined by the biologist. Additional mitigation measures including the installation of sound dampening barriers (e.g., sound wall) may be incorporated with prior approval from the USFWS in order to allow construction activities to occur within 300 feet of least Bell's vireo individuals.</p>	
	<p>BIO-3 Nesting Birds: To the extent possible, the project applicant shall schedule all vegetation removal and grading activities during the non-breeding season (i.e., September 1 to January 31) to avoid impacts on active nests for common and special status birds. If project timing requires that vegetation clearing or grading occur between February 1 and August 31, the project applicant shall retain a qualified biologist (one with experience conducting nesting bird surveys) to conduct a pre-construction survey for nesting birds and raptors. A pre-construction survey shall be conducted by the qualified Biologist within 72 hours prior to vegetation clearing or the initiation of work during the breeding season. The pre-construction nesting bird survey area shall include the project site (i.e., disturbance footprint) plus a 250-foot buffer to search for nesting birds and a 500-foot buffer to search for nesting raptors. If no active nests are found, no further mitigation would be required.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>If an active nest is observed during the survey, the Biologist shall delineate an appropriate buffer to protect the nest. A protective buffer zone (25 feet to 500 feet for nesting birds, 300 feet to 500 feet for nesting raptors) shall be used to protect nesting birds and nesting raptors. The size of the buffer shall be established at the discretion of the Biologist based on site topography, existing disturbance, status of the species, sensitivity of the individuals (established by observing the individuals at the nest), and the type of construction activity. No construction activities shall be allowed in the designated buffer until the Biologist determines that nesting activity has ended. Encroachment into the buffer area around a known nest will only be allowed if the Biologist determines that the proposed activity would not disturb the nest occupants. Construction may proceed within the buffer once the Biologist determines that nesting activity has ceased (i.e., fledglings have left the nest or the nest has failed). The designated buffer will be clearly marked in the field and will be mapped as Environmentally Sensitive Areas (ESAs) on construction plans.</p>	
	<p>BIO-4 Roosting Bats: A final focused survey shall be conducted at the project site to determine the species of bat roosting at the project site during the maternity season (April 1 through August 31). If any potential maternity colonies are identified within the project impact area (including tree roosting bat species), those locations shall be mapped and a protective buffer shall be delineated by a qualified bat biologist. A protective buffer zone (minimum of 50 feet) shall be used to protect the potentially active maternity roost until the end of maternity season. The size of the buffer shall be established at the discretion of the qualified bat biologist based on site topography, existing disturbance, status of the species, and the type of construction activity. No construction activities shall be allowed in the designated buffer until end of maternity season, unless the qualified bat biologist can determine bats are no longer roosting within potential maternity roost.</p> <p>No more than 90 days prior to scheduled vegetation/structure removal, a qualified biologist shall conduct pre-construction surveys to identify those trees and/or structures proposed for disturbance that could provide day roosting habitat, maternity roosting habitat, or hibernacula. If day roosts, maternity roosts and/or hibernacula are present, the project developer shall implement appropriate measures to address temporary avoidance and removal, as applicable. Pre-construction surveys shall be repeated as necessary if the proposed vegetation removal will be phased over time.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>If a roost must be removed or temporarily excluded, a project-specific Bat Roost Eviction and Mitigation Plan shall be prepared to include the following main components: 1) timing of construction activities/vegetation removal; 2) construction related avoidance and minimization measures; 3) pre-construction surveys; 4) worker education program; 5) biological monitoring of vegetation removal within potential roost locations; and 6) exclusion/roost replacement measures.</p> <p>Occupied bat roosts shall be removed in a manner to minimize direct impact to bats. The procedures to remove bat roosts shall be detailed in a Bat Protection Plan but shall include a multi-step process to dismantle the roosts allowing the bats to exit unharmed prior to the final removal of the roost. Non-maternity day roosts may be removed at any time of the year. Maternity roosts shall be removed outside of the Maternity Season (April 1 through August 31). Hibernacula shall be removed outside of when bats are using the roosts for hibernation. If it is not feasible to remove maternity roosts and/or hibernacula during the appropriate timeframes, then the roosts will be temporarily avoided, and measures shall be implemented to minimize impacts to avoided roosts. The minimization measures shall be detailed in the Bat Protection Plan.</p> <p>In addition, a biologist shall place flagging and signage around roosts prior to the initial ground disturbance activities to prevent the accidental removal of the roost tree/structure. Flagging and signage shall be maintained as long as ground disturbance activities occur within 300 feet of roosts. The biologist shall periodically monitor the construction activities within the buffer area to ensure that indirect effects are being minimized. The idling of construction equipment shall be minimized within the 300-foot buffer area. As feasible, construction equipment should not be staged within the buffer area.</p>	
	<p>BIO-5 Mountain Lion: The project applicant shall include in purchase and tenant contracts the requirement that anticoagulant rodenticide shall not be used on any portion of project site during the operational life of the project. Anticoagulant rodenticides are typically used to control rodent populations, however, they have resulted in adversely affecting mountain lion populations and shall not be used in association with project activities unless new application methods are developed and subsequently proven to have no direct or secondary exposure effect on carnivore species, including mountain lion.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>BIO-6 Landscape Plan: The project applicant shall retain a qualified biologist (one with botanical expertise) to review and approve the final landscaping plan to ensure that the project does not include planting invasive species that would potentially degrade the quality of the surrounding sensitive associations of ashy buckwheat scrub, coast prickly pear scrub, lemonade berry scrub, and arroyo willow thicket. The biologist shall review the proposed plant pallet to ensure that it does not contain any invasive plant species (i.e., those on the California Invasive Plant Council's [Cal-IPC's] Invasive Plant Inventory rated as Moderate or High). Landscaping installed at the project site shall include only species on the approved plant palette. No invasive plant species shall be incorporated into any future change to the landscaping plan or subsequent landscaping throughout the operational life of the project.</p>	
	<p>BIO-7 Nighttime Construction: The project developer shall include in contract specifications that no construction activities shall occur at night (beginning 30 minutes before sunset and ending at sunrise).</p>	
	<p>BIO-8 Trash and Food Waste: The project developer shall include in contract specifications that all trash and food waste associated with construction or construction personnel shall be disposed of in sealed containers. These containers shall be emptied daily or prior to reaching their capacity. Any trash container observed to be attracting wildlife (ravens, rats, coyotes, etc.) shall be replaced with a more secure container and emptied at a higher frequency.</p>	
	<p>BIO-9 Project Limits: The project developer shall include in contract specifications that all project limits shall be staked, flagged, or fenced to clearly delineate the boundaries of the project construction area. All ingress and egress routes shall be identified prior finalizing the project limits and prior to conducting required pre-construction biological surveys. No construction activities (including staging, stockpiling, or vehicle and equipment access or turn-arounds) shall occur in unpaved areas outside of the identified project limits. No fencing shall be installed between the undeveloped hill southwest of Margarita Avenue and the undeveloped open space south of Irena Avenue. A minimum of 200 feet shall remain passable by wildlife between these two areas so connectivity may remain between these two open space areas.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>BIO-10 Introduction of Invasive Plants: The project developer shall include in contract specifications that all construction vehicles and heavy equipment shall be washed (including treads, wheels, and undercarriage) prior to delivery to the project site to minimize weed seeds entering the construction area via vehicles. Additionally, any straw wattles used for erosion control shall be certified as weed-free.</p>	
	<p>BIO-11 Removal of Existing Invasive Plants: The project developer shall include in contract specifications that existing invasive plant species (such as giant reed) located at the project site to be removed during construction shall be removed using best management practices that contain and properly dispose of the species' seeds and plant materials (which may reproduce asexually). Transport of any invasive plant material offsite shall be stored in securely covered containers or vehicles and disposed of at facilities that shall properly eliminate the ability of these materials to grow or colonize new areas.</p>	
<p>Riparian Habitat and Other Sensitive Natural Communities: Implementation of the proposed project could have a potentially significant effect on a 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 US Fish and Wildlife Service.</p>	<p>BIO-12 For all features identified in the project's jurisdictional delineation as jurisdictional that cannot be avoided, the project applicant shall obtain permits from the respective agencies (USACE, CDFW, and the RWQCB) prior to the initiation of construction activities. These permits include a CWA section 404 permit from the USACE Section, a CWA section 401 water quality certification from the RWQCB, and CDFW Section 1602 Notification of Lake or Streambed Alteration. If any Threatened and/or Endangered species are determined to occur within these areas, the Section 404 permit would involve a Section 7 Consultation between the USACE and US Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act.</p> <p>The project applicant shall implement and comply with all measures required by the jurisdictional permits. Mitigation for the loss of jurisdictional resources shall be negotiated with the resource agencies (USACE, CDFW, and the RWQCB) during the regulatory permitting process. Potential mitigation options shall include one or both of the following: (1) payment to a resource agency-approved mitigation bank or regional riparian enhancement program (e.g., invasive vegetation or wildlife species removal); and/or (2) establishment of riparian habitat (on site or off site) at a ratio of no less than 1:1, determined through consultation with the above-listed resource agencies. This will ensure no net loss of jurisdictional resources and that mitigation areas shall be equivalent or higher quality habitat value than those impacted.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>If in-lieu mitigation fees are required, prior to the initiation of any construction-related activities, the applicant shall pay the in-lieu mitigation fee to a mitigation bank/enhancement program for the replacement of impacted jurisdictional resources. If a riparian habitat establishment program is required, the project applicant shall (1) develop a habitat mitigation and monitoring plan (HMMP) in conformance with the USACE 2015 Guidelines; (2) submit the HMMP to the resource agencies for review; and (3) obtain resource agency approval of the HMMP, prior to the initiation of any construction-related activities. The HMMP shall be prepared by a qualified Restoration Ecologist and shall be implemented by a qualified Restoration Contractor (as defined below) under the supervision of the Restoration Ecologist. The project applicant shall be responsible for implementing the HMMP and ensuring that the mitigation program achieves the approved performance criteria. The project applicant shall implement the HMMP per its specified requirements, materials, methods, and performance criteria. The HMMP shall include the following items:</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications. The responsibilities and qualifications of the applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of California native habitat mitigation/restoration programs, implemented under USACE, CDFW, and RWQCB permit conditions. A successful program shall be defined as one that has been signed off on by the resource agencies. • Performance Criteria. Mitigation performance criteria to be specified in the HMMP shall conform to the resource agency permit conditions. The HMMP shall state that the use of the mitigation site by special status plant or wildlife species, though not a requirement for site success, would be regarded by the resource agencies as a significant factor in considering eligibility for program sign-off. • Site Selection. The mitigation site(s) shall be determined in coordination with the resource agencies. The site(s) shall be in dedicated open space areas and shall be contiguous with other natural open space areas. The soils, hydrology/hydraulics, and other physical characteristics of the potential mitigation sites shall be analyzed to ensure that proper conditions exist for the establishment of riparian habitat. 	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> • Seed Materials Procurement. At least one year prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 20 miles, and within the same watershed, as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized per habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off- site habitat areas (lowest priority), assuming availability of seed species in multiple locations. • Wildlife Surveys and Protection. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). • Site Preparation and Plant Materials Installation. Mitigation site preparation shall include all of the following: (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable' plastic mesh] fiber roll); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application. • Schedule. An implementation schedule shall be developed that includes planting and seeding to occur in the fall and winter (i.e., between November 1 and January 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below) for five years or until the mitigation program achieves the approved performance criteria. 	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Wetlands: Implementation of the proposed project could have a potentially significant effect on State or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	Mitigation measure BIO-12 is applicable to this impact.	Less than significant impact.
Wildlife Movement and Habitat Fragmentation: Implementation of the proposed project could interfere with the movement of any native or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	BIO-13 No permanent fencing impermeable to wildlife shall be installed on the southern portion of the project site (southwest of Margarita Street) that has potential to limit wildlife movement across the site to adjacent, undeveloped areas. Examples of impermeable fencing include electric, chain link, welded wire, mesh fence (plastic or wire material), wrought iron, and any fencing with a solid surface such as wood panel fencing or cinderblock).	Less than significant impact.
Local Ordinances and Policies Protecting Biological Resources: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	No mitigation is required or recommended.	No impact.
Conservation Plans: The proposed project 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.	No mitigation is required or recommended.	No impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Cultural Resources and Tribal Cultural Resources		
Historical Resources: Implementation of the proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines.	No mitigation is required or recommended.	No impact.
Archaeological Resources: Implementation of the proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.	<p>CR-1 Prior to the issuance of grading permits, the project developer shall retain a qualified archaeologist to prepare an Archaeological Monitoring and Discovery Plan (AMDP) to ensure the proper treatment and long-term protection of unanticipated discoveries during project construction. The AMDP shall be submitted to the City for review and approval. The AMDP shall provide a description of the methods to be undertaken during monitoring and the steps to be taken in the event of an archaeological discovery during construction, including, at minimum:</p> <ul style="list-style-type: none"> • Development of research questions and goals to be addressed by the investigation in the event of a find. • Detailed field strategy used to record, recover, or avoid the finds and address research goals. • Analytical methods to be employed for identified resources. • Analytical methods to be employed for identified resources. • Disposition of the artifacts. <p>CR-2 The project developer shall retain a qualified archaeologist to conduct a Worker's Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training shall be conducted by an archaeologist who meets or exceeds the Secretary of Interior's Professional Qualification Standards for archaeology (National Park Service [NPS] 1983). Archaeological sensitivity training shall include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.</p>	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>CR-3 The project developer shall ensure that archaeological and Native American monitoring is provided of all project-related ground disturbing activities. Archaeological monitoring shall be performed under the direction of the qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983). The qualified archaeologist, in consultation with the City of Camarillo and the Native American monitor, may recommend the reduction or termination of monitoring depending upon observed conditions (e.g., no resources encountered within the first 50 percent of ground disturbance). If archaeological resources are encountered during ground-disturbing activities, work within a minimum of 50 feet of the find must halt and the find evaluated for CRHR eligibility. Should an unanticipated resource be found as CRHR eligible and avoidance is infeasible, additional analysis (e.g., testing) may be necessary to determine if project impacts would be significant.</p> <p>CR-4 If cultural resources are encountered during ground-disturbing activities after the completion of the original monitoring required under mitigation measure CR-3, work in the immediate area must halt and the archaeologist shall be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the CRHR eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the project, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts to historical resources.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
<p>Tribal Cultural Resources: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p> <ol style="list-style-type: none"> 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a local California Native American tribe. 	<p>Mitigation measures CR-1 through CR-4 are applicable to this impact.</p>	<p>Less than significant impact.</p>
<p>Human Remains: The proposed project could disturb any human remains, including those interred outside of formal cemeteries. Compliance with applicable codes would reduce this potential impact to a less than significant level.</p>	<p>No mitigation is required or recommended.</p>	<p>Less than significant impact.</p>

