



Dizdar Park Renovation and Expansion Project

Draft Environmental Impact Report

prepared by

City of Camarillo

Department of Public Works

601 Carmen Drive

Camarillo, California 93010

Contact: Andrew Grubb, PE, Principal Civil Engineer

prepared with the assistance of

Rincon Consultants, Inc.

180 North Ashwood Avenue

Ventura, California 93003

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RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

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Executive Summary

This document is an Environmental Impact Report (EIR) for the City of Camarillo's (City) proposed Dizdar Park Renovation and Expansion Project (hereafter referred to as the "proposed project" or "project"). This section summarizes the characteristics of the proposed project, alternatives to the proposed project, and the environmental impacts and mitigation measures associated with the proposed project. Table ES-1 (at the end of this section) summarizes potential environmental impacts from implementation of the project, mitigation measures that could reduce significant impacts, and the levels of significance following the implementation of mitigation measures.

Project Synopsis

Project Applicant

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Department of Public Works
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Lead Agency Contact Person

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Project Location

The project site is located within the central portion of the City of Camarillo in its Old Town area in Ventura County. Specifically, the project site is a 1.75-acre area located at the southeastern corner of the intersection of East Ventura Boulevard and South Glenn Drive, approximately 350 feet south of U.S. Highway 101 (U.S. 101). The site includes the existing Dizdar Park, the former fire station/community center at 2474 East Ventura Boulevard, and the vacant office building at 2402 East Ventura Boulevard. The project site is composed of three parcels (Assessor's Parcel Numbers 162-0-160-22, -23, and -24), which are owned by the City. The project site is regionally accessible from U.S. 101 and locally accessible via East Ventura Boulevard to the north and South Glenn Drive to the east of the project site.

Project Description

This EIR has been prepared to examine the potential environmental effects of the Dizdar Park Renovation and Expansion Project. The following is a summary of the full project description, which can be found in Section 2, *Project Description*.

The proposed project would include demolition of the former fire station/community center and vacant office building and the expansion and renovation of the existing Dizdar Park.

Once demolition of the two buildings is complete, park construction would include:

- A new plaza at the northwestern corner of the park with planters, shade trees, trellises, seating, enhanced pavement, and the statue of Adolfo Camarillo (which would be relocated from its current location in Dizdar Park, just east of the vacant office building);
- A new garden entry gateway at the northeastern corner of the expanded park with a park sign, enhanced paving, seating, and ornamental trees and landscaping;
- A band shell of approximately 1,418 square feet in the southeastern corner of the expanded park;
- A fire station-themed playground at the southwestern corner of the park;
- A public restroom building of approximately 167 square feet on the western side of the park;
- Seating, barbeque areas, trash enclosures, shade trees, new landscaping, and a meandering walkway throughout the site; and
- A surface parking lot in the southern portion of the project site, to the south of the park.

The public art display may be constructed as a separate phase. The project may be designed and constructed to accommodate the phasing of the public art display.

Project construction is anticipated to occur over approximately 18 to 24 months. Construction activities would include demolition, site preparation, grading, building (restroom, band shell) and amenities construction, and paving. Construction would occur in accordance with the requirements of Camarillo Municipal Code (CMC) Section 10.34, *Noise Regulations*, and may include overnight construction activities.

Project Objectives

The objectives of the proposed project include:

- Expand and renovate Dizdar Park to provide Camarillo residents and visitors with an aesthetically-pleasing park area that provides passive recreational facilities
- Demolish and remove the structurally impaired and deteriorating existing on-site buildings
- Provide a space with adequate facilities and utilities to host community events, such as small concerts, farmers markets, and holiday festivals
- Conserve the character of Dizdar Park by maintaining the existing shade trees, statue, and greenspace
- Increase the park's accessibility with discreet barriers and improved lighting and paths of travel
- Celebrate the park's location as an entryway to Old Town Camarillo

Alternatives

As required by the California Environmental Quality Act (CEQA), this EIR examines alternatives to the proposed project. Studied alternatives include the following two alternatives. Based on the alternatives analysis, Alternative 2 was determined to be the environmentally superior alternative.

- Alternative 1: No Build
- Alternative 2: Adaptive Reuse of Historic Fire Station Building

Alternative 1 (No Build) assumes the proposed expansion and new amenities at Dizdar Park would not be constructed. The existing Dizdar Park and the former fire station/community center and vacant office building would remain. The former fire station/community center is eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as a City of Camarillo Landmark. Under this alternative, demolition of the former fire station/community center would not occur and significant impacts to historical resources would be avoided. In addition, no construction would occur; therefore, the mitigation measures associated with monitoring for cultural resources and tribal cultural resources and hazardous building materials and site contamination would not be required. However, Alternative 1 would not fulfill the Project Objectives because the existing conditions would not expand Dizdar Park, provide a space with facilities to host community events, remove vacant structures, provide new passive recreational facilities for Camarillo residents and visitors, and design a park that is an iconic entryway to Old Town Camarillo.

Alternative 2 (Adaptive Reuse of Historic Fire Station) would involve the complete rehabilitation and adaptive reuse of the former fire station/community center. It is assumed that under the Preservation and Adaptive Reuse Alternative, the building would be reused for a commercial, office, or public use, to be determined in consultation with the community. Alternative 2 would include the necessary repairs to remediate the asbestos and lead-based paint contaminants, as well as other extensive repairs to bring the structure up to current Building Code standards for historic properties. Rehabilitation would be completed in conformance with the Secretary of the Interior Standards for Treatment of Historic Properties (U.S. Department of the Interior 2017) and in accordance with the California Historic Building Code. The vacant office building would be demolished to expand Dizdar Park by approximately 0.4 acre. Park improvements and amenities would be determined in consultation with the community; however, given the space constraints, the park design under Alternative 2 would not be able to include all of the amenities as the proposed project. Alternative 2 would eliminate the significant and unavoidable historic impact. However, under this alternative, the same mitigation measures during the construction period for monitoring for cultural resources and tribal resources and hazardous building materials and site contamination would be required. In addition, Alternative 2 would not meet the Project Objectives because Dizdar Park would not be sufficiently expanded to provide the facilities to host community events.

Refer to Section 6, *Alternatives*, for the complete alternatives analysis.

Areas of Known Controversy

The EIR scoping process identified the demolition of the former fire station/community center as an area of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft EIR and input received at the EIR scoping meeting held by the City are summarized in Section 1, *Introduction*.

Issues Not Studied in Detail in the EIR

As described in Section 4.4, *Effects Found Not to be Significant*, there is no substantial evidence that significant impacts would occur to the following issue areas: Aesthetics and Scenic Resources, Agriculture Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Recreation, Transportation, Utilities and Service Systems, and Wildfire.

Issues Studied in Detail in the EIR

Impacts to Cultural Resources/Tribal Cultural Resources, Hazards and Hazardous Materials, and Noise and Vibration were found to be potentially significant and are addressed in detail in this EIR in Section 4.1, *Cultural Resources and Tribal Cultural Resources*, Section 4.2, *Hazards and Hazardous Materials*, and Section 4.3, *Noise and Vibration*, respectively.

Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the *CEQA Guidelines*.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under §15091 of the *CEQA Guidelines*.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure(s)	Residual Impact
Cultural Resources and Tribal Cultural Resources		
<p>Impact CUL-1: The project site contains a building that is eligible for listing as a historical resource and would be demolished as part of the proposed project. Due to this irreversible loss of a historical resource, this impact would be significant and unavoidable.</p>	<p>CUL-1 Interpretive Display. The proposed project shall include a permanent, high-quality, on-site, publicly accessible interpretive display. The interpretive display shall commemorate the history of the former Ventura County Fire Station No. 54 property, and can include, but is not limited to, interpretive signage with a historic narrative and historic and/or current photographs. It may additionally integrate salvaged portions of the building as part of the interpretive display. The interpretive display shall be designed by a professional exhibit specialist or other similarly qualified professional. All text included in the interpretive display shall be developed or approved by a historian that meets the Secretary of the Interior's Professional Qualification Standards (PQS) in history and/or architectural history (48 Federal Register 44716). Plans for the display shall be presented to and approved by the City Council, based on input from the community and the Camarillo City Manager.</p> <p>CUL-2 Historic American Building Survey (HABS). Prior to the demolition of former Ventura County Fire Station No. 54, the City shall document the building in a HABS Historical Report. The report shall comply with the Secretary of the Interior's <i>Standards and Guidelines for Architectural and Engineering Documentation</i> (68 Federal Register 43159), Level III. At a minimum, the HABS Historical Report shall include a sketch plan, photographs with large-format negatives of exterior and interior views of the building and a short-form narrative historical report. The HABS Historical Report shall be donated to the Library of Congress via the National Park Service (NPS) Washington office. Digital copies of the report shall also be made available to the Pleasant Valley Historical Society and the City of Camarillo Library – Local History Room.</p>	<p>Although Mitigation Measures CUL-1 and CUL-2 would provide methods of remembrance and documentation of the historical former Ventura County Fire Station No. 54 property, impacts would remain Significant and Unavoidable.</p>
<p>Impact CUL-2: The project site does not contain known archaeological and/or tribal cultural resources. Therefore, the proposed project would have no impact on known archaeological and/or tribal cultural resources. However, the project would include ground disturbing activities that could result in potential impacts to previously undiscovered archaeological resources. Implementation of the proposed mitigation measures would ensure that project construction activities would not result in a significant impact to these resources. Therefore, the impact would be reduced to a less-than-significant level with mitigation.</p>	<p>CUL-3 Workers Environmental Awareness Program (WEAP). A qualified archaeologist meeting or exceeding the Secretary of Interior's PQS for archaeology (NPS 1983) shall conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. 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. The WEAP training document shall include materials which convey the information noted above, which shall be maintained in an area accessible to all construction personnel so it may be reviewed regularly by construction staff.</p> <p>CUL-4 Archaeological Monitoring. A qualified archaeologist meeting or exceeding the Secretary of Interior's PQS for archaeology (NPS 1983) shall direct archaeological monitoring during all project-related activities requiring mechanical excavation within</p>	<p>Mitigation Measures CUL-3 through CUL-5 would require identification, evaluation, treatment, and mitigation of impacts to archaeological resources in accordance with CEQA. Therefore, impacts to archaeological resources would be reduced to a less-than-significant level.</p>

Impact	Mitigation Measure(s)	Residual Impact
	<p>the boundaries of the former historic-period Pleasant Valley Cemetery (PVC), which includes the existing Dizard Park and the vacant office building. Project activities requiring only hand excavation would not require archaeological monitoring. If archaeological resources are encountered during ground-disturbing activities, including those encountered during hand excavation, work within a minimum of 50 feet of the find, subject to the discretion of the qualified archaeologist, shall halt until the qualified archaeologist evaluates the find pursuant to <i>CEQA Guidelines</i> Section 15064.5(f) and the procedures outlined in Mitigation Measure CUL-5 are implemented as necessary.</p> <p>CUL-5 Discovery of Cultural Resources. In the event cultural resources, including, but not limited to, headstones or grave markers associated with the former historic-period PVC, are encountered during ground-disturbing activities, work within 50 feet of the cultural resource(s) shall halt and a qualified archaeologist meeting or exceeding the Secretary of the Interior’s PQS for archaeology (NPS 1983) shall be contacted immediately, if not already on the site, to evaluate the find, pursuant to <i>CEQA Guidelines</i> Section 15064.5(f). If the archaeologist determines further information is needed to evaluate significance, a testing plan shall be prepared by the archaeologist, submitted to the City for review and approval, and implemented prior to resuming project ground-disturbing activities within 50 feet of the cultural resource(s). If the find is determined to be significant and eligible for the California Register of Historical Resources (CRHR), and the resource(s) cannot be avoided, the qualified archaeologist shall then prepare a data recovery plan designed to gather information about the resource(s) for City review and approval, and implement the data recovery plan. Data recovery of significant cultural resource(s) described in the data recovery plan, if necessary, shall include but not be limited to, manual excavations, site recordation, photography, mapping, or drawing to adequately gather the scientifically consequential information from and about the archaeological resource(s). Any artifacts recovered during the testing or data recovery shall be documented and collected for curation at a facility/location to be determined by the qualified archaeologist. All cultural resource work shall follow accepted professional standards, including submittal of Department of Parks and Recreation forms (DPR Form 523) and to the South Central Coastal Information Center (SCCIC). In the event that cultural resource(s) of Native American origin are identified, the City shall consult with and involve the Santa Ynez Band of Chumash Indians or other local Native American tribes in the assessment and treatment of the find. During testing and/or data recovery, ground disturbance and construction work may continue in other parts of the project site that are distant enough from the find not to impact it, as determined by the qualified archaeologist.</p>	

Impact	Mitigation Measure(s)	Residual Impact
<p>Impact CUL-3: Although human remains associated with the PVC were moved to Ivy Lawn Memorial Park in Ventura circa 1942, discovery of human remains during ground disturbing activities remains a possibility. Human remains, if encountered, would be appropriately treated in accordance with the requirements of the California Health and Safety Code and impacts would be less than significant.</p>	<p>None required.</p>	<p>Compliance with applicable State regulations upon discovery of human remains would ensure that impacts would be less than significant.</p>
<p>Cumulative Impacts: Cumulative impacts to historical resources could potentially be significant. The proposed project would result in a significant impact to historical resources by demolishing former Ventura County Fire Station No. 54. Although the proposed project would contribute to a direct loss of historical resources through demolition of the former fire station/community center, the proposed project's contribution to significant cumulative impacts to historical resources would not be cumulatively considerable because Mitigation Measures CUL-1 and CUL-2 would result in the preservation of information about the building, which would be available for future reference following its demolition.</p> <p>With implementation of mitigation measures and compliance with State regulations, the proposed project would result in a less than significant impact to archaeological resources, tribal cultural resources, and human remains. Similarly, other planned and pending projects would be required to comply with State regulations and implement site-specific mitigation measures to reduce the potential for impacts to archeological resources, tribal cultural resources, and human remains. Therefore, the proposed project, in combination with other planned and pending development in Camarillo, would not result in a cumulatively considerable impact to archaeological resources, tribal cultural resources, and human remains.</p>	<p>See Mitigation Measures CUL-1 through CUL-5, above.</p>	<p>Cumulative impacts to historical resources could potentially be significant. However, the proposed project's contribution to significant cumulative impacts to historical resources would not be cumulatively considerable.</p> <p>The project, in combination with other planned and pending projects in Camarillo, would not result in cumulative impacts to archaeological resources, tribal cultural resources, and human remains with compliance with State requirements and site-specific mitigation measures.</p>

Impact	Mitigation Measure(s)	Residual Impact
Hazards and Hazardous Materials		
<p>Impact HAZ-1. The project site has existing buildings that contain asbestos and lead-based paint (LBP) and would be demolished as part of the proposed project. Implementation of the proposed mitigation measures and compliance with existing regulations would ensure proposed project construction and operation would have a less than significant impact regarding creation of a significant hazard to the public or environment through the use, transport, disposal, or accidental release of hazardous materials, and emission of hazardous materials within 0.25 mile of a school.</p>	<p>HAZ-1 Asbestos Containing Materials. Prior to and during project construction and demolition activities, the City of Camarillo Public Works Department shall be responsible for ensuring project-specific recommendations related to asbestos included in the Pre-Demolition Asbestos & Lead Survey Report (FCG Environmental 2021) are implemented, as applicable. These recommendations shall be undertaken by properly trained and licensed asbestos contractors that are currently registered with Cal/OSHA and/or OSHA (herein referred to as “abatement contractors”). Abatement contractors shall be selected and vetted by the City of Camarillo. Recommendations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ All identified ACMs and presumed ACMs that will be disturbed as part of demolition activities on the project site must be handled in accordance with applicable federal, State, and local regulations. Disturbance activities should be performed only by abatement contractors using appropriate controls to prevent fiber emissions during the removal process. This may include, but is not limited to, the use of wet methods (water mist), negative pressure containment, high efficiency particulate air (HEPA) filtration, and other engineering controls, as deemed appropriate, to keep fibers from being dispersed in accordance with current federal, State, and local regulations. Presumed asbestos containing roofing materials shall be sampled by abatement contractors prior to demolition to determine proper handling and disposal requirements. ▪ Windows with trace (defined as less than 1 percent) asbestos in putty shall be removed intact to avoid disturbance of the putty, if possible. Other materials with trace asbestos shall be point counted to determine the asbestos concentrations; if asbestos concentrations are not determined, these materials shall be managed as ACMs. ▪ Workers performing removal shall be properly protected to prevent exposure, including the use of respiratory protection with HEPA filtration, protective suits, or other protective equipment deemed necessary by abatement contractors. Disturbance of greater than 100 square feet of any ACMs or asbestos-containing construction materials (ACCMs) must be performed by trained and licensed abatement contractors. ▪ Asbestos containing waste materials must be properly contained and transported for off-site disposal at a permitted landfill or disposal facility. Friable asbestos with greater than 1 percent asbestos content is considered hazardous waste per current federal and State regulations and must be transported and disposed using proper manifesting documentation. Non-friable asbestos is categorized as non-hazardous, asbestos containing waste and can typically be disposed to the local Class III landfill 	<p>Mitigation Measures HAZ-1 through HAZ-3 would reduce the risk of encountering or releasing hazardous materials during project construction by delineating the disposal procedure for ACMs, LBPs, and lead contained within the site buildings, as well as any potential soil contaminants. Therefore, impacts would be reduced to a less-than-significant level.</p>

Impact	Mitigation Measure(s)	Residual Impact
	<p>with prior approval from landfill operators. As noted, materials with less than 1 percent total asbestos can be disposed of as construction debris if proper lab analysis is provided.</p> <ul style="list-style-type: none"> ▪ The local enforcement agency for asbestos removal projects in Camarillo is VCAPCD, which requires notification for removal of friable, regulated asbestos containing materials in quantities which exceed 100 square feet or 100 linear feet. Regardless of the quantities found, the Pre-Demolition Asbestos and Lead Survey Report shall be submitted for VCAPCD review by the City of Camarillo Public Works Department. The City of Camarillo Public Works Department shall also notify VCAPCD regarding the proposed demolition included as part of the project. The City of Camarillo Public Works Department shall contact the VCAPCD and California Department of Industrial Relations Division of Occupational Safety and Health (Cal/OSHA) directly for further information regarding permitting and regulatory requirements. ▪ The abatement contractor shall be responsible for complying with local, State, and federal standards for worker protection and National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations regarding asbestos fiber emissions. Proper removal techniques must be followed to prevent the dissemination of asbestos fibers. All required notification and permitting shall be administered by the abatement contractor, and proper completion should be verified by the City of Camarillo Public Works Department. ▪ There is the potential that suspect materials previously unidentified could be discovered during site renovation/demolition work. This could include suspect materials located inside walls, under floors, above ceilings, and in other areas. If suspect materials are found during site work, the area should be isolated, and any suspect materials tested to confirm or deny the presence of asbestos, lead, or other hazards, as determined appropriate by the abatement contractor. <p>HAZ-2 Lead-Based Paint. Prior to and during project construction and demolition activities, the City of Camarillo Public Works Department shall be responsible for ensuring that specific recommendations related to lead included in the Pre-Demolition Asbestos and Lead Survey Report (FCG Environmental 2021) are implemented, as applicable. These recommendations shall be undertaken by properly trained contractors that utilize “Lead Safe Work Practices” (or “abatement contractors”). Abatement contractors shall be selected and vetted by the City of Camarillo. Recommendations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Any disturbance by abatement contractors that might generate dust or create a lead exposure hazard must be performed by lead-trained workers using “Lead Safe Work Practices.” Lead safe work practices include appropriate containment, wet methods, 	

Impact	Mitigation Measure(s)	Residual Impact
	<p>and use of hand tools or similar methods that will minimize the generation of airborne dust emissions and potential lead hazards.</p> <ul style="list-style-type: none"> ▪ Disturbance or damage to materials containing lead-based paint or lead glazing (ceramic tiles, porcelain fixtures) may result in a lead exposure hazard due to the generation of lead dust and debris. Where possible, lead painted components (e.g., windows, doors, baseboards) or similar lead containing items should be removed intact and segregated from the overall waste stream by abatement contractors. ▪ Lead containing waste must be properly disposed of by abatement contractors in accordance with local, State, and federal regulations. Lead containing waste is classified as Hazardous Waste if total lead concentration exceeds 1,000 milligrams per kilogram (or parts per million) or if soluble lead concentration exceeds 5.0 milligrams per liter. Proper waste characterization testing or waste profiling should be conducted prior to disposal of lead containing waste. If possible, lead wastes should be segregated to minimize the volume of possible hazardous waste. For demolition projects where lead-containing and non-lead waste materials are comingled, composite samples of representative waste should be analyzed by a certified lab to determine proper disposal requirements. <p>HAZ-3 Soil Management Plan. A Soil Management Plan (SMP) shall be prepared by a qualified contractor and approved by the City of Camarillo Public Works Department prior to construction. The SMP will provide the City of Camarillo and the construction contractor with guidance for the proper handling and management of impacted soil, if any is encountered, during site construction activities. The SMP will describe the procedures to be taken during grading, excavation, or any other soil disturbance activities where impacted soil may be encountered. The SMP will further describe soil handling procedures, including characterization for disposal, waste material documentation, tracking, handling, management, stockpiling, temporary storage, and all related activities required to remove, transport, and dispose of impacted soil, as needed.</p> <p>If any potentially hazardous waste or other hazardous materials are unearthed during construction, the construction contractor shall immediately stop work in the vicinity of the suspect material and contact the VCEHD. VCEHD shall evaluate the material and recommend the appropriate testing, removal, and disposal methods. The construction contractor shall ensure that any hazardous materials are removed or remediated in accordance with the requirements of VCEHD and the SMP. The construction contractor shall not resume work in the vicinity of the suspect hazardous material until approved by VCEHD and the City of Camarillo.</p>	

Impact	Mitigation Measure(s)	Residual Impact
Impact HAZ-2: Operation and maintenance of the project would involve transport, use, and disposal of nominal amounts of hazardous materials or wastes associated with common recreational park operation and maintenance activities. However, these products are not considered acutely hazardous and are not generally considered unsafe. Although St. Mary Magdalen School is located approximately 300 feet to the southeast of the project site, project operation would be typical of other recreational parks, including as currently occurs at the project site, and would not emit hazardous emissions or otherwise handle substantial amounts of hazardous materials, substances, or waste. This impact would be less than significant.	None required.	Less Than Significant
Impact HAZ-3: The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Due to the former presence of USTs near the former fire station/community center, there is potential for the presence of previously unknown contamination to be identified during construction, the discovery of which could create a significant hazard to the public or the environment. Therefore, impacts would be potentially significant.	See Mitigation Measure Haz-3, above.	Mitigation Measure HAZ-3 would reduce the risk of encountering or releasing hazardous materials during project construction by delineating the disposal procedure for any potential soil contaminants. Therefore, impacts would be reduced to a less-than-significant level.
Impact HAZ-4: The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the Phase II ESA concluded soil disturbance on the project site is not likely to present a risk to park users during project operation. Therefore, impacts would be less than significant.	None required.	Less Than Significant

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Impact	Mitigation Measure(s)	Residual Impact
Impact HAZ-5: The project site does not lie within the boundaries of the Safety Zones or Height Restriction Zones for the Camarillo Airport, and would thus have no impact.	None required.	No Impact
Impact HAZ-6: The proposed project would not substantially interfere with the City's evacuation routes, and there would be no impact.	None required.	No Impact
Impact HAZ-7: The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildfires, and there would be no impact.	None required.	No Impact
Cumulative Impacts: The proposed project would have less than significant impacts related to hazardous and hazardous materials with implementation of mitigation measures and compliance with local, State, and federal requirements for the handling, transport, and disposal of hazardous materials and wastes. Similarly, planned and pending projects in Camarillo would be required to comply with the applicable regulatory requirements and implement site-specific mitigation measures, as necessary, to minimize the potential for impacts related to hazards and hazardous materials. Therefore, the proposed project, in combination with other planned and pending projects in the city, would not result in significant cumulative impacts related to hazards and hazardous materials.	See Mitigation Measures HAZ-1 through HAZ-3, above.	The project, in combination with other planned and pending projects in Camarillo, would not result in cumulative impacts related to hazards and hazardous materials with compliance with State requirements and site-specific mitigation measures.

Impact	Mitigation Measure(s)	Residual Impact
Noise and Vibration		
Impact N-1: Construction of the proposed project would temporarily increase noise levels, including ambient noise; however, project construction activities would adhere to construction noise-reducing project design features. Therefore, with adherence to project design features, construction-generated noise would be reduced to minimize potential disturbance to nearby residences. Temporary construction activities would result in a less-than-significant impact.	None required.	Less Than Significant
Impact N-2: Project operation would include special events with amplified live music, which would periodically generate a substantial temporary increase in noise levels at existing sensitive receptors (residences) near the project site and result in potentially significant noise impacts.	<p>N-1 Special Event Noise Reduction. Prior to holding the first amplified special event at Dizdar Park, the following shall occur:</p> <ul style="list-style-type: none"> ▪ The City shall create a Public Address System Design Plan to minimize special event noise at nearby residences to the greatest extent practicable. Design measures may include, but are not limited to, bandwidth and peak limiter installation, and speaker angle and directivity techniques. <p>Prior to each special event with amplified sound at Dizdar Park:</p> <ul style="list-style-type: none"> ▪ The City permittee shall perform a system check to verify the sound system meets the Public Address System Design Plan. 	Although Mitigation Measure N-1 would reduce operation noise impacts resulting from amplified music, impacts would remain Significant and Unavoidable.
Impact N-3: Project construction would intermittently generate groundborne vibration on the project site, which may affect nearby sensitive receptors, but would not create excessive levels of vibration that could cause structural damage, disturb sleep at nearby sensitive residential receptors, or interfere with operation of the sensitive receptors. Operation of the project, including proposed special events at Dizdar Park, would not generate substantial vibration that would affect nearby structures or sensitive receptors. Therefore, vibration impacts would be less than significant.	None required.	Less Than Significant

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Impact	Mitigation Measure(s)	Residual Impact
<p>Impact N-4: The project site is located within the Camarillo Airport Sphere of Influence but is outside the future (2035) 60 dBA CNEL noise contour for Camarillo Airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport, and impacts from airport noise would be less than significant.</p>	None required.	Less Than Significant
<p>Cumulative Impacts: The proposed project would have less than significant construction noise impacts with compliance with Camarillo’s Noise Ordinance. Similarly, planned and pending projects in Camarillo would be required to comply with the Noise Ordinance. Additionally, construction noise and vibration are localized impacts that rapidly attenuate as distance from the source increases, especially within an urban environment. Therefore, cumulative construction noise and vibration impacts would be less than significant and the proposed project’s contribution to cumulative impacts would not be considerable.</p> <p>Because noise attenuates with distance from its source, noise impacts associated with operations and stationary sources would be limited to the project site and immediate vicinity. There are no planned or approved projects that would combine with the proposed amplified special events at the project site to result in a cumulative operational noise impact, particularly since proposed special events would be infrequent. Therefore, cumulative operational noise impacts would be less than significant and the proposed project’s contribution to cumulative impacts would not be considerable.</p>	None required.	The project, in combination with other planned and pending projects in Camarillo, would not result in significant cumulative noise impacts.

1 Introduction

This document is an Environmental Impact Report (EIR) for the City of Camarillo's (City) proposed Dizdar Park Renovation and Expansion Project (hereafter referred to as the "proposed project" or "project"). The project would involve renovation and expansion of the existing Dizdar Park located in the southeast corner of the intersection of Ventura Boulevard and South Glenn Drive in the City of Camarillo in Ventura County.

This section discusses (1) the project and EIR background; (2) the legal basis for preparing an EIR; (3) the scope and content of the EIR; (4) issue areas found not to be significant; (5) the lead, responsible, and trustee agencies; and (6) the environmental review process required under the California Environmental Quality Act (CEQA). The proposed project is described in detail in Section 2, *Project Description*.

1.1 Environmental Impact Report Background

The City distributed a Notice of Preparation (NOP) of the EIR for a 32-day agency and public review period starting on October 15, 2021 and ending on November 15, 2021. Because the project is not of statewide, regional, or areawide significance, pursuant to Section 15206 of the *CEQA Guidelines*, a scoping meeting was not required or held, although a project status meeting was held by the City on October 28, 2021 at 6:00 p.m. to provide information about the proposed project to interested residents/community members. In addition, a public design review meeting was held by the City on March 22, 2022 at 6:00 p.m. Verbal comments on the scope of the EIR were collected at the project status and design review meetings. The meetings were held at Camarillo City Hall at 601 Carmen Drive. The City received letters from four agencies in response to the NOP during the public review period, as well as various verbal comments during the October 28, 2021 and March 22, 2022 meetings. The NOP is presented in Appendix A of this EIR, along with the received NOP public comments, as well as public comments received at the October 28, 2021 and March 22, 2022 public meetings. Table 1-1 summarizes the contents of the letters and verbal comments and where the raised issues are addressed in the EIR.

1.2 Purpose and Legal Authority

The proposed project requires the discretionary approval of the City of Camarillo City Council; therefore, the project is subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines* (California Code of Regulations [CCR], Title 14), the purpose of this EIR is to serve as an informational document that:

...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR has been prepared as a Project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A Project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:

This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.

This EIR serves as an informational document for the public and City of Camarillo decision-makers. The CEQA compliance process will include public hearings before the City Council to consider certification of a Final EIR and approval of the proposed project.

Table 1-1 NOP Comments and EIR Responses

Commenter	Comment/Request	How and Where it is Addressed in EIR
Agency Comments		
California Department of Fish and Wildlife (CDFW)	States CDFW is a responsible and trustee agency for the project under CEQA.	Because the project is an in-fill project in a developed area of Old Town Camarillo, no special-status species would be affected by the project, and therefore, no permits would be required from CDFW. Accordingly, CDFW is not a responsible agency for the proposed project; however, CDFW is included as a trustee agency for the project. See Section 1.4, <i>Lead, Responsible, and Trustee Agencies</i> .
	Recommends the project landscape plan be included in the EIR. Also recommends the plant palette includes “a diversity of drought tolerant native plants, lawn grass alternatives, and plants that benefit and invite birds, beneficial insects, pollinators, and butterflies.”	Conceptual landscaping is shown in Figure 2-4 and Figure 2-5 in Section 2, <i>Project Description</i> . The plant palette would be composed of drought tolerant plants, including native species as well as species that are beneficial to birds, butterflies, and other pollinating animals.
	States planting palette should avoid invasive species.	The plant palette would not include invasive species. See Figure 2-4 and Figure 2-5 in Section 2, <i>Project Description</i> .
	States EIR should analyze impacts of the project on biological resources.	The impact analysis for biological resources is included in Section 4.4, <i>Effects Found Not to be Significant</i> .
Native American Heritage Commission (NAHC)	States the project is subject to compliance with Assembly Bill (AB) 52.	See Section 4.1, <i>Cultural Resources and Tribal Cultural Resources</i> , for a discussion regarding tribal consultation for the project under AB 52.
	States if a project involves the adoption of or amendment to a general plan or a specific plan, it would be subject to Senate Bill (SB) 18.	The project would not include an amendment of a general plan or a specific plan. Therefore, the project is not subject to SB 18.
	Recommends for the project: <ul style="list-style-type: none"> ▪ Contacting appropriate regional California Historical Research Information System (CHRIS) Center for an archaeological records search; ▪ Preparing a report if an archaeological inventory survey is required; ▪ Contacting the NAHC for a Sacred Lands File search and a Native American tribal consultation list; and 	See Section 4.1, <i>Cultural Resources and Tribal Cultural Resources</i> , for a discussion regarding the results of the CHRIS and Sacred Lands File records searches, as well as the results of the cultural resources survey conducted on the project site. A standalone Cultural Resources Assessment Report is included as Appendix B to the EIR.

Commenter	Comment/Request	How and Where it is Addressed in EIR
	<ul style="list-style-type: none"> Remembering the lack of surface evidence of archaeological resources, including tribal cultural resources, does not preclude their subsurface existence. 	
Ventura County Air Quality Management District (VCAPCD)	States project consistency with the 2016 Air Quality Management Plan should be included in EIR.	See the impact analysis for air quality included in Section 4.4, <i>Effects Found Not to be Significant</i> , which discusses the project's consistency with the 2016 Air Quality Management Plan.
	States use of the Ventura County Air Quality Assessment Guidelines is recommended to evaluate potential air quality impacts. Includes recommended emission reduction measures for construction equipment and vehicles.	The Ventura County Air Quality Assessment Guidelines were used to evaluate potential air quality impacts. See the impact analysis for air quality included in Section 4.4, <i>Effects Found Not to be Significant</i> .
	States demolition activities must be in compliance with VCAPCD's Rule 62.7, <i>Asbestos – Demolition and Renovation</i> .	Section 4.2, <i>Hazards and Hazardous Materials</i> , and the Pre-Demolition Asbestos and Lead Survey Report, which is included as Appendix C to this EIR, discuss potential asbestos-related impacts.
	States the EIR should include a discussion of potential exposure of asbestos to nearby sensitive receptors, emphasizing park visitors.	
Public Comments		
Playground	Would new playground equipment be added to the park before project construction begins? Currently, the park does not have playground equipment for children.	New playground equipment associated with the proposed project would be added to the park during project construction and would be available for use upon reopening of the park.
	Recommends playground equipment look like the fire equipment used at former fire station/community center.	A description and map of the playground and park components included in the site plan are provided in Section 2, <i>Project Description</i> .
	Recommends a swing be added to the playground equipment.	Ultimate playground amenities and surfaces would be determined after approval of the project and certification of the Final EIR as part of the design development process.
	Recommends inclusion of a "splash pad" (a water fountain for children to run through).	
	Recommends rubberized safety playgroup surface. A black top would be hot and lighter colors can reflect sun/heat.	
Signage/Art	Recommends the park include a plaque for Dizdar, who donated the park land to the City.	A plaque is not included as part of the project; however, the project would incorporate decorative architectural features, including a park name sign. Additionally, the project includes a design feature to commemorate the history of the site as a former fire station.
	Recommends a sign denoting the former fire station/community center was located on the park site.	
	Recommends a sign for the park at the southbound U.S. 101 exit for the park.	Highway signs are not within the jurisdiction of the City.
	Recommends use of local artists, including Chumash artists, for park art.	Public art display would be decided after approval of the project and certification of the Final EIR as part of the design development process.

City of Camarillo
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Commenter	Comment/Request	How and Where it is Addressed in EIR
	Would additional information on the two plywood paintings currently covering windows on the former fire station/community center be provided?	Information regarding the former fire station/community center and the plywood paintings is discussed in Section 4.1, <i>Cultural Resources and Tribal Cultural Resources</i> .
	What are the City's plans to preserve the two plywood paintings on the former fire station/community center?	The plywood paintings are not considered historical resources due to age (less than 45 years old) and lack of known historical significance. Therefore, they would not be preserved as part of the proposed project.
Landscaping/Plant Palette	Recommends bougainvillea be placed along trellises in park.	The specific plant palette would be determined after approval of the project and certification of the Final EIR during the design development process. See Figure 2-4 and Figure 2-5 in Section 2, <i>Project Description</i> .
	Recommends the City use a native plant palette for landscaping.	Conceptual landscaping is shown in Figure 2-4 and Figure 2-5 in Section 2, <i>Project Description</i> . The plant palette would be composed of drought tolerant plants, including native species as well as species that are beneficial to birds, butterflies, and other pollinating animals.
	Recommends not including stain-causing flowering plants (for children's clothes).	
	Concerned the City may be removing an existing mature tree for the proposed parking area. Can the tree be saved as part of the project?	Removal of trees would be completed in compliance with the Camarillo Municipal Code (CMC) Section 13.12. The project would also add new shade trees to the park, as shown in Figure 2-4 and Figure 2-5 in Section 2, <i>Project Description</i> .
Band Shell	Recommends the stage not face the sun and a shade awning is provided to shade the band shell to shield the performers.	The band shell would be covered and oriented to the northwest to provide shade for performers and minimize direct sun exposure.
Restrooms	Concerns about the safety of the restroom and its potential to attract nuisance uses.	The City would work with the Camarillo Police Department to ensure any future nuisances are addressed.
	Recommends use of early 19th century architecture style for restroom.	Final architectural design would be consistent with the City's adopted general guidelines and design development process.
	Recommends the restroom architecture be similar to other fire stations in Camarillo.	
	Recommends including a family restroom and non-binary restroom.	It is anticipated two restrooms would be gender neutral.
Building Materials	Would the dedicated pillars and bricks from the vacant office building be incorporated into the project?	The pillars and bricks from the vacant office building would be incorporated into the entrance at the northwest corner of Ventura Boulevard and Glenn Drive. .
	Would environmentally friendly construction materials be used?	Construction materials would comply with the sustainability requirements of the California Building Energy Efficiency Standards (Title 24).
	Recommended potential uses for reuse of former fire station/community center: after-school care, restrooms, "green room" for performers, and farmers market.	The adaptive reuse of the former fire station/community center is included as a project alternative and discussed in Section 6, <i>Alternatives</i> .

Commenter	Comment/Request	How and Where it is Addressed in EIR
Cultural Resources	Could the roof tiles from the fire station building be repurposed?	Salvage of the building materials for use in the park design would ultimately be determined after approval of the project and certification of the Final EIR as part of the design development process.
	Can the fire station façade be preserved?	Preservation of the former fire station/community center is included as a project alternative and discussed in Section 6, <i>Alternatives</i> .
	Is the existing on-site ficus tree historic?	The City does not have a heritage tree ordinance, nor does the City's historic preservation ordinance regulate trees as historic resources. Therefore, the ficus tree is not considered a historical resource. However, the ficus tree would be retained on the site under the proposed project.
	Ground-penetrating radar on site for removals of prior burials at the project site was not conducted under the existing buildings, so there is a possibility for burials to be present beneath the two existing buildings on site.	The potential for project construction to disturb human remains and burials and mitigation measures to reduce such potential impacts is discussed in Section 4.1, <i>Cultural Resources and Tribal Cultural Resources</i> .
	Pleasant Valley Historical Society requested a copy of the cultural report for the project once completed for its archives.	A copy of the final Cultural Resources Assessment Report will be provided to Pleasant Valley Historical Society for its archives.
	It should be clarified the on-site "Fire House" included more than just the fire station. For example, it also included a community center/previous library, etc.	Previous uses of the vacant buildings on the project site are discussed in Section 4.1, <i>Cultural Resources and Tribal Cultural Resources</i> , and in the Cultural Resources Assessment Report for the project included as Appendix B in this EIR.
	Recommends coordination with tribes.	See Section 4.1, <i>Cultural Resources and Tribal Cultural Resources</i> , for a discussion regarding tribal consultation for the project under AB 52.
Transportation	Concerns regarding potential impacts to transportation include: <ul style="list-style-type: none"> ▪ Pedestrian crossing at Ventura Boulevard and Glenn Drive; ▪ Freeway off-ramps; and ▪ Modes of transportation other than motor vehicles. 	The impact analysis for all modes of transportation is included in Section 4.4, <i>Effects Found Not to be Significant</i> , under "Transportation."
	The project area needs to be safe for walking and bicycling to the park, including for children.	Potential impacts related to transportation safety are included in Section 4.4, <i>Effects Found Not to be Significant</i> , under "Transportation."
	Would proposed parking be adequate?	Parking effects are not required to be included in CEQA compliance documents. Therefore, an analysis for adequate parking is not provided in this EIR.
	Concerns that vehicle miles traveled (VMT) impacts might be significant.	The potential VMT impacts are included in Section 4.4, <i>Effects Found Not to be Significant</i> , under "Transportation."

Commenter	Comment/Request	How and Where it is Addressed in EIR
Public Services	Analyze potential impacts to the adjacent St. Mary Magdalen School.	The impact analysis for schools is included in Section 4.4, <i>Effects Found Not to be Significant</i> , under “Public Services.” Additionally, potential impacts related to air quality and noise are also discussed in Section 4.4, <i>Effects Found Not to be Significant</i> , and potential impacts related to hazardous emissions and materials is discussed in Section 4.2, <i>Hazards and Hazardous Materials</i> .

1.3 Scope and Content

This EIR addresses in detail impacts identified as potentially significant, which include the following issues:

- Cultural Resources and Tribal Cultural Resources
- Hazards and Hazardous Materials
- Noise and Vibration

In preparing the EIR, use was made of pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and other background documents. A full reference list is contained in Section 7, *References*.

The alternatives section of the EIR (Section 6) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines* and focuses on alternatives capable of eliminating or reducing significant adverse effects associated with the project while feasibly attaining most of the basic project objectives. In addition, the alternatives section identifies the “environmentally superior” alternative among the alternatives assessed. The alternatives evaluated include the CEQA-required “No Project” alternative and one alternative development scenario for the project site.

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. Section 15151 of the *CEQA Guidelines* provides the standard of adequacy on which this document is based. The *CEQA Guidelines* state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which 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 a good faith effort at full disclosure.

1.4 Lead, Responsible, and Trustee Agencies

The *CEQA Guidelines* define lead, responsible, and trustee agencies. The City of Camarillo is the lead agency for the project because it holds principal responsibility for approving the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. Responsible agencies include the Los Angeles Regional Water Quality

Control Board (LARWQCB), which regulates water quality in the region, and the Ventura County Air Pollution Control District (VCAPCD), which regulates air quality in the region.

A trustee agency refers to a State agency having jurisdiction by law over natural resources affected by a project. The California Department of Fish and Wildlife (CDFW) is a trustee agency for the proposed project.

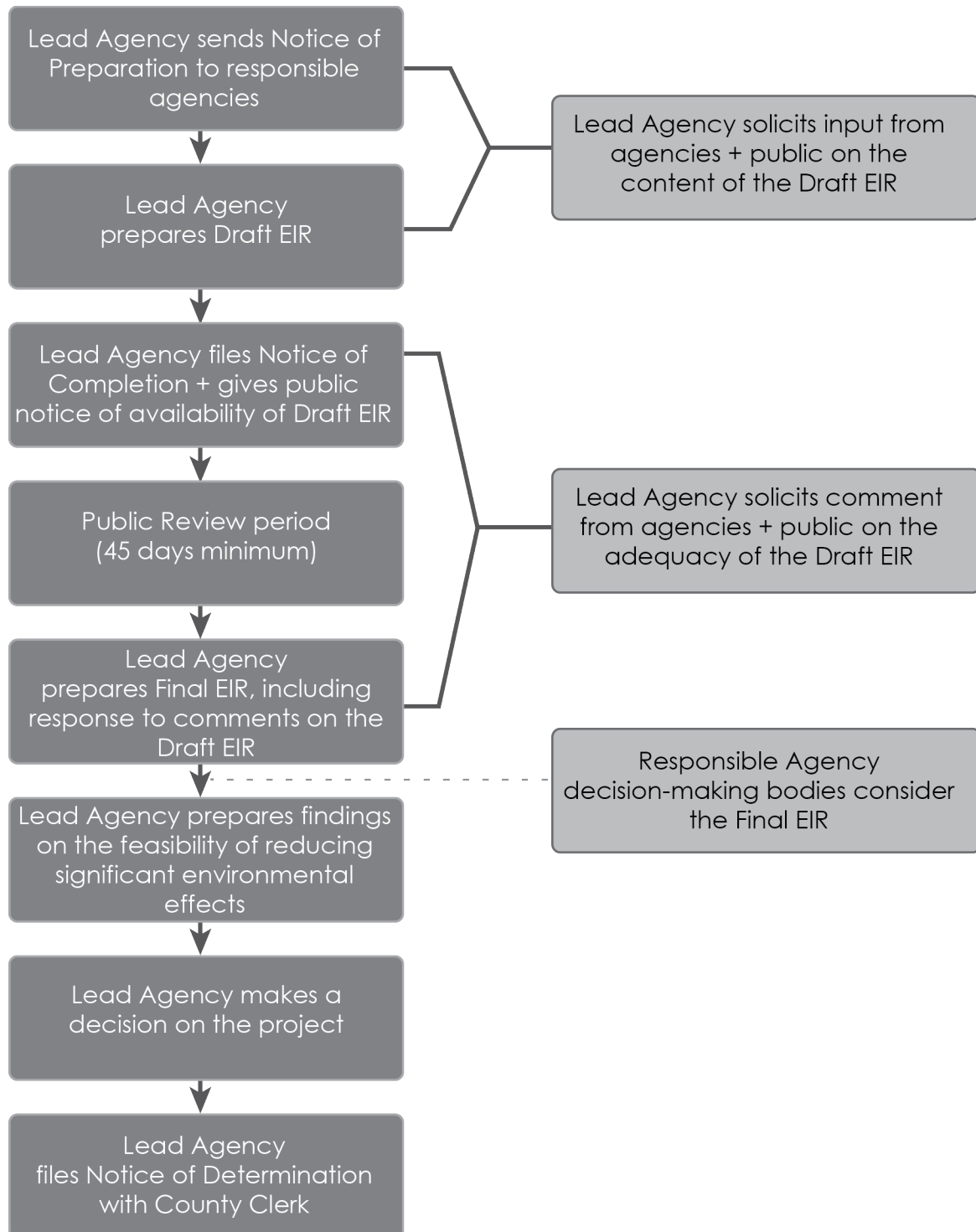
The CDFW and VCAPCD submitted comments on the NOP, which are provided in Appendix A. The EIR will also be submitted to these agencies for review and comment.

1.5 Environmental Review Process

The environmental impact review process, as required under CEQA, is summarized below and illustrated in Figure 1-1. The steps are presented in sequential order.

1. **Notice of Preparation (NOP).** After deciding that an EIR is required, the lead agency (City of Camarillo) must file an NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days.
2. **Draft EIR Prepared.** The Draft EIR must contain: (1) table of contents or index; (2) summary; (3) project description; (4) environmental setting; (5) discussion of significant impacts (direct, indirect, cumulative, growth-inducing, and unavoidable impacts); (6) a discussion of alternatives; (7) mitigation measures; and (8) discussion of irreversible changes.
3. **Notice of Completion (NOC).** The lead agency must file an NOC with the State Clearinghouse when it completes a Draft EIR and prepare a Public Notice of Availability of a Draft EIR. The lead agency must place the NOC in the County Clerk's office for 30 days (Public Resources Code Section 21092) and send a copy of the NOC to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: (1) publication in a newspaper of general circulation; (2) posting on and off the project site; and/or (3) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public and respond in writing to all comments received (Public Resources Code Sections 21104 and 21153). The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the State Clearinghouse approves a shorter period (Public Resources Code 21091).
4. **Final EIR.** A Final EIR must include: (1) the Draft EIR; (2) copies of comments received during public review; (3) list of persons and entities commenting; and (4) responses to comments.
5. **Certification of Final EIR.** Prior to making a decision on a proposed project, the lead agency must certify that: (1) the Final EIR has been completed in compliance with CEQA; (2) the Final EIR was presented to the decision-making body of the lead agency; and (3) the decision-making body reviewed and considered the information in the Final EIR prior to approving a project (*CEQA Guidelines* Section 15090).
6. **Lead Agency Project Decision.** The lead agency may: (1) disapprove the project because of its significant environmental effects; (2) require changes to the project to reduce or avoid significant environmental effects; or (3) approve the project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).

7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead agency must find, based on substantial evidence, that either: (1) the project has been changed to avoid or substantially reduce the magnitude of the impact; (2) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (3) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
8. **Mitigation Monitoring Reporting Program (MMRP).** When the lead agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination (NOD).** The lead agency must file an NOD after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the NOD with the County Clerk. The NOD must be posted for 30 days and sent to anyone previously requesting notice. Posting of the NOD starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167[c]).

Figure 1-1 Environmental Review Process

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2 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

2.1 Project Applicant

City of Camarillo
Department of Public Works
601 Carmen Drive
Camarillo, California 93010

2.2 Lead Agency Contact Person

Andrew Grubb, PE, Principal Civil Engineer
City of Camarillo
Department of Public Works
601 Carmen Drive
Camarillo, California 93010
(805) 388-5344

2.3 Project Location

The project site is located within the central portion of the city of Camarillo in its Old Town area in Ventura County. Specifically, the project site is a 1.75-acre area located at the southeastern corner of the intersection of East Ventura Boulevard and South Glenn Drive, approximately 350 feet south of U.S. Highway 101 (U.S. 101). The site includes the existing Dizdar Park, the former fire station/community center at 2474 East Ventura Boulevard, and the vacant office building at 2402 East Ventura Boulevard. The project site is composed of three parcels (Assessor's Parcel Numbers 162-0-160-22, -23, and -24), which are owned by the City. Figure 2-1 shows the regional location of the project site, and Figure 2-2 shows the project site within the context of the existing neighborhood.

The project site is regionally accessible from U.S. 101 and locally accessible via East Ventura Boulevard to the north and South Glenn Drive to the east of the project site.

2.4 Existing Site Characteristics

2.4.1 Current Land Uses on the Project Site

The project site is composed of the existing Dizdar Park, an approximately 5,073-square-foot former fire station/community center, and an approximately 4,200-square-foot vacant office building. The two existing buildings on site are currently vacant. Dizdar Park currently features a swing set, picnic tables, a statue of Adolfo Camarillo, a walkway, and mature shade trees.

Figure 2-1 Regional Location



Basemap provided by Esri and its licensors © 2021.

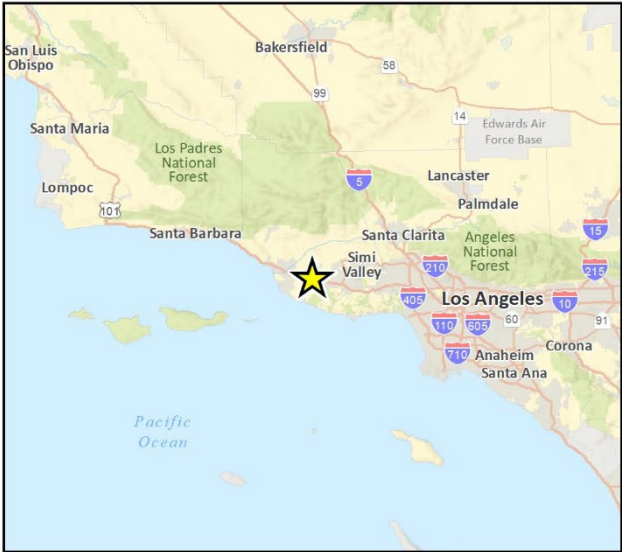


Fig. 1 Regional Location

Figure 2-2 Project Site Location



2.4.2 General Plan Land Use Designation

The project site is designated as “Neighborhood Park” by the Camarillo General Plan (City of Camarillo 2022a).

2.4.3 Zoning Designation

The parcels containing Dizdar Park and the former fire station/community center are zoned as “Rural Exclusive Residential” (RE), while the parcel containing the vacant office building is zoned as “Camarillo Old Town” (COT) (City of Camarillo 2022b). Uses permitted in the RE designation are those that promote and preserve large lot subdivisions that are capable of producing and supporting certain ancillary agricultural uses and the keeping of certain domestic animals for personal purposes. Public parks are an allowed use in the RE zone, pursuant to Section 19.20.020(32) of the Camarillo Municipal Code (CMC). CMC Section 19.15.020(32) of the allows facilities for City agencies in the COT zone. Additionally, CMC Section 19.25.020.88 allows other uses similar to and compatible with the commercial and institutional uses permitted within the COT zone. Dizdar Park is an existing park within the COT zone and renovation and expansion of the existing park would not be incompatible with existing surrounding uses.

2.4.4 Surrounding Land Uses

The project site is located in Camarillo Old Town, which is mostly composed of commercial uses. Ventura Boulevard is immediately north of the project site, with commercial uses and U.S. 101 further north. Commercial uses are also located to the west of the project site. A paved playing area for St. Mary Magdalen School with two basketball courts and a volleyball court is located immediately south of the project site, with single- and multi-family residences located approximately 200 feet to the south. Immediately east of the project site is a playfield for St. Mary Magdalen School, with St. Mary Magdalen Chapel approximately 165 feet southeast of the site and commercial uses approximately 350 feet east from the project site (see Figure 2-2).

2.5 Project Characteristics

2.5.1 Site Plan

The proposed project would include demolition of the former fire station/community center and vacant office building and the expansion and renovation of the existing Dizdar Park.

Once demolition of the two buildings is complete, park construction would include:

- A new plaza at the northwestern corner of the park with planters, shade trees, trellises, seating, enhanced pavement, and the statue of Adolfo Camarillo (which would be relocated from its current location in Dizdar Park, just east of the vacant office building);
- A new garden entry gateway at the northeastern corner of the expanded park with a park sign, enhanced paving, seating, and ornamental trees and landscaping;
- A band shell of approximately 1,418 square feet in the southeastern corner of the expanded park;
- A fire station-themed playground at the southwestern corner of the park;
- A public restroom building of approximately 167 square feet on the western side of the park;

- Seating, barbeque areas, trash enclosures, shade trees, new landscaping, and a meandering walkway throughout the site; and
- A surface parking lot in the southern portion of the project site, to the south of the park.

The conceptual site plan for the expanded and renovated Dizdar Park is shown in Figure 2-3. The project conceptual design was informed by a rigorous public outreach process that gathered input from the community on the amenities, features, landscaping, and other recommendations for improving Dizdar Park. As part of the project, the mission bell located in front of the vacant office building would be relocated. Proposed structures would reflect the detailing and materials of the Mediterranean Revival style that is prevalent throughout Old Town Camarillo's existing architecture. Final park signage, playground amenities, location of the mission bell, and restroom building and band shell designs would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.

The public art display may be constructed as a separate phase. The project may be designed and constructed to accommodate the phasing of the public art display.

Project landscaping and irrigation systems would comply with the City and State Model Water Efficient Landscape Ordinance and the California Green Building Standards Code (CALGreen). The plant palette would be composed of drought tolerant plants, including native species as well as species that are beneficial to birds, butterflies, and other pollinating animals. The plant palette is anticipated to include, but would not be limited to, tree species such as Brisbane box (*Lophostemon confertus*), crepe myrtle (*Lagerstroemia* sp.), sycamore (*Platanus occidentalis*), London plane tree (*Platanus acerifolia*), southern live oak (*Quercus virginiana*), and Australian willow (*Geijera parviflora*). The plant palette would not include invasive species. Conceptual landscaping is shown in Figure 2-4 and Figure 2-5. The specific plant palette would be determined after approval of the project and certification of the Final EIR during the Design Development process and in consultation with the community.

The project would include enhanced lighting throughout the park, including accent canopy and landscaping lighting, bollard lights, and pedestrian pole lights, as shown in Figure 2-6. Park lighting would comply with the requirements set forth in Section 19.44.250 of the CMC, which requires lighting to be focused, directed, and arranged as to prevent glare and direct illumination on streets or adjoining property.

After construction of the expanded and renovated park is complete, the park's daily operating hours would be from sunrise to sunset, in accordance with Section 10.44.020 of the City's Municipal Code. The park would also be available for use for special events such as small concerts, community events, and holiday festivals. Special events would be coordinated and approved by the City. This represents an expansion of existing operations, as the park is infrequently used for special events.

Figure 2-3 Conceptual Site Plan



Figure 2-4 Conceptual Landscaping at the Garden Entry Gateway (Northeastern Corner of the Expanded Park)

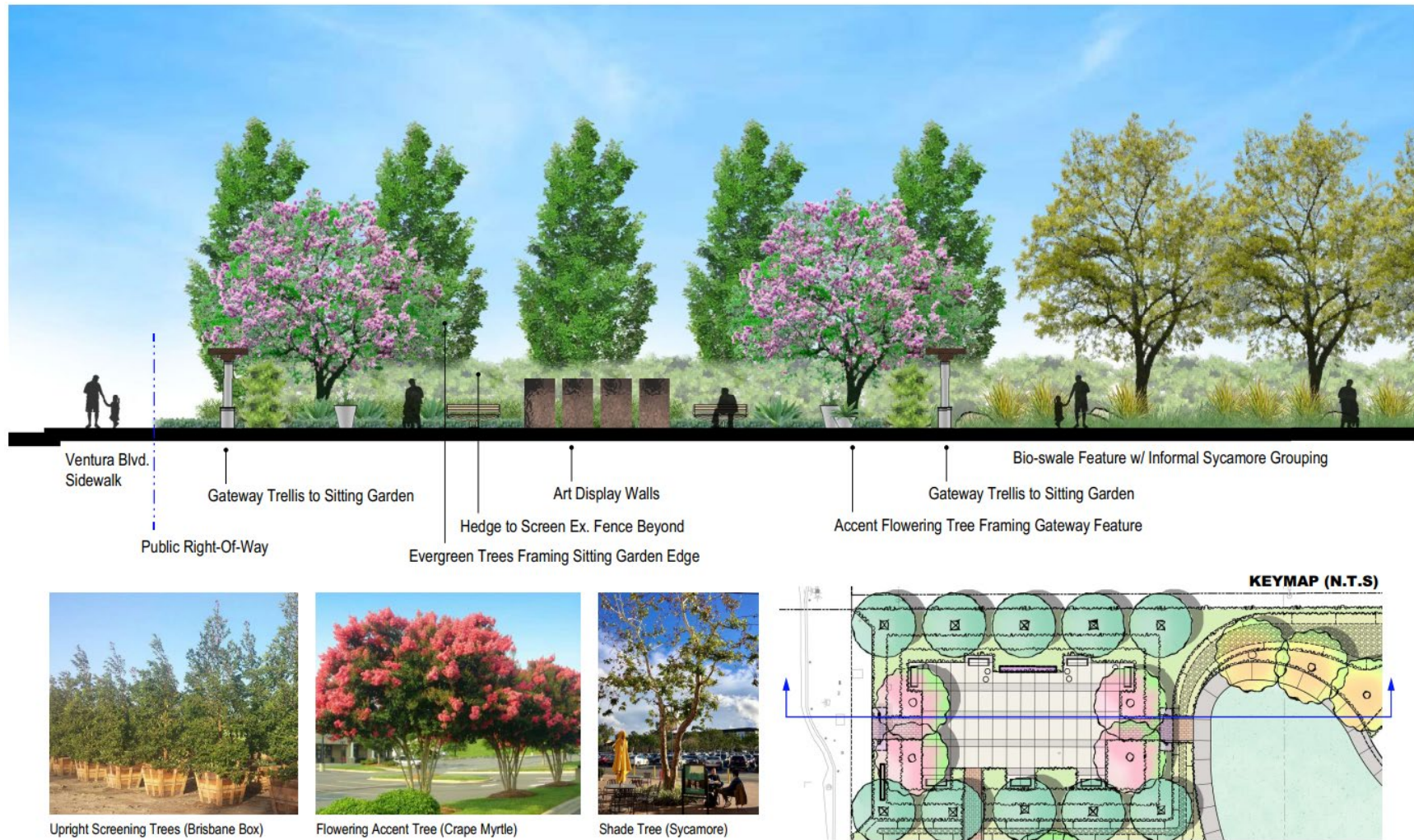
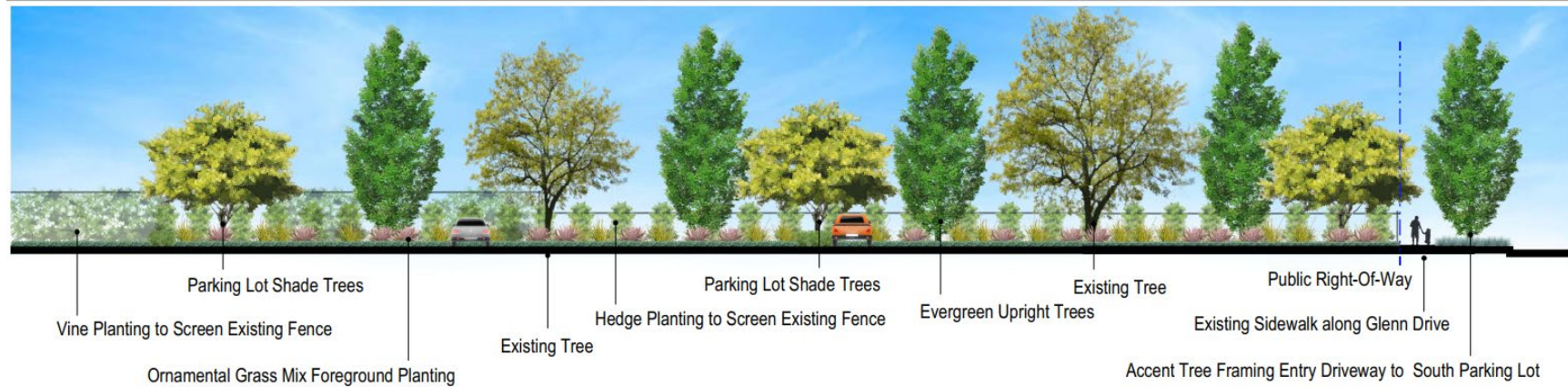


Figure 2-5 Conceptual Landscaping at the Proposed Southern Parking Lot



Upright Screening Trees
 (Brisbane Box)



Shade Trees
 (London Plane Tree)



Evergreen Canopy Trees
 (Southern Live Oak)



Evergreen Canopy Trees
 (Australian Willow)

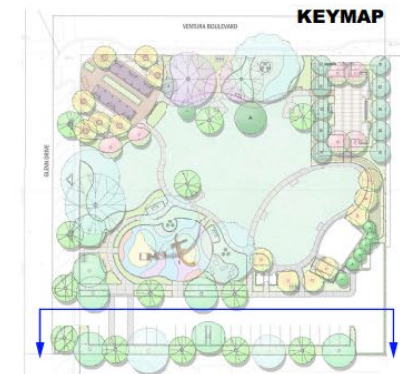


Figure 2-6 Conceptual Lighting Plan



○ Bollard Lights



▲ Accent Canopy & Tree Uplights



◆ Pedestrian Pole Lights



Existing Ventura Blvd Pole Lt. & Bollards



2.5.2 Parking and Site Access

The existing landscaping, sandbox, and swing set in the southern portion of the project site would be replaced with a new asphalt surface parking lot. The proposed parking lot would provide 24 parking spots, including two accessible parking spots and two future electric vehicle (EV) charging spots. Vehicular access to the proposed parking lot would be via Glenn Drive. New bike racks would also be added along the park frontages, while pedestrian access would be available from existing sidewalks along Glenn Drive and Ventura Boulevard.

2.5.3 Utilities

The City of Camarillo Public Works Department provides potable water, wastewater, and stormwater services within the city. The project site is currently served by existing City utility infrastructure located beneath and within the adjacent roadways. Harrison Industries provides solid waste hauling services within the city. Electricity for the project site is provided by Southern California Edison. Minor adjustments to the existing utility connections on the site and/or new connections may be required during project construction; however, the project would not require utility upgrades or alter the existing utility mains serving the site.

2.5.4 Demolition and Construction

Demolition of the two existing on-site buildings would disturb asbestos-containing materials (ACM), lead-based paint (LBP), and lead-containing glazing materials. Therefore, demolition work would be conducted by lead-trained and registered asbestos abatement contractors following the requirements of the Ventura County Air Pollution Control District, National Emission Standards for Hazardous Air Pollutants, Occupational Safety and Health Administration, and California Department of Occupational Safety and Health for demolition activities involving ACM and LBP. Demolition debris containing ACM and LBP would be disposed of at a permitted landfill in accordance with federal and State requirements for the transport and disposal of hazardous materials.

Construction of the proposed project is expected to occur over approximately 18 to 24 months. Construction activities would include demolition, site preparation, grading, building (restroom) and amenities construction, paving, and architectural coating. Construction would occur in accordance with the requirements of CMC Section 10.34, *Noise Regulations*, and may include overnight construction activities.

Project grading would include the removal of approximately 700 cubic yards (cy) of soil, of which 300 cy would be reused as fill on the site. The project would require export of the remaining 400 cy of soil. Project construction would require approximately 25 truck trips to export soil, assuming soil is transported in trucks with a standard 16-cy capacity. Additionally, approximately 1,500 cy of demolished building materials would be removed from the site during project construction, which would require approximately 94 one-way truck trips to haul to a permitted landfill. The project site is located approximately 100 feet southwest of U.S. 101 South ramps located on Ventura Boulevard and 0.4 mile (driving distance) from U.S. 101 North ramps on East Daily Drive. It is assumed construction-related truck trips and construction worker trips would occur via U.S. 101 and access the site via the nearby Ventura Boulevard ramps or the via East Daily Drive ramps to North Lewis Road to Ventura Boulevard.

2.6 Project Design Features

The following project design features would be implemented during the construction phase of the project to reduce noise related to construction activities.

- During the entire active construction period, equipment, tools, and trucks used for project construction would utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- Stereos and other amplified noise not necessary for the completion of construction work would be prohibited.
- During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells, would be for safety warning purposes only.
- In the event construction work is needed during the evening or nighttime hours between 7:00 p.m. and 7:00 a.m., the City shall require the construction contractor use a portable barrier, equipment enclosure or other acoustically-attenuating shrouds, or shielding mechanisms to break the line-of-sight between the piece(s) of construction equipment and nearby residences to the south and southwest.

2.7 Project Objectives

The objectives of the proposed project include:

1. Expand and renovate Dizdar Park to provide Camarillo residents and visitors with an aesthetically-pleasing park area that provides passive recreational facilities;
2. Demolish and remove the structurally impaired and deteriorating existing on-site buildings;
3. Provide a space with adequate facilities and utilities to host community events, such as small concerts, farmers markets, and holiday festivals;
4. Conserve the character of Dizdar Park by maintaining the existing shade trees, statue, and greenspace;
5. Increase Dizdar Park's accessibility with discreet barriers and improved lighting and paths of travel; and
6. Celebrate Dizdar Park's location as an entryway to Old Town Camarillo by providing an iconic gateway at the northeastern corner of the expanded Dizdar Park.

2.8 Required Approvals

The proposed project would require approval by the City. The Los Angeles Regional Water Quality Control Board (LARWQCB) would be responsible for issuing the Construction General Permit for the project, as discussed further in Section 4.4, *Effects Found Not to be Significant*, under "Hydrology and Water Quality." The Ventura County Air Pollution Control District (VCAPCD) is the local enforcement agency for projects that involve asbestos removal in Camarillo and would be responsible for issuing approvals prior to demolition of structures containing asbestos, as discussed further in Section 4.2, *Hazards and Hazardous Materials*.

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3 Environmental Setting

This section provides a general overview of the environmental setting for the project area. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4, *Environmental Impact Analysis*.

3.1 Regional Setting

The project site is located in the city of Camarillo, approximately 0.9 mile southeast of Camarillo City Hall. It is located on the southeastern corner of the intersection of Ventura Boulevard and South Glenn Drive. The approximately 1.75-acre project site is currently occupied by Dizdar Park, a former fire station/community center, and a vacant office building. Figure 2-1 in Section 2, *Project Description*, shows the location of the project in the region and Figure 2-2 shows the project site in relation to the surrounding area.

A system of east-west and north-south roadways, including arterials, collectors, and local streets, provide vehicular access throughout portions of the city. Nearby major roadways include Ventura Boulevard, Lewis Road/State Route (SR) 34, and Arneill Road. The closest freeway is U.S. 101, which is located approximately 350 feet north of the project site.

The project site is located approximately nine miles inland from the Pacific Ocean. The climate and the coastal influence produce moderate temperatures year-round, with rainfall concentrated in the winter months. Although air quality in the area has steadily improved in recent years, the region is identified as being in nonattainment for ozone (smog) and particulate matter less than 10 microns in diameter (PM₁₀) (Ventura County Air Pollution Control District [VCAPCD] 2022).

3.2 Project Site Setting

The project site is located in Camarillo Old Town, which is mostly composed of commercial and residential uses. As shown in Figure 2-2 in Section 2, *Project Description*, Ventura Boulevard is immediately north of the project site, with commercial uses and U.S. 101 further north. Commercial uses are also located to the west of the project site. A paved playing area for St. Mary Magdalen School with two basketball courts and a volleyball court is located immediately south of the project site, with single- and multi-family residences located approximately 200 feet to the south. Immediately east of the project site is a playfield for St. Mary Magdalen School, with St. Mary Magdalen Chapel approximately 165 feet southeast of the site and commercial uses approximately 350 feet east from the project site.

The project site is currently developed with the existing Dizdar Park, which is used for passive recreation, and two vacant buildings, a former fire station/community center and a vacant office building. The project site's Camarillo General Plan land use designation is "Neighborhood Park." The parcels containing Dizdar Park and the former fire station/community center are zoned as "Rural Exclusive Residential" (RE), while the parcel containing the vacant office building is zoned as "Camarillo Old Town" (COT). Uses permitted in the RE designation are those that promote and preserve large lot subdivisions that are capable of producing and supporting certain ancillary agricultural uses and the keeping of certain domestic animals for personal purposes. Public parks are an allowed use in the RE zone, pursuant to Section 19.20.020(32) of the Camarillo Municipal

Code (CMC). CMC Section 19.15.020(32) allows facilities for City agencies in the COT zone. Additionally, CMC Section 19.25.020.88 allows other uses similar to and compatible with the commercial and institutional uses permitted within the COT zone.

3.3 Cumulative Development

In addition to the specific impacts of individual projects, CEQA requires EIRs to consider potential cumulative impacts of the proposed project. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, transportation impacts of two nearby projects may be less than significant when analyzed separately but could result in a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. Currently planned and pending projects in a two-mile radius of the project site are listed in Table 3-1 and shown on Figure 3-1. In particular, the 99 South Glenn Drive Project (No. 1) and the Glenn Drive and Chapel Drive Project (No. 2) are located in close proximity to the project site and construction schedules may overlap. The cumulative projects listed in Table 3-1 are considered in the cumulative analyses in Section 4, *Environmental Impact Analysis*.