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Energy		
Energy Consumption: The proposed project would not consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation.	No mitigation is required or recommended.	Less than significant impact.
Energy Efficiency: The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	No mitigation is required or recommended.	Less than significant impact.
Geology and Soils		
Earthquake Fault Zoning: Implementation of the proposed project would not directly or indirectly cause 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.	No mitigation is required or recommended.	Less than significant impact.
Seismic Ground Shaking: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Ground Failure: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.	No mitigation is required or recommended.	Less than significant impact.
Landslides: Implementation of the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.	No mitigation is required or recommended.	No impact.
Soil Erosion: Implementation of the proposed project would not result in substantial soil erosion or the loss of topsoil during project construction and/or operations.	No mitigation is required or recommended.	Less than significant impact.
Soil Stability: Implementation of the proposed project 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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.	No mitigation is required or recommended.	Less than significant impact.
Expansive Soil: The proposed project may be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Implementation of the soils report recommendations as required by the City would reduce the potential impact of the project to a less than significant level.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Expansive Soil: The existing golf course operation also does not currently use a septic tank and the proposed project would not require the use of septic tanks.	No mitigation is required or recommended.	No impact.
Paleontological Resources: The proposed project may directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	GS-1 The project developer must include in construction contracts the requirement that project grading be halted, temporarily diverted, or redirected if any paleontological materials are encountered during project construction. The services of a qualified paleontologist must be secured by contacting the Center for Public Paleontology, which can be found at the following universities; USC, UCLA, California State University at Los Angeles, or California State University at Long Beach, to develop an acceptable monitoring and fossil remains treatment plan if resources are uncovered. If resources are uncovered, they shall be prepared to the point of identification and catalogued before they are donated to their final repository. All resources collected shall be donated to a public, nonprofit institution with a research interest in the materials. A report detailing the results of these efforts, identifying all resources collected, and naming the repository shall be submitted to the Department of Community Development at the completion of project construction, if resources had been found.	Less than significant impact.
Greenhouse Gas Emissions		
Generation of GHG Emissions: The proposed project would generate greenhouse gas emissions but would not exceed the thresholds of significance recommended by the VCAPCD.	No mitigation is required or recommended.	Less than significant impact.
Consistency With GHG Plans: The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Hazards and Hazardous Materials		
Routine Use and Transport of Hazardous Materials: Implementation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	No mitigation is required or recommended.	Less than significant impact.
Release of Hazardous Materials: Implementation of the proposed project could 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.	HM-1 Prior to the issuance of grading permits, the project developer shall have a Phase II Environmental Site Assessment prepared and completed to evaluate whether residual pesticides or heavy metals associated with historical herbicide applications are present above regulatory residential screening levels, human health risk criteria or California hazardous waste levels. Composite soil samples should be collected on one-acre centers within the property with historical agricultural use. Soil samples should be collected at 1.0 and 3.0 feet below ground surface (bgs) for analysis of organochlorine pesticides (OCPs) and associated heavy metals. The 1.0 feet bgs sample should be submitted to the laboratory and analyzed for organochloride pesticides and lead and arsenic related to historic agricultural uses. The remaining 3.0 feet soil samples collected should be placed on hold pending the analytical results of the first round of soil samples. Soil samples for OCPs and heavy metals should be analyzed by EPA test methods 8081 and 6010. If the samples identify any areas where residual pesticide or heavy metal readings exceed the applicable screening levels or human health standards, the project developer shall prepare and submit to the City a soil management and remediation program to reduce the readings to acceptable levels by measures such as removal of the contaminated soils to an off-site Class III landfill, implementation of a soil management program to reduce the concentrations present, or leaving the material in place and capping it with clean fill material.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
	<p>HM-2 Prior to the issuance of grading permits, the project developer shall conduct a geophysical survey and collection of soil vapor and soil samples to evaluate any impact from these features. Soil samples should be analyzed for TPH (full scan) and VOC analysis by U.S. EPA test methods 8015M and 8260 along soil vapor for VOC and TPHv analysis by EPA test method TO-15. Analytical results should be compared to regulatory screening level for commercial and residential land use set by the United States Environmental Protection Agency (US EPA), Region 9 Regional Screening Levels (RSLs), dated November 2019 or Department of Toxic Substance Control (DTSC) Hero Note #3, dated April 2019. If the samples identify any areas where the soil or soil vapor readings exceed the applicable screening levels or human health standards, the project developer shall prepare and submit to the City a soil management and remediation program to reduce the readings to acceptable levels.</p> <p>HM-3 Prior to the issuance of grading permits, the project developer shall conduct a subsurface investigation including a geophysical survey and soil sampling to evaluate potential impact associated with the former oil wells. If any soil requiring remediation due to presence of the wells is identified, the project developer shall prepare and submit to the City a soil management and remediation program to remediate the soil to acceptable levels by measures such as removal of the contaminated soils to an off-site Class III landfill, implementation of a soil management program to reduce the concentrations present, or leaving the material in place and capping it with clean fill material. If any wells are identified, the project developer shall comply with Mitigation Measure HM-4.</p> <p>HM-4 Prior to the issuance of grading permits, the project developer shall have all wells identified within the project site tested for liquid and gas leakage. Any wells found leaking shall be reported to CalGEM immediately. The developer shall submit a report of findings to CalGEM and the City of Camarillo. Surveyed locations shall be provided in Latitude and Longitude, NAD 83 decimal format.</p> <p>HM-5 Prior to the issuance of grading permits, the project developer shall submit to the City of Camarillo a report that identifies all oil wells in the vicinity of the grading and construction areas and that specifies whether the wells are to be re-abandoned to current CalGEM Idle Well Program standards or whether grading and construction setbacks are being provided from the well casings.</p>	

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Release of Hazardous Materials Near Schools: Implementation of the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	No mitigation is required or recommended.	No impact.
Hazardous Materials Sites: Implementation of the proposed project would not 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 not create a significant hazard to the public or the environment.	No mitigation is required or recommended.	No impact.
Aircraft Hazards: Implementation of the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area due to aircraft operations.	No mitigation is required or recommended.	No impact.
Emergency Evacuation: Implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No mitigation is required or recommended.	No impact.
Wildfire: The proposed project would not expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Hydrology and Water Quality		
Water Quality: Implementation of the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	No mitigation is required or recommended.	Less than significant impact.
Groundwater Supplies: Implementation of the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	No mitigation is required or recommended.	Less than significant impact.
Erosion and Siltation: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not result in substantial erosion or siltation onsite or offsite.	No mitigation is required or recommended.	Less than significant impact.
Flooding: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Runoff Water: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff.	No mitigation is required or recommended.	Less than significant impact.
Flood Flows: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area through a change in site grading and the addition of impervious surfaces but would not impede or redirect flood flows.	No mitigation is required or recommended.	Less than significant impact.
Flood Hazards: The proposed project would be located in an existing flood hazard zone but would remove the development area from the flood hazard zone and reduce the release of pollutants due to project inundation.	No mitigation is required or recommended.	Less than significant impact.
Water Quality Plans: Implementation of the proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Land Use and Planning		
Physically Divide an Established Community: Implementation of the proposed project would not physically divide an established neighborhood or community.	No mitigation is required or recommended.	No impact.
Land Use Plan Consistency: Implementation of the proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the City of Camarillo General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation is required or recommended.	Less than significant impact.
Noise and Vibration		
Increases in Noise Levels: Construction of the proposed project would comply with City of Camarillo Municipal Code restrictions. Operation of the proposed project would not generate substantial permanent increases in noise levels.	No mitigation is required or recommended.	Less than significant impact.
Ground-borne Vibration: Construction and operation of the proposed project would not generate excessive ground-borne vibration.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Airport Noise Levels: The proposed project would not expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport and Naval Base Ventura County.	No mitigation is required or recommended.	No impact.
Population and Housing		
Population Growth: The proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly.	No mitigation is required or recommended.	Less than significant impact.
Displacement of People and Housing: The proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	No mitigation is required or recommended.	No impact.
Public Services and Recreation		
Public Service: The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, or other public facilities.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Increased Use of Parks: The proposed project would not 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.	No mitigation is required or recommended.	Less than significant impact.
New Recreational Facilities: The proposed project includes reconstructed recreational facilities which might have an adverse physical effect on the environment.	All of the mitigation measures identified in this EIR are applicable to this impact.	Less than significant impact.
Transportation		
Circulation System Programs, Plans, Ordinances, and Policies: Implementation of the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	No mitigation is required or recommended.	Less than significant impact.
Reduction of VMT: Implementation of the proposed project would not conflict or be inconsistent with State CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled.	No mitigation is required or recommended.	Less than significant impact.
Roadway Hazards: Implementation of the proposed project would not substantially increase hazards due to a design feature or incompatible uses.	No mitigation is required or recommended.	Less than significant impact.
Emergency Evacuation: Implementation of the proposed project would not result in inadequate emergency access.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Utilities and Service Systems		
New or Expanded Utility Facilities: The proposed project would require the construction of new expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, but the construction or relocation of which would not cause significant environmental effects.	No mitigation is required or recommended.	Less than significant impact.
Water Supplies: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	No mitigation is required or recommended.	Less than significant impact.
Wastewater Treatment: The Camarillo Wastewater Treatment Plant has adequate capacity to accommodate the wastewater generation of the proposed project.	No mitigation is required or recommended.	Less than significant impact.
Solid Waste Generation: The proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	No mitigation is required or recommended.	Less than significant impact.
Solid Waste Regulations: The proposed project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Wildfire		
Emergency Evacuation: The proposed project would not substantially impair an emergency response plan or adopted emergency evacuation plan.	No mitigation is required or recommended.	Less than significant impact.
Exacerbate Wildfire Risks: The proposed project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	No mitigation is required or recommended.	Less than significant impact.
Infrastructure Wildfire Risks: The proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	No mitigation is required or recommended.	Less than significant impact.
Post-Wildfire Risks: The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	No mitigation is required or recommended.	Less than significant impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Impacts Not Found to be Potentially Significant		
Agriculture and Forestry Resources: The project would not 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.	No mitigation is required or recommended.	No impact.
Agriculture and Forestry Resources: The project would not conflict with existing zoning for agricultural use or a Williamson Act contract.	No mitigation is required or recommended.	No impact.
Agriculture and Forestry Resources: The project would not 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)).	No mitigation is required or recommended.	No impact.
Agriculture and Forestry Resources: The project would not result in the loss of forest land or conversion of forest land to non-forest use.	No mitigation is required or recommended.	No impact.
Agriculture and Forestry Resources: The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.	No mitigation is required or recommended.	No impact.

TABLE 2-1 - SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Environmental Impacts	Mitigation Measures	Residual Impacts
Mineral Resources: The project would not 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.	No mitigation is required or recommended.	No impact.
Mineral Resources: The project would not 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.	No mitigation is required or recommended.	No impact.

ENVIRONMENTAL SETTING

CEQA requires that an EIR include a description of the physical environmental conditions in the vicinity of the project site, as they exist at the time the NOP is published, or if no NOP is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. Additional descriptions of the environmental setting as it relates to each of the environmental topics analyzed in this EIR are included in the environmental setting discussions provided within the 17 technical sections of this EIR.

As part of the environmental setting, this section also identifies the amount of cumulative development currently envisioned for the vicinity of the project site. This is important since, in many cases, the impact of a single project may not be significant, but when combined with other projects, the “cumulative” impact may be significant. Section 15130 of the State CEQA Guidelines requires an EIR to assess not only an individual project’s potential impacts, but also the cumulative impacts when combined with other projects.

Section 15125(d) of the State CEQA Guidelines requires that an EIR discuss any inconsistencies between the proposed project and applicable general plans and regional plans. While this requirement is listed in the Environmental Setting section of the State CEQA Guidelines, it does not make much sense to discuss the effects of a project in a section of the EIR that is merely describing the physical environmental conditions in the vicinity of the project site. Instead, consistency of the proposed project with all applicable policies from applicable local and regional plans is discussed in the Land Use and Planning section of this EIR.