Table 3-1 Cumulative Projects

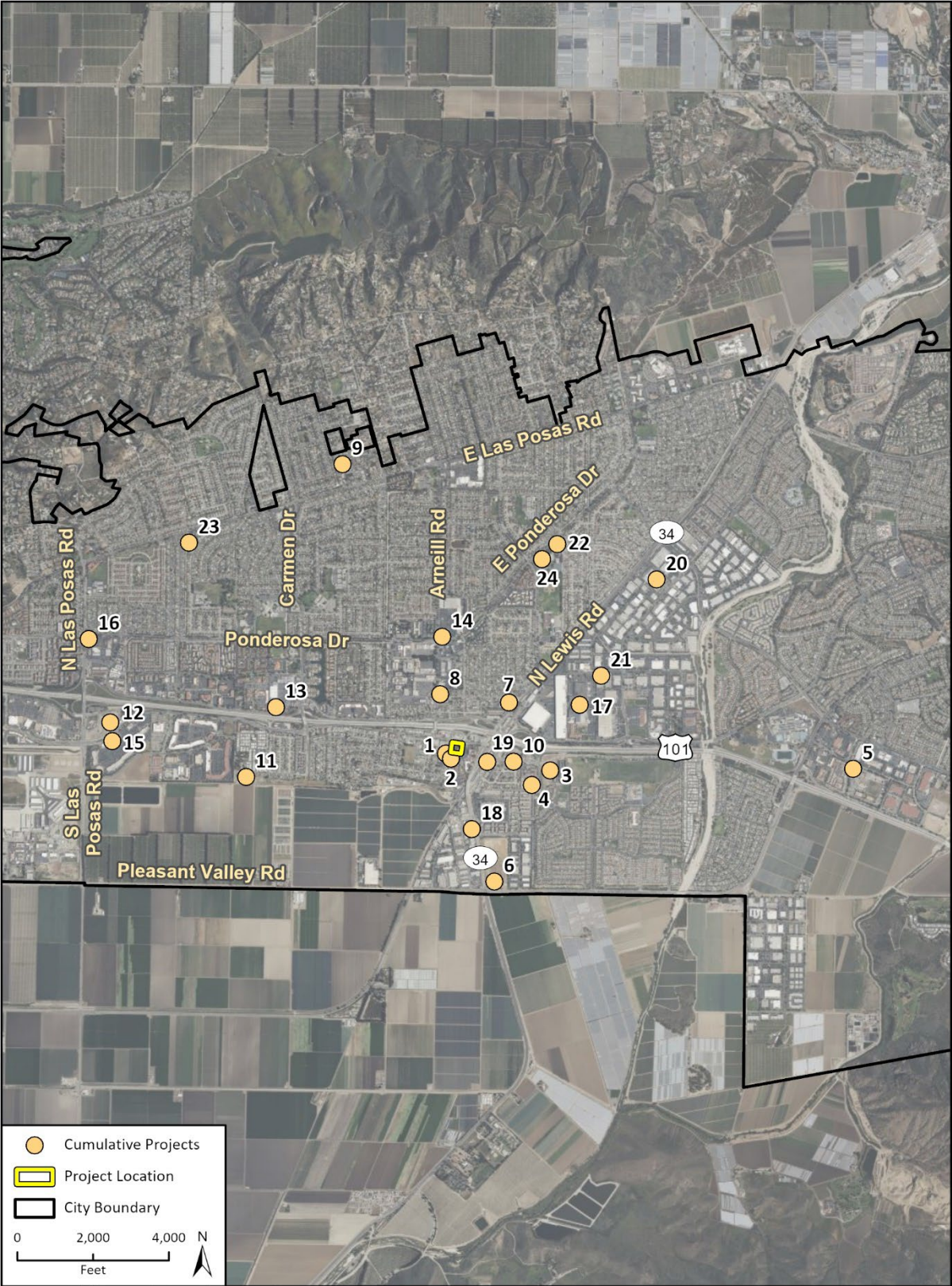
No.	Location	Description	Status
1	99 South Glenn Drive	Mixed-use rental (12 units, 1,400 sf of retail)	Approved
2	Southeast corner of Glenn Drive and Chapel Drive	Multi-family residential (8 units)	Approved
3	Between Village at Park Drive and Westpark Court	Mixed-use rental (10 units, 50,630 sf of commercial)	Pending/Partially Approved
4	West of Village at Park Drive between Petit Street and Westpark Court	Multi-family residential (96 units)	Under construction
5	Southeast corner of Camino Ruiz and Verdugo Way	Multi-family residential (385 units)	Approved
6	Northeast corner of Pleasant Valley Road and Lewis Road	Mixed-use (24 rental units, 285 townhomes, 12,000 sf of commercial)	Approved
7	2800 Barry Street	Multi-family residential (60 rental units, 8 condominium units)	Approved
8	246, 262, 268, and 276 Arneill Road	Mixed-use rental (9 units, 500 sf of commercial)	Pending
9	111 Mission Drive	Single-family residential (1 unit)	Pending
10	Southwest corner of Petit Street and Camarillo Street	Single-family residential (1 unit)	Approved
11	236 Hughes Drive	Mobile home community expansion (40 units)	Pending
12	Northeast corner of Las Posas Road and Ventura Boulevard	Hotel and conference center (192,194 sf)	Under construction

No.	Location	Description	Status
13	323 Carmen Drive	Drive-thru restaurant (8,300 sf)	Pending
14	Northeast corner of Arneill Road and Ponderosa Drive	Commercial shopping center remodel	Approved
15	580 Ventura Boulevard	Restaurant (5,400 sf)	Under construction
16	672 Las Posas Road	Gas station (4,135 sf)	Pending
17	3233 East Mission Oaks Boulevard	Industrial (163,526 sf)	Approved
18	372 Dawson Drive	Industrial (18,821 sf)	Approved
19	91-235 Dawson Drive	Industrial (58,900-sf mini-storage warehouse)	Approved
20	1001 Flynn Road	Industrial (1,042 sf expansion)	Under construction
21	3400 Calle Tecate	Industrial (62,814 sf)	Pending
22	1500 Temple Avenue	Boys and Girls Club (6,300-sf building expansion)	Under construction
23	720 Las Posas Road	Museum (1,153-sf expansion)	Approved
24	3100 Ponderosa Drive	Children's Museum (16,570 sf)	Pending

sf = square feet

Source: City of Camarillo 2022

Figure 3-1 Locations of Cumulative Projects



4 Environmental Impact Analysis

This section discusses the possible environmental effects of the Dizdar Park Renovation and Expansion Project for the specific issue areas identified through the scoping process as having the potential to experience significant effects. A “significant effect” as defined by the *CEQA Guidelines* Section 15382:

...means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. In the impact analysis, the first subsection identifies the methodologies used and the “significance thresholds,” which are those criteria adopted through the City’s CEQA Environmental Guidelines 2020 (City of Camarillo 2020) and other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text with the discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the significance threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations¹ to be issued if the project is approved, pursuant to Section 15093 of the *CEQA Guidelines*.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the significance threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the *CEQA Guidelines*.
- **Less than Significant.** An impact that may be adverse but does not exceed the significance threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would result in no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the mitigation measure(s). In cases where the mitigation measure(s) for an impact could result in a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts

¹ As described in Section 1, *Introduction*, if an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency’s decision.

Dizard Park Renovation and Expansion Project

associated with the proposed project in conjunction with other planned and pending developments in the area listed in Table 3-1 in Section 3, *Environmental Setting*.

Table ES-1 in the Executive Summary of this EIR summarizes all impacts and mitigation measures that apply to the proposed project.

4.1 Cultural Resources and Tribal Cultural Resources

This section evaluates the potential environmental effects related to cultural resources and tribal cultural resources associated with implementation of the proposed project. The information in this section is based on the findings of the *Dizdar Park and Renovation and Expansion Project Cultural Resources Assessment Report* (herein referred to as the “Cultural Resources Assessment”) conducted by Rincon Consultants, Inc. (Rincon; 2022a). The Cultural Resources Assessment is included as Appendix B of this EIR.

4.1.1 Setting

4.1.1.1 Prehistoric Setting

The prehistoric chronology for the southern California coastal region is generally divided into four horizons: Early Man (10,000 to 6000 Before the Common Era [BCE]), Milling Stone (6000 to 3000 BCE), Intermediate (3000 BCE to 500 Common Era [CE]), and the Later Prehistoric Period (500 CE to Historic Contact).

Early Man Horizon (ca. 10,000–6000 BCE)

Early Man Horizon sites are generally associated with a greater emphasis on hunting than more recent horizons. Recent data indicates the Early Man economy was a diverse mixture of hunting and gathering, including a focus on aquatic resources in coastal areas and on inland Pleistocene lakeshores. A warm and dry 3,000-year period called the Altithermal began around 6000 BCE. The conditions of the Altithermal likely are responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game (Rincon 2022a).

Milling Stone Horizon (6000–3000 BCE)

The Milling Stone Horizon is defined by the extensive use of milling stones and mullers, tools used to grind and mix material against a slab of stone; a general lack of well-made projectile points; and burials with rock cairns (piles or stacks of rocks). The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed during this time, including small and large terrestrial mammals, sea mammals, birds, shellfish, near-shore fishes, and other species that resided in estuarine or near-shore environments, as well as yucca, agave, and seeds and other plant products. Variability in artifact collections over time and from the coast to inland sites indicates Milling Stone Horizon subsistence strategies adapted to the environmental conditions of the time (Rincon 2022a).

Lithic artifacts, defined as artifacts made from stone, associated with Milling Stone Horizon sites are dominated by locally available tool stone. In addition to ground stone tools such as manos and metates, chopping, scraping, and cutting tools are very common. The presence of numerous scraper-plane tools in Milling Stone Horizon collections is attributed to the processing of agave and yucca for food and/or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Rincon 2022a).

Intermediate Horizon (3000 BCE–500 CE)

The Intermediate Horizon dates from approximately 3000 BCE to 500 CE and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources, including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured. Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the north or west (Rincon 2022a).

Later Prehistoric Horizon (500 CE–Historic Contact)

During the Late Prehistoric Horizon, the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high-quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Rincon 2022a).

The period between 500 CE and European contact is divided into three regional patterns. The Chumash Tradition is present mainly in the region of Ventura and Santa Barbara counties; the Takic or Numic Tradition is present mainly in the Los Angeles and Orange counties region; and the Yuman Tradition is present mainly in the San Diego County region. The seemingly abrupt changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric period are considered the result of a migration to the coast of peoples from inland desert regions to the east (Rincon 2022a).

After 500 CE, a wealth of ornaments, ceremonial, and artistic items characterized the Chumash Tradition along the central coast and offshore islands. Ground stone items included bowls, mortars and pestles, balls, grooved stones, doughnut stones, stone beads, pendants, pipes, tubes, and mammal effigies. Projectile points, both large and small, were typically non-stemmed and leaf-shaped, with convex or concave bases. Chipped stone implements also included drills and scrapers. Utilitarian objects were made from bone (e.g., awls, fishhooks, whistles, and tubes) and shell (e.g., fishhooks and abalone shell dishes). Shell beads and ornaments were abundant, and bowls, pestles, pipes, and stone tubes were inlaid with shell beads and engraved. Bowls, pipes, and ornaments were commonly manufactured from steatite (Rincon 2022a).

4.1.1.2 Ethnographic Setting

The project site lies in Chumash ethnographic territory, which extends from the current city of Malibu to the south, north to beyond San Luis Obispo, and inland past the Santa Ynez Valley. The Chumash also inhabited the Northern Channel Islands of San Miguel, Santa Rosa, and Santa Cruz. The Chumash language is considered to be an isolated stock and is not associated with any earlier language family. Three branches of the language are recognized: Obsipeño, or Northern Chumash, consisting of two dialects; Central Chumash, consisting of four unique languages of Purisimeño,

Ineseño, Barbareño, and Ventureño; and Island Chumash, spoken by the inhabitants of the Northern Channel Islands (Rincon 2022a).

Chumash villages along the mainland coast of the Santa Barbara Channel from Carpinteria to Goleta were of the highest population density, ranging from 500 to 800 individuals, although some claim population counts were in the thousands. Interior villages were substantially smaller, with populations varying anywhere from 15 to 250 people. The Chumash lived in large hemispherical dwellings made of poles placed in a circle and gathered at the top with the sides covered with grasses or reeds. Houses were typically arranged in clusters, although sometimes in rows. The Chumash also constructed sweatlodges, which were semi-subterranean dome shaped structures that functioned to “purify and cleanse the spirit and body” (Rincon 2022a).

The Chumash are well-known for their plank canoes, or tomols. Tomols facilitated the procurement of marine resources, such as nearshore fish caught with nets, lines, and hooks, and deep-sea marine mammals hunted with harpoons. Tomols additionally moved people and goods across the Santa Barbara Channel in what was considered a highly sophisticated trade network. Bulk items, including acorns, a staple of the Chumash diet, were imported to the Islands, while shell beads, the Chumash form of currency, were exported to the mainland. In addition to marine resources and acorns, Chumash subsistence consisted of piñon pine nuts, berries, mushrooms, chia seeds and other plant resources, and land animals, such as mule deer, coyote, and fox (Rincon 2022a).

Characteristic mortuary practices among the Chumash included flexed burials placed face down and facing west. The Chumash buried their dead in crowded cemeteries with abundant grave goods, including shell, functional tools, such as mortars and pestles, bone, and formal stone artifacts. High-status individuals typically displayed more elaborate grave goods. Among the Barbareño Chumash, such status differentiation is suggested to signal an increase in cultural complexity stimulated by population increase and its ratio to available territory and resources (Rincon 2022a).

Spanish explorers first arrived in the Santa Barbara Channel region in 1542. Spanish contact had much more of an impact starting in 1770 with the establishment of the missions. Mission life led to severe population decline and culture loss. Although the Chumash languages are no longer commonly spoken, many descendants of the Chumash still live in the region and a cultural revitalization has been ongoing since the 20th century. Today, the Santa Ynez Band of Chumash Indians, whose reservation is approximately 66 miles northwest of the project site, is the only federally recognized Chumash tribe (Rincon 2022a).

4.1.1.3 Historic Setting

Post-European contact history for California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present).

Spanish Period (1769–1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions but they did not establish permanent settlements. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s post-European contact history. Portolá established the Presidio of San Diego as the first Spanish settlement in Alta (upper) California in 1769. That same year, Franciscan Father Junípero Serra also founded Mission San Diego

de Alcalá, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Rincon 2022a).

The mission and presidio relied on Chumash labor, and eventually the majority of the native population lived at the mission complex. Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns; just three pueblos were established during the Spanish Period, only two of which (San José and Los Angeles) were successful and remain as California cities (Rincon 2022a).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Rincon 2022a).

Mexican Period (1822–1848)

The Mexican Period commenced following the culmination of the Mexican Revolution (1810-1821), the result of which was Mexico's success over the Spanish crown. This period is characterized by the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act enabled Mexican governors in California to distribute mission lands to individuals as land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time. During this time, a class of wealthy landowners, known as *rancheros* or *Californios*, worked large ranches based on cattle hide and tallow production. By 1846, 19 ranchos had been formed within present-day Ventura County (Rincon 2022a).

The Mexican Period ended in early January 1848, following several decisive battles against the United States. On January 10, leaders of the Pueblo of Los Angeles surrendered peacefully after Mexican General José María Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to United States Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Rincon 2022a).

American Period (1848–Present)

The Mexican Period officially ended in early January 1848 with the signing of the Treaty of Guadalupe Hidalgo, formally concluding the Mexican-American War. Per the treaty, the United States agreed to pay Mexico \$15 million for conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. California gained statehood in 1850, and this political shift set in motion a variety of factors that began to erode the rancho system (Rincon 2022a).

In 1848, the discovery of gold in northern California led to the California Gold Rush, although the first gold was found in 1842 in San Francisquito, about 35 miles northwest of Los Angeles. By 1853, the population of California exceeded 300,000. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through the 1850s. However, a severe drought in the 1860s decimated cattle herds and drastically affected *rancheros'* source of income. Thousands of settlers and immigrants continued to pour into the state, particularly after the completion of the transcontinental railroad in 1869. Property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Given the size of their holdings, the initiation of property taxes proved onerous for many southern California ranchers. *Rancheros* often

were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Rincon 2022a).

In the 1880s, a dramatic boom arrived in southern California, fueled by various factors, including increasingly accessible rail travel, agricultural development and improved shipment methods, and favorable advertisement. In 1883, the California Immigration Commission designed an advertisement declaring the state as “the Cornucopia of the World.” New southern Californian towns were promoted as havens for good health and economic opportunity (Rincon 2022a).

4.1.1.4 Local Setting – City of Camarillo

The land on which the city of Camarillo is developed was historically part of Rancho Calleguas, a 10,000-acre property granted to José Pedro Ruiz by the Mexican government in 1837. Juan Camarillo, Sr. purchased the rancho from Ruiz’s descendants and others in 1875. After Juan’s death, the rancho passed to his widow and sons, with the eldest, Adolfo Camarillo, taking over ranch operations. Adolfo Camarillo was a generous citizen, donating land for a high school, park, and rights-of-way for the railroad and widening of the highway. Rancho Calleguas and other area ranchos that had once been dependent on raising livestock, such as cattle and sheep, eventually gave way in the 1870s to other agricultural development, such as the planting of vegetables, nuts, and orchards. Adjacent land not part of any of the ranchos was declared property of the United States government and was promptly occupied by homesteaders (Rincon 2022a).

Camarillo was named as such in approximately 1899 after Adolfo Camarillo granted a right-of-way to the Southern Pacific Railroad to lay tracks on his property and establish a station, prompting this to be named after the Camarillo family. The settlement had previously been known as Pleasant Valley. Following the arrival of the railroad, the town developed slowly, serving the many farmers in the surrounding area. In 1910, William T. Fulton laid out the town site, which included the railroad depot, a church site, and residential parcels. Area ranchers purchased land near the railroad depot and along Ventura Boulevard, which they developed and leased to merchants. Juan Camarillo also commissioned prominent architect Albert C. Martin to design a family chapel, Saint Mary Magdalen. Sited on a knoll overlooking Ventura Boulevard, it was completed in 1914. More than 20 members of the Camarillo family are buried in the family crypt beneath the church. The chapel was given to the Archdiocese of Los Angeles to use as a parish church in 1940. Subsequently, a rectory was built in 1948 and a grade school in 1954. The church building was made a Ventura County Historical Landmark in 1972 (Rincon 2022a).

Since the mid-20th century, the project site has been associated with various institutional and public uses, including a fire station, community center, public park, and public library. Public services were often provided by the County of Ventura until Camarillo was incorporated in 1964. Library services in Camarillo date back to at least the 1910s, following the establishment of the Ventura County library system in 1916. Camarillo branch locations of the Ventura County library system were housed in a variety of temporary locations throughout the community, including for a time within the on-site former Ventura County Fire Station No. 54, until the community’s first purpose-built library was constructed within the project site in 1962 (Rincon 2022a).

Fire protection services provided by Ventura County were first established in 1935, when a County fire truck was first delivered to Knob Hill garage. However, a few years later, Adolfo Camarillo donated property and funding for the construction of a county fire station on the project site, adjacent to the Pleasant Valley Cemetery (PVC; see Section 4.1.1.5 for information on the PVC). The Spanish-style building was constructed in 1941 and has served multiple uses, being referred to as

the “first community center at Dizdar Park.” It acted as a justice court between 1941 and 1956 and was also used as a community center (Rincon 2022a).

Camarillo remained a relatively small, rural community serving local farmers until circa the 1950s. Development increased substantially after the completion of U.S. 101 through the community in 1954. Substantial population growth and an improved means of transportation resulted in many local farmers selling their land for residential development (Rincon 2022a).

4.1.1.5 Developmental History of the Project Site

In the 1890s, the Pleasant Valley Baptist Church acquired the land comprising the project site and developed a portion of it as the PVC. The church undertook the improvement of the common areas of the PVC with the construction of paths and roadways. Responsibility for the maintenance of individual plots was delegated to the loved ones of those buried there. Over the years, an estimated 70 to 215 individuals were buried at the PVC, which by 1935 expanded to include over half of the project site, mainly on its western side; the eastern side of the project site remained undeveloped at that time (see Figure 4.1-1; Rincon 2022a).

Between 1941 and 1962, the cemetery and its immediate surroundings were redeveloped with the former Ventura County Fire Station No. 54, Dizdar Park, and the Camarillo branch of the Ventura County library system. Constructed in 1941, the former Ventura County Fire Station No. 54 was the first of the existing facilities to be developed on the project site (see Figure 4.1-2). In 1942, the land adjacent to the former fire station/community center was deeded to the County of Ventura on the condition it be used for “governmental and park purposes.” In preparation for construction of the existing Dizdar Park, the remains of those buried at the PVC were reportedly exhumed and reinterred at Ivy Lawn Memorial Park in Ventura. By one report, more than 100 bodies were relocated from the PVC. Historical aerial photographs suggest the entire property was initially developed solely as Dizdar Park, which was dedicated on Memorial Day 1945 (see Figure 4.1-3; Rincon 2022a).

In 1961, the northeastern corner of Dizdar Park was redeveloped with a building to serve as a branch of the Ventura County library system. The one-story, Mid-Century Modern Style building opened in June 1962 and served the community as a library until the mid-1970s, when a larger branch was opened (see Figure 4.1-4). The building was subsequently used as the Dizdar Recreation Center and housed offices for the Camarillo Chamber of Commerce. The Chamber of Commerce extensively remodeled the building before relocating in 2000. A review of historical aerial photographs indicates no notable changes have occurred within the project area since the remodeling of the former library building (see Figure 4.1-4; Rincon 2022a).

Figure 4.1-1 Historical Aerial Photograph of the Project Site and Vicinity, 1935



Figure 4.1-2 Historical Aerial Photograph of Project Site and Vicinity, 1941



Figure 4.1-3 Historical Aerial Photograph of Project Site and Vicinity, 1959



Figure 4.1-4 Historical Aerial Photograph of the Project Site and Vicinity, 1963



Although extensive research was conducted for this assessment, it is unclear whether remains associated with the PVC are currently present beneath the ground surface within the project site. In 1952, during excavation for the planting of a town Christmas tree, workers uncovered two burials. Research for the current assessment found no evidence any additional burials have since been discovered. In circa 2011, the City of Camarillo hired Drew Blaisdell of the D. Lewis Company to scan Dizdar Park using ground-penetrating radar (GPR) to locate remaining burials. According to an article published in the *Ventura County Star* in 2011, Blaisdell did not find sound evidence of graves, such as caskets or buried headstones, but did not conclusively rule out the possibility of human remains still present beneath the project site. According to Blaisdell, “If there was any human remains there, it’s probably been dispersed or have already deteriorated over the years. People have already dug through there [while] installing pipes years ago. I feel confident that if there were markers still there, or caskets, we would have found it” (Rincon 2022a). As recently as 2017, however, amateur researchers Val Rains and Woody Milleman were confident there are still burials at the former cemetery site. According to an article published in the *Ventura County Star*, the researchers examined church records and other sources, concluding there were as many as five burials still there, and believe they found evidence of “several more” graves that were not relocated (Rincon 2022a).

4.1.1.6 Cultural Resources Records Search

The results of the California Historical Resources Information System (CHRIS) search conducted on March 12, 2019 at the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, were reviewed in support of the project-site Cultural Resources Assessment. The purpose of the CHRIS search was to identify previously conducted cultural resource studies and previously recorded cultural resources within the project site and a 0.25-mile radius surrounding it so that sensitivity for cultural resources could be accurately assessed (Rincon 2022a).

Previous Studies

The SCCIC records search identified 17 previously conducted cultural resource studies within a 0.25-mile radius of the project site. None of the studies were located within the project site; however, two studies (VN-01557 and VN-02155) were previously conducted adjacent to the project site. Neither of these studies resulted in the identification of cultural resources (Rincon 2022a).

Previously Recorded Cultural Resources

The SCCIC search identified 31 previously recorded cultural resources within the 0.25-mile search radius of the project site. All of the previously recorded resources identified by the CHRIS search are historic-period built environment resources, none of which are located within or immediately adjacent to the project site. Although none of the previously recorded resources are immediately adjacent to the project site, five (P-56-150039, P-56-150043, P-56-150044, P-56-150045, and P-56-150049) are located in close proximity and are summarized below.

P-56-150039

Resource P-56-150039 is the Lewis Building, a two-story commercial building constructed in 1915 at 2433-2437 Ventura Boulevard, approximately 80 feet north of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended it ineligible for inclusion in the National Register of Historic Places (NRHP) or under any local designation criteria due to a loss of integrity but suggested it could be “eligible for special consideration in local

planning,” owing to its association with pioneering rancher and businessman John F. Lewis (Rincon 2022a).

P-56-150043

Resource P-56-150043 is St. Mary Magdalen Church, a Spanish Colonial Revival-style ecclesiastical building constructed in 1912 at 2532 Ventura Boulevard, approximately 165 feet east of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended it eligible for inclusion in the NRHP under Criterion A for its associations with the historical settlement and development of Camarillo, under Criterion B for its association with the family of Juan Camarillo, and under Criterion C as an outstanding work of the noted architect A.C. Martin. Its period of significance is 1914 through 1940, corresponding to the period in which the church became part of the Archdiocese of Los Angeles (Rincon 2022a).

P-56-150044

Resource P-56-150044 is a commercial building constructed circa 1915 at 2423-2431 Ventura Boulevard, approximately 85 feet north of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended the property ineligible for inclusion in the NRHP or under any local designation criteria but suggested it may be “eligible for special consideration in local planning,” as one of the oldest commercial buildings in Camarillo (Rincon 2022a).

P-56-150045

Resource P-56-150045 is a commercial building constructed circa 1912 at 2401 Ventura Boulevard, approximately 80 feet north of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended the property ineligible for inclusion in the NRHP due to a loss of integrity but suggested it could be “eligible for special consideration in local planning,” owing to its associations with local businessman and rancher Joseph F. Lewis (Rincon 2022a).

P-56-150049

Resource P-56-150049 is the Pleasant Valley Baptist Church, a Spanish Colonial Revival-style ecclesiastical building constructed in 1930 at 2315 Ventura Boulevard, approximately 300 feet northwest of the project site. In 1994, Dana Slawson of Greenwood and Associates recorded the property and recommended it eligible for inclusion in the NRHP under Criterion C as a good example of the Spanish Colonial Revival-style as applied to a religious property. Its period of significance is 1930 to 1985, the period during which the Pleasant Valley Baptist Church used the facility (Rincon 2022a).

4.1.1.7 Cultural Field Survey Results

A qualified Rincon archaeologist conducted a pedestrian field survey of the project site on June 15, 2021. During the field survey, exposed ground surfaces and ground disturbances were visually inspected for artifacts, ecofacts, soil discoloration, and historic-period debris. All on-site buildings were photographed and recorded, and inspected by a qualified Rincon architectural historian on June 15, 2021 to assess their construction, alterations, overall condition, and integrity, and to identify any potential character-defining features (Rincon 2022a).

Archaeological Resources

No historic-period or prehistoric archaeological resources were identified during the field survey.

Built Environment Resources

The project site consists of three parcels, totaling 1.75 acres, that contain Dizdar Park, the former Ventura County Fire Station No. 54, and the vacant office building (see Figure 4.1-5 and Figure 2-2). Separated from each other by the existing L-shaped Dizdar Park, the on-site buildings are located along the northern portion of the project site, fronting Ventura Boulevard. The park occupies most of the western and southern portions of the site. This subsection includes brief descriptions, property histories, and historical evaluations of the former fire station/community center, the former library, and Dizdar Park. The former library and Dizdar Park are discussed as a single property.

Former Ventura County Fire Station No. 54

The former Ventura County Fire Station No. 54 was evaluated in a previous survey completed by Rincon in 2019 and was recommended eligible for listing in the NRHP and the California Register of Historical Resources (CRHR), and as a City of Camarillo Landmark at the local level of significance under Criteria A/1/1 for its role in providing civic and public services to the community; Criteria B/2/1, for its direct association with Adolfo and Juan Camarillo, who were instrumental in the property's development; and Criteria C/3/3, as an excellent example of the Spanish Revival architectural style (Rincon 2022a).

The Cultural Resources Assessment confirmed the former fire station/community center remains in a condition similar to that which was previously observed in 2019. Since that time, paintings have been added to several of the boarded windows, but otherwise, the building remains in a consistent condition. The research conducted as part of the Cultural Resources Assessment did not identify any information that would conflict with the previous survey findings. The property appears to remain eligible for listing in the NRHP and CRHR, and as a City of Camarillo Landmark, and is therefore considered a historical resource.

Dizdar Park and the Former Camarillo Library

Dizdar Park (APN 162-0-160-240) and the former library/vacant office building (APN 162-0-160-220) are situated on a one-acre property on the southeastern corner of the intersection of Ventura Boulevard and South Glenn Drive. The former library building occupies the northwestern corner of the property (Rincon 2022a).

Constructed in 1945, Dizdar Park is a municipal park consisting of an expansive lawn, children's playground, and picnic areas. During the 2021 field survey of the site, the centrally located, sand-lined playground featured a free-standing swing set and a play structure composed of slides and climbing equipment; it is noted the play structure has since been removed from the park. The park's terrain is generally level and, in addition to the lawn, is planted with mature trees of several varieties and a long hedgerow tracing the rear portion of the park's east boundary. Concrete walkways link the public rights-of-way along Ventura Boulevard and South Glenn Drive to the interior of the park (Rincon 2022a).

Figure 4.1-5 Built Environment Resources in the Project Site



The former library building is a one-story institutional building constructed in 1962 in the Mid-Century Modern style and extensively remodeled with Spanish Colonial Revival- and Classical Revival-style elements circa 2000. Built on a rough T-design, it sits on a concrete foundation and is capped with a roof that is alternately flat with rolled composition cladding and front-gabled with barrel-tile cladding. Non-original stucco envelops the wood-frame structural system. On the north elevation, a colonnaded pergola leads to the main entrance, which features a slightly recessed glazed metal door. Several additional entrances are located on the east, west, and south elevations and display solid wood and glazed metal doors. Although the original window walls, clerestory windows, and fixed aluminum sash windows remain in place, the sills and wood false lintels of some of the smaller windows are likely modifications, as is a deeply recessed window on the north-elevation projection. The building's Spanish Colonial Revival styling is confined to the north elevation projection and characterized by the aforementioned stucco siding, clay-tile roof, and deeply recessed window. In contrast to the north elevation's Classical Revival styling, the remainder of the building features such details as a stuccoed base and broadly overhanging cornice, in addition to columns supporting the pergolas on the north, south, and west elevations. The building is in good condition but exhibits extensive alteration (Rincon 2022a). Landscaping includes a lawn, shrubs, and mature trees. Situated to the northeast of the building is a metal statue depicting Adolfo Camarillo, riding horseback mounted to a low concrete base. A plaque affixed to the base reads "Don Adolfo Camarillo." Additionally, an El Camino Real mission bell is affixed among shrubbery in front of the building to the northwest (Rincon 2022a).

PROPERTY HISTORY

The land comprising Dizdar Park and the former library were originally developed as the PVC, an early cemetery in the community known as Pleasant Valley prior to its renaming as Camarillo in approximately 1899. The Pleasant Valley Baptist Church opened the PVC in 1891 after acquiring four acres of land at the southeastern corner of Old Conejo Road (now named Ventura Boulevard) and Glenn Drive, an area encompassing the project site. While the church maintained the footpaths and landscaping, the upkeep of individual plots was left to relatives of those interred. Many graves were those of some of the community's earliest residents. In 1929, the church's Board of Trustees sold to Juan Camarillo, Jr. a 2.74-acre portion of the property that had not been developed for memorial uses. A portion of this property immediately west of the current Dizdar Park was eventually transferred to the County of Ventura and used to develop the former Ventura County Fire Station No. 54. The remainder continued to function as a cemetery (Rincon 2022a).

As later generations relocated from Camarillo or otherwise lost their connection to the cemetery, the cemetery fell into neglect, and by the early 1940s, the community considered the land for other uses. In June 1942, the Pleasant Valley Baptist Church Board of Trustees entered into an agreement with the County of Ventura Board of Supervisors, by which the remaining cemetery property would be transferred to the County once human remains were relocated, provided the land be used for "governmental and park purposes." Local water company owner Mike Dizdar funded the removal of more than 100 burials. Removal of the graves began in 1941 and may have continued until 1944. The following year, the County began development of the park, which was named in Dizdar's honor. The park was dedicated in a May 1945 event, with Adolfo Camarillo serving as the master of ceremonies and leading political and religious figures in attendance. None of the headstones, paths, or other above-ground built-environment features of the cemetery remain at the site (Rincon 2022a).

By the early 1960s, local leaders began considering plans to develop a new Camarillo branch of the Ventura County Library. Prior to that time, the community's library was housed in a revolving collection of sites, most, if not all, of which were used primarily for other purposes, such as a school house, café, store, and the former Ventura County Fire Station No. 54. In 1961, the County Board of Supervisors approved preliminary plans to build the Camarillo Library and construction of the new branch began by December 1961. On March 18, 1962, the library at Dizdar Park opened as 16th branch of the County's library system. A photograph accompanying a newspaper article published that month in the *Ventura County Star-Free Press* depicts the library as a modest building designed with such Mid-Century Modern-style architectural features as a multi-pane window wall, broad overhang, walkway shelter with simple metal pole supports, general horizontal emphasis, and a lack of ornament. The library's inaugural staff included librarians Judith Yagodka and Adele Flynn, the latter of whom had worked for the Camarillo Library system since 1933. Staff stocked the shelves with an initial shipment of 4,000 to 5,000 books, a number far short of the library's reported 15,000-book capacity. This figure is reputed to have vastly outnumbered the capacity of the "tiny" collection at the library's previous location, next door at the former fire station/community center (Rincon 2022a).

The library operated at its Dizdar Park location until the mid-1970s, when the larger facility was opened at 3100 Ponderosa Drive. Following the relocation of the library, the building was used as the Dizdar Recreation Center. In 1999, the Camarillo Chamber of Commerce announced it was raising funds to finance its relocation to the former library building. To coincide with the organization's relocation, the Chamber of Commerce planned \$125,000 in renovations. Per a contemporary news item in the *Los Angeles Times*, "the building is to have an old Spanish façade and will display progress reports of the redevelopment of Ventura Boulevard from Lewis Road to Carmen Drive." In October 2000, the City of Camarillo installed and dedicated the statue of Adolfo Camarillo, which was created by Mexican artist Guillermo Castaño, just east of the former library building. There have been no notable changes to the property since then. The research conducted for the Cultural Resources Assessment did not identify consequential information related to the history of the mission bell located in front of the library building. A review of archival photographs of the library building infers the bell was added to the property after 1962 (Rincon 2022a).

Based on the information presented above from the Cultural Resources Assessment, the property containing Dizdar Park and the former library building is recommended ineligible for inclusion in the NRHP or CRHR, or for designation as a City of Camarillo Landmark due to lack of historical and/or architectural significance (Rincon 2022a).

4.1.2 Regulatory Setting

Federal Regulations

National Register of Historic Places

The NRHP was established by Section 101 of the National Historic Preservation Act of 1966 as, "an authoritative guide to be used by Federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicated what properties should be considered for protection from destruction of impairment" (Code of Federal Regulations, Title 36, Part 60.2). The NRHP recognizes the quality of significance in federal, State, and local history, architecture, archaeology, engineering, and culture. Districts, sites, buildings, structures, and objects of potential significance must possess integrity of location, design, setting, materials, workmanship, feeling, and

association. Pursuant to the Code of Federal Regulations, Title 36, Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service (NPS) recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

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

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The NPS states 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance. Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing (Rincon 2022a).