REGIONAL SETTING

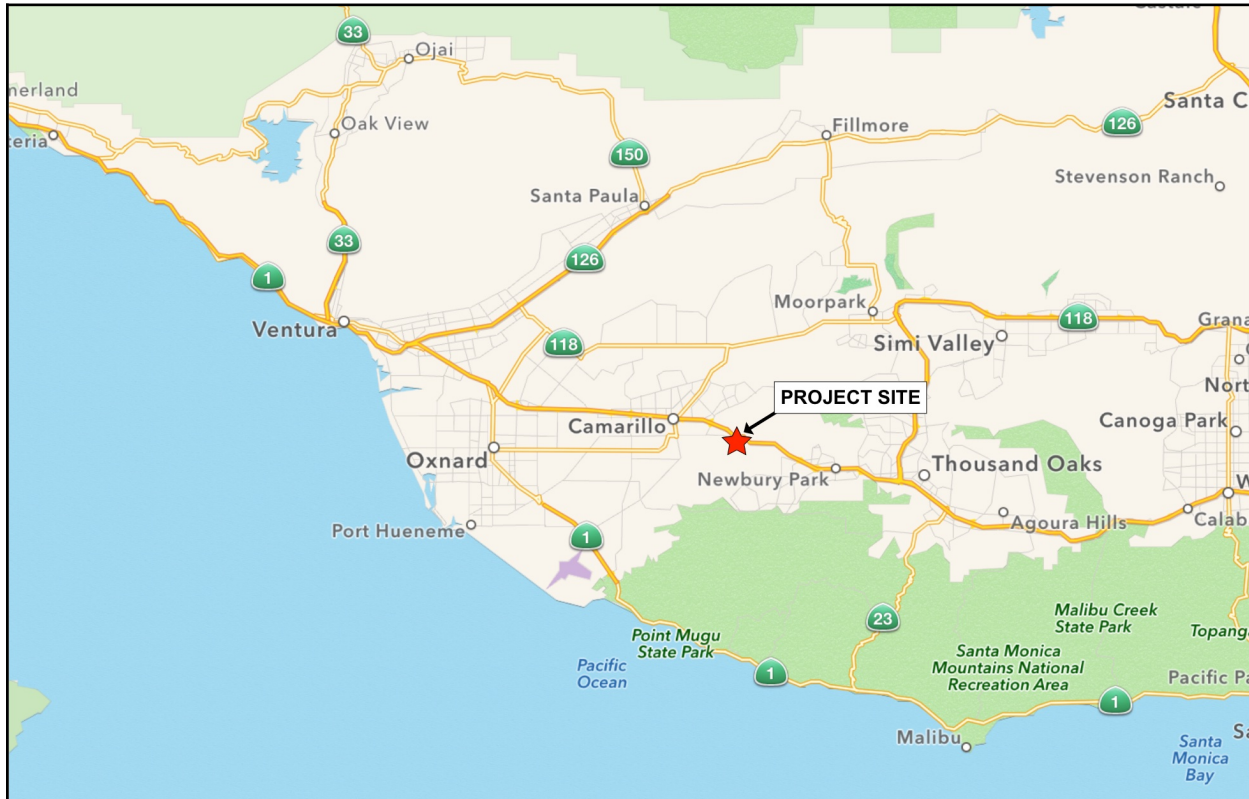
Project Site Location

The proposed project site is located within the City of Camarillo in Ventura County. As shown in Figure 3-1, the City of Camarillo is located in southern Ventura County along the U.S. Highway 101 (Ventura Freeway) corridor. U.S. Highway 101 bisects the City along an east-west alignment. The City is surrounded by unincorporated county land. The City of Thousand Oaks is located to the east and the cities of Oxnard and San Buenaventura (Ventura) are located to the west.

Camarillo lies in the Pleasant Valley at the eastern edge of the Oxnard Plain, a fertile plain which is characterized in part by flat lands and rich soils. However, Camarillo is also distinguished by hills along its northern perimeter and the Santa Monica Mountains along its eastern perimeter. The majority of the City is approximately 150 feet above mean sea level while the northern foothill regions are as high as 360 feet above mean sea level. The topographic relief in Camarillo’s planning area is more diverse, however,

with slopes ranging from approximately 30 feet above mean sea level in the relatively flat lands of the Oxnard Plain to approximately 1,814 feet above mean sea level along the extremely steep rise of the Santa Monica Mountains.

FIGURE 3-1 - REGIONAL LOCATION MAP



Camarillo has a mild Mediterranean-type climate with year round temperatures averaging in the low 70 degree range (Fahrenheit). Typically, precipitation averages approximately 16 inches per year. Fog and damp air frequently occur due to the proximity to the Pacific Ocean approximately nine miles to the southwest of the city, although “Santa Ana” conditions bring dry warm winds during the fall and winter. Air pollution levels in southern Ventura County are affected by a temperature inversion¹ and low average wind speeds.

A variety of land uses, such as agricultural, residential, commercial, office, and industrial occur within the City, which covers approximately 13,220 acres (20.66 square miles) within its incorporated boundary. Agricultural uses are typically found in the southern part of the city and are composed primarily of row crops including a variety of vegetables and fruits. Residential uses are located throughout the city, but mostly north of the Ventura Freeway. Commercial and office uses generally occur in business districts and shopping centers along the Ventura Freeway and major arterials, such as Ventura Boulevard, Carmen

¹ Warm, dry air above cool marine air which creates a lid that keeps the marine air from rising.

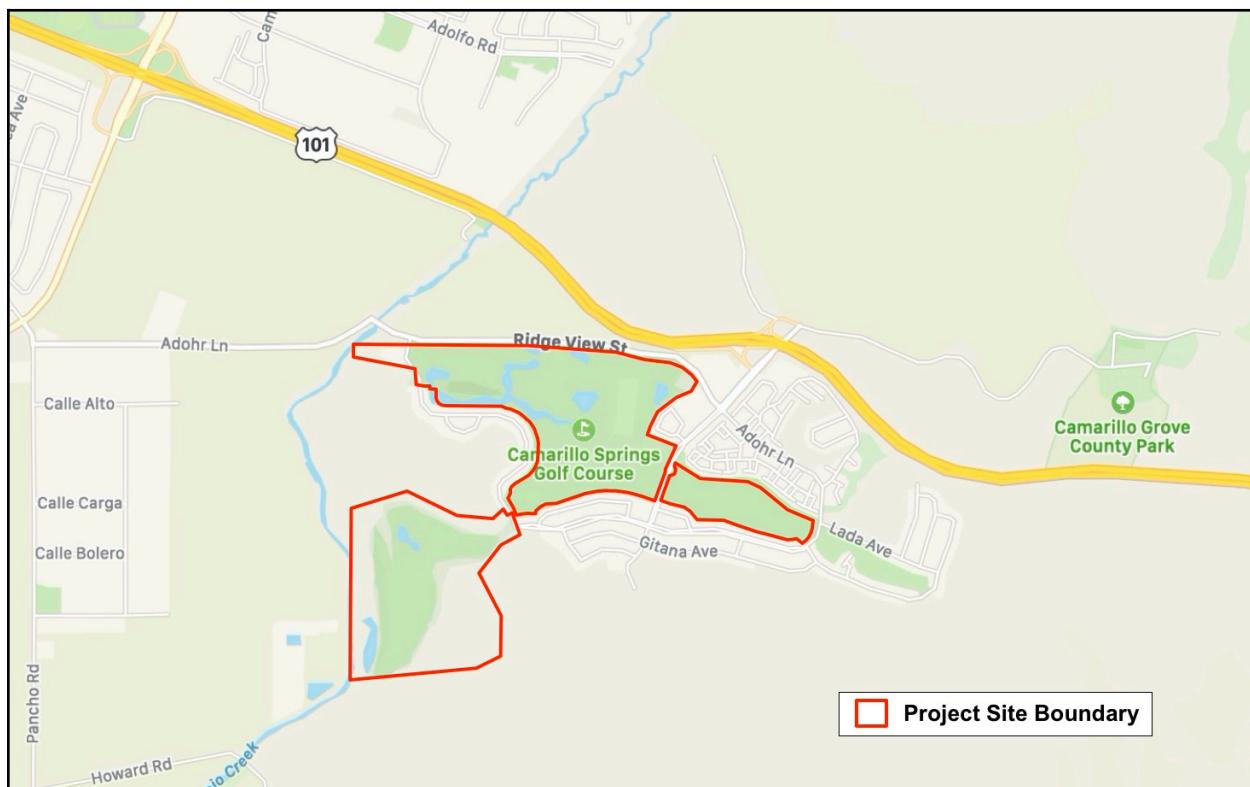
Drive and Arneill Road. Industrial uses are primarily located along the railroad right-of-way in the central and eastern portions of the city and consist of manufacturing, research and development, and agriculturally-oriented industries.

Regional vehicular access to Camarillo is obtained primarily from U.S. Highway 101 and State Route 34 (Lewis Road). Other regional access routes located close to Camarillo include State Route 1 (Pacific Coast Highway) and State Route 118.

LOCAL SETTING

The proposed project site is the existing, privately-owned and operated, 182-acre Camarillo Springs Golf Course located at 791 Camarillo Springs Road in the eastern area of the city as illustrated in Figure 3-2. The project site is located within the larger Camarillo Springs area, which is an isolated community within the City of Camarillo. According to U.S. census tract data, there are 601 residential units, 73,390 square feet of business center (office) space, 21,400 square feet of commercial retail space, and the 18-hole golf course within the Camarillo Springs area.²

FIGURE 3-2 - LOCAL VICINITY MAP



² Associated Transportation Engineers, September 3, 2020.

The land uses surrounding the project site are illustrated in Figure 3-3. As shown, the property is largely bordered by existing residential developments and open space. In the northwestern area, the property is bordered by Ridge View Street.

FIGURE 3-3 - SURROUNDING LAND USES



All of the residential areas east of Camarillo Springs Road are designated as Low-Medium Density Residential (10 dwelling units per acre max) in the City of Camarillo General Plan Land Use Element. The area east of Camarillo Springs Road and north of the golf course (Tract 5651 - the homes that access via Adohr Lane) is zoned RPD (Residential Planned Development) and is developed with attached townhomes. The area east of Camarillo Springs Road and south of the golf course (also Tract 5651 - the homes that access via San Dimas Avenue, Irena Avenue, and Gitana Avenue) is zoned RPD-10U (Residential Planned Development - 10 units per acre max) and is developed with detached single-family homes. A pocket of detached single family homes is located west of Camarillo Springs Road immediately north of the golf course parking lot (Tract 5409). This area is also designated Low-Medium Density Residential and is zoned RPD-10U. An age restricted mobile home community (the Camarillo Springs Country Club Village) is also located west of Camarillo Springs Road (Tract 3883). This area is designated as Mobile Home (7 dwelling units per acre max) in the City of Camarillo General Plan Land Use Element and is zoned RE.

The open space areas surrounding the project site are the adjacent hillsides and Conejo Creek. The hillside areas are designated as Natural Open Space in the City of Camarillo General Plan Land Use Element and are zoned Open Space. The adjacent Conejo Creek area is designated as a Waterway Linkage in the City of Camarillo General Plan Land Use Element and is zoned Open Space.

A commercial center is located adjacent to the golf course at the southwestern corner of Camarillo Springs Road and Ridgeview Street. This center includes two buildings and an indoor soccer arena. It is designated as General Commercial in the City of Camarillo General Plan Land Use Element and is zoned CPD (Commercial Planned Development).

The undeveloped area north of Ridge View Street east of Conejo Creek is largely under agricultural production but is designated as Research and Development in the City of Camarillo General Plan Land Use Element and is zoned LM (Limited Manufacturing).

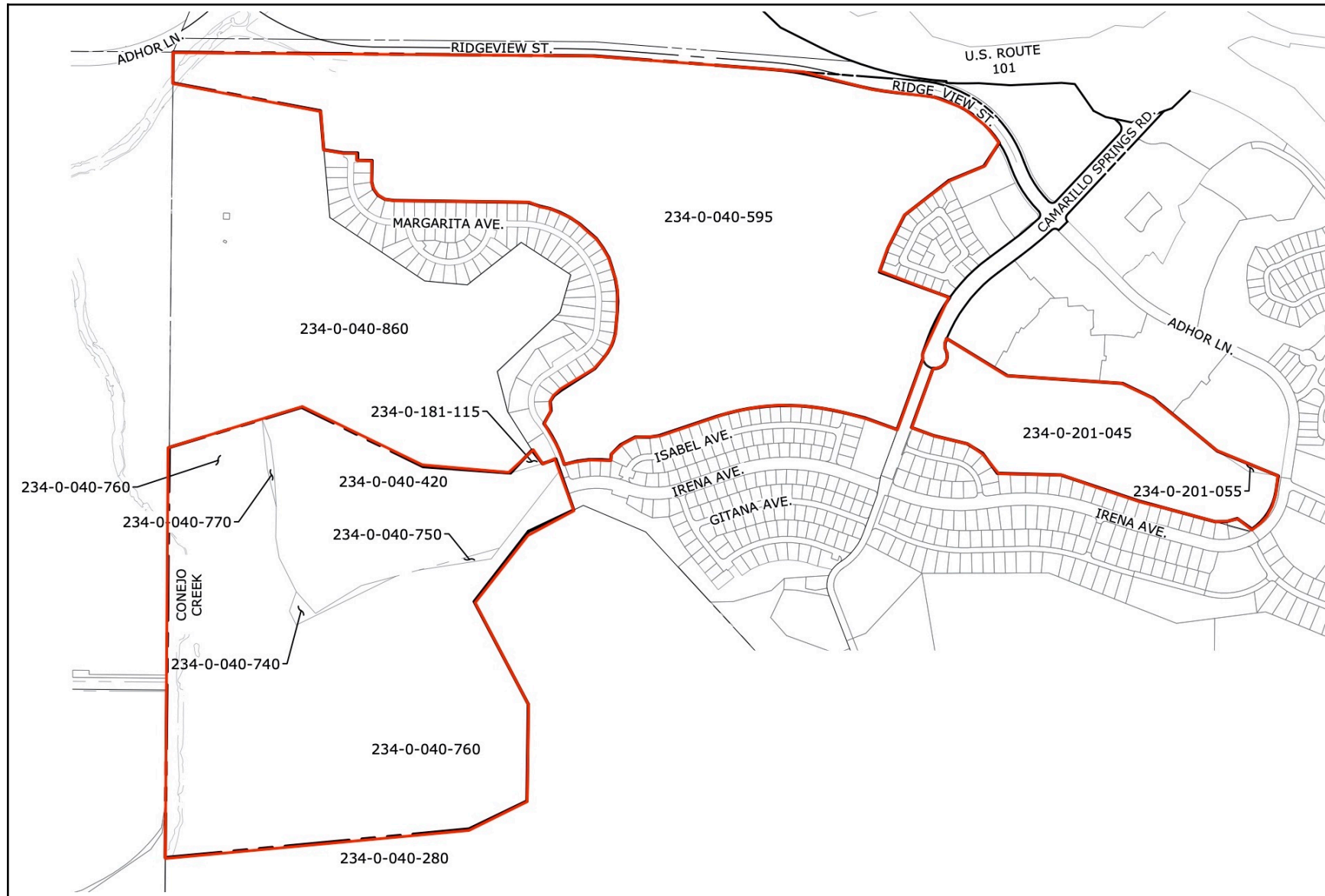
A complex of single-story office buildings is located at the northwestern corner of Camarillo Springs Road and Ridge View Street. This property is designated as Office in the City of Camarillo General Plan Land Use Element and is zoned PO (Professional Office).