State Regulations

California Register of Historical Resources

The CRHR was established in 1992 and codified by Public Resources Code (PRC) Sections 5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which

resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The criteria for eligibility for the CRHR are consistent with NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California. Unlike the NRHP, the CRHR does not have a defined age threshold for eligibility; although, generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility. In addition, resources may be eligible for CRHR listing even if they are not eligible for NRHP listing. A property is eligible for listing in the CRHR if it meets one or more of the following criteria:

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

California Environmental Quality Act

HISTORIC RESOURCES

Section 15064.5 of the *CEQA Guidelines* states, "a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." The *CEQA Guidelines* (Section 15064.5(a)) define a "historical resource" as including the following:

1. A resource listed in, or eligible for listing in, the CRHR;
2. A resource listed in a local register of historical resources (as defined in PRC Section 5020.1[k]); and
3. A resources identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g).

The *CEQA Guidelines* Section 15064.5(b)(1) define "substantial adverse change" as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Generally, the significance of a historical resource is "materially impaired" when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in or eligibility for the CRHR, or its inclusion in a local register of historical resources (*CEQA Guidelines* Section 15064.5[b][2]).

California Assembly Bill 52

As of July 1, 2015, California Assembly Bill (AB) 52 was enacted and expanded CEQA by defining a new resource category, "Tribal Cultural Resources." AB 52 states, "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). AB 52 further states that, when feasible, the CEQA lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource (PRC Section 21084.3). PRC Sections 21074(a)(1)(A) and (B) define tribal cultural resources as "sites, features, places, cultural landscapes,

sacred places, and objects with cultural value to a California Native American tribe” and that meets at least one of the following criteria, as summarized in *CEQA Guidelines* Appendix G:

1. Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k); and/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 façade of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American tribes that must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” California Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

California Health and Safety Code Section 7050.5

Section 7050.5(b) of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area responsibly suspected to overlie adjacent remains until the County Coroner for the area in which the remains are discovered has determined that the remains are not subject to provisions concerning the investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. Section 7050.5(c) states that if the remains are of Native American origin, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of identification.

California Public Resources Code Section 5097.98

PRC Section 5097.98 states the NAHC, upon notification of the discovery of human remains from a county coroner pursuant to California Health and Safety Code Section 7050.5(c), shall immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased. With the permission of the landowner, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

Local Regulations

City of Camarillo Historic Preservation Ordinance

Title 16 Chapter 42 of the Camarillo Code of Ordinances establishes the regulations and procedures for Historic Preservation in the city. The purpose of the chapter is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation and use of historic buildings and structures within the city that reflect special elements of the city’s historical heritage for the following reasons:

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- a. To encourage public knowledge, understanding, and appreciation of the city's past;
- b. To foster civic pride in the beauty and personality of the city and in the accomplishments of its past;
- c. To safeguard the heritage of the city by protecting buildings and structures which reflect the city's history;
- d. To protect and enhance property values within the city and to increase economic and financial benefits to the city and its inhabitants;
- e. To identify as early as possible and resolve conflicts between the preservation of historical features and alternative land use;
- f. To conserve building material resources through maintenance and restoration of existing historical buildings and structures;
- g. To take whatever steps are reasonable and necessary to safeguard the property rights of the owners whose building or structure is declared to be a landmark;
- h. To promote the use of landmarks for the education, enjoyment and welfare of the people of the city; and
- i. To promote awareness of the economic benefits of historic preservation.

Title 16 Chapter 42 Sections 30 and 40 establish the members of the City of Camarillo Planning Commission as the Landmarks Committee and shall have the following powers and duties:

- a. To oversee a continuing survey of the city so as to evaluate any historic resource and designate any landmarks in accordance with the criteria set forth in Section 16.40.060;
- b. To maintain a local register of landmarks;
- c. To recommend removal of a designated landmark;
- d. To review and comment upon the conduct of land use, housing and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the city, the county, or the state as they relate to the historic resources of the city;
- e. To recommend to the city council the purchase of fee or less than fee interests in buildings or structures for purposes of historic preservation;
- f. To investigate and report to the city council on the use of various federal, state, local or private funding sources and mechanisms available to promote historic resource preservation in the city;
- g. To review applications for construction, reconstruction, alteration, relocation or demolition affecting proposed or designated landmarks and approve or deny permits for such actions pursuant to Section 16.40.070 of this chapter;
- h. To cooperate with local, county, state and federal governments and private organizations in the pursuit of the objectives of historic preservation;
- i. To keep minutes and records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determinations and decisions;
- j. To participate in, promote, and conduct public information, educational, and interpretive programs pertaining to landmarks;
- k. To make any reasonable arrangements to preserve landmarks, including establishment of a private or public fund for preservation of landmarks or contractual agreements with property owners for the maintenance and preservation of façade easements or public access to the buildings or structures;

- l. To ensure that designation of a building or structure as a landmark shall not infringe upon the rights of private owners to make any and all reasonable uses of such landmark which are not inconsistent with the purposes of this chapter; and
- m. To meet at least annually to review the status of landmarks and prepare an annual report for the city council.

Per Section 16.42.060, on the recommendation of the Landmark Committee, the City Council may designate a property as a Landmark if it meets one of the following criteria:

- Criterion 1:** It is associated with persons or events significant in local, state, or national history
- Criterion 2:** It reflects or exemplifies a particular period of national, state, or local history
- Criterion 3:** It embodies the distinctive characteristics of a type, style, period of architecture, or method of construction

4.1.3 Impact Analysis

4.1.3.1 Methodology

Research methodology focused on the review of primary and secondary source materials relating to the history and development of the project area and its immediate surroundings. Sources included, but were not limited to, historical maps, aerial photographs, newspaper articles, and written histories of the area. The results of the archival research are available in the Cultural Resources Assessment (Rincon 2022a) and inform the impact analysis below. A list of repositories and materials consulted pursuant to the Cultural Resources Assessment is included below.

- Historical aerial photographs accessed via the University of California, Santa Barbara Map and Imagery Lab and Nationwide Environmental Title Research Online (NETROnline)
- Historical topographic maps accessed via United States Geological Survey Topoviewer
- *The Ventura County Star-Free Press* accessed via Newspapers.com
- Building permits obtained via the City of Camarillo Department of Building and Safety
- Other sources as noted in the references list

A Sacred Lands File (SLF) search was completed by the NAHC which indicated the SLF search had been completed with “negative” results, meaning the search failed to identify the presence of Native American traditional sites and/or places within the project vicinity. Pursuant to AB 52, the City distributed consultation letters (see Appendix B) regarding the proposed project to California Native American Tribes who have requested notification of projects in their traditional area. The Native American contacts who received an AB 52 consultation letter included the following recipients:

- Barbareño/Ventureño Band of Mission Indians
- Chumash Council of Bakersfield
- Coastal Band of the Chumash Nation
- Northern Chumash Tribal Council
- San Luis Obispo County Chumash Council
- Santa Ynez Band of Chumash Indians

Under AB 52, Native American tribes were provided 30 days to respond and request further project information and formal consultation. The City conducted formal consultation with the Santa Ynez Band of Chumash Indians in December 2021 and the Barbareño/Ventureño Chumash Band of Mission Indians in April 2022. Formal consultation with the Santa Ynez Band of Chumash Indians concluded on May 23, 2022. Formal consultation with the Barbareño/Ventureño Chumash Band of Mission Indians concluded on June 1, 2022. The AB 52 consultation process has formally concluded and did not result in the identification of tribal or cultural resources within or in the vicinity of the project site.

4.1.3.2 Significance Thresholds

The City's *CEQA Environmental Guidelines* (City of Camarillo 2020) considers a project to result in a significant impact related to cultural resources or tribal cultural resources if the project would:

1. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the *CEQA Guidelines*;
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the *CEQA Guidelines*;
3. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in PCR 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:
 - a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PCR Section 5020.1(k), or
 - b. 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 PCR Section 5024.1. In applying the criteria set forth in subdivision (c) of PCR Section 5024.1, the City shall consider the significance of the resource to a local California Native American tribe; and/or
4. Disturb any human remains, including those interred outside of formal cemeteries.

4.1.3.3 Impact Analysis and Mitigation

Threshold 1: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the *CEQA Guidelines*?

Impact CUL-1 THE PROPOSED PROJECT WOULD CAUSE A SUBSTANTIAL ADVERSE CHANGE OF A HISTORICAL RESOURCE, THE FORMER VENTURA COUNTY FIRE STATION NO. 54, DUE TO DEMOLITION OF THE BUILDING. ALTHOUGH IMPLEMENTATION OF MITIGATION MEASURES CUL-1 AND CUL-2 WOULD REDUCE SIGNIFICANT IMPACTS, IMPACTS TO HISTORICAL RESOURCES WOULD BE SIGNIFICANT AND UNAVOIDABLE.

As discussed under Section 4.1.1.7, *Cultural Field Survey Results*, three built environment resources currently exist on the project site. Only the former Ventura County Fire Station No. 54 is recommended eligible for listing in the NRHP and CRHR, and for local designation as a City of Camarillo Landmark. Under Section 15064.5(b) of the *CEQA Guidelines*, a significant impact to a historical resource would occur if the physical characteristics of the resource that convey its historical significance and justify its eligibility for inclusion in the CRHR are demolished or altered in an adverse manner. The proposed project would demolish the former Ventura County Fire Station

No. 54, and as such would cause a significant impact to a historical resource eligible for CRHR listing. Therefore, the proposed project would result in a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the *CEQA Guidelines*, and impacts to the historical former Ventura County Fire Station No. 54 would be significant.

Mitigation Measures

Implementation of the following mitigation measures would reduce significant impacts to historical resources.

CUL-1 Interpretative Display

The proposed project shall include a permanent, high-quality, on-site, publicly accessible interpretive display. The interpretive display shall commemorate the history of the former Ventura County Fire Station No. 54 property, and can include, but is not limited to, interpretive signage with a historic narrative and historic and/or current photographs. It may additionally integrate salvaged portions of the building as part of the interpretive display. The interpretive display shall be designed by a professional exhibit specialist or other similarly qualified professional. All text included in the interpretive display shall be developed or approved by a historian that meets the Secretary of the Interior's Professional Qualification Standards (PQS) in history and/or architectural history (48 Federal Register 44716). Plans for the display shall be presented to and approved by the City Council, based on input from the community and the Camarillo City Manager.

CUL-2 Historic American Buildings Survey (HABS)

Prior to the demolition of former Ventura County Fire Station No. 54, the City shall document the building in a HABS Historical Report. The report shall comply with the Secretary of the Interior's *Standards and Guidelines for Architectural and Engineering Documentation* (68 Federal Register 43159), Level III. At a minimum, the HABS Historical Report shall include a sketch plan, photographs with large-format negatives of exterior and interior views of the building and a short-form narrative historical report. The HABS Historical Report shall be donated to the Library of Congress via the National Park Service (NPS) Washington office. Digital copies of the report shall also be made available to the Pleasant Valley Historical Society and the City of Camarillo Library – Local History Room.

Significance After Mitigation

Although Mitigation Measures CUL-1 and CUL-2 would provide methods of remembrance and documentation of the historical former Ventura County Fire Station No. 54, impacts would remain significant and unavoidable due the removal of the historical building.

Threshold 2:	Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the <i>CEQA Guidelines</i> ?
Threshold 3:	Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in PCR 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: <ul style="list-style-type: none">a) Listed or eligible for listing in the California Register of Historical PCR Resources Code section 5020.1(k), orb) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to the criteria set forth in subdivision (c) of PCR Section 5024.1. In applying the criteria set forth in subdivision (c) of PCR Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact CUL-2 THE PROPOSED PROJECT WOULD NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE TO KNOWN ARCHAEOLOGICAL OR TRIBAL CULTURAL RESOURCES ON THE PROJECT SITE AS NONE ARE PRESENT ON THE SITE. HOWEVER, THE PROPOSED PROJECT COULD POTENTIALLY CAUSE A SUBSTANTIAL ADVERSE CHANGE TO UNKNOWN BURIED ARCHAEOLOGICAL ON THE PROJECT SITE, WHICH WOULD RESULT IN A SIGNIFICANT IMPACT. WITH IMPLEMENTATION OF MITIGATION MEASURES CUL-3 THROUGH CUL-5, IMPACTS TO UNKNOWN BURIED ARCHAEOLOGICAL RESOURCES WOULD BE REDUCED TO LESS THAN SIGNIFICANT WITH MITIGATION MEASURES INCORPORATED.

The Cultural Resources Assessment identified no historic-period or prehistoric archaeological resources during field observations, and no previously recorded cultural resources identified in the CHRIS search would be impacted by the proposed project (Rincon 2022a). In addition, formal consultation pursuant to AB 52 did not result in the identification of archaeological resources or tribal cultural resources within or in the vicinity of the project site. The SLF search conducted through the NAHC returned negative, meaning the search failed to identify the presence of Native American traditional site and/or places within the project vicinity. Thus, no known archaeological resources and/or tribal cultural resources are present on the project site. As such, the proposed project would not cause a substantial adverse change in the significance of known archaeological resources and/or tribal cultural resources. Accordingly, there would be no impact to known archaeological resources and/or tribal cultural resources.

Archaeological resources are present throughout Ventura County. Therefore, it is possible to encounter unknown buried archaeological resources during project ground-disturbing activities. Although the potential to encounter unidentified archaeological resources within the project site is considered low given the previous development of the site, proposed construction activities would include removal of approximately 700 cubic yards of soil and it is possible undisturbed soils beneath the project site may contain previously unidentified archaeological resources. Potential impacts to such resources could be significant.

Mitigation Measures

Implementation of the following mitigation measures would reduce significant impacts to currently unknown buried archaeological resources.

CUL-3 Workers Environmental Awareness Program (WEAP)

A qualified archaeologist meeting or exceeding the Secretary of Interior's PQS for archaeology (NPS 1983) shall conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. 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. The WEAP training document shall include materials which convey the information noted above, which shall be maintained in an area accessible to all construction personnel so it may be reviewed regularly by construction staff.

CUL-4 Archaeological Monitoring

A qualified archaeologist meeting or exceeding the Secretary of Interior's PQS for archaeology (NPS 1983) shall direct archaeological monitoring during all project-related activities requiring mechanical excavation within the boundaries of the former historic-period Pleasant Valley Cemetery (PVC), which includes the existing Dizdar Park and the vacant office building. Project activities requiring only hand excavation would not require archaeological monitoring. If archaeological resources are encountered during ground-disturbing activities, including those encountered during hand excavation, work within a minimum of 50 feet of the find, subject to the discretion of the qualified archaeologist, shall halt until the qualified archaeologist evaluates the find pursuant to *CEQA Guidelines* Section 15064.5(f) and the procedures outlined in Mitigation Measure CUL-5 are implemented as necessary.

CUL-5 Discovery of Cultural Resources

In the event cultural resources, including, but not limited to, headstones or grave markers associated with the former historic-period PVC, are encountered during ground-disturbing activities, work within 50 feet of the cultural resource(s) shall halt and a qualified archaeologist meeting or exceeding the Secretary of the Interior's PQS for archaeology (NPS 1983) shall be contacted immediately, if not already on the site, to evaluate the find, pursuant to *CEQA Guidelines* Section 15064.5(f). If the archaeologist determines further information is needed to evaluate significance, a testing plan shall be prepared by the archaeologist, submitted to the City for review and approval, and implemented prior to resuming project ground-disturbing activities within 50 feet of the cultural resource(s). If the find is determined to be significant and eligible for the California Register of Historical Resources (CRHR), and the resource(s) cannot be avoided, the qualified archaeologist shall then prepare a data recovery plan designed to gather information about the resource(s) for City review and approval, and implement the data recovery plan. Data recovery of significant cultural resource(s) described in the data recovery plan, if necessary, shall include but not be limited to, manual excavations, site recordation, photography, mapping, or drawing to adequately gather the scientifically consequential information from and about the archaeological resource(s). Any artifacts recovered during the testing or data recovery shall be documented and collected for curation at a facility/location to be determined by the qualified archaeologist. All cultural resource work shall follow accepted professional standards, including submittal of Department of Parks and Recreation forms (DPR Form 523) to the South Central Coastal Information Center (SCCIC). In the event that cultural resource(s) of Native American origin are identified, the City shall consult with and involve the Santa Ynez Band of Chumash Indians or other local Native American tribes in the assessment and treatment of the find. During testing and/or data recovery, ground disturbance and construction work may continue in other parts of the project site that are distant enough from the find not to impact it, as determined by the qualified archaeologist.

Significance After Mitigation

Mitigation Measures CUL-3 through CUL-5 would require implementation of a WEAP, monitoring of ground disturbance by a qualified archaeologist, and evaluation of any found archaeological resources for all project components. These measures would require identification, evaluation, treatment, and mitigation of impacts to archaeological resources. Therefore, within implementation of the above mitigation measures, impacts to archaeological resources would be reduced to a less-than-significant level.

Threshold 4: Would the project disturb any human remains, including those interred outside of formal cemeteries?

Impact CUL-3 THE PROPOSED PROJECT MAY DISTURB HUMAN REMAINS DUE TO THE FORMER SITE USE AS THE PVC. HOWEVER, IMPLEMENTATION OF EXISTING REGULATORY REQUIREMENTS WOULD PRECLUDE ADVERSE IMPACTS. THEREFORE, POTENTIAL IMPACTS TO HUMAN REMAINS, IF ENCOUNTERED, WOULD BE LESS THAN SIGNIFICANT.

The western portion of the project site is located on the former historic-period PVC. Burials within PVC were exhumed and reinterred at Ivy Lawn Memorial Park in Ventura prior to the redevelopment of the cemetery to public services facilities. Although no evidence of caskets or buried headstones are currently identified on the site, the possibility human remains are still present within the project site cannot conclusively be ruled out, as research indicates as many as five burials remain and several other graves have not been relocated (Rincon 2022a).

Pursuant to California Health and Safety Code Section 7050.5, if human remains are found, the County Coroner must be notified immediately, and no further disturbance would occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the human remains are determined to be of Native American origin, the County Coroner will notify the NAHC, which will determine and notify an MLD. The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in a location that would not be affected by future ground-disturbing activities. The proposed project would comply with the provisions set forth pursuant to California Health and Safety Code Section 7050.5. Therefore, although it is possible ground-disturbing activities related to project construction could disturb human remains beneath the project site, adherence to California Health and Safety Code Section 7050.5 would ensure impacts would be less than significant.

Mitigation Measures

Potential impacts to human remains would be less than significant, and therefore, no mitigation is required.

Significance After Mitigation

Impacts regarding disturbance of human remains would be less than significant and mitigation is not required.

4.1.4 Cumulative Impacts

As discussed under Impact CUL-1, the proposed project would result in a significant impact to historical resources by demolishing the former fire station/community center, which is eligible for listing as a historical resource under Criteria A/1/1, Criteria B/2/1, and Criteria C/3/3. Section 3, *Environmental Setting*, lists 24 planned and pending projects in the vicinity of the project site, including residential, commercial, and industrial uses. Although impacts to historical resources are generally site-specific, cumulative impacts to historical resources may occur when the project, combined with nearby related projects, substantially diminish the number of historical resources within the same or similar context or property type, such as other Spanish Revival style properties. In addition, a significant cumulative impact could occur if the combined effect of other projects in the vicinity of the project site would result in alterations to the setting or other impacts that would affect the integrity of historical resources within the study area.

There are five recorded historical resources within a 0.25-mile radius of the project site. As concluded in the Cultural Resources Assessment, the proposed project would not significantly affect any of these five listed historical resources (Rincon 2022a). In addition, none of the cumulative projects listed in Section 3, *Environmental Setting*, would involve activities on the sites of these historical resources. Nonetheless, cumulative projects may occur on sites with potential historical resources that have not yet been evaluated and could be eligible for listing on the CRHR or NRHP. As such, cumulative impacts to historical resources could potentially be significant. Although the proposed project would contribute to a direct loss of historical resources through demolition of the former fire station/community center, the proposed project's contribution to significant cumulative impacts to historical resources would not be cumulatively considerable because Mitigation Measures CUL-1 and CUL-2 would result in the preservation of information about the building, which would be available for future reference via interpretive display and a HABS Historical Report following its demolition.

The proposed project, in conjunction with other nearby planned, pending, and potential future projects, would have the potential to adversely impact tribal cultural resources and archaeological resources. The geographic scope for considering cumulative impacts to tribal cultural resources is based on the ethnographic use patterns of the project site and surrounding region. For the ethnographic period, the geographic extent includes the entire traditional Chumash territory. Development of reasonably foreseeable future projects could cumulatively contribute to the erasure of Chumash tribal cultural resources from the landscape. In addition, nearby projects, such as the planned developments at 99 South Glenn Drive and the southeast corner and South Glenn Drive and Chapel Drive, have the potential to unearthen human remains, including those potentially associated with the former PVC.

However, as described under Impacts CUL-2 and CUL-3, compliance with existing State regulations, including AB 52 and California Health and Safety Code Section 7050.5, and implementation of Mitigation Measures CUL-3 through CUL-5 would reduce the project's potential impacts to archaeological resources, tribal cultural resources, and human remains to a less than significant level. Similar to the proposed project, individual development proposals are reviewed separately by the City and would undergo environmental review when it is determined that the potential for significant impacts exists. In the event future cumulative development could result in impacts to cultural resources, impacts to such resources would be addressed on a case-by-case basis. Cumulative development projects would be expected to implement similar measures as the proposed project to reduce impacts to archeological resources, tribal cultural resources, and human remains. Compliance with AB 52 and continued involvement by local Native American groups in

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regional planning would generally limit the destruction of tribal cultural resources such that cumulative impacts would be less than significant. Therefore, the project would not contribute to cumulative impacts related to the incremental loss of archaeological resources and tribal cultural resources or the disturbance of human remains.

4.2 Hazards and Hazardous Materials

This section discusses the existing environmental setting, regulatory setting, and potential project impacts associated with hazards and hazardous materials. The background information and analysis in this section is based upon the findings of the Phase I Environmental Site Assessment (ESA) (Rincon Consultants, Inc. [Rincon] 2021a), the Phase II ESA (Rincon 2022b), the Pre-Demolition Asbestos and Lead Survey Summary Letter (Rincon 2021), and the Pre-Demolition Asbestos and Lead Survey Report (FCG Environmental 2021), which are included as Appendix C to this EIR.

4.2.1 Setting

4.2.1.1 Overview of Project Site

The project site is currently developed with a former fire station/community center on the eastern portion, the vacant office building on the northwestern portion, and Dizdar Park on the central and southern portion. The project site is located in an area primarily composed of commercial, residential, religious, and educational uses. Properties adjacent to the project site include commercial retail businesses to the north of Ventura Boulevard and to the west of South Glenn Drive. A grassy area, and basketball courts and additional parking associated with the St. Mary Magdalen Parish and School are located to the east and south of the project site, respectively.

4.2.1.2 Hazardous Materials Studies

Hazardous Materials Sites on the Project Site

The Phase I ESA included a public database search of sites that generate, store, treat, and/or dispose of hazardous materials, as well as sites on which a hazardous material release incident has occurred. As presented in Table 4.2-1, the portion of the project site containing the former fire station is listed in the Leaking Underground Storage Tank (LUST) database and the Spills, Leaks, Investigations, and Cleanups (SLIC) database, which are indicative of hazardous materials releases on the site. The LUST listing refers to the presence of former fuel underground storage tanks (USTs) operated at the former fire station from circa 1975 to 1990. The Ventura County Environmental Health Division's (VCEHD) website includes a LUST listing for one 1,000-gallon gasoline UST and one 550-gallon diesel fuel UST that were formerly located at the fire station property. In 1990, the USTs were removed and gasoline-impacted soil was present on the project site. The gasoline-impacted soil was remediated by aerating the soil on the project site. In May 1991, confirmation soil samples were collected from the aerated soils and diesel (TPH-d) was detected. On June 10, 1991, the County of Ventura approved the use of the remediated soil as backfill for the project site. The project site was remediated from 1990 through 1991, and the VCEHD approved of the remediation and closed the case in 1992 (see Appendix C for further detail). The SLIC listing refers to a Hazardous Building Material survey conducted in 2011 that identified asbestos-containing building materials (ACM), lead-based paint (LBP), and mercury in fluorescent lamp tubes in the former fire station structure.

Hazardous Materials Sites Adjacent to the Project Site

Off-site properties/facilities listed in the database report fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., LUST, National Priority List [also referred to as Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency. Off-site properties/facilities interpreted to be of potential environmental concern to the project site are summarized in Table 4.2-1.

Potential Vapor Migration to the Project Site

The Phase I ESA identified nearby known or suspect contaminated sites that have the potential for migration of contaminated vapor to beneath the project site. As discussed above, a release from one of the former fuel USTs operated by the former fire station was discovered on the project site, which was assessed and remediated from 1990 to 1992. Soil containing TPH-d was excavated, aerated on-site, and subsequently used to backfill a tank pit on the project site. Based on the presence of TPH-d-impacted soil, there is the potential for impacted soil vapor to be present beneath the project site in the vicinity of the former tank pit.

In addition, documented petroleum hydrocarbon releases on the adjacent property to the north (former ARCO station) and the presence of two former service stations to the west (Schick's Service Station) and northeast (Camarillo Union Station), as well as auto repair shops to the west (American Tire Depot #70, the former Knob Hill Texaco Service, and Jack's Radiator Shop) could potentially have petroleum hydrocarbon-impacted soil vapor migrating to beneath the project site.

Subsurface Investigation

The Phase I ESA identified several recognized environmental concerns (RECs) within the project site (see Table 4.2-2) based on the above information. Subsequently, a Phase II ESA/subsurface investigation consisting of a soil and soil vapor survey was conducted at the project site, the results of which are summarized in Table 4.2-2.

Table 4.2-1 Database Listing Summary of the Project Site and Nearby Sites

Site Name	Database Site ID	Site Address	Distance from Project Site	Database Reference	Comments
Project Site					
V-Fire Station #54, Camarillo Fire Station (Former)	A1-A9	2474 Ventura Boulevard	N/A	RGA LUST, LUST, Cortese, HIST CORTESE	Release of gasoline impacted soil in 1990. Assessment and remediation conducted 1990 to 1991. Remedial action required. Case closed in February 1992.
				UST, HIST UST	Two historical (inactive) USTs: one 550-gallon unleaded gasoline fuel and one 1,000-gallon diesel fuel.
				CPS-SLIC	Completed-case closed in October 2011.
				HAZNET, HWTS	One time removal of 0.6255 ton of waste oil and mixed oil. Disposed of at off-site accepting recycling facility.
				CERS	LUST Cleanup Site and Cleanup Program Site.
				FINDS	No pertinent information in the database report.
Saticoy Berry Farm	A11	2440 Ventura Boulevard	N/A	HAZNET, HWTS	Removal of 0.4 ton of unspecified oil containing waste in 2002. Disposed of at off-site accepting recycling facility.
Off-Site Properties					
Schick South Service Station	A10	2392 Ventura Boulevard	Adjacent Property – West	EDR Historical Auto Stations	A former gasoline station was located on the site in 1965. No releases were reported. Records for this site were not located on the VCEHD online website. Therefore, a Records Search Request was submitted to the VCEHD. In a July 29, 2021 response to the request, the VCEHD indicated it does not have any records for this site.
ARCO #1237, ARCO-Ventura Blvd, Etchechoury Richfield Service, Peter and Martin Etchechoury	A12-A16	2481 Ventura Boulevard	Adjacent Property – North	LUST, Cortese, HIST CORTESE, UST, HIST UST, Sweeps UST, EDR Historical Auto Stations, CERS, Ventura Co. BWT	A former gas station was located on the property in 1961 and 1965 under the name Etchechoury Richfield Service, from 1979 to 1980 under the name Etchechoury Brothers, and from 1982 to 1987 under the name Etchechoury Brothers ARCO. In 1988, a release of gasoline to groundwater occurred, and the case was closed in 2000. According to the online GeoTracker database, a No Further Action letter was granted for the property in 2000. In 2001, another release of gasoline to soil occurred. According to the online GeoTracker database, four 10,000-gallon USTs containing gasoline and one 550-gallon UST containing used oil were removed from the property in

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Site Name	Database Site ID	Site Address	Distance from Project Site	Database Reference	Comments
					2001, remediation took place in 2001, and the case was closed in 2002. A second Remedial Action Completion Certification/No Further Action letter was granted for the property in 2002.
Camarillo Union Station	A17	2501 Ventura Boulevard	Adjacent Property – Northeast	EDR Historical Auto Stations	A former gasoline service station was located on the site in 1957, 1961, 1965, and 1969. No releases were reported. However, based on the proximity of this former gas station to the project site and the potential for unauthorized releases from gasoline stations, there is potential for this site to impact the project site. One other site was identified in the
Jack's Radiator Shop	A18-A19	51 South Glenn Drive	Adjacent Property – West	CERS Hazardous Waste, RCRA Non Gen/ NLR, Ventura Co. BWT	The repair shop, which is currently in operation, is a hazardous waste generator/chemical storage facility. According to the online VCEHD website, waste materials (oil and antifreeze/coolant) are stored in drums.
American Tire Depot #70, Knob Hill Texaco Service	A20-A22	2376 Ventura Boulevard	Adjacent Property – West	HWTS, HAZNET, CERS Haz Waste, Ventura Co. BWT, RCRA Non Gen/NLR, CERS, EDR Historical Auto Stations	The former Knob Hill Texaco Service gasoline station was located on this site in 1957 and 1961. No releases were reported. According to the online VCEHD website, waste materials (oil and antifreeze/coolant) associated with American Tire Depot #70, which is currently in operation, are stored in drums and aboveground storage tanks.
Crossgradient Sites (Known or Potential Release Sites)					
Sav-On Cleaners	23	2561 Ventura Boulevard	Less than 1/8 Mile – Northeast	EDR Historical Cleaner	This site was listed as a “cleaners and dyers” in 1961. City directory research conducted as part of the Phase I ESA indicates this site has been occupied by commercial retail businesses since at least 1964, none of which are indicative of a cleaner or dyer. Based on the distance from the subject property, this site is not expected to be adversely impacting the project site..

***Bold** listings indicate a release database.

Acronyms: CERS = California Environmental Reporting System; CPS-SLIC = Spills, Leaks, Investigations, and Cleanups; EDR = Environmental Database Resources; FINDS = Facility Index System; HAZNET = California Department of Toxic Substances Control database; HIST = historic; HWTS = Hazardous Waste Tracking System; LUST = leaking underground storage tank
RCRA Non Gen/NLR = Resource Conservation and Recovery Act Non-Generator; RGA = Recovered Government Archive; Sweeps = Statewide Environmental Evaluation and Planning System
UST = underground storage tank; Ventura Co. BWT = Business Plan, Hazardous Waste Producers, & Operating Underground Tanks Site Address List;
VCEHD = Ventura County Environmental Health Division

Table 4.2-2 Summary of Phase I and Phase II ESA

No.	Site	Phase I ESA	Phase II ESA
1	Former USTs on the project site (former fire station parking area)	<p>Opinion: Based on the presence of the former diesel fuel UST located on the project site with TPH-d-impacted soil used as backfill, there is the potential for residual soil contamination, as well as soil vapor contamination, to be present in the vicinity of the former UST backfill area. The County of Ventura Resource Management Agency issued a “No Further Action” letter for the site (dated February 6, 1992). The letter stated, “Any changes to the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner’s responsibility to notify the agency of any changes in report content, future contamination findings, or site usage.”</p> <p>Conclusion: CREC</p> <p>Recommendation: Further action needed-Subsurface Investigation</p>	<p>Action: None. The Phase I ESA recommended conducting a subsurface soil investigation and soil vapor survey to evaluate potential site impacts associated with the CREC. However, an email dated December 1, 2021 to the City of Camarillo Public Works Department from VCEHD indicated that they “reviewed the available documents for the former Fire Protection District Fire Station #54... Based on the information contained in the reports, no additional site characterization or remediation is necessary. The release was very limited and cleaned up to standards in 1992 that are actually more stringent than today’s soil clean-up levels. The cleanup was limited to the former USTs on the site. If any previously unknown contamination is discovered during construction for the park expansion, the site would require additional action.” Based on this information, additional assessment in the vicinity of the former USTs was not included as a part of the Phase II ESA.</p> <p>Conclusion: CREC</p> <p>Recommendation: Preparation and implementation of a Soil Management Plan prior to grading and soil disturbance at the project site is recommended due to the potential for unknown soil contamination.</p>
2	Former truck wash and drainage ditch on the project site (former fire station parking area)	<p>Opinion: What appeared to be a truck wash area was observed on the southwestern portion of the fire station parking area. In addition, a drainage ditch was observed on the western boundary of the fire station property.</p> <p>Conclusion: Notable Finding</p> <p>Recommendation: Further action needed - Subsurface Investigation</p>	<p>Action: Subsurface Investigation (Soil and Soil Vapor)</p> <p>Soil Sampling Analytes: Title 22 Metals, TPH, VOCs, SVOCs</p> <p>Soil Result: The concentrations of TPH, VOCs, and SVOCs in soil samples analyzed were either not detected above the laboratory reporting limits or were detected at concentrations below their respective ESLs for residential, commercial/industrial, and construction worker exposure scenarios. All of the detected Title 22 metals were within their respective background concentration ranges, including lead. None of the detected Title 22 Metals exceed their respective ESLs for Title 22 Metals in soil, except for arsenic. Although the detected concentrations of arsenic exceed the ESLs for residential, commercial/industrial, and construction worker exposure scenarios, concentrations are within the background concentration range for arsenic in California soil.</p> <p>Soil Vapor Sampling Analytes: VOCs</p> <p>Soil Vapor Result: Benzene was detected in Location SV-4 (and the duplicate sample collected from Location SV-4) at a</p>

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No.	Site	Phase I ESA	Phase II ESA
			<p>concentration that exceeds the residential and commercial/industrial exposure ESLs for subslab/soil gas for potential vapor intrusion. In addition, the ESLs established for soil vapor are used for screening soil vapor samples collected from beneath a building slab, and the ESLs are screening levels used for the potential for vapor intrusion of the chemical into indoor air of a building. Given that a building is not currently located above the area of Location SV-4, and as long as a new building is not planned to be constructed in this area, the detected concentration of benzene does not warrant additional assessment or remediation prior to redevelopment of the site.</p> <p>Conclusion: De minimis Recommendation: No further action necessary.</p>
3	Adjacent former gasoline service stations to the west, northeast, and north, and adjacent automotive repair to the west of the project site	<p>Opinion: Based on the historical service station uses of adjacent properties, as well as existing automotive repair uses, there is the potential for soil vapor and/or groundwater contamination originating from off-site sources to be present beneath the project site.</p> <p>Conclusion: Notable Finding Recommendation: Further action needed - Subsurface Investigation</p>	<p>Action: Subsurface Investigation (Soil Vapor only) Soil Vapor Sampling Analytes: VOCs Soil Vapor Result: VOCs were not detected in the soil vapor samples analyzed. Conclusion: De minimis Recommendation: No further action necessary.</p>
4	Potential presence of ADL in shallow soil on the project site	<p>Opinion: According to the historical resources reviewed, Ventura Boulevard was constructed adjacent to the north of the project site no later than 1904. Prior to the construction of U.S. 101, Ventura Boulevard was used as the main thoroughfare in Camarillo. Elevated concentrations of lead may exist in soils along older roadways as a result of ADL from the historical use of leaded gasoline in motor vehicles. Based on the presence of Ventura Boulevard (immediately north of the project site) during the time period that leaded gasoline was used in motor vehicles, there is a potential for elevated concentrations of ADL to be present in on-site shallow soil.</p> <p>Conclusion: Notable Finding Recommendation: Further action needed - Subsurface Investigation</p>	<p>Action: Subsurface Investigation (Soil only) Soil Sampling Analytes: Total Lead Soil Result: Lead detected in soil samples was within background concentration ranges and did not exceed ESLs. Conclusion: De minimis Recommendation: No further action necessary.</p>
<p>ADL = aerially deposited lead; CREC = controlled recognized environmental concern; ESA = Environmental Site Assessment; ESL = Environmental Screening Levels; TPH = total petroleum hydrocarbons; VOCs = volatile organic compounds; SVOCs = semi-volatile organic compounds; VCEHD = Ventura County Environmental Health Division</p>			

The Phase II ESA prepared for the proposed project included soil testing at several locations throughout the project site. Based on the results of the Phase II ESA, soil disturbance in the vicinity of the soil borings and soil vapor samples would not present a risk to construction workers or future park users. In addition, the soil would not require special handling or disposal, and no additional assessment is recommended.