DESCRIPTION OF THE PROJECT SITE

Camarillo Springs Golf Course is a 182-acre, privately-owned facility located at the base of the Conejo Mountains. The golf course was approved for development by the City of Camarillo in 1970 and has been developed and operational for more than 45 years. The site is located at 791 Camarillo Springs Road and includes Assessor's Parcel Numbers 234-0-040-420, 234-0-040-595, 234-0-040-740, 234-0-040-750, 234-0-040-760, 234-0-040-770, 234-0-181-115, 234-0-201-045, 234-0-201-055. The existing parcels are illustrated in Figure 3-4.

Camarillo Springs Golf Course is an 18-hole Par 72 public golf course with a length of 6,375 yards. The golf course is characterized by tee boxes, fairways, putting greens, bunkers, water hazards, a driving range, a golf cart building, pergola, pro shop building, breezeway, clubhouse/restaurant building, maintenance buildings, and other ancillary buildings such as comfort stations. The clubhouse/restaurant, pro shop, and golf cart buildings are grouped near the center of the property adjacent to the parking lot and primary entrance from Camarillo Springs Road. Two maintenance buildings are located at the northwest edge of the property near Ridge View Street. The golf course is open for public use and play, as well as tournaments, and its hours of operation are from 6:00 a.m. until sundown, seven days per week. The property also includes two segments of Conejo Creek along its western borders.

FIGURE 3-4 - EXISTING PROJECT SITE PARCELS



Current Land Use and Zoning Designations

The golf course is designated as Public/Quasi-Public in the City of Camarillo General Plan Land Use Element and is zoned RE (Rural Exclusive) and RE - 1 Acre. Public uses include parks, schools, libraries, police facilities and fire facilities. The quasi-public classification of the General Plan provides land areas for those uses which are private in nature but will serve the public needs. This includes such uses as hospitals, private educational institutions, religious institutions, and other similar uses such as golf courses. The Conejo Creek area of the property is designated as a Waterway Linkage in the City of Camarillo General Plan Land Use Element and is zoned Open Space. The land use designations of the project site and surrounding uses are illustrated in Figure 3-5.

The RE zone is a large lot residential zone with lots varying in size from 10,000 square feet to one acre or larger in size with a limited area used for mobile home parks. The majority of the City's land in this zone is for residential uses with the remainder in public and semi-public uses or vacant. Pursuant to Section 19.12.030 of the Camarillo Municipal Code, publicly or privately owned golf courses, including clubhouse and accessory restaurant, and pro shop, are permitted within the RE zone with a conditional use permit. The zoning areas of the project site and surrounding uses are illustrated in Figure 3-6.

Historic Uses

Designed by Theodore "Ted" Robinson, Sr., the Camarillo Springs Golf Course was developed starting in 1971 and opened to the public in 1972. Sited at the base of Conejo Mountain, the golf course was developed on a portion of the former Camarillo Ranch.

Over time, the Camarillo Springs Golf Course changed in size and configuration. Between 1980 and 1989 the western portion of the course was expanded further to the south. Between 1989 and 1994 a new section of Ridge View Street was constructed through what had been the northeastern edge of the golf course. The property that as a result was located on the north side of the street (near the U.S. Highway 101 off-ramp) discontinued being used as part of the golf course and was sold for redevelopment. An office park was developed on the former golf course property between 2002 and 2005. Additionally, in the early to mid-2000s a housing development and commercial center were constructed adjacent to the golf course and its parking lot, fronting Camarillo Springs Road.

FIGURE 3-5 - PROJECT SITE AND SURROUNDING USES LAND USE MAP

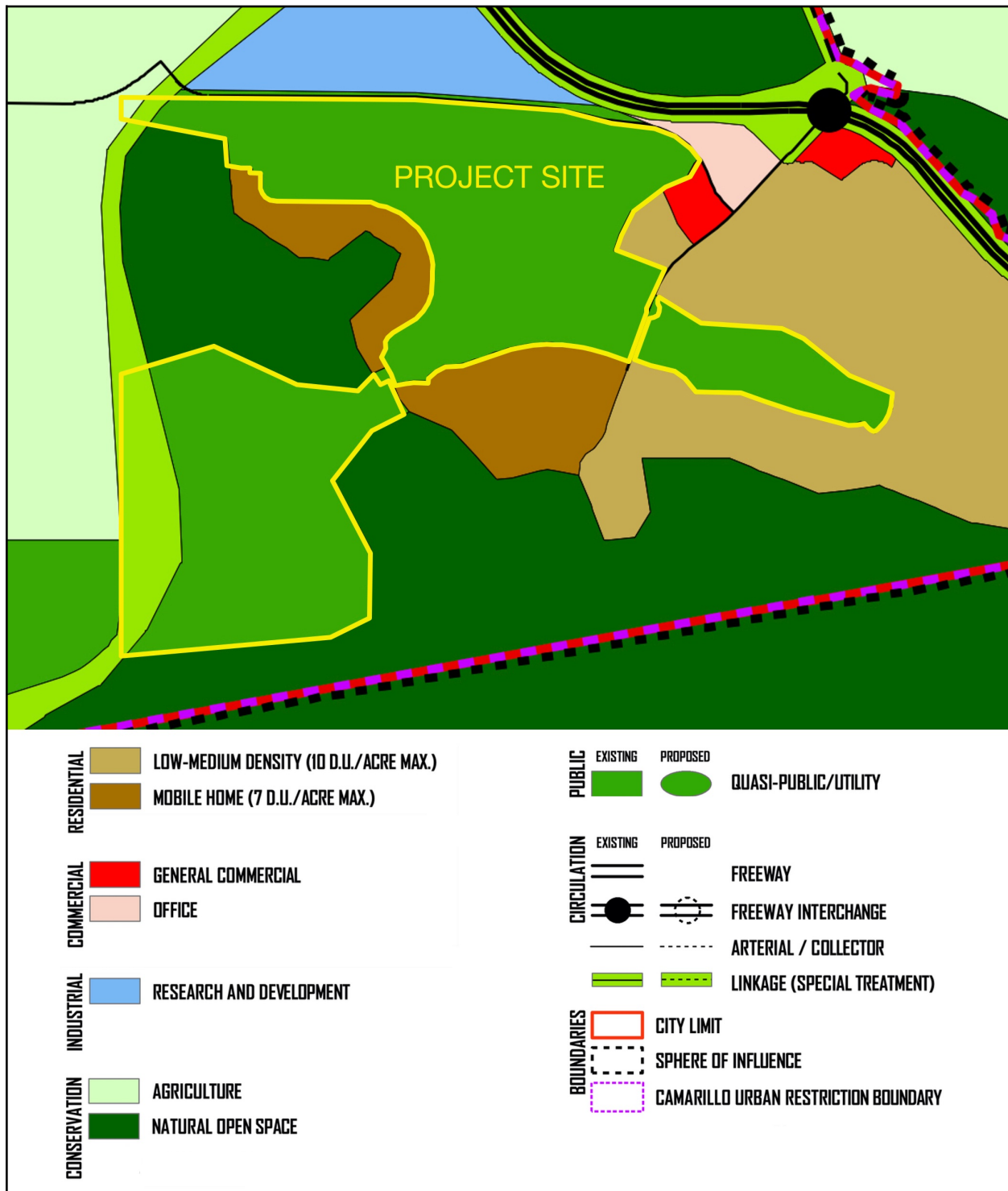
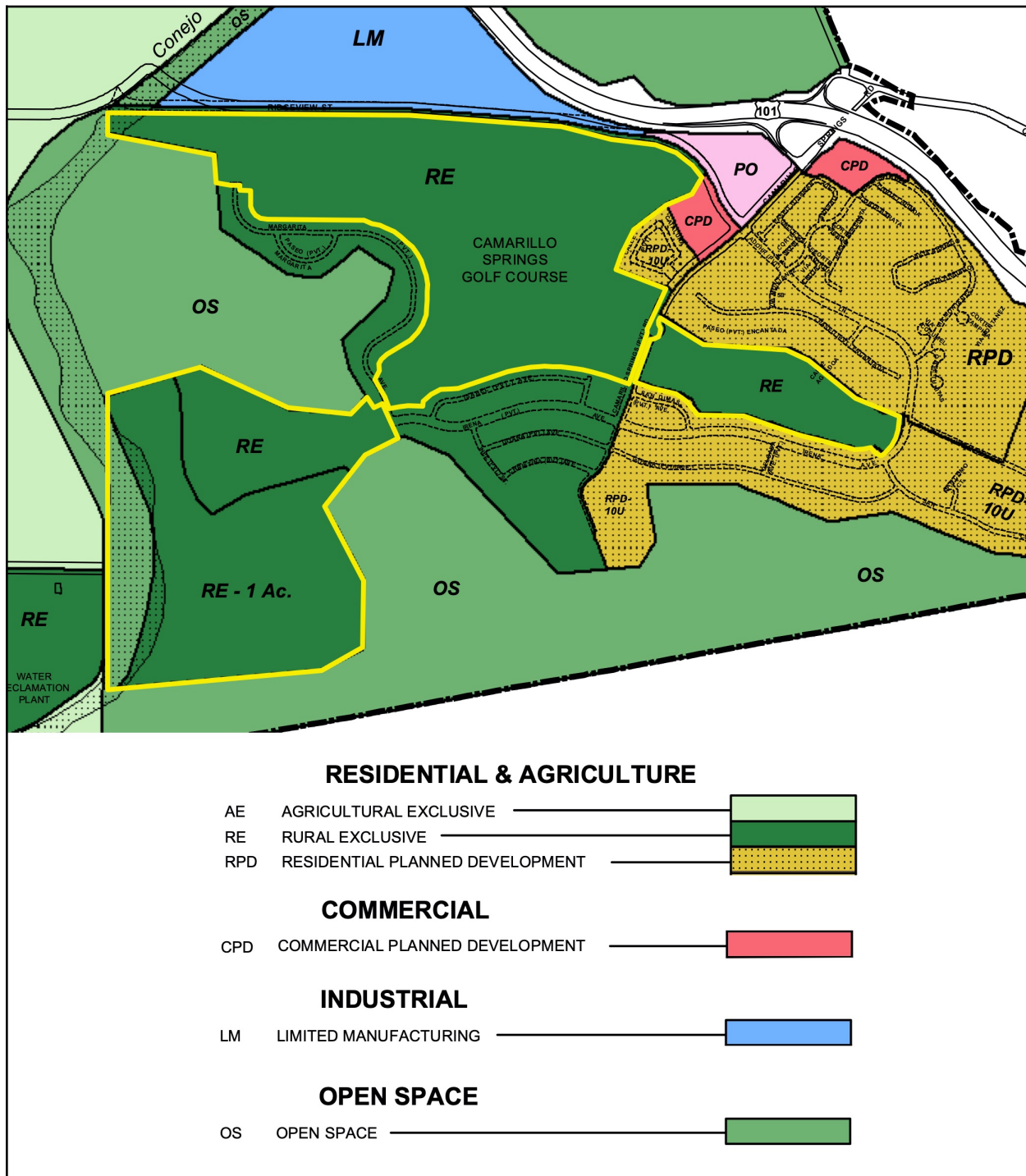


FIGURE 3-6 - PROJECT SITE AND SURROUNDING USES ZONING MAP



Over the years, various features across the golf course have been modified. Putting greens, tee boxes, water hazards and bunkers (sand traps) have been added, removed or relocated. In particular, the current hole 12 (which used to be hole 1) at the northeast edge of the property was shortened when Ridge View Street was extended and a portion of the golf course sold as described above, and later modified twice

again; bunkers north of the driving range were removed; water hazards have been added at the northeastern edge of the golf course and slightly northwest of the driving range; the western area of the golf course was enlarged; and the alignment of paved paths has been modified. A new restroom building was constructed in the Spanish Revival style in 1999 which is not in keeping with the original concrete and wood Modernist-style buildings. New black tee boxes were added to all the holes on the course over the last twenty years to increase yardage. The par was also changed on various holes. It is also likely there was an addition constructed at the rear (east) of the clubhouse/restaurant building.

Existing Site Biology

Approximately 117 acres of the project site consist of landscaped ornamental vegetation and approximately nine acres are developed with pavement, buildings, and golf cart roads and trails. Approximately 7.1 acres are considered to be heavily disturbed and support little to no vegetative cover. The remaining areas of the site contain natural vegetation and open water. A few of these areas support special status habitats, plants, and wildlife.