The concentrations of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs) in soil samples analyzed were either not detected above the laboratory reporting limits or were detected at concentrations below their respective Environmental Screening Levels (ESLs) for residential, commercial/industrial, and construction worker exposure scenarios. None of the detected Title 22 metals, including lead, in soil samples analyzed exceed their respective ESLs for Title 22 metals in soil, except for arsenic. However, all of the detected Title 22 metals, including arsenic, in soil samples were within their respective background concentration ranges for Title 22 metals in California soil. With the exception of a benzene detection in one soil vapor sample, VOCs were not detected in the soil vapor samples analyzed. Given that a building is not currently located above the area of benzene detection and because a new building is not proposed in this area as part of the proposed project, the detected concentration of benzene does not warrant additional assessment or remediation prior to redevelopment of the project site.

Based on the results of the Phase II ESA, the Notable Findings identified in the Phase I ESA are considered *de minimis* (i.e., would pose no environmental hazard) with respect to the project site:

- Former truck wash and drainage ditch on the project site (at former fire station parking area);
- Adjacent former gasoline service stations to the west, northeast, and north of the project site, and adjacent automotive repair to the west of the project site; and
- Potential presence of aerially deposited lead in shallow soil on the project site.

Based on this information received from VCEHD, additional assessment in the vicinity of the former USTs on the project site was not included as a part of the Phase II ESA. However, due to the potential for unknown soil contamination, the Phase II ESA recommends a Soil Management Plan (SMP) be prepared and implemented prior to grading and soil disturbance at the site.

Asbestos and Lead

The Pre-Demolition Asbestos and Lead Survey Report prepared for the project identified the presence of asbestos-containing materials (ACMs) in the vacant office building and the former fire station/community center. No ACMs or presumed ACMs were identified within the Dizdar Park playground equipment or other materials within the park.

Lead-based paint (LBP) was identified in several locations of the former fire station/community center. None of the painted surfaces tested at the vacant office building or Dizdar Park contained levels of lead at or above the California Department of Health Services standard for the definition of lead containing paint or the California Department of Industrial Relations Division of Occupational Safety and Health (Cal/OSHA) and the United States Occupational Safety and Health Administration (OSHA) lead in construction standards. Therefore, no LBP was found within the vacant office building or the playground. However, levels of lead at concentrations above the regulated threshold were detected in ceramic tiles in various locations of the vacant office building.

4.2.2 Regulatory Setting

Federal Regulations

Occupational Safety and Health Act

Created by the Occupational Safety and Health Act of 1970, OSHA is the federal agency responsible for ensuring worker safety. OSHA regulations provide standards for safe workplaces and work practices, including those relating to hazardous materials handling (OSHA 2022a).

Toxic Substances Control Act

The Toxic Substances Control Act was passed by the United States Congress in 1976 and is administered by the United States Environmental Protection Agency (USEPA) to regulate the introduction of new or already existing chemicals. Under the Toxic Substances Control Act, the USEPA evaluates potential risks from new and existing chemicals and acts to address any unreasonable risks chemicals may have on human health and the environment (USEPA 2022a). The Federal Toxic Substances Control Act provides the USEPA with authority to require reporting, record-keeping and testing requirements, and restrictions relating to chemical substances and/or mixtures (USEPA 2022b).

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) of 1976 established a program administered by the USEPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the “cradle to grave” system of regulating hazardous wastes. Among other things, the use of certain techniques for the disposal of some hazardous wastes was specifically prohibited by the Hazardous and Solid Waste Act (USEPA 2022c).

Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) was enacted in 1980 and amended by the Superfund Amendments and Reauthorization Act in 1986. This law provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. Among other things, CERCLA established requirements concerning closed and abandoned hazardous waste sites, provided for liability of persons responsible for releases of hazardous waste at these sites, and established a trust fund to provide for cleanup when no responsible party could be identified. CERCLA also enabled revision of the National Contingency Plan, which provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The National Contingency Plan also established the National Priorities List (USEPA 2022d).

Process Safety Management Standard

The OSHA Process Safety Management Standard includes requirements for preventing or minimizing the consequences of catastrophic releases of toxic, reactive, flammable, or explosive chemicals for general industry and construction. Requirements of this standard include providing employees with information pertaining to hazardous chemicals, training employees on the operation of equipment with hazardous materials, and employer requirements to perform a process hazard analysis (OSHA 2022b).

National Incident Management System

The National Incident Management System (NIMS) provides a systematic, proactive approach to guide government agencies, nongovernmental organizations, and the private sector to work together to prevent, report to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property harm to the environment. The County participates in NIMS, which improves its ability to prepare for and respond to potential incidents and hazard scenarios (FEMA 2022).

Hazardous Materials Transportation Uniform Safety Act

The United States Department of Transportation regulates hazardous materials transportation on all interstate roads pursuant to its authority under the Hazardous Materials Transportation Uniform Safety Act of 1990. In California, the California Department of Transportation (Caltrans) and California Highway Patrol enforce federal law. Together, these agencies determine driver training requirements, load labeling procedures, and container specifications (OSHA 2022c).

State Regulations

Hazardous Waste Control Law

The California Department of Toxic Substance Control (DTSC), a department of the California EPA, is the primary agency in California that regulates hazardous waste, cleans up existing contamination, and looks for ways to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority of RCRA and the California Health and Safety Code. DTSC also administers the California Hazardous Waste Control Law to regulate hazardous wastes. While the Hazardous Waste Control Law is generally more stringent than RCRA, until the USEPA approves the California program, both State and federal laws apply in California. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

Government Code Section 65962.5

Government Code Section 65962.5 requires the DTSC, the State Department of Health Services, the State Water Resources Control Board (SWRCB), and the California Department of Resources, Recycling, and Recovery (CalRecycle) to compile and annually update lists of hazardous waste sites and land designated as hazardous waste sites throughout the state. The Secretary for Environmental Protection consolidates the information submitted by these agencies and distributes it to each city and county where sites on the lists are located. Before the lead agency accepts an application for any development project as complete, the applicant must consult these lists to determine if the site at issue is included. If any soil is excavated from a site containing hazardous materials, it would be considered a hazardous waste if it exceeded specific criteria in Title 22 of the California Code of Regulations (CCR). Remediation of hazardous wastes found at a site may be required if excavation of these materials is performed, or if certain other soil disturbing activities would occur. Even if soil or groundwater at a contaminated site does not have the characteristics required to be defined as hazardous waste, remediation of the site may be required by regulatory agencies subject to jurisdictional authority. Cleanup requirements are determined on a case-by-case basis by the agency taking jurisdiction.

Cal/OSHA Title 8

Pursuant to the requirements of Cal/OSHA Title 8, employers must develop site-specific Health and Safety Plans. Workers potentially exposed to hazardous materials in their workplace must be trained so that they are aware of the hazards and provided necessary protection from the hazardous materials.

Hazardous Waste Management

Waste that is toxic, corrosive, flammable, or reactive must be handled, stored, transported, and disposed of in accordance with the regulations in California Health and Safety Code, Division 20, Chapter 6.5 and CCR, Title 22, Division 4.5, which are more stringent than federal regulations.

Local Regulations

Ventura County Air Pollution Control District

The Ventura County Air Pollution Control District (VCAPCD) is the local authority for hazardous emissions which includes asbestos. Through Rule 62.7, the VCAPCD regulates asbestos renovation and demolition projects.

4.2.3 Impact Analysis

4.2.3.1 Methodology

The Phase I ESA and Phase II ESA were conducted for the project in accordance with ASTM International E1527-13 standards. The Phase I ESA includes review of the site's geology and hydrology, past and present land uses, and interviews of individuals familiar with the property, site reconnaissance, and review of public regulatory databases. Based on the findings of the Phase I ESA, a Phase II ESA was prepared that included a subsurface soil investigation and soil vapor survey to evaluate potential site impacts. Additionally, a pre-demolition asbestos and lead survey was conducted. The analysis is based on the Phase I ESA, Phase II ESA, and Pre-Demolition Asbestos and Lead Survey Report, which are included as Appendix C to this EIR.

4.2.3.2 Significance Thresholds

The City's CEQA Environmental Guidelines (City of Camarillo 2020) consider a project to have a significant impact related to hazards and hazardous materials if the project would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
2. 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;
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school;
4. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;

5. Not comply with the Adopted Land Use Compatibility Standards in the Safety Zones of the Airport Comprehensive Land Use Plan for Ventura County and/or the Height Restriction Zones for Camarillo Airport.
6. Substantially physically interfere with the City's designated evacuation routes; and/or
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

4.2.3.3 *Impact Analysis and Mitigation*

Threshold 1:	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
Threshold 2:	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
Threshold 3:	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Impact HAZ-1 THE EXISTING ON-SITE BUILDINGS, WHICH CONTAIN ASBESTOS AND LEAD, WOULD BE DEMOLISHED AS PART OF THE PROPOSED PROJECT WHICH COULD RESULT IN THE RELEASE OF HAZARDOUS MATERIALS IF NOT HANDLED, TRANSPORTED, AND DISPOSED OF PROPERLY. ADDITIONALLY, THERE IS THE POTENTIAL FOR PREVIOUSLY UNKNOWN SOIL CONTAMINATION TO BE DISCOVERED DURING GROUND-DISTURBING PROJECT CONSTRUCTION. FURTHERMORE, DUE TO THE PRESENCE OF A SCHOOL WITHIN 0.25 MILE OF THE PROJECT SITE, PROJECT CONSTRUCTION COULD RESULT IN THE EXPOSURE OF STUDENTS TO HAZARDS AND HAZARDOUS MATERIALS. SUCH IMPACTS WOULD BE POTENTIALLY SIGNIFICANT. HOWEVER, IMPLEMENTATION OF MITIGATION MEASURES HAZ-1 THROUGH HAZ-3 WOULD REDUCE CONSTRUCTION-RELATED HAZARDOUS MATERIALS IMPACTS TO A LESS-THAN-SIGNIFICANT LEVEL.

The Pre-Demolition Asbestos and Lead Survey Report prepared for the project identified the presence of ACMs and LBP in the vacant office building and the former fire station/community center. No LBP, ACMs or presumed ACMs were identified within the Dizdar Park playground equipment or other materials within the park. These two existing buildings are currently vacant and would be demolished as part of the construction phase of the proposed project. Due to the presence of ACMs and LBP, demolition of these buildings could result in the release of hazardous materials if not handled or disposed of properly and could result in a potentially significant impact.

Construction of the proposed project would temporarily increase the local transport, use, and disposal of construction-related hazardous materials and petroleum products (e.g., diesel fuel, lubricants, paints and solvents, and cement products containing strong basic or acidic chemicals). The transport, use, and storage of hazardous materials could potentially cause harm to construction workers or others in the area during an accidental release or mishandling. The transport, use, and storage of hazardous materials during construction of the project would be subject to all applicable local, State, and federal regulations, including the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. These regulations prescribe measures for the safe transport, use, storage, and disposal of hazardous materials to reduce risk of accidental spills. In addition, compliance with the Construction General Permit requires implementation of good housekeeping Best Management Practices (BMPs) to avoid potential impacts to water quality due to spills or

runoff from hazardous materials used during construction (refer to Section 4.4.8, *Hydrology and Water Quality*). With compliance with existing regulations, construction impacts related to transport, use, disposal, and accidental release of hazardous materials would be less than significant.

The Phase II ESA prepared for the project included soil testing throughout the project site, and concentrations of TPH, VOCs, and SVOCs in soil samples analyzed were either not detected above the laboratory reporting limits or were detected at concentrations below their respective applicable ESLs. All Title 22 metals, including lead, detected in soil samples were within background concentration ranges and did not exceed ESLs. Although benzene was detected in one soil sample vapor, the Phase II ESA determined the detected concentration would not warrant additional assessment or remediation prior to redevelopment of the site. In addition, exported soil is not expected to require special handling or disposal. However, due to the former presence of USTs at the former fire station, there is potential for the presence of previously unknown contamination during construction, the discovery of which would result in a significant impact.

St. Mary Magdalen School is located just southeast of the project site. No other schools are located within 0.25 mile of the project site. Due to the presence of a school within 0.25 mile of the project site, project construction could result in the exposure of children to hazardous materials and emissions. Such impacts could potentially be significant.

Mitigation Measures

Implementation of the following mitigation measures would reduce potentially significant impacts associated with hazards and hazardous materials.

HAZ-1 Asbestos Containing Materials Abatement

Prior to and during project construction and demolition activities, the City of Camarillo Public Works Department shall be responsible for ensuring project-specific recommendations related to asbestos included in the Pre-Demolition Asbestos and Lead Survey Report (FCG Environmental 2021) are implemented, as applicable. These recommendations shall be undertaken by properly trained and licensed asbestos contractors currently registered with Cal/OSHA and/or OSHA (herein referred to as “abatement contractors”). Abatement contractors shall be selected and vetted by the City of Camarillo. Recommendations include, but are not limited to, the following:

- All identified ACMs and presumed ACMs disturbed as part of demolition activities on the project site must be handled in accordance with applicable federal, State, and local regulations. Disturbance activities shall be performed only by abatement contractors using appropriate controls to prevent fiber emissions during the removal process. This may include, but is not limited to, the use of wet methods (water mist), negative pressure containment, high efficiency particulate air (HEPA) filtration, and other engineering controls, as deemed appropriate, to keep fibers from being dispersed in accordance with current federal, State, and local regulations. Presumed asbestos containing roofing materials shall be sampled by abatement contractors prior to demolition to determine proper handling and disposal requirements.
- Windows with trace (defined as less than 1 percent) asbestos in putty shall be removed intact to avoid disturbance of the putty, if possible. Other materials with trace asbestos shall be point counted to determine the asbestos concentrations; if asbestos concentrations are not determined, these materials shall be managed as ACMs.

- Workers performing removal shall be properly protected to prevent exposure, including the use of respiratory protection with HEPA filtration, protective suits, or other protective equipment deemed necessary by abatement contractors. Disturbance of greater than 100 square feet of any ACMs or asbestos-containing construction materials (ACCMs) must be performed by trained and licensed abatement contractors.
- Asbestos containing waste materials must be properly contained and transported for off-site disposal at a permitted landfill or disposal facility. Friable asbestos with greater than 1 percent asbestos content is considered hazardous waste per current federal and State regulations and must be transported and disposed using proper manifest documentation. Non-friable asbestos is categorized as non-hazardous, asbestos containing waste and can typically be disposed to the local Class III landfill with prior approval from landfill operators. As noted, materials with less than 1 percent total asbestos can be disposed of as construction debris if proper lab analysis is provided.
- The local enforcement agency for asbestos removal projects in Camarillo is VCAPCD, which requires notification for removal of friable, regulated asbestos containing materials in quantities which exceed 100 square feet or 100 linear feet. Regardless of the quantities found, the Pre-Demolition Asbestos and Lead Survey Report shall be submitted for VCAPCD review by the City of Camarillo Public Works Department. The City of Camarillo Public Works Department shall also notify VCAPCD regarding the proposed demolition included as part of the project. The City of Camarillo Public Works Department shall contact the VCAPCD and Cal/OSHA directly for further information regarding permitting and regulatory requirements.
- The abatement contractor shall be responsible for complying with local, State, and federal standards for worker protection and National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations regarding asbestos fiber emissions. Proper removal techniques must be followed to prevent the dissemination of asbestos fibers. All required notification and permitting shall be administered by the abatement contractor, and proper completion shall be verified by the City of Camarillo Public Works Department.
- There is the potential suspect materials previously unidentified could be discovered during site renovation/demolition work. This could include suspect materials located inside walls, under floors, above ceilings, and in other areas. If suspect materials are found during site work, the area shall be isolated, and any suspect materials tested to confirm or deny the presence of asbestos, lead, or other hazards, as determined appropriate by the abatement contractor.

HAZ-2 Lead-Based Paint Abatement

Prior to and during project construction and demolition activities, the City of Camarillo Public Works Department shall be responsible for ensuring specific recommendations related to lead included in the Pre-Demolition Asbestos and Lead Survey Report (FCG Environmental 2021) are implemented, as applicable. These recommendations shall be undertaken by properly trained contractors that utilize “Lead Safe Work Practices” (or “abatement contractors”). Abatement contractors shall be selected and vetted by the City of Camarillo. Recommendations include, but are not limited to, the following:

- Any disturbance by abatement contractors that might generate dust or create a lead exposure hazard must be performed by lead-trained workers using “Lead Safe Work Practices.” Lead safe work practices include appropriate containment, wet methods, and use of hand tools or similar methods that will minimize the generation of airborne dust emissions and potential lead hazards.

- Disturbance or damage to materials containing lead-based paint or lead glazing (ceramic tiles, porcelain fixtures) may result in a lead exposure hazard due to the generation of lead dust and debris. Where possible, lead painted components (e.g., windows, doors, baseboards) or similar lead containing items should be removed intact and segregated from the overall waste stream by abatement contractors.
- Lead containing waste must be properly disposed of by abatement contractors in accordance with local, State, and federal regulations. Lead containing waste is classified as Hazardous Waste if total lead concentration exceeds 1,000 milligrams per kilogram (or parts per million) or if soluble lead concentration exceeds 5.0 milligrams per liter. Proper waste characterization testing or waste profiling shall be conducted prior to disposal of lead containing waste. If practicable, lead wastes shall be segregated to minimize the volume of possible hazardous waste. For demolition projects where lead-containing and non-lead waste materials are comingled, composite samples of representative waste shall be analyzed by a certified lab to determine proper disposal requirements.

HAZ-3 Soil Management Plan

A Soil Management Plan (SMP) shall be prepared by a qualified contractor and approved by the City of Camarillo Public Works Department prior to construction. The SMP will provide the City of Camarillo and the construction contractor with guidance for the proper handling and management of impacted soil, if any is encountered, during site construction activities. The SMP will describe the procedures to be taken during grading, excavation, or any other soil disturbance activities where impacted soil may be encountered. The SMP will further describe soil handling procedures, including characterization for disposal, waste material documentation, tracking, handling, management, stockpiling, temporary storage, and all related activities required to remove, transport, and dispose of impacted soil, as needed.

If any potentially hazardous waste or other hazardous materials are unearthed during construction, the construction contractor shall immediately stop work in the vicinity of the suspect material and contact the VCEHD. VCEHD shall evaluate the material and recommend the appropriate testing, removal, and disposal methods. The construction contractor shall ensure any hazardous materials are removed or remediated in accordance with the requirements of VCEHD and the SMP. The construction contractor shall not resume work in the vicinity of the suspect hazardous material until approved by VCEHD and the City of Camarillo.

Significance After Mitigation

Mitigation Measures HAZ-1 through HAZ-3 would reduce the risk of encountering or releasing hazardous materials during project construction by delineating the disposal procedure for ACMs, LBPs, and lead contained within the site buildings, as well as any potential soil contaminants. Therefore, impacts would be reduced to a less-than-significant level.

Threshold 1:	Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
Threshold 2:	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
Threshold 3:	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Impact HAZ-2 OPERATION OF THE PROPOSED PROJECT WOULD INVOLVE TRANSPORT, USE, AND DISPOSAL OF HAZARDOUS MATERIALS, WHICH COULD POSE AS A POTENTIAL HAZARD THROUGH UPSET OR ACCIDENT. AS A PARK USE, IT IS EXPECTED THAT A NOMINAL AMOUNT OF HAZARDOUS MATERIAL, SUCH AS FERTILIZERS AND PESTICIDES, WOULD BE REQUIRED FOR PARK OPERATION. FURTHER, DUE TO THE PRESENCE OF A SCHOOL WITHIN 0.25 MILE OF THE PROJECT SITE, PROJECT OPERATION COULD RESULT IN THE EXPOSURE OF CHILDREN TO HAZARDOUS MATERIALS AND EMISSIONS. HOWEVER, ALL HAZARDOUS MATERIALS WOULD BE TRANSPORTED, HANDLED, AND DISPOSED OF IN COMPLIANCE WITH EXISTING REGULATIONS. THEREFORE, THIS IMPACT WOULD BE LESS THAN SIGNIFICANT.

As discussed in Impact HAZ-1, the Phase II ESA prepared for the project included soil testing at several locations throughout the project site. The Phase II ESA concluded that soil disturbance on the project site is not likely to present a risk to park users during project operation. Operation and maintenance of the project would involve transport, use, and disposal of nominal amounts of hazardous materials or wastes associated with common recreational park operation and maintenance activities, such as landscaping products (e.g., fertilizer, pesticides) and cleaning supplies that could be potentially hazardous if handled improperly or ingested. However, these products are not considered acutely hazardous and are not generally considered unsafe. Further, these products are currently being used and handled at the existing park. All storage, handling, and disposal of hazardous materials during project operation would comply with applicable standards and instructions related to usage. Although St. Mary Magdalen School is located approximately 300 feet to the southeast of the project site, project operation would be typical of other recreational parks, including as currently occurs at the project site, and would not emit hazardous emissions or otherwise handle substantial amounts of hazardous materials, substances, or waste. Therefore, operation and maintenance of the proposed project would result in a less-than-significant impact associated with the routine transport, use, disposal, or accidental release of hazardous materials, including hazardous emissions within 0.25 mile of schools.

Mitigation Measures

Because no significant impacts associated with operation of the proposed project would occur, no mitigation is required.

Significance After Mitigation

Operational impacts would be less than significant, and no mitigation is required.

Threshold 4: Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would the project create a significant hazard to the public or the environment?

Impact HAZ-3 THE PROJECT SITE IS INCLUDED ON A LIST OF HAZARDOUS MATERIAL SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5, WHICH INDICATES PRIOR HAZARDOUS MATERIALS RELEASES ON SITE AND IS ATTRIBUTED TO THE FORMER PRESENCE OF TWO UNDERGROUND STORAGE TANKS. ALTHOUGH THE UNDERGROUND STORAGE TANKS WERE REMOVED FROM THE SITE, THERE IS POTENTIAL FOR THE PRESENCE OF PREVIOUSLY UNKNOWN CONTAMINATION TO BE IDENTIFIED DURING CONSTRUCTION, THE DISCOVERY OF WHICH COULD CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT. IMPLEMENTATION OF MITIGATION MEASURE HAZ-3 WOULD ENSURE PROJECT CONSTRUCTION IMPACTS WOULD BE REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL.

The project site is currently used for recreational purposes and contains two vacant buildings. As shown in Table 4.2-1, the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, also referred to as the Cortese list, which is attributed to the former presence of two USTs near the former fire station. In 1990, the two USTs were removed, and gasoline impacted soil was distributed on the project site. The project site was remediated from 1990 to 1991, and the case was closed in 1992. Based on the results of the Phase II ESA, soil disturbance on the project site is not likely to present a risk to construction workers. In addition, exported soil is not expected to require special handling or disposal. However, as discussed under Impact HAZ-1, due to the former presence of USTs near the former fire station, there is potential for the presence of previously unknown contamination to be identified during construction, the discovery of which could create a significant hazard to the public or the environment. Therefore, impacts would be potentially significant.

Mitigation Measure

Refer to Mitigation Measure HAZ-3, above.

Significance After Mitigation

Mitigation Measure HAZ-3 would reduce the risk of encountering or releasing hazardous materials during project construction by delineating the disposal procedure for any potential soil contaminants. Therefore, impacts would be reduced to a less-than-significant level.

Threshold 4: Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would the project create a significant hazard to the public or the environment?

Impact HAZ-4 THE PROJECT SITE IS INCLUDED ON A LIST OF HAZARDOUS MATERIAL SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5. HOWEVER, SOIL TESTING DETERMINED PROJECT OPERATION WOULD NOT POSE A RISK TO PARK USERS. THEREFORE, PROJECT OPERATION IMPACTS WOULD BE LESS THAN SIGNIFICANT.

As discussed under Impact HAZ-3, the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, also referred to as the Cortese list. As discussed in Impact HAZ-1, the Phase II ESA prepared for the project included soil testing at several locations throughout the project site. The Phase II ESA concluded soil disturbance on the project site is not likely to present a risk to park users during project operation. Therefore, although the project

site is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, project operation would not create a significant hazard to the public or the environment, and impacts would be less than significant.

Mitigation Measures

Because no significant impacts associated with operation of the proposed project would occur, no mitigation is required.

Significance After Mitigation

Operational impacts would be less than significant, and no mitigation is required.

Threshold 5: Would the project comply with the Adopted Land Use Compatibility Standards in the Safety Zones of the Airport Comprehensive Land Use Plan for Ventura County and/or the Height Restriction Zones for Camarillo Airport?

Impact HAZ-5 THE PROJECT SITE DOES NOT LIE WITHIN THE BOUNDARIES OF THE SAFETY ZONES OF THE AIRPORT COMPREHENSIVE LAND USE PLAN FOR VENTURA COUNTY OR THE HEIGHT RESTRICTION ZONES FOR THE CAMARILLO AIRPORT. THEREFORE, NO IMPACT WOULD OCCUR.

The Camarillo Airport is located approximately two miles west of the project site. Although the project site is located within the Detailed Land Use Study Area for the Camarillo Airport, the project site does not lie within the boundaries of the Safety Zones of the Airport Comprehensive Land Use Plan for Ventura County or Height Restriction Zones for the Camarillo Airport (Ventura County Airport Land Use Commission 2000). Therefore, no impact would occur.

Mitigation Measure

Because no impact would occur, no mitigation is required.

Significance After Mitigation

No impact would occur, and no mitigation is required.

Threshold 6: Would the project substantially physically interfere with the City's designated evacuation routes?

Impact HAZ-6 THE PROJECT WOULD NOT SUBSTANTIALLY INTERFERE WITH THE CITY'S EVACUATION ROUTES, AND NO IMPACT WOULD OCCUR.

According to the General Plan Safety Element (City of Camarillo 2013), evacuation routes in Camarillo depend upon the event and need for evacuation. The closest evacuation pathways from the project site would be Lewis Road, which is approximately 550 feet to the east, or the U.S. 101 southbound on-ramp, which is approximately 150 feet to the northeast. The project would not include any alterations to existing roadways which would impede evacuation from the site to these identified evacuation pathways. Furthermore, the proposed project would consist of the expansion of an existing recreational park; considering the proposed project would not substantially change the land use for the project site, vehicular traffic would be similar following project implementation as compared to existing conditions and would not result in increased traffic that could interfere with evacuation routes. Therefore, no impact would occur.

Mitigation Measure

Because no significant impacts would occur, no mitigation is required.

Significance After Mitigation

No impact would occur, and no mitigation is required.

Threshold 7: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Impact HAZ-7 THE PROJECT WOULD NOT EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY, OR DEATH INVOLVING WILDFIRES. THEREFORE, NO IMPACT WOULD OCCUR.

As described in Section 4.4, *Effects Found Not to be Significant*, the project site is not located in a High or Very High Fire Hazard Severity Zone as identified by the California Department of Forestry and Fire Protection (CAL FIRE; 2022) nor does the project site or adjacent properties contain wildlands, forests, or dense vegetation that would be involved in a wildland fire. Therefore, no impact would occur.

Mitigation Measure

Because no impact would occur, no mitigation is required.

Significance After Mitigation

No impact would occur, and no mitigation is required.

4.2.4 Cumulative Impacts

Cumulative development in Camarillo, as discussed in Section 3, *Environmental Setting*, could have the potential to place people in areas with risk of accidents involving hazardous materials and health hazards associated with hazardous materials by developing and/or redeveloping areas that may have previously been contaminated. However, as analyzed in this section of the EIR, implementation of the proposed project would not result in significant impacts related to human exposure to hazardous materials with implementation of Mitigation Measures HAZ-1 through HAZ-3. Demolition activities involving structures that may contain lead and/or asbestos would be required to comply with mitigation measures that would ensure the proposed project would not accidentally release these hazardous materials to the environment. In addition, operation of the proposed project would not involve the use, storage, emissions, or generation of significant quantities of hazardous materials and hazardous waste, and would not subject nearby residents, workers, and students to risk from accidents involving hazardous materials. Therefore, project-level impacts would be less than significant with mitigation incorporated.

The projects listed in Table 3-1 of Section 3, *Environmental Setting*, do not include any nearby projects that would have the potential to produce significant hazards or hazardous materials impacts that would directly interact with those of the proposed project in a way that would produce a cumulatively significant impact. As shown in Section 3, *Environmental Setting*, planned and pending projects in the vicinity of the project site consist of residential, retail, office, institutional, and commercial projects, and do not include industrial, manufacturing, automotive repair, or other uses that are typically associated with hazardous materials. Implementation of the proposed project and other planned and pending projects in the vicinity is not anticipated to involve the use, storage,

generation, and or emissions of significant quantities of hazardous materials that could impact the environment and pose a safety risk to people. Further, as analyzed in this section of the EIR, with implementation of Mitigation Measures HAZ-1 through HAZ-3, impacts related to hazards and hazardous materials resulting from the proposed project would be reduced to a less-than-significant level. As with the proposed project, hazard evaluations for construction of other projects in the vicinity of the project site would need to be completed on a case-by-case basis. Future development projects that have the potential to result in significant impacts with respect to hazards and hazardous materials would be subject to CEQA review and would develop mitigation measures to reduce potential impacts to a less-than-significant level. Similar to the proposed project, if soil and groundwater contamination or lead or asbestos are found to be present on sites of planned and future development, these conditions would require appropriate mitigation and compliance with existing applicable local, State, and federal regulations. Compliance with applicable regulations and implementation of appropriate project-level remedial action on contaminated sites would ensure that cumulative impacts of the proposed project and other nearby projects would be less than significant.

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4.3 Noise and Vibration

This section analyzes the project's potential noise and vibration impacts. The analysis contains a description of the existing noise setting, a discussion of both the temporary noise impacts related to construction activity and long-term impacts associated with project operations, and mitigation to reduce project operational noise. Vibration impacts are analyzed related to construction activity only since project operation is not expected to generate substantial vibration.

The analysis is based on noise measurements collected at the project site and during a special event with live music at Constitution Park (at the northwestern corner of Carmen Drive and Paseo Camarillo in Camarillo) on August 6, 2022, as well as comparison of modeling results to the applicable noise thresholds.

4.3.1 Setting

4.3.1.1 Overview of Sound Measurement

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment (California Department of Transportation [Caltrans] 2013).

Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dBA; reducing the energy in half would result in a 3 dBA decrease (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as one source. It is widely accepted the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice or half the sound energy, respectively); a change of 5 dBA is readily perceptible (eight times the sound energy); and an increase (or decrease) of 10 dBA sounds twice (half) as loud (10.5 times the sound energy) (Crocker 2007).

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in level as the distance from the source increases. The manner by which noise reduces with distance depends on factors such as the type of sources (e.g., point or line, the path the sound will travel, site conditions, and obstructions). Noise levels from a point source typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance (e.g., construction, industrial machinery, ventilation units). Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at about 3 dBA per doubling of distance (Caltrans 2013). The propagation of noise is also affected by the intervening ground, known as ground absorption. A hard site, such as a parking lot or smooth body of water, receives no additional ground attenuation and the changes in noise levels with distance (drop-off rate) result from the geometric spreading of the

source. An additional ground attenuation value of 1.5 dBA per doubling of distance applies to a soft site (e.g., soft dirt, grass, or scattered bushes and trees) (Caltrans 2013). Noise levels may also be reduced by intervening structures; the amount of attenuation provided by this “shielding” depends on the size of the object and the frequencies of the noise levels. Natural terrain features such as hills and dense woods, and human-made features such as buildings and walls, can significantly alter noise levels. Structures can substantially reduce exposure to noise as well.

The impact of noise is not a function of loudness alone. The time of day when noise occurs and the duration of the noise are also important factors of a project’s noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. One of the most frequently used noise metrics is the equivalent noise level (L_{eq}); it considers both duration and sound power level. Typically, L_{eq} is summed over a one-hour period. L_{max} is the highest sound pressure level within the sampling period, and L_{min} is the lowest sound pressure level within the measuring period (Crocker 2007).

Noise occurring at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using Day-Night Average Level (L_{dn}), which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours; it is also measured using Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a +5 dBA penalty for noise occurring from 7:00 p.m. to 10:00 p.m. and a +10 dBA penalty for noise occurring from 10:00 p.m. to 7:00 a.m. (Caltrans 2013). Noise levels described by L_{dn} and CNEL usually differ by about 1 dBA. The relationship between the peak-hour L_{eq} value and the L_{dn} /CNEL depends on the distribution of traffic during the day, evening, and night. Quiet suburban areas typically have CNEL noise levels in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 60-plus CNEL range. Normal conversational levels are in the 60 to 65 dBA L_{eq} range; ambient noise levels greater than 65 dBA L_{eq} can interrupt conversations (Federal Transit Administration [FTA] 2018).

Vibration

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of Hz. The frequency of a vibrating object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body starts from a low frequency of less than 1 Hz and goes to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. High-frequency vibrations diminish much more rapidly than low frequencies, so low frequencies tend to dominate the spectrum at large distances from the source. Discontinuities in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is impacted by vibration, a ground-to-foundation coupling loss will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may actually amplify the vibration level due to structural resonances of the floors and walls.

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or root mean squared (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in/sec) PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

Existing Noise Setting

Sensitive Receivers

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Sensitive receivers are defined as places where noise could interfere with regular activities such as sleeping, talking, and recreating, which include hospitals, residences, convalescent homes, schools, libraries, churches, and other religious institutions. Noise sensitive receivers near the site include St. Mary Magdalen Chapel to the east and St. Mary Magdalen School, single-family residences, and multi-family residences to the south.

Vibration sensitive receivers are similar to noise sensitive receivers, including residences and institutional uses such as schools, churches, and hospitals. However, vibration sensitive receivers also include buildings where vibrations may interfere with vibration-sensitive equipment, affected by levels that may be well below those associated with human annoyance.