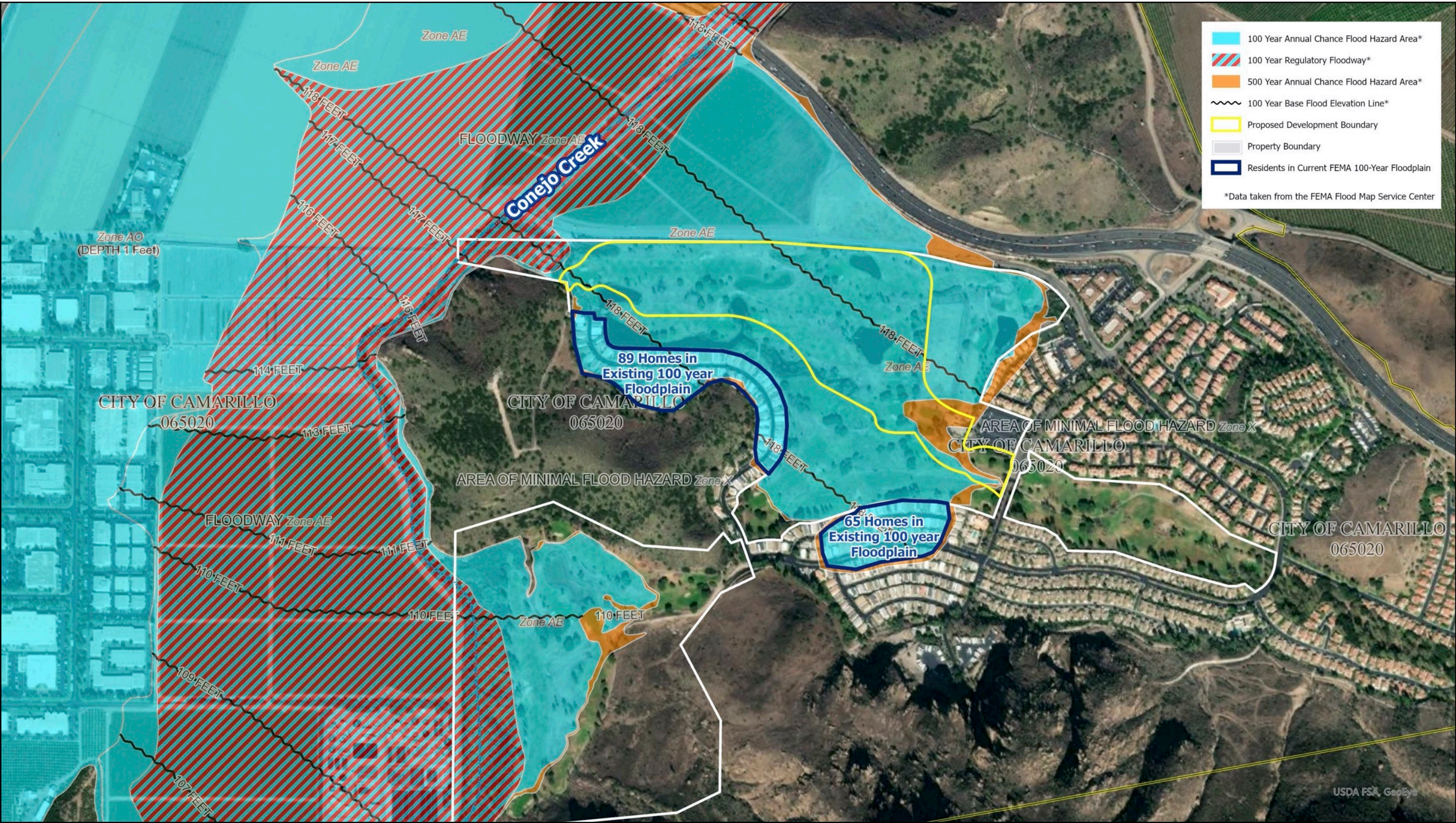
Existing Site Hydrology

Camarillo Springs Golf Course is located within the local 1,080-acre Camarillo Springs Creek watershed, tributary to the 48,112-acre Conejo Creek regional watershed, which is part of the larger Calleguas Creek regional watershed.

Portions of the golf course and adjacent areas are located within a 100-year Federal Emergency Management Agency (FEMA) floodplain resulting primarily from overbank flow from Conejo Creek, but is also affected by tributary runoff flowing through the golf course from the local Camarillo Springs Creek watershed. The 100-year floodplain has a base flood elevation of 118.0 feet. The FEMA floodplain is illustrated in Figure 3-7. As shown, there are approximately 154 existing mobile homes located within the 100-year FEMA floodplain to the south and southwest of the golf course.

There are six man-made, ornamental ponds on the northern side of the golf course. There are also three dry man-made, ornamental ponds and one full irrigation pond on the southern side of the golf course. Although they may provide some stormwater quality treatment, the existing ponds/lakes do not provide the infiltration/retention or water quality treatment that is required of new development and redevelopment projects under the Ventura County Municipal Stormwater NPDES Permit, Board Order 2010-0108.

FIGURE 3-7 - EXISTING FEMA FLOODPLAIN



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Existing Site Access

Primary access to the property is from a main entrance located along the western side of Camarillo Springs Road. Secondary access for property maintenance is located off of Ridge View Street. Parking for the golf course is provided in one lot from Camarillo Springs Road. This lot provides 199 parking spaces. A gated access to the existing maintenance buildings at the northwest edge of the property is provided along Ridge View Street. This access is a private segment of Margarita Avenue that is also gated at the property boundary with the Camarillo Springs Country Club Village mobile home community. Residential access through the golf course property is not permitted.

Existing Utilities and Infrastructure

The project site is located within the service area of the Camrosa Water District (Camrosa) for potable water and is in Camrosa's Pressure Zone 1. The existing 3-million-gallon tank that feeds this area is located on the hillside directly north of the 101 freeway across from the project site. An existing 12-inch water main is located within Ridge View Street. The golf course is irrigated by private water from existing wells located adjacent to Conejo Creek along the westerly edge of the golf course - south area of the project site.

Wastewater from the project area is treated by the Camarillo Sanitary District, which operates and maintains the Camarillo Wastewater Treatment Plant west of Conejo Creek. The Camarillo Springs area is serviced via an existing 15-inch vitrified clay pipe (VCP) line in Margarita Avenue, which ties into a 10-inch and 8-inch VCP siphon east of Conejo Creek and traverses underneath the existing channel connecting to a siphon pump structure and a 24-inch asbestos cement pipe sewer line. The pipe then connects via a 5-foot manhole to a 12-inch VCP line, which then continues to the treatment plant.

Electricity is provided to customers in Camarillo by Southern California Edison (SCE) and natural gas is provided by the Southern California Gas Company. The golf course and Camarillo Springs community is fed with a single 16kV electrical circuit with nearby facilities located within Camarillo Springs Road and Rideview Street. The nearest natural gas facilities are six-inch lines located within Camarillo Springs Road and Margarita Avenue. The City of Camarillo has an Exclusive Agreement with E.J. Harrison & Sons trash company for regular day-to-day refuse service.

RELATED PROJECTS

In addition to the potential environmental impacts that would be associated with the proposed project, this EIR also evaluates "cumulative impacts." Section 15355 of the State CEQA Guidelines defines cumulative impacts as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. In general, these impacts occur in conjunction

with other related development that may have impacts that might compound or interrelate with those of the project under review.

In order to analyze the cumulative impacts of the proposed project in combination with other expected future development, the amount and location of growth expected to occur in addition to the proposed project must be considered. Section 15130(b) of the CEQA Guidelines allows the following two methods of prediction:

- A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

This EIR utilizes the City of Camarillo's Monthly Report from April 2020 to identify the projects that have been recently completed, are under construction, approved, or pending as a list of related projects throughout Camarillo. The April 2020 Monthly Report is included as Appendix D to this EIR and a list of the City's related residential projects, including the proposed project, is provided in Table 3-1 while Table 3-2 identifies the City's related non-residential projects.

TABLE 3-1 - CITY OF CAMARILLO RESIDENTIAL PROJECTS

Case	Applicant	Location	Acres	Description	Units Built	Total Units	Status
CUP-350	Fore Property	Southwest corner of Ponderosa Dr and Camino Tierra Santa (Springville)	3.94	Mixed-use rental	50	50	Completed
TT-5903 RPD-177	KB Home Mariposa	South side of Ponderosa Dr between Camino Tierra Santa and Earl Joseph Dr (Springville)	10.71	Condominiums	130	130	Completed
RPD-195 TT-5671M(3)	Ran Rancho	Northwest corner of US 101 and Springville Dr (Springville)	22.87	Single Family	0	158	Pending (GPA)
CUP- 307M(2)	Hiji Investment Co	Between Village at the Park Dr and Westpark Ct (Village at the Park)	3.21	Mixed-use rental	0	10	Pending
RPD-188	Aldersgate Inv, LLC	350 Lewis Road (Village Gateway Townhomes)	7.8	Townhomes	58	87	Under Construction
CUP-330	Aldersgate Inv, LLC	2024 Ventura Blvd	0.59	Mixed-use rental	23	23	Completed
LD-537 RPD-199	Jim Sandefer	Southerly terminus of Barcelona St	3	4 single family lots	0	4	Pending
RPD- 189M(2)	Hiji Investment Co	West of Village at the Park Dr between Petit St and Westpark Ct (Village at the Park)	4.63	Rental units	0	96	Approved
TT-5976 RPD-198	Shea Homes	Northeast corner of Somis and Upland Roads	83.1	Senior single family & townhomes	0	281	Grading
RPD-201	Camino Ruiz, LLC and ZDI, Inc	Southeast corner of Camino Ruiz and Verdugo Way	13.79	Rental apartments	0	378	Pending (GPA)
RPD-202	Lustra Development, LLC	Southeast corner of Glenn Dr and Chapel Dr	0.34	Rental townhomes	0	8	Approved
CUP-391	Lustra Development, LLC	99 South Glenn Dr	0.24	Mixed-use, apartments	0	12	Approved
RPD-204 TT-6016	NUWI Camarillo, LLC	791 Camarillo Springs Rd	30	Senior for-sale units	0	248	Pending (GPA)

TABLE 3-1 - CITY OF CAMARILLO RESIDENTIAL PROJECTS

Case	Applicant	Location	Acres	Description	Units Built	Total Units	Status
LD-544 RPD-203	Habitat for Humanity	2521 Barry St	0.18	Low-income units	0	2	Under Construction
TT-5969 RPD-196	Camarillo Village Homes, LLC	Northeast corner of Pleasant Valley and Lewis Roads	19.88	Townhomes	0	285	Approved
CUP-369	Camarillo Village Homes, LLC	Northeast corner of Pleasant Valley and Lewis Roads	3.44	Mixed-use apartments	0	24	Approved

Source of table data: City of Camarillo, April 2020.

TABLE 3-2 - CITY OF CAMARILLO NON-RESIDENTIAL PROJECTS

Case	Applicant	Location	Description	Building SF	Acres	Status
Commercial Projects						
CPD-226M(3)	Amara Shopping Center	Northeast corner of W. Ventura Blvd and Springville Dr	Commercial center	491,776	44.84	Approved
CPD-236	Hiji Inv Co/TFR Inv Co	Between Village at the Park Dr and Westpark Ct (Village at the Park)	Commercial mixed-use center	42,630	10.02	Approved
CPD-236M(1)	Hiji Inv Co/TFR Inv Co	Between Village at the Park Dr and Westpark Ct (Village at the Park)	2 commercial pads	8,000	1.54	Pending
CPD-232M(2)	Carol D'Egido	Northwest corner of Santa Rosa Rd and Oak Canyon Rd	2 office/retail buildings	8,828	1.26	Approved
CUP-330	Aldersgate Inv. LLC	2024 Ventura Blvd between Cedar and Oak Streets (Old Town)	Mixed-use	6,100	0.58	Under Construction

TABLE 3-2 - CITY OF CAMARILLO NON-RESIDENTIAL PROJECTS

Case	Applicant	Location	Description	Building SF	Acres	Status
CPD-77M(5)	Fairfield Inn and Suites	4444 Central Ave	Hotel conversion / renovation / minor addition	1,175	1.9	Under Construction
CUP-334	City of Camarillo	South of W. Ventura Blvd East of Springville Dr	Bowling alley and 2-sheet ice rink	108,481	11.68	Pending
CUP-350	Fore Property Company	Southwest corner of Ponderosa Dr and Camino Tierra Santa (Springville)	Mixed-use	6,000	3.94	Completed
CPD-245	Alism Camarillo, LLC	301 E. Daily Dr	Automated Carwash	5,000	0.88	Under Construction
CPD-99M(4) CUP-381	Mohammad Rad	4676 Adolfo Rd	Convert auto repair facility to a convenience store	3,000	0.83	Completed
CUP-384 CPD-246	Mian Development	Northeast corner of Las Posas Rd and Ventura Blvd	Hotel and Conference Center	192,194	14	Under Construction
CUP-391	Lustra Development, Inc	99 South Glenn Dr	Mixed use, 12 apartments, 2 retail spaces	1,400	0.16	Approved
CUP-392	Reliant Land Services	2275 Las Posas Rd	New stealth roof-mounted wireless facility	0	0.62	Pending
CPD-5M(27)	Briemor Holdings 1 SPE, LLC	323 Carmen Dr	New drive-thru building	8,300	1.18	Pending
CPD-2M(3)	Motel 6	1641 Daily Dr	Façade remodel	10,000	1.37	Approved
CUP-371M(1)	Village Greens Market	795 Camarillo Springs Rd, Ste F	Modification to conditions of approval	1,250	0.91	Pending