Project Noise Setting

The dominant source of noise in the project site vicinity is vehicular traffic from East Ventura Boulevard, South Glenn Drive, U.S. Highway 101 (U.S. 101) and State Route 34 (SR 34).

To characterize ambient sound levels from a special event, sound level measurements were conducted at Constitution Park during a City-sponsored special event with live music during the hours of 6:00 p.m. 9:00 p.m. Constitution Park is located in Camarillo and includes a band shell similar to the one proposed as part of the project. Three 15-minute sound level measurements were conducted on Saturday, August 6, 2022, during a summer concert at Constitution Park. Short-term measurement 1 (ST 1) was taken at the southwest corner of Constitution Park, adjacent to the Church of Jesus Christ of Latter-day Saints (1201 Paseo Camarillo) property line, to capture ambient noise levels at the church west of the project site during a special event with live music. ST 2 was taken at the baseball field northwest of Constitution Park and ST 3 was taken at the single-family homes located approximately 135 feet east of Constitution Park to capture ambient noise levels during a special event with live music. Figure 4.3-1 shows the location of short-term noise measurements taken at and near Constitution Park. Table 4.3-1 summarizes the results of the noise measurements at Constitution Park. Detailed sound level measurement data are included in Appendix D.

Figure 4.3-1 Constitution Park Noise Monitoring Locations



Table 4.3-1 Constitution Park Noise Monitoring Results – Short Term

Measurement Location	Measurement Location	Sample Times	Approximate Distance to Primary Noise Source	L _{eq} (dBA)	L _{max} (dBA)
ST 1	Southwest corner of Constitution Park, adjacent to The Church of Latter-Day Saints	7:40 – 7:55 p.m.	Approximately 310 feet to the Constitution Park band shell center	68.9	77.2
ST 2	Baseball field northwest of Constitution Park	7:59 – 8:14 p.m.	Approximately 265 feet to the Constitution Park band shell center	61.9	74.1
ST 3	Northeast corner of Lake Side Drive and Dockside Lane, adjacent to single-family residences east of Constitution Park	8:22 – 8:37 p.m.	Approximately 430 feet to the Constitution Park band shell center	66.7	73.4

Note: Field measurements conducted on August 6, 2022, using an ANSI Type II integrating sound level meter.

Source: See Appendix D

To characterize ambient sound levels in the project site vicinity, two 15-minute sound level measurements were also conducted on Saturday, August 6, 2022, and one 24-hour measurement was conducted on Monday, August 22 through Tuesday, August 23, 2022. ST 4 was taken at the parking lot south of Chapel Drive to capture ambient noise levels near the multi-family residences south of the project site, and ST 5 was taken at the southwest corner of Chapel Drive and South Glenn Drive to capture ambient noise levels near the single-family residences closest to the project site. Table 4.3-2 summarizes the results of the short-term noise measurements in the vicinity of the project site. The 24-hour long-term measurement 1 (LT 1) was placed at the southeastern corner of the South Glenn Drive and Chapel Drive intersection to capture ambient noise levels in the vicinity of the closest sensitive receivers throughout the course of a day. Table 4.3-3 summarizes the results of the long-term noise measurement near the project site. Detailed sound level measurement data are included in Appendix D. Figure 4.3-2 shows the location of short-term and long-term noise measurements taken in near the project site.

Table 4.3-2 Project Site Noise Monitoring Results – Short Term

Measurement Location	Measurement Location	Sample Times	Approximate Distance to Primary Noise Source	L _{eq} (dBA)	L _{max} (dBA)
ST 4	Vacant parking lot south of the project site, adjacent to multi-family residences along Holly Drive and single-family residences along South Glenn Drive	8:53 – 9:08 p.m.	Approximately 105 feet to centerline of Chapel Drive and South Glenn Drive intersection	50.2	67.7
ST 5	Southwest corner of the Chapel Drive and South Glenn Drive intersection, adjacent to a single-family residence	9:10 – 9:25 p.m.	Approximately 35 feet to centerline of Chapel Drive and South Glenn Drive intersection	46.4	60.1

Source: See Appendix D

Table 4.3-3 Project Site Noise Monitoring Results – Long Term

Sample Time	dBA L _{eq}	Sample Time	dBA L _{eq}
LT1 – Southeastern Corner of Glenn Drive and Chapel Drive, August 22 – 23, 2022			
10:21 a.m.	57	10:21 p.m.	49
11:21 a.m.	58	11:21 p.m.	43
12:21 p.m.	55	12:21 a.m.	43
1:21 p.m.	57	1:21 a.m.	47
2:21 p.m.	58	2:21 a.m.	46
3:21 p.m.	56	3:21 a.m.	44
4:21 p.m.	51	4:21 a.m.	48
5:21 p.m.	55	5:21 a.m.	55
6:21 p.m.	56	6:21 a.m.	52
7:21 p.m.	45	7:21 a.m.	59
8:21 p.m.	48	8:21 a.m.	55
9:21 p.m.	47	9:21 a.m.	55
CNEL			58
Source: See Appendix D			

4.3.2 Regulatory Setting

State Regulations

California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards, and provides guidance for local land use compatibility. California law requires each county and city to adopt a General Plan that includes a Noise Element prepared based on guidelines adopted by the Governor’s Office of Planning and Research. The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. CEQA requires known environmental effects of a project be analyzed, including environmental noise impacts.

California Building Code

California Code of Regulations (CCR) Title 24, Building Standards Administrative Code, Part 2 and the California Building Code codify the State noise insulation standards. These noise standards apply to new construction in California to control interior noise levels as they are affected by exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are developed near major transportation noise sources, and where such sources create an exterior noise level of 60 dBA CNEL or higher. Acoustical studies that accompany building plans for noise-sensitive land uses must demonstrate that the structure has been designed to limit interior noise in habitable rooms to an acceptable level of 45 dBA CNEL.

Figure 4.3-2 Project Site Noise Monitoring Locations



The 2019 State of California’s Green Building Standards Code contains mandatory measures for non-residential building construction in Section 5.507 on Environmental Comfort. These noise standards are applied to new construction in California for controlling interior noise levels resulting from exterior noise sources. The regulations specify that acoustical studies must be prepared when non-residential structures are developed in areas where the exterior noise levels exceed 65 dBA CNEL, such as within the noise contour of an airport, freeway, or railroad.

California General Plan Guidelines

The California General Plan Guidelines, published by the Governor’s Office of Planning and Research, indicate acceptable, specific land use types in areas with specific noise exposure. The guidelines also offer adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community’s sensitivity to noise, and the community’s assessment of the relative importance of noise pollution. These guidelines are advisory, and local jurisdictions have the responsibility to set specific noise standards based on local conditions. See the discussion below, under the “City of Camarillo General Plan,” for the compatibility guidelines adopted by the City.

Local Regulations

City of Camarillo General Plan

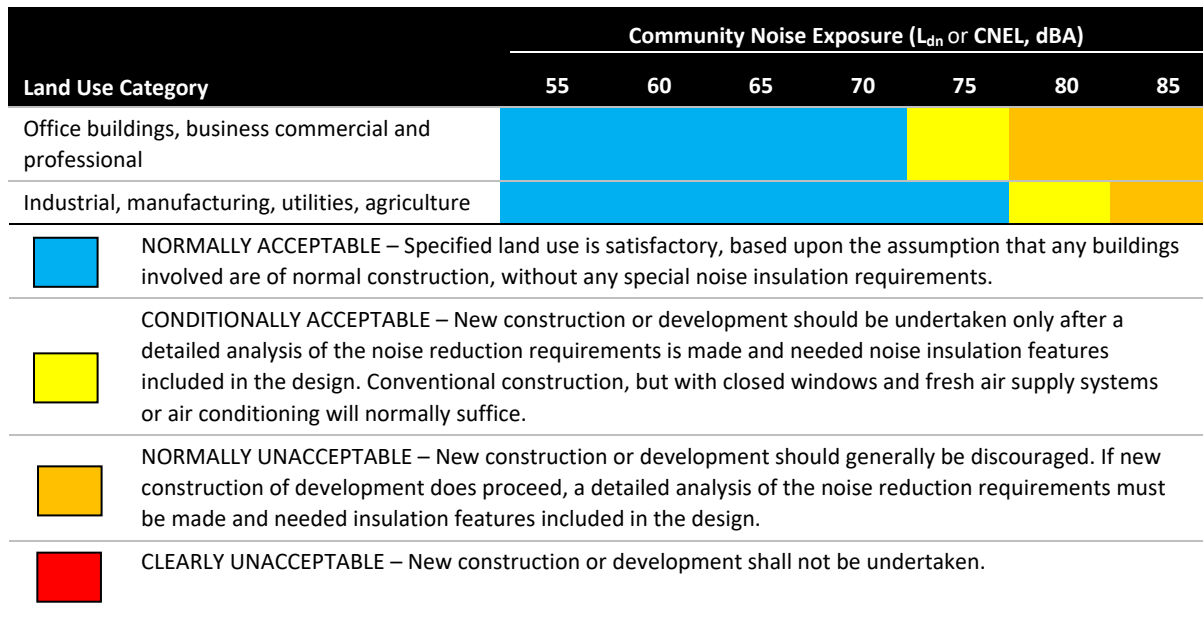
The City of Camarillo General Plan Noise Element was adopted in September 2015. The Noise Element is intended to provide goals, objectives, policies, and implementation measures to help protect citizens of Camarillo from excessive noise. Policies applicable to the proposed project are included below (City of Camarillo 2015).

Policy 1.1.1 Ensure acceptable noise levels near noise-sensitive uses such as schools, houses of worship, hospitals, and convalescent homes in accordance with the City’s Land Use/Noise Compatibility Matrix (Table 4.3-4 below).

Policy 3.1.3 The City should limit the allowable hours of construction activities and maintenance operations.

Table 4.3-4 City of Camarillo Land Use/Noise Compatibility Matrix

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)						
	55	60	65	70	75	80	85
Residential – low-density single family, duplex, mobile homes							
Residential – multi-family							
Transient lodging – motels, hotels							
Schools, libraries, churches, hospitals, nursing homes							
Auditoriums, concert halls, amphitheaters							
Sports arena, outdoor spectator sports							
Playgrounds, neighborhood parks							
Golf courses, riding stables, water recreation, cemeteries							



Source: City of Camarillo General Plan Noise Element (City of Camarillo 2015), Figure 2

City of Camarillo Municipal Code

The following sections of the City of Camarillo Municipal Code are relevant to the analysis:

Section 10.34.040 of the City of Camarillo Municipal Code provides exterior noise standards shown in Table 4.3-5. The exterior noise levels, unless otherwise specifically indicated, apply to all receptor properties within a designated noise zone and constitute the ambient noise level for the purpose of establishing standards.

Table 4.3-5 Exterior Noise Standards

Noise Zone	Designated Noise Zone Land Use	Time Interval	Exterior Noise Level (dBA)
I	Agricultural and open space properties	7 a.m. – 9 p.m.	55
		9 p.m. – 7 a.m.	45
II	Residential properties	7 a.m. – 9 p.m.	55
		9 p.m. – 7 a.m.	45
III	Commercial/office properties	7 a.m. – 9 p.m.	65
		9 p.m. – 7 a.m.	55
IV	Industrial properties	7 a.m. – 9 p.m.	65
		9 p.m. – 7 a.m.	55

dBA = A-weighted decibel

Source: Camarillo Municipal Code Section 10.34.040

Section 10.34.120 of the City of Camarillo Municipal Code regulates noise from the construction of buildings and structures adjacent to or within any residential zone. Exterior construction or repair work that could generate noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties is prohibited between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day, at any time on Sunday, or at any time on a public holiday.

Per Section 10.34.120.C of the Municipal Code, activities conducted on public playgrounds and public or private school grounds, including, but not limited to, school athletic and school entertainment events, are exempt from the City's noise standards.

4.3.3 Impact Analysis

4.3.3.1 Methodology

Construction Noise

Construction noise from the proposed project is evaluated based on the City's CEQA Environmental Guidelines.

Groundborne Vibration

Operation of the project would not include substantial vibration sources. Thus, construction activities would have the greatest potential to generate groundborne vibration affecting nearby receivers, especially during grading and paving of the project site. The greatest vibratory source during construction would be a vibratory roller. Neither blasting nor pile driving would be required for construction of the proposed project. Construction vibration estimates are based on vibration levels reported by Caltrans and the FTA (Caltrans 2020; FTA 2018). Table 4.3-6 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration (FTA 2018).

Table 4.3-6 Vibration Levels Measured during Construction Activities

Equipment	PPV at 25 feet (in/sec)
Vibratory Roller	0.21
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003
PPV = peak particle velocity; in/sec = inches per second	
Source: FTA 2018	

Vibration limits used in this analysis to determine a potential impact to local land uses from construction activities are based on information contained in the Caltrans (2020) Transportation and Construction Vibration Guidance Manual and the FTA (2018) Transit Noise and Vibration Impact Assessment Manual. Groundborne vibration levels that could induce potential damage to buildings are identified in Table 4.3-7 and vibration levels that could cause human annoyance are identified in Table 4.3-8. Based on Caltrans recommendations, limiting vibration levels to below 0.1 in/sec PPV at fragile historic buildings and below 0.3 in/sec PPV for older residential structures would prevent architectural damage. Additionally, limiting vibration levels to below 0.04 in/sec PPV would prevent human annoyance in most cases, based on Caltrans recommendations.

Table 4.3-7 Groundborne Vibration Damage Potential Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Source	Continuous/Frequent Intermittent Source
Extremely Fragile Historic Buildings, Ruins, Ancient Monuments	0.12	0.08
Fragile Buildings	0.20	0.10
Historic and Some Old Buildings	0.50	0.25
Older Residential Structures	0.50	0.30
New Residential Structures	1.00	0.50
Modern Industrial/Commercial Buildings	1.00	0.50

PPV = peak particle velocity; in/sec = inches per second
Source: Caltrans 2020

Table 4.3-8 Human Response to Levels of Groundborne Vibration

Structure and Condition	Maximum PPV (in/sec)	
	Transient Source	Continuous/Frequent Intermittent Source
Barely Perceptible	0.04	0.01
Distinctly Perceptible	0.25	0.04
Strongly Perceptible	0.90	0.10
Severe	2.00	0.40

PPV = peak particle velocity; in/sec = inches per second
Source: Caltrans 2020

Operational Noise Sources

As part of the proposed project, a band shell would be included in the southeastern corner of the park for special events. The main special event noise generator at the proposed band shell would be live music performed by bands or other amplified sound, as well as crowd-generated noise. Special event noise was modeled at the nearby sensitive receivers using noise measurements taken during a comparable special event with live music at Constitution Park.

4.3.3.2 Significance Thresholds

The City's CEQA Environmental Guidelines (City of Camarillo 2020) consider a project to have a significant impact associated with noise if the project would:

1. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours specified in Section 10.34.120 of the City of Camarillo Municipal Code;
2. Generate a substantial temporary (non-construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site;
3. Generate excessive groundborne vibration; and/or
4. Expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport.

4.3.3.3 Impact Analysis and Mitigation

Threshold 1: Would the project generate construction noise levels that exceed the Noise Ordinance standards at residential properties during the hours specified in Section 10.34.120 of the City of Camarillo Municipal Code?

IMPACT N-1 CONSTRUCTION OF THE PROPOSED PROJECT WOULD TEMPORARILY INCREASE NOISE LEVELS, INCLUDING AMBIENT NOISE; HOWEVER, PROJECT CONSTRUCTION ACTIVITIES WOULD ADHERE TO CONSTRUCTION NOISE-REDUCING PROJECT DESIGN FEATURES. THEREFORE, TEMPORARY CONSTRUCTION ACTIVITIES WOULD RESULT IN A LESS-THAN-SIGNIFICANT IMPACT.

Construction of the proposed project would occur over approximately 18 to 24 months. For purposes of this analysis, it was assumed construction would commence in early- to mid-2024. Construction activities would include demolition, site preparation, grading, building (restroom, band shell) and amenities construction, utilities, and paving. Construction of the proposed project would adhere to the following construction noise-reducing project design features included in Section 2, *Project Description*:

- During the entire active construction period, equipment, tools, and trucks used for project construction would utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- Stereos and other amplified noise not necessary for the completion of construction work would be prohibited.
- During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells, would be for safety warning purposes only.

Construction activity would result in temporary noise in the project area, exposing surrounding sensitive receivers to increased noise levels. The project would involve demolition, site preparation, grading, and paving. Construction noise would typically be higher during the heavier periods of initial construction (e.g., grading) and would be lower during the later construction phases. Typical heavy construction equipment during project grading could include dozers, excavators, loaders, scrapers, and graders. It is assumed diesel engines would power all construction equipment, and construction equipment would not all operate at the same time or location. In addition, construction equipment would not be in constant use during the eight-hour operating day. Each phase of construction has a specific equipment mix, depending on the work to be accomplished during that phase. Each phase also has its own noise characteristics; some have higher continuous noise levels than others, and some have high-impact noise levels and construction noise would attenuate at a rate of approximately 6 dBA per doubling of distance.

Although not anticipated at this time, if construction activities are necessary between the hours of 7:00 p.m. and 7:00 a.m., the City's Standard Specifications would apply to any construction activities in the evening or at night after 7:00 p.m. and before 7:00 a.m.:

- Contractor must minimize noise from its operations (including, but not limited to, equipment maintenance, crew arrival, setup, takedown, and cleanup) before 8:00 a.m. and after 7:00 p.m. No work before 8:00 a.m. or after 7:00 p.m., except for essential work operations, will occur during the evening or nighttime hours. Extended work hours must be approved by the City prior

to performing the specific work. The contractor may submit a written request to the City for extended work hours for specific portions of work, as required for public safety and convenience or emergency.

- A maximum noise level limit of 86 decibels at a distance of 50 feet will apply to all construction equipment on or related to the project whether owned by the contractor or not. The use of excessively loud warning signals must be avoided, except in those cases required for protection of personnel. The use of generators or other mechanical devices between the hours of 4:30 p.m. and 8:30 a.m. will not be permitted unless approved by the City Engineer.
- If the contractor performs any work or has any site presence outside the hours approved by the City, the City reserves the right to hire a security service to ensure contractor compliance and associated costs will be the responsibility of the contractor and will be deducted from pay estimates due to the contractor.

Though not anticipated at this stage of the project, if evening or nighttime construction work is determined to be necessary, it could be a disturbance to residences near the project site if uncontrolled. Implementation of the project design features included in Section 2, *Project Description*, including the following measure specific to potential evening or nighttime construction work would minimize the potential for disturbance:

- In the event construction work is needed during the evening or nighttime hours between 7:00 p.m. and 7:00 a.m., the City shall require the construction contractor use a portable barrier, equipment enclosure or other acoustically-attenuating shrouds, or shielding mechanisms to break the line-of-sight between the piece(s) of construction equipment and nearby residences to the south and southwest.

Adherence to this measure if evening or nighttime construction is determined to be necessary would ensure that construction noise is reduced to minimize potential disturbance to nearby residences. Therefore, project construction noise would be less than significant.

Threshold 2: Would the project generate a substantial temporary (non-construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?

IMPACT N-2 PROJECT OPERATION WOULD INCLUDE SPECIAL EVENTS WITH AMPLIFIED LIVE MUSIC, WHICH WOULD PERIODICALLY GENERATE A SUBSTANTIAL TEMPORARY INCREASE IN NOISE LEVELS AT EXISTING SENSITIVE RECEPTORS (RESIDENCES) NEAR THE PROJECT SITE AND RESULT IN POTENTIALLY SIGNIFICANT NOISE IMPACTS. ALTHOUGH MITIGATION WOULD BE IMPLEMENTED TO MINIMIZE POTENTIAL NOISE IMPACTS, THESE IMPACTS WOULD REMAIN POTENTIALLY SIGNIFICANT AND UNAVOIDABLE.

The project site is currently used as a recreational park and includes a former fire station/community center and vacant office building. Therefore, the project site and vicinity are currently exposed to typical vehicle circulation noise and recreational noise associated with the existing on-site park, as well as other uses in the project vicinity.

Recreational Noise

After construction, on-site recreational noise would typically consist of noise generated from park visitors, including, but not limited to, children playing on the playground and gatherings at the barbeques and other areas of the park. Per Section 10.34.120.C of the Municipal Code, activities

conducted on public playgrounds and public or private school grounds, including, but not limited to, school athletic and school entertainment events, are exempt from the City's noise standards. Therefore, noise from typical unamplified use of the park would be exempt from the Municipal Code exterior noise standards, and recreational noise impacts would be less than significant.

Vehicular Noise

Operation of the proposed park would result in an increase of motorized vehicular trips on roadways in the project vicinity. Noise levels affecting the project site after project construction would primarily be influenced by vehicular noise from East Ventura Boulevard, South Glenn Drive, Chapel Drive, U.S. 101, and SR 34. East Ventura Boulevard is a four-lane roadway with a posted speed limit of 25 miles per hour (mph) and South Glenn Drive is a two-lane roadway with a posted speed limit of 15 mph. Chapel Drive is a two-lane, interior residential roadway, U.S. 101 is a six-lane highway with a posted speed limit of 65 mph, and SR 34 is four-lane roadway with a posted speed limit of 40 mph. As discussed in Section 4.4.14, *Transportation*, the proposed project would not generate a substantial increase in vehicle trips; thus, the project would not result in a doubling of traffic along any of these roadways. Therefore, as discussed above in Section 4.3.1, *Setting*, because the project would result in less than a doubling on vehicles on nearby roadways, the increase in permanent vehicular noise would be less than 3 dBA, and associated impacts would be less than significant.

Special Event Noise

Special event noise would be introduced at the project site as part of the operational noise associated with the proposed project. The City would hold special events at Dizdar Park, in compliance with the Camarillo Municipal Code Section 19.63, *Special Events*. Although the start and stop times of the special events would vary, any amplified music would end no later than 9:00 p.m. as would be conditioned to the permittee as part of their special event permit. Table 4.3-1, above, shows the ambient noise levels generated from a special event with amplified live music from the band shell at Constitution Park at varying distances. Based on the collected ambient noise levels at Constitution Park, noise levels from an evening special event with amplified live music at Dizdar Park were estimated at nearby sensitive receivers, which represents the worst-case scenario associated with special event noise.

During operation, residences near Dizdar Park would be partially shielded by the proposed northwest-facing band shell. Accordingly, projected noise levels at the residential receptors near the project site were modeled based on the reference noise level measured at ST-1 adjacent to Constitution Park during a special event with amplified live music, as ST-1 is partially shielded by the band shell at Constitution Park. Additionally, St. Mary Magdalen Chapel, which has evening services, would be behind and fully shielded by the proposed band shell. Thus, projected noise levels at St. Mary Magdalen Chapel were modeled based on the reference noise level measured at ST-2, which is fully shielded from the band shell at Constitution Park. Table 4.3-9 shows the estimated amplified special event noise levels at the nearby sensitive receivers. It is noted St. Mary Magdalen School would not be in session during the evening special events at Dizdar Park; therefore, noise impacts to the school from proposed special events were not analyzed.

Table 4.3-9 Estimated Amplified Special Event Noise Levels at Sensitive Receivers

Sensitive Receiver	Existing Ambient Noise (dBA CNEL) ¹	Distance from the Sensitive Receiver to the Proposed Band Shell (feet)	Estimated Evening Hour Noise (dBA L _{eq}) at the Sensitive Receiver	Estimated 24-Hour Noise (dBA CNEL) at the Sensitive Receiver	Increase in Noise (Existing Ambient Noise - Estimated 24-Hour Noise)
St. Mary Magdalen Chapel	58	200	64	61	3
Multi-Family Residential Along Holly Drive	58	310	69	65	7
Single-Family Residential Along Glenn Drive	58	340	68	64	6
Single-Family Residential Along Chapel Drive	58	395	67	63	5

Note: See Appendix E for modeling outputs.

¹ From Table 4.3-3.

The existing ambient CNEL noise level at LT-1 was measured to be 58 dBA CNEL. The proposed noise level is projected to increase by 3 dBA CNEL at St. Mary Magdalen Chapel with a resulting noise level of 61 dBA CNEL. Therefore, the project would generate temporary (non-construction) noise levels between 3 and 5 dBA higher than ambient levels, but the resulting noise levels at sensitive receptors would remain below 65 dBA CNEL. Pursuant to the City's CEQA Environmental Guidelines, temporary special event noise from the proposed project on St. Mary Magdalen Chapel would be less than significant.

Estimated special event noise at the single- and multi-family residences along Holly Drive, Glenn Drive, and Chapel Drive would result in an increase of 7 dBA, 6 dBA, and 5 dBA above the existing ambient noise level (58 dBA CNEL), respectively. Based on the City's CEQA Environmental Guidelines, noise impacts associated with projects generating ambient noise level increases of 5 dBA and greater would be significant regardless of the resulting ambient CNEL noise level. Therefore, noise impacts from special events with amplified live music at the project site would be potentially significant.

Mitigation Measures

Implementation of the following mitigation measure would minimize project noise impacts to nearby residences from proposed infrequent special events with amplified live music.

N-1 Special Event Noise Reduction

Prior to holding the first amplified special event at Dizdar Park, the following shall occur:

- The City shall create a Public Address System Design Plan to minimize special event noise at nearby residences to the greatest extent practicable. Design measures may include, but are not limited to, bandwidth and peak limiter installation, and speaker angle and directivity techniques.

Prior to each special event with amplified sound at Dizdar Park:

- The City permittee shall perform a system check to verify the sound system meets the Public Address System Design Plan.

Significance After Mitigation

Noise impacts from the special events at the expanded and renovated Dizdar Park would be minimized through implementation of Mitigation Measure N-1. However, even with mitigation implementation, noise from amplified special events may, at times, exceed the thresholds from the City's CEQA Environmental Guidelines. Therefore, project noise impacts from the special events would remain significant and unavoidable.

Threshold 3: Would the project generate excessive groundborne vibration?

IMPACT N-3 PROJECT CONSTRUCTION WOULD INTERMITTENTLY GENERATE GROUNDBORNE VIBRATION ON THE PROJECT SITE, WHICH MAY AFFECT NEARBY SENSITIVE RECEPTORS, BUT WOULD NOT CREATE EXCESSIVE LEVELS OF VIBRATION THAT COULD CAUSE STRUCTURAL DAMAGE, DISTURB SLEEP AT NEARBY SENSITIVE RESIDENTIAL RECEPTORS, OR INTERFERE WITH OPERATION OF THE SENSITIVE RECEPTORS. OPERATION OF THE PROJECT, INCLUDING PROPOSED SPECIAL EVENTS AT DIZDAR PARK, WOULD NOT GENERATE SUBSTANTIAL VIBRATION THAT WOULD AFFECT NEARBY STRUCTURES OR SENSITIVE RECEPTORS. THEREFORE, VIBRATION IMPACTS WOULD BE LESS THAN SIGNIFICANT.

The nearest vibration-sensitive receivers to the project site are commercial/retail uses located approximately 75 feet west of the project site, the St. Mary Magdalen School located 160 feet south of the project site, single-family residential uses located 160 feet south and southwest of the project site, the St. Mary Magdalen Chapel located 180 feet to the east of the project site, and multi-family residential uses located 215 feet south of the project site. The buildings associated with the St. Mary Magdalen Chapel are historic-period buildings and are eligible for listing in the National Register of Historic Places, listed in the California Register of Historical Resources, and designated as a Ventura County Historical Landmark. Groundborne vibration levels that could induce potential damage to buildings are identified in Table 4.3-7, and the general human response to different levels of groundborne vibration levels is identified in Table 4.3-8.

Vibration would be generated during construction due to the operation of construction equipment. The greatest anticipated source of vibration during general project construction activities would be from a vibratory roller, which creates approximately 0.21 in/sec PPV at a distance of 25 feet (FTA 2018). Table 4.3-10 provides estimated vibration levels generated by a vibratory roller at nearby vibration-sensitive receivers.

Table 4.3-10 Vibration Levels at Nearby Vibrations-Sensitive Receivers

Vibration-Sensitive Receiver	Estimated Vibration Level (in/sec PPV) at the Vibration-Sensitive Receiver
Commercial Retail Uses	0.037
St. Mary Magdalen School	0.013
Single-Family Residential	0.013
St. Mary Magdalen Chapel	0.011
Multi-Family Residential	0.008

PPV = peak particle velocity; in/sec = inches per second

Source: See Appendix D.

As shown in Table 4.3-10, use of a vibratory roller during construction would generate a vibration level of 0.037 in/sec PPV at the commercial retail uses, 0.013 in/sec PPV at the St. Mary Magdalen School and single-family residences, 0.011 in/sec PPV at the St. Mary Magdalen Chapel, and 0.008 in/sec PPV at the nearby multi-family residences. These vibration levels are all lower than the potential annoyance threshold of 0.04 in/sec PPV, the Caltrans fragile historic buildings threshold of 0.1 in/sec PPV, and the residential structures threshold of 0.3 in/sec PPV. Therefore, temporary vibration impacts associated with project construction would be less than significant.

Operation of the project would include continued uses of the expanded and renovated Dizdar Park, which would not generate substantial vibration. Additionally, proposed special events at Dizdar Park would not generate substantial vibration that would affect nearby structures or sensitive receptors. Therefore, operational activities would not exceed the Caltrans standards for potential building damage and/or human annoyance, and related project impacts would be less than significant.

Mitigation Measures

Because no significant impacts associated with groundborne vibration would occur, no mitigation is required.

Significance After Mitigation

Impacts would be less than significant, and no mitigation is required.

Threshold 4: Would the project expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport?

IMPACT N-4 THE PROJECT SITE IS LOCATED WITHIN THE CAMARILLO AIRPORT SPHERE OF INFLUENCE BUT IS OUTSIDE THE FUTURE (2035) 60 dBA CNEL NOISE CONTOUR FOR CAMARILLO AIRPORT. THEREFORE, THE PROJECT WOULD NOT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS FROM AIRCRAFT OPERATIONS FROM CAMARILLO AIRPORT, AND IMPACTS FROM AIRPORT NOISE WOULD BE LESS THAN SIGNIFICANT.

The project site is located within the Camarillo Airport Sphere of Influence in the City's General Plan Safety Element (City of Camarillo 2013) but is outside the future (2035) 60 dBA CNEL noise contour for Camarillo Airport as depicted in the City's General Plan Noise Element (City of Camarillo 2015). The Camarillo Airport is located approximately two miles west of the project site and aircraft noise is not substantial in the project area. Therefore, pursuant to the City's CEQA Environmental Guidelines, the project would not expose people residing or working in the project area to excessive noise levels from aircraft operations from Camarillo Airport, the impacts would be less than significant.

Mitigation Measures

Because no significant impacts associated with noise from Camarillo Airport would occur, no mitigation is required.

Significance After Mitigation

Impacts would be less than significant, and no mitigation is required.

4.3.4 Cumulative Impacts

The cumulative noise assessment considers development of the project in combination with other planned and approved development projects within the vicinity of the project site (see Table 3-1 in Section 3, *Environmental Setting*). The other cumulative projects in the area could generate temporary noise and vibration impacts during construction, the nature of which would be similar to the proposed project (i.e., construction noise generated during site preparation and grading, paving, etc.). Construction schedules for some of the cumulative projects may align with the proposed project's construction schedule. However, construction noise and vibration are localized impacts that rapidly attenuate as distance from the source increases, especially within an urban environment. Therefore, cumulative construction noise and vibration impacts would be less than significant and the proposed project's contribution to cumulative impacts would not be considerable.

Cumulative development could also result in stationary (non-traffic) operational noise increases in the project vicinity. Because noise attenuates with distance from its source, noise impacts associated with operations and stationary sources would be limited to the project site and immediate vicinity. Operational noise impacts from the proposed project would be less than significant to nearby sensitive receptors, except potentially significant impacts may occur to nearby residences during special events with amplified sound that would be held at the proposed expanded and renovated Dizdar Park. Although implementation of Mitigation Measure N-1 would minimize potentially significant operational noise impacts from the proposed project to the extent practicable, project noise impacts would remain significant and unavoidable (see Impact N-2, above). However, there are no planned or approved projects that would combine with the proposed amplified special events at the project site to result in a cumulative operational noise impact, particularly since proposed special events would be infrequent. Therefore, cumulative operational noise impacts would be less than significant and the proposed project's contribution to cumulative impacts would not be considerable.

Cumulative development in the project area would increase noise levels along local roadways as a result of additional vehicular trips. However, because it is unlikely the cumulative projects would result in a doubling of vehicular trips on roadways in the proposed project vicinity, the increase of vehicular noise would be less than 3 dBA, cumulative vehicular noise impacts would be less than significant and the proposed project's contribution to cumulative impacts would not be considerable.

4.4 Effects Found Not to be Significant

In accordance with the *CEQA Guidelines*, a Notice of Preparation (NOP) for this EIR was distributed for review by affected agencies and the public on October 15, 2021. The NOP and responses received during the NOP comment period are presented in Appendix A of this report. As discussed in the NOP, the City determined the project could result in potentially significant impacts associated with cultural/tribal cultural resources, hazards and hazardous materials, and noise and vibration, which are discussed in detail in Sections 4.1 through 4.3 of this EIR, respectively. This section discusses the remaining environmental issue areas included in the City's *CEQA Environmental Guidelines* (City of Camarillo 2020) for which the proposed project would result in no impact or a less-than-significant impact. Based on comments received during the NOP comment period, the City determined there was no substantial evidence the project would cause or otherwise result in significant environmental effects in the following resource areas:

- Aesthetics and Scenic Resources
- Agriculture Resources
- Air Quality
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas (GHG) Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

No further environmental review of these issues is necessary for the reasons summarized in the following discussion. The substantiation for determining these issues would result in no impact or a less-than-significant impact is described below.

4.4.1 Aesthetics and Scenic Resources

Significance Thresholds

Impacts to aesthetics and scenic resources as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. *Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?*
- b. *Would the project substantially alter or damage a scenic resource that is visible from a City scenic corridor?*

- c. *Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?*
- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

Impact Analysis

- a. *Would the project have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?*

According to the City's *CEQA Environmental Guidelines*, scenic vistas are defined as viewsheds that include scenic resources. Scenic resources refer to aesthetically pleasing natural and human-made physical features. Important scenic resources in and around Camarillo include hillsides, agricultural areas, waterways, and historic properties. These resources are preserved through the designation of these areas as Agriculture, Natural Open Space, Historic Sites, and Waterways (City of Camarillo 2020). The Camarillo Hills, the Calleguas Mountains, and Conejo Mountain to the north and northwest of the city could also be considered scenic vistas.