TABLE 3-2 - CITY OF CAMARILLO NON-RESIDENTIAL PROJECTS

Case	Applicant	Location	Description	Building SF	Acres	Status
CUP-369	Camarillo Village Homes, LLC	Northeast corner of Pleasant Valley and Lewis Roads	24 mixed-use apartments	0	24	Approved
CUP-402	Reliant Land Service	25 Las Posas Rd	New stealth wireless facility in a tower	n/a	5.44	Pending
Industrial Projects						
IPD-385M(1)	Zephyr Dev Company	South side of Verdulera St, 175' west of W. Ventura Blvd	Modify architecture and add 6,633 sq ft	54,559	3.50	Under Construction
IPD-390	PEGH Inv LLC, Trilliad Dev Inc	Northeast corner of Camino Carillo and Camino Ruiz	2 multi-tenant industrial	68,200	4.21	Approved
IPD-391	PEGH Inv LLC, Trilliad Dev Inc	Southeast corner of Camino Carillo and Camino Ruiz	2 multi-tenant buildings	70,615	4.61	Approved
IPD-392	PEGH Inv LLC, Trilliad Dev Inc	Southeasterly terminus of Camino Carillo west of Conejo Creek	2-unit building	56,450	3.93	Approved
IPD-393	PEGH Inv LLC, Trilliad Dev Inc	Southerly terminus of Camino Carillo west of Conejo Creek	2-unit building	88,185	4.79	Approved
IPD-394	PEGH Inv LLC, Trilliad Dev Inc	Southerly terminus of Balboa Circle, west of Conejo Creek	Single tenant industrial	20,832	1.86	Approved
IPD-395	PEGH Inv LLC, Trilliad Dev Inc	West side of Balboa Circle at the end of the cul-de-sac	Multi-tenant	23,602	1.29	Approved
IPD-396	PEGH Inv LLC, Trilliad Dev Inc	West side of Camino Carillo, approximately 230' south of Verdugo Way	Single tenant industrial	14,430	1.12	Approved
TT-5979	PEGH Inv LLC, Trilliad Dev Inc	Terminus of Camino Carillo, west of Conejo Creek	Tentative Tract Map for Lots 4-7	n/a	21.43	Approved
IPD-398 T-5890	Hiji Investment Co	South side of Camarillo Center Dr, between Las Posas Rd and Factory Stores Dr	4 Industrial condo buildings	129,016	10.78	Approved

TABLE 3-2 - CITY OF CAMARILLO NON-RESIDENTIAL PROJECTS

Case	Applicant	Location	Description	Building SF	Acres	Status
LD-539	Camino Ruiz, LLC	5151, 5153, 5155 Camino Ruiz	Land Division	n/a	19.98	Approved
IPD-53M(9)	Rexford Industrial Realty, Inc	3233 E. Mission Oaks Blvd	Modify industrial building	4,800	31.89	Under Construction
IPD-53M(11)	Rexford Industrial Realty, Inc	3233 E. Mission Oaks Blvd	Demo 52,500 sf office bldg. Construct 111,500 multi-tenant bldg. & add 52,026 to ex bldg	163,527	31.89	Pending
CUP-387	Verizon Wireless	4053 Calle Tesoro	New Wireless Facility	n/a	n/a	Pending
CUP-364M(1)	Institution Ale Company	3841 Mission Oaks Blvd, Ste. B	Expansion of existing brewery	24,102	1.9	Under Construction
LD-545	Robert F. Goetsch	201 Flynn Rd	Subdivide parcel into two parcels	n/a/	11.16	Approved
IPD-403	RGM Architects	950 W. Verdulera St	New Industrial Building	17,506	1.19	Pending
IPD-5M(1)	Sidney Isagholian	575 Dawson Dr	Adding new elevator	21,360	1.12	Pending
IPD-23M(25) TT-6015	EFT Enterprises LTD	4530 Adohr Ln	Façade renovations and 8 new condo units	67,867	3.34	Approved
CUP-397	Paw Works	2255 Pleasant Valley Rd, Unit K	Dog and cat rescue center	3,600	2.51	Approved
IPD-405	Zephyr Development	South side of Calle Tecate west of Flynn Rd	New Industrial Building	161,228	3.92	Pending
IPD-404	Silverstrand Grid	375 Willis Ave	Energy storage facility	n/a	0.04	Approved

TABLE 3-2 - CITY OF CAMARILLO NON-RESIDENTIAL PROJECTS

Case	Applicant	Location	Description	Building SF	Acres	Status
CUP-404	Damaly, LLC	3201 Corte Malpaso, Unit 310	Wine production facility	1,787	2.44	Pending
CUP-401	Nabor Wines	1330 Flynn Rd, Unit E	Winery	2,236	4.29	Approved
Institutional/Public Projects						
CUP-312	St. Demetrios Greek Church	5575 Santa Rosa Rd	Church (total of 31,240 sf in 3 phases)	9,058	4.07	Under Construction
CUP-394	City of Camarillo	Northwest of the intersection of Las Posas and Lewis Rd	North Pleasant Valley Groundwater Treatment Facility	6,541	4.7	Under Construction
CUP-379	Pleasant Valley Mutual Water Co	2411 Ponderosa Dr	Desalter	1,600	1.67	Approved
CUP-403	Crestview Mutual Water Co	Crestview Estates/Las Posas Hills on Crestview Ave	Well Pump and Pump House	1,022	1.099	Pending

Source of table data: City of Camarillo, April 2020.

PROJECT DESCRIPTION

This section of the EIR provides the project description for The Greens at Camarillo Springs, a 182-acre, 248-dwelling-unit senior residential and golf course renovation project (project or proposed project) proposed within the City of Camarillo. 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 of potential environmental impacts.¹

PROJECT APPLICANT

The applicant for The Greens at Camarillo Springs project is as follows:

NUWI Camarillo, LLC
2001 Wilshire Boulevard, Suite 401
Santa Monica, CA 90403

PROJECT OBJECTIVES

The primary objectives for the project, as set forth by the project applicant, are:

- The project applicant has indicated the project is intended to assist the City in implementing the General Plan's housing goals by increasing the City's housing stock and diversifying the range of housing opportunities for a special needs population (seniors) in an area adjacent to existing, established residential communities.
- The project applicant has indicated the project is intended to abate existing flood hazards for those current residents living in a special flood hazard zone designated by the Federal Emergency Management Agency.
- The project applicant has indicated the project is intended to implement comprehensive flood safety infrastructure improvements at no cost to existing residents or the City of Camarillo.
- The project applicant has indicated the project is intended to provide a mix of high-quality housing to accommodate the City's growing senior population.

¹ Although required by CEQA for a project description, this EIR provides a list of the agencies that are expected to use the EIR in their decision-making process in the Introduction section and the location of the project site is provided in the Environmental Setting section.

- The project applicant has indicated the project is intended to renovate an existing privately-owned golf course to address changing demands for golf alongside interrelated recreational amenities, thereby supporting the City's General Plan Recreation Element goals and policies.
- The project applicant has indicated the project is intended to develop a residential planned development that will make available a variety of housing designs and facilitate the use of innovative approaches to housing design thereby supporting the City's General Plan Housing Element goals and policies.
- The project applicant has indicated the project is intended to create opportunities for future and existing residents to socialize, dine, and recreate through the preservation and enhancement of golf and associated amenities, including a renovated clubhouse.
- The project applicant has indicated the project is intended to design a residential infill community that respects the privacy of adjacent residents through the utilization of setbacks and landscaped buffers.
- The project applicant has indicated the project is intended to enhance neighborhood walkability and connect existing and proposed residential communities to parks and recreational amenities through a network of trails, internal walkways, and paseos to be used by existing and proposed residents.
- The project applicant has indicated the project is intended to utilize sustainable design measures to reduce water usage, lower residential energy consumption, maximize energy saving features, and protect natural resources consistent with the City's land use goals and policies.
- The project applicant has indicated the project is intended to implement timely public facilities such as utilities, roads, and recreational amenities as development occurs within existing service areas without burden or cost to existing residents, visitors, or the City of Camarillo.

PROJECT CHARACTERISTICS

Development Concept

The project applicant is requesting approval from the City of Camarillo to amend the General Plan Land Use Element to change the land use designation for a 31-acre portion of the larger 182-acre project site from Public/Quasi-Public to Low-Medium Density Residential (5.1 - 10 dwelling units per acre) and change the zoning of this 31-acre portion from Rural Exclusive (RE) to RPD-8U (Residential Planned Development – 8 units per acre maximum). The area proposed for the General Plan Amendment (GPA) and change of zone is within one lot (234-0-040-595) and is specifically located south of Ridge View Street and west of the existing golf course driving range. The applicant is also requesting approval of a Tentative Tract Map (TT-6016) to subdivide the property for the development of up to 248 new age-restricted (55+) single family, detached residential units and a Residential Planned Development

(RPD-204) permit for the development of 248 age-restricted (55+) single family detached dwelling units. The residential component of the proposed project would be developed to a density of approximately eight dwelling units per acre and would be gated. The residential development would include a private recreation center and open spaces that include two pocket parks and walking trail connectivity to the surrounding community.

Development of the residential area would require a reconfiguration and update of the existing golf course, proposed under Special Use Permit Modification SUP-6M(3). All existing cart paths, existing ponds, and other golf features (fairways, tees, greens, etc.) would be removed and redesigned as a 12-hole golf course. The golf course clubhouse would be renovated and enhanced within the existing building footprint. The driving range and surrounding area would be renovated. The area to the east of the driving range would include a neighborhood park, walking trails, a dog park, and event spaces, all of which would be open and available for public use. The neighborhood park would be approximately 6.3 acres and the dog park would be approximately 1.3 acre. The existing maintenance buildings at the northwest edge of the property would remain in their existing building footprints.

The proposed development plan is illustrated in Figure 4-1. The conceptual trails, open space, and private/public amenities plan is illustrated in Figure 4-2.

Site Access and Parking

Gated access to the residential development is proposed via Ridge View Street and Camarillo Springs Road to internal private streets and drive aisles. The segment of Margarita Avenue within the property would be improved and the existing gate at Ridge View Street would be removed. Access to the residential development from Margarita Avenue would be provided by way of a County of Ventura Knox Box entry system along 'Street D.' 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 residential development from this gate 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. The existing gate at the property boundary with the Camarillo Springs Country Club Village mobile home community would continue to remain closed with no mobile home access through the golf course property.

Most of the public who would use the public park and dog park are expected to be from the surrounding neighborhoods and would be able to walk to the parks.

The reconfigured golf course parking lot would provide 155 spaces and could be used by people who drive to the parks. Street parking along Ridge View Street is not allowed. The residential development includes 766 total parking spaces. 134 guest parking spaces (excluding garages and driveways) are provided. 496 garage parking spaces would be provided, two for each residential unit. 136 driveway parking spaces will be provided. At least 2.5 spaces would be provided per unit.

Site Hydrology

The project's design is proposing to preserve the amount of existing floodplain storage along Conejo Creek, to maintain or reduce base flood elevations through the area, and to remove the 154 existing residential structures from the current FEMA 100-year floodplain.

The 31-acre residential development area is proposed to be raised to not only locate the homes above the 100-year FEMA floodplain, but to also act as a flood protection barrier along the northern boundary of the site. This barrier is proposed to protect the proposed residential area as well as the 154 mobile homes that are subject to 100-year floods from the Conejo Creek floodplain. A total of 127 mobile home lots would be completely removed from the 100-year flood hazard zone. However, because some existing mobile home lots have elevations as low as 110 feet, a portion of 27 lots would remain partially within the 100-year flood zone. Specifically, the 154 mobile home lots within the FEMA 100-year floodplain would be affected as follows:

- There are 89 lots and residential structures in the west area generally adjacent to Margarita Avenue: 62 lots and residential structures would be completely removed from FEMA 100-year flood hazard, 27 lots immediately adjacent to the existing lake have existing ground below elevation 114.0 and, therefore, a portion of the lots would remain in the FEMA 100-year floodplain. However, all 27 lots would have the residential structure removed from the 100-year floodplain.
- There are 65 lots and residential structures in the south area generally adjacent to Irena Avenue: all 65 residential structures and the entire lots would be removed from the FEMA 100-year floodplain.

The reconfigured lake/pond along the southern edge of the proposed residential development would not only serve as a visual feature, but is also proposed to be a storm water detention storage area.

The proposed design incorporates a drainage system that would divide the stormwater flow from the upper Camarillo Springs watershed so that some of the flow will be conveyed through a large 10-foot x six-foot reinforced concrete box (RCB) bypass culvert directly to Conejo Creek. If the box becomes inundated, excess flows are proposed to be diverted to the reconfigured interior lake for additional storage. The proposed drainage master plan is illustrated in Figure 4-3. The secondary emergency overflow would be part of the detailed design and final construction plan preparation. Figure 4-3 locates the secondary emergency overflow at the "West Basin – Inlet to the Bypass Culvert".

There are no elements of the proposed drainage plan that require active operational activity by anyone or anything (pumps, valves, actuators, level controls, etc.). The drainage system is considered "passive" and has multiple redundant safety features as part of the design effort. Operation and maintenance personnel are not required to perform any function for the system to function as designed during a flood event. Maintenance (as is required on every drainage facility) happens before and after the annual rainy season.