The General Plan Community Design Element (City of Camarillo 2012) identifies the following roadways as scenic corridors:

- U.S. Highway 101 (U.S. 101)
- Lewis Road
- Las Posas Road/Upland Drive
- Pleasant Valley Road/Santa Rosa Road

While the project site is not directly located along a scenic corridor, it is located approximately 350 feet south of U.S. 101 and approximately 550 feet west of Lewis Road. The project site is located approximately 0.7 mile north of the Pleasant Valley Road/Santa Rosa Road corridor and approximately 1.3 miles south of the Las Posas Road/Upland Drive corridor. The project site is not visible from U.S. 101 due to intervening land uses and due to the fact the highway right-of-way is at a lower elevation than the project site. Views of the project site are visible but limited along Lewis Road due to intervening land uses. However, the project involves demolition of two existing on-site buildings and construction of park amenities, including a plaza, a playground, a public restroom building, and other low intensity development that would not impact views of scenic vistas along Lewis Road. Therefore, the project would have a less than significant impact on scenic vistas that are visible from a City scenic corridor.

LESS THAN SIGNIFICANT IMPACT

- b. *Would the project substantially alter or damage a scenic resource that is visible from a City scenic corridor?*

As discussed in Threshold a, the project site is located approximately 350 feet south of U.S. 101 and approximately 550 feet west of Lewis Road, which are defined as scenic corridors in the General Plan Community Design Element (City of Camarillo 2012). As stated above, the project site is not visible from U.S. 101 and views of the project site are visible but limited along Lewis Road. As noted in the City's *CEQA Environmental Guidelines*, scenic resources are preserved through the designation of these areas as Agriculture, Natural Open Space, Historic Sites, and Waterways (City of Camarillo 2020). Although the project involves the demolition of the on-site historical former fire station, this

building is not visible from a City scenic corridor. Therefore, the project would not substantially alter or damage a scenic resource that is visible from a City scenic corridor. The project would have a less than significant impact on scenic resources that are visible from a City scenic corridor.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project conflict with applicable General Plan policies or zoning regulations governing scenic quality?*

The project involves demolition of two existing on-site buildings, and renovation and expansion of the existing Dizdar Park. Table 4.4-1 provides a consistency analysis for the project and General Plan Community Design Element policies governing scenic quality that are applicable to the project (City of Camarillo 2012).

Table 4.4-1 Project Consistency with General Plan Policies Governing Scenic Quality

General Plan Policies	Project Consistency Determination
Community Design Element	
Policy CD-1.2.1. Through community engagement and design review, ensure that new development and redevelopment is of high-quality design, is aesthetically pleasing and contributes to a positive image for Camarillo.	Potentially Consistent. Proposed project design was informed by a rigorous public outreach process that included collecting community input regarding potential amenities, features, and landscaping for the expansion and renovation of Dizdar Park. As discussed in Section 2, <i>Project Description</i> , one of the project objectives is to expand and renovate Dizdar Park to provide Camarillo residents and visitors with an aesthetically-pleasing park area that provides passive recreational facilities. Final architectural design would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.
Policy CD-1.2.2. Take into account Camarillo's coastal climate in site layout, building design, and trees and landscaping.	Potentially Consistent. As part of the project, the on-site mature shade trees would be retained to the extent feasible, and landscaping would be enhanced throughout the project site. The plant palette would be composed of drought tolerant plants, including native species as well as species that are beneficial to birds, butterflies, and other pollinating animals that are present in the coastal climate. Final architectural design of the restroom building and band shell would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.
Policy CD-1.2.3. Require that the architecture and site design of new developments are compatible with the surrounding context.	Potentially Consistent. The proposed project would renovate the existing Dizdar Park to provide an aesthetically pleasing park that is compatible with the surrounding community. As discussed in Section 2, <i>Project Description</i> , one of the project objectives is to celebrate Dizdar Park's location as an entryway to Old Town Camarillo by providing a gateway to the City at the northeastern corner of the expanded Dizdar Park. Final architectural design would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.

General Plan Policies	Project Consistency Determination
<p>Policy CD-1.3.1. Require new developments to create pleasing transitions to surrounding development.</p>	<p>Potentially Consistent. The limited development proposed as part of the project would be low intensity, similar to other neighborhood parks, and would not create harsh transitions to surrounding development. As discussed in Section 2, <i>Project Description</i>, one of the project objectives is to conserve the existing character of Dizdar Park. Final architectural design would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.</p>
<p>Policy CD-1.4.1. All new development and redevelopment shall adhere to the basic principles of quality and timeless architecture, urban design and landscape architecture, including but not limited to human-scaled design and pedestrian orientation where appropriate, interconnectivity of street layout and siting buildings to hold corners.</p>	<p>Potentially Consistent. The proposed project would expand the amenities at the existing Dizdar Park through the addition of a new plaza, band shell, playground, and seating and barbeque areas, which would be human-scaled and pedestrian oriented. As part of the project, the on-site mature shade trees would be retained to the extent feasible, and landscaping would be installed enhanced throughout the project site. As discussed in Section 2, <i>Project Description</i>, one of the project objectives is to provide a space with adequate facilities and utilities to host community events. Final architectural design would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.</p>
<p>Policy CD-1.4.2. Enhance design for all new development and redevelopment through application of materials and design elements including:</p> <ul style="list-style-type: none"> a. Richness and authenticity of material surface and texture b. Muted earth tone colors (such as off -whites, ochres, siennas, umbers, beiges, tans, browns or other similar subdued colors) for primary building surfaces, with more intense colors limited to accents c. Significant wall articulation on (insets, canopies, wing walls, trellis features, arcades, colonnades) d. Full-sloped roofs, multi-planed roofs (combination of pitched and flat roofs) e. Roof overhangs, articulated eaves and parapets f. Window configuration compatible with the design of the building g. Articulated building mass and form h. Landscape elements, which include plantings and hardscape that complement the style of architecture, enhance building and site design and are integrated into the surrounding context i. Timeless designs, colors and materials j. Utilization of 360-degree architecture (articulated on of all façade elevations) when visible from a public street or other property k. Allow for architectural and landscape variation between neighborhoods, but maintain common citywide street furnishings and street signage 	<p>Potentially Consistent. As a park project, development on the site would be limited to a bathroom building, a band shell, playground, seating, and other low intensity development. The proposed project would incorporate a cohesive design throughout the park that would improve the site as compared to existing conditions. Landscaping would be installed throughout the project site to enhance the existing park. As discussed in Section 2, <i>Project Description</i>, one of the project objectives is related to redevelopment of the site, which aims to demolish and remove the structurally impaired and deteriorating existing on-site buildings that could attract criminal activity and other nuisances. Final architectural design would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.</p>

General Plan Policies	Project Consistency Determination
Policy RA-1.5.1. Encourage walkable neighborhoods with sidewalks, street trees and linkages to common areas.	Potentially Consistent. The proposed park expansion would encourage passive recreation on the project site and would include meandering pathways throughout the proposed park. Common areas featuring barbecues and seating would also be installed as part of the project. The majority of the existing on-site mature shade trees would be retained throughout the project site.
Policy RA-1.7.3. Create common open space areas and enhanced landscaped focal points.	Potentially Consistent. The proposed project would expand the existing Dizdar Park to provide additional public open space and enhanced landscaping on the project site.
Policy RA-1.7.4. Provide high-quality architecture with emphasis on façades that are visible from public streets.	Potentially Consistent. As a park project, development on the site would be limited to a bathroom building, a band shell, playground, seating, and other low intensity development. The proposed project would incorporate a cohesive design throughout the park that would improve the site as compared to existing conditions. Landscaping would be installed throughout the project site to enhance the existing park. As discussed in Section 2, <i>Project Description</i> , one of the project objectives is related to redevelopment of the site, which aims to demolish and remove the structurally impaired and deteriorating existing on-site buildings that could attract criminal activity and other nuisances. Final architectural design would be determined after approval of the project and certification of the Final EIR in alignment with the community choice and subject to final discretion of the City Manager.

Source: City of Camarillo 2012

As shown in Table 4.4-1, the project would be consistent with General Plan policies governing scenic quality that are applicable to the project. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The project would include enhanced lighting throughout Dizdar Park, including accent canopy and landscaping lighting, bollard lights, and pedestrian pole lights (refer to Figure 2-6 in Section 2, *Project Description*). Park lighting would comply with the requirements set forth in Camarillo Municipal Code (CMC) Section 19.44.250, which requires lighting to be focused, directed, and arranged as to prevent glare and direct illumination on streets or adjoining property. CMC Section 19.44.250 also requires light fixtures not exceed 20 feet in height. Additionally, project lighting would comply, as applicable, with the following lighting design guidelines from the General Plan Community Design Element (City of Camarillo 2012).

- Lighting should be shielded and directed away from adjoining properties or streets to avoid any nuisance or hazard.
- The intensity and the type of lighting (e.g., mercury vapor, sodium vapor) should be appropriate for the location of lighting. High speed roadways require bright lighting to avoid traffic hazards at intersections, but the same type of lighting would not be appropriate for a pedestrian way.

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- c. Lighting fixtures that are energy efficient, such as LED lighting, should be used.
- d. Lighting fixtures should be vandal resistant and properly maintained.
- e. The height of pole-mounted lights in parking lots and storage yards should not be excessive. Additional fixtures should be provided instead of trying to light a larger area with fewer fixtures.
- f. Lighting for pedestrian areas should be provided to ensure safety.
- g. Lighting type and style of fixture should be a “full cut off” style per the standards set by the Illumination Engineering Society (IES).

The proposed project involves construction of park amenities, including a plaza, a playground, a public restroom building, band shell, and other low intensity development, such as pavement and seating, that would not create a substantial source of glare. Compliance with CMC Section 19.44.250 would ensure impacts associated with lighting would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.2 Agriculture Resources

Significance Thresholds

Impacts to agriculture resources as a result of the project are analyzed based on the following significance thresholds from the City’s 2020 *CEQA Environmental Guidelines*.

- a. *Would the project convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Impact Analysis

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

The project site is not located on land designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland) pursuant to the Farmland Mapping and Monitoring Program (FMMP). The project site is located on land identified as Urban and Built-Up and is not located adjacent to Farmland (California Department of Conservation [DOC] 2022). Therefore, the project would not convert Farmland to non-agricultural use, and no impact would occur.

NO IMPACT

- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The project site is not under a Williamson Act contract. Additionally, the project site is not currently used for agriculture or zoned for agricultural use. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

NO IMPACT

- c. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The project involves the renovation and expansion of Dizdar Park. The project site is located in an urbanized area and is not located on or adjacent to existing Farmland as designated by the FMMP. Additionally, the project site and the surrounding area are not currently used for agriculture or zoned for agricultural use. Therefore, 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, and no impact would occur.

NO IMPACT

4.4.3 Air Quality

Significance Thresholds

Impacts to air quality as a result of the project are analyzed based on the following significance thresholds from the City's 2020 CEQA Environmental Guidelines.

- a. *Would the project conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?*
- b. *Would the project result in a cumulatively considerable net increase of ROG and/or NOx emissions?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?*
- d. *Would the project result in other emissions that create objectionable odors adversely affecting a substantial number of people?*

Impact Analysis

- a. *Would the project conflict with or obstruct implementation of the current Ventura County Air Quality Management Plan?*

Camarillo is located within the South Central Coast Air Basin (SCCAB), which includes all of Ventura, Santa Barbara, and San Luis Obispo counties. Ventura County is designated an ozone nonattainment area for the State and federal ambient ozone standards. Ozone forms in the atmosphere by a series of chemical reactions and transformations involving reactive organic gases (ROG) and nitrogen oxides (NOx) in the presence of sunlight. Both ROG and NOx come from a wide variety of sources such as gasoline vapors, fuel combustion, chemical solvents, and household products such as hairsprays, deodorants, and cleaners (VCAPCD 2017).

The 2016 Ventura County Air Quality Management Plan (2016 AQMP) presents Ventura County's strategy to attain the 2008 federal 8-hour ozone standard and demonstrate reasonable further progress for the federal 8-hour ozone standards. The 2016 AQMP was prepared to satisfy federal Clean Air Act planning requirements for areas designated as serious federal 8-hour ozone nonattainment areas. The 2016 AQMP includes updated air quality information, an updated emissions inventory, local and State air pollutant control measures, new emission forecasts and projections, a new federal conformity budget for transportation projects, a reasonable further progress demonstration for precursors of ozone (ROG and NOx), and a demonstration that Ventura County will attain the 2008 federal 8-hour ozone standard and contingency measures (VCAPCD 2017).

According to the City's *CEQA Environmental Guidelines*, a project would have a less than significant impact with respect to conflicts with the current AQMP if it generates an increase of two pounds per day or more of reactive organic compounds (ROC) and/or nitrogen oxides (NOx) but does not generate an increase in population that exceeds regional growth projections for Camarillo (City of Camarillo 2020). The proposed project would generate ROC and NOx during construction; however, the project would not directly generate population growth because it would not include residential uses. As discussed further in Chapter 5, *Other CEQA Required Discussions*, the project would not result in indirect population growth through the need for labor/employees during construction or operation of the park. Further, as an expansion of an existing park use, operation of the project is not expected to result in a substantial increase in air quality emissions as compared to existing conditions. Therefore, the project would not conflict with the 2016 AQMP, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in a cumulatively considerable net increase of ROC and/or NOx emissions?

The proposed project would generate ROC and NOx during construction. According to the City's *CEQA Environmental Guidelines*, if the project generates an increase of less than 25 pounds per day of construction-related and operational emissions of both ROC and NOx, impacts would be less than significant (City of Camarillo 2020). These screening thresholds are set by the VCAPCD. Using the California Emissions Estimator Model (CalEEMod), construction emissions were estimated for the proposed project. Maximum daily construction emissions are estimated to be approximately 2 pounds per day for ROC and 21 pounds per day for NOx. CalEEMod modeling results are included as Appendix E to this EIR.

The project, which involves expansion of an existing park, would result in an incremental increase in park visitors during special events, which would generate additional vehicle trips and associated operational mobile source emissions. Although park visitors may incrementally increase as a result of future special events following park expansion, implementation of the proposed project is intended to serve the local community and would not induce population growth. At this time, the increase in park visitors following project implementation is unknown. However, the VCAPCD provides screening tables for operational emissions in Appendix F of the VCAPCD Guidelines. These screening tables do not include screening levels for parks and recreation uses. However, the screening table indicates that projects smaller in size than 99 single-family residences would result in operational emissions below the thresholds of 25 pounds per day for ROC and NOx. Using the Institute of Transportation Engineers (ITE) rates for single-family housing, 99 single-family residences would generate approximately 933 one-way vehicle trips per day (99 residences x 9.43 trips per residence), or approximately 467 roundtrips per day (ITE 2021). The special events that would occur at Dizdar Park following project implementation are not reasonably expected to generate this level of daily vehicular traffic. Therefore, the project would not result in operational emissions in excess of VCAPCD Thresholds of 25 pounds per day for ROC and NOx.

For the reasons stated above, the project would not result in a cumulatively considerable net increase of ROC and/or NOx emissions, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project expose sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores?*

The sensitive receptors nearest to the project site are multi-family residential uses approximately 200 feet south on the southern side of Chapel Drive. Construction activities could result in the generation of dust on the project site and in the immediate vicinity during ground-disturbing activities. Vehicles idling during construction could also result in the generation of carbon monoxide and other toxic air contaminants associated with vehicular exhaust. However, the proposed project would implement fugitive dust programs consistent with VCPACD rules and regulations, such as Rule 55, which applies to any operation, disturbed surface area, or human-made condition capable of generating fugitive dust, including bulk material handling, earth-moving, construction, demolition, storage piles, unpaved roads, and track-out. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations, Title 13, Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes. Compliance with these regulations would ensure the proposed project would not expose nearby sensitive receptors to substantial pollutant concentrations of fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores. Operation of the proposed park, which involves passive recreation use, is not expected to result in fugitive dust, carbon monoxide, toxic air contaminants, and/or San Joaquin Valley Fever spores. Therefore, with the implementation of regulations, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project result in other emissions that create objectionable odors adversely affecting a substantial number of people?*

Construction activities could result in objectionable odors emanating from diesel exhaust; however, these odors would be short-term and temporary in nature and would cease upon project completion. Project compliance with existing emissions regulations on construction equipment and the temporary duration of construction would reduce these impacts to a less-than-significant level. As a park use, operation of the project would require the use fertilizers, which could result in objectionable odors emanating from the project site. However, these odors would be typical of park uses, including those present at the site currently, and are not anticipated to adversely affect a substantial number of people. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.4 Biological Resources

Significance Thresholds

Impacts to biological resources as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Impact Analysis

- a. *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The project site encompasses 1.75 acres and is currently developed and covered by landscaping, buildings, and asphalt surfaces. The project site is in a developed, urbanized area and is approximately 0.5 mile from the nearest open space, Pleasant Valley Fields. The nearest United States Fish and Wildlife Service (USFWS) designated Critical Habitat, located approximately 5.5 miles to the east, is habitat for the Lyon's pentachaeta (*Pentachaeta lyonii*), a native plant within the sunflower family (USFWS 2022a). No special-status species occur on the project site, and the project would not remove or modify any habitat associated with any candidate, sensitive, or special status species. Under existing conditions, the project site is landscaped with mature trees, shrubbery, and grasses. As part of the project, additional landscaping would be installed throughout the site and mature trees would be retained on site to the extent feasible. The plant palette would be composed of drought tolerant plants, including native species, as well as species that are beneficial to birds, butterflies, and other pollinating animals. The plant palette would include tree species such as Brisbane box (*Lophostemon confertus*), crepe myrtle (*Lagerstroemia* sp.), sycamore (*Platanus occidentalis*), London plane tree (*Platanus acerifolia*), southern live oak (*Quercus virginiana*), and Australian willow (*Geijera parviflora*). Implementation of the project would not result in removal or modification of any habitat associated with candidate, sensitive, or special status species.

The project site includes mature trees that may be used by migratory birds. Construction of the project could result in the disturbance of on-site trees and shrubbery used by migratory birds. However, Section 3503 of the California Fish and Game Code incorporates restrictions imposed by the federal Migratory Bird Treaty Act (MBTA) with respect to migratory birds and specifically protects birds of prey, nests, and eggs against take, possession, or destruction. Further, the existing mature shade trees would be retained to the extent feasible as part of the proposed landscaping. Therefore, with compliance with the MBTA, impacts to migratory birds would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

As stated previously, the project site is currently developed and covered by landscaping, buildings, and asphalt surfaces. The project site is in a developed, urbanized area. The nearest riparian habitat is located approximately 1.25 miles east of the project site, along Calleguas Creek (USFWS 2022b). Due to distance from the nearest riparian habitat, the project would not have an adverse effect on riparian habitat or associated sensitive natural community. Therefore, no impact would occur.

NO IMPACT

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?*

As stated previously, the project site is currently developed and covered by landscaping, buildings, and asphalt surfaces. The project site is in a developed, urbanized area. No state or federally protected wetlands exist in the immediate vicinity of the project site. The project would not remove, fill, or interrupt any state or federally regulated and/or protected wetlands. Therefore, no impact to state or federally protected wetlands would occur.

NO IMPACT

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

As stated previously, the project site is currently developed and covered by landscaping, buildings, and asphalt surfaces. The project site is in a developed, urbanized area. No wildlife corridors or native wildlife nursery sites occur on the site. Therefore, no impact would occur.

NO IMPACT

4.4.5 Energy

Significance Thresholds

Impacts to energy as a result of the project are analyzed based on the following significance thresholds from the City's 2020 CEQA *Environmental Guidelines*.

- a. *Would the project consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Impact Analysis

- a. *Would the project consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?*

The three commercial sources of energy for general development projects in Camarillo are electricity and natural gas for site uses, and transportation fuel for vehicle trips (City of Camarillo 2020). Electricity for the project site is provided by Southern California Edison. The proposed uses on the site would not require natural gas.

Construction of the proposed project would require site preparation and grading, including demolition of existing buildings, hauling material off site, construction of a restroom building and band shell, pavement and asphalt installation, and landscaping installation. During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site. Energy use during construction would be short-term and temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the area. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations,

Title 13, Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the United States Environmental Protection Agency Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. Furthermore, pursuant to applicable regulatory requirements such as 2019 California Green Building Code (CALGreen) (California Code of Regulations Title 24, Part 11), the project would comply with construction waste management practices to divert a minimum of 65 percent of construction debris. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, or unnecessary use of energy during construction, and construction impacts related to energy consumption would be less than significant.

Operation of the proposed project would contribute to regional energy demand by consuming electricity and gasoline. Gasoline would be used to power visitor's vehicles to and from the project site. Electricity would be used for lighting and water conveyance. During special events, electricity would be used to power vendor booths and speakers for amplified music; however, special events would occur intermittently (once a week during the summer season [Memorial Day to Labor Day] and once a month during the rest of the year). Although the project would result in increased energy consumption, expansion of the park is expected to result in an incremental increase in park visitors over existing conditions, and most visitors would be from the local area.

The project would be required to comply with all standards set in the latest iteration of the California Building Standards Code (California Code of Regulations, Title 24), which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. CALGreen standards require installation of energy-efficient light fixtures and building materials into the design of new construction projects. Further, the 2019 Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) require newly constructed buildings to meet energy performance standards set by the California Energy Commission. Therefore, project operation would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy during operation, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Camarillo has not adopted a renewable energy or energy efficiency plan. However, the General Plan Community Design Element contains the following policies related to energy conservation that are applicable to the proposed project (City of Camarillo 2012):

- **Policy S-3.1.** Encourage the design and construction on of energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- **Lighting Design Guidelines:** Lighting fixtures that are energy efficient, such as LED lighting, should be used.

The project would comply with the above policy and guideline related to energy efficiency. Additionally, the project would meet the requirements of the 2019 Building Energy Efficiency Standards and the 2022 California Energy Code. Therefore, the project would not conflict with or

obstruct a State or local plan for renewable energy or energy efficiency, including the above policy and guideline from the General Plan. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.6 Geology and Soils

Significance Thresholds

Impacts to geology and soils as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. Would the project 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?*
- b. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- c. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- d. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*
- e. Would the project result in substantial soil erosion or the loss of topsoil during project construction and/or operation?*
- f. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*
- g. Would the project 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?*
- h. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*
- i. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Impact Analysis

- a. Would the project 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?*

As with the majority of southern California, the project site is located in a seismically active area and has experienced historic earthquakes from various regional faults. According to the City's General Plan Safety Element, the project is not located within an Alquist-Priolo earthquake fault zone. The closest Alquist-Priolo earthquake fault zone and active fault is the Simi-Santa Rosa Fault Zone, which lies approximately 600 feet east of the project site. Further, the project site does not lie in a special study zone for fault rupture hazard (City of Camarillo 2013). The proposed project would be built in

accordance with applicable California Building Code (CBC) standards, which are designed to reduce seismic hazards and risk of loss, injury, or death. Therefore, the project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known Alquist-Priolo earthquake fault zone, and no impact would occur.

NO IMPACT

- b. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

As stated previously, the project site is located in a seismically active area and has experienced historical earthquakes from various regional faults. Substantial earthquakes have occurred in the area of the project site, and strong seismic ground shaking at the site would vary based on the magnitude of the earthquake, the distance of the causative fault from the site, and the materials underlying the site. Strong seismic ground shaking could cause damage to park amenities, utilities, and other infrastructure on and around the project site. Collapse or partial collapse of park amenities and infrastructure during seismic shaking could result in injury or death of occupants. Although nothing can ensure the park amenities and infrastructure would not fail under seismic stress, proper engineering can minimize the risk to life and property. As such, building standards have been developed for construction in areas subject to seismic ground shaking. The proposed project is designed in compliance with CBC requirements, which ensures impacts related to strong seismic ground shaking would be minimized to the extent feasible. Therefore, with compliance with CBC requirements, impacts related to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- c. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

According to the City's General Plan Safety Element, the project site is not located within or near a liquefaction hazard zone. The closest liquefaction hazard zone is approximately 0.6 mile northwest of the project site (City of Camarillo 2013). Therefore, the project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, and no impact would occur.

NO IMPACT

- d. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

According to the City's General Plan Safety Element, the project site is not located within or near an earthquake-induced landslide hazard area. The closest earthquake-induced landslide hazard area is approximately 0.2 mile south of the project site near the southern terminus of South Glenn Drive (City of Camarillo 2013). Therefore, the project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, and no impact would occur.

NO IMPACT

- e. *Would the project result in substantial soil erosion or the loss of topsoil during project construction and/or operation?*

The project site is generally flat. Construction of the proposed project would require grading and excavation activities, which would temporarily expose bare soils. Project grading would include the removal of approximately 700 cubic yards (cy) of soil, of which 300 cy would be reused as fill on the site. The project would require export of the remaining 400 cy of soil. Exposed soils could be removed from the site and transported through wind shearing or stormwater runoff. Construction activities would disturb most of the 1.75-acre project site, which would temporarily increase the potential for erosion and sedimentation during a storm event until landscaping is installed. As discussed in Section 4.4.7, *Hydrology and Water Quality*, projects disturbing one or more acre of soil are required to obtain coverage under the *General Permit for Discharges of Storm Water Associated with Construction Activity*, Order 2009-0009-DWQ, NPDES No. CAS000002, as amended by Order Nos. 2010-0014-DWQ and 2012-0006-DWQ (Construction General Permit). Compliance with the Construction General Permit further requires development of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of construction Best Management Practices (BMPs) to control the discharge of pollutants, including sediment, from the project site. Compliance with the Construction General Permit would ensure the project would not result in substantial soil erosion or loss of topsoil during construction, and construction impacts would be less than significant.

Operation of the park is not expected to result in substantial soil erosion or a loss of topsoil. As part of the project, landscaping would be enhanced throughout the site, which would minimize potential erosion. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The project site is generally flat. As discussed under Thresholds c and d, the project site is not located within a hazard area as designated in the City's General Plan Safety Element (City of Camarillo 2013). The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. Therefore, there would be no impact.

NO IMPACT

- g. *Would the project 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?*

There are many types of soils throughout Camarillo. Generally, soils in Camarillo are expansive in nature and have a high shrink-swell potential. Highly expansive soils are present in the east and west portions of Camarillo, and less expansive soils are present in the city's core. According to the City's General Plan Safety Element, the project site and surrounding area is underlain by Zamora loam soils (City of Camarillo 2013). Although the project site may be underlain with expansive soils, project design would comply with the CBC and all applicable soil recommendations identified in a Soils Report, Geotechnical Report, or equivalent, prepared for the project and subject to City approval. Therefore, the project would not create a substantial direct or indirect risk to life or property, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The project would connect to the existing sanitary sewer system, which is operated and maintained by the Camarillo Public Works Department. The project would not include the use of septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.

NO IMPACT

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

The project involves demolition of two existing on-site buildings and construction of park amenities, including a plaza, a playground, a restroom building, and other low intensity development that would not require substantial excavation. Project grading would include the removal of approximately 700 cy of soil, of which 300 cy would be reused as fill on the site. The project site has been previously disturbed, and any existing paleontological resources on the project site would have been unearthed at the time of disturbance. Additionally, project grading would not exceed the depth of previously disturbed soils beneath the project site. Therefore, potential impacts to paleontological resources would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.7 Greenhouse Gas Emissions

Significance Thresholds

Impacts to GHG emissions as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Impact Analysis

- a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Implementation of the proposed project would result in GHG emissions during construction. The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). According to the City's *CEQA Environmental Guidelines*, a project would have a less than significant impact regarding GHG emissions if the project generates an increase in GHG emissions that do not exceed the South Coast Air Quality Management District

(SCAQMD)¹ Tier 3 standards. Tier 3 standards include a numerical screening threshold of 3,000 metric tons of CO₂e (MTCO₂e) per year for all non-industrial projects (City of Camarillo 2020). Using CalEEMod, construction emissions were estimated for the proposed project. See Appendix E to this EIR for the CalEEMod modeling results. Construction emissions are estimated to be approximately 234 MTCO₂e/year, which is below the 3,000 MTCO₂e per year screening threshold.

Implementation of the proposed project would also result in GHG emissions during operation. The Ventura County Air Pollution Control District has not adopted a specific threshold of significance for GHG operational emissions associated with land use development projects. The majority of individual projects do not generate sufficient GHG emissions to create significant project-specific environment effects. However, the environmental effects of a project's GHG emissions can contribute incrementally to cumulative environmental effects that are significant, contributing to climate change, even if an individual project's environmental effects are limited (*CEQA Guidelines* Section 15064[h][1]). Section 15064.4 of the CEQA Guidelines recommends that lead agencies quantify GHG emissions of projects and consider several other factors that may be used in the determination of significance of GHG emissions from a project, including the extent to which the project may increase or reduce GHG emissions; whether a project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

The project, which involves expansion of an existing park, would result in an incremental increase in park visitors during special events, which would generate additional vehicle trips and associated GHG emissions. However, the project would be required to comply with regulations aimed at reducing GHG emissions, including the CBC, which would minimize the wasteful consumption of energy resources; CALGreen standards, which require installation of energy-efficient light fixtures and building materials into the design of new construction projects; the 2019 Building Energy Efficiency Standards, which require newly constructed buildings to meet energy performance standards set by the California Energy Commission; and the City and State Model Water Efficient Landscape Ordinance, which would ensure efficient irrigation and use of water. Further, fuel efficiency standards are required by State law to improve over time, which would result in incrementally reduced GHG emissions over the life of the project. Project compliance with existing regulations aimed at reducing GHG emissions would ensure that increases in GHG emissions as a result of the project would be minimal. Further, as an expansion of an existing park, operational GHG emissions would be typical of other passive park projects, and impacts would be less than significant.

For the reasons stated above, the proposed project would not generate GHG emissions that would have a significant environmental impact, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

According to the City's *CEQA Environmental Guidelines*, a project would have a less than significant impact regarding conflicts with plans adopted for the purpose of reducing GHG emissions if the project does not conflict with any policies from the current California Air Resources Board (CARB) Climate Change Scoping Plan (CARB 2017). As discussed above, the proposed project would be

¹ Given that Ventura County is adjacent to the SCAQMD jurisdiction and is a part of the Southern California Association of Governments (SCAG) region, VCAPCD has decided to set local GHG emission thresholds of significance for land use development projects at levels consistent with those set by the SCAQMD and the SCAG region (City of Camarillo 2020).

consistent with the CARB 2017 Climate Change Scoping Plan, as it would not generate GHG emissions that would have a significant impact on the environment. Therefore, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.8 Hydrology and Water Quality

Significance Thresholds

Impacts to hydrology and water quality as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation onsite or offsite?*
- d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?*
- e. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would 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?*
- f. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*
- g. Would the project be located in a flood hazard zone and risk the release of pollutants due to project inundation?*
- h. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Impact Analysis

- a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The nearest receiving water is Calleguas Creek, approximately 0.5 mile west of the project site. Construction activities would disturb most of the 1.75-acre project site, which would increase the potential for erosion and sedimentation during a storm event. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported off-site via stormwater runoff.

As discussed in Section 4.4.6, *Geology and Soils*, projects that disturb one or more acre of soil are required to obtain coverage under the *General Permit for Discharges of Storm Water Associated with Construction Activity*, Order 2009-0009-DWQ, NPDES No. CAS000002, as amended by Order Nos. 2010-0014-DWQ and 2012-0006-DWQ (Construction General Permit). This permit regulates ground-disturbing activities such as clearing, grading, and other ground-disturbing activities. Compliance with the Construction General Permit requires development of a SWPPP and implementation of construction BMPs to control the discharge of pollutants, including sediment, from the project site. Construction BMPs would include, but not be limited to, erosion control and sediment control BMPs designed to minimize erosion and retain sediment on site, and good housekeeping BMPs to prevent spills, leaks, and off-site discharge of construction debris and waste.

The project would not change the existing park use on the project site. Therefore, operational pollutants of concern associated with the park use (e.g., fertilizers, pesticides, trash, pet waste, etc.) would be similar to existing conditions. The proposed project involves demolition of impervious areas (i.e., the former fire station/community center and vacant office building) and construction of additional impervious areas (i.e., parking lot, plaza, and band shell). While the project would increase impervious surface on the project site, the majority of the site would be pervious landscaping. The project is not subject to the requirements of the Municipal Separate Storm Sewer System (MS4) permit for Los Angeles and Ventura counties (Order No. R4-2010-0108) because the increase in impervious surface area would not exceed 10,000 square feet. The increase in impervious surface area would be minimal (less than 10,000 square feet [0.23 acre]), which would not substantially increase stormwater runoff on the project site. Regardless, the proposed project would include operational BMPs, which would reduce the volume of stormwater runoff and pollutants of concern in stormwater runoff from the site to reduce water quality impacts during operation. Compliance with existing water quality regulations and implementation of the required SWPPP and construction and operational BMPs would ensure potential impacts related to violation of water quality standards or waste discharge requirements or degradation of surface or ground water quality would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

As discussed in Threshold a, above, the project would not substantially increase impervious areas. Following construction, the majority of the project site would be pervious, which would promote infiltration and groundwater recharge. The project site would include a park use in the existing and proposed condition; therefore, the project would not substantially alter water use for irrigation. The proposed restroom would require additional water supplies, which could be supplied by groundwater from the Pleasant Valley Groundwater Basin, compared to the existing park. However, the increase would be minimal and would be within the available supply of the Calleguas Municipal Water District (CMWD), as detailed below in Section 4.4.15, *Utilities and Service Systems*. Therefore, impacts related to groundwater supplies and recharge would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation onsite or offsite?*

The project would not alter the course of a stream or river. Project construction would increase the potential for erosion and siltation. However, as detailed in Threshold a, erosion and sediment control BMPs would be implemented during construction to minimize erosion and retain sediment on site. During operation, the majority of the project site would be landscaping, which would not be subject to erosion. As discussed in Threshold a, the project would not substantially increase impervious surfaces on the project site or substantially increase stormwater runoff in a manner that could increase erosion on or off the project site. Therefore, impacts related to erosion and siltation would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?*

The project would not alter the course of a stream or river. As detailed above in Threshold a, the project would not substantially increase impervious surfaces on the project site or substantially increase stormwater runoff in a manner that could increase flooding on or off the project site. Therefore, impacts related to flooding would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- e. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would 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?*

The project would not alter the course of a stream or river. As detailed above in Threshold a, the project would not substantially increase impervious surfaces on the project site or substantially increase stormwater runoff in a manner that could exceed the capacity of the storm drain system. As discussed in Threshold a, BMPs would be implemented during construction to control the discharge of pollutants from the project site. The project also would include operational BMPs to reduce pollutants of concern in stormwater runoff during operation. For these reasons, the impacts related to exceedance of the capacity of a stormwater drainage system or provision of substantial additional sources of polluted runoff would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- f. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The project would not alter the course of a stream or river. As detailed above in Threshold a, the project would not substantially increase impervious surfaces on the project site or substantially increase stormwater runoff. Therefore, the project would not substantially increase flows in downstream receiving waters. According to the FEMA Flood Insurance Rate Map, the project site is

not located within a flood hazard area. The project site is located in an area designated Zone X – Area of Minimal Flood Hazard (FEMA 2022). Areas designated as Zone X are outside the one percent annual chance (100-year) floodplain. Therefore, the project would not place structures in a floodplain. For these reasons, the project would not impede or redirect flood flows, and no impact would occur.

NO IMPACT

- g. Would the project be located in a flood hazard zone and risk the release of pollutants due to project inundation?*

As stated in Threshold f, above, the project site is not located within a flood hazard area. Therefore, no impact would occur related to risk of release of pollutants due to project inundation.