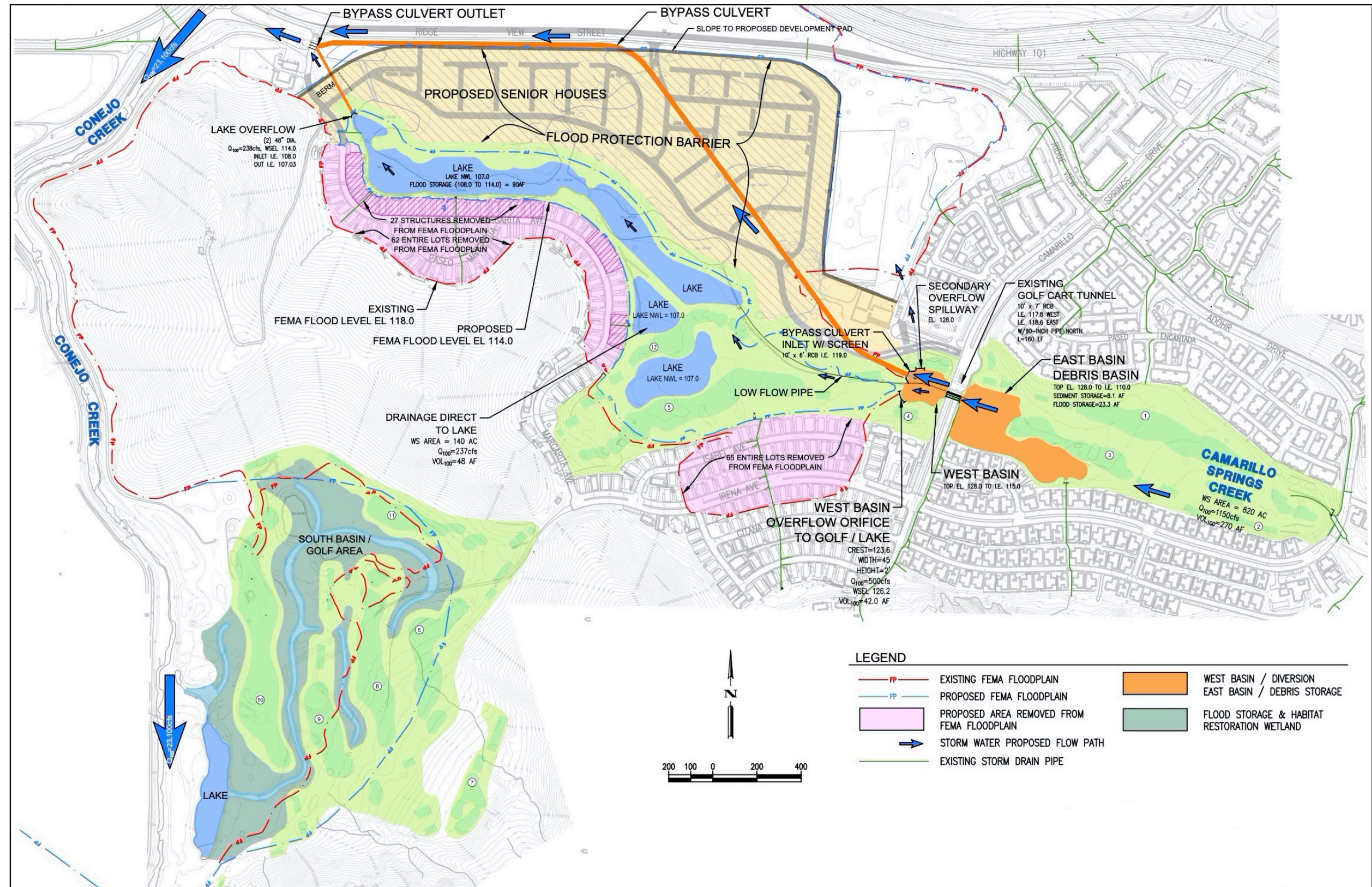
FIGURE 4-1 - PROPOSED DEVELOPMENT PLAN



FIGURE 4-2 - CONCEPTUAL TRAILS, OPEN SPACE, AND PRIVATE/PUBLIC AMENITIES



4-7



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The project applicant has proposed that the maintenance responsibility of the proposed drainage system (Camarillo Springs Debris Basin, West Basin, Bypass Culvert inlet, outlet and length of the culvert, and two 48-inch diameter outfall pipes (with flap gates) from the existing north lake to Conejo Creek) would be paid for as an annual assessment to the proposed new property owners and be the financial responsibility of the new property owners and not the City or the existing residents. The maintenance entity would be the homeowners association (HOA). Details of the drainage system maintenance plan and easements will be finalized with completion of the final design and drainage improvement plans.

Creating the building pad for the proposed residences as well as removing the 154 existing residential structures from the mapped 100-year floodplain area would require the excavation of soils from other areas of the golf course and transferring the soils to the proposed residential area. Most of this would be obtained from the southern golf course area, which would be excavated and lowered to a level that preserves the existing amount of Conejo Creek floodplain storage.

The project applicant has submitted a Conditional Letter of Map Revision (CLOMR) to FEMA to modify the existing Flood Insurance Rate Map (FIRM) floodplain map in order to remove the 154 existing residential structures from the mapped 100-year floodplain area and facilitate new residential development at the golf course.

Water Quality

The proposed development is required to mitigate post-construction stormwater runoff pollutants and volumes from impervious surfaces through infiltration, reuse, evapotranspiration, bioretention, or bioinfiltration, as required by the Ventura County Municipal Stormwater NPDES Permit, Board Order 2010-0108. To address the stormwater requirements, the project applicant has prepared and submitted to the City a Post Construction Stormwater Management Plan (PCSMP).

Utilities and Infrastructure

The proposed residential development would connect to the existing 12-inch water main is located within Ridge View Street for potable water use. The golf course would continue to be irrigated by private water from existing wells. The project applicant is also working with the Camrosa Water District to provide non-potable water for irrigation. The details of the non-potable connection have not been worked out at this time; however, the existing private wells are considered to be adequate to maintain the reconfigured golf course since it would be smaller than the existing course for which the wells currently provide water.

The proposed residential development would connect to the existing 15-inch vitrified clay pipe (VCP) line in Margarita Avenue. 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 the increased wastewater generation of the project.

Electrical power to the project site would continue to be provided by Southern California Edison via the existing underground infrastructure located within Camarillo Springs Road and Ridgeview Street. Natural Gas would be continuously provided to the project site by the Southern California Gas Company via an existing six-inch gas line infrastructure in the local vicinity.

Construction Activities

Construction of the proposed project is expected to occur over a period of approximately six years. However, during construction, the golf course is not anticipated to be closed for longer than seven months. The project applicant will be required to obtain coverage under the State General Construction NPDES Permit and as required by that permit prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to ensure proper erosion and sediment controls are imposed during construction activities. Creating the building pad for the proposed residences as well as removing the 154 existing mobile homes that are outside the project site from the mapped 100-year floodplain area would require the excavation of soils from other areas of the golf course and transferring the soils to the proposed residential area.² Grading and excavation is expected to occur over a period of approximately seven months. In all, approximately 850,000 cubic yards of soil would be graded to reshape the golf course and create the building pad area. There would not be any import or export of soil to or from the property. Earthwork is intended to balance onsite. The graded soil would be transferred within the property by scrapers and trucks. The proposed Tentative Tract map showing the proposed grading plan is illustrated in Figures 4-4 through 4-10. Larger maps may be reviewed at the City of Camarillo.

The soil that is excavated from the golf course - south area would be transported along an existing dirt access road located along the eastern side of Conejo Creek. This is a maintenance road for the Ventura County Watershed Protection District (VCWPD) and it is also utilized for golf course maintenance vehicles. The maintenance road is approximately 20 feet in width at its narrowest points and more than 50 feet in width at the widest points. The maintenance road would not need to be widened or improved to accommodate the project construction vehicles. VCWPD authorization would be required for using “maintenance road” for project construction and dirt hauling.

² As discussed previously, 154 existing mobile homes would be removed from the 100-year floodplain but 27 lots Along Margarita Avenue immediately adjacent to the existing lake have existing ground below elevation 114.0 and, therefore, a portion of the lots would remain in the FEMA 100-year floodplain.

FIGURE 4-4 - PROPOSED TRACT NO. 6016

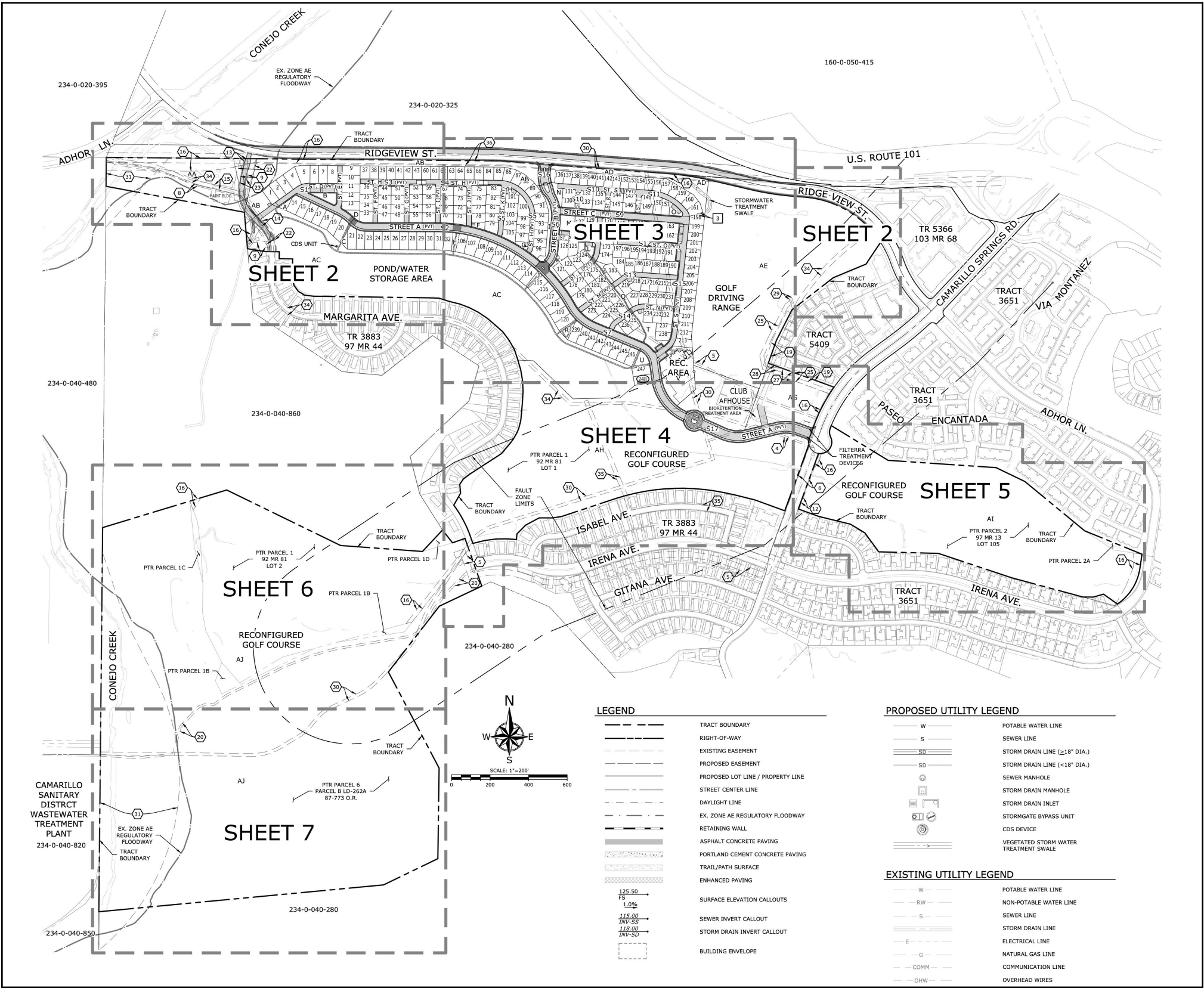
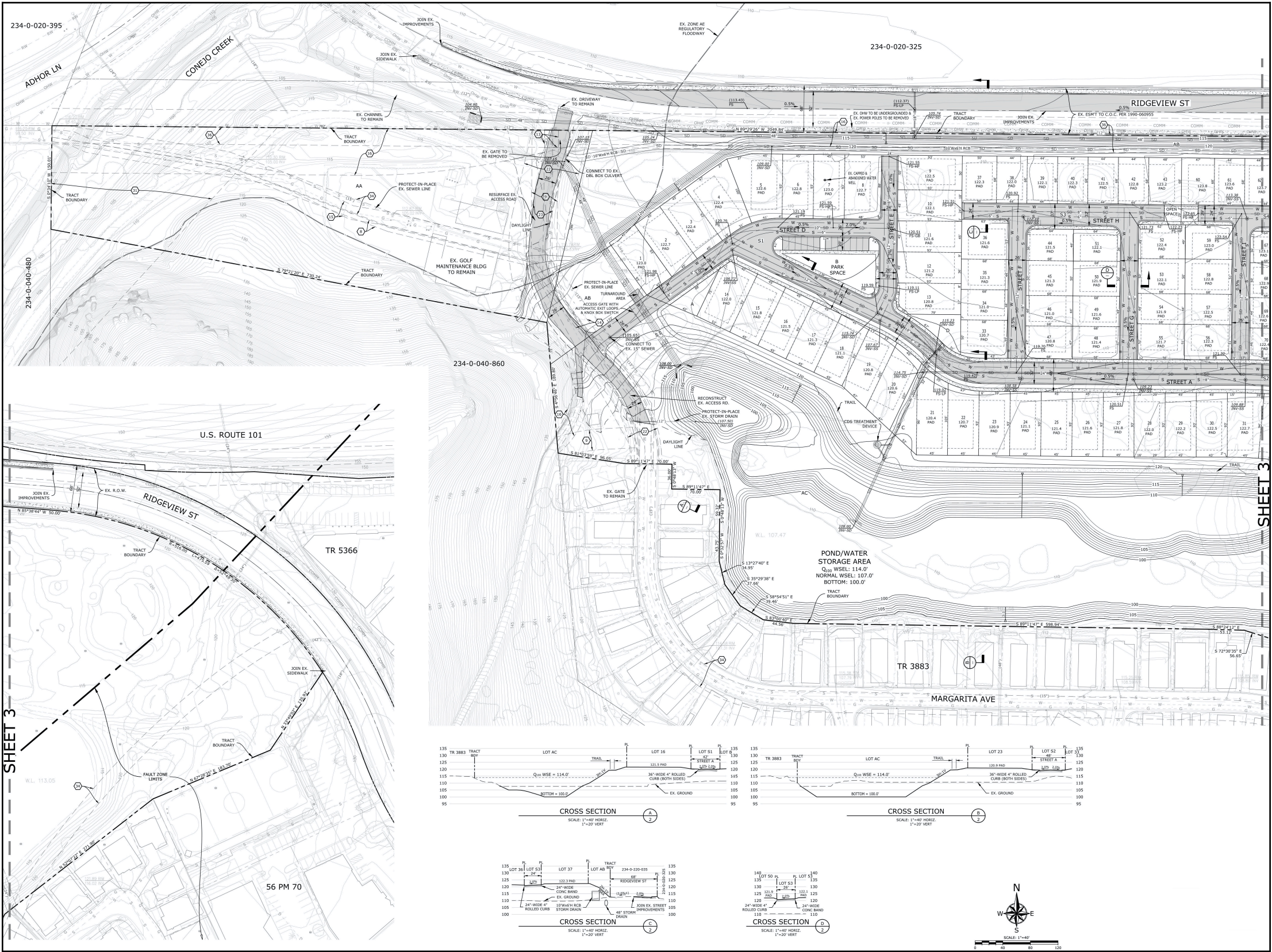


FIGURE 4-5 - PROPOSED TRACT NO. 6016 - SHEET 2



4-13



FIGURE 4-7 - PROPOSED TRACT NO. 6016 - SHEET 4

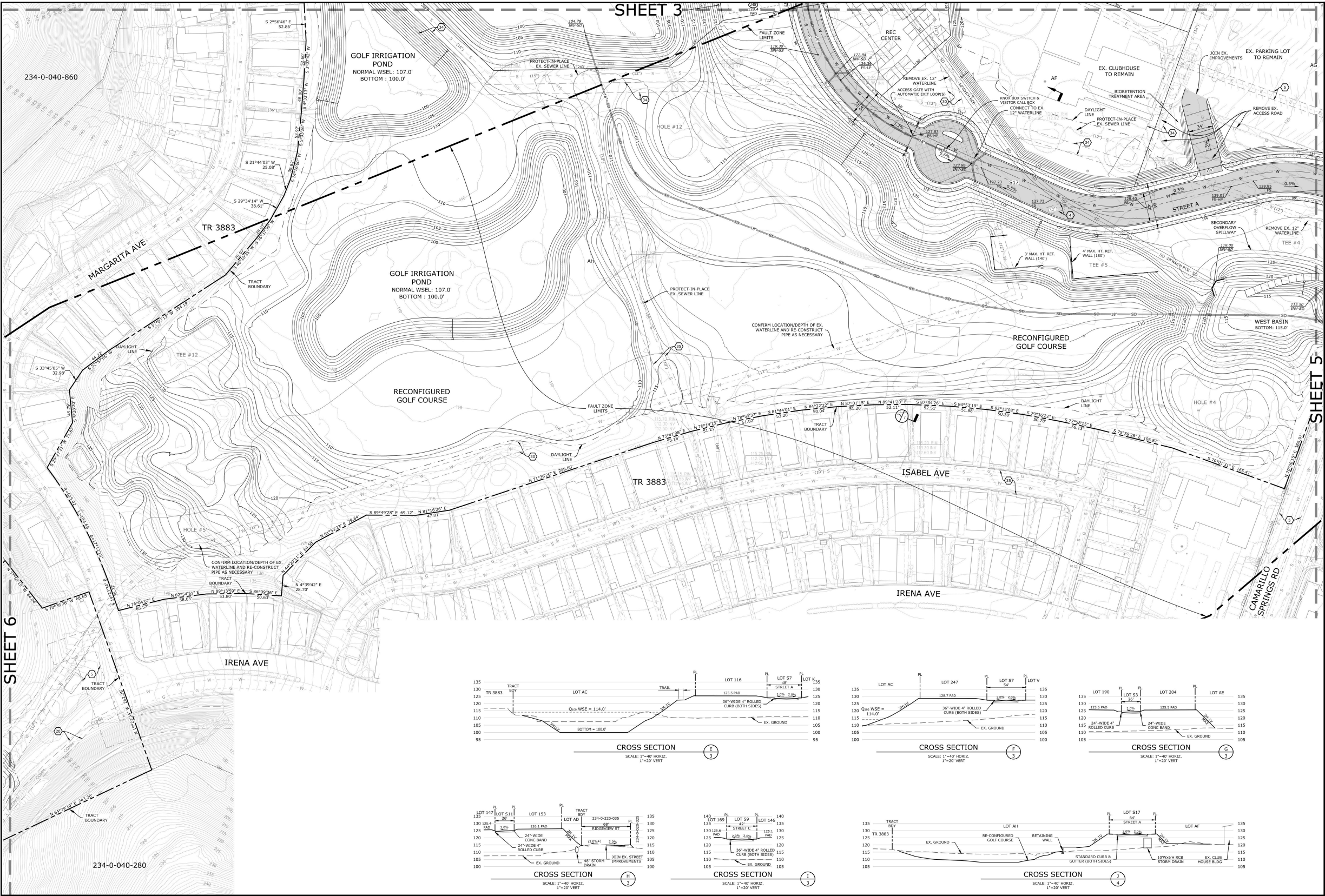


FIGURE 4-8 - PROPOSED TRACT NO. 6016 - SHEET 5

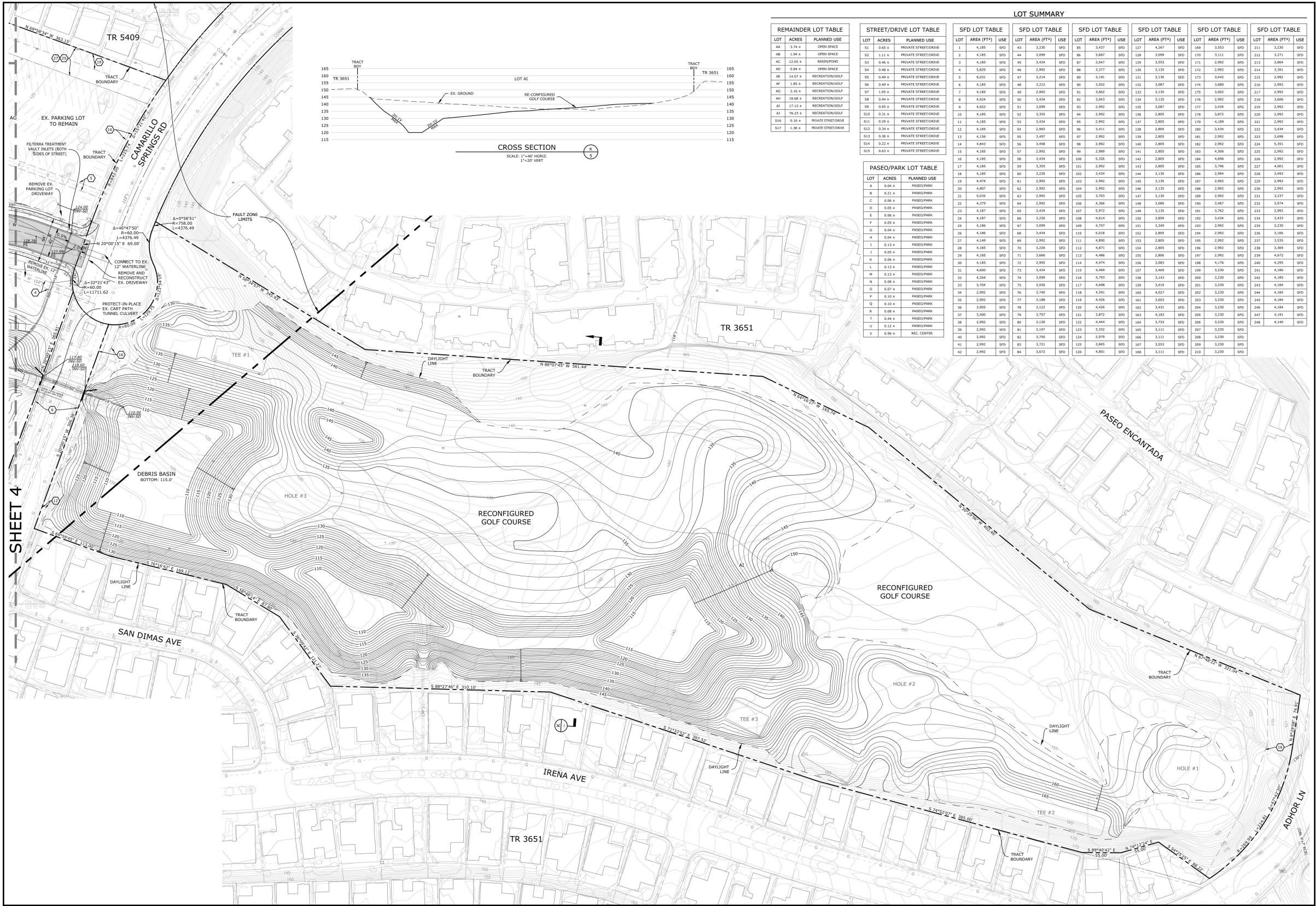


FIGURE 4-9 - PROPOSED TRACT NO. 6016 - SHEET 6



FIGURE 4-10 - PROPOSED TRACT NO. 6016 - SHEET 7



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Infrastructure improvements including sewer, water, storm drain, curb and gutter, dry utilities, and streets would occur over period of approximately seven months and be completed before the residential construction begins. The improvements to the golf course and its facilities would also occur during this time frame. Included in the infrastructure improvements is the proposed upsizing of 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 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 new residences would be constructed in phases of approximately 16 units per phase. The first buildings constructed would be the residential recreation center, the home models, and the first phase of residences. Subsequent phases of residential construction would occur over periods of approximately five months based on market demand.

DISCRETIONARY ACTIONS AND APPROVALS

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

- **General Plan Amendment (GPA) 2017-2:** The project applicant is requesting approval of GPA 2017-2 to change the General Plan land use designation for an approximate 31-acre portion of the property to Low-Medium Density Residential (5.1 - 10 dwelling units per acre).
- **Change of Zone CZ-327:** The project applicant is requesting approval of CZ-327 to change the zoning designation for an approximate 31-acre portion of the property from Rural Exclusive (RE) to RPD-8U (Residential Planned Development - 8 units per acre maximum).
- **Tentative Tract Map TT-6016:** The project applicant is requesting approval of TT-6016 to subdivide the property for the development of up to 248 new age-restricted (55+) residential units.
- **Residential Planned Development RPD-204:** The project applicant is requesting approval of RPD-204 to permit low-medium density residential development totaling 248 units at the project site.
- **Special Use Permit Modification SUP-6M(3):** The project applicant is requesting approval of SUP6M(3) to permit the reconfiguration of an existing 18-hole golf course into a 12-hole golf course.

Approvals and permits that may be required by other agencies that would act as Responsible Agencies under CEQA, include:

- Review and approval by Los Angeles Regional Water Quality Control Board.

- Consultation, review and approval by the California Department of Fish and Wildlife.
- Review and approval by the United States Army Corps of Engineers
- Approval of a CLOMR and LOMR by FEMA to modify the existing FIRM.
- Approval of a Master Drainage Plan and Floodplain Analysis from the VCWPD.
- Approval of encroachment permits from the VCWPD.
- Review and approval by the Camrosa Water District of a water master plan related to potable water supply availability for the project.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the proposed project include:

- Review and approval of building permits by the Camarillo Building and Safety Department.
- Review and approval of grading permits, encroachment permits, and on- and off-site infrastructure improvements by the Camarillo Public Works Department and Community Development Department.
- Permit coverage will be required under the California State Water Resources Control Board General Construction NPDES Permit CAS000002, Order 2009-0009-DWQ as amended by Orders 2010-0014-DWQ and 2012-0006-DWQ for construction-related stormwater quality discharges.
- Approval by the Camarillo Public Works Department of a Post Construction Storm Water Management Plan (PCSMP) to mitigate post-construction stormwater flows produced by the project.

ENVIRONMENTAL IMPACT ANALYSIS

This section is the primary component of the EIR as it provides a forecast of the probable future environment following the development of the proposed project. The purpose of this section is to inform readers about the type and magnitude of the potential environmental impacts associated with the proposed project, how such impacts would affect the existing environment, to identify mitigation measures which would reduce the magnitude of significant environmental impacts, and to identify cumulative impacts associated with development of the proposed project as well as other related projects.

SECTION FORMAT

This overall section is actually divided into 17 technical sections based on the environmental issues identified by the City in the NOP and the comments received in response to the NOP. The 17 technical sections are as follows:

- Aesthetics and Scenic Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

- Wildfire
- Impacts Found to be Less Than Significant

With the exception of the Impacts Found to be Less Than Significant section, each of these sections is organized into the six discussions, as follows:

- Summary
- Introduction
- Environmental Setting
- Thresholds of Significance
- Project Impacts and Mitigation Measures
- Cumulative Impacts
- Unavoidable Significant Impacts

Several sections also have an introduction discussion.