NO IMPACT

- h. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As detailed in Threshold a, BMPs would be implemented during construction to control the discharge of pollutants from the project site. The project would also include a bioswale feature in the eastern portion of the site to reduce pollutants of concern in stormwater runoff during operation. Therefore, stormwater runoff from the project site would not impair beneficial uses or exceed water quality objectives designated in the Los Angeles Regional Water Quality Control Board's Water Quality Control Plan (Basin Plan).

The Pleasant Valley Groundwater Basin is designated as a high-priority groundwater basin under the Sustainable Groundwater Management Act. In December 2019, the Fox Canyon Groundwater Management Agency finalized its Draft Groundwater Sustainability Plan for the Pleasant Valley Basin. As discussed in Threshold b, above, the project would not substantially affect groundwater recharge or groundwater supplies. Therefore, the project would not conflict with the Draft Groundwater Sustainability Plan.

For these reasons, impacts related to conflict with a water quality control plan or sustainable groundwater management plan would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.9 Land Use and Planning

Significance Thresholds

Impacts to land use and planning as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. Would the project physically divide an established community?*
- b. Would the project 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?*

Impact Analysis

a. Would the project physically divide an established community?

The project site is in a developed, urbanized area and is currently developed with a park. Demolition of two buildings as part of the project would not result in the division of an established community. The proposed project would not include the construction of roadways or other inhibitory components that would divide surrounding established communities. Therefore, no impact related to division of an established community would occur.

NO IMPACT

b. Would the project 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?

The proposed project would expand and renovate the existing Dizdar Park and would be consistent with the project site designation of “Neighborhood Park” in the General Plan Land Use Element (City of Camarillo 2003). The parcels containing Dizdar Park and the former fire station/community center are zoned as “Rural Exclusive Residential” (RE), while the parcel containing the vacant office building is zoned as “Camarillo Old Town” (COT). The proposed project would not change the current park use on the project site. The current land use and zoning designations of the project site would be consistent with the project’s use as a recreational park. Park uses are permitted uses on RE zoned properties (pursuant to Section 19.12.020.M of the CMC). The new plaza at the northwestern corner of the park is a permissible use within the COT zoning pursuant to CMC Section 19.25.020.88, which allows the City Planning Commission to allow uses that are similar to and compatible with other uses within the COT zoning. Further, since the project involves the expansion of the existing park use it would be compatible with COT zoning. Table 4.4-2 describes how the proposed project would be consistent with applicable goals and principles from the City’s General Plan (see Table 1 in Section 4.2.1, Aesthetics and Scenic Resources, for an analysis of General Plan policies related to scenic quality).

As detailed in Table 4.4-2, the project would be consistent with applicable land use plans, policies, and regulations from the City’s General Plan and the CMC. Therefore, no impact related to potential conflict with applicable land use plans, policies, and regulations would occur.

NO IMPACT

Table 4.4-2 General Plan Consistency

General Plan Goals and Principles	Project Consistency Analysis
Land Use Element	
Principle: To provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.	Potentially Consistent. The proposed project would provide an expanded recreational park in Camarillo Old Town, enhancing recreational opportunities for residences located to the south.
Principle: Locate facilities where they provide maximum service with the greatest efficiency.	Potentially Consistent. The project site is located in Camarillo Old Town, and is close to major transportation routes such as Ventura Boulevard and U.S. 101. The proposed project would provide an expanded recreational park for city residents and visitors. As discussed in Section 2, <i>Project Description</i> , one of the project objectives is to celebrate Dizdar Park’s location as an entryway to Old Town Camarillo by providing a gateway at the northeastern corner of the expanded Dizdar Park.

General Plan Goals and Principles	Project Consistency Analysis
Recreation Element	
Principle: Provide a balanced park and recreation system by locating facilities where they will most adequately serve the needs of residents	Potentially Consistent. The proposed project would provide an expanded recreational park in Camarillo Old Town, enhancing recreational opportunities for city residences and visitors.
Principle: Provide a full and varying range of recreational and cultural activities for all residents of Camarillo and its environs	Potentially Consistent. The proposed project would expand and renovate the recreational uses available at the existing Dizdar Park through the addition of a new plaza, band shell, playground, and seating and barbeque areas. Following project implementation, special events would be held at the park.
Principle: Provide and sustain high standards of design, improvement and maintenance of all recreational facilities	Potentially Consistent. The proposed project would expand and renovate the existing Dizdar Park. As a park project, development on the site would be limited to a bathroom building, a band shell, playground, seating, and other low intensity development. The proposed project would incorporate a cohesive design throughout the park that would improve the site as compared to existing conditions. Landscaping would be installed throughout the project site to enhance the existing park. As discussed in Section 2, <i>Project Description</i> , one of the project objectives is related to redevelopment of the site, which aims to demolish and remove the structurally impaired and deteriorating existing on-site buildings. Final architectural design would be determined after approval of the project and certification of the Final EIR in consultation with the community.
Conservation and Open Space Element	
Policy 10. Encourage development in areas where services and facilities already exist and are underused. Promote efficient extension of utilities and services.	Potentially Consistent. contains an existing recreational park, a former fire station/community center, and a vacant office building. The project site is currently underutilized due to the existing, vacant buildings on the site. The project site. The proposed project would redevelop the site as an expanded recreational park, thus promoting increased recreational services. Following project implementation, special events would be held at the park.
Community Design Element	
Policy S-2.4. Preserve existing tree canopy, native vegetation, and pervious surfaces.	Potentially Consistent. The existing on-site mature shade trees would be retained to the extent possible as part of the proposed landscaping. The plant palette would be composed of drought tolerant plants, including native species, as well as species that are beneficial to birds, butterflies, and other pollinating animals. The plant palette would not include invasive species.
Policy S-3.2. Reduce the impact of “heat islands” by providing shade structures and trees that can produce large canopies to provide shade. In addition, choose roof and paving materials that possess a high level of solar reflectivity.	Potentially Consistent. Although the project involves the removal of one on-site ficus tree in the southern portion of the site, the proposed project landscaping would include retention of all other existing on-site mature shade trees and planting of additional trees throughout the project site to provide shade throughout the proposed park. Final architectural design would be determined after approval of the project and certification of the Final EIR in consultation with the community.
Source: City of Camarillo 2020	

4.4.10 Mineral Resources

Significance Thresholds

Impacts to mineral resources as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. *Would the project 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?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?*

Impact Analysis

- a. *Would the project 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?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the City of Camarillo General Plan, specific plan, or other applicable land use plan?*

The project site is located within Mineral Resource Zone 1 (MRZ-1), which is defined as areas where adequate information indicates no significant mineral deposits are present (California DOC 1993). The project site is currently composed of the existing Dizdar Park and is not zoned, designated, or used for mineral resource extraction. Therefore, the project would not result in the loss of any known or locally important mineral resources, and no impact would occur.

NO IMPACT

4.4.11 Population and Housing

Significance Thresholds

Impacts to population and housing as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. *Would the project induce substantial unplanned population growth in an area, either directly or indirectly?*
- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Impact Analysis

- a. *Would the project induce substantial unplanned population growth in an area, either directly or indirectly?*

According to the California Department of Finance, in January 2022 Camarillo had an estimated population of 70,171 (California Department of Finance 2022). The proposed project would not include the construction of residential units. Therefore, the project would not directly result in population growth. The proposed project would generate temporary employment opportunities during demolition and construction. Because construction workers would be expected to be drawn

from the existing regional work force, project construction would not result in indirect population growth. Additionally, the proposed project is not expected to require any new employees beyond those already employed by the City of Camarillo's Public Works Department. Therefore, project operation would not result in direct or indirect population growth, no impact related to population growth would occur.

NO IMPACT

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

The project would not include demolition of residential buildings. The project would expand the existing footprint of Dizdar Park through removal of the on-site former fire station/community center and vacant office building. Both buildings are currently vacant and do not house people; thus, demolition of these buildings would not necessitate the construction of replacement housing elsewhere. No impact related to displacement of people or housing would occur.

NO IMPACT

4.4.12 Public Services and Recreation

Significance Thresholds

Impacts to public services and recreation as a result of the project are analyzed based on the following significance thresholds from the City's 2020 CEQA *Environmental Guidelines*.

- a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

- b. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- c. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Impact Analysis

- a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Camarillo is served by the Ventura County Fire Department (VCFD). The VCFD provides fire protection, medical aid, and rescue services to the public, and employs approximately 600 people. There are five active fire stations serving Camarillo and surrounding unincorporated Ventura County. The closest active fire station to the project site is the current Fire Station No. 54 located at 2160 Pickwick Drive, approximately 0.5 mile northwest of the project site (VCFD 2022). The Ventura County Sheriff's Office operates on a contract basis within Camarillo. The city's police station is located at 3701 East Las Posas Road, approximately two miles northeast of the project site (City of Camarillo 2022a). School districts serving Camarillo include the Pleasant Valley School District and the Oxnard Union High School District.

As discussed in Section 4.4.12, *Population and Housing*, the proposed project would not directly or indirectly generate population growth. As such, the project would not increase demand for public services or facilities. Therefore, the proposed project would not result in the need for new or expanded fire protection, police protection, public school, or other public facilities, and no impact would occur.

NO IMPACT

- a.4. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- b. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- c. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Pleasant Valley Recreation and Park District operates and maintains over 300 acres of parkland within Camarillo, with the exception of City-owned Constitution Park and Dizdar Park. Recreational areas within the city include passive picnic areas, walking paths, equestrian arenas, athletic fields, and a community pool (City of Camarillo 2012).

As discussed in Section 4.4.12, *Population and Housing*, the proposed project would not directly or indirectly generate population growth. Therefore, the project would not increase demand for park facilities. Additionally, the proposed project itself would include the renovation and expansion of Dizdar Park. The environmental impacts of the park expansion and renovation are analyzed throughout this EIR. The project would not increase the use of other local or regional parks or recreational facilities. The project would improve Dizdar Park and provide additional amenities, which likely would increase use of the park compared to existing conditions. However, the park would be maintained by the City so that substantial physical deterioration would not occur. Given the project would involve the expansion of an existing recreational park, the substantial physical deterioration of existing parks or required construction of recreational facilities would not occur. Therefore, there would be no impact to parks and recreational facilities.

NO IMPACT

4.4.13 Transportation

Significance Thresholds

Impacts to transportation as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) for the reduction of vehicle miles travelled (VMT)?*
- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

Impact Analysis

- a. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

The proposed project would include minor changes to the existing circulation system, such as construction of a new parking lot that would be accessible from South Glenn Drive, and connection of proposed on-site pedestrian walkways to existing sidewalks along South Glenn Drive and Ventura Boulevard. The project would eliminate the vehicular access to the former fire station/community center from Ventura Boulevard. New bike racks would also be added along the park frontages to enable bicycle access to the project site. According to the City's *CEQA Environmental Guidelines*, a project would have a less than significant impact if it affects the existing circulation system and requires provision of new transportation facilities, but is consistent with the City's General Plan Circulation Element policies (City of Camarillo 2020).

The proposed project would provide a vehicular connection to South Glenn Drive in accordance with City design requirements. The project would not substantially increase traffic on the City roadway system; as such, fair share payment for intersections, roadways, and highways is not applicable. Therefore, the proposed project would not conflict with any applicable programs, plans, ordinances, or policies addressing the circulation system, and would be compatible with design guidelines and policies within the General Plan Circulation Element. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) for the reduction of vehicle miles travelled (VMT)?*

According to the City's *CEQA Environmental Guidelines*, impacts related to VMT would be less than significant if: (1) the project is within 0.5 mile of a major transit stop or a stop along a high-quality transit corridor with fixed route bus service providing service intervals that do not exceed 15 minutes during peak commute hours, and/or (2) the project generates fewer than 110 trips per day (City of Camarillo 2020).

The Camarillo Metro Station, a major transit stop, is located approximately 900 feet (0.17 mile) to the east of the project site. Therefore, VMT impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

The project would include access to the proposed parking lot from South Glenn Drive, which would comply with City design requirements. The project would not include hazardous design features. The proposed park use would be consistent with the existing park use of the project site and would not introduce an incompatible use to the surrounding transportation system. Therefore, there would be no impact.

NO IMPACT

d. Would the project result in inadequate emergency access?

The project would include access to the proposed parking lot from South Glenn Drive and a new fire truck turnaround area in the surface parking lot, which would comply with City design requirements and VCFD access requirements. The project would not impede emergency access to or around the site. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.14 Utilities and Service Systems

Significance Thresholds

Impacts to utilities and service systems as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*
- c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- d. Would the project 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?*
- e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Impact Analysis

- a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The City of Camarillo Public Works Department provides potable water, wastewater, and stormwater services within the city. The project site is currently served by existing utility infrastructure located beneath and within the adjacent roadways. Electricity for the project site is provided by Southern California Edison.

The proposed project does not require connections to natural gas or telecommunication infrastructure. Therefore, no impact related to the expansion of natural gas and telecommunication facilities would occur.

The project involves the expansion and renovation of Dizdar Park, which would incrementally increase the demand for water, wastewater, stormwater disposal, and electricity during project operation, as compared to existing conditions. Although minor adjustments to the existing utility connections on the site and/or new connections, the project would not require utility upgrades or

alter the existing utility mains serving the site. The project would result in an increased demand for water, wastewater treatment, storm water drainage, and electric power, but no new or expanded utilities facilities would be needed to accommodate the increased demand. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

The City of Camarillo receives its water supply from four local groundwater wells and imported water. The City's imported water is supplied by CMWD. Recycled water obtained from the City's Water Reclamation Plant is used for irrigation purposes. Several other water agencies provide water service to portions of Camarillo, including Camrosa Water District, Crestview Mutual Water Company, and the Pleasant Valley Mutual Water Company (City of Camarillo 2022b). The City's water supplies are sufficient to meet projected demands under a normal, single-dry year, and five consecutive year drought (City of Camarillo 2021). The project involves the expansion of Dizdar Park, which would incrementally increase the demand for water during construction and operation. The increased demand during construction would be short-term and temporary in nature and would cease upon project completion. Any increased demand for water during park operation would be nominal compared to existing conditions. Further, the project would comply with applicable water conservation ordinance requirements for new development projects. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

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

The Camarillo Sanitary District (CSD) provides wastewater collection, wastewater treatment, and storm drain management to Camarillo. CSD's existing sewer collection consists of approximately 153 miles of gravity sewer pipe, four major pump stations, and approximately 6.7 miles of force mains. CSD operates a wastewater treatment plant along Howard Road. According to CSD's 2021 Sewer System Management Plan, the wastewater treatment plant currently treats about 3.5 million gallons of wastewater per day (mgd), with a maximum capacity of 7.25 mgd (Camarillo Sanitary District 2021).

The project involves the expansion of Dizdar Park, which would incrementally increase the generation of wastewater during operation, as compared to existing conditions. Given the wastewater treatment plant currently does not exceed its daily wastewater treatment capacity and has an available capacity of 3.75 mgd, the CSD would have capacity to accommodate the incremental increase in wastewater generated by the proposed project. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project 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?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Harrison Industries provides solid waste hauling services within Camarillo. The Ventura Regional Sanitation District operates the Toland Road Landfill, which accepts municipal solid waste processed through Ventura County transfer stations or materials recycling facilities. As of December 2018, the Toland Road Landfill had a remaining capacity of 16,068,864 tons (CalRecycle 2022).

The project involves the expansion of Dizdar Park, which would incrementally increase the generation of solid waste during construction. However, the increased generation of solid waste during construction would be short-term and temporary in nature and would cease upon project completion. As a park expansion project, solid waste generation during park operation would be similar, but incrementally increased, as compared to existing conditions. The project would comply with the following regulations related to solid waste reduction: the CALGreen Building Code, which contains construction waste recycling requirements; Assembly Bill 939, which requires the City to divert 50 percent of solid waste from landfills; and Senate Bill 1383, which requires a 75 percent reduction in statewide disposal of organic waste from 2014 levels by 2025. Compliance with these regulations related to solid waste reduction would further reduce the amount of solid waste disposed at Toland Road Landfill. Nonetheless, with a remaining capacity of 7,800,000 tons, the Toland Road Landfill would have the capacity to accommodate the incremental increase in solid waste generated by the project. Therefore, although the project would result in an incremental increase in solid waste generation, project compliance with applicable solid waste reduction goals would ensure impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

4.4.15 Wildfire

Significance Thresholds

Impacts to wildfire as a result of the project are analyzed based on the following significance thresholds from the City's 2020 *CEQA Environmental Guidelines*.

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency evacuation plan?*
- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?*

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Impact Analysis

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency evacuation plan?*
- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?*
- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The project site is located in a developed, urbanized area of the city; undeveloped wildland areas are not located in proximity to the project site. According to the California Department of Forestry and Fire Protection (CAL FIRE) the project site is approximately 1.9 miles southeast and 2.1 miles northwest of the nearest Very High Fire Hazard Severity Zones for wildland fires (CAL FIRE 2022). The project site is not located in or near a State Responsibility Area, or an area classified as having high or very high fire risk.

The project's location in an urbanized area, and the fact it is surrounded by intervening development, reduces the risk associated with the spread of uncontrolled wildfire that would be more typical in an undeveloped area. The project site would be landscaped, regularly watered and maintained, and the only potentially flammable structures would be the restroom building and the band shell. The proposed project would not involve roadway alterations or new circulation features that would impede emergency access or evacuation plans. The project site and surrounding parcels have relatively flat topography and do not contain wildlands, forests, or dense vegetation that would expose people or structures to wildfire risk. The project does not require the installation and/or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) to protect it from wildfire. Therefore, the project would not directly or indirectly expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

5 Other CEQA Required Discussions

This section discusses other issues for which the California Environmental Quality Act (CEQA) requires analysis in addition to the specific issue areas discussed in Section 4, *Environmental Impact Analysis*, of this EIR. This section discusses growth-inducing impacts, significant unavoidable impacts, and irreversible environmental effects that would be caused by the proposed project.

5.1 Growth Inducement

Section 15126(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population Growth

The proposed project would include demolition of the vacant former fire station/community center and vacant office building and the expansion of and enhancements to the existing Dizdar Park. The proposed project would not directly generate population growth because it would not include residential uses. The proposed project would generate temporary employment opportunities during project-related demolition and construction. Because construction workers are expected to be drawn from the existing regional work force, construction of the proposed project would not be growth-inducing from a temporary employment standpoint. Additionally, the proposed project is not expected to add long-term employment opportunities. Operation of the proposed project would not indirectly increase the population through the need for additional labor because it would not require any new employees beyond those already employed by the City of Camarillo Department of Public Works. Although park visitors may incrementally increase as a result of future special events following park expansion, implementation of the proposed project is intended to serve the local community and would not induce population growth. Furthermore, implementation of the proposed project would build on the existing resources, amenities, and programs of both the City of Camarillo Department of Public Works and the existing Dizdar Park. Therefore, the proposed project would not result in direct or indirect population growth.

5.1.2 Economic Growth

The proposed project involves the expansion of the existing Dizdar Park and would not include revenue-generating uses or uses that would substantially impact economic growth. As a park expansion, the proposed project would not be expected to induce substantial economic expansion to the extent direct physical environmental effects would result. Although special events would be held at the park that may involve limited commercial sales, these events would be sporadic and temporary and would not induce substantial economic expansion. Therefore, the proposed project would not result in substantial economic growth.

5.1.3 Removal of Obstacles to Growth

The proposed project is located in a fully urbanized area well-served by existing infrastructure. As discussed in Section 4.4, *Effects Found Not to be Significant*, existing infrastructure in Camarillo would be adequate to serve the proposed project. Minor adjustments to the existing utility connections on the site and/or new connections may be required during project construction; however, the proposed project would not require utility upgrades or alter the existing utility mains serving the project site. Implementation of the proposed project would improve site access with a proposed surface parking lot in the southern portion of the project site. No new or expanded roads would be required as part of the proposed project. Therefore, because the proposed project constitutes redevelopment within an urbanized area and does not require the extension of new infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

5.2 Significant Unavoidable Impacts

CEQA Guidelines Section 15126(b) requires EIRs to identify those significant impacts that cannot be reduced to a less-than-significant level with the application of feasible mitigation measures. The implications and reasons why the project is being proposed, notwithstanding, must be described.

As discussed in Section 4.1, *Cultural Resources and Tribal Cultural Resources*, implementation of the proposed project would result in a significant and unavoidable impact to historical resources. The project site contains the former Ventura County Fire Station No. 54, which is eligible for listing as a historic resource. The former fire station/community center would be demolished as part of project construction. Although the proposed project would implement mitigation to minimize significant impacts to historic resources, such impacts would remain significant and unavoidable due to this irreversible loss.

As discussed in Section 4.3, *Noise and Vibration*, project operation would result in a significant and unavoidable impact as a result of noise. Project operation would include special events with amplified music, which would periodically generate a substantial temporary increase in noise levels at existing sensitive receptors (residential uses) near the project site. Although the proposed project would implement mitigation to reduce potential noise impacts, such impacts would remain significant and unavoidable.

5.3 Irreversible Environmental Effects

The *CEQA Guidelines* require EIRs to contain a discussion of significant irreversible environmental changes. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed project.

The proposed project would include demolition of the vacant former fire station/community center and vacant office building and the expansion of and enhancements to the existing Dizdar Park. Construction and operation of the proposed project would involve an irreversible commitment of construction materials and non-renewable energy resources. The proposed project would involve the use of building materials and energy, some of which are non-renewable resources, to construct the proposed park features, including the plaza, band shell, tot lot, restroom building, and other park amenities. Consumption of these resources would occur with any development in the region and are not unique to the proposed project. Although the proposed project would involve the use of

energy during operation, ongoing energy usage would be negligible and would not result in irreversible environmental effects. Furthermore, as discussed in Section 4.4, *Effects Found Not to be Significant*, impacts to energy would be less than significant.

The addition of new amenities at Dizdar Park could result in additional vehicle trips during future special events. However, the proposed project would maintain its use as a recreational park, which would be expected to generate a similar number of vehicle trips as its current use. Additional vehicle trips associated with the proposed project would incrementally increase local traffic and regional air pollutant and GHG emissions, although, as discussed in Section 4.4, *Effects Found Not to be Significant*, impacts to air quality and traffic would be less than significant.

The proposed project would also require a commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. However, as discussed in Section 4.4, *Effects Found Not to be Significant*, impacts to these public services and utility service systems would be nominal and less than significant.

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6 Alternatives

As required by Section 15126.6 of the *CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project that would attain most of the basic project objectives but would avoid or substantially lessen the significant adverse impacts associated with the proposed project.

As discussed in Section 2, *Project Description*, the objectives for the proposed project, are as follows:

- Expand and renovate Dizdar Park to provide Camarillo residents and visitors with an aesthetically-pleasing park area that provides passive recreational facilities
- Demolish and remove the structurally impaired and deteriorating existing on-site buildings
- Provide a space with adequate facilities and utilities to host community events, such as small concerts, farmers markets, and holiday festivals
- Conserve the character of Dizdar Park by maintaining the existing shade trees, statue, and greenspace
- Increase the park's accessibility with discreet barriers and improved lighting and paths of travel
- Celebrate the park's location as an entryway to Old Town Camarillo

Included in this analysis are two alternatives, including the CEQA-required "no project" alternative, that involve changes to the project that may reduce the project-related significant environmental impacts as identified in this EIR. Alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the proposed project.

The following alternatives are evaluated in this EIR:

- Alternative 1: No Build Alternative
- Alternative 2: Adaptive Reuse of Historic Fire Station

Table 6-1 provides a summary comparison of the development characteristics of the proposed project and each alternative considered. Detailed descriptions of the alternatives are included in the impact analysis for each alternative. The potential environmental impacts of each alternative are analyzed in Sections 6.1 and 6.2.

Table 6-1 Comparison of Project Alternatives' Buildout Characteristics

Characteristic	Proposed Project	Alternative 1: No Build	Alternative 2: Adaptive Reuse of Historic Fire Station Building
Project site area (acres)	1.75	1.75	1.75
Park area (acres)	1.75	Existing (1.03)	1.39
Amenities	Central plaza, garden entry, band shell, barbeque pods, playground, walking path, restrooms, enhanced landscaping and additional shade trees, dedicated parking lot, seating areas, bike racks	Existing (swing set, picnic tables, walkway, shade trees)	Currently unknown, although less than under the proposed project due to size constraints to the park

Characteristic	Proposed Project	Alternative 1: No Build	Alternative 2: Adaptive Reuse of Historic Fire Station Building
Parking spaces	24	Existing (0)	Currently unknown, although less than under the proposed project

6.1 Alternative 1: No Build Alternative

6.1.1 Description

The No Build Alternative assumes the proposed expansion and new amenities at Dizdar Park would not be constructed. The existing Dizdar Park and the former fire station/community center and vacant office building would remain in place. Park amenities would remain limited to a swing set, picnic tables, walkway, and shade trees.

6.1.2 Impact Analysis

Cultural Resources

As described in Section 4.1, *Cultural Resources and Tribal Cultural Resources*, the former fire station/community center is eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and for local designation as a City of Camarillo Landmark. Demolition of the former fire station/community center under the proposed project would result in significant impacts to historic resources. While the proposed project would include mitigation measures to minimize impacts from demolition of the fire station/community center, impacts to historic resources would remain significant and unavoidable. Under the No Build Alternative, demolition of the former fire station/community center would not occur, and significant and unavoidable impacts to historical resources would be avoided.

In addition, under Alternative 1, because construction would not occur, potential impacts to unknown buried archaeological resources and human remains would be eliminated, when compared to the proposed project. Therefore, implementation of Mitigation Measures CUL-1 through CUL-7 from the proposed project would not be required under Alternative 1, as no impact would occur.

Hazards and Hazardous Materials

As discussed in Section 4.2, *Hazards and Hazardous Materials*, the former fire station/community center and vacant office building on the site contain hazardous building materials, including lead-based paint (LBP) and asbestos containing materials (ACM). The proposed project would result in significant impacts to hazards and hazardous materials that would be reduced to a less-than-significant level by implementation of Mitigation Measures HAZ-1 through HAZ-3, which would ensure safety of the construction workers, students of the adjacent St. Mary Magdalen School, and other nearby residents and visitors in the area. Because Alternative 1 would not involve construction activities or disturbance of the hazardous building materials contained in the existing on-site structures, no impacts would occur and no mitigation measures would be required.

Noise and Vibration

As described in Section 4.3, *Noise and Vibration*, operation of the proposed project would include special events with amplified music, which would periodically generate a substantial temporary increase in noise levels at existing sensitive receptors (residential uses) near the project site. Although the proposed project would include implementation of Mitigation Measure N-1 to reduce potentially significant operational noise impacts, such impacts would remain significant and unavoidable. Under Alternative 1, the proposed park expansion and new amenities, including the band shell, would not be constructed. No special events with amplified music would be held at Dizdar Park under Alternative 1. Therefore, no impacts would occur and no mitigation measures would be required.

Conclusion

Under the No Build Alternative, there would be no construction and no potential impacts to any environmental issue areas. However, Alternative 1 would not fulfill the Project Objectives because continuation of existing conditions would not expand Dizdar Park, provide a space with facilities to host community events, remove vacant structures, provide new passive recreational facilities for Camarillo residents and visitors, or design a park that is an entryway to Old Town Camarillo.

6.2 Alternative 2: Adaptive Reuse of Historic Fire Station Building Alternative

6.2.1 Description

Under the Adaptive Reuse of Historic Fire Station Building Alternative, the former fire station/community center would be rehabilitated and reused for commercial, office, or public use. The ultimate adaptive reuse would be determined in consultation with the community after approval of the project and certification of the Final EIR. Alternative 2 would include the necessary extensive repairs to remediate the ACM and LBP contaminants in the former fire station/community center, as well as other repairs to bring the structure up to current Building Code standards for historic properties. Rehabilitation would be completed in conformance with the Secretary of the Interior Standards for Treatment of Historic Properties (United States Department of the Interior 2017) and in accordance with the California Historic Building Code. Under this alternative, the vacant office building would be demolished, similar to the proposed project, to expand Dizdar Park by approximately 0.36 acre. Park improvements and amenities would be determined in consultation with the community; however, given the space constraints, the park design under Alternative 2 would not be able to include all of the amenities as the proposed project.

6.2.2 Impact Analysis

Cultural Resources

As described in Section 4.1, *Cultural Resources and Tribal Cultural Resources*, the former fire station is eligible for listing in the NRHP and CRHR, and for local designation as a City of Camarillo Landmark. While construction of the proposed project would include measures to minimize impacts from demolition of the former fire station/community center, impacts to historical resources would remain significant and unavoidable. Under Alternative 2, demolition of the former fire station/community center would not occur. Rather, the former fire station would be fully

rehabilitated in accordance with the Secretary of the Interior Standards for Treatment of Historic Properties (United States Department of the Interior 2017) and California Historic Building Code to repurpose the building. Rehabilitation and adaptive reuse of the former fire station/community center would avoid significant impacts to historical resources.

Similar to the proposed project, the vacant office building would be demolished and improvements to Dizdar Park would be implemented. The vacant office building is not eligible listing in the NRHP and CRHR, or for local designation as a City of Camarillo Landmark. Therefore, no historic resources impact would occur as a result of demolishing the vacant office building.

Under Alternative 2, some grading likely would be required for park improvements, and the potential for impacts to unknown buried archaeological resources and human remains would be less than significant with implementation of Mitigation Measures CUL-3 through CUL-5, similar to the proposed project.

Hazards and Hazardous Materials

As discussed in Section 4.2, *Hazards and Hazardous Materials*, the former fire station/community center and vacant office building on the project site contain hazardous building materials, including LBP and ACM. Alternative 2 would involve the removal of hazardous building materials from the former fire station/community center during rehabilitation activities, and the demolition of the vacant office building. Therefore, Alternative 2 would involve the disturbance, handling, transport, and disposal of hazardous building materials, similar to the proposed project, and potential impacts associated with hazards and hazardous materials would be significant. Alternative 2, similar to the proposed project, would be required to implement Mitigation Measures HAZ-1 through HAZ-3 to minimize impacts to safety of the construction workers, students of the adjacent St. Mary Magdalen School, and other nearby residents and visitors in the area. With implementation of the mitigation measures, potential impacts would be reduced to a less-than-significant level.

Noise and Vibration

As described in Section 4.3, *Noise and Vibration*, operation of the proposed project would include special events with amplified music, which would periodically generate a substantial temporary increase in noise levels at existing sensitive receptors (residential uses) near the project site. Although the proposed project would include implementation of Mitigation Measure N-1 to reduce potentially significant operational noise impacts, such impacts would remain significant and unavoidable. Under Alternative 2, demolition of the former fire station/community center would not occur and park improvements and amenities would be determined in consultation with the community. The retention of the former fire station/community center, which is located at the northeast portion of the project site, would not necessarily impact the proposed location of the band shell at the southeast portion of the project site. As such, it is likely the band shell would be located in the same location under Alternative 2 as the proposed project. Alternative 2, similar to the proposed project, would be required to implement Mitigation Measure N-1 to reduce impacts potentially significant operational noise impacts during special events; however, impacts would remain significant and unavoidable.

Conclusion

Under Alternative 2, impacts to historical resources would be less than significant, compared to the significant and unavoidable impacts under the proposed project. Less than significant impacts related to archaeological resources, human remains, and hazards and hazardous materials would

remain similar to the proposed project as demolition and construction activities would still occur. Operational noise impacts would remain significant and unavoidable, similar to the proposed project. However, Alternative 2 would not fulfill the Project Objectives because Dizdar Park would not be sufficiently expanded to provide the facilities to host community events, and park amenities would be limited.

6.3 Alternatives Considered but Rejected

Two alternative site plans were considered by the City and community during the initial design process, both of which included demolition of the former fire station/community center. Therefore, neither alternative site plan would avoid the significant and unavoidable impact to historical resources. The first concept included retention and reuse of the vacant office building, with the band shell located in the northeastern corner of the project site. This concept was considered but rejected due to the orientation of the bandshell, which would face toward the afternoon and evening sun and receive direct light and glare (thus, negatively affecting the vision of the performers), as well as traffic noise from Ventura Boulevard and U.S. 101, and because no feasible alternate civic uses for the vacant office building could be identified.

The second concept included demolition of both structures on the project site, with the band shell located on the eastern portion of the site oriented to the west and the playground located in the southeastern corner of the park. Due to public input received during the project design phase, this alternative was considered but rejected due to the orientation of the bandshell, which would face toward the afternoon and evening sun and receive direct light and glare (thus, negatively affecting the vision of the performers), and reduced on-site parking availability compared to the other conceptual designs discussed in this EIR.

6.4 Environmentally Superior Alternative

Pursuant to *CEQA Guidelines* Section 15126.6(d), an EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project to identify the environmentally superior alternative. Table 6-2 indicates whether each alternative's environmental impact is greater than, less than, or similar to that of the proposed project for each of the issue areas studied.

Table 6-2 Impact Comparison of Alternatives

Issue	Proposed Project Impact Classification	Alternative 1: No Build	Alternative 2: Adaptive Reuse of Historic Fire Station Building
Cultural Resources	Significant and Unavoidable	No Impact (+)	Less than Significant with Mitigation Incorporated (+)
Hazards and Hazardous Materials	Less than Significant with Mitigation Incorporated	No Impact (+)	Less than Significant with Mitigation Incorporated (=)
Noise and Vibration	Significant and Unavoidable	No Impact (+)	Significant and Unavoidable (=)
+ Superior to the proposed project (reduced level of impact)			
= Similar level of impact to the proposed project			

Dizdar Park Renovation and Expansion Project

As discussed throughout Section 4, *Environmental Impact Analysis*, the proposed project would result in no impact or a less than significant impact for the majority of environmental issues considered in this EIR. The proposed project would result in a significant and unavoidable impact to historical resources, due to the demolition of the former fire station/community center, which is considered a historical resource, pursuant to CEQA. Additionally, operation of the project would result in a significant and unavoidable noise impact due to noise generated during special events as a result of amplified music.

The No Build Alternative would be the overall environmentally superior alternative because it would avoid all project impacts. However, the No Build Alternative would not achieve the Project Objectives. Additionally, pursuant to the *CEQA Guidelines*, if the No Build Alternative is the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (*CEQA Guidelines* Section 15126.6[e][2]).

Alternative 2, the Adaptive Reuse of Historic Fire Station Alternative, would eliminate the significant and unavoidable impact to historic resources. Alternative 2 would involve complete rehabilitation and adaptive reuse of the former fire station/community center by conducting the necessary repairs to remediate the ACM and LBP contaminants, as well as other repairs, pursuant to the Secretary of the Interior Standards for Treatment of Historic Properties (United States Department of the Interior 2017) and the California Historic Building Code. Alternative 2 would result in similar impacts related to archaeological resources, human remains, hazards and hazardous materials, and noise when compared to the proposed project. Therefore, after the No Build Alternative, Alternative 2 would be considered the environmentally superior alternative. However, Alternative 2 would not fulfill the Project Objectives because Dizdar Park would not be sufficiently expanded to provide the facilities to host community events, and park amenities would be limited.

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7.2 List of Preparers

This Environmental Impact Report (EIR) was prepared by the City of Camarillo, with the assistance of Rincon. City and Rincon staff involved in the preparation of the EIR are listed below.

